



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, February 12, 2020

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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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 12, 2020, at 6:00p.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:

1. **CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW**
2. **2019 REPORTS AND 2020 PROGRAM PLANS**
3. **YOUTH IN GOVERNANCE INCLUDING MEETING ATTENDANCE**
4. **UW-EXTENSION EDUCATOR/PROGRAM UPDATES**
5. **UW-EXTENSION DIRECTOR UPDATES**

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

6. **REVIEW AND POSSIBLE APPROVAL - RESOLUTION - REQUEST TO APPROVE THE APPOINTMENT OF STEVE BOSTROM TO THE LAND INFORMATION COUNCIL**

Documents:

[RES BOSTROM LIC.PDF](#)

7. **IRVING ONE, LLC (OWNER), DIEDRICH FAMILY FARM LLC (OWNER), RUSSELL BROTHERS, LLC (OWNERS), COUNTRY THUNDER EAST, LLC (AGENT) - CONDITIONAL USE PERMIT - 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 East, LLC, 730 Gallatin Pike N, Madison, TN 37115 (Agent), requesting a Conditional Use Permit for a country music festival (July 16-19, 2020) 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:

[0405 - SUBMITTED APP CUP.PDF](#)

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

8. TABLED REQUEST OF NEW LIFE BIBLE CHURCH - COMPREHENSIVE PLAN AMENDMENT - RANDALL

Tabled Request of New Life Bible Church, 112 W Main Street, 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 "Governmental and Institutional" to "Governmental and Institutional" and "Suburban-Density Residential" on Tax Parcel #60-4-119-172-1000, located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

[1000 - SUBMITTED APP CPA.PDF](#)

[1000 EXHIBIT MAP CPA.PDF](#)

9. TABLED REQUEST OF NEW LIFE BIBLE CHURCH - REZONING - RANDALL

Tabled Request of New Life Bible Church, 112 W Main Street, Twin Lakes WI 53181 (Owner), Tracy B. McConnell, 112 W Main St., Twin Lakes WI 53181 (Agent), requesting a rezoning from I-1 Institutional Dist. to I-1 Institutional Dist. and R-2 Suburban Single-Family Residential Dist. on Tax Parcel #60-4-119-172-1000, located in the NW ¼ of Section 17, T1N, R19E, Town of Randall

Documents:

[1000 - SUBMITTED APP REZO.PDF](#)

[1000 EXHIBIT MAP REZO.PDF](#)

10. TABLED REQUEST OF NEW LIFE BIBLE CHURCH - CERTIFIED SURVEY MAP - RANDALL

Tabled Request of New Life Bible Church, 112 W Main Street, Twin Lakes WI 53181 (Owner), Tracy B. McConnell, 112 W Main St., Twin Lakes WI 53181 (Agent), requesting a Certified Survey Map on Tax Parcel #60-4-119-172-1000, located in the NW ¼ of Section 17, T1N, R19E, Town of Randall.

Documents:

[1000 - SUBMITTED APP CSM.PDF](#)

11. APPROVAL OF MINUTES

12. CITIZEN COMMENTS

13. ANY OTHER BUSINESS ALLOWED BY LAW

14. ADJOURNMENT

NOTICE TO PETITIONERS

The petitioners: Steve Bostrom, Irving One LLC (Applicant), Diedrich Family Farm LLC (Owner), Russell Brothers, LLC (Owner), Country Thunder East, LLC (Agent); New Life Bible Church (Owner), Tracy B. McConnell (Agent)

NOTICE TO TOWNS

The Town of Randall, is requested to be represented at the hearing on **Wednesday, February 12, 2020, at 7:00 p.m.**, at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. Please plan to attend or provide your recommendation to the committee.

Kenosha



County

BOARD OF SUPERVISORS

RESOLUTION NO. _____

Subject: REQUEST TO APPROVE THE APPOINTMENT OF STEVE BOSTROM TO THE LAND INFORMATION COUNCIL.	
Original <input type="checkbox"/>	Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>
Date Submitted: February 18, 2020	Date Resubmitted:
Submitted By: Planning, Development & Extension Education Committee	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: Andy M. Buehler Director - Division of Planning Operations	Signature:

WHEREAS, pursuant to County Executive Appointment 2019/20-23, the County Executive has appointed Steve Bostrom to serve on the Kenosha County Land Information Council; and

WHEREAS, the Planning, Development & Extension Education Committee of the Kenosha County Board of Supervisors has reviewed the request of the County Executive for confirmation of the above-named to serve on the Kenosha County Land Information Council and is recommending to the County Board the approval of the appointment.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors confirms the appointment of Steve Bostrom to the Kenosha County Land Information Council. Mr. Bostrom's appointment shall be effective immediately and continue until the 1st day of July, 2022, or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors. Mr. Bostrom will serve without pay. Mr. Bostrom will be succeeding Joe Huck.

