

VILLAGE BOARD MEETING – APRIL 28, 2025 – VILLAGE OF RAYMOND, WI

The Raymond Village Board held public hearings on **April 28th, 2025, at 7:30pm at Village Hall** (2255 76th St, Franksville, WI 53126).

PUBLIC HEARINGS:

1. Josh and Gina Wojtyra, Applicants; requesting a Conditional Use Permit and Associated Site Plan and Plan of Operations for a tree trimming business to be on the same property as a future residence. The proposed usage is requested on Lot 3 of CSM 3626 (8.93 acres – no address), located on West side of 100th St., approximately 2,000 ft. South of CTH G (W 6 Mile Rd.). Tax Parcel No. 168-04-21-17-006-030 (Property owners: Thomas Farchione and Susan Farchione).
The applicants answered questions, including the number of trucks. They stated there are three trucks and three employees, and they want to park all trucks in the building. The request is for a conditional use permit for a tree service. They are requesting a 75 x 100 ft building. A 75 foot front setback would be required. The requested size does not exceed the allowed amount based on lot size. The Public Hearing was closed.
2. A request to amend Chapter 26 the Village of Raymond for the purposes of updating Section 26 to include a new Section 26-193 pertaining to extra territorial platting review guidelines for the Village of Raymond.
Ben Kohout explained that the Village has the authority to review platting requests in the neighboring towns, and that an ordinance would allow the Village to enforce that authority. The Board had decided at the previous meeting, by consensus, that the ordinance should apply to 0.5 miles into the town, as opposed to the allowable 1.5 miles. There were no other comments and the public hearing was closed.

The Village Board meeting was then called to order. Pledge of allegiance was recited.

Roll call was taken: Present were President Doug White; Trustees Mike Thelen, Mark Gelhaus, Keith Kastenson and Doug Schwartz. Also present were, Village Clerk/Administrator Barbara Hill; Village Treasurer Jeni Schroepfer, Zoning Administrator Ben Kohout and Village Engineer Mike Yeager.

TREASURER'S REPORT

Village of Raymond Treasurer's Report

April 2025

Community State Bank - General Checking

Beginning Balance **\$135,057.35**

Deposits: 76,480.28

Disbursements: 132,561.35

ENDING BALANCE: **\$78,976.28**

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market

9,658.52

State LGIP Fund - Tax Investment

1,855,093.61

TOTAL UNRESTRICTED SAVINGS

1,864,752.13

TOTAL UNRESTRICTED FUNDS

1,943,728.41**RESTRICTED**

Community State Bank - Bond Escrow	135,828.76
Community State Bank Storm Water Utility	9,218.97
Community State Bank Cemetery Fund	57,642.39
Community State Bank Perpetual Care Fund	9,921.44
State LGIP Funds - Bond Escrow	68,683.92
State LGIP Funds - Cemetery	68,663.86
State LGIP Funds - Equipment Reserve	180,346.53
State LGIP Funds - Land Reserve	27,700.35
State LGIP Funds - Raymond SWUD	198,735.55
State LGIP Funds - Fireworks Bonds	12,092.18
State LGIP Funds - Fire & Rescue Equip Reserve	372.82
State LGIP Funds - ARPA	9.98

TOTAL RESTRICTED FUNDS

769,216.75**ALL VILLAGE BANK ACCOUNTS**

\$ 2,712,945.16

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

BILLS PAID FROM: March 23 to April 27, 2025; Village = \$99,663.53; Storm Water Utility District = \$0.

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

MINUTES FROM PREVIOUS MEETINGS OF: March 24, 2025. Approved as presented on a Schwartz/Thelen motion. Motion carried 4-0 with 1 abstention.

SET AGENDA - No changes

SHERIFF'S REPORT - Written report was provided.

PUBLIC COMMENT

Representative for the Broaddus soil disturbance application discussed the project.

Dorrae Moonen to discuss roads and Raymond Heights Drainage, and was advised to present her information during the Village Board business item.

