

VILLAGE BOARD MEETING – NOVEMBER 25, 2024 – VILLAGE OF RAYMOND, WI

The Village Board of the Village of Raymond held public hearings to be followed by the regular monthly meeting on Monday, November 25, 2024.

PLEASE NOTE: With the adoption of the new Chapter 25 Zoning Ordinance, zoning matters requiring a Public Hearing will not be discussed or decided by the Village Board until after being discussed and decided by the Plan Commission, which will generally occur one month after the Public Hearing.

Therefore, items 1-3 below will not be discussed/decided by the Plan Commission and Village Board until December's meetings.

1. Mike Rivecca, Riv Crete Ready Mix, LLC, 12005 W. Hampton Ave., Milwaukee, WI 53225: Consideration and possible action on a request to rezone the property on West 3 Mile Road bearing Tax Parcel No. 168-04-21-36-008-010 from M-2 Heavy Industrial District to M-3 Quarrying District (Property owner: MASTER FLEET PROPERTIES, LLC).
Village Zoning Administrator Jeff Muenkel introduced the item, stating petitioner is requesting rezoning for the approximate southern half of the parcel, vacant property of 22.34 acres. Rezoning is to operate a future concrete batch plant. Conceptual site plan had been submitted. If rezoning is granted, site will be subject to operation plans in the future.
Mike Revecca spoke on behalf of the company, owner with brother Nicholas, locally-owned union concrete producer based in Milwaukee. Plan is to build an office, shop and ready-mix plant with investment of \$6-8 million, creating over 20 new local jobs. Back portion would be concrete plant, with front portion potentially commercial use in the future. Sound level would be 66-80 decibels at the plant, dropping over distance, and wanting to add berms around the property. For dust, testing has been done, and dust collectors, sweeping and water would be used to mitigate, as well as distance of any residences. Trucks would all be on frontage road. Forecasting 300-400 yards of production per day, with 5-7 trucks per hour on average. Nicholas Revecca stated that the business is union. Business has supplied concrete for high-profile projects in the area, and they are in the office every day managing the company.
Question from Mike Thelen regarding max production capacity of plant. Answer was up to 1,000, but most never operate at full potential.
Keith Kastenson asked if the front portion would be prepared initially as gravel, and answer was that there would be a grading plan, but farmland would stay up front until ready to building. Keith replied that the back is low and the front may need to be cut down to make it work. Also asked about 3 Mile Road, and was told the company would be willing to upgrade the road.
President Morgan asked about the noise of the trucks on 3 Mile Rd. Answer was that the speed limit would be low, with no Jake brakes used, and length is only about a quarter of a mile. Also asked about operating hours, with an hour before and after. No night shifts. May be Saturday morning hours.
Kastenson asked if they would allow dumping of property, and answer was no, this would not be a crush plant.
Chad Eschman from Caledonia, president of Gleason Read-Mix. Don't need another ready mix plant. Not quiet or clean. More supply than needed.
Mary Liesch, 4822 5 Mile Road, question or concern about the trucks. Will trucks be coming through the Village other than 3 Mile Road or frontage road. Already a lot of dump trucks on 76th Street and potential accidents, as well as noise and dust.

Public hearing was closed.

2. David D'Angelo, 7695 W 7 Mile Road, Franksville, WI, 53126: Consideration on a request for a conditional use permit for Awesome Dave Contracting to allow storage and maintenance of landscaping materials, construction equipment and vehicles, including landscaping vehicles and equipment on the property at 7695 W 7 Mile Road and approval of the associated site plan, and plan of operation. Tax Parcel No. 168-04-21-10-034-003. Jeff Muenkel stated that request is for landscaping company, which is conditional use on A2. Looking for equipment storage.

Dave D'Angelo stated business is primarily hardscape landscape. Pole barn is to hold inventory. No clients or customers coming to property. May have items outside at times, but property is neat and orderly. Hours mainly in summer 7 am to 5 or 6 at night, sometimes later. May have 3-4 employee cars on the property. Items outside are out of sight. Main objective is to store landscape equipment, mostly in pole barn. There is a berm in the front, with plan to put in trees. East property also has trees. Kastenson question regarding small building for salt? Small items and inventory. Morgan question RE weekend hours. Answer was no, weekday only. Wilson are neighbors aware? Yes, at least one neighbor here, and they received notice.

Kastenson how much equipment? Two skid loaders, mini excavator, two utility trailers, couple of plows, two dump trucks single axle, and one enclosed utility trailer. Kept inside? As much as possible inside, but sometimes skid steer or enclosed trailer outside. If outside, could be secluded in neat and orderly fashion.

Thelen stated he would have to follow the same rules everyone else does.

Terra Morgan 1069 76th Street, next door. Letter was sent, which will be forwarded to board. No issues with neighbor, however the impact to location is significant over the nine months operating. Moved for quiet hobby farm with noise starting around 5 am with dumpsters being moved around, early morning, weekends and late night noise. Equipment and even port-a-potty left outside during the busy season. Garage faces her house, with lights shining brightly toward her house. Presence of business in residential can affect property values. Requests board to deny request.

