

## VILLAGE BOARD MEETING – JUNE 24, 2024 – VILLAGE OF RAYMOND, WI

The Village of Raymond held Public Hearings on Monday, June 24, 2024 at 7:30 pm:

1. Village of Raymond, 2255 76<sup>th</sup> Street, Franksville, WI 53126: Consideration of the revocation of a conditional use permit for the parking of semi-tractors and trailers in the A-2 agricultural district by the occupant on property located at 8812 W. 3 Mile Road (Property owner: Thea McDermott and Daniel W. Peterson). Tax Parcel No 168-04-21-28-012-000.

**Jeff Muenkel provided a history of the events leading to the revocation hearing, with a recent letter having been sent to McDermott/Peterson advising them to abide by the conditional use permit and sign it. A letter was returned by McDermott/Peterson stating that they were unable and/or unwilling to do so. Photos had been taken showing that trucks were parked outside in violation of the conditional use permit.**

**Mr. Peterson and Ms. McDermott then spoke stating that one tractor and two trailers were being parked and are all necessary to be able to make a living, and that they could not afford to build a new building or to park a trailer off-site. They believed they had a pre-existing nonconforming use.**

**Village Attorney Luke Martell stated that what was currently being decided was whether there were violations of the current conditional use permit and whether or not to revoke the permit.**

**After all questions were asked, the public hearing was closed.**

2. Village of Raymond, 2255 76<sup>th</sup> Street, Franksville, WI 53126: Consideration of the repeal and re-creation of the Village's Chapter 25 Zoning Ordinance. The Zoning ordinance regulates the use of land and divides the Village into several different zoning districts, as represented on the Official Zoning Map. The Village undertook the effort to repeal and reenact these ordinances for several reasons.
  - a. To create a modernized Zoning ordinance which is proactive, versus reactive, to the ever growing needs of the community, including business growth;
  - b. To remain consistent to its current and evolving Comprehensive Plan.
  - c. To reduce the number of zoning districts in order to simplify administration and to adapt to the districts applicable to the Village rather than overall Racine County.
  - d. To streamline development review processes and unnecessary regulations in order to advance economic development.

**Jeff Muenkel discussed the new code chapter with the Board, and went through the accompanying Foth memo, emphasizing four topics that were left somewhat open for Board input: Land Use Categories, Solar Energy Code, Home Occupations and Public Hearings.**

**Doug White, a member of the Zoning Code committee, then presented some information on continuing questions, including business use listings for specific districts.**

**The public hearing was then 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 Administrator Jeff Muenkel and Village Attorney Luke Martell.

**TREASURER'S REPORT**

**Village of Raymond  
Treasurer's Report  
May 1, 2024 - May 31, 2024**

Community State Bank - General Checking		
Beginning Balance		<b>\$107,303.31</b>
Deposits:	229,900.13	
Disbursements:	190,265.72	
<b>ENDING BALANCE:</b>		<b>\$146,937.72</b>

**OTHER ACCOUNTS:**

**UNRESTRICTED**

Community State Bank - Money Market	24,570.35	
State LGIP Fund - Tax Investment	1,667,827.68	
<b>TOTAL UNRESTRICTED SAVINGS</b>		<b>1,692,398.03</b>
<b>TOTAL UNRESTRICTED FUNDS</b>		<b>1,839,335.75</b>

**RESTRICTED**

Community State Bank - Bond Escrow	135,605.38	
Community State Bank Storm Water Utility	2,839.94	
Community State Bank Cemetery Fund	18,057.60	
Community State Bank Perpetual Care Fund	9,904.94	
State LGIP Funds - Bond Escrow	65,950.72	
State LGIP Funds - Cemetery	65,931.45	
State LGIP Funds - Equipment Reserve	124,541.37	
State LGIP Funds - Land Reserve	26,598.04	
State LGIP Funds - Raymond SWUD	230,406.33	
State LGIP Funds - Fireworks Bonds	11,610.97	
State LGIP Funds - Fire & Rescue Equip Reserve	357.99	
State LGIP Funds - ARPA	9.59	
<b>TOTAL RESTRICTED FUNDS</b>		<b>691,814.32</b>

**ALL VILLAGE BANK ACCOUNTS**

**\$ 2,531,150.07**

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

BILLS PAID FROM: May 22 – June 23, 2024; Village = \$162,981.56; Storm Water Utility District = \$1935.34.

**APPROVED ON A THELEN/WILSON MOTION. MOTION CARRIED 5-0.**

MINUTES FROM PREVIOUS MEETINGS OF: May 22 and June 13, 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**

Whitney Squires requested that there be a discussion window of a month prior to major land development changes, such as Road Ranger.

**FIRE DEPARTMENT REPORT** – President Morgan noted that the written report showed an increase in calls, and two members on leave. Kevan said the department is definitely short-staffed, but they are handling the calls and he is proud of the staff. Looking at staffing for 2025, which could possibly be added to the July meeting for facilities assessment with Keller.

