

## MINUTES / PLAN COMMISSION – February 24, 2025

The Village of Raymond Planning Commission held 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.

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 was Commissioner John Ertl. Also in attendance were Village Zoning Administrator Ben Kohout and approximately twelve (12) residents.
2. Approval of previous minutes from January 27, 2025: The minutes were approved on a Kastenson/Brenton motion. Motion carried 6-0.
3. Public Comment: None
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.  
Commissioner Kastenson motioned to approve with all staff recommendations to be followed and to bring the fill in off of 76<sup>th</sup> Street/County U, seconded by Commissioner Boldt. Motion carried 6-0.
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. Approved on a Kastenson/Boldt motion to follow all staff recommendations. Motion carried 6-0.
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). Approved on a Boldt/Brenton motion to follow all staff recommendations. Motion carried 6-0.
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.

Commissioner Kastenson motioned to approve so long as all staff recommendations are followed and an allowance to display ATV's, jet skis, etc during business hours only, seconded by Commissioner Boldt. Motion carried 6-0.

8. Discussion on potential Code Amendments to the Zoning Code Regarding Extra Territorial Platting, Solar, Home Occupations, Conditional Use Permit Conditions.  
The Plan Commission decided to wait on the solar part until May to see what Racine County does with the solar. Ben talked about the home occupancy, extra-territorial platting and conditional use permit conditions. The Plan Commission told Ben to just start with extra-territorial platting.
9. Ben stated he was receiving a lot of emails and phone calls and working on zoning code.
10. Adjournment; Next meeting date Monday, March 24, 2025. The meeting was adjourned on a Boldt/Kastenson motion. Motion carried 6-0.

Respectfully submitted,  
Gary Boldt,  
Secretary, Plan Commission