

VILLAGE BOARD – JUNE 27, 2022

On Monday, June 27, 2022, at 2255-76th Street, Franksville, WI 53126, beginning at 7:30 PM, for the following:

1. Eric Vesel (Vesel Services), 215 27th Street: Consideration and possible action on a request for a conditional use permit for GBF Trucking to operate a trucking business within existing tenant spaces at 215 27th Street and approval of the site and operation plan. Tax Parcel Nos. 1680421-01-007000 & 1680421-01-002000.

With no one to speak for or against this matter, President Morgan closed the Public Hearing at 7:32 PM.

2. Repairsmith, Inc., 2333 Utah Ave., Ste. 104, El Segundo, CA 90245: Consideration and possible action on a request for a conditional use permit to operate a mobile repair business use at 1500 122nd Street, Suite C (Property owner: Xcel, LLC) and approval of the associated site plan and plan of operation. Tax Parcel No. 1680421-07-031010..

With no one to speak for or against this matter, President Morgan closed the Public Hearing at 7:33 PM.

3. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI 53704: Consideration and possible action on a request for a conditional use permit to operate a solar utility along 5 Mile Road (Property owners: Jerry & Lori Warntjes) and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-24-011000.

With no one to speak for or against this matter, President Morgan closed the Public Hearing at 7:34 PM.

4. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI 53704: Consideration and possible action on a request for a conditional use permit to operate a solar utility along 108th St (Property owners: Dustin Warntjes) and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-31-007000.

Victoria Petersen
4631-108th Street

We are a rural community. I have a small farm and want to keep things rural. She doesn't see how this proposed project fits into the Village's long term plan.

With no one else to speak for or against this matter, President Morgan closed the Public Hearing at 7:36 PM.

At this time, the Board moved to their regular monthly meeting. The Pledge of Allegiance was recited. Roll call was taken as follows: Present were, Village President, Kari Morgan; Trustees, Doug Schwartz, Mike Thelen, Tim Geszvain and Keith Kastenson. Also present were, Village Clerk, Linda Terry; Village Treasurer, Barbara Hill; Zoning Administrators, Jeff Muenkel and Orrin Sumwalt; Fire/Rescue Chief, Adam Smith; and Asst. Fire/Rescue Chief, Kevan Leedle.

TREASURER'S REPORT

The Treasurer's Report was presented as follows:

Community State Bank - General Checking
Beginning Balance

\$102,343.29

Deposits:

409,784.89

Disbursements:	411,295.62	
ENDING BALANCE:		\$100,832.56

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	71,810.01	
State LGIP Fund - Tax Investment	1,170,854.28	
TOTAL UNRESTRICTED SAVINGS		1,242,664.29
TOTAL UNRESTRICTED FUNDS		1,343,496.85

RESTRICTED

Community State Bank - Bond Escrow	93,668.68	
Community State Bank Storm Water Utility	82,141.45	
Community State Bank Cemetery Fund	14,435.48	
Community State Bank Perpetual Care Fund	9,584.75	
State LGIP Funds - Bond Escrow	60,434.69	
State LGIP Funds - Cemetery	15,126.78	
State LGIP Funds - Equipment Reserve	128,408.60	
State LGIP Funds - Land Reserve	24,373.42	
State LGIP Funds - Raymond SWUD	74,436.03	
State LGIP Funds - Fireworks Bonds	10,639.84	
State LGIP Funds - Fire & Rescue Equip Reserve	328.07	
State LGIP Funds - ARPA	207,669.02	
TOTAL RESTRICTED FUNDS		721,246.81

ALL VILLAGE BANK ACCOUNTS		\$ 2,064,743.66
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The Treasurer's report was APPROVED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM : May 24, 2022 – June 21, 2022; Village - \$186,803.84; SWUD - \$5012.56

Trustee Geszvain questioned the toll charges that were paid.

President Morgan stated that she spoke to Trustee Kastenson, who, in turn spoke to DPW Foreman, John Ertl. The toll charges were charged when he drove to get wooden lathes for culvert placements.