**DPW REPORT** – Written report with no questions.

**STORMWATER UPDATES** – Trustee Schwartz stated that there was no meeting in June, but one area had been sprayed and at next month's meeting they will decide on further areas for spraying. There isn't much money for larger projects because of the Racine County Drainage agreement.

### **PLAN COMMISSION BUSINESS:**

1. Mark Carstensen: Consideration of a request for a soil (land) disturbance for 10,000+ sf on property located at 6748 S. Yale Drive (Property owner: Mark Carstensen). Tax Parcel No 168-04-21-15-013-074.  
**Plan Commission approved with condition to bring in the dirt summer/fall and not in the spring. Motion to approve with Plan Commission recommendations on a Thelen/Wilson motion. Motion carried 5-0.**
2. Tom George: Consideration of a request for a soil (land) disturbance for 10,000+ on property located at 4451 S. 27<sup>th</sup> St. (Property Owner: Allen R. George and Kathryn L George). Tax Parcel No 168-04-21-36-0009-000.  
**Plan Commission voted to hold over due to applicant not being present to answer questions. Motion to hold over on a Schwartz/Thelen motion. Motion carried 5-0.**
3. Consideration of the revocation of a conditional use permit for the parking of semi-tractors and trailers in the A-2 agricultural district by the occupant on property located at 8812 W. 3 Mile Road (Property owner: Thea McDermott and Daniel W. Peterson). Tax Parcel No 168-04-21-28-012-000. Plan Commission recommended to revoke the conditional use permit.  
**The Village Board discussed the current situation as compared to the conditional use permit and that the conditional use permit was not being followed, but that they could reapply and the conditional use permit could possibly be written differently to allow for the tractor to be parked inside and two trailers outside.**  
**Motion to remove the conditional use permit due to repeated violations of the conditions of the permit on a Schwartz/Wilson motion. Motion carried 5-0.**

4. Village of Raymond, 2255 76<sup>th</sup> Street, Franksville, WI 53126: Consideration and possible action to adopt Ordinance 2024-6-24 to amend the municipal code by repealing the current Chapter 25 Zoning Code and replacing it with the re-created Chapter 25 Zoning Code. The Zoning code regulates the use of land and divides the Village into several different zoning districts, as represented on the Official Zoning Map.

**Plan Commission voted to hold over.**

**Jeff Muenkel again asked the Board to consider especially the four items listed in the Foth memo, and that residents with questions were directed to contact the Village Clerk who could relay the information to Foth and the Board.**

**Motion to hold over on a Schwartz/Thelen motion. Motion carried 5-0.**

5. Miscellaneous Zoning Administrator updates: Jeff Muenkel noted the monthly report included permits issued for the month, as well as a more detailed report on complaints with current status.

### **VILLAGE BOARD BUSINESS:**

1. Discussion/Decision regarding 2024 Road Paving Bid for 108<sup>th</sup> St; previously tabled.  
**Motion to take off the table on a Schwartz/Thelen motion. Motion carried 5-0.**  
**Motion to approve the bid from Payne & Dolan as outlined in Mike Yeager's June 18<sup>th</sup> memo, to include the base bid with alternates 1, 2 and 3, and the change order for 3 Mile Road repairs with shouldering for a total cost of \$477,877, after Village Attorney approval on a Kastenson/Thelen motion. Motion carried 5-0.**
2. Discussion/Decision regarding purchasing new software for the Municipal Court;  
**Motion to approve on a Schwartz/Wilson motion. Motion carried 5-0.**
3. Discussion/Decision regarding donating current inventory of expired Fire & Rescue gear and equipment to Midwest Mission per Fire Chief Smith's recommendation;  
**Motion to approve Chief Smith's request to donate the items as listed on a Schartz/Wilson motion. Motion carried 5-0.**
4. Discussion/Decision regarding approval of Liquor Licenses, with issuance of licenses contingent on the payment of all fees, taxes, assessments, forfeitures or claims per Village Ordinance 2023-6-26, for;

### **CLASS B COMBINATION LICENSE**

**Winchester Gun Club, 3109 Hwy. 41, Franksville, WI 53126**

Agent: Judith Joerndt

### **CLASS A LIQUOR LICENSE**

**For the Love of Flowers Farm, 12114 W 5 Mile Rd, Franksville, WI 53126**

Agent: Kelly Datka

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

5. Discussion/Decision regarding Bartender Licenses. Record checks are complete:

Angela Schmidt  
Gary Martin  
Nicola Acosta

Joseph Ouellette  
Thomas McMahon  
John Theys

Leonard Ostrowski  
Joseph Netzler  
Norma Benavente

Jocelyn Moran  
Erica Beranis

Jeffrey Niles

James Bayer

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

**ANNOUNCEMENTS**

President Morgan announced that the RCBO is looking for parade entries for the 4<sup>th</sup> Fest, and also volunteers and asked those present to spread the word. There is a link on the Village Website.

**ADJOURN**

**Motion to adjourn on a Schwartz/Thelen motion. Motion carried 5-0. Meeting adjourned at 8:54 pm.**

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