Steven Kopczynski, 1073 76th Street, echoing Terra's comments. Business is up and running, with a lot of equipment left out, reverse beeping starting a 5 am until 7 or 8 at night, including weekends. Bought the home for retirement in quiet, rural setting. Concern about property value impact.

Public hearing was closed.

3. David Jutrzonka, 1137 S 27th St, Caledonia, WI, 53108: Consideration on a request for a conditional use permit amendment for Blue Organics to allow for an amendment to the conditional use and associated site plan for the placement of a new storage building for equipment storage on the property at 1137 S. 27th St. Tax Parcel No. 168-04-21-12-006-050.

Jeff Muenkel stated request is for standalone structure for composting operations. Conditional use in 2014 as seen today, with changes requiring amendment to CU.

Building would be 37 x 25 ft storage building, with two equipment storage bays.

James, Dave's son, spoke for the business. Commercial compost facility operating since 2008 accepting waste and manufacturing compost. New structure would be to keep rain and snow off equipment, not heated or insulated, but just a roof over the equipment. No questions.

Public hearing was closed.

4. Public Hearing on the Proposed 2025 Village Budget.

President Morgan read a statement, which will be in the meeting packet. Tax levy

reduced 5.4%. Village was under on fees and has increased EMS, building permit and firework fees. Road budget increased from 300 to 360K in 2024, and to 415K in 2025. Under bid by 55K in 2024 for paving program, which can also be rolled into 2025 funds, as well as LRIP funds of approximately 24,000, so in total just under 500K in roads. All village employees 3% raises across the board, DPW fully staffed. Fire Department doesn't have enough paid-on-call EMT, and board came to agreement for daytime staffing, much slimmer than referendum, and with reduced tax levy.

Karen Kastenson discussed issues with fire department staffing, requesting that it be taken out of the budget due to the residents voting down the referendum. She also discussed issues of whether or not the DPW would be getting raises based on what was said in budget meetings, and also expressed concern about the clerk/administrator and treasurer pay as being salary and treated like hourly, and also the amounts. She also questioned a confidential revenue source mentioned by the President at the workshop. She stated that nothing was in the budget for the agricultural road grant (ARIP) and therefore guessed the Village did not apply, and missed this opportunity. She expressed concerns about falling behind on road maintenance. Also asked about TID progress.

Keith Kastenson asked how Karen would man and fund the fire department, and how she would fund the roads. He stated that if we receive ARIP money the road will have to allow trucks.

President Morgan stated that ARIP was applied for, and Bill Wilson stated that it was two roads, 4-1/4 Mile Road and 92nd Street.

President Morgan stated that the fire department referendum in 2022 was larger, and would have raised taxes. Coverage is required. Village has many elderly people. Legal fees have gone up because Raymond went from a Town to a Village, and we handle all zoning uses and violations.

Bill Wilson confirmed that the intent was 3% raises for all DPW employees.

President Morgan stated that there was a meeting with Ehlers and Foth regarding TID, talking about the cost and next steps. The board will need to decide whether to take loans for the millions of dollars that sewer and water would cost.

Dorrae Moonen asked about if the roads in Raymond Heights would be done next year, and stated that road is crumbling. New DPW foreman would be working on list of roads for next year and meeting with engineering to help decide.

Gary Kastenson, 5729 Hwy K. Was on board for 18 years, with the most road done 1 mile per year. One time took a million dollar loan which took ten years to pay and did 9 miles. No one wants to raise taxes. Regarding fire department, should be happy they are willing to do it, and we need to fund if they need it.

Public Hearing was closed.

The Village Board meeting was called to order at 7:24 pm.

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 and Zoning Administrator Jeff Muenkel.

TREASURER'S REPORT

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

Community State Bank - General Checking		
Beginning Balance		\$161,273.54
Deposits:	482,753.81	
Disbursements:	529,728.29	
ENDING BALANCE:		\$114,299.06

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	26,610.47	
State LGIP Fund - Tax Investment	1,464,990.51	
TOTAL UNRESTRICTED SAVINGS		1,491,600.98
TOTAL UNRESTRICTED FUNDS		1,605,900.04

RESTRICTED

Community State Bank - Bond Escrow	132,718.25	
Community State Bank Storm Water Utility	12,218.29	
Community State Bank Cemetery Fund	31,147.17	
Community State Bank Perpetual Care Fund	9,913.24	
State LGIP Funds - Bond Escrow	67,420.33	
State LGIP Funds - Cemetery	67,400.63	
State LGIP Funds - Equipment Reserve	127,316.56	
State LGIP Funds - Land Reserve	27,190.74	
State LGIP Funds - Raymond SWUD	195,079.37	
State LGIP Funds - Fireworks Bonds	11,869.71	
State LGIP Funds - Fire & Rescue Equip Reserve	365.97	
State LGIP Funds - ARPA	9.79	
TOTAL RESTRICTED FUNDS		682,650.05

ALL VILLAGE BANK ACCOUNTS		\$ 2,288,550.09
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APPROVED AS PRESENTED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM: October 28 – November 24, 2024; Village = \$170,951.30; Storm Water Utility District = \$0.

