

**MINUTES  
KENOSHA COUNTY  
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE  
Wednesday, March 14, 2018**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, March 14, 2018 at 6:00 p.m. at the Kenosha County Center Conference Room B and 7:00 p.m. in the Public Hearing Room, 19600 - 75th Street, Bristol, Wisconsin.

Members Present: Supervisors Erin Decker, John Poole, Michael Skalitzky, Jill Gillmore, Steve Bostrom

Youth In Governance Representatives Present: Julia Arturi and Jonathan Filiatreault

UW-Extension Staff Present: Beverlee Baker, Area Extension Director, Amy Greil, Leigh Presley, and Bethany Sorce

Also in Attendance: Youth Ambassadors Alexander Dawson and Katelyn Hannah

Also in Attendance for the public hearings on land use items:

Andy M. Buehler, Director, Division of Planning and Development

April A. Webb, Senior Administrative Assistant

The meeting was called to order at 6:00 p.m. by Chairman Decker.

1. **Certification of Compliance with Wisconsin Open Meetings Law:** The committee certified that all requirements of the Wisconsin Open Meetings Law had been met.

Items 2 and 3 were reversed to allow staff to leave to attend other previously scheduled events.

2. **Review Youth In Governance Program Updates: (25:14)** Bev Baker, Area Extension Director, introduced Vickie LeFlore as the new Positive Youth Development Extension Educator. Vickie noted that 33 applications were received and 24 applicants were selected for interviews with 14 interviews scheduled on March 21 and 10 interviews on March 22. A list of applicants selected for interviews was distributed. It was suggested that the score sheets be handed in to Vickie after each interview for her to input the scores during the interviews which would allow the final scores to be available and a decision made right after the interviews on March 22 rather than having to hold a meeting for just UW-Extension in April. This process was suggested because no land use applications have been received for a full April PDEEC meeting. Applicant information will be distributed to the interview team in advance of the meetings.
3. **Feature Program “4-H New Member Inclusion through Cloverbuds”:** (0:32) Bethany Sorce, 4-H Program Assistant, presented general information about “Cloverbuds” who are youth in K – 2<sup>nd</sup> grade. The program helps bring in new members, with almost half of the Cloverbuds members being first generation 4-H members. The Cloverbud program includes project workshops, demonstrations, educational games, and the children and the families experience “belonging” by feeling welcome and meeting new friends. About 60 youth per night participate in the program four times per year with the Ambassadors teaching the programs. Alexander Dawson and Katelyn Hannah provided information to demonstrate a general Cloverbud workshop. The workshops allow the Ambassadors to

work on their leadership skills and it helps the parents and children acclimate to the 4-H world, its terminology, and other contacts to obtain the information they need to actively participate in 4-H. The committee members were actively involved in a project demonstration.

3. **nEXT Generation Cooperative Extension Reorganization Updates:** AED Baker noted that July 1 is when Cooperative Extension officially moves as a division under UW-Madison, in addition to the ongoing nEXT Generation reorganization. With nEXT Gen, Cooperative Extension Human Resources had been eliminated and instead UW Colleges/UW-Extension Human Resources was used. Now with the shift to UW-Madison, Cooperative Extension will most likely need to reopen a Human Resources office. Current changes focus more around Human Resources, Finance and other operational functions. Amy Greil noted that assignments to Institutes have been made with each educator having a primary and secondary affiliate. In her case her primary affiliate is with Community Economic Development; secondary is Organizational Development. Hopefully more details will be available on April 30 and May 1 at the Cooperative Extension All-Colleague Conference. The reorganization continues to be a work in progress.
  
4. **UW-Extension Educator/Program updates:** Amy Greil, Community Development Educator shared how the Uptown Brass Village project is making great strides. Meetings have been held with City officials to decide what and if an operating plan can be submitted to create a Business Improvement District. The team is working on specifics and geography to be included in the proposed district. A survey was conducted with approximately 144 participants responding and helping to identify key issues and priorities – 1) housing, 2) neighborhood physical improvements, 3) safety and security, and 4) business attraction and site marketing. There will be an Uptown clean-up day in April. Amy has also been working on collaboration with a variety of food pantries, meal sites and emergency food distribution locations. The Hunger Prevention Council is working toward a central food bank versus individual organizations working separately and not being able to utilize large quantities of perishable food or not keeping donated food in the community.