FIRE DEPARTMENT REPORT – Written report provided by Kevan Leedle. Current roster is 22 with three on leave of absence. Two new members were recently hired, and 1 is already on calls. Long-time member Brian Mueller has retired after 18 years of service, and he had been a primary daytime responder. Five applicants for the paid-on-premise staffing were approved by the Fire Commission and are beginning orientation.

The report contained three critical incidents for which not enough support was available. Needing to move forward with the needs assessment plan and finding grants.

DPW REPORT – Written report provided. Doug White requested more detailed reports in the future to include the number of hours spent on tasks and upcoming planned tasks for the next 1, 3 and 6 months.

STORMWATER UPDATES – Meeting in May will look into spraying starting next month. Not much money in budget due to large assessment from County Drainage Board.

PLAN COMMISSION BUSINESS:

1. Michael Kaprelian, 3600 HayMeadow Rd, 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 4,600 s.f. new residence and associated new driveway construction located on the South side of Westfield Way, approximately 1,200 feet West of Waukesha Road. (Property Owner(s): PRISCILLA GILL and VIRINDER GILL). Tax parcel No. 168-04-21-15-013-078.

Planning Commission recommended to approve with added conditions with swale along eastern property line, and trucks with fill to come off Hwy G to Westfield only, any drain tiles hit would need to be repaired before final occupancy.

Motion to approve with staff and Planning Commission recommendations on a Kastenson/Schwartz motion. Motion carried 4-0 with 1 abstention by Mark Gelhaus.

2. Rebecca Kirst (Victory Homes of Wisconsin), N118W18531 Bunsen Drive, Germantown, WI, 53022: Consideration and possible action on a soils disturbance request for greater than 1 acre for grading around new proposed residence and associated new accessory building and driveway construction located on the North side of Westfield Way, approximately 1,800 feet West of Waukesha Road. (Property Owner(s): LYNN BROADDUS And AARON BROADDUS). Tax parcel No. 168-04-21-15-013-073.

Planning Commission recommended to approve with condition of final site plan supplied and approved to include location of silt fence and erosion control measures, any field tiles hit to be fixed before final occupancy, and any fill to come off Hwy G to Westfield. Trustee Kastenson added that they cannot block water from the north.

Motion to approve with staff and Planning Commission recommendations on a Schwartz/Thelen motion. Motion carried 4-0 with 1 abstention by Mark Gelhaus.

3. Alan Jasperson, 5232 W 5 Mile Rd: Concept Review of proposed new Commercial usage for inclusion of interior updates and exterior storage and new fencing area. Seeking to refine uses from M-1 uses currently to rezoning to M-2 uses. Property is located at 12031 CTH K and is 6.16 AC in size and is currently zoned as M-1 on the northern approximate half and M-2 on the Southern half. (Property Owner(s): ALAN W JASPERSON). Tax Parcel No. 168-04-21-30-044-000.

Alan Jasperson was not present, but had made a presentation during Planning Commission saying he wanted to improve his property on Hwy K where his realty company is, by cleaning up and improving the building next door. The Planning Commission consensus was that it is a good idea. Mark Gelhaus said that they may want to put restrictions on storing items inside the fenced area, and also that with upgraded plumbing that restrictions should possibly be placed on people living there.

4. Amy Connell of Select Alloys: Consideration and Possible Recommendation for Conditional Use Permit Amendment for outside storage and Site Plan and Plan of Operations Amendment. Seeking to place outdoors storage fenced in area on south side of existing structure. Property is located on the Southeast corner of Nicholas St. and Courtney Rd. and is 2.81 AC in size and is zoned as M-2. (Property Owner(s): 2713 NICHOLAS LLC). Tax

Parcel No. 168-04-21-36-001-030).

Planning Commission recommended approval with staff recommendations.

Questions RE drainage from additional impervious surface, and concern for oil in the metals getting into the stormwater. Planning to put roof over anything with oil, and to catch and send through separator.

Motion to approve with staff recommendations and engineering review including 40% TSS reduction on a Kastenson/Thelen motion. Motion carried 5-0.

