



VILLAGE OF RAYMOND MEETING MINUTES

The Village of Raymond Board held their regular Village Board meeting on October 27, 2025, at 7:30pm at Village Hall (2255 76th St, Franksville, WI 53126).

The Village Board was called to order at 7:30pm. Pledge of Allegiance cited.

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

TREASURER'S REPORT

Village of Raymond Treasurer's Report

November 2025, October 1st - October 31st Bank Statements

Community State Bank - General Checking

Beginning Balance

\$54,538.79

Deposits:

132,496.27

Disbursements:

139,315.81

ENDING BALANCE:

\$47,719.25

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market

9,669.85

State LGIP Fund - Tax Investment

1,787,163.17

TOTAL UNRESTRICTED SAVINGS

1,796,833.02

TOTAL UNRESTRICTED FUNDS

1,844,552.27

RESTRICTED

Community State Bank - Bond Escrow

139,990.32

Community State Bank Storm Water Utility

12,403.64

Community State Bank Cemetery Fund

48,830.16

Community State Bank Perpetual Care Fund

9,933.09

State LGIP Funds - Bond Escrow

70,451.88

State LGIP Funds - Cemetery

70,431.28

State LGIP Funds - Equipment Reserve

210,096.20

State LGIP Funds - Land Reserve	28,413.37
State LGIP Funds - Raymond SWUD	163,643.63
State LGIP Funds - Fireworks Bonds	12,403.43
State LGIP Funds - Fire & Rescue Equip Reserve	382.42
State LGIP Funds - ARPA	10.26
TOTAL RESTRICTED FUNDS	766,989.68

ALL VILLAGE BANK ACCOUNTS

\$ 2,611,541.95

Approved as presented on a Kastenson/Schwartz motion. Motion carried 5-0.

BILLS PAID FROM: September 22 – October 26, 2025; Village = \$84,965.26; Storm Water Utility District = \$27,829.60.

Village Bills paid: Approved on a Thelen/Gelhaus motion. Motion carried 5-0.

Storm Water Bills paid: Approved on a Gelhaus/Kastenson motion. Motion carried 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: September 22, September 23, October 2 and October 21, 2025.

September 22nd - Approved as presented on a Thelen/Schwartz motion. Motion carried 5-0.

September 23rd - Approved as presented on a Kastenson/Gelhaus motion. Motion carried 5-0.

October 2nd - Approved as presented on a Gelhaus/Kastenson motion. Motion carried 5-0.

October 21st - Approved as presented on a Schwartz/Kastenson motion. Motion carried 5-0.

SET AGENDA - President White moved Village Board item #6 to above Plan Commission Agenda and Village Board Agenda #2 to the last item on the agenda.

SHERIFF'S REPORT – August and September Reports provided.

PUBLIC COMMENT

Sukhi Singh, 3039 6 ½ Mile – spoke regarding the Big Rig concept plan. He has a similar business and was discouraged by the Village for a similar plan on the frontage road.

Jeff Burnett – expressed concern Waste Management would close the drop off location used by Village residents.

FIRE DEPARTMENT REPORT – The Chief gave a verbal report as well as written report.

Wendy Smith will be retiring after 17 years of serving our community. Joey's West fundraiser raised an estimated \$36,800 in donations.

DPW REPORT – Report provided. DPW was working on shouldering.

STORMWATER UPDATES – The spraying was completed for the year.

CODE ENFORCEMENT REPORT – Report provided.

PLAN COMMISSION BUSINESS:

1. Big Rig Repair, LLC; 3090 88th Ave., Kenosha, WI 53144: Concept review and feedback for proposed truck repair business and limited outside storage upon existing property. Property is located at 1443 S. 27th St., approximately 950 ft. south of W 6/12 Mile Rd. One lot; (3.0 acres) (Property Owner(s): RBPI LLC). Tax parcel No. 168042112038100.

Recommendations were given by the Zoning Administrator regarding the proposed concept plan. Current zoning B3; would request to be rezoned to B4.