Leigh Presley, Agriculture Educator, hosted the Stateline Equine conference focusing on nutrition, and pasture management which ended up being a very hot topic. About 55 people participated and the program was well received. Leigh facilitated the annual Pesticide Applicator Training and has certified about 50 farmers so far to purchase and apply restricted use pesticides. A collaborative project with Racine and Kenosha Counties land and water management departments, Leigh worked with NRCS Farm Service Agency on conservation and soil health workshops, incentive funding, and in-person field days. About 63 farmers attended the workshop. She is planning a field day. Leigh is speaking at schools about soil health and presented information including Riverview elementary in Silver Lake and Curtis Strange Elementary. The annual Youth Tractor Safety course will be held June 18-21 and the Prairie Walk will be held in Kenosha County this year.

Bethany Sorce, 4-H Program Assistant noted that the 4-H Pinewood Derby had about 144 attendees and that the location may need to be changed in the future due to the high turnout. The Shooting Sports project is going well; she met in Silver Lake Sportsman Club who agreed to have the 4-H program at their site. The target date of the first meeting is late May/early June. She is preparing for Summer 4-H Camp and Day Camp which are coming up soon.

Bev noted that the current Youth In Governance representatives will transition in May. Efforts have been made to promote the Youth As Resource program on social media and getting the word out to attract grant proposals and new board members. Jen Reese, who served as the interim, is working with Vickie to finish up the Youth As Resources grant cycle.

5. **UW-Extension Director's Report:** AED Baker noted that one big accomplishment is having Vickie on board. The next position to fill is the Health and Well-Being Extension Educator position, which has been posted to receive applications through the end of March. She has been conducting performance reviews which has been a good opportunity to get to know her colleagues and the programs they provide. More information to be provided in the summer regarding the community needs assessment/ issue prioritization process. The information will be used in the Extension area plan. Bev asked Vickie to share more information with the committee about her background.

Chairman Decker called for a brief recess prior to reconvening for the Public Hearing portion of this meeting.

After a brief recess, the Public Hearing was called to order at 7:00 p.m. in the Public Hearing Room (Recording #2 of 2).

Chairman Decker called for introductions of committee members, youth in governance, and staff. YIG Filiatreault was excused from the land use hearings portion of the meeting due to another commitment on his schedule.

6. **Comprehensive Plan Amendment – Planning, Development & Extension Education Committee,** Public Hearing on Proposed Comprehensive Plan Amendment, Planning, Development & Extension Education Committee, 19600 75<sup>th</sup> Street, Suite 185-3, Bristol, WI 53104 (Sponsor), requests approval of Draft Annual Report, "A Multi-Jurisdictional Plan for Kenosha County: 2035, 2017 Annual Report"

Division Director Buehler presented this item. He noted the Multi-Jurisdictional Advisory Committee (MJAC) had met to review the 2017 Comprehensive Plan Annual Report at their meeting of March 20, and recommend approval of the report.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comprehensive Plan Amendment 2017 Annual Report. The motion was seconded by Supervisor Bostrom and passed on the following roll call vote: Gillmore – aye; Poole – aye; Skalitzky – aye; Bostrom – aye; Decker - aye. Youth In Governance: Arturi – aye.

7. **Irving One, LLC**, 6999 E Business I-20 Suite #1, Odessa, TX 79762; **Richard & Sandra Diedrich**, 2000 Richmond Road, Twin Lakes, WI 53181; **Russell Brothers, LLC**, 11909 Richmond Road, Twin Lakes, WI 53181 (Owners), **Country Thunder East, LLC**, 730 Gallatin Pike N, Madison, TN 37115 (Agent), requesting a **Conditional Use Permit** for a country music festival (July 19-22, 2018) with an assembly over 5,000 people on the following Tax Parcels: #60-4-119-304-0405 (Irving One, LLC), #60-4-119-304-0100 (Diedrich) & part of #60-4-119-311-0200 (Russell) located in the SE & SW 1/4 of Section 30 & the NW 1/4 of Section 31, T1N, R19E, Town of **Randall**

Ivan Purnell, agent, and Allison Farden, Country Thunder, were in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** the conditional use permit request of Country Thunder East LLC, et al, subject to the following conditions:

**[NOTE: ALL DEADLINE DATES ARE SHOWN IN BOLD]**

1. Subject to the conditional use permit application dated November 13, 2018 and stamped received by Planning & Development on January 25, 2018, which includes festival dates, times, general overview, event set-up and tear down schedule, camping overview, traffic summary, food and beverage operations, ticket information and attendance, general site information, rules and regulations, and emergency procedures. Implementation of improvements to the sites and adjacent areas may require permits from the State, Kenosha County, or the Town of Randall. In addition, permits may be required for signs in and along the right-of-way of Walworth County, and State, County and local highways in the State of Illinois. The applicant is responsible for obtaining these permits along with contacting and implementing the conditions as required by these units of government.
2. Subject to the February 22, 2018 approval by the Town of Randall Town Board (Exhibit A).
3. **Subject to compliance with any conditions established by the Village of Genoa City as part of their Special Events Permit.**
4. If the Country Music Festival is to be held next summer, the application for the Conditional Use Permit shall be filed by no later than **February 13, 2019** for the March 13, 2019 Planning, Development & Extension Education Committee (“PDEEC”) meeting to ensure adequate time for the planning and permitting of the event.
5. This conditional use permit is being granted solely for a single event, which shall be operated July 18-23, 2018. Any additional festival events will require applying for and receiving a conditional use permit from PDEEC, as well as receiving approval from the other affected units of government having jurisdiction over events of this nature. If approval for this type of event is not granted in 2019, or the applicant chooses not to have an event in 2019, all lands that were rezoned from A-1 Agricultural Preservation District to A-2 General Agricultural shall be rezoned back to A-1 Agricultural Preservation District by the applicant(s) or its agent.
6. An event production schedule shall be provided for review to the Kenosha County Department of Planning & Development (“Planning & Development”) by **July 2, 2018**.
7. Applicant shall provide proof of liability insurance to Planning & Development by no later than **July 2, 2018**.
8. A site plan showing the location of all temporary and permanent structures and their intended use for the duration of the Country Thunder event shall be provided to Planning & Development by **July 2, 2018**.

9. A list of amusement rides that will be present at the event and proof of liability insurance shall be provided to Planning & Development by **July 12, 2018**. All amusement rides shall be properly registered and operated in accordance with Wisconsin Administrative Code *Chapter SPS 334 – Amusement Rides*.
10. The County Thunder Disaster Preplans, prepared by the Town of Randall Fire Department in 2009 and revised as needed, shall be followed for any fire, rescue, emergency and evacuation needs during the event. National Oceanic and Atmospheric Association (NOAA) weather radios shall be on hand and used to monitor weather conditions from the National Weather Service offices in Sullivan, WI and Chicago, IL during the duration of the festival, as referred to in the emergency plan. Site managers shall be briefed on their use and must be familiar with the use of radio communication equipment for interfacing with response agencies as necessary.
11. The grounds, including areas not visible to the public, shall be kept neat and clean at all times. Staff shall be provided for the purposes of picking up litter whenever the public is on the site. In addition, it is the responsibility of the applicant to remove all litter that may be blown from the site onto abutting properties and/or road rights-of-way, with final on & off-site clean-up being completed no later than **August 3, 2018**.
12. All Country Thunder-related structures, tents, temporary fences and equipment shall be removed from the event properties no later than **August 3, 2018**.

#### TRAFFIC AND PARKING

13. Traffic patterns/traffic control for the event shall be based on a traffic plan as depicted in the attached Exhibit B. Any change to this plan shall be reviewed and approved by representatives of Country Thunder, the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works, Planning & Development and any other affected governmental agencies. The plan shall include the training and coordination of parking attendants and the affected county agencies. A series of coordination meetings including all affected agencies will be needed to solve traffic problems. Any costs associated with this traffic planning are the responsibility of the applicant. Any directional maps that are distributed by Country Thunder shall be reviewed and approved by the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works and Planning & Development.
14. A detailed site plan showing all parking areas, camping areas and traffic flow patterns shall be submitted to Planning & Development by no later than **July 2, 2018**. Parking shall take place only in the designated areas shown on the plan. Entrance and exit roads shall be graveled and maintained for a minimum distance of 100 feet from the edge of pavement of the public road and the remaining entrance and exit roads shall be maintained in a dust free condition at all times. Efforts should be pursued to improve the condition of any internal festival roadways which historically become muddy and, therefore, difficult or impossible for patrons and staff to navigate. No off-site parking is allowed, including within public rights-of-way. "No Parking" signs must be installed by Kenosha County in

the vicinity of the event at the cost of the applicant. Directional signage, pavement marking, and roadway patrol shall be in accordance with memorandums and approvals from the Kenosha County Sheriff's Department and/or the Kenosha County Department of Public Works.

15. **Based on discussions between the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works and Planning & Development staff, it is recommended that the current drop-off area located on the south side of CTH "O" (110th St.) be enlarged to improve traffic flow and allow more space for the stacking of vehicles so that they are not backing up into the roadway. Separate entrance and exit drives should be provided at each end of the drop-off area to improve vehicle flow into and out of the area. Adequate directional signage should also be placed along CTH "P" (Richmond Rd.) and CTH "O" (110<sup>th</sup> St). Any potential change in location of the drop-off area between approval of this Conditional Use Permit and the start of the event shall be reviewed and approved by the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works and Planning & Development.**

#### ACTIVITY CONTROL LICENSE

16. **The applicant is responsible for applying for and obtaining a Kenosha County Activity Control License with the Kenosha County Sheriff's Department and the Kenosha County Clerk's Office, to be approved by the Kenosha County Board of Supervisors prior to the event, and complying with any associated conditions as set forth in said Activity Control License.**

**It should be noted that where a conflict exists between the proposed number of facilities, security staffing, parking attendants, toilets, etc., the applicant shall provide the greater number, but shall, under no circumstances, provide less than the required number as set forth in the Kenosha County Activity Control Ordinance, being Chapter 8 of the Municipal Code of Kenosha County.**

HEALTH

17. A State sanitary permit shall be obtained, along with appropriate fees & forms, for holding/pump tank installation for the employee catering building. POWTS replacement shall be completed prior to event opening/start for 2018 year.
18. A County sanitary permit shall be obtained for building sewer repair/correction for the existing shower building. Work for both POWTS items to be completed by a WI licensed installer having a valid MPRS, or MP license designation prior to event opening/start for 2018 year.
19. The Kenosha County Division of Health shall test both wells and the distribution system by June 13, 2018. Repairs, maintenance and chlorinating of the wells, if needed, must be completed prior to this date. Any temporary water lines in the camping areas shall be shown on a plan and approved by the Kenosha County Division of Health.
20. The County Environmental Sanitarian shall be contacted **30 days prior to the music festival** to inspect the existing private onsite wastewater treatment systems (POWTS) on the festival grounds to determine compliance with the State and County Sanitary Codes.

Any new or existing buildings served with water and having sanitary waste drains and not connected to an acceptable POWTS will be identified at the time of the Sanitarian's inspection. Based on the project and time permitting, a complete plan submittal and an application for a Sanitary Permit may be required to be submitted to the Sanitarian with installation and inspection by the county occurring before **July 9, 2018**.
21. It is the responsibility of the applicant to comply with all State and local regulations regarding public health. This includes proper and adequate toilet and hand washing facilities, showering facilities, proper food preparation and serving conditions, adequate tested potable water, proper disposal of refuse and food by-products on a timely basis. The Kenosha County Division of Health requires permits and inspections to assure the event is conducted within laws of proper sanitation and health. The applicant shall obtain all necessary health-related permits and assure that all necessary tests and inspections are conducted. Above-mentioned facilities must be in place for inspection by July 16, 2018.
22. Plans showing the location of the vendor areas, along with a list of vendors occupying booths shall be provided to the Kenosha County Sheriff's Department, Kenosha County Division of Health and Planning & Development by July 2, 2018. The plan shall be kept current, and updates shall be provided prior to the event.
23. Information regarding service and service provider of grease disposal shall be provided to the Kenosha County Division of Health and Planning & Development by July 2, 2018.

24. Information on solid waste removal service provider and schedule of service to be provided to Kenosha County Division of Health and Planning & Development by **July 2, 2018**.
25. **The Kenosha County Division of Health shall be provided with a list of names of individuals who are responsible for servicing portable toilet units, servicing hand washing stations, shower waste disposal, and supervising the food court and VIP food service areas by July 2, 2018. All hand washing stations shall be in place and installed with soap dispensers and single-service towel dispensers before the festival opens. Hand washing stations must be provided for all food preparation/serving areas. Hand washing stations need to be monitored and maintained with water, soap, and towels. In areas where water is not available under pressure, a minimum of a five- (5) gallon insulated container with a spigot and approved liquid waste disposal shall be provided.**
26. Any individual considering tattooing at the event must contact the Kenosha County Division of Health by **July 2, 2018**.
27. Payment and applications for temporary restaurant licenses shall be received by **July 16, 2018**. Payment must be made to the Kenosha County Division of Health in the form of a certified check.
28. Payment for special event campground licenses and water testing fees shall be received by **July 16, 2018**. Payment must be made to the Kenosha County Division of Health in the form of a certified check.
29. **Separate enclosed toilets for males and females meeting all state and local specifications must be conveniently located throughout the grounds and in proximity to the campground, sufficient to provide facilities for the maximum number of people to be assembled at the rate of at least one toilet for every 200 persons, with said facilities to be evenly-divided between male and female together with an efficient, sanitary means of disposing of waste matter deposited, which is in compliance with all state and local laws and regulations.**
30. **There must be one lavatory for every 500 persons with running water under pressure and a continuous supply of soap and paper towels to be provided with each lavatory or in the alternative a sufficient number of chemically treated sanitary towels.**
31. **Prep kitchens and the VIP buffet tent shall be completely screened and other food booths shall be screened as needed.**
32. **Thermometers must be provided in all refrigeration units. A long stem thermometer shall be provided in all food tents/preparation areas to check hot food temperatures.**
33. No bare hand contact of ready-to-eat food will be allowed. Employees shall use suitable utensils such as deli tissue, spatulas, tongs or single-use gloves.

34. One (1) hand-held radio unit must be provided to Kenosha County Division of Health staff to facilitate communication with Country Thunder staff.
35. Three (3) all access passes with VIP parking and an on-site all-terrain vehicle must be provided for Kenosha County Division of Health inspection staff.

GENERAL

36. **To assure that proper facilities are provided to those attending and to assure that the festival has a minimum effect on the neighboring area, copies of service contracts as listed in the application shall be provided to Planning & Development by July 2, 2018.**
37. **No on- or off-premise signs, banners, or billboards shall be constructed, erected, or displayed without first obtaining proper permits from the State, County or local unit of government in which they are being located. The existing billboard sign located on the Country Thunder property along CTH P (Richmond Rd.) shall not be used to advertise for off-premise businesses or services and shall be used only for advertising the Country Thunder event or other events taking place on the premises.**
38. **No operation of amusement rides past Midnight.**
39. **No hot air balloon rides are permitted.**
40. **All speakers facing away from permanent dwellings, as stated in the submitted Conditional Use Permit Application dated November 13, 2017, must be enforced and observed.**
41. A 2:00 a.m. curfew for excessive or loud noise must be strictly enforced and observed.
42. Information on electrical generators, number of units to be used and a site plan layout of their locations to be provided to Planning & Development by July 2, 2018
43. On-site security shall be based on a plan prepared by the applicant and submitted to the Kenosha County Sheriff's Department by **July 9, 2018** for review and approval prior to the event. This must include security guards, either regularly-employed, duly sworn off-duty Wisconsin peace officers or private guards, licensed in Wisconsin, sufficient to provide adequate security for the maximum number of people to be assembled at the rate of at least one (1) security guard for every 750 people. Except that in the case of assemblies of less than 750 people, continuing between the hours of midnight and 8:00 a.m., there shall be at least one (1) security guard.
44. **It has been determined that Kenosha County must assign staff and equipment to assure that this event is operated in accordance within the rules established by the state and the county and to ensure that this event has a minimal effect on the general public. In order to ensure that the**

taxpayers of Kenosha County are not burdened for cost(s) requiring staffing and equipment associated with this event, such as patrol and traffic control, highway maintenance, and the possibility of cleaning the public right-of-way, health inspections, golf carts, emergency services planning, along with review and verification by Planning & Development staff, approval of this request would be granted provided Kenosha County shall receive from the applicant or its agent a check. This check shall be in an amount as determined by the Kenosha County Sheriff's Department and payable to Kenosha County. Kenosha County may use the money solely for the purpose of reimbursing costs related to the event prior to, during, or after the event takes place. The County will provide a list of actual expenditures requiring reimbursement by the applicant. In addition, if Kenosha County determines that its actual costs related to the event exceeds the amount of the check, the applicant or its agent agrees by the signing of these conditions to reimburse Kenosha County for the additional costs related to the event. This check shall be received before review of the Activity Control License by the Judiciary & Law Enforcement Committee.

45. It is the responsibility of the petitioner to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by Planning & Development or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.

- The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.

9. **Lafarge Aggregates**, 1300 S. Illinois Route 31, South Elgin, IL 60177 (Lessee), Herbert J. & Lillian A. Robers Revocable Trust, 233 Origen Street, Burlington, WI 53105 (Lessor), Roland and Bonnie Lou Denko, 3710 392nd Avenue, Burlington, WI 53105 (Lessor) & Raymond J. & Gloria M. Tenhagen, 3910 376th Avenue, Burlington, WI 53105 (Lessor), requesting a 2-year renewal of a **Conditional Use Permit** (originally approved on March 13, 1996) for a gravel pit in the M-3 Mineral Extraction and Landfill Dist. on the following Tax Parcels: #95-4-219-291-0100 (Robers), #95-4-219-291-0300 (Robers), #95-4-219-291-0400 (Robers), #95-4-219-292-0300 (Robers), #95-4-219-292-0200 (Denko), #95-4-219-293-0100 (Denko), #95-4-219-293-0200 (Denko), #95-4-219-293-0300 (Denko), #95-4-219-293-0400 (Denko) & #95-4-219-294-0100 (Tenhagen). Said parcels are located in the NE, NW, SE, and SW quarters of Section 29, T2N, R19E, Town of **Wheatland**.

Randi Wille, agent, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** the conditional use permit request of Lafarge Aggregates, et al, subject to the following conditions:

1. Subject to the application and plans stamped received by the office of Planning and Development on February 2, 2018, including the '2017 Operations Summary Report' prepared by Baxter & Woodman and dated December 19, 2017.
2. The conditions presented in the original approval of the Mineral Extraction operation signed by Allen R. Miller on 3-13-96, and August 12, 1998 shall remain in effect except where altered in Task Order #7 signed by Allen Miller on August 9, 2004 and Task Orders #8 and #9 signed by Allen Miller on December 5, 2006 and Task Order #10 signed by Allen Miller on June 18, 2009 and Task Order #11 signed by Allen Miller on January 9, 2012 and Task Order #13 signed by Randi Wille on December 18, 2013 and Task Order #14 signed by Randi Wille on October 17, 2016 (Task Orders on file in Planning and Development).
3. Surveillance visits by HNTB and/or their successor shall be conducted twice (2) a year.
4. It was agreed with Meyer Material Company (now known as Lafarge Aggregates) that if positive results were being recorded over the first two years of the Conditional Use Permit that HNTB would propose to reduce, or delete, some annual contract services. The above is intended to do just that. Consequently, the annual services contract will be reduced as presented below.

Meyer Material Company	1996-1997 fee	\$36,000 per yr x 2 yrs =	\$73,800*
(now known as Lafarge Aggregates)	1998-2000 fee	\$29,500 per yr x 2 yrs =	\$59,000
	2004-2006 fee	\$21,250 per yr x 2 yrs =	\$42,500
	2006-2008 fee	\$17,000 per yr x 2 yrs =	\$34,000
	2009-2011 fee	\$15,500 per yr x 2 yrs =	\$31,000
	2012-2014 fee	\$12,375 per yr x 2 yrs =	\$24,750
	2014-2016 fee	\$12,375 per yr x 2 yrs =	\$24,750
	2016-2018 fee	\$16,765 (18-mo. lump sum) =	\$16,765
	2018-2020 fee	To Be Determined by HNTB	

(\*Does not include 5% county administration fee)

<sup>1</sup> This lump sum fee was for the 18-month period from July 1, 2016 to December 31, 2017, per Task Order No. 14 (on file with Kenosha County).

5. Any substantial change or expansion of the submitted plan of operation, i.e., new buildings, and/or change in use, shall require the petitioner to reapply for a Conditional Use Permit to the Planning, Development & Extension Education Committee for its review and approval.
  6. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until such time as the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.
- The motion was seconded by Supervisor Bostrom and passed unanimously. Youth In Governance: Arturi – aye.

10. **Tabled Request – Resolution to Accept Donation of a Parcel in the Fox River Floodplain (17:23)**

- Supervisor Skalitzky made a motion to **remove from the table** the resolution regarding the donation of a parcel in the “Fox River Floodplain.” The motion was seconded by Supervisor Gillmore and passed unanimously. Youth In Governance: Arturi – aye.

Mr. Buehler noted staff was requesting this item be withdrawn due to an error in the listing of the location of the parcel in the document from the February meeting (it was listed as Fox River Floodplain and it should have been the Camp- Center Lake Floodplain.

- Supervisor Gillmore made a motion to **accept the withdrawal** of the resolution regarding the donation of a parcel in the “Fox River Floodplain.” The motion was seconded by Supervisor Skalitzky and passed unanimously. Youth In Governance: Arturi – aye.

11. **Review and Possible Approval - Resolution to Accept Donation of a Parcel in the Camp/Center Lake Floodplain/Wetland Area (17:48)**

Mr. Buehler presented this item noting this parcel is in the Camp-Center Lake Floodplain/Wetland area.

- Supervisor Skalitzky made a motion to **approve** the resolution regarding the donation of a parcel in the Camp/Center Lake Floodplain/Wetland Area. The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.

12. **Tabled Request of Alice L. Daly/Green Hill Swiss Farm LLC, 2503 176th Ave, Kenosha, WI 53144-7615 (Owner), Charles Terry, 21202 15th St., Union Grove, WI 53182 (Agent), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from “Farmland Protection” to “Farmland Protection” & “Suburban-Density Residential” on Tax Parcel #45-4-221-214-0400 located in the SE ¼ of Section 21, T2N, R21E, Town of Paris (19:54)**

- Supervisor Skalitzky made a motion to **remove from the table** the Comprehensive Plan Amendment request of Daly/Green Hill Swiss Farm LLC. The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.

Charles Terry, 21202 15<sup>th</sup> Street, owner, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comprehensive Plan Amendment request of Daly/Green Hill Swiss Farm LLC. The motion was seconded by Supervisor Gillmore and passed on a 4-1 vote with Bostrom casting a dissenting vote. Youth In Governance: Arturi – aye

13. **Tabled request of Alice L. Daly/Green Hill Swiss Farm LLC, 2503 176th Ave, Kenosha, WI 53144-7615 (Owner), Charles Terry, 21202 15th St., Union Grove, WI 53182 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. on Tax Parcel #45-4-221-214-0400 located in the SE ¼ of Section 21, T2N, R21E, Town of Paris (24:07)**

- Supervisor Skalitzky made a motion to **remove from the table** the rezoning request of Daly/Green Hill Swiss Farm LLC. The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.

Charles Terry, 21202 15<sup>th</sup> Street, owner, was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Daly/Green Hill Swiss Farm LLC. The motion was seconded by Supervisor Gillmore and passed unanimously. Youth In Governance: Arturi – aye.
14. **Tabled Request of New Life Bible Church**, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, Twin Lakes, WI 53181 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “Medium-Density Residential” to “Medium-Density Residential” and “Governmental and Institutional” on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of **Randall (26:08)**

- Supervisor Skalitzky made a motion to **remove from the table** agenda items number 14 and 15 the requests of New Life Bible Church/McConnell. The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.

Staff noted that items 14 and 15 were requested to be withdrawn and new applications items number 16 and 17 are on the agenda for review and possible approval in place of the two tabled items.

- Supervisor Skalitzky made a motion to **accept the withdrawal** of the Comprehensive Plan Amendment request of New Life Bible Church/McConnell. The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.
15. **Tabled Request of New Life Bible Church**, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, Twin Lakes, WI 53181 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist. & B-3 Highway Business Dist. to I-1 Institutional Dist. & B-3 Highway Business Dist. on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of **Randall**
- Supervisor Skalitzky made a motion to **accept the withdrawal** of the rezoning request of New Life Bible Church/McConnell. The motion was seconded by Supervisor Poole and passed unanimously. Youth In Governance: Arturi – aye.
16. **New Life Bible Church**, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, Twin Lakes, WI 53181 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “Medium-Density Residential” to “Governmental and Institutional” on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of **Randall (27:55)**

Tracy McConnell, agent, was in attendance to speak to this item. They spoke with 23 residents in the immediate area of the proposal and 52% were in favor of the petition, 39% had no opinion, and two residences had voiced a concern regarding storm water retention.

Staff noted that there are ordinances in place to make sure storm water and lighting would be reviewed and standards have to be met as part of the site review throughout the process.

The following spoke in Favor of the Petition:

Chris Kline, 10520 105<sup>th</sup> Avenue, Genoa City  
Larry Chambers, 121 Mueller Avenue, Twin Lakes  
Joan Gibbons, 3321 West Main Street, Twin Lakes  
Randy Musmore, resides in Illinois, is a member of the church since its inception  
Bob Donnamaria, 139 Park Avenue, Twin Lakes

The following spoke in Opposition to the Petition:

Thomas and Jan Iselin, 8825 388<sup>th</sup> Avenue, Powers Lake, storm water concerns, parking lot and lighting, would rather see three homes paying taxes rather than one building not paying any taxes.

Supervisor Skalitzky directed that the petitioner be diligent and work with the appropriate authorities and engineers to make sure storm water regarding this proposal is reviewed and measures are taken to manage it.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the comprehensive plan amendment request of New Life Bible Church/McConnell. The motion was seconded by Supervisor Bostrom and passed on the following roll call vote: Gillmore – aye; Poole – aye; Skalitzky – aye; Bostrom – aye; Decker - aye. Youth In Governance: Arturi – aye.

17. **New Life Bible Church**, 112 W Main St, Twin Lakes, WI 53181 (Owner), Tracy B. McConnell, 112 W Main St, Twin Lakes, WI 53181 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist. & B-3 Highway Business Dist. to I-1 Institutional Dist. on Tax Parcel #60-4-119-172-1000 located in the NW ¼ of Section 17, T1N, R19E, Town of **Randall (48:25)**

Tracy McConnell, agent was in attendance to speak to this item.

- Supervisor Skalitzky made a motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of New Life bible Church/McConnell. The motion was seconded by Supervisor Bostrom and passed unanimously. Youth In Governance: Arturi – aye.

18. **CERTIFIED SURVEYS AND OTHER LAND DIVISIONS**

- Supervisor Skalitzky made a motion to **approve** the following certified surveys, subject to conditions. The motion was seconded by Supervisor Gillmore and passed on a 4-1 vote with Bostrom casting a dissenting vote.

- 1) Alice L Daly/Green Hill Swiss Farm LLC (Owner), Charles Terry (Agent) – Part of the SE  $\frac{1}{4}$  of Section 21, Township 2 North, Range 21 East, Town of Paris. For informational purposes only, this parcel is located on the south side of CTH “E” (12th Street), approximately 1.25 miles east of CTH “D” (172nd Avenue).

Requesting approval of a Certified Survey Map (dated October 31, 2017 by Mark A. Bolender of Ambit Land Surveying) to create one (1) 2.58-acre parcel from Tax Parcel #45-4-221-214-0400.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Paris.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s January 29, 2018 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
  1. On Sheet 2, revise the zoning note to include both existing and proposed zoning (note: the proposed zoning of Lot 1 is “R-2 Suburban Single-Family Residential District”).
  2. Illustrate the principal structure setback lines for R-2 zoning (65’ street yard, 15’ side yards and 25’ rear yard).
  3. Pursuant to the Staff Review prepared by Jeff Muenkel, AICP CEcD of Foth and dated February 20, 2018 (Exhibit B, attached), add a note on sheet 1 of 2 stating: “Division of this property per this CSM counts as one (1) lot against the future division and density allowance of Lot 2 per the Town Land Division ordinances”.
- d) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.
- e) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the

recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [Luke.Godshall@kenoshacounty.org](mailto:Luke.Godshall@kenoshacounty.org).

- f) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- g) Subject to receiving the original certified survey as approved by the Town of Paris.
- h) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

19. **APPROVAL OF MINUTES - APPROVED**

- Supervisor Skalitzky made a motion to approve the minutes as presented of the February 14, 2018 Planning, Development and Extension Education Committee meeting. The motion was seconded by Supervisor Poole and passed unanimously.

20. **CITIZEN COMMENTS - NONE**

21. **ANY OTHER BUSINESS ALLOWED BY LAW**

Mr. Buehler noted that no new applications had been received for land use items for the April 11, 2018 PDEEC agenda, therefore the next regular meeting of the PDEEC will have only UW Extension matters to review, if they have any items. He thanked the current committee members for their service on the committee and wished them well on their elections and future endeavors.

22. **ADJOURNMENT**

- Supervisor Skalitzky made a motion to adjourn the meeting. The motion was seconded by Supervisor Bostrom and passed unanimously. The meeting was adjourned at 8:00p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, April 11, 2018.