5. Miscellaneous Zoning Administrator Updates – None.

VILLAGE BOARD BUSINESS:

1. Discussion/Decision regarding clarification of the AD-5 zoning district;
Ben Kohout stated the purpose of the district is for preserving ag land, and stated that staff will come back with revised language
2. Discussion/Decision regarding 2025 paving program bids;
Motion to approve the Payne & Dolan bid for \$298,981 for repaving 60th Street and the Adeline cul-de-sac on a Kastenson/Schwartz motion. Motion carried 5-0.
3. Discussion/Decision regarding proposal for study and repair estimate to address Raymond Heights drainage issues;
There are estimates from Foth for a drainage study and drainage work as a worst case scenario. Drainage estimate is more than the Village's annual budget for paving. Dorrae Moonen presented photos of water coming down from the farm field which she stated overloaded the converging cross culverts, and that the issue was getting worse.
Motion to table the issue on a Thelen/Kastenson motion. Motion carried 5-0.
4. Discussion/Decision regarding Waste Management/Stericycle request regarding road impact of proposed project on 8 Mile Road and 112th Street;
Doug Schwartz stated that the company should be required to rebuild the road from 112th Street to 124th street to engineering specifications to handle the truck traffic. Board consensus was in agreement with this.
5. Discussion/Decision regarding adopting Ordinance 2025-4-28: To Amend the Code of Ordinances Chapter 26 in Regards to Extra Territorial Plat Approval Jurisdiction, subject to final legal review;
Motion to approve with final legal review on a Schwartz/Thelen motion. Motion carried 5-0.
6. Discussion/Decision regarding two expiring Planning Commission seats;
Motion to appoint Steve Daily and Tom George on a Thelen/Gelhaus motion. Motion carried 4-1.
7. Discussion/Decision regarding vacant Board of appeals seat;
Motion to appoint Edward Robinson on a Thelen/Schwartz motion. Motion carried 5-0.
8. Discussion/Decision regarding vacant Fire Commission seat;
Motion to approve Thomas Owen on a Schwartz/White motion. Motion carried 5-0.
9. Discussion/Decision regarding expiring Stormwater Utility District seat;
There were no applications, and no motion was made.
10. Discussion/Decision regarding Temporary Class B retailers license (picnic license) for RCBO for the 2025 4th Fest;
Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.

11. Discussion/Decision regarding operator/bartender licenses for RCBO 4th Fest pending background checks:

Stacy Ryshkus	Lee Woelbing
Michael Baker	James Bayer
Timothy Paisley	John Merchlewitz

Background checks were completed and clear. Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.

12. Discussion/Decision regarding firework permit for RCBO for 2025 4th Fest;
Motion to table and answer questions regarding liability insurance and indemnification on a Gelhaus/Kastenson motion. Motion carried 5-0.
13. Discussion/Decision regarding donation to RCBO for 4th Fest;
Motion to donate \$2,500 as budgeted on a Kastenson/Schwartz motion. Motion carried 4-0 with 1 abstention.
14. Discussion/Decision regarding Impact Fee study and Ordinance;
Foth had a proposal of \$8K to \$12K to do a study for Fire & Rescue future expansion. Motion to table on a Schwartz/Thelen motion. Motion carried 5-0.
15. Discussion/Decision regarding date change for May Village Board and Plan Commission meetings due to holiday
Clerk Hill requested the meeting not be earlier than the 26th due to a requirement to publish liquor notices 15 days in advance. Board decided on Tuesday, May 27th.

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:
3609 80th St 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: Clerk/Administrator and Treasurer office staffing; DPW hiring

Schwartz/Kastenson motion. Motion carried 5-0.

RETURN TO OPEN SESSION WITH POSSIBLE MOTION ON CLOSED SESSION ITEMS:

Return to open session on a Schwartz/Thelen motion. Motion carried 5-0.

Motion to send a letter of intent to hire to Jeremy Hall for the DPW on a Schwartz/Thelen motion. Motion carried 3-0 with 2 abstentions.

Motion to appoint Jeni Schroepfer as Clerk and Barbara Hill as Administrator/Treasurer effective May 5th on a Thelen/Schwartz motion. Motion carried 5-0.

ADJOURN

Motion to adjourn on a Schwartz/Kastenson motion. Motion carried 5-0. Meeting adjourned at 10:03 pm.

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