BILLS WERE APPROVED ON A THELEN/KASTENSON MOTION. MOTION CARRIED 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: May 23, 2022, APPROVED ON A KASTENSON/THELEN MOTION. MOTION CARRIED 5-0; May 24, 2022, APPROVED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0; June 8, 2022, APPROVED ON A THELEN/GESZVAIN MOTION. MOTION CARRIED 5-0.

SHERIFF'S REPORT:

Lt. Gerhand was present for the meeting. He stated that there were some concerns regarding truck traffic on 7 Mile Road & Adeline Drive; as well as 7 Mile Road & 60th Street.

He will plan on having four extra officers for the parade as well as the fire works on the 4th of July.

PUBLIC COMMENT – Discussion of any matter raised by the Public:

Please be advised that per Wisconsin Act 123, the Village Board will receive information from the public. Presentations are limited to a two minute time period, with time extensions per the President's discretion, per person. Presentations shall not deal in personalities or personal attacks on members of the Village Board or Village employees. Presentations are not to be designed for purposes of engaging others in a debate in this forum. Persons wishing to speak during public comment must sign in prior to the meeting. There will be a 30 minute time limit for the entire public comment portion.

DON WILKS:

He farms property that is directly south of the proposed solar utility that is along 108th Street. He is concerned about the drain tile and the field drainage.

DOUG WHITE

Is concerned about the maintenance of this proposed solar utility.

1) Fire Department Business:

Chief Smith stated that the check has cleared for the sale of the rig.

He also reported that he has had a meeting with the consultant regarding the referendum

2) Storm Water Utility District:

Trustee Schwartz said they are spraying the tributaries they will be finishing up in August. There will not be a meeting in July.

3) Plan Commission Business:

- A. Debra Nehring, 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 located at 12121 5 MILE RD W (Tax Key No. 1680421-19-014000).

Jeff Muenkel, from Foth, stated that this would still preserve the five acre parcel with 100 foot of frontage. They are not allowed access off of Highway 45.

APPROVE WAIVER, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 4-1, WITH TRUSTEE GESZVAIN IN OPPOSITION.

- B. Eric Vesel (Vesel Services), 215 27th Street: Consideration and possible action on a request for a conditional use permit for GBF Trucking to operate a trucking business within existing tenant spaces at 215 27th Street and approval of the site and operation plan. Tax Parcel Nos. 1680421-01-007000 & 1680421-01-002000.

APPROVE WITH ADDITIONAL LAND SCAPING; THERE WILL BE A GATE ALSO; THE MIDDLE OFFICE WILL BE USED FOR OFFICE

Trustee Thelen said that in the past there has been a lot of mud on the road – he would like that taken care of.

Mr. Vesel said that they will have a concrete approach.

APPROVE WITH NEW SITE PLAN AS PART OF THE APPROVAL, MAXIMUM OF 40 TRUCKS, AND PLAN COMMISSION'S RECOMMENDATIONS, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

- C. Repairsmith, Inc., 2333 Utah Ave., Ste. 104, El Segundo, CA 90245: Consideration and possible action on a request for a conditional use permit to operate a mobile repair business use at 1500 122nd Street, Suite C (Property owner: Xcel, LLC) and approval of the associated site plan and plan of operation. Tax Parcel No. 1680421-07-031010.

APPROVED WITH PLAN COMMISSION RECOMMENDATIONS, MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

- D. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI 53704: Consideration and possible action on a request for a conditional use permit to operate a solar utility along 5 Mile Road (Property owners: Jerry & Lori Warntjes) and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-24-011000.

DENY REQUEST BECAUSE IT DOESN'T FIT WITH THE LAND USE PLAN THAT THE VILLAGE HAS ADOPTED, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

- E. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI 53704: Consideration and possible action on a request for a conditional use permit to operate a solar utility along 108th St (Property owners: Dustin Warntjes) and approval of the site plan, grading plan, plan of operation and soil disturbance permit. Tax Parcel No. 1680421-31-007000.

It was stated that this property is on the Western end of the Village.

