

## MINUTES / PLAN COMMISSION – January 27, 2025

The Village of Raymond Planning Commission held their regular monthly meeting on Monday, January 27, 2025, 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 Chairperson Kari Morgan. Present were Commissioners Gary Boldt, Steve Daily, Scott Brenton, Keith Kastenson and Thomas George. Also in attendance were Village Zoning Administrator Ben Kohout and approximately thirty (30) residents.
2. Approval of previous minutes from December 16, 2024: The minutes were approved on a Kastenson/Brenton motion. Motion carried 6-0.
3. Public Comment: None
4. 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 Planning Commission just gave direction and that was to run the cemetery all the way to the road to split the lot so they don't need an easement.**
5. 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 108<sup>th</sup> St. (Property Owner: Adam J. Peterson). Tax parcel No. 168-04-21-18-002-030.  
**The Planning Commission approved the soil disturbance permit without staff recommendation on a Kastenson/Brenton motion. Motion carried 6-0.**
6. Thomas Farchione: 2004 100<sup>th</sup> 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 100<sup>th</sup> 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.  
**No action required.**
7. Discussion on potential Code Amendments to the Zoning Code Regarding Extra Territorial Platting, Solar, Home Occupations, Conditional Use Permit Conditions.  
**After discussion Ben is going to check and see if Caledonia and Yorkville are imposing the Extra Territorial Platting on Raymond before we make a decision on doing it to Caledonia and Yorkville.**
8. Miscellaneous Zoning Administrator Updates  
**Ben talked about the zoning permits and zoning plans (public hearing next month).**

9. Adjournment; Next meeting date Monday, February 24, 2025. The meeting was adjourned on a Boldt/Kastenson motion. Motion carried 6-0.

Respectfully submitted,  
Gary Boldt,  
Secretary, Plan Commission