

MINUTES / PLAN COMMISSION – May 22, 2024

The Village of Raymond Planning Commission held their regular monthly meeting on Wednesday, May 22, 2024, at 6:30 pm, at the Raymond Village Hall, 2255 76th Street, Franksville, WI 53126.

1. The meeting was called to order at 6:30 pm by Chairperson Kari Morgan. Present were Chairperson Kari Morgan, Commissioners Gary Boldt, Keith Kastenson, Scott Brenton, Steve Daily and Thomas George. Absent was Jon Boldt. Also in attendance were Village Zoning Administrators Jeff Muenkel and Ben Kohout and approximately 22 residents.
2. Approval of previous minutes from April 22, 2024: The minutes were approved on a Daily/Brenton motion. Motion carried 6-0.
3. Public Comment: None.
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.
Motion by Commissioner Gary Boldt to take it off the table, 2nd by Commissioner Daly. Motion carried 6-0. The conditional use was approved on a Brenton/Daily motion with the stipulation that they go to 8 Mile Rd to Hwy 45 with their quad axle. Motion carried 6-0.
5. For the Love of Flowers Farm, LLC, 12114 W 5 Mile Rd., Franksville, WI 53126: Consideration and possible action on a request for a conditional use permit for a Home Based Agricultural Related Business for you-pick cut flower farm business (Property owner: Joseph Datka and Kelly Datka) and approval of the associated site plan, and plan of operation permit. Property is currently zoned as A-2.
The conditional use was approved on a Kastenson/Gary Boldt motion as long as all staff recommendations are followed. Motion carried 6-0.
6. Maric Investments, LLC, 10416 West Whitnall Edge Ct. #202, Franklin, WI 53132: Consideration and possible action on a request to rezone the property on 27th Street bearing Tax Parcel No. 168-04-21-01-005-000 from M-3 Heavy Industrial District and B-3 Commercial Service District to B-5 Highway Business District (Property owner: Maric Investments, LLC).
The rezone was approved on a Gary Boldt/Daily motion. Motion carried 6-0.
7. Maric Investments, LLC, 10416 West Whitnall Edge Ct. #202, Franklin, WI 53132: Consideration and possible action on a request for a conditional use permit for Maric Investments, LLC to allow commercial uses including as a transportation hub at 405 27th Street (Property owner: Maric Investments, LLC) and approval of the associated site plan, and plan of operation.
The conditional use was approved on a Kastenson/George motion with the stipulations that all staff recommendations are followed and they do landscaping along North and South borders. Motion carried 6-0.

At this time Chairperson Kari Morgan and Commissioner Keith Kastenson had to leave for a closed session Village Board meeting.
8. Consideration and possible action on a request for an amendment to the conditional use permit for Musafar Group, LLC to allow a substantial building expansion at 3039 27th Street (Property owner: Musafar Group, LLC) and approval of the associated site plan, and plan of operation.

The amendment to the conditional use was approved on a Gary Boldt/Brenton motion. Motion carried 4-0.

9. Michels Road & Stone, Inc., of 817 Main St., Brownsville, WI, 53006: Consideration of a request for a soil (land) disturbance for 10,000 s.f. to 1 acre on property located at 1069 76th St. (Property owner: Laura Lee Morgan and Terra Jane Morgan).
The soil disturbance was approved on a Gary Boldt/Daily motion as long as all staff recommendations are followed. Motion carried 4-0.
10. Bower Design and Construction, of 1818 S. Colony Ave., Union Grove, WI 53182; Consideration of a request for a soil (land) disturbance of 10,000 s.f. to 1 acre on property located at 8702 W 7 Mile Road (Property owner: Carl R Richards and Becci A Richards).
The soil disturbance was approved on a Gary Boldt/Brenton motion. Motion carried 4-0.
11. Discussion and input from the Plan Commission related to a future amendment of the hours of operation approved as a conditional use for Brian's Express, located on the south side of 7 Mile Road just west of 27th Street. This item was acted on and approved at the March 5, 2024 Village Board meeting.
This was just for discussion. They are concerned if one of their trucks got stuck in traffic because of snow storms or accidents, if they could come in after hours. The Plan Commission said if it was isolated incidents and they kept the noise down it might be ok.
12. Miscellaneous Zoning Administrator Updates
Zoning Administrator Jeff Muenkel gave the Planning Commission a sheet with the zoning violations that they are working on.
13. Adjournment; Next meeting date Monday, June 24, 2024. The meeting was adjourned on a Brenton/Daily motion at 7:23 pm. Motion carried 4-0.

Respectfully submitted,
Gary Boldt,
Secretary, Plan Commission