

## PLAN COMMISSION MINUTES – September 26, 2022

The Village of Raymond Planning Commission will held their regular monthly meeting on Monday, September 26, 2022, at 6:30 pm, at the Raymond Village Hall, 2255 76<sup>th</sup> Street, Franksville, WI 53126. The meeting was called to order by Commissioner Gary Boldt. Roll Call was taken as follows: Present were, Gary Boldt, Keith Kastenson, Steve Daily, Scott Brenton, Lori Burnett and Harold Strohmeier. Absent was Kari Morgan. Also in attendance was Zoning Administrator, Jeff Muenkel and approximately 25 residents.

### AGENDA:

1. Approval of previous minutes from August 22, 2022

**APPROVED ON A KASTENSON/BRENTON MOTION. MOTION CARRIED 6-0.**

2. Public Comment: During the public comment period of the agenda, the Planning Commission welcomes comment from any member of the public, other than an elected Village Board member, on any matter that is not on the agenda. Please be advised the pursuant to State law, the Commission cannot engage in a discussion with you but may ask questions. The Planning Commission may decide to place the issue on a future agenda for discussion and possible action. Each person wishing to address the Planning Commission will have up to 2 minutes to speak. The Planning Commission may also take comment on items on the agenda as called by the Chair or wait until that item is called. Please note that once the Commission begins discussion on an agenda item, no further comments will be allowed on that issue.

Russ Weiler from 8838-2 Mile road questioned what the speed limit is on 2 Mile Road.

3. Eric Vesel (Vesel Services, LLC), 215 27<sup>th</sup> Street: Consideration and possible action on a request for a soil disturbance permit for the removal of a berm on property located at 215 27<sup>th</sup> Street. Tax Parcel No. 168-04-21-01-007-000.

**APPROVED ON A KASTENSON/DAILY MOTION. MOTION CARRIED 6-0.**

4. Antony Janicek, 3205 3 Mile Road: Consideration and possible action on a request for a soil disturbance permit to raise the grade approximately 2 feet to prepare a building site for a future accessory structure (approximately 70' x 110') on property located at 3205 3 Mile Road. Tax Parcel No. 168-04-21-30-008-020.

**APPROVED ON A BOLDT/KASTENSON MOTION. MOTION CARRIED 6-0.**

5. Nick Keys (Rosewood Acquisitions, LLC), 626 E Wisconsin Avenue, Suite 1200, Milwaukee, WI 53202: Consideration of a request for a Concept Plan for Raymond Outdoor Commerce Center on property located at W. 7 Mile Road (Property owner: Jeffrey and Kathleen Rozanske). Tax Parcel No 168-04-21-12-009-000.

**Discussion only – No action required.**

6. Koerber Irrevocable Trust, 6909 CTH G. Consideration and possible action on a request for approval of a Certified Survey Map to create two (2) parcels. Tax Parcel No. 168-04-21-15-001-020.

**APPROVED ON A BRENTON/BOLDT MOTION. MOTION CARRIED 6-0.**

7. Jose Sandoval, 1459 Waukesha Road. Consideration and possible action on a request for approval of a Certified Survey Map to create three (3) parcels. Tax Parcel Nos. 168-04-21-10-054-002 and 168-04-21-10-053-012.

**APPROVED ON A BOLDT/STROHMEIER MOTION. MOTION CARRIED 6-0.**

8. Hoppe Tree Service, LLC, 1813 S. 73rd Street, West Allis, WI, 53124: Consideration and possible action on a request for an amendment to the conditional use permit for Hoppe Tree Service and the Urban Wood Lab to construct an approximately 5,000 square foot building with log boiler outdoor furnace for vehicle storage and light repairs at 195 27th Street (Property owner: Christensen Revocable Trust) and approval of the associated site plan, and plan of operation. Tax Parcel No. 168-04-21-01-004-000.

**MOTION TO APPROVE THE CONDITIONAL USE AMENDMENT, BUT, THEY HAVE TO COME BACK FOR DISCUSSION AND ACTION TO AGREE ON THE AMOUNT OF CHIPS AND LOGS TO BE ALLOED ON SITE, MADE ON A KASTENSON/DAILY MOTION. MOTION CARRIED 6-0.**

9. Master Fleet, LLC, 3360 Spirit Way, Green Bay, WI, 54303 (Property owner: Master Fleet Properties, LLC): Consideration and possible action on a request for a site plan and plan of operation to construct an approximately 24,000 square foot heavy equipment maintenance service center building surrounded by a parking lot in phases (Property owner: Master Fleet Properties, LLC) and approval of the associated soil disturbance permit. Tax Parcel No. 168-04-21-36-008-010.

**MOTION TO APPROVE THE SOIL DISTURBANCE PERMIT AND STORM WATER, BUT THERE IS TO BE NO TRUCK PARKING ON SITE UNTIL THERE IS A BUILDING ON SITE, MADE ON A KASTENSON/BRENTON MOTION. MOTION CARRIED 6-0.**

10. Miscellaneous Zoning Administrator Updates  
Nothing new – just very busy with zoning matters.

11. Adjournment; Next meeting date October 24, 2022.

**The meeting was ADJOURNED ON A BURNETT/BOLDT MOTION. MOTION CARRIED 6-0.**

Respectfully submitted,  
Gary Boldt,  
Secretary, Plan Commission