

VILLAGE BOARD MEETING – FEBRUARY 24, 2025 – VILLAGE OF RAYMOND, WI

The Raymond Village Board held their regular monthly meeting on Monday, February 24 at 7:30 PM.

The Village Board meeting was called to order at 7:30 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 Ben Kohout.

TREASURER'S REPORT

Village of Raymond Treasurer's Report

January 1 - 31, 2025

Community State Bank - General Checking

Beginning Balance

\$233,411.69

Deposits:

4,236,832.77

Disbursements:

3,955,342.55

ENDING BALANCE:

\$514,901.91

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market

1,754,215.75

State LGIP Fund - Tax Investment

1,691,824.59

TOTAL UNRESTRICTED SAVINGS

3,446,040.34

TOTAL UNRESTRICTED FUNDS

3,960,942.25

RESTRICTED

Community State Bank - Bond Escrow

132,785.47

Community State Bank Storm Water Utility

9,385.95

Community State Bank Cemetery Fund

34,235.79

Community State Bank Perpetual Care Fund

9,918.24

State LGIP Funds - Bond Escrow

68,198.43

State LGIP Funds - Cemetery

68,178.51

State LGIP Funds - Equipment Reserve

179,071.76

State LGIP Funds - Land Reserve

27,504.55

State LGIP Funds - Raymond SWUD

197,330.80

State LGIP Funds - Fireworks Bonds

12,006.70

State LGIP Funds - Fire & Rescue Equip Reserve

370.19

State LGIP Funds - ARPA

9.91

TOTAL RESTRICTED FUNDS

738,996.30

ALL VILLAGE BANK ACCOUNTS

\$ 4,699,938.55

APPROVED AS PRESENTED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM: January 26 – February 23, 2025; Village = \$2,523,265.07 Storm Water Utility District = \$0.

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

MINUTES FROM PREVIOUS MEETING: **January 27 APPROVED ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.**

SET AGENDA - No changes

SHERIFF'S REPORT - Written report was provided. Lt. Gehrand gave an update on the dog at large on 76th St.

PUBLIC COMMENT – Terra Morgan, 1069 76th St, provided a written narrative and photos regarding Dave's Awesome Landscape business at 7695 7 Mile Rd, with multiple concerns.

Steven Kopczynski, 1073 76th St, stated that the submitted plans for Dave D'Angelo's Awesome Landscaping don't meet the requirements of berm height and fending around the property, including the south side. He said the documents provided don't match up with real life, and that he is concerned for his property value.

FIRE DEPARTMENT REPORT – Written report provided. Chief Smith stated there have been two recent incidents for which no one was able to respond. They have started the process to advertise for staffing, waiting for Fire Commission eligibility rules to be finalized.

DPW REPORT – Written report provided. No questions from board.

STORMWATER UPDATES – No updates.

PLAN COMMISSION BUSINESS:

1. 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 76th St (CTH U). (Property Owner: JUANITA K PATTERSON REV TRUST). Tax parcel No. 168-04-21-21-014-010.

Plan Commission voted to approve with staff recommendations, and the condition that trucks should enter from U onto 5 Mile Rd.

Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.

2. Thomas Farchione: 2004 100th 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 100th St., approx. 1,300 feet South of CTH G. (Property Owner: Potsik Revocable Trust). Tax parcel No. 168-04-21-17-006-000.

Plan Commission voted to approve with staff recommendations. Question about Lot 4 with an easement – can't build on that? No. Does it count toward the 250 feet? Yes.

Motion to approve on a Kastenson/Thelen motion. Motion carried 5-0.

3. 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).

Plan Commission voted to approve with staff recommendations. Summary from Ben Kohout: The plan is to combine lots, vacate Fuhrmann drive and make one lot with a permanent easement through the parking lot. Question of whether 20 feet is wide enough? The existing road is 24 feet. The 20 feet width meets requirements because it is surrounded by additional pavement.

Motion to approve on a Schwartz/Thelen motion. Motion carried 5-0.

4. Mark Molinero, Jr. (Partners in Design Architects, Inc.), 600 52nd 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.

Plan Commission voted to approve with staff recommendations, with addition of outside parking of equipment during business hours only. Mike Thelen asked if dumpster space is large enough. Can be confirmed with final plans.

Motion to approve on a Wilson/Thelen motion. Motion carried 5-0.

5. Discussion on potential Code Amendments to the Zoning Code Regarding Extra Territorial Platting, Solar, Home Occupations, Conditional Use Permit Conditions.

Plan Commission consensus was to have staff work on the platting code and have ready for the next meeting. Solar ordinance is on hold waiting for the County's upcoming solar ordinance.

6. Miscellaneous Zoning Administrator Updates

Written report provided. Working on a few zoning violations, and working with Municipal Code Enforcement on issues that may need zoning permits.

