

The Village of Raymond Board held public hearings on February 23rd, 2026, at 7:30pm at Village Hall (2255 76th St, Franksville, WI 53126) as follows. The regular Village Board meeting immediately followed the public hearings.

1. Consideration of a request by Sukhi Singh (dba Akal Trucking LLC) for amendment of an existing conditional use permit to remove the truck parking limitation for the truck parking and service operation in the B-4 Highway Business District for the property located at 3039 W 6½ Mile Road (Property owner: Musafar Group LLC). Tax Parcel No 168-04-21-12-038-030.

**The staff report was given by Shaun Mularkey regarding the past conditional use permit and amendments. He also stated 25 spaces for truck parking was allowed. The practice facility was to be gravel including the center and asphalt on the track. More trucks on property without approval. The petitioner's engineer, Scott Meyer, stated there is a service side as well as a fleet side of the business. They stated they would like to amend the condition limiting the amount of truck parking. President White was concerned for their future plan of 100 trucks and road damage with heavy truck traffic. It was also stated that the applicant was not in compliance of his existing conditional use permit. Trustee Kastenson stated that the center of the previous approved practice area was to be gravel and it was not. He stated it was not to be asphalt. The pond was also questioned if it could handle this development. This is not a truck training center as it was approved.**

2. Consideration of a request by Big Rig Repair for a rezoning from the B-3 Commercial Service District to the B-4 Highway Business District for a semi-truck repair business for the property located at 1443 27<sup>th</sup> Street (Property owner: RBPI LLC). Tax Parcel No 168-04-21-12-038-100.

**The staff report was given by Shaun Mularkey regarding the request for rezoning the property as well as the conditional use permit request. Current zoning B-3. Essentially B-4 requires minimum lot size of 4 acres. This property is under 4 acres. The petitioners spoke regarding the site/building that they felt would be a good use.**

3. Consideration of a request by Big Rig Repair for a conditional use for a semi-truck repair business within the B-4 Highway Business District for the property located at 1443 27<sup>th</sup> Street (Property owner: RBPI LLC). Tax Parcel No 168-04-21-12-038-100.

**The conditional use request by Big Rig Repair was covered in the previous public hearing regarding the rezoning request by Big Rig Repair.**

4. Consideration of Village-proposed amendments to the Village of Raymond Code of Ordinances Chapter 25 Zoning including 25-2 Administration and Enforcement, 25-3-1 Planning Commission, 25-6-13 B-4 Highway Business District, and 25-18 Definitions.

**Shaun Mularkey provided a staff report regarding the amendment to Chapter 25 of the Village's Code of Ordinances. Differentiating between Zoning and Enforcement (25-2), The Village President would be the Chairperson for the Plan Commission (25-3-1), B-4 Highway Business District proposing a change from 4 acres minimum to a two-acres minimum. President White pointed out that without proper approval, code enforcement could not enter property. Also, look into who issues occupancy permits. Trustee Gelhaus had questions regarding the B-4 zoning change and the minimum lot size. The use dictates the lot requirements. There is no maximum lot size for B-4.**

5. Consideration of Village-proposed rezoning of multiple legal nonconforming school, churches and cemeteries to the I-1 Institutional District. Properties include the Salem Cemetery (Tax Parcel No 168-04-21-06-070-000,

presently zoned A-2), Raymond United Church (Tax Parcel No 168-04-21-16-005-000, presently zoned A-2), North Cape Lutheran Church (Tax Parcel No 168-04-21-19-045-000, presently zoned A-2 and I-1), North Cape Elementary School (Tax Parcel Nos 168-04-21-30-034-001 & 168-04-21-30-019-000, presently zoned A-2, I-1, B-3 and R-2), Raymond Christian Fellowship Church (Tax Parcel No 168-04-21-21-032-000, presently zoned A-2), and Raymond Christian Fellowship Church (Tax Parcel No 168-04-21-31-009-000 (limited to the south 60' – approved CSM Lot 2)), presently zoned A-2).

**Correction: Tax Parcel 168-04-21-31-009-000 is Seventh Day Adventist Church not Raymond Christian Fellowship Church. This is essentially correcting the zoning to multiple legal nonconforming parcels.**

**The Public Hearings Closed.**

**The Village of Raymond Board meeting was called to order at 8:05 pm. The Pledge of Allegiance was sited.**

**Roll call was taken: Present were President White, Trustee Thelen, Trustee Gelhaus, Trustee Kastenson and Trustee Schwartz. Also, present were Village Clerk Jeni Schroeffer and Zoning Administrator Shaun Mularkey.**

**TREASURER'S REPORT**

**Village of Raymond  
Treasurer's Report**

February 2026; January 1st - January 31st Bank Statements

Community State Bank - General Checking		
Beginning Balance	\$145,277.33	
Deposits:	5,067,348.67	
Disbursements:	5,035,975.03	
<b>ENDING BALANCE:</b>		<b>\$176,650.97</b>
<b>OTHER ACCOUNTS:</b>		
<b>UNRESTRICTED</b>		

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Community State Bank - Money Market	1,608,547.97	
State LGIP Fund - Tax Investment	2,346,545.21	

**TOTAL UNRESTRICTED SAVINGS 3,955,093.18**

**TOTAL UNRESTRICTED FUNDS 4,131,744.15**

**RESTRICTED**

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Community State Bank - Bond Escrow	142,060.49
Community State Bank - Storm Water Utility	8,473.91
Community State Bank - Cemetery Fund	46,413.17
Community State Bank Perpetual Care Fund	15,529.09
State LGIP Funds - Bond Escrow	71,137.49

State LGIP Funds - Cemetery	71,116.68
State LGIP Funds - Equipment Reserve	212,140.76
State LGIP Funds - Land Reserve	28,689.88
State LGIP Funds - Raymond SWUD	165,236.14
State LGIP Funds - Fireworks Bonds	12,524.14
State LGIP Funds - Fire & Rescue Equip Reserve	39,867.32
State LGIP Funds - ARPA	10.35

**TOTAL RESTRICTED FUNDS** **813,199.42**  
**ALL VILLAGE BANK ACCOUNTS** **\$ 4,944,943.57**

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

**BILLS PAID FROM:**

**January 26 to February 22, 2026 Village = \$1,922,253.33**  
**APPROVED ON A THELEN/GELHAUS MOTION. MOTION CARRIED 5-0.**

**Storm Water Utility District = \$128,870.28**  
**APPROVED ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.**

**MINUTES FROM PREVIOUS MEETING OF:**

**January 26, 2026 APPROVED ON A KASTENSON/THELEN MOTION. MOTION CARRIED 5-0.**

**February 5, 2026 APPROVED ON A THELEN/SCHWARTZ MOTION. MOTION CARRIED 5-0.**

**SET AGENDA – no changes**

**SHERIFF’S REPORT –** Written report was provided.

**PUBLIC COMMENT –**

Joe Philhammer (2135 76<sup>th</sup> Street, Franksville) – Mr. Pohlhammer spoke regarding retention ponds in the village. He expressed concerns regarding approval for the spillway in Gelhaus Farms and the white caps by the Boldt Drive pond. Doug Schwartz informed Mr. Pohlhammer that the drain tile was rerouted. Mark Gelhaus stated the pond was engineered according to the plans.

**FIRE DEPARTMENT REPORT –** Written reports were provided. Also, it was stated the enrollment numbers were up. Commission meeting was scheduled to approve a possible seven (7) more applicants for paid on premise. Good to see the response times shorter. President White stated the Fire Department is doing well with their emergency planning. President White started emergency planning training.

**DPW REPORT –** Written report was provided. Vehicle maintenance hours were up getting ready for spring.

**STORMWATER UPDATES –** No updates.

**CODE ENFORCEMENT REPORT –** Written report was provided.

## PLAN COMMISSION BUSINESS:

1. Jordan Nelson (dba Nelson Development), 5525 WI 31, Caledonia, WI, 53402: Site Plan/Plan of Operation and Soils Disturbance Request for expansion of existing Commercial Condominium facility. Property is located at 8710 W 6 Mile Rd. (Property owner: Raymond Commercial Complex LLS). Tax Parcel No. 168-04-21-09-011-010.

**Shaun Mularkey gave his report regarding the expansion of the existing facility. Written report was provided by the village engineer regarding his recommendations. Trustee Schwartz expressed concerns about the proposed pond and water drainage to the farm field to the north. The applicant, Jordan Nelson, stated that they would talk to the farmer. They would build the plan according to the engineer plans. Ponds are expensive. Trustee Thelen stated no outdoor storage was allowed in the first phase and they are not following the conditional use. does not want to see more until the property is cleaned up and he talks to Richard Scott.**

**Motion to table until next month and work on cleaning up the property and talk to Richard Scott on a Schwartz/Thelen motion. Motion carried 5-0.**

2. Zoning Administrator Updates  
**Written report was provided.**

## VILLAGE BOARD BUSINESS:

1. Discussion/decision regarding rescinded tax request for 168-04-21-35-018-000 by Village Assessor;  
**Motion to refund the overpayment of taxes for parcel 168-04-21-35-018-000 on a Schwartz/Gelhaus motion. Motion carried 5-0.**
2. Discussion/decision regarding requesting applications for Plan Commission members for the terms ending in 2026;  
**Motion to accept applications for the Plan Commission seats ending in 2026 on a Thelen/Kastenson motion. Motion carried 5-0.**
3. Discussion/decision regarding paving program for 2026;  
**Motion to table until the March meeting on a Thelen/Schwartz motion. Motion carried 5-0.**
4. Discussion/decision regarding adopting Resolution 2026-2-23: Amending the Village of Raymond 2026 Budget to Move Forward Unspent Funds for Road Maintenance;  
**Motion to approve Resolution 2026-2-23 on a Kastenson/Schwartz motion. Motion carried 5-0.**
5. General update on process and progress of water/sewer development and potential TIF District;  
**The main update is Foth's water study plan not expected to exceed \$100,000 to complete.**
6. Discussion/decision regarding engaging Von Briesen Law to assist with economic development at no cost to the Village;  
**Motion to engage with Von Briesen Law to assist with economic development on a Gelhaus/Schwartz motion. Motion carried 5-0.**
7. Discussion/decision regarding approval of bartender licenses pending clear background checks:  
Rhonda Szabo  
**Motion to approve on a Schwartz/Thelen motion. Motion carried 5-0.**

## **ANNOUNCEMENTS**

- Home Town Heroes Committee is moving forward and President White will be having a meeting to confirm the placement of the banners.
- The Village is updating the website.
- President White met with the City of Franklin's mayor regarding the complaints of dump trucks on 8 Mile.
- Raymond Elementary School logo ideas would be displayed in Village Hall. Great job kids!

## **ADJOURN**

**Motion to adjourn on a Thelen/Kastenson motion. Motion carried 5-0. Meeting adjourned at 9:01 pm.**

**Respectfully Submitted,  
Jeni Schroepfer, Clerk  
Village of Raymond**