

## VILLAGE BOARD MEETING – MARCH 24, 2025 – VILLAGE OF RAYMOND, WI

The Raymond Village Board held a public hearing on **March 24th, 2025, at 7:30pm at Village Hall** (2255 76th St, Franksville, WI 53126).

Amy Connell (Select Alloys), 2713 Nicholas Rd., Franksville, WI 53126: Consideration of a request for a Conditional Use Permit Amendment and associated site plan and plan of operations amendment for new materials outside storage area and expanded pavement area on south side of existing building for property located at 2713 Nicholas Rd. (Property owner: 2713 NICHOLAS LLC). Tax Parcel No 168-94-21-36-001-030.

Shawn Mularkey from Foth stated that Select Alloys has a conditional use permit from 2018 which included no outdoor storage. They are seeking a pavement expansion including outdoor storage in bins with opaque fencing. A contractor's yard is a permitted use in this zoning type. There was a question regarding stormwater management. A pond is located on the west side of the property. It is recommended that the impervious areas come with a stormwater plan. Dan Meier from Lynch is working on the stormwater requirements on behalf of the applicant, with minimalizing of impervious surface to be less than half an acre. President Morgan asked if the applicant was familiar with the staff comments from Foth. Applicant responded yes, and they should be able to follow all. Keith Kastenson asked the owner if they currently dump onto the driveway. Answer is yes, to be cleaned up by the end of each day, although they have had issues with the loader. Outdoor bins will help with adding product lines. There were no comments from the public. Public hearing closed at 7:37 pm.

The Village Board meeting was called to order at 7:37 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 Shawn Mularkey.

### TREASURER'S REPORT

### Village of Raymond Treasurer's Report February 2025

Community State Bank - General Checking

Beginning Balance **\$514,901.91**

Deposits: 2,459,807.51

Disbursements: 2,839,652.07

**ENDING BALANCE:** **\$135,057.35**

#### OTHER ACCOUNTS:

#### UNRESTRICTED

Community State Bank - Money Market 9,656.88

State LGIP Fund - Tax Investment 1,848,204.45

**TOTAL UNRESTRICTED SAVINGS** **1,857,861.33**

**TOTAL UNRESTRICTED FUNDS**

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**1,992,918.68****RESTRICTED**

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Community State Bank - Bond Escrow	133,805.99
Community State Bank Storm Water Utility	9,387.39
Community State Bank Cemetery Fund	36,490.30
Community State Bank Perpetual Care Fund	9,919.76
State LGIP Funds - Bond Escrow	68,428.85
State LGIP Funds - Cemetery	68,178.51
State LGIP Funds - Equipment Reserve	179,676.79
State LGIP Funds - Land Reserve	27,597.48
State LGIP Funds - Raymond SWUD	197,997.52
State LGIP Funds - Fireworks Bonds	12,047.27
State LGIP Funds - Fire & Rescue Equip Reserve	371.44
State LGIP Funds - ARPA	9.94

**TOTAL RESTRICTED FUNDS**

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**743,911.24****ALL VILLAGE BANK ACCOUNTS**

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**\$ 2,736,829.92**

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

**BILLS PAID FROM:** February 24 – March 23, 2025; Village = \$73,892.49; Storm Water Utility District = \$170.

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

**MINUTES FROM PREVIOUS MEETINGS OF: February 24 and March 4, 2025.**

**February 24 approved on a Wilson/Schwartz motion. March 4 approved on a Schwartz/Thelen motion. Both motions carried 5-0.**

**SET AGENDA** - No changes

**SHERIFF'S REPORT** - Written report was provided.

**PUBLIC COMMENT**

Robert Mausing – Lives on 8 Mile Rd, wondering about potential issues with neighbor regarding 60<sup>th</sup> Street paving plan. Was told the plan is to pave around the curve onto 60<sup>th</sup> Street. Also asked if the Village is planning anything to mitigate increased traffic from the proposed Buc-ees in Oak Creek. Was told the Village will plan to work with Oak Creek when the time comes.

Ed Robinson from the Raymond School Board talked about the referendum next week. Booklets were handed out. He stated there is a funding shortfall dating back to 2009 when the state agreed to not keep up with inflation. Raymond School is a gem. Funding is 37 cents on the dollar as compared to 67 for Racine Unified because Raymond is considered a land-rich community.

Audrey Kostuch talked about the Raymond School referendum. She has lived here 40 years and her children went to the school and now grandkids do. She said the school finances do

no operate like a normal business and there is a funding shortfall. There are good teachers and staff, and repairs are needed. If the referendum doesn't pass they may need to cut staff and not make needed repairs.

Carol Potratz stated she has lived in Raymond 30+ years and ran a business for many years in Raymond. She has heard rumors that the Village will condemn her barn for being an eyesore. She has enough going on in her life and doesn't need more problems. She also stated Mark Gelhaus on the board would be a conflict of interest for development.

Mark Gelhaus thanked the board members, with a shout out to President Morgan, stating we have been lucky to have her, and that she started her as a Clerk, and then went to New Berlin and came back as President with a lot of experience.

