



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, February 10, 2016

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, February 10, 2016 at 6:00 p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

6:00 p.m. UW-EXTENSION ITEMS - CONFERENCE ROOM B

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "LEADERSHIP KENOSHA"**
3. **YOUTH IN GOVERNANCE UPDATE/REVIEW**
4. **UW-EXTENSION COOPERATIVE EXTENSION REORGANIZATION**
5. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
6. **UW-EXTENSION DIRECTOR UPDATES**

7:00 p.m. - LAND USE ITEMS HEARINGS - KCC PUBLIC HEARING ROOM

7. **NORTHERN ALPINE GROUP LLC (OWNER), MARY OCHOA-PETERSEN (AGENT) - REZONING - WHEATLAND**

Northern Alpine Group LLC, 31401 60th St., Salem, WI 53168 (Owner), Mary Ochoa-Petersen, 31401 60th St., Salem, WI 53168 (Agent), requesting a rezoning from R-2 Suburban Single-Family Residential Dist. to A-2 General Agricultural Dist. on Tax Parcels #95-4-119-011-0102 & 95-4-119-011-0104 located in the NE ¼ of Section 1, T1N, R19E, Town of Wheatland

Documents:

[0104 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

8. **GROVER P. & FELISA L. DONLON (OWNER), JENNIFER & ROBERT KELCH (AGENT) - COMPREHENSIVE PLAN AMENDMENT - SALEM**

Public Hearing on Proposed Comprehensive Plan Amendment, Grover P. & Felisa L. Donlon, 387 Belle Foret Drive, Lake Bluff, IL 60044 (Owner), Jennifer & Robert Kelch, 199 Westerfield Pl., Grayslake, IL 60030 (Agent), requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "General Agricultural and Open Land" to "General Agricultural and Open Land" & "Commercial" on Tax Parcel #66-4-120-244-0120 located in the SE ¼ of Section 24, T1N, R20E, Town of Salem.

Documents:

[0120 - COMP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

9. GROVER P. & FELISA L. DONLON (OWNER), JENNIFER & ROBERT KELCH (AGENT) – REZONING - SALEM

Grover P. & Felisa L. Donlon, 387 Belle Foret Drive, Lake Bluff, IL 60044 (Owner), Jennifer & Robert Kelch, 199 Westerfield Pl., Grayslake, IL 60030 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist. and A-2 General Agricultural Dist. on Tax Parcel #66-4-120-244-0120 located in the SE ¼ of Section 24, T1N, R20E, Town of Salem.

Documents:

[0120 -REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

10. COUNTRY THUNDER EAST, LLC (AGENT), IRVING ONE, LLC, RICHARD & SANDRA DIEDRICH, RUSSELL BROTHERS, LLC (OWNERS) – CONDITIONAL USE PERMIT – RANDALL

Country Thunder East, LLC, 234 Space Park Drive South, Nashville, TN 37211 (Agent), 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), requesting a Conditional Use Permit for a country music festival (July 21-24, 2016) 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.

Documents:

[0405 - CUP SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

11. TABLED ARTHUR A. NABER & PAUL J. NABER (OWNER), TIM LYNCH (AGENT) – REZONING – WHEATLAND

Tabled Request of Arthur A. Naber & Paul J. Naber, 29124 Plank Rd., Burlington, WI 53105 (Owner), Tim Lynch, Lynch & Associates Engineering Consultants, LLC., 5482 S. Westridge Dr., New Berlin, WI 53151 (Agent), requesting a rezoning from A-2 General Agricultural Dist., C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., C-2 Upland Resource Conservancy Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-119-024-0300 located in the SE 1/4 of Section 2, T1N, R19E, Town of Wheatland.

Documents:

[0300 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

12. TABLED ARTHUR A. NABER & PAUL J. NABER (OWNER), TIM LYNCH (AGENT) – PRELIMINARY SUBDIVISION PLAT – WHEATLAND

Tabled Request of Preliminary Plat of The Hills of Lily Lake Subdivision, Arthur A. Naber & Paul J. Naber, 29124 Plank Rd., Burlington, WI 53105 (Owner), Tim Lynch, Lynch & Associates Engineering Consultants, LLC., 5482 S. Westridge Dr., New Berlin, WI 53151 (Agent), on Tax Parcel #95-4-119-024-0300 located in the SE 1/4 of Section 2, T1N, R19E, Town of Wheatland.

Documents:

[0300 - PLAT SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

13. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – COMPREHENSIVE PLAN AMENDMENT - WHEATLAND

Tabled Request of Public Hearing on Proposed Comprehensive Plan Amendment, Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (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" & "Non-Farmed Wetland" to "Commercial" and "Non-Farmed Wetland" on Tax Parcel #95-4-219-314-0640 located in Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - CPA SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

14. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – REZONING – WHEATLAND

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to B-3 Highway Business Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of Wheatland.

Documents:

[0640 - REZO SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

15. TABLED ACTION 50 LLC (OWNER) – MARK MERKLING (AGENT) – CONDITIONAL USE PERMIT – WHEATLAND

Tabled Request of Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045 (Owner), Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent), requesting a Conditional Use Permit for Recreational Vehicle (RV) sales, service and outdoor display & storage in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640 located in SE ¼ Section 31, T2N, R19E, Town of

Wheatland.

Documents:

0640 - CUP SUBMITTED APPLICATION.PDF
EXHIBIT MAP.PDF

16. **CERTIFIED SURVEYS**
17. **APPROVAL OF MINUTES**
18. **CITIZEN COMMENTS**
19. **ANY OTHER BUSINESS ALLOWED BY LAW**
20. **ADJOURNMENT**

NOTICE TO PETITIONERS

The petitioners: Northern Alpine Group LLC (Owner), Mary Ochoa-Petersen (Agent), Grover P. & Felisa L. Donlon (Owner), Jennifer & Robert Kelch (Agent), Country Thunder East LLC (Agent), Irving One, LLC, Richard & Sandra Diedrich, Russell Brothers, LLC (Owners), Arthur A. Naber & Paul J. Naber (Owners), Tim Lynch (Agent), Action 50 LLC (Owner) – Mark Merkling (Agent).

NOTICE TO TOWNS

The Towns of Randall, Salem, and Wheatland are asked to be represented at the hearing on **Wednesday, February 10, 2016** at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.