

PUBLIC HEARING & MONTHLY MEETING – APRIL 25, 2022

On Monday, April 25, 2022, the Village of Raymond Village Board held a Public Hearing for the purpose of considering a request by Joe Jackson, Jackson Lawn Care, LLC, 1652 N. 122nd Street for a Conditional Use Permit to operate a lawn care and landscaping business with outdoor storage of materials on lands located at 1652 N. 122nd Street. Tax Parcel Nos. 1680421-07-031000.

The Public Hearing started at 7:30.

With no one to speak for or against the proposal, the Public Hearing was Closed at 7:35 PM.

IMMEDIATELY FOLLOWING, the Village of Raymond Village Board held their regular Village Board meeting. The meeting was called to order at 7:35 PM. The Pledge of Allegiance was recited. Roll call was taken as follows: Present were, Village President, Kari Morgan; Village Trustees, Doug Schwartz, Tim Geszvain, Keith Kastenson and Mike Thelen. Also present were, Village Clerk, Linda M. Terry; Village Treasurer, Barbara J. Hill; Village Zoning Administrator, Tim Barbeau; Village Fire/Rescue Chief, Adam Smith; Asst. Fire/Rescue Chiefs, Kevan Leedle and Jake Dinauer.

TREASURER'S REPORT was submitted as follows:

Community State Bank - General Checking		
Beginning Balance		\$126,755.61
Deposits:	249,660.79	
Disbursements:	258,722.98	
ENDING BALANCE:		\$117,693.42

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	460,547.15	
State LGIP Fund - Tax Investment	870,054.33	
TOTAL UNRESTRICTED SAVINGS		1,330,601.48
TOTAL UNRESTRICTED FUNDS		1,448,294.90

RESTRICTED

Community State Bank - Bond Escrow	90,660.98
Community State Bank Storm Water Utility	23,376.37
Community State Bank Cemetery Fund	11,932.48

Community State Bank Perpetual Care Fund	9,583.94	
State LGIP Funds - Bond Escrow	60,388.32	
State LGIP Funds - Cemetery	15,115.18	
State LGIP Funds - Equipment Reserve	128,310.10	
State LGIP Funds - Land Reserve	24,354.72	
State LGIP Funds - Raymond SWUD	74,378.92	
State LGIP Funds - Fireworks Bonds	10,631.68	
State LGIP Funds - Fire & Rescue Equip Reserve	327.82	
State LGIP Funds - ARPA	207,509.71	
TOTAL RESTRICTED FUNDS		656,570.22
ALL VILLAGE BANK ACCOUNTS		\$ 2,104,865.12

The Treasurer's report was **APPROVED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.**

BILLS PAID FROM: March 29, 2022 – April 25, 2022 = \$73,680.98, were APPROVED ON A GESZVAIN/ SCHWARTZ MOTION. MOTION CARRIED 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: March 14, 2022, WERE APPROVED ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0. MINUTES FROM MARCH 28, 2022 WERE APPROVED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.

SHERIFF'S REPORT:

The Board received the Sheriff's Report in their packets.

PUBLIC COMMENT – GARY BOLDT:

Mr. Boldt stressed his concerns over Solar Farms. He said that the cost for the panels, once they need to be destroyed, is approximately \$20.00 - \$30.00 per panel to recycle. They will affect the water; and will generate a mountain of waste.

RICKY BAUMANN

Stated that Racine County is re-looking at his water issue. Mr. Baumann doesn't really like the swail that the County has proposed; he would prefer a pipe, not swail.

GREG PARCHYM

Asked about his request to divide his property – he wanted to know what his next step is.

Trustee Schwartz told him that the Board didn't have any issues with it; however, they would like him to come before the board for formal approval when time gets closer for him to build.

COMMUNICATIONS AND ANNOUNCEMENTS:

At this time, President Morgan read an email that she received from a family that moved to a home they bought in Raymond. Since they moved into the home, there have been numerous health issues. It was discovered the home they purchased had black mold and was making everyone sick. The house had to be torn down and the family is presently living in a camper on their property while a new home is being built.

If anyone can help this family, please contact President Morgan and she will get contact information to you.

FIRE DEPARTMENT BUSINESS:

It was reported that the new truck will be in service on May 7th. The old truck was sold and will be going to West Virginia.

The new radios are here.

Asst. Chief Leedle said the hazardous mitigation process will be a 2 year process.

STORM WATER UTILITY DISTRICT BUSINESS:

Trustee Schwartz stated that he met with Racine County Board of Drainage Commissioners. They are trying to get an agreement to get the West Branch done. Right now, Union Grove still has not confirmed whether or not they will be helping out with the cost.

PLAN COMMISSION BUSINESS:

- a. Eric Vesel, Vesel Services, LLC; Reconsideration of the Conditional Use grant to the Firewood Farmer to consider additional conditions related to number of loads of wood and height of wood stacks. Tax Parcel Nos. 1680421-01-002000 and 1680421-01-007000.

Mr. Barbeau stated that there are only two semis there right now.

