

## MINUTES / PLAN COMMISSION – July 22, 2024

The Village of Raymond Planning Commission held their regular monthly meeting on Monday, July 22, 2024, at 6:30 pm, at the Raymond Village Hall, 2255 76<sup>th</sup> Street, Franksville, WI 53126.

1. The meeting was called to order at 6:30 pm by Commissioners Gary Boldt. Present were Commissioners Gary Boldt, Scott Brenton, Steve Daily, Thomas George and Jon Boldt. Absent were Kari Morgan and Keith Kastenson. Also in attendance were Village Attorney Luke Martell, Village Zoning Administrator Jeff Muenkel and approximately 14 residents.
2. Approval of previous minutes from June 24, 2024: The minutes were approved on a Brenton/Daily motion. Motion carried 5-0.
3. Public Comment:  
Paul Magestro – 7051 Hwy G, Caledonia, WI 53108, talked about the soil disturbance in the Westfield Way subdivision and said it has caused drainage problems since the start of excavating started in the subdivision.  
John Eigenauer – 7107 Hwy G, Caledonia, WI 53108, said the same as Paul Magestro.
4. 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.  
Commissioner Gary Boldt motioned to deny the conditional use, seconded by Commissioner Brenton. Motion failed for lack of support. Commissioner Daily motioned to defer to the Village Board. It was seconded by Commissioner Jon Boldt. Motion carried 4-1 with Commissioner Gary Boldt voting no.
5. 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.  
They gave their new presentation site plan, plan of operation and the whole new plan. After a lot of discussion Commissioner Gary Boldt asked for a roll call vote on all three separate items. The first was for the rezone. The rezone was approved on a 4-1 vote. Commissioners voting to approve were Gary Boldt, Scott Brenton, Thomas George and Jon Boldt. Steve Daily voted against the rezone stating he has a problem with security for the whole place. The certified survey map was approved on a 4-1 vote with Commissioners Gary Boldt, Scott Brenton, Thomas George and Jon Boldt voting in favor. Commissioner Steve Daily voted not to approve the CSM. The conditional use was approved on a 4-1 vote. Commissioners Gary Boldt, Scott Brenton, Thomas George and Jon Boldt voted to approve the conditional use. Commissioner Daily voted against the conditional use, again stating security issues.
6. 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 with motion to hold over from June 24

meeting.)

Gary Boldt motioned to hold over, seconded by Commissioner Brenton. Motion carried 5-0.

7. Miscellaneous Zoning Administrator Updates

Nothing new to report.

8. Adjournment; Next meeting date Monday, August 26, 2024. The meeting was adjourned on a Gary Boldt/Daily motion at 8:02 pm. Motion carried 5-0.

Respectfully submitted,

Gary Boldt,

Secretary, Plan Commission