Approved by:

PLANNING, DEVELOPMENT
& EXTENSION EDUCATION
COMMITTEE

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
_____ Erin Decker, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Michael J. Skalitzky, Vice Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Zack Rodriguez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Mark Nordin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



COUNTY OF KENOSHA

OFFICE OF THE COUNTY EXECUTIVE

Jim Kreuser, County Executive

1010 – 56th Street, Third Floor
Kenosha, Wisconsin 53140

(262) 653-2600

Fax: (262) 653-2817

APPOINTMENT 2019/20-23

RE: KENOSHA COUNTY LAND INFORMATION COUNCIL

TO THE HONORABLE KENOSHA COUNTY BOARD OF SUPERVISORS:

Placing special trust in his judgment and based upon his qualifications, I hereby submit to the honorable Kenosha County Board of Supervisors for its review and approval the name of

Mr. Steve Bostrom
6040 39th Avenue, Suite 4
Kenosha, WI 53142

to serve a term on the Kenosha County Land Information Council beginning immediately upon confirmation of the County Board and continuing until the 1st day of July, 2022 or until a successor is appointed by the County Executive and confirmed by the Kenosha County Board of Supervisors.

Mr. Bostrom will serve without pay.

Mr. Bostrom will be succeeding Joe Huck.

Respectfully submitted this 20th day of December, 2019.

Jim Kreuser
Kenosha County Executive

COUNTY OF KENOSHA
OFFICE OF THE COUNTY EXECUTIVE
JIM KREUSER

APPOINTMENT PROFILE
KENOSHA COUNTY COMMISSIONS, COMMITTEES, & BOARDS

(Please type or print)

Name: Steve Orlen Bostrom
First Middle Last

Residence Address:

Previous Address if above less than 5 years: _____

Occupation: Berkshire Hathaway Real Estate Broker
Company Title

Business Address: 6040 39th Ave Suite 4 Kenosha WI 53142

Telephone Number: Residence _____ Business 262-605-1500

Daytime Telephone Number:

Mailing Address Preference: Business () Residence (☒)

Email Address: Steve@EPicMidwest.com

Do you or have you done business with any part of Kenosha County Government in the past 5 years? Yes () No (☒)

If yes, please attach a detailed document.

Affiliations: List affiliations in all service groups, public service organizations, social or charitable groups, labor, business or professional organization, and indicate if it was a board or staff affiliation.

Kenosha Area Chamber of Commerce / South Shore Realtors Association
South East Wisconsin Regional Planning Commission
Kenosha Regional Airport Commission Chairman

Special Interests: Indicate organizations or activities in which you have a special interest but may not have been actively involved.

None

*If more space is needed, please attach another sheet.

Kenosha County Commissions, Committees, & Boards
Appointment Profile - Page 2

Nominee's Supervisory District 8

Governmental Services: List services with any governmental unit.
NONE

Additional Information: List any qualifications or expertise you possess that would benefit the Board, Committee, Commission, etc.

Former Alderman
Former County Board Supervisor

Conflict Of Interest: It would be inappropriate for you, as a current or prospective appointee, to have a member of your immediate family directly involved with any action that may come under the inquiry or advice of the appointed board, commission, or committee. A committee member declared in conflict would be prohibited from voting on any motion where "direct involvement" had been declared and may result in embarrassment to you and/or Kenosha County.


Signature of Nominee

12-17-2019
Date

Please Return To: Kenosha County Executive
1010 - 56th Street
Kenosha, WI 53140

(For Office Use Only)

Appointed To: _____
Commission/Committee/Board

Term: Beginning _____ Ending _____

Confirmed by the Kenosha County Board on: _____

New Appointment _____ Reappointment _____

Previous Terms: _____



COUNTY OF KENOSHA
Department of Planning and Development

December 2012

RECEIVED

DEC 17 2019

Kenosha County
Planning and Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Irving One, LLC

Print Name: Roger Gearhart

Signature: 

Mailing Address: 1222 N. Grant St City: Odessa State: TX

Zip: 79761

Phone Number: 432-557-9920

E-mail (optional): roger@gbe7.com

(b) Agent's Name (if applicable):

Print Name: Kim Blevins

Signature: 

Business Name: Country Thunder East, LLC

Mailing Address: 730 Gallatin Pike N

City: Madison State: TN Zip: 37115

Phone Number: 615-970-0980 E-mail (optional): kim@countrythunder.com

(c) Architect's Name (if applicable):

Print Name: Signature:

Business Name:

Mailing Address:

City: State: Zip:

Phone Number: E-mail (optional):

CONDITIONAL USE PERMIT APPLICATION

(e) Tax key number(s) of subject site:

60-4-119-304-0405

60-4-119-304-0100

60-4-119-311-0200

Address of the subject site: Please see attached

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Please see attached.