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

MINUTES FROM PREVIOUS MEETING: **October 28 APPROVED ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.**

SET AGENDA - No changes

SHERIFF'S REPORT - Written report was provided with no questions asked.

PUBLIC COMMENT – None

FIRE DEPARTMENT REPORT – Written report was provided.

DPW REPORT – Written report provided.

STORMWATER UPDATES – Trustee Schwartz stated that there would be no more meetings until May.

PLAN COMMISSION BUSINESS:

1. Michael Goetz, 3312 W Alvina Ave., Greenfield, WI 53221: Consideration and possible action on a soils disturbance request 10,000 s.f. to one acre for new driveway and new residence on 9.43 acre property located on the East side of 43rd St, (2200 block) approx. 1,000 feet South of CTH G. (Property Owner: MICHAEL GOETZ). Tax parcel No. 168-04-21-13-029-010.
Plan Commission approved, but stated that the property owner will be responsible for any water or drainage issues, and not the Village. Any trucks were to go on G to 43rd St. Mike Thelen stated he was concerned about the amount of dirt and how the elevation would affect the surrounding properties if it is too high.
Motion to approve with an as-built grading plan as a condition of occupancy on a Thelen/Schartz motion. Motion carried 5-0.
2. Debra Nehring, 3484 County Rd G, Caledonia, WI 53108: Consideration and Recommendation for a 2 lot CSM for property located on Southeast corner of West 5 Mile Road and South 124th Street. (Property Owners: DONALD E GIBBS & SANDRA L GIBBS). The address is 12121 W 5 Mile Rd. Tax parcel No. 168-04-21-18-013-000.
Plan Commission approved. Jeff Muenkel stated that this lot was the last waiver from 2022. Motion to approve on a Kastenson/Thelen motion. Motion carried 5-0.
3. Miscellaneous Zoning Administrator updates:
Public Hearings beforehand is the new practice, with Plan Commission meeting on the item the month after.
Solar code, home occupation and conditional uses running with owner instead of property will be on Plan Commission as time allows next year.
Code Compliance hand-off meeting to have Municipal Code Enforcement take over most of the zoning complaints.

VILLAGE BOARD BUSINESS:

1. Discussion/Decision to approve the proposed 2025 General Budget;
Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0.

2. Discussion/Decision to approve the proposed 2025 Stormwater Budget;
Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.
3. Discussion/Decision to approve the proposed 2025 Cemetery Budget;
Motion to approve on a Thelen/Kastenson motion. Motion carried 5-0.
4. Discussion/Decision to adopt Resolution 2024-11-25A, a resolution appropriating and levying the necessary funds for the operation of the Government and Administration of the Village of Raymond for the Fiscal Year 2025;
Motion to approve on a Schwartz/Thelen motion. Motion carried 5-0.
5. Discussion/Decision to adopt Resolution 2024-11-25B, a resolution setting the 2025 Storm Water Management fee for the Village of Raymond Storm Water Utility District;
Motion to approve on a Kastenson/Thelen motion. Motion carried 5-0.
6. Discussion/Decision to adopt Ordinance 2024-11-25: To Amend Various Portions of the Village of Raymond Municipal Code;
Jeff Muenkel stated the ordinance made some changes in chapters 26 and 30 to make the code consistent with the new Chapter 25 zoning code.
Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.
7. Discussion/Decision regarding drafting and adopting an ordinance and associated permitting process for occupancy of public rights-of-way;
Motion for the Clerk to work with the Village Attorney to draft an ordinance on a Thelen/Schwartz motion. Motion carried 5-0.
8. Discussion/Decision regarding hiring temporary/on-call seasonal DPW employee;
Motion to hire temporary/on-call seasonal DPW employees for snow plowing on a Schwartz/Thelen motion. Motion carried 5-0.
9. Discussion/Decision regarding renewal of Firework Seller licenses for 2025
Racine Fireside Corp/Xtreme Fireworks
Phantom Fireworks Showrooms LLC;
Both applications are complete with up-to-date insurance. Motion to approve on a Kastenson/Thelen motion. Motion carried 5-0.
10. Discussion/Decision regarding changing the December Village Board and Plan Commission meeting date due to the Christmas holiday;
It was decided to hold the December Village Board and Plan Commission meetings on Monday, December 16th.

ANNOUNCEMENTS

Tax bills will be sent out the second week of December.
Santa Sunday is the 8th.

ADJOURN

Motion to adjourn on a Thelen/Schwartz motion. Motion carried 5-0. Meeting adjourned at 8:48 pm.

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