APPROVE PLAN COMMISSION'S RECOMMENDATION FOR APPROVAL WITH THE CONDITION THAT THERE BE NO MORE THAN 300 CORDS OF WOOD AT A TIME, AND OWNER REMOVE THE SEMIS BEHIND THE LOT, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

- b. Joseph Jackson, Jackson Lawn Care, LLC, 1652 N 122nd Street: Consideration and possible action on a request for a conditional use permit to operate a landscape business with outdoor material storage at 1652 N. 122nd Street and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-07-031000.

It was stated that this has been operating for a while. The Village is trying to work with the gentleman to take away some of the dirt that is there and fill in the low spot.

MOTION TO APPROVE PLAN COMMISSION'S RECOMMENDATION FOR APPROVAL WITH THE CONDITION THAT HE INSTALL AN 8-FOOT FENCE; DO THE NECESSARY GRADING; AND, NO MORE DUMPING OF MATERIALS ON THE SITE – HE CAN DUMP 20 YARDS AT THE END OF THE DAY; BY AUGUST THE FENCE MUST BE UP AND THE EROSION CONTROL IN, MADE ON A KASTENSON/SCHWARTZ MOTION.

After the motion there was discussion – the fence will be a solid fence; the culvert will be on his property and it will be engineered.

- c. Tom Miklaszewski, 3125 43rd Street: Discussion regarding rezoning lands at 3206 5 Mile Road from A-2 General Farming and Residential District II to M-3, Heavy Industrial District and disposition of existing house. Tax Parcel No. 1680421-13-036000.

They are doing an expansion of their business. Instead of rezoning, he should ask for a conditional use permit.

This was discussion only; however, Mr. Miklaszewski will be coming before the Board for a Conditional Use Permit.

- d. Randy Koerber, 1831 Waukesha Road, Consideration and possible action on a waiver to create a 5 acre parcel of land with less than 250 feet of frontage and a second parcel with only 66 feet of frontage located at 6909 CTH G.

Mr. Barbeau stated that this is a 16 acre parcel. Approximately 307 feet of frontage.

Basically, this split will require 2 waivers; one to allow approximately 185 feet of frontage (250 required); and one to allow a 2-acre lot (5 acres is required).

APPROVE PLAN COMMISSION'S RECOMMENDATION FOR APPROVAL, MADE ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 4-1, WITH TRUSTEE GESZVAIN OPPOSING.

- e. Anderson Ashton Design/Build, 2746 S. 166th Street, New Berlin, WI, agent Jack Takerian, GARNI, LLC, Owner, Consideration and possible action on a request for approval of a 30,000 square foot industrial building, including site plan, grading plan, landscape, lighting, architectural and plan of operation to be located on property south of 4221 Courtney Road.

APPROVE PLAN COMMISSION'S RECOMMENDATION FOR APPROVAL, SUBJECT TO THE TECHNICAL COMMENTS ON THE ZONING ADMINISTRATOR'S REPORT, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

- ***f. **Consideration and possible action regarding soil disturbance for Kyle Kennedy, 5714-Highway K, Franksville, WI 53126:**

It was stated that the owner is building a barndominium on the property.

APPROVE PLAN COMMISSION'S RECOMMENDATION FOR APPROVAL, WITH A GRADING PLAN, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

- g. One Energy Renewables, 1882 East Main Street, Madison, WI, Forrest Howk, representative, Informational presentation related to the development of a solar panel field in the Village of Raymond.

Mr. Forrest Howk was present for the meeting. He stated that he has been working with WE Energies on two possible sites in the Village of Raymond – one on 5 Mile Road and 43rd Street; and one on 108th Street, between 2 and 3 Mile Road. He said they will be filling out a conditional use permit application to possibly appear at the May, 2022 meeting.

Trustee Schwartz asked what the life of the panel was?

Mr. Howk said it was approximately 30 years.

There were various other questions:

What happens after 30 years?

There is money set aside for their removal

Do they create noise?

Yes, but, the noise-making material is in the middle of the project.

Trustee Kastenson asked if there were any other properties that are being considered?

Mr. Howk said these are the only two properties in the Village.

How long has One Energy been in business?

Since 2009.

How will this affect property values for the neighboring properties?

Mr. Howk will be bringing that information when he submits the conditional use permit.

What about the water? How will this affect ground water?

How do you take care of the grass?

Again, Mr. Howk said that he will be bringing in additional information regarding the property values issue. He also said that they do a planting with species that do not grow over 30 inches.

- h. Village of Raymond: Consideration and possible action to amend the zoning code to incorporate the allowance of Electronic Message Boards as part of wall, pole and monument signs in the Village of Raymond incorporating language from comments from the Village Board.

TABLED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

VILLAGE BUSINESS:

- a. Discussion/Decision regarding The Fields Development and contingency placed on CSM regarding drainage issues:

Trustee Kastenson said that he has spent quite enough time on this matter.

MOTION TO REMOVE CONTINGENCY ON THE FIELDS DEVELOPMENT CSM APPROVAL REGARDING DRAINAGE ISSUES, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

- b. Discussion/Decision regarding hiring Foth Engineering for the Village Planners:

APPROVED ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.

At 8:26 pm, the meeting was ADJOURNED ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

Respectfully submitted,

**Linda M. Terry
Village Clerk
Village of Raymond**