

VILLAGE BOARD MEETING – JANUARY 27, 2025 – VILLAGE OF RAYMOND, WI

The Raymond Village Board held a Public Hearing on Monday, January 27 at 7:30 PM, at the Raymond Village Hall, 2255-76th Street, Franksville, WI:

Mark A. Mollinaro Jr. (Partners in Design Architects), 600 52nd Street, Suite 220, Kenosha, WI 53140: Consideration of a request for a Conditional Use Permit for new buildings, and associated outside parking and sales display area for a development for marine sales, service and repairs per Section 25-6-12 (e) of the Village Zoning Ordinance and for recreational vehicle, motor home, equipment sales, service and repairs involving extensive outdoor display and storage per Section 25-6-13 (e) of the Village Zoning Ordinance, and associated site plan, grading plan, plan of operation, and soil disturbance permit. The property is located at 3030 CTH K (Access off of S. 27th St.) (Property owner: TOP FLIGHT LLC). Tax Parcel No 168-04-21-25-005-010.

Zoning Administrator Ben Kohout provided a summary of the application as detailed in the Staff Summary. The applicant then spoke regarding the proposal, stating the plan is to move their flagship location., describing the business and the site plan.

Keith Kastenson asked about access for the building on Hwy K that currently uses Fuhrmann Drive. The answer is that a right-of-way would be formalized through the parking lot of the business.

Ben Kohout asked the applicant to explain a lighting plan and also days and days and hours. Hours will be Tuesday and Wednesday 9-6, Thursday 9-7, Friday until 5 and Saturday until 3. No after hours drop-off from customers. Some of the parking islands would have lights, as well as lighting on the building. None extends beyond the property. A photometrics plan was submitted.

Doug Schwartz asked if the other two buildings on proposal would come later? Answer was yes, cold storage for off-season storage for customers

Ben Kohout mentioned that the application would come back next month for formal review.

No one else requested to speak. The public hearing was closed.

The Village Board meeting was called to order at 7:43 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, Zoning Administrator Ben Kohout and Village Engineer Mike Yeager.

TREASURER'S REPORT

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

Community State Bank - General Checking

Beginning Balance

\$249,325.61

Deposits:

608,797.67

Disbursements: 624,711.59
ENDING BALANCE: \$233,411.69

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	3,144,587.20	
State LGIP Fund - Tax Investment	1,710,484.24	
TOTAL UNRESTRICTED SAVINGS		4,855,071.44

TOTAL UNRESTRICTED FUNDS		5,088,483.13
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RESTRICTED

Community State Bank - Bond Escrow	133,762.80	
Community State Bank Storm Water Utility	5,965.77	
Community State Bank Cemetery Fund	33,206.03	
Community State Bank Perpetual Care Fund	9,916.56	
State LGIP Funds - Bond Escrow	67,945.26	
State LGIP Funds - Cemetery	67,925.41	
State LGIP Funds - Equipment Reserve	153,466.88	
State LGIP Funds - Land Reserve	27,402.45	
State LGIP Funds - Raymond SWUD	196,598.26	
State LGIP Funds - Fireworks Bonds	11,962.13	
State LGIP Funds - Fire & Rescue Equip Reserve	368.82	
State LGIP Funds - ARPA	9.87	
TOTAL RESTRICTED FUNDS		708,530.24

ALL VILLAGE BANK ACCOUNTS		\$ 5,797,013.37
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APPROVED AS PRESENTED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM: December 16, 2024 – January 26, 2025; Village = \$3,952,921.36;
 Storm Water Utility District = \$0.

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

MINUTES FROM PREVIOUS MEETING: **December 16 APPROVED ON A THELEN/KASTENSON MOTION. MOTION CARRIED 5-0.**

SET AGENDA - No changes

SHERIFF’S REPORT - Written report was provided. Lt. Gehrand stated there have been thefts from vehicles and a stolen vehicle in the Waterford area, and gave a reminder to lock vehicles and to not keep valuables inside of vehicles.

PUBLIC COMMENT – Michael Wais from 8221 Stone Creek talked about a dog issue from a neighbor at 1519 76th Street. He stated that there have been seven incidents, including a dog bite on 1/12/25 which needed medical attention. He stated the Village has an ordinance regarding the keeping of animals who attack humans, and asked that the Village Board take care of it.

FIRE DEPARTMENT REPORT – Written report was provided. Kevan Leedle stated the department was working on staffing.

DPW REPORT – Written report provided.

STORMWATER UPDATES – No updates.

PLAN COMMISSION BUSINESS:

1. Raymond Seventh Day Adventist Church: Consideration and feedback for a Concept plan review for a proposed CSM lot split creating two (2) lots on approximately 1.62 acres to separate the cemetery portion from the church building portion. Note: This item may be removed from consideration, should the Board of Appeals request scheduled for January 27, 2025 be denied to create substandard lot sizes. (Property Owner: Wisconsin Corporation of Seventh-day Adventists). Tax parcel No. 168-04-21-31-009-000.
The Board of Appeals approved the variance request for the substandard lots. Plan Commission recommended extending the cemetery area to the north for access. The Village Board agreed with the Plan Commission recommendation. This will come back as a formal CSM request.
2. Adam Peterson, 11301 CTH G, Franksville, WI 53126: Consideration and possible action on a soils disturbance request for over 1 acre for addition of roughly 10 feet of fill over approximately 4 acres on 8.18 acre property located on the South side of CTH G, approximately 1,800 feet West of 108th St. (Property Owner: Adam J. Peterson). Tax parcel No. 168-04-21-18-002-030.
PC recommended approval without following staff recommendations. Bill Wilson asked if the applicant was present and if they have dirt going out and coming in. Some was going out, but not anymore. Will be contoured into the hill. Mike Thelen asked if he would be re-seeding everything. Answer was yes. Bill Wilson asked if he had a prior soil disturbance for the other part. Answer was no, he did not know he needed a permit. Motion to approve on a Schwartz/Wilson motion. Motion carried 5-0.
3. Thomas Farchione: 2004 100th St., Franksville, WI 53132: Consideration and feedback for a Concept plan review for a proposed CSM lot split creating eight (8) lots on two approximate 40 acre properties located on either side of 100th St., approx. 1,300 feet South of CTH G. (Property Owner: Potsik Revocable Trust). Tax parcel Nos. 168-04-21-17-005-000 AND 168-04-21-17-006-000.
Staff summary is generally ok with the plan as it meets A2 standards. Board needs to decide if they agree with the way it is split. Would need to work approval from DNR because of wetlands. Perc tests are done. Soil disturbance reviews are required. Bill Wilson asked if there were four lots. Ben Kohout clarified that there are four lots for each of two parcels, for a total of eight. Mike Thelen stated he would like to see the lot lines straightened. There was discussion about the applicant likely trying to go around the wetlands, but it has come up in the past that straight lot lines are preferred.
4. Discussion on potential Code Amendments to the Zoning Code Regarding Extra Territorial Platting, Solar, Home Occupations, Conditional Use Permit Conditions.
Came out discussion from new Zoning Chapter. Extra territorial platting ordinance is from Village of Yorkville, and looking for feedback before working on an ordinance amendment. It is up to Village to adopt an ordinance to enforce. Step 2 would be to discuss a formal ordinance amendment, and afterward solar and home occupation can be discussed. If questions come up forward to Clerk to forward to Zoning. Doug Schwartz said it is good to look into. Mike Thelen had a question on solar discussing minimum lot size of 10 acres and 300

feet of frontage. Can we change to 500 ft? This is Yorkville's ordinance and can be changed. Can look into recent examples of projects. Can set a standard to establish what you want to impose limits.

5. Miscellaneous Zoning Administrator Updates

Written report provided. Zoning Violations have been taking over from Municipal Code Enforcement, not actively monitored by Foth.

Three accessory buildings, 1 commercial building, 4 new homes had zoning permits issued.

President Morgan asked Clerk to get updates from Municipal Code Enforcement. Will be added to future agendas.

VILLAGE BOARD BUSINESS:

1. 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.

Previously tabled during December meeting

Motion to take off the table on a Thelen/Schwartz motion. Motion carried 5-0. Plan Commission recommended approval with staff recommendations. Mr. D'Angelo was not present at the Board meeting in December, and so the item had been tabled for the board to be able to ask questions. A complaint had been made about the business being operated on the property concerning noise, salt and vehicles coming and going. Is the scope of business compatible with a residential area? A letter was submitted by the applicant, along with a drawing with proposed berms. Screening of the property was proposed. It was stated that no clients come to the house. The typical Village approval includes no more than three commercial equipment items outside, can be a combination of vehicles and trailers. There was a lengthy discussion and Keith Kastenson made a motion to table until detailed landscape and grading with berms were submitted. Motion to table on a Kastenson/Wilson motion. Motion carried 5-0.

2. Discussion/decision regarding 2025 paving program;
Village Engineer Mike Yeager discussed the memo, which included quotes for 2 Mile Road, 5 Mile Road, Raymond Heights and Adeline Drive. The Board stated they would like other roads considered, including 60th Street and 92nd Street. They asked for Mike Yeager to go out with Brad Guentzel and make a new five year plan. Motion to hold over on a Thelen/Schwartz motion. Motion carried 5-0.
3. Discussion/decision regarding Plan Commission member applications to fill vacant seat for the term ending in 2026;
There were four applicants. President Morgan recommended John Ertl for the position, seeking board approval. She stated that one applicant had withdrawn their application, another had previously served on the commission and the other had a potential conflict of interest with his employer also serving on the commission. Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.
4. Discussion/decision regarding authorizing the DPW to receive bids on a new snowplow;
Motion to authorize the DPW to receive bids on a Wilson/Schwartz motion. Motion carried 5-0.
5. Discussion/decision regarding authorizing the Village Clerk to work with legal and/or planning/zoning to draft a development impact fee ordinance;
Motion to approve on a Kastenson/Wilson motion. Motion carried 5-0.

6. Discussion/decision regarding approval of operator/bartender license for Ronald Walters. **Mr. Walters was present at the meeting and had submitted a written statement. Motion to approve on a Thelen/Schwartz motion. Motion carried 5-0.**

ANNOUNCEMENTS

Election February 18th for Primary for State Superintendent of Public Instruction and referendum for Waterford High School which serves a portion of the Village.

CLOSED SESSION:

Move to closed session pursuant to State Statute 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved: **Code enforcement for 3109 S 27th Street; code enforcement for 10348 CTH K; Charter/Spectrum claim.**

Motion to go into closed session as above on a Schwartz/Thelen motion. Motion carried 5-0.

RETURN TO OPEN SESSION:

**Motion to return to open session on a Schwartz/Thelen motion. Motion carried 5-0.
Returned to open session at 9:53 pm.**

7. Possible decision regarding closed session item

No motions were made on the closed session item.

ADJOURN

Motion to adjourn on a Thelen/Wilson motion. Motion carried 5-0. Meeting adjourned at 9:53 pm.

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