

## PLAN COMMISSION – February 24, 2025

The Village of Raymond Planning Commission will hold their regular monthly meeting on Monday, February 24, 2025, at 6:30 pm, at the Raymond Village Hall, 2255 76<sup>th</sup> Street, Franksville, WI 53126.

### AGENDA:

1. Roll Call
2. Approval of previous minutes from January 27, 2025.
3. Public Comment: During the public comment period of the agenda, the Planning Commission welcomes comment from any member of the public, other than an elected Village Board member, on any matter that is not on the agenda. Please be advised the pursuant to State law, the Commission cannot engage in a discussion with you but may ask questions. The Planning Commission may decide to place the issue on a future agenda for discussion and possible action. Each person wishing to address the Planning Commission will have up to 2 minutes to speak. The Planning Commission may also take comment on items on the agenda as called by the Chair or wait until that item is called. Please note that once the Commission begins discussion on an agenda item, no further comments will be allowed on that issue.
4. Jay Patterson, 8311 West 5 Mile Rd., Franksville, WI 53126: Consideration and possible action on a soils disturbance request for less than 1 acre for new residence on 5 acre property located on the South side of W. 5 Mile Rd., approximately 2,100 feet West of 76<sup>th</sup> St (CTH U). (Property Owner: JUANITA K PATTERSON REV TRUST). Tax parcel No. 168-04-21-21-014-010.
5. Thomas Farchione: 2004 100<sup>th</sup> St., Franksville, WI 53132: Consideration and Recommendation for a Concept plan review for a proposed CSM lot split creating four (4) lots on a 40 acre property located on west side of 100<sup>th</sup> St., approx. 1,300 feet South of CTH G. (Property Owner: Potsik Revocable Trust). Tax parcel No. 168-04-21-17-006-000.
6. Daniel D. Oakes: Top Flight LLC, 2000 Oakes Rd. Racine, WI 53406: Consideration and Recommendation for a Certified Survey Map and Associated Easement of Access Review associated with Milwaukee Motorsports Site Plan Review removing existing right of way for existing street (Fuhrman Drive) and creating one lot from two. The easement would be proposed for use by residence located at current cul de sac. The two lots (9.3 acres) are located on the Northwest corner of I-94 and CTH K. (Property Owner: Top Flight, LLC). Tax parcel Nos. 168-04-21-25-005-010 and 168-04-21-25-005-020).
7. Mark Molinero, Jr. (Partners in Design Architects, Inc.), 600 52<sup>nd</sup> Street, Suite 220, Kenosha, WI 53140: Consideration of a request for a Conditional Use Request and Associated Site Plan and Plan of Operations for an approximately 51,000 square foot building for Milwaukee Motorsports to operate a sales and service dealership including motorcycles, ATV's, jet skis, snowmobiles, and other powersport vehicles on property located at 3030 CTH K (Property owner: Top Flight, LLC). Tax Parcel Nos. 168-04-21-25-005-010 and 168-04-21-25-005-020.
8. Discussion on potential Code Amendments to the Zoning Code Regarding Extra Territorial Platting, Solar, Home Occupations, Conditional Use Permit Conditions.
9. Miscellaneous Zoning Administrator Updates
  - a. Public Hearings Next Month
10. Code enforcement report
11. Adjournment; Next meeting date Monday, March 24, 2025.

Respectfully submitted,  
Gary Boldt,  
Secretary, Plan Commission