

Kenosha County



Planning, Development & Extension Education Committee

Agenda

Kenosha County Center

Wednesday, February 14, 2024

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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 14, 2024, 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: "AQUATIC INVASIVE SPECIES UPDATE"
3. UW-EXTENSION EDUCATOR/PROGRAM UPDATES
4. UW-EXTENSION DIRECTOR UPDATES

7:00 p.m. - LAND USE ITEMS HEARINGS - Public Hearing Room

5. WILLIAM AND DIANE FLIESS REV. TRUST (OWNER), WILLIAM FLIESS (AGENT) - COMPREHENSIVE PLAN AMENDMENT - TOWN OF PARIS

William and Diane Fliess Rev. Trust, 2515 200th Ave., Union Grove, WI 53182 (Owner), William Fliess, 2515 200th Ave., 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" & "General Agricultural and Open Land" on Tax Parcel #45-4-221-162-0301, located in the NW ¼ of Section 16, T2N, R21E, Town of **Paris**.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

6. **WILLIAM AND DIANE FLIESS REV. TRUST (OWNER), WILLIAM FLIESS (AGENT) -
REZONING - TOWN OF PARIS**

William and Diane Fliess Rev. Trust, 2515 200th Ave., Union Grove, WI 53182 (Owner), William Fliess, 2515 200th Ave., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., C-1 Lowland Resource Conservancy Dist. & PUD Planned Unit Development Overlay Dist. on Tax Parcel #45-4-221-162-0301, located in the NW ¼ of Section 16, T2N, R21E, Town of **Paris**.

Documents:

[SUBMITTED APPLICATION.PDF](#)
[EXHIBIT MAP.PDF](#)

7. **WILLIAM AND DIANE FLIESS REV. TRUST (OWNER), WILLIAM FLIESS (AGENT) -
CERTIFIED SURVEY MAP - TOWN OF PARIS**

William and Diane Fliess Rev. Trust, 2515 200th Ave., Union Grove, WI 53182 (Owner), William Fliess, 2515 200th Ave., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #45-4-221-162-0301, located in the NW ¼ of Section 12, T2N, R21E, Town of **Paris**

Documents:

[SUBMITTED APPLICATION.PDF](#)

8. **MARKQUART BURLINGTON LLC (OWNER), ERIC DENNIS (AGENT) - CONDITIONAL
USE PERMIT - TOWN OF WHEATLAND**

Markquart Burlington LLC, 1844 Commercial Blvd, Chippewa Falls, WI 54729 (Owner), Eric Dennis, 5712 392nd Ave, Burlington, WI 53105 (Agent), requesting a **Conditional Use Permit** to construct a propane tank and dispenser in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640 located in the SE ¼ of Section 31, T2N, R19E, **Town of Wheatland**.

Documents:

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

9. **IRVING ONE LLC, DIEDRICH FAMILY FARM LLC, RUSSELL BROTHERS, LLC,
(OWNERS), COUNTRY THUNDER MUSIC FESTIVALS (AGENT) - CONDITIONAL USE
PERMIT - TOWN OF RANDALL**

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 Music Festivals, 730 Gallatin Pike N, Madison, TN 37115 (Agent), requesting a **Conditional Use Permit** for a country music festival (July 20 - 23, 2023) 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**

Documents:

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

10. REVIEW AND POSSIBLE APPROVAL – REVISED LAND USE FEES SCHEDULE

Documents:

[01-08-2024 FEE SCHEDULE R.PDF](#)

11. REVIEW AND POSSIBLE APPROVAL – FLOODPLAIN ORDINANCE

Ordinance amendments to the text of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The proposed text changes will adopt the State/FEMA model floodplain zoning ordinance as a stand-alone subsection of Chapter 12 superseding existing floodplain language in Chapter 12 and authorizing such pertinent language to be removed. Such model ordinance is compliant with the Code of Federal Regulations Title 44, Chapter I, Section 60 and the Wisconsin Administrative Code Chapter NR 116 including the adoption of the new Flood Insurance Rate Maps (FIRMs) and the new Flood Insurance Study (FIS).

12. APPROVAL OF MINUTES

13. CITIZEN COMMENTS

14. ANY OTHER BUSINESS ALLOWED BY LAW

15. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: William and Diane Fliess Rev. Trust (Owner), William Fliess (Agent); Markquart Burlington LLC (Owner), Eric Dennis (Agent); Irving One, LLC, Diedrich Family Farm LLC, Russell Brothers, LLC, (Owners), Country Thunder Music Festivals (Agent)

NOTICE TO TOWNS

The Towns of Paris, Randall and Wheatland are asked to be represented at the hearing on **Wednesday, February 14, 2024, at 7:00 p.m.**, at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.