Bill Theys talked about the Metro Landfill stating they are working on a new cell, and that there is a new manager.

**FIRE DEPARTMENT REPORT** – Written report provided. Chief Smith stated there are two new paid on call applicants, and five paid on premise applicants so far. There were two calls that Raymond was unable to respond to, which required help from neighboring communities.

**DPW REPORT** – Written report provided. Mike stated they had some snow emergencies, and are preparing the equipment for spring.

**STORMWATER UPDATES** – No updates.

#### **PLAN COMMISSION BUSINESS:**

1. Thomas Farchione: 2004 100<sup>th</sup> St., Franksville, WI 53132: Consideration and Recommendation for a proposed CSM lot split creating four (4) lots on a 40 acre property located on East side of 100<sup>th</sup> St., approx. 1,300 feet South of CTH G. (Property Owner: Potsik Revocable Trust). Tax parcel No. 168-04-21-17-005-000.  
Plan Commission approved with a condition that Lot 1 should have no permits issued until drainage/drain tile fixed. Motion to approve with Plan Commission recommendations on a Schwartz/Kastenson motion. Motion carried 5-0.
2. Sandra Blahnick, Trustee of Koenig Family Irrevocable Trust: 4528 Riverside Rd, Waterford, WI: Consideration and Recommendation for a proposed CSM lot split creating two 5 acres lots on 73.16 acre property located on the North side of W 5 Mile Rd, approx. 500 feet East of 76th St (CTH U). (Property Owner: KOENIG TRUST). Tax parcel No. 168-04-21-15-019-000.  
Plan Commission approved with staff recommendations. Motion to approve with staff recommendations on a Thelen/Schwartz motion. Motion carried 5-0.
3. Dan and Barb Schueller, 15345 Kingston Way, Franksville, WI 53126: Consideration and possible action on a soils disturbance request for 10,000 s.f. to 1 acre for grading around new proposed 7,200 s.f. acc. structure (60'x120' agricultural storage building) and associated new 500' long driveway construction located on the East side of 80<sup>th</sup> St., approximately 2,400 feet North of W 2 Mile Road. (Property Owner: Daneil E. Schueller and Barbara J. Schueller). Tax parcel No. 168-04-21-33-041-002.  
Plan Commission approved with staff recommendations. Motion to approve with staff recommendations on a Kastenson/Wilson motion. Motion carried 5-0.

4. Discussion and feedback on draft on potential Code Amendment to the Zoning Code Regarding Extra Territorial Platting.  
Plan Commission recommended that ordinance pertain to land within 1/2 mile of Raymond instead of 1-1/2 miles. Consensus from Board in agreement with Plan Commission's recommendation.
5. Miscellaneous Zoning Administrator Updates – None.

#### **VILLAGE BOARD BUSINESS:**

1. 2024 Financial Audit presentation by Gordon J Maier & Company  
Motion to accept as presented on a Schwartz/Wilson motion. Motion carried 5-0.
2. Discussion/decision regarding rescinding and/or amending the motion from February 24, 2025 regarding the 2025 paving program with respect to the Raymond Heights North Loop per engineering memo from Foth Infrastructure & Environment.  
**February 24<sup>th</sup> Motion: “Motion to get bids for the 2025 paving with 60<sup>th</sup> Street from 7 Mile to 8 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.”**  
Motion to rescind the February 24 motion on a Kastenson/Schwartz motion. Motion carried 5-0.  
Motion to get bids for the 2025 paving with 60<sup>th</sup> Street from 7 Mile to 8 Mile Rd including the curve and the Adeline cul-de-sac, both with shouldering, as the base bid, on a Thelen/Kastenson motion. Motion carried 5-0.
3. Discussion/decision regarding drainage work in Raymond Heights  
Motion to direct Foth to make a proposal for the cost of fixing the drainage in Raymond Heights on a Schwartz/Thelen motion. Motion carried 5-0.
4. Discussion/decision regarding two expiring terms for Planning Commission seats  
Motion to post for the two expiring seats on a Thelen/Schwartz motion. Motion carried 5-0.
5. Update on drafting of Impact Fee Ordinance  
Clerk/Administrator Hill stated she talked with legal counsel who said a new impact fee study was required. Foth only does studies for limited purposes, including water/sewer. RA Smith, who had done the most recent study for Raymond in 2007, provided some information saying that impact fees are less favorable now, as legislation has changed. Hill will continue to follow up with RA Smith and possibly talk to Ehlers. Board agreed to leave the item on next month's agenda for further discussion.

#### **ANNOUNCEMENTS**

Election on April 1<sup>st</sup>.

President Morgan announced that this was her final meeting, and thanked the board and staff for their support.

Bill Wilson's last meeting as Trustee, with thanks for his service.

#### **ADJOURN**

**Motion to adjourn on a Schwartz/Thelen motion. Motion carried 5-0. Meeting adjourned at 8:28 pm.**

**Respectfully submitted,  
Barbara J Hill**

**Village Clerk/Administrator  
Village of Raymond**