

VILLAGE BOARD MEETING – DECEMBER 16, 2024 – VILLAGE OF RAYMOND, WI

The Village Board meeting was called to order at 7:46 pm. 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**

November 1st - November 30th, 2024

Community State Bank - General Checking		
Beginning Balance		\$114,299.06
Deposits:	354,316.60	
Disbursements:	219,290.05	
ENDING BALANCE:		\$249,325.61

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	26,604.79	
State LGIP Fund - Tax Investment	1,305,291.68	
TOTAL UNRESTRICTED SAVINGS		1,331,896.47
TOTAL UNRESTRICTED FUNDS		1,581,222.08

RESTRICTED

Community State Bank - Bond Escrow	132,739.34	
Community State Bank Storm Water Utility	12,220.23	
Community State Bank Cemetery Fund	32,176.25	
Community State Bank Perpetual Care Fund	9,914.82	
State LGIP Funds - Bond Escrow	67,681.24	
State LGIP Funds - Cemetery	67,661.47	
State LGIP Funds - Equipment Reserve	152,870.54	
State LGIP Funds - Land Reserve	27,295.97	
State LGIP Funds - Raymond SWUD	195,834.32	
State LGIP Funds - Fireworks Bonds	11,915.65	
State LGIP Funds - Fire & Rescue Equip Reserve	367.39	
State LGIP Funds - ARPA	9.83	
TOTAL RESTRICTED FUNDS		710,687.05

ALL VILLAGE BANK ACCOUNTS		\$ 2,291,909.13
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APPROVED AS PRESENTED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM: November 25 – December 15, 2024; Village = \$117,074.35; Storm Water Utility District = \$4802.50.

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

MINUTES FROM PREVIOUS MEETING: **November 25 APPROVED ON A KASTENSON/SCHWARTZ MOTION. December 11 APPROVED ON A WILSON/THELEN MOTION. BOTH MOTIONS CARRIED 5-0.**

SET AGENDA - No changes

SHERIFF'S REPORT - Written report was provided.

PUBLIC COMMENT – Joe Pohlhammer talked about the Boldt pond and stated he had evidence from the DNR that it was not adequate, and it has been an issue since 2008.

Gary Boldt stated that Joe shouldn't be talking about suing the Village, because the Town approved the pond based on an engineering recommendation (Gary said Ruekert & Mielke but later corrected himself to say that RA Smith was the engineer at the time). He also stated that water has run across Joe's property since Gary was a kid.

Nancy Sweet talked about the RivCrete item and stated that M3 activities are noisy and messy and would discourage other more favorable development in the area.

FIRE DEPARTMENT REPORT – Written report was provided.

DPW REPORT – Written report provided.

STORMWATER UPDATES – No updates.

PLAN COMMISSION BUSINESS:

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).
Plan Commission discussed for a while, including that DNR regulates and runs tests around concrete plants. Applicant plans to improve the road. PC made a motion to hold over and ask for a full submittal, which failed in a 3-3 tie.
Applicant stated they would like to invest in the community and there is demand for the product, which is why they are proposing the plant. They understand the concerns and there is another plant two blocks from a school, and one across from a subdivision with no complaints. They stated MasterFleet had an approval for over 300 trucks, and this would be substantially less than that.
Chris Carr, Civil Engineer, stated the change in zoning from M2 to M3 allows for "quarrying" which is where concrete or asphalt are allowed, and mineral extraction. M2 is also light/heavy manufacturing, and so the change would not be opening up to all kinds of industrial uses not currently allowed. They would plan on a wet pond to protect the wetlands, and would require DNR approval.
Mike Thelen asked if they were purchasing the whole site. Answer was yes. How long until the development up front would be started? Right away if possible. Access in to the plant would be concrete? Yes, all.
Doug Schwartz asked what they would do with partial loads returning. Reclaimer

would separate sand/stone and slurry water would be re-used.

Current Land use plan is Business Park, which includes industrial and commercial.

Motion to deny the rezoning on a Wilson/Thelen motion. Motion carried 3-2.

2. David D'Angelo, 7695 7 Mile Road, Caledonia, WI, 53126: Consideration and possible action on a request for a conditional use permit for Awesome Landscapes LLC to allow storage and maintenance of construction equipment and vehicles, including landscaping vehicles and equipment on the property at 7695 7 Mile Road and approval of the associated site plan, and plan of operation. Tax Parcel No. 168-04-21-10-034-003.