There were some questions regarding:

The right-of-way – there should be a road dedication there

They plan on extending the present driveway

Grading Plan and a Storm Water Plan

There is much concern about drain tile

There needs to be a landscaping plan

Trees should be put all around the perimeter with trees that are 10 feet tall.

Maintenance of the property? The lease for the solar farm is 30 years; however, no one in the State has had one for 30 years yet – who will maintain this when the lease is up?

The manufacturer will be paying for this.

Another concern about drain tile.

They will be doing a survey – they will use an extra large back-hoe to pound down the stakes 8 – 10 feet down.

What about pre-drilling?

Pre-drilling is more expensive.

Who funds this project?

Taking out a construction loan – about 9 million dollars. We will also have an engineer give us an estimate for removal of the project when done.

He also stated that the land will remain zoning agricultural; however, they will be assessed as Commercial.

The gentleman that owns the property said there is a high voltage line on the west side of the property right now.

Trustee Thelen asked how they would get the energy to 108th Street?

OneEnergy said it would happen through underground wires. There would be three poles on 108th Street and then, underground medium voltage.

Trustee Kastenson asked who is responsible for decommissioning?

OneEnergy said they recommission the bond every five years.

Trustee Thelen asked who maintains the driveway if there is a need for a fire truck?

OneEnergy maintains the driveway.

How big are the transformers?

4 feet wide and 3 feet deep

President Morgan feels there are a lot of unanswered questions regarding this matter at this time.

Mr. Muenkel said that no matter what, OneEnergy will need to provide the Village with a Storm Water Management Plan, Grading Plan and Landscaping Plan.

Vicky Petersen

Questioned maintenance of the retention pond.

APPROVE THIS CONDITIONAL USE; PROVIDING THERE NEEDS TO BE A TILE PLAN APPROVED BY THE BOARD WHICH WOULD INCLUDE DIGGING A TRENCH AROUND THE WHOLE PROPERTY AND PLANTING 10-FOOT HIGH TREES; HAVING DRAIN TILES LOCATED, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

A gentleman from the audience said that if this becomes too burdensome, then OneEnergy will simply walk away from the project.

- F. Anderson Ashton Design/Build, 2746 S. 166th Street, New Berlin, WI, agent Jack Takerian, GARNI, LLC, Owner, Consideration and possible action 2-lot Certified Survey Map to be located on property south of 4221 Courtney Road.

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

4) VILLAGE BUSINESS:

1. Discussion/Decision regarding Roof at Village Hall:

APPROVE OPTION ONE, MADE ON A THELEN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

2. Discussion/Decision regarding Donation to RCBO:

MOTION TO APPROVE DONATION IN THE AMOUNT OF \$500.00, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

3. Discussion/Decision regarding Zoning Complaints and Enforcement Policies:

Zoning Administrator, Jeff Muenkel said that the Village needs a policy in place to allow the Zoning Administrator to enforce the Village Zoning Codes and Ordinances.

APPROVE POLICY FOR ENFORCING ZONING ORDINANCE COMPLAINTS, MADE ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

4. Discussion/Decision regarding hiring new Engineering Firm:

MOTION TO HIRE FOTH FOR EVERYTHING EXCEPT STORM WATER, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

5. Discussion/Decision regarding Operator Licenses Pending Clear Record Check:

Debra J. Writz	Erica Beranis	Mark A. Venne
Deborah J. Venne	Joseph Netzler	Travis Vliet
Thomas McMahon	Brad Netzler	James Moschetz
Gary Martin		

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

6. Discussion/Decision regarding extending the term for Fire Chief, Adam Smith:

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

7. Discussion/Possible action on Shared driveway regulations

It was stated that right now, our code allows it.

Mr. Muenkel stated that he thinks it should be done on a case by case basis – he would like some input from the fire/rescue department.

It was decided to leave it “as is” for right now.

**At 8:55 pm, the meeting was ADJOURNED ON A SCHWARTZ/GESZVAIN MOTION.
MOTION CARRIED 5-0.**

Respectfully submitted,

Linda M. Terry

Village Clerk

Village of Raymond