

## MINUTES - PLAN COMMISSION – October 27, 2025

The Village of Raymond Planning Commission held their regular monthly meeting on Monday, October 27, 2025, at 6:30 pm, at the Raymond Village Hall, 2255 76<sup>th</sup> Street, Franksville, WI 53126.

### AGENDA:

1. The meeting was called to order at 6:30pm by Chairperson Doug White. Present were Commissioners Gary Boldt, Keith Kastenson, Steve Daily, John Ertl, Thomas George and Scott Brenton. Also in attendance was Village Zoning Administrator Shaun Mularkey and Village Administrator Barb Hill. Also, approximately ten (10) residents.
2. Approval of previous minutes from September 22, 2025.  
*The minutes were approved on a Daily/Ertl motion. Motion carried 7-0.*
3. Public Comment:  
*Sukhi Singh, 3039 6 ½ Mile Road, Caledonia WI, opposed Big Rig Repair going in on 1443 27<sup>th</sup> Street. He stated it could add too much water in the retention pond and that it would be a bad fit for Raymond.*  
*David Grebotz, 3014 Knoll Crest Dr, Burlington, WI, also talked about Big Rig Repair. David stated he supports Big Rig Repair and said it would be a good fit for Raymond.*
4. Big Rig Repair, LLC; 3090 88<sup>th</sup> 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. 27<sup>th</sup> 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.  
*The Plan Commission decided to leave it up to the Village Board.*
5. 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 (76<sup>th</sup> St). (Approx. 10.1 acres) (Property Owner(s): ROSEWOOD EQUINE PROPERTIES, LLC). Tax parcel No. 168-04-21-27-029-020.  
*This agenda item was withdrawn.*
6. 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.  
*This agenda item was approved on a Kastenson/Daily motion. Motion carried 7-0.*
7. 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.  
*Commissioner Boldt motioned to table to get more information. It was seconded by Commissioner Brenton. Motion failed. This agenda item was approved with the stipulation of no parking on the street on a Kastenson/Daily motion. Motion carried 7-0.*
8. 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 51<sup>st</sup> 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.  
*The Plan Commission directed them to agree to make the road up to the Village Road standards.*

9. 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.  
*The Plan Commission deferred this to the Village Board.*
10. Miscellaneous Zoning Administrator Updates – *Shaun talked about how the staff is monitoring past properties for zoning violations and possible grading/drainage concerns. Also working on follow up on Site Plan/Plan of Operations for Stoughton Trailers and monitoring past Conditional Use Permits issued for compliance.*
11. Adjournment; Next meeting date November 24, 2025. *The meeting was adjourned at 7:18pm on a Boldt/Kastenson motion. Motion carried 7-0.*

Respectfully submitted,  
Gary Boldt,  
Secretary, Plan Commission