Plan Commission recommended approval subject to conditions in supplement including hours of operation of Monday-Friday 7 am to 6 pm, and added four additional conditions: 1) Outdoor storage of four items on west side only in the designated area, 2) CU only for this property owner, 3) No bulk salt, 4) Landscape buffer 10 ft in height as part of zoning permit on east property line running from front to back.

Wilson motion to deny, failed for lack of second. Motion to hold over until applicant can answer questions on a Schwartz/Thelen motion. Motion carried 5-0.

3. David Jutrzonka, 1137 S 27th St, Caledonia, WI, 53108: Consideration and possible recommendation 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.

Plan Commission recommended approval. Motion to approve on a Thelen/Schwartz motion. Motion carried 5-0.

4. Jay and Michelle Patterson, 8311 W. 5 Mile Road, Franksville, WI 53126: Consideration and Recommendation for a 1 lot CSM for property located on South side of West 5 Mile Road and west of 76th Street. (Property Owners: JUANITA K PATTERSON REV TRUST). The address is 8311 W 5 Mile Rd. Tax parcel No. 168-04-21-21-014-000.

Plan Commission recommended approval subject to staff recommendations including a final review. Motion to approve on a Kastenson/Wilson motion. Motion carried 5-0.

5. Nancy Meinerz for Shawn Reed & Shella Sobieski, west of 1041 27th St. Caledonia, WI 53108: Consideration and Recommendation for a 3 lot CSM for property located west of 1041 27th St. (Property Owners: Shawn Reed & Shella Sobieski). Tax parcel No. 168-04-21-12-005-000

CSM is now for a 2-lot CSM, with the one acre lot no longer being split off to Mr. Ambrose. Plan Commission voted to approve. Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0.

6. Bielinski Homes, 1830 Meadow Lane, Suite A, Pewaukee WI, 53072 Consideration and possible action on a soils disturbance request 10,000 s.f. to one acre for new home with attached garage, driveway, mound system and associated grading on 4.99 acre property located at 7696 W. 7 Mile Road Franksville, WI 53126 (Property Owner: Paul and Kristen Craig). Tax parcel No. 168-04-21-03-025-011.

Plan Commission recommended approval subject to final grading plan, with vehicles going from 76th Street to 7 Mile Rd. Motion to approve on a Schwartz/Wilson motion. Motion carried 5-0.

7. Miscellaneous Zoning Administrator updates: Will start working on Zoning items unanswered after the new zoning chapter. Municipal Coe Enforcement has taken over the majority of complaints, and new complaints will be directed to MCE through the Clerk's office.

VILLAGE BOARD BUSINESS:

1. Discussion/decision regarding extra-territorial jurisdiction for Town of Norway Jacobson CSM;
Jeff Muenkel stated that the Village has the right of review. Recommended to waive review for this CSM, but could add something to the code for future plats. There is also a possibility to review for land use.
Motion to waive the review process for the Jacobson CSM on a Schwartz/Kastenson motion. Motion carried 5-0.
Board consensus to look at the code for platting for extra-territorial review, and to ask for a memo from the Village Attorney regarding land use review.
2. Discussion and possible action to authorize the Village Attorney to take appropriate action(s) to address ordinance and statutory violations and abate actions of individuals (including commencement of litigation) associated with placement of materials within the 8 Mile Road right-of-way at and near 11063 S 60th St.
Consensus to direct the Village Attorney to talk to Franklin on what they will do to help with the situation.
3. Discussion/decision regarding adopting Resolution 2024-12-16A Setting Employee Compensation;
Amounts are in the budget, and include 3% increase across the board.
Motion to approve on a Thelen/Wilson motion. Motion carried 5-0.
4. Discussion/decision regarding renewing building inspection contract for 2025;
Contract is for one year with no changes. Motion to approve on a Schwartz/Thelen motion. Motion carried 5-0.
5. Discussion/decision regarding renewing animal control contract for 2025;
Contract is same as last year at the same rate. Motion to approve on a Thelen/Wilson motion. Motion carried 5-0.
6. Discussion/decision regarding renewing assessor contract for 2025;
Contract includes a \$30/month increase, which was put into the budget. Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0
7. Discussion/decision regarding approval of operator/bartender license for Marissa Michelle Jopek. Background check is complete.
Motion to approve on a Schwartz/Wilson motion. Motion carried 5-0.

ANNOUNCEMENTS

There is an opening on the Plan Commission due to a resignation. Opening will be posted.

Election Thursday, December 19th for County Executive.

Merry Christmas to all!

ADJOURN

Motion to adjourn on a Thelen/Wilson motion. Motion carried 5-0. Meeting adjourned at 8:47 pm.

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