2. Stephanie McGill, 7550 3 Mile Rd., Franksville, WI 53126: Conditional Use Request and associated site plan and plan of operations for 12,000 s.f. requested for structure for a proposed new public horse riding arena. Property is located at 7550 3 Mile Rd. W, on north side of 3 Mile Rd., approx. 1,700 ft. east of intersection with CTH U (76th St). (Approx. 10.1 acres) (Property Owner(s): ROSEWOOD EQUINE PROPERTIES, LLC). Tax parcel No. 168-04-21-27-029-020.
Application withdrawn.
3. Kevin Voge, Wisconsin Juniors Volleyball Club, 11357 273rd Ave. Trevor, WI 53179: Request to amend Chapter 25 Village of Raymond Zoning for the purpose of updating Sections 25-6-15(e) (M-1 Light Industrial and Office District) and 25-6-16 (e) (General Industrial District) to include a new Conditional Use, "Recreational Facilities (indoor)", under said sections.
Discussion included amending the ordinance to allow "Recreational Facilities (indoor)", this use would be limited to private clubs with a plan of operation and a parking plan. To be voted on under Village Board item.
4. Kevin Voge, Wisconsin Juniors Volleyball Club, 11357 273rd Ave. Trevor, WI 53179: Conditional Use Permit and Associated Site Plan and Plan of Operations for an inside athletic facility for volleyball courts to be on the same property as a current industrial building. The proposed usage is requested on 3.94 Acre property, located on West side of Courtney St., approximately 1,000 ft. South of W. Nicholas Rd. (Property owners: GARNI LLC and COURTNEY ROAD LLC). Tax Parcel No. 168-04-21-36-001-061.
Motion to approve with the Plan Commission recommendations pending the Amended Zoning Chapter 25-6-26(e) to include "Recreational Facilities (indoor)" on a Kastenson/Schwartz motion. Motion carried 5-0.
5. Dale & Lisa Grenda; Conceptual review of a proposed four-lot land division upon existing property. Property is located at 4860 7 Mile Rd., approximately 700 ft. east of 51st St. Two lots; (Outlot 1 (1.3 AC) and Lot 2 (22.7 AC) approved and recorded as CSM 3265 in 2017) (Property Owner(s): James and Kathleen Kreil). Zoning is A-2. Tax parcel Nos. 168-04-21-02-067-002 & 168-04-21-02-067-003.
Zoning Administrator provided recommendations. AD-5 zoning was discussed. The cul-de-sac, road and easement were concerns mentioned by the Village Board.
6. Jason Lawrence agent for Scott Niles: Concept review and feedback for proposed auto repair/sales, Restaurant/Food Truck Diner building, up to four business and/or storage condominium buildings, and excess parking to serve 7 Mile Fair (to north) upon existing property. Property is located at S. 27th St., approximately 500 ft. south of 7 Mile Rd. One lot; (17.05 acres) (Property Owner(s): 7 Mile Fair, Inc.). Existing zoning is B-4 and A-2. Tax parcel No. 168-04-21-12-005-020.
Zoning Administrator provided recommendations. The Village Board discussed concerns regarding the property in the future TIF district and a large parking lot.
7. Miscellaneous Zoning Administrator Updates – **Report given by the Zoning Administrator as well as a report was provided.**

VILLAGE BOARD BUSINESS:

1. Discussion/Decision regarding adopting Ordinance 2025-10-27: An Ordinance to Amend Various Portions of Chapter 25 of the Raymond Municipal Code regarding recreational facilities (indoor) as a conditional use in the M1 and M2 districts;
Motion to adopt Ordinance 2025-10-27 to amend Chapter 25 regarding recreational (indoor) facilities as a conditional use in the M1 and M2 districts on a Kastenson/Schwartz motion. Motion carried 5-0.

2. Discussion/Decision regarding conditional use permit compliance for 7695 7 Mile Rd.; ***previously tabled item***
Motion to take off the table on a Thelen/Gelhaus motion. Motion carried 5-0. Doug Schwartz met with Laura Morgan and Dave D'Angelo regarding the property.
3. Discussion/Decision regarding classification and permitted and conditional uses within business zoning districts, with potential ordinance revision; ***previously tabled item***
Motion to take off the table on a Thelen/Gelhaus motion. Motion carried 5-0.
Motion to recommend aligning with Caledonia's model regarding classification and permitted and conditional uses on a Gelhaus/Kastenson motion. Motion carried 5-0.
4. Discussion/Decision regarding making final payment for Fire Department radios in the amount of \$9626.44, using expected surplus department budgeted funds;
Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0.
5. Discussion/Decision regarding authorizing station pump repair for the Fire Department using expected surplus department budgeted funds;
Motion to approve on a Thelen/Gelhaus motion. Motion carried 5-0.
6. Discussion/Decision regarding possible zoning ordinance revisions to include commercial building standards, lot sizes in water/sewer residential districts, home occupation and solar energy;
There was discussion regarding building standards, lot sizes and the County's updated solar energy ordinance.
7. Discussion/Decision regarding contracting with E-Vergent for Village Hall, Fire Department and DPW office telephones;
Motion to approve on a Kastenson/Schwartz motion. Motion carried 5-0.
8. Discussion/Decision regarding hiring a replacement for retiring DPW employee, Jason Neubecker;
Motion to approve hiring a new DPW employee for December on a Thelen/Schwartz motion. Motion approved 5-0.
9. Discussion/Decision regarding approval of Liquor Licenses contingent upon payment of license fees and any delinquent taxes, assessments, claims, etc. as per Village Ordinance;
Class B Combination License: Pickle Creek Investments, LLC (Trade Name: Corner Bar & Grill) 1108 76th Street, Caledonia WI 53108 Agent: Christopher Hanson
Motion to approve on a Schwartz/Kastenson motion. Motion carried 5-0.
10. Discussion/Decision regarding approving operator license pending clear background check:
Julia Anne Meredith-Hanson
Motion to approve on a Schwartz/Thelen motion. Motion carried 5-0.
11. Set December Board meeting date - **December 22, 2025**

ANNOUNCEMENTS – President White gave Village updates.

ADJOURN

Motion to adjourn on a Thelen/Schwartz motion. Motion carried 5-0.
Meeting adjourned at 8:40pm.

Respectfully Submitted,

Jeni Schroepfer, Clerk
Village of Raymond