

VILLAGE BOARD MEETING – APRIL 22, 2024

The Village of Raymond held public hearings on Monday, March 22 at 7:30 pm.

1. 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 allow architectural changes to Building No. 1 and the rental of Building No. 3 for commercial indoor storage 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.
No one spoke for or against the project. Public hearing was closed.
2. Bujar Kurti (Brian's Express, LLC), 6201 S. Ace Industrial Drive, Suite 100, Cudahy, WI, 53110: Consideration and possible action on a request to rezone the vacant property on West 7 Mile Road bearing Tax Parcel No. 168-04-21-12-009-000 from A-2 General Farming and Residential District II to B-5 Highway Business District (Property owner: Kurti Properties, LLC).
Jeff Rozanske from 3535 W 7 Mile Rd said he was concerned about the noise in a residential area. Michael Wargolet from 3600 W 7 Mile Rd asked about the hours of operation and about water runoff at the back. The public hearing was then closed.
3. Bujar Kurti (Brian's Express, LLC), 6201 S. Ace Industrial Drive, Suite 100, Cudahy, WI, 53110: Consideration and possible action on a request for a conditional use permit for a truck terminal with office, storage, truck parking and minor repair (Property owner: Kurti Properties, LLC) and approval of the associated site plan, plan of operation, grading plan, and soil disturbance permit. Tax Parcel No. 168-04-21-12-009-000.
No one spoke for or against the project. Public hearing was closed.
4. Charles Hardy, 223 108th Street, Franksville, WI, 53126: Consideration and possible action on a request for a conditional use permit for a storage of construction equipment and materials (Property owner: Charles Hardy) and approval of the associated site plan, plan of operation permit. Tax Parcel No. 168-04-21-06-005-000.
Charles Hardy said that if anyone has a problem with the project he would like to know. Public Hearing was then closed.
5. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI, 53704: Consideration and possible action on a request for an amended conditional use permit for allowing a private road access and approval of the associated site plan. Tax Parcel No. 168-04-21-31-007-000 (108th Street).
Victoria Peterson encouraged the Village to approve. Public hearing was closed.

The Village of Raymond then held their regular monthly Village Board meeting.

The pledge of allegiance was recited.

Roll call was taken: Present were President Kari Morgan, Trustees Doug Schwartz, Mike Thelen, Bill Wilson and Keith Kastenson. Also present were, Village Clerk/Administrator Barbara Hill; Village Treasurer Jeni Schroepfer, Zoning Administrators Jeff Muenkel and Ben Kohout and Alicia Fosbinder from Gordon J Maier.

TREASURER'S REPORT

**Village of Raymond
Treasurer's Report**

March 1-31, 2024

Community State Bank - General Checking		
Beginning Balance		\$194,566.14
Deposits:	169,143.59	
Disbursements:	276,503.16	
ENDING BALANCE:		\$87,206.57

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	24,561.87	
State LGIP Fund - Tax Investment	1,648,349.69	
TOTAL UNRESTRICTED SAVINGS		1,672,911.56
TOTAL UNRESTRICTED FUNDS		1,760,118.13

RESTRICTED

Community State Bank - Bond Escrow	137,558.48	
Community State Bank Storm Water Utility	4,773.66	
Community State Bank Cemetery Fund	16,053.61	
Community State Bank Perpetual Care Fund	9,901.52	
State LGIP Funds - Bond Escrow	65,363.74	
State LGIP Funds - Cemetery	65,344.63	
State LGIP Funds - Equipment Reserve	123,432.91	
State LGIP Funds - Land Reserve	26,361.31	
State LGIP Funds - Raymond SWUD	228,355.64	
State LGIP Funds - Fireworks Bonds	11,507.63	
State LGIP Funds - Fire & Rescue Equip Reserve	354.81	
State LGIP Funds - ARPA	4,643.27	
TOTAL RESTRICTED FUNDS		693,651.21

ALL VILLAGE BANK ACCOUNTS **\$ 2,453,769.34**

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

BILLS PAID FROM: March 25 – April 21, 2024; Village = \$80,805.05; Storm Water Utility District = \$0.

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

MINUTES FROM PREVIOUS MEETINGS OF: March 19 and March 25, 2024.

APPROVED ON KASTENSON/WILSON AND WILSON/THELEN MOTIONS, RESPECTIVELY. MOTIONS BOTH CARRIED 5-0.

SET AGENDA - No changes

SHERIFF'S REPORT - Written report was provided.

PUBLIC COMMENT – Bill Theys had received three identical letters in the mail regarding the meeting and public hearings, and knew of several other people who received two or three letters also, and said it was a waste of taxpayer money.

FIRE DEPARTMENT REPORT - There was a written report, and Assistant Chief Kevan Leedle also reminded everyone that Raymond is the last volunteer department in Racine County and that the numbers are decreasing. He also said there was an application which was moving forward.

STORMWATER UPDATES - No report, and no meeting this month.

PLAN COMMISSION BUSINESS:

1. 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 allow architectural changes to Building No. 1 and the rental of Building No. 3 for commercial indoor storage 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.

Plan Commission approved as presented, with Option A mural preferred. Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0.