Proposed operation or use of the structure or site:

Please see attached.

Number of employees (by shift): Please see attached

Hours of Operation: Please see attached

Any outdoor entertainment? If so, please explain: Please see attached.

Any outdoor storage? If so, please explain: Please see attached.

Zoning district of the property: A-2, A-1, PR-1, B-5, C-1

CONDITIONAL USE PERMIT APPLICATION

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

(h) The Kenosha County Department of Planning and Development may ask for additional information.

(i) The fee specified in Section 12.05-8 of this ordinance.

Request for Conditional Use Permit \$750.00

(For other fees see the Fee Schedule)



Country Thunder Wisconsin 2020

**Kenosha County Conditional Use Permit
Application**

General Manager: Kim Blevins
October 3, 2019

Event Information

Dates of Event:

July 16th – July 19th , 2020

Times: Thursday	2pm – 2am
Friday	1pm – 2am
Saturday	1pm – 2am
Sunday	1pm – 2am

Campground Dates and Times:

Open: Wednesday, July 15th, 2020 – 9:00am

Closes: Monday, July 20th, 2020 – 5:00pm

2am to 9am : Event site is closed to ingress except security and grounds –cleaning personnel.

General Campground #1	583 campsites available
General Campground #2	Campsites unavailable
Preferred Campground	1,540 campsites available
Miller Campground	476 campsites available
Encore Campground	588 campsites available
Crown Campground	25 campsites available
Glamping Campground	17 campsites available

Maximum number of tickets to be sold or distributed:

4-Day Tickets 35,000 maximum

The majority of tickets sold are 4-day tickets, which should reduce the amount of daily traffic in and out of the venue. Limited number of day tickets will be sold.

Assuming that the festival sells out in advance as it has done in the past, Country Thunder will use its radio and print advertisers, website, social media and communication through its sponsors to get the message to the public that the event is sold out and no on-site ticket sales are available.

First Aid:

First Aid will be provided by the licensed medical trained staff with required number of attendants on duty at all times during the event. A 24-hour medical area will be established in the event grounds.

Lighting:

All entries, exits, and walk ways are covered with permanent lighting and/or generated light towers.

Parking:

General Parking – North bound traffic on Hwy P will turn left on 119th Street to Williams Rd. then turn right to Hwy O, then right to the event site. Entrance to parking will be at Main Entrance, Gate 6.

Gate 7 – 600' west of Main Entrance, allowing 1 exit lane.

RSVD/ADA Parking – North bound traffic to enter and exit directly off Hwy P at Gate 1 on Hwy P.

Approximately 50 acres with capacity for up to 10,000 vehicles is reserved for parking. Additional locations for parking are currently being researched, and Country Thunder will update all information as it becomes available.

Parking attendants – Management and parking and traffic directors will be provided by a local vendor. All attendants will be equipped with orange-colored vests. In addition to vests, all night crew directional personnel will carry flashlights.

Camping:

Preferred and General Camping will enter at the Main Entrance, Gate 6. General Camping will exit through the gates off 119th street on the North and South side of roads. Preferred Camping will be allowed to exit from a separate egress point directly onto Hwy O. Once campers from General 1 Camping have checked in at the front gate, they will be allowed access back into the venue through the gates off 119th Street in an effort to alleviate congestion through the front gate.

Security:

Security on festival grounds will be provided by Country Thunder through a contracted vendor.

Security in the campgrounds will be provided by Country Thunder and Kenosha County Sheriff's Department.

Fire Prevention:

A minimum of 30' wide roadways and 20' wide walkways surround the site, allowing for emergency and service vehicles. Portable fire extinguishers are provided in all cooking areas, at all stages, and in existing structures on property. A contracted Fire Department maintains a presence on-site through the duration of the festival with a truck and all needed fire prevention equipment.

Fencing and Barriers:

Entire event site is enclosed with 7' high permanent and rental fence structure with entrance and exit gates allowing for crowd control. Festival grounds have three main entrances and exits for attendees. Three additional service gates are available. All entrances and exits have security present during hours of operation.

Sound System:

Speakers are located on stages allowing full ground coverage without high volume. All speakers face away from permanent dwellings.

Food and Beverage Concessions:

All food and beverage will be provided by licensed vendors.

Alcoholic Beverages:

Alcoholic beverages sale locations are TBD and will be decided by July 1, 2020. All people entering are required to be pre-checked and wrist banded for proper age. All customers will be required to wear an ID wristband to purchase any alcoholic beverages. Customers will be sold a maximum of (3) three alcoholic beverages at a time.