VILLAGE BOARD BUSINESS:

1. Discussion/decision regarding rescinded tax requests for Niles/Kaczmarczyk and Callewaert by Village Assessor;

Village Assessor Cal Magnan stated that errors had been made on the parcels for Niles/Kaczmarczyk and Callewaert and requested that the board approve rescinding a portion of the taxes for both properties: \$21.00 for Callewaert and \$468.53 for Niles/Kaczmarczyk.

Motion to approve on a Wilson/Kastenson motion.

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.

Previously tabled during January meeting;

Motion to take off the table on a Schwartz/Thelen motion. Motion carried 5-0.

Doug Schwartz stated the berm needs to be next to the driveway/parking area otherwise it wouldn't accomplish anything, and that light can't be shining on the neighbor's property. Everything should be kept in the building and that we need to

set firm hours.

Keith Kastenson proposed a motion for approval with operating hours of 6 am to 7 pm weekdays and 7 am to 12 pm Saturday; with staff recommendations to be followed; two pieces of equipment total outside whether they are trailers or trucks; following the submitted landscape plan; any lights not complying with ordinances removed or replaced within 30 days; a 4 ft berm and 6 ft fence for a total of 10 ft of height to extend 40 ft north of the end of the shed, and the fence backfilled to the bottom so light doesn't shine through, which must be completed by July 1st and until then all trucks must go in and out of the north doors of the accessory building; and no stockpiling of landscaping materials, including salt.

There were questions about which light was the issue, whether the eave light or the landscaping light shining on a tree. Lights should not be shining into the neighbors' windows. Bill Wilson asked whether he should be allowed to operate now before the berm and fence are in place. There have been other permits where operations were allowed even though some portions were being worked on, and also having trucks go in and out of the north doors would help. After further discussion, the above motion was repeated by Keith Kastenson and seconded by Doug Schwartz. Motion carried 4-1.

3. Discussion/decision regarding 2025 paving program;
It was discussed that there is money available from net income from the 2024 budget which can be moved forward, so that according to the Foth estimates 60th Street from 7 Mile to 8 Mile Rd, the Adeline Drive cul-de-sac and the North Loop of Raymond Heights would be able to be paved. Keith Kastenson stated that there are serious drainage issues in Raymond Heights and that those issues need to be fixed before paving. The Raymond Heights loop could be bid as an alternate and then determine whether ditching and culvert work might be done this year and paving the following year. It was agreed that Adeline could be part of the base bid, and that shouldering should be included for all portions of the bid. There was discussion regarding the curve on 60th Street and whether that should be included, and agreement that yes, the whole portion including the curve should be done.
Motion to get bids for the 2025 paving with 60th Street from 7 Mile to Mile Rd including the curve and the Adeline cul-de-sac, both with shouldering, as the base bid, and the Raymond Heights North Loop with shouldering as an alternate on a Thelen/Schwartz motion. Motion carried 5-0.
4. Discussion/decision regarding adopting Resolution 2025-2-24: Amending the Village of Raymond 2024-25 budgets to move forward unspent funds;
Question of what happens if we don't need it all for roads. Money could be rolled forward to the next year.
Motion to adopt Resolution 2025-2-24 in the amount of \$195,000 to be moved forward to the 2025 budget on a Schwartz/Wilson motion. Motion carried 5.0
5. Discussion/decision regarding showers for RFRD;
Assistant Fire Chief Kevan Leedle stated that they considered the portable shower trailer and that the money for it wasn't currently available, as well as issues with needing to drain the tanks, but that showers would need to be available to the on-site staff after they are hired. A temporary measures of showering either at the Pilot Truck Stop or at DPW would be used initially, with the discussion revisited later. No motion was made.
6. Discussion/decision regarding snowplow bids;
Mike Thelen suggested that a snowplow be put into the 2026 budget, and that the Village hold off until then on ordering. No motion was made.

7. Discussion/decision regarding filling the vacancy on the Zoning Board of Appeals
Motion to appoint Brett Opgenorth on a Schwartz/Thelen motion. Motion carried 5-0.

ANNOUNCEMENTS

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:
Robert Raabe, Cale's Towing

AND

Pursuant to State Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility: DPW Foreman vacancy

Move to closed session on a Schwartz/Thelen motion. Motion carried 5-0.

RETURN TO OPEN SESSION:

Motion to return to open session on a Wilson/Schwartz motion. The Board returned to open session at 9:21 pm.

Motion to appoint Brad Guentzel as Interim DPW Foreman and post for the position on a Schwartz/Wilson motion. Motion carried 5-0.

ADJOURN

Motion to adjourn on a Thelen/Kastenson motion. Motion carried 5-0. Meeting adjourned at 9:23 pm.

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