2. Bujar Kurti (Brian's Express, LLC), 6201 S. Ace Industrial Drive, Suite 100, Cudahy, WI, 53110: Consideration and possible action on a request to rezone the vacant property on West 7 Mile Road bearing Tax Parcel No. 168-04-21-12-009-000 from A-2 General Farming and Residential District II to B-5 Highway Business District (Property owner: Kurti Properties, LLC).

Item removed from the table on a Thelen/Kastenson motion. Motion carried 5-0.

Jeff Muenkel stated the proposed hours were 7 am to 5 pm seven days a week, but with the possibility of trailer drop-offs 24/7. He said the water was being addressed, and that all truck parking was currently at the south end of the lot. Future use would be subject to future approvals. The Land Use Plan has the area as Business Park and so the B5 rezoning fits with that plan.

Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0.

3. Bujar Kurti (Brian's Express, LLC), 6201 S. Ace Industrial Drive, Suite 100, Cudahy, WI, 53110: Consideration and possible action on a request for a conditional use permit for a truck terminal with office, storage, truck parking and minor repair (Property owner: Kurti

Properties, LLC) and approval of the associated site plan, plan of operation, grading plan, and soil disturbance permit. Tax Parcel No.168-04-21-12-009-000.

Item removed from the table on a Schwartz/Thelen motion. Motion carried 5-0. The hours of operation were discussed, with concerns about the already busy traffic on 7 Mile Rd on the weekends due to 7 Mile Fair, and also concerns about trucks coming and going 24/7. The applicant stated that the hours of operation 7 am to 5 pm were ok, and 7 am to 2 pm on Saturday, with no Sunday hours needed. Motion to approve with hours of operation of Monday-Friday 7 am to 5 pm, and Saturday 7 am to 3 pm on a Kastenson/Wilson motion. Motion carried 4-1.

4. Charles Hardy, 223 108th Street, Franksville, WI, 53126: Consideration and possible action on a request for a conditional use permit for C. Hardy and Sons Contracting to allow storage and maintenance of construction equipment and vehicles, including landscaping vehicles and equipment on the property at 223 108th Street and approval of the associated site plan, and plan of operation. Tax Parcel No. 168-04-21-06-005-000. **Plan Commission held the item over because Mr. Hardy was not at the meeting. Motion to hold over until Plan Commission heard the proposal on a Thelen/Wilson motion. Motion carried 5-0.**
5. OneEnergy Development, LLC, 1882 E Main Street #207, Madison, WI, 53704: Consideration and possible action on a request for an amended conditional use permit for allowing a private road access and approval of the associated site plan. Tax Parcel No.168-04-21-31-007-000 (108th Street). **Plan Commission approved the request with the condition that the access easement be approved and recorded before the zoning permit was issued. Motion to approve on a Schwartz/Thelen motion. Motion carried 5-0.**
6. OneEnergy Renewables Inc. 10 N Livingston Street, Ste. 201, Madison WI, 53703 (Property owner: Dustin Warntjes): Consideration and possible action on a request for approval of a Certified Survey Map to create one (1) parcel on property located on 108th Street bearing Tax Parcel No. 168-04-21-31-007-000. **Held over from last meeting with motion to discuss with Village Attorney regarding cost estimate for changes. Removed from the table on a Schwartz/Wilson motion. Motion carried 5-0. Jeff Muenkel stated that the cost estimate was provided and was favorable for the private access road approved above, and so his recommendation was to deny this request as it was not needed. Motion to deny on a Wilson/Kastenson motion. Motion carried 5-0.**
7. Miscellaneous Zoning Administrator Updates: Jeff Muenkel stated that Ben Kohout would be working with the Village now, and that at the next meeting they would be providing a record of activity including a synopsis of issued permits, interactions, etc.

VILLAGE BOARD BUSINESS:

1. Presentation of the 2023 Financial Audit by Gordon J Maier LLP
Alicia Fosbinder from Gordon J Maier gave a presentation on the 2023 Financial Statement to the Board members and provided copies of the audit and accompanying letters.
2. Discussion/Decision regarding Agricultural Road Improvement Program;
The board discussed the provided memo and the need to work with local farmers on the application. President Morgan suggested that DPW Foreman Todd Kastenson and

Clerk/Administrator Barb Hill work together on the project, with Barb handling the administrative portions and Todd talking with some of the local farmers.

Motion to apply with Todd and Barb assigned to lead the process. Motion carried 5-0.

3. Discussion/Decision regarding reappointment of Plan Commission members to include Village President, Village Trustee and resident member;
President Morgan looked for a motion to reappoint the Village President, Trustee Kastenson and Gary Boldt to the Plan Commission.

Motion to approve on a Wilson/Schwartz motion. Motion carried 5-0.

4. Discussion/Decision regarding reappointment of Stormwater Utility District Trustee member;

President Morgan asked Doug Schwartz if he was willing to serve again and he said yes.

Motion to approve on a Wilson/Thelen motion. Motion carried 5-0.

5. Discussion/Decision regarding reappointment of Fire Commission member;
President Morgan said that Gary Boldt was willing to be reappointed for another term.

Motion to approve on a Thelen/Kastenson motion. Motion carried 5-0.

ANNOUNCEMENTS May meeting will be Wednesday, May 22nd

ADJOURN

Motion to adjourn on a Thelen/Wilson motion. Motion carried 5-0. Meeting adjourned at 8:36 pm.

Respectfully submitted,
Barbara J Hill
Village Clerk/Administrator
Village of Raymond