Attractions:

Attractions and/or amusement rides will be supplied by a licensed amusement vendor to be located at the back of the venue, near the main entrance. The TBD amusement vendor will provide two to three (2-3) rides, including ones geared for a youth market. All rides will be permitted by the supplier.

Event Production Schedule:

An event production schedule will be provided for review by July 1, 2020.

Camping Overview

Campgrounds to be operated as temporary according to Wisconsin Administrative HSS 178

Anticipated Attendance at the Event:

Capacity: 35,000 per day Expected Attendance: 25,000-35,000

Campgrounds Capacity: 3,229

Toilet Facilities:

3229 Sites	900 Total units
(Approx)	1200 Unisex units
	602 Private units

Two (2) additional units will be provided for each 75 sites over 5,183.
All units are portable with urinals included.

Portable Toilet Services:

Provider of toilet services is PATS Services.

Assuming that we follow the same procedure as 2019's festival, pumping of toilets begins at 4:00 a.m. daily with two services daily for campground and one for event grounds, with on-site emergency service from 4:00pm to closing. Number of personnel and trucks will be determined by ticket sales.

Solid Waste Removal

Solid Waste will be removed by ASDA during and after the festival.

Assuming we follow the same procedures as 2019's festival, the projected number of box containers:

- Garbage – 4 x 30 yd containers
- 25 x 6 yd containers
- curbside service

All roll-offs and dumpsters to be emptied each morning before event site opens. Final schedule to follow by July 1, 2020.

Water Supply:

Provided by two on-site wells with designated drinking and hand wash areas.

Miscellaneous Waste:

Charcoal: All used charcoal and coals are to be placed in designated barrels. Our Shower Waste Disposal provider is Active Deployment Systems.

Campground Information

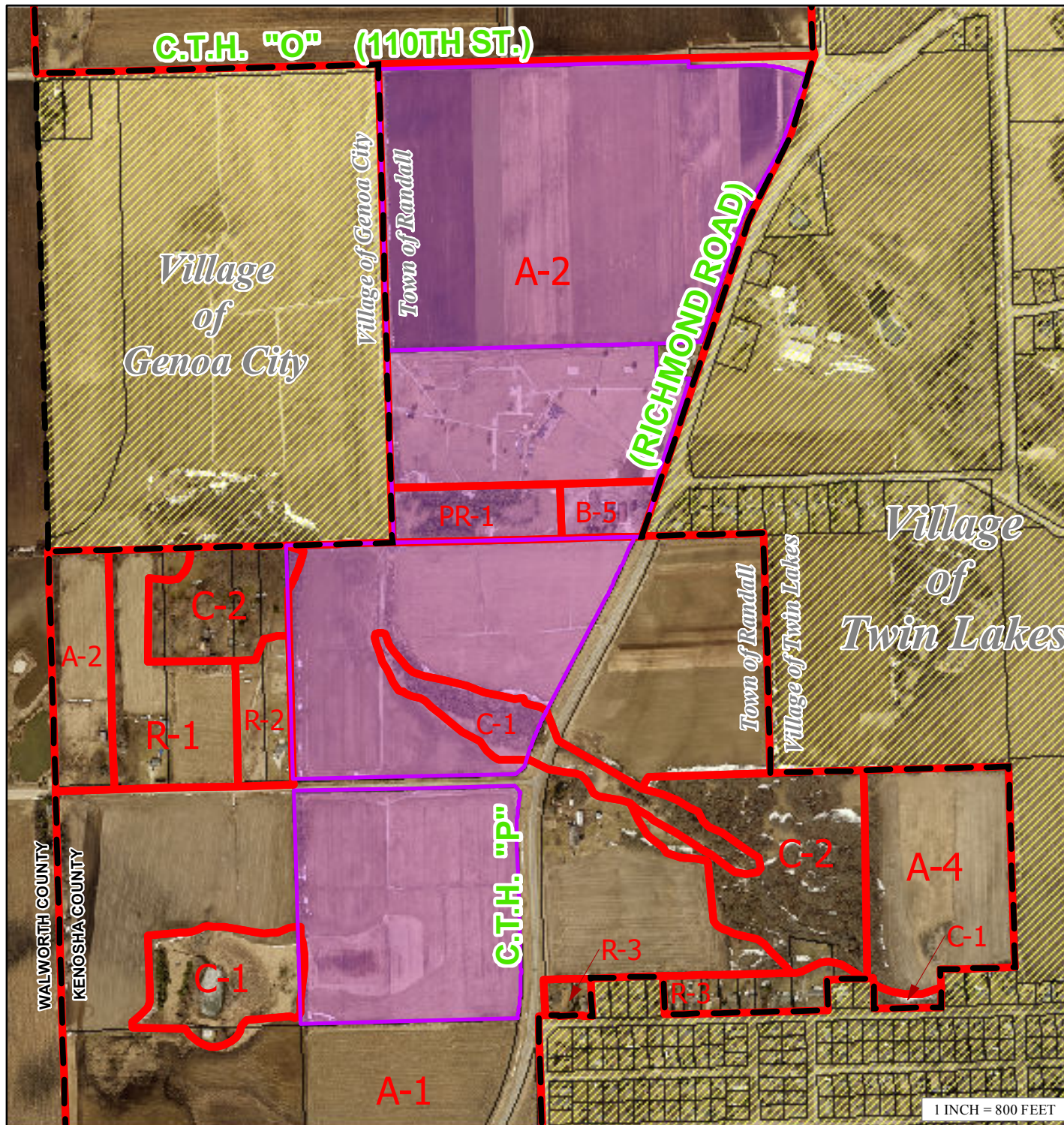
Hours of Operation:

Open – Wednesday, July 15th, 2020 at 9:00am

Close – Monday, July 20th, 2020 at 12:00pm

Registration/Drive-in Main Gate:

Wednesday, July 15, 2020	9am – 10pm
Thursday, July 16, 2020	9am – 10pm
Friday, July 17, 2020	9am – 10pm
Saturday, July 18, 2020	9am – 10pm



CONDITIONAL USE SITE MAP

PETITIONER(S):

Irving One, LLC, Diedrich Family Farm LLC,
Russell Brothers, LLC (Owners),
Country Thunder East, LLC (Agent)

LOCATION:

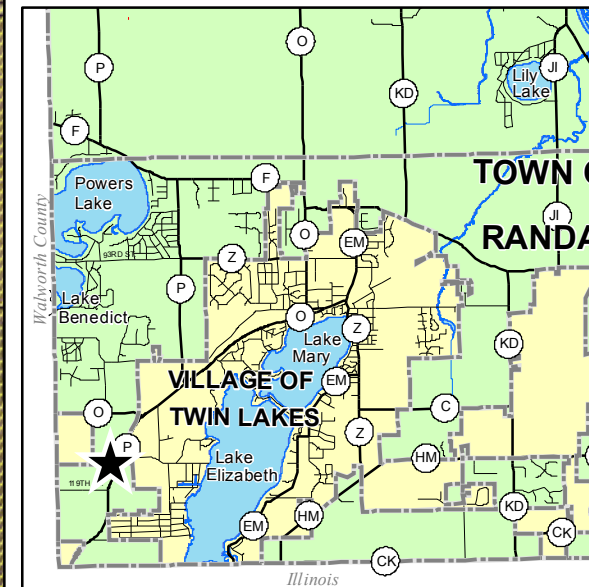
S 1/2 of Section 30
N 1/2 of Section 31, Town of Randall

TAX PARCEL(S):

#60-4-119-304-0405 (Irving One, LLC)
#60-4-119-304-0100 (Diedrich)
#60-4-119-311-0200 (Russell)

REQUEST:

Requesting a Conditional Use Permit for
a country music festival (July 16-19, 2020)
with an assembly over 5,000 people.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035 MAP AMENDMENT APPLICATION

RECEIVED
OCT 29 2019
Kenosha County
Deputy County Clerk

(a) Property Owner's Name:

New Life Bible Church

x _____
Signature

Mailing Address:

112 W Main Street

City: Twin Lakes

State: WI

Zip: 53181

Phone Number: 262-949-5433

E-mail (optional): mynlbc@gmail.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Tracy McConnell

x 
Signature

Mailing Address:

112 W Main Street

City: Twin Lakes

State: WI

Zip: 53181

Phone Number: 262-949-5433

E-mail (optional): mynlbc@gmail.com

(b) Existing planned land use category as shown on Map 65 of the Kenosha County comprehensive plan:

"Governmental & Institutional"

(c) Proposed land use category (must be a land use category included in the legend for Map 65 of the Kenosha County comprehensive plan):

"Governmental & Institutional" and "Suburban-Denisty Residential"

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):

To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

(e) Compatibility with the Kenosha County comprehensive plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

(e-7) Any additional data or information as requested by the Department of Planning and Development:

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Kenosha County comprehensive plan:

60-4-119-172-1000

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The name of the County Supervisor of the district wherein the property is located:

Supervisory District Number: 20 County Board Supervisor: John Poole

(i) Attach a copy (original newspaper clipping or certified copy from the Town) of the notice of public hearing (per section 66.1001(4)(d) of Wisconsin State Statutes) that is published by your Town at least 30 days before the public hearing is held. Include the date of publication with the copy of the notice of public hearing.

Note: Your application will not be processed by Kenosha County until a copy of the notice of public hearing and town approval letter is received by the Kenosha County Department of Planning and Development.

(j) Attach a copy of the enacted town resolution and ordinance (per section 66.1001(4)(c) of Wisconsin State Statutes) adopting the amendment to the Kenosha County comprehensive plan map.

Note: Your application will not be processed by Kenosha County until a copy of the enacted town resolution and ordinance adopting the amendment is received by the Kenosha County Department of Planning and Development.

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment \$250.00 payable to "Kenosha County"

(For other fees see the [Fee Schedule](#))

KENOSHA COUNTY COMPREHENSIVE PLAN: 2035 MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center

Department of Planning & Development
19600 - 75th Street, Post Office Box 520
Bristol, Wisconsin 53104-0520

Division of County Development (including Sanitation & Land Conservation)	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways.....	857-1870
Administration Building	
Division of Land Information	653-2622
Brighton, Town of	878-2218
Paris, Town of	859-3006
Randall, Town of	877-2165
Salem, Town of	843-2313
Utility District	862-2371
Somers Town of	859-2822
Wheatland, Town of	537-4340
Wisconsin Department of Natural Resources - Sturtevant Office	884-2300
Wisconsin Department of Transportation - Waukesha Office	548-8722

Kenosha County

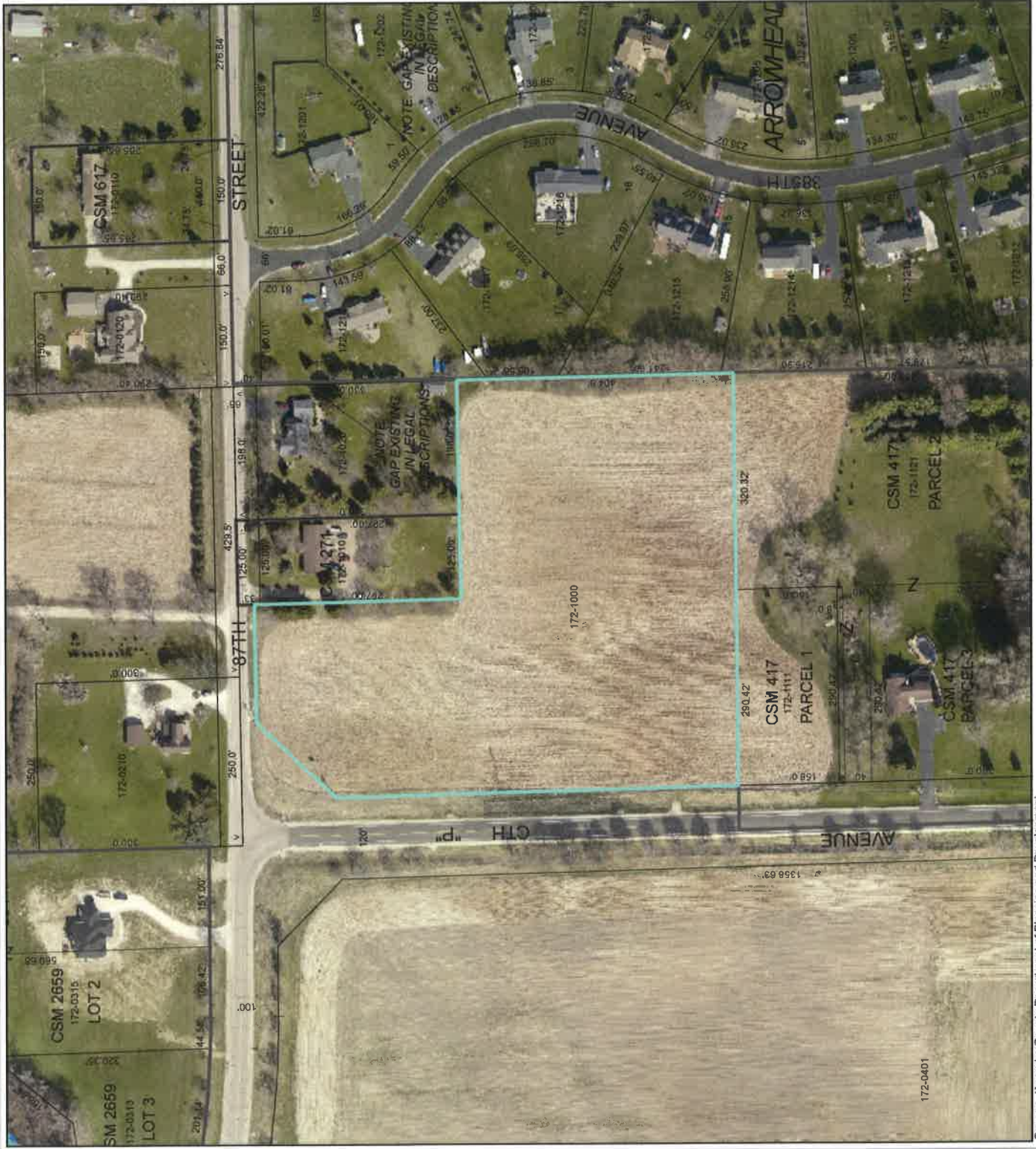


SUBJECT
PROPERTY



1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A
SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THE
KNOX COUNTY ENGINEERING DEPARTMENT HAS REVIEWED
THE INFORMATION LOCATED IN VARIOUS STATE, COUNTY
AND MUNICIPAL OFFICES AND OTHER SOURCES FOR
ACCURACY. HOWEVER, THE ENGINEERING DEPARTMENT
DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION
PRESENTED. PLANNING AND ENGINEERING CONSULTANTS
NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN.
CONTACTED FOR INFORMATION ARE FOUND PLEASE
CONTACT KNOX COUNTY.



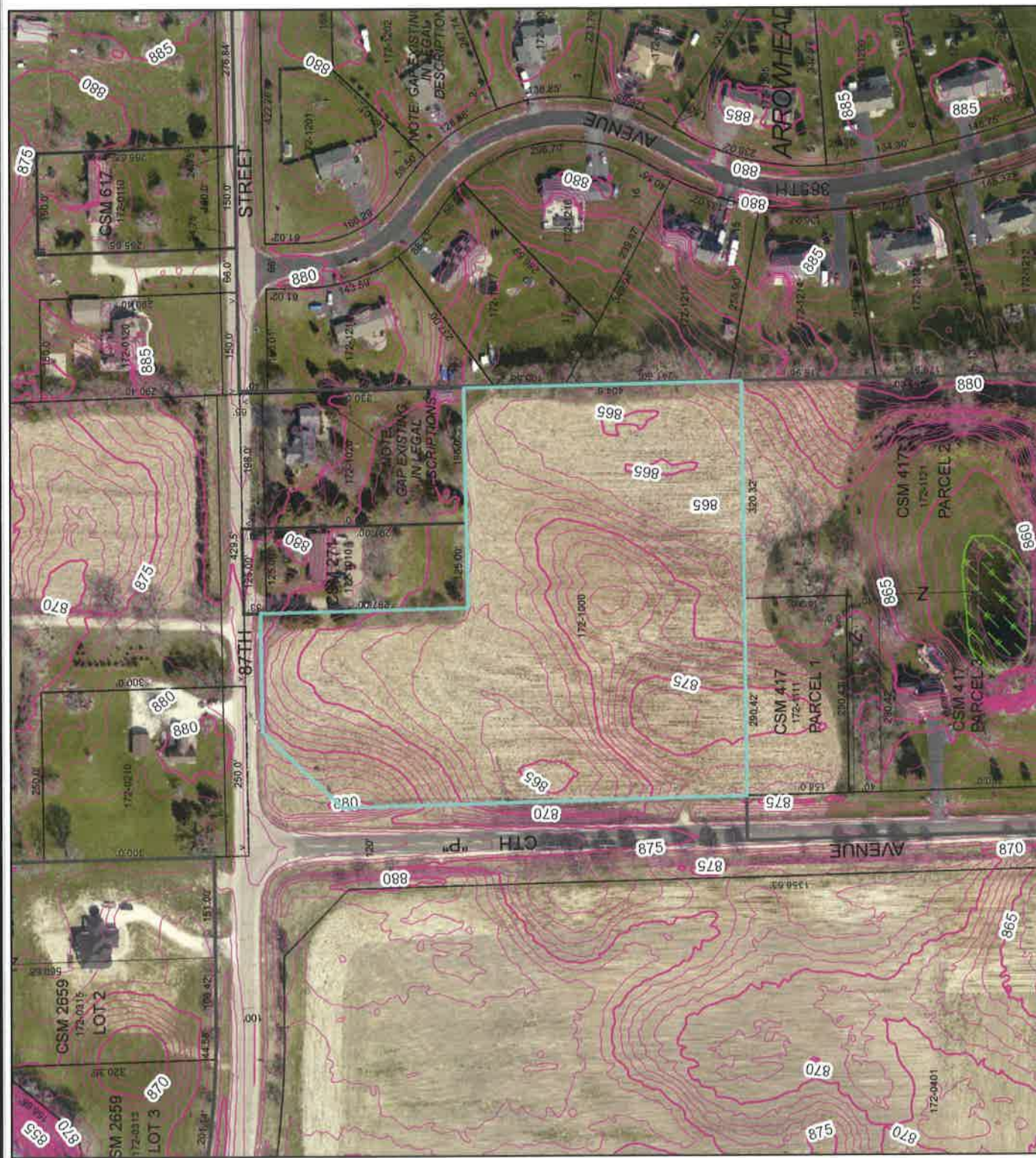
172-0401

SUBJECT
PROPERTY
(1-FOOT
CONTOURS & WI
DNR WETLAND
INVENTORY
LAYER)



1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED MAP OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES. ANYTHING ON THE MAP SHOWN AS BEING TO BELONG FROM DIFFERENT PURPOSES ONLY. NEIGHBORHOODS ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. CONTACTED IF THE REASONABLE ARE FOUND. PLEASE CONTACT KINOSHOUTY.



1 inch = 200 feet

THIS MAP IS NOT A LEGALLY RECOGNIZED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES. AFFECTIONS OF THE AREA SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES OR CONTACT IF DISCREPANCIES ARE FOUND. PLEASE CONTACT KENOSHA COUNTY.

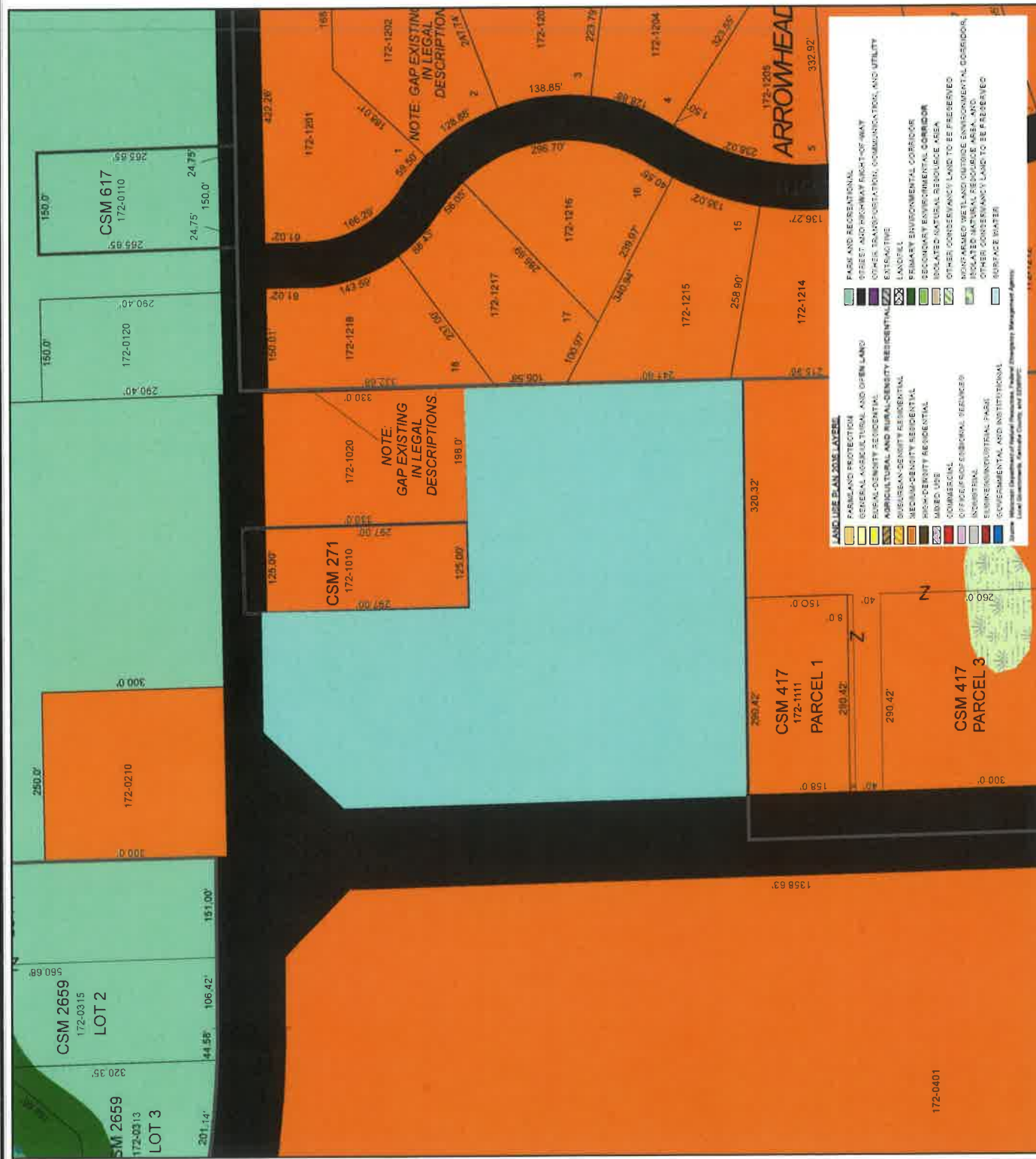


CURRENT LAND
USE PLAN MAP
DESIGNATIONS



1 inch = 200 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS MAP IS A COMPILED MAP OF INFORMATION, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES APPLICABLE TO THE AREA SHOWN