

**MINUTES
KENOSHA COUNTY
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE
Wednesday, March 10, 2021**

Minutes of the Kenosha County Planning, Development & Extension Education Committee met virtually on **Wednesday, March 10, 2021, at 6:00 p.m. followed by a public hearing at 7:00 p.m.** No in-person access was available. The meeting was available via live video stream by visiting Kenoshacounty.org - The meeting was also accessible for public monitoring by calling 1-408-418-9388 Access code: **187 306 3262**

Members Present: Supervisors Daniel Gaschke, Sandra Beth, and Zach Rodriguez

Members Excused: Supervisors Amy Maurer and Gabe Nudo

Other Supervisors in Attendance: County Board Chairman John O'Day (ex officio), Sharon Pomaville

Youth In Governance Representatives Present: Calahan Miles and Lauren Noble

Staff in Attendance via WebEx:

Andy M. Buehler, Director, Division of Planning and Development
Beverlee Baker, Area Extension Director
Amy Greil, Community Development Educator
Mary Metten, Health & Well-Being Educator
Vijai Pandian, Horticulture Educator
Jen Reese, 4-H Program Educator
Terri Ward, FOODWise Administrator
Amy Macemon, Healthy Communities Coordinator
Nicole Leipski, Teaching Coordinator

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

1. **Certification of Compliance with Wisconsin Open Meetings Law:** The committee certified that all requirements of the Wisconsin Open Meetings Law had been met.
2. **Feature Program “2020 Highlights and Plans for 2021 – Extension Educators”:** Each educator provided a 2020 recap of accomplishments and 2021 program goals as detailed in the attached slide presentation. A brief summary of their subject matter below:

Mary Metten, Health & Well-Being Educator – Behavioral Health/Youth Mental Health First Aid and Financial/Rent Smart Education

Amy Greil, Community Development Educator - Food Bank and Pantry networks, Uptown Brass Neighborhood Association, Workforce Development Project, 2021 Relational Networking Programming, Small Business Outreach Business District Redevelopment

Terri Ward, FoodWise Program Administrator – Shared how FoodShare participation increased by 17% in Kenosha County, along with an overview of 2020 FoodWise Programs including daily Emergency Food Resources updates, expanded access to middle and high school youth (a newer audience for FoodWise), Teen Cuisine Series, and training on the “Safe and Healthy Food Pantries Toolkit”

Vijai Pandian, Horticulture Educator – Landscape & Grounds Maintenance Short Courses, Spring Into Gardening, Zoom Garden Lectures and Plant Diagnostics Training, Integrated Plant Health Advising Kenosha, Milwaukee, & Racine, Urban Forestry Training, Garden Talks, and summer Intern supervision

Leigh Presley, Agriculture Educator – Farm/Tractor Safety, Farm Fresh Atlas, Emerging Issues Farm Education, Developing Farmer Entrepreneurship, and Farm Start Up Webinar

Jen Reese, 4-H Program Educator – 4-H (634 ongoing members, 91 volunteers), Youth In Governance Virtual Orientation & Bus Tour, Nomination and Appointment process, Youth As Resources Program

Area Extension Director Bev Baker noted former Community Development Extension Educator Christine Wasielewski’s work regarding Sustainability, Workforce Development with the Kenosha County Correctional facility, and 2020 Census Complete Count Committee.

She also noted that she has received a verbal acceptance for the Positive Youth Development educator position with an anticipated start date of early April. She reminded the Committee that Jen Reese will continue in her interim role through June 2021. The 4-H Program Educator position will be posted to search for a new fulltime candidate.

3. **Youth In Governance:** Jen Reese, 4-H Program Educator, noted that the interview team for the Youth In Governance interviews next week will be Supervisor Gaschke, Supervisor Maurer, and the two PDEEC Youth In Governance Members Calahan Miles and Lauren Noble. Jen will send the applications and scoring information to the interview team.
4. **UW-Extension Educator/Program updates:** There were no further updates because information was shared under agenda item no. 2
5. **UW-Extension Director’s Report:** Bev Baker, Area Extension Director, reported that she is currently conducting performance reviews with the educators. She is working with the Public Works CFO and IT to obtain a new online system combining registration and payment in one location to reduce administrative support. Bev announced that she will be retiring as of May 14th and thanked the committee for the time she has been able to serve Kenosha County. She enjoyed her tenure with the County and hopes to have additional information in April regarding a successor. Supervisor Gaschke thanked her for her service and wished her well in her future endeavors.

The Public Hearing was called to order at 7:00 p.m.

Chairman Gaschke called for introductions of committee members, youth in governance, and staff.

6. **Irving One, LLC, 1222 N Grant Ave, Odessa, TX 79761; Diedrich Family Farm LLC, 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 15-18, 2021) 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 Family Farm LLC) & part of #60-4-119-311-0200 (Russell Brothers LLC) located in the S 1/2 of Section 30 & the N 1/2 of Section 31, T1N, R19E, Town of **Randall**.**

Kim Blevins and Allison Farden were virtually in attendance to speak to this item.

- Rodriguez/Beth motion to **approve** the Conditional Use Permit request of Country Thunder East, LLC (Agent), subject to the following conditions:

[NOTE: ALL DEADLINE DATES ARE SHOWN IN BOLD]

1. Subject to the conditional use permit application dated December 18, 2020 and stamped received by Planning & Development on December 21, 2020, 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 that approved by the Town of Randall Town Board on January 28, 2021.
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 9, 2022** for the March 9, 2022 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 14-19, 2021. 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 2021, or the applicant chooses not to have an event in 2021, 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. Subject to the emergency trench that was dug during the 2019 event along the east side of the Encore campground being reconstructed into a swale following Natural Resources Conservation Service (NRCS) Conservation Practice Standard for grassed waterways (Exhibit A, attached), or filled back in and leveled to match surrounding grade, by **June 30, 2021**.
7. An event production schedule shall be provided for review to the Kenosha County Department of Planning & Development ("Planning & Development") by **June 30, 2021**.
8. Applicant shall provide proof of liability insurance to Planning & Development by no later than **June 30, 2021**.
9. 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 **June 30, 2021**.
10. 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 9, 2021**. All amusement rides shall be properly registered and operated in accordance with Wisconsin Administrative Code Chapter SPS 334 – Amusement Rides.
11. 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.
12. 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 **July 30, 2021**.
13. All Country Thunder-related structures, tents, temporary fences and equipment shall be removed from the event properties no later than **July 30, 2021**.

TRAFFIC AND PARKING

14. 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.

15. A detailed site plan showing all parking areas, camping areas and traffic flow patterns shall be submitted to Planning & Development by no later than **June 30, 2021**. 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.
16. **Taller and more visible signage at the main entrance gate and drop-off area shall be provided for this year's event. Signage shall be two-sided so as to be visible by traffic approaching from either direction and tall/large enough so as to not be obstructed from view by parked or queued vehicles entering the site. Plans for signage shall be submitted by no later than June 1, 2021 to allow adequate time for review and approval prior to the event.**
17. **The drop-off area shall be designed for efficient vehicle flow into and out of the area, including providing prominent directional/informational signage and graveled or paved drive lanes in areas of mud or potential mud. Any change of the location or configuration 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

18. **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

19. **The Kenosha County Division of Health shall test both wells and the distribution system by June 9, 2021. 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 5, 2021**.

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 12, 2021.**

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 June 30, 2021. 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 June 30, 2021.

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 **June 30, 2021**.

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 June 30, 2021. 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 **June 30, 2021**.
27. Payment and applications for temporary restaurant licenses shall be received by **July 12, 2021**. 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 12, 2021**. 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 June 30, 2021.**

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 December 18, 2020, 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 **June 30, 2021.**
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 5, 2021** 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.

➤ Passed unanimously by those PDEEC members present.

7. **Haskins LLC**, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Owner), Mark Larkin, 400 Boulder Ridge Ct., Lake Geneva, WI 53147 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from “Suburban-Density Residential” to “Suburban-Density Residential” & “Commercial” on Tax Parcel #95-4-219-314-0360, located in the southeast ¼ of Section 31, T2N, R19E, Town of **Wheatland**.

Mr. Buehler noted staff was requesting this item be tabled to allow the Town additional time to act on the application.

➤ Rodriguez/Gaschke motion to **table** the Comprehensive Plan Map Amendment request of Haskins LLC (Owner), Mark Larkin (Agent) to allow the Town additional time to act on the application. Passed unanimously by those PDEEC members present.

8. **Craig S. Tripp & Lori M. Shuttenhelm**, 5808 352nd Ave., Wheatland, WI 53105 (Owner), Craig S. Tripp, 5808 352nd Ave., Wheatland, WI 53105 (Agent), requesting a **rezoning** from A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-219-343-0900, located in the southwest ¼ of Section 34, T2N, R19E, Town of **Wheatland**.

Craig Tripp and Lori Shuttenhelm were virtually in attendance to speak to this item.

➤ Rodriguez/Beth motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Craig S. Tripp & Lori M. Shuttenhelm. Passed unanimously by those PDEEC members present.

9. **Craig S. Tripp & Lori M. Shuttenhelm**, 5808 352nd Ave., Wheatland, WI 53105 (Owner), Craig S. Tripp, 5808 352nd Ave., Wheatland, WI 53105 (Agent), requesting a **Certified Survey Map** on Tax Parcel #95-4-219-343-0900, located in the southwest ¼ of Section 34, T2N, R19E, Town of **Wheatland**.

Craig Tripp and Lori Shuttenhelm were virtually in attendance to speak to this item.

- Rodriguez/Gaschke motion to **approve** the Certified Survey Map request of Craig Tripp and Lori Shuttenhelm (Owner), Mark Larkin (Agent), subject to the following conditions:
- 1) Craig S. Tripp & Lori M. Shuttenhelm, 5808 352nd Ave., Wheatland, WI 53105 (Owner), Craig S. Tripp, 5808 352nd Ave., Wheatland, WI 53105 (Agent) – SW ¼ of Section 34, T2N, R19E, Town of Wheatland. For informational purposes only, this parcel is located at the SW corner of CTH “KD” & 57th Street.

Requesting approval of a Certified Survey Map (dated February 2, 2021 by Christopher A. Hodges of Farris, Hansen & Assoc., Inc.) to create one (1) 13.36-acre parcel, one (1) 0.92-acre parcel, one (1) 10.05-acre parcel and one (1) 13.13-acre parcel from Tax Parcel # 95-4-219-343-0900.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Wheatland.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s March 2, 2021 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
 1. Subject to removing the physical driveway installation to CTH KD on proposed Lot 2. Removal of said driveway may require approval by the Kenosha County Division of Highways.
 2. Subject to removing from the face of the CSM the 30-foot-wide access easement and driveway improvement lines shown on Lot 2.
 3. Subject to adding a note to the CSM indicating that Lot 2 shall have no direct access to CTH KD.
 4. Subject to drawing vehicular access prohibition markings along the entire east line of Lot 2, and along a portion of the north line of Lot 2 for a distance of 60 feet from the northeast corner of Lot 2. Include a legend item to define the access prohibition markings.
 5. Subject to showing a half-width of 40 feet on CTH KD being dedicated to the public. On proposed lot 3, the new right-of-way line shall include a jog beginning at a point 1 foot north of the north wall of the residence, extending eastward to the existing right-of-way way line, then extending southward to a point 1 foot south of the south wall of the residence, then extending westward 7 feet to match the proposed 40-foot right-of-way half-width.
 6. Subject to including an inset map which details the setbacks from the new right-of-way line to the existing single-family residence.
 7. Subject to Lot 2 being widened to at least 170 feet.
 8. Subject to adding soil boring locations on all Lots.
 9. Identify the existing buildings (e.g. residence, garage, barn, etc.) on Sheet 2 of 4.

10. Subject to adding 50'x50' vision corner easement to northeast corner of Lot 2.
11. Add a vision corner easement note stating: "No obstructions, such as structures, fences, parking or vegetation within the vision corner easement may exceed two (2) feet in height."
12. Add the shoreland boundary and the boundary of the one percent annual probability (100-year recurrence interval) flood per FEMA Flood Insurance Rate Map #55059C0128D. Label floodplain as "Zone A – No Base Flood Elevations determined".
13. Re-label "Munster Creek" as "New Munster Creek".
14. Add the following note to the CSM: "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution."
15. Revise the legend on Sheet 2 to indicate the wetland boundary was located by SEWRPC on 6/15/20.
16. Add note stating there shall be no filling, excavation or building within the wetland and floodplain areas.
17. Add a zoning note indicating the existing and proposed zoning within and adjacent to the proposed land division.
18. Indicate the owners of record of abutting unplatted lands.
19. On Sheet 4 of 4, replace the "KENOSHA COUNTY APPROVAL" section with the following signature block:

Kenosha County Planning, Development & Extension
Education Committee Approval

This certified survey map was hereby approved by the
Kenosha County Planning, Development & Extension
Education Committee on this _____ day of _____
20____.

Daniel Gaschke, Chairman

- 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.
- f) Subject to the rezoning being approved from A-2 General Agricultural District & C-1 Lowland Resource Conservancy District to A-2 General Agricultural District, R-2 Suburban Single-Family Residential District & C-1 Lowland Resource Conservancy District.
- g) The certified survey map shall not be released for recording until the rezoning ordinance is signed by the County Executive.
- h) 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.
- i) Subject to receiving the original certified survey as approved by the Town of Wheatland.
- j) 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.

Passed unanimously by those PDEEC members present, including YIG.

10. **Robert J. Piper**, 7603 Shorewood Dr., Salem, WI 53168 (Owner), requesting a **rezoning** from B-2 Community Business Dist. to R-2 Suburban Single-Family Residential Dist. on Tax Parcel #60-4-119-232-0150, located in the northwest ¼ of Section 23, T1N, R19E, Town of **Randall**.

Robert Piper, owner, was virtually in attendance to speak to this item.

- Beth/Rodriguez motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of Robert J. Piper. Passed unanimously by those PDEEC members present.

11. **Approval of Minutes**

- Rodriguez/Gaschke motion to approve the minutes as presented of the February 10, 2021 Planning, Development and Extension Education Committee meeting. Passed unanimously by those PDEEC members present.

12. **Citizen Comments - None**

13. **Any Other Business Allowed By Law** – Division Director Buehler noted there were two applications for land use items for the April PDEEC meeting agenda, as well as the Comprehensive Plan 2020 Annual Report.

14. **Adjournment**

- Beth/Rodriguez motion to adjourn the meeting. Passed unanimously by those PDEEC members present. The meeting was adjourned at 7:30 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, April 14, 2021.

Audio recording reviewed and additional information provided by senior staff to compile these minutes.

Submitted by: April Webb, Recording Secretary