

## PLAN COMMISSION – March 23, 2026

The Village of Raymond Planning Commission will hold their regular monthly meeting on Monday, March 23, at 6:30 pm, at the Raymond Village Hall, 2255 76<sup>th</sup> Street, Franksville, WI 53126.

### AGENDA:

1. Roll Call
2. Approval of previous minutes from February 23, 2026.
3. Public Comment: During the public comment period of the agenda, the Planning Commission welcomes comment from any member of the public, other than an elected Village Board member, on any matter that is not on the agenda. Please be advised the pursuant to State law, the Commission cannot engage in a discussion with you but may ask questions. The Planning Commission may decide to place the issue on a future agenda for discussion and possible action. Each person wishing to address the Planning Commission will have up to 2 minutes to speak. The Planning Commission may also take comment on items on the agenda as called by the Chair or wait until that item is called. Please note that once the Commission begins discussion on an agenda item, no further comments will be allowed on that issue.
4. 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.
5. Sukhi Singh (dba Akal Trucking LLC), 3039 W 6½ Mile Road, Caledonia, WI 53108: Conditional Use Permit Amendment Request to remove the truck parking limitation for the truck parking and service operation in the B-4 Highway Business District. Property is located at 3039 W 6½ Mile Road (Property owner: Musafar Group LLC). Tax Parcel No 168-04-21-12-038-030.
6. Jasbir Singh (dba Big Rig Repair), 3090 88<sup>th</sup> Ave, Kenosha, WI 53144: Rezoning Request from the B-3 Commercial Service District to the B-4 Highway Business District for a semi-truck repair business. Property is located at 1443 27th Street (Property owner: RBPI LLC). Tax Parcel No 168-04-21-12-038-100.
7. Jasbir Singh (dba Big Rig Repair), 3090 88<sup>th</sup> Ave, Kenosha, WI 53144: Conditional Use Permit, Site Plan/Plan of Operation, and Soils Disturbance Request for a semi-truck repair business within the B-4 Highway Business District. Property is located at 1443 27th Street (Property owner: RBPI LLC). Tax Parcel No 168-04-21-12-038-100.
8. 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. Public hearing held February 23, 2026.
9. 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 Seventh Day Adventists Cemetery (Tax Parcel No 168-04-21-31-009-000 (limited to the south 60' – approved CSM Lot 2)), presently zoned A-2). Public hearing held February 23, 2026.
10. Village-proposed amendments to the Village of Raymond Code of Ordinances Chapter 25 Zoning including 25-11-9 Street Banner Signs, 25-15-13 & 14 Mobile Tower Siting Non-Substantial Modifications, Article 14 (and various sections) Solar Energy, and Chapter 26 Article II Land Disturbing Construction Activities.
11. Miscellaneous Zoning Administrator Updates
12. Adjournment; Next meeting date April 27, 2026.

Respectfully submitted,  
Gary Boldt,  
Secretary, Plan Commission