



Planning, Development & Extension Education Committee  
Agenda  
Kenosha County Center  
Wednesday, March 13, 2019

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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, March 13, 2019, at 6:00p.m. in Conference Room A 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:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **FEATURE PROGRAM: "SUSTAINABLE KENOSHA COUNTY"**
3. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
4. **UW-EXTENSION DIRECTOR UPDATES**

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

5. **IRVING ONE, LLC, DIEDRICH FAMILY FARM LLC (OWNER), RUSSELL BROTHERS, LLC (OWNER), COUNTRY THUNDER EAST, LLC (AGENT) - CONDITIONAL USE PERMIT - RANDALL**

Irving One, LLC, 6999 E Business I-20 Suite #1, Odessa, TX 79762; 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 18-21, 2019) 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 S 1/2 of Section 30 & the N 1/2 of Section 31, T1N, R19E, Town of Randall

Documents:

[SUBMITTED APP CUP.PDF](#)  
[EXHIBIT MAP CUP.PDF](#)

6. **DANIELS LIVING TRUST (OWNER) - COMPREHENSIVE PLAN AMENDMENT - BRIGHTON**

Daniels Living Trust, 1077 248th Ave., Kansasville, WI 53139 (Owner), requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035

(map 65 of the comprehensive plan) from “Farmland Protection” & “SEC” to “Farmland Protection”, “Rural-Density Residential” & “SEC” on Tax Parcel #30-4-220-231-0100, located in the E ½ of Section 23, T2N, R20E, Town of Brighton

Documents:

[0100 - SUBMITTED APP CPA.PDF](#)  
[EXHIBIT MAP DANLS CPA.PDF](#)

**7. DANIELS LIVING TRUST (OWNER) - REZONING - BRIGHTON**

Daniels Living Trust, 1077 248th Ave., Kansasville, WI 53139 (Owner), requesting a rezoning from A-1 Agricultural Preservation Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. to A-1 Agricultural Preservation Dist., R-1 Rural Residential Dist., C-2 Upland Resource Conservancy Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-231-0100, located in the E ½ of Section 23, T2N, R20E, Town of Brighton

Documents:

[0100 - SUBMITTED APP REZO.PDF](#)  
[EXHIBIT MAP DNLS REZO.PDF](#)

**8. DANIELS LIVING TRUST (OWNER) - CERTIFIED SURVEY MAP - BRIGHTON**

Daniels Living Trust, 1077 248th Ave., Kansasville, WI 53139 (Owner), requesting a Certified Survey Map on Tax Parcel #30-4-220-231-0100, located in the E ½ of Section 23, T2N, R20E, Town of Brighton

Documents:

[0100 - SUBMITTED APP CSM.PDF](#)

**9. LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - COMPREHENSIVE PLAN AMENDMENT - PARIS**

Lila J Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (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 “General Agricultural and Open Land” & “Suburban-Density Residential” on Tax Parcel #45-4-221-333-0201, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP CPA.PDF](#)  
[EXHIBIT MAP CPA.PDF](#)

**10. LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - REZONING - PARIS**

Lila J Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requesting a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-333-0201, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP REZO.PDF](#)  
[EXHIBIT MAP REZO.PDF](#)

**11. LILA J. MUHLENBECK/MUHLENBECK TRUST (OWNER), MIKE AND LORI MUHLENBECK (AGENT) - CERTIFIED SURVEY MAP - PARIS**

Lila J Muhlenbeck/Muhlenbeck Trust, 18216 60th St, Bristol, WI 53104-9748 (Owner), Mike & Lori Muhlenbeck, 1631 Angsley Lane, San Ramon, CA 94582 (Agent), requesting a Certified Survey Map on Tax Parcels #45-4-221-333-0201 & 45-4-221-333-0335, located in the SW ¼ of Section 33, T2N, R21E, Town of Paris

Documents:

[0201 - SUBMITTED APP CSM.PDF](#)

**12. REVIEW AND POSSIBLE APPROVAL - ORDINANCE AMENDMENT**

Review and possible approval of ordinance amendment to the text of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The proposed text change will modify and amend language relative to the requirement for foundation surveys for new construction, sign distance and height, multiple family dwellings, and definitions

Documents:

[CHAPTER 12 ADOPTED 20180828 \(EDIT COPY TO PDEEC 2019-02-26\).PDF](#)

**13. APPROVAL OF MINUTES**

**14. CITIZEN COMMENTS**

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

**16. ADJOURNMENT**

**NOTICE TO PETITIONERS**

**The petitioners:** Irving One, LLC, Russell Brothers, LLC (Owner), Diedrich Family Farm LLC (Owner), Country Thunder East, LLC (Agent); Daniels Living Trust; Lila J. Muhlenbeck/Muhlenbeck Trust (Owner), Mike & Lori Muhlenbeck (Agent)

**NOTICE TO TOWNS**

The Towns of Brighton, Paris, and Randall are asked to be represented at the hearing on Wednesday, March 13, 2019, 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.