

MINUTES / PLAN COMMISSION – December 16, 2024

The Village of Raymond Planning Commission held their regular monthly meeting on Monday, December 16, 2024, at 6:30 pm, at the Raymond Village Hall, 2255 76th 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. Absent were Jon Boldt, Scott Brenton and Thomas George. Also in attendance were Village Zoning Administrator Jeff Muenkel and approximately 22 (twenty-two) residents. Commissioner Jon Boldt resigned prior to the meeting.
2. Approval of previous minutes from November 25, 2024: The minutes were approved on a Daily/Kastenson motion. Motion carried 6-0.
3. Public Comment: Joe Pohlhammer, 2135 76th Street, talked about the pond on Boldt Drive and the spillway around the pond. Nancy Sweet, 3630 51st St, spoke against the change from M-2 to M-3 on 3 Mie Rd for a redi-mix plant. Dave D'Angelo talked about his neighbors having a vendetta against him so that we don't approve his conditional use.
4. 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).
After a lengthy discussion Commissioner Kastenson made a motion to hold it over, seconded by Commissioner George. The motion did not pass because of a split vote 3-3. So the Planning Commission left it up to the Village Board.
5. 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.
Commissioner Daily motioned to approve with stipulations: 1) Conditional use permit expires is property is sold; 2) No bulk salt; 3) Only allowed to park four (4) pieces of equipment/ trailers outside on west side of pole shed; 4) Put a berm or trees from north end of shed south 250 feet on east property line; 5) Follow all staff recommendations. The motion was seconded by Commissioner Kastenson. Motion carried 6-0.
6. 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.
The conditional use amendment was approved on a Kastenson/Brenton motion. Motion carried 6-0.

7. 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.
The one lot CSM was approved on a Kastenson/Brenton motion. Motion carried 6-0.
8. 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
The three lot CSM as approved with the stipulation that all staff recommendations are followed on a Boldt/Daily motion. Motion carried 6-0.
9. 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.
The soil disturbance permit was approved on a Kastenson/Daily motion. Motion carried 6-0.
10. Miscellaneous Zoning Administrator Updates
Jeff talked about next month looking at the zoning code.
11. Adjournment; Next meeting date Monday, January 27, 2025. The meeting was adjourned on a Boldt/Daily motion at 7:39 pm. Motion carried 6-0.

Respectfully submitted,
Gary Boldt,
Secretary, Plan Commission