

## VILLAGE BOARD MEETING – JULY 22, 2024 – VILLAGE OF RAYMOND, WI

The Village of Raymond held Public Hearings on Monday, July 22, 2024 at 7:30 pm:

1. Village of Raymond, 2255 76<sup>th</sup> Street, Franksville, WI 53126: Consideration of a request for 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 briefly presented the application. Doug White stated the newly created (not yet adopted) Zoning Code chapter would allow for the CU. The Public Hearing was closed.**

2. Jeffrey S. Linkenheld (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: Consideration of a request to rezone from A-2 General Farming and Residential District II to B-5 Highway Business District for a 24-hour Road Ranger travel center on property located at 2058 27<sup>th</sup> Street (Property owner: 7 Mile Fair, Inc.). Tax Parcel No 168-04-21-13-001-000.

**Applicant requested to have both hearings together. The Village Board agreed, but stated that the agenda items would be separate. Jeff Muenkel briefly explained the application. Steve Vanden Noven from Road Ranger went through the slide presentation, highlighting the changes since the 2023 application. Logan Seipel talked about the groundwater study. Logan Pippet from Talaske Acoustics discussed the noise study, and stated that a noise barrier had been recommended to bring the noise level below ambient volume. Lindsie Nelson then gave a slide presentation for Raymond Heights residents, discussing environmental erosion, opportunity loss, community degradation and tax burden. Paul Magestro stated a truck stop would bring air pollution, increased traffic on Hwy G and increased crime. He asked the Board to vote for the taxpayers. Becky Eichner said she was speaking for her husband, Russ, who was part of the I94 committee, and reminded the board that the committee agreed to discourage truck stops. Becky expressed concern that the whole board was not present. Trustee Keith Kastenson asked about the conservation easement and how it is enforced. Jeff Muenkel stated it could be part of the CSM. Keith asked if the stores were corporate owned with store managers. Road Ranger representative answered yes. Trustee Mike Thelen asked about the traffic analysis which showed 7,300 vehicles per day for the truck stop. Jeff Linkenheld stated the numbers are from industry guidelines and are usually lower, and Steve Vanden Noven added that actual numbers for their stores are approximately one-quarter of that value, and at most 60% of it. The Public Hearing was closed.**

3. Jeffrey S. Linkenheld (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: Consideration of a request for a conditional use permit for a 24-hour Road Ranger travel center on property located at 2058 27<sup>th</sup> Street (Property owner: 7 Mile Fair, Inc.) and approval of the associated site plan, grading plan, plan of operation, and soil disturbance permit. Tax Parcel No 168-04-21-13-001-000.

**See #2 above.**

The Village of Raymond board meeting was called to order at 9:52 pm.

The pledge of allegiance was recited.

Roll call was taken: Present were Trustees Doug Schwartz, Mike Thelen, Bill Wilson and Keith Kastenson. President Morgan was excused. 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**

June 1st - 30th 2024

Community State Bank - General Checking		
Beginning Balance		<b>\$146,937.72</b>
Deposits:	103,830.34	
Disbursements:	189,956.59	
<b>ENDING BALANCE:</b>		<b>\$60,811.47</b>

**OTHER ACCOUNTS:**

**UNRESTRICTED**

Community State Bank - Money Market		24,574.12
State LGIP Fund - Tax Investment		1,667,827.68
<b>TOTAL UNRESTRICTED SAVINGS</b>		<b>1,692,401.80</b>

<b>TOTAL UNRESTRICTED FUNDS</b>		<b>1,753,213.27</b>
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**RESTRICTED**

Community State Bank - Bond Escrow		135,626.19
Community State Bank Storm Water Utility		17,840.46
Community State Bank Cemetery Fund		20,284.54
Community State Bank Perpetual Care Fund		9,906.46
State LGIP Funds - Bond Escrow		66,243.90
State LGIP Funds - Cemetery		66,224.54
State LGIP Funds - Equipment Reserve		125,095.00
State LGIP Funds - Land Reserve		26,716.28
State LGIP Funds - Raymond SWUD		216,423.91
State LGIP Funds - Fireworks Bonds		11,662.59
State LGIP Funds - Fire & Rescue Equip Reserve		359.58
State LGIP Funds - ARPA		9.63
<b>TOTAL RESTRICTED FUNDS</b>		<b>696,393.08</b>

<b>ALL VILLAGE BANK ACCOUNTS</b>		<b>\$ 2,449,606.35</b>
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**APPROVED AS PRESENTED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 4-0.**

BILLS PAID FROM: June 24-July 21, 2024; Village = \$54,090.40; Storm Water Utility District = \$3765.68.

**APPROVED ON A THELEN/KASTENSON MOTION. MOTION CARRIED 4-0.**

MINUTES FROM PREVIOUS MEETING OF: June 24, 2024.

**APPROVED ON A THELEN/KASTENSON MOTION. MOTION CARRIED 4-0.**

**SET AGENDA** – For Plan Commission item #2, Road Ranger, the Rezoning portion will be discussed before the conditional use permit.

**SHERIFF’S REPORT** - Written report was provided.

**PUBLIC COMMENT** – None.

**FIRE DEPARTMENT REPORT** – Written report was provided. Kevan Leedle reminded the Board that the Keller presentation was Thursday, July 25<sup>th</sup>.

**DPW REPORT** – Written report provided.

**STORMWATER UPDATES** – Trustee Schwartz stated that they were finishing spraying the tributaries.

**PLAN COMMISSION BUSINESS:**

1. Village of Raymond, 2255 76<sup>th</sup> Street, Franksville, WI 53126: Consideration of a request for 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 had deferred to the Board, because the Board had the conversation about the tractor being inside and two trailers parked outside. Motion to approve one tractor and two trailers parked outside, with Zoning Administrator recommendations and no trucking during the frost law weight limits on a Kastenson/Thelen motion. Motion carried 3-1.**
2. Jeffrey S. Linkenheld (Arc Design Resources, Inc.), 5291 Zenith Parkway, Loves Park, IL 61111: Consideration of a certified survey map, conditional use permit and associated site plan and plan of operations and to rezone from A-2 General Farming and Residential District II to B-5 Highway Business District for a 24-hour Road Ranger travel center on property located at 2058 27<sup>th</sup> Street (Property owner: 7 Mile Fair, Inc.). Tax Parcel No 168-04-21-13-001-000.  
**Rezone: Doug Schwartz recused himself from the discussion and voting. Plan Commission recommended to approve the rezone, CSM, CU and site plan. Motion to deny based on land use vision text stating that discouraged uses included truck stops and 24-hour businesses and request that the Village Attorney draft a denial on a Wilson/Thelen motion. Wilson and Thelen voted for the motion. Kastenson opposed the motion. Motion carried 2-1. Because the rezone was not approved, the remainder of the items became moot and were not discussed or voted on.**
3. 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. (Tabled via motion to hold over at the June 24, 2024 meeting.)

**Motion to keep on the table on a Thelen/Kastenson motion. Motion carried 4-0.**

4. Miscellaneous Zoning Administrator updates: Written report with updates on violations and permits.

#### **VILLAGE BOARD BUSINESS:**

1. Discussion/Decision regarding Bartender Licenses. Record checks are complete: James Moschetz.

**Motion to approve on a Wilson/Thelen motion. Motion carried 4-0.**

#### **ANNOUNCEMENTS**

Letters will be sent this week for property assessments. There was a full re-valuation of Village properties in 2024.

#### **ADJOURN**

**Motion to adjourn on a Thelen/Schwartz motion. Motion carried 4-0. Meeting adjourned at 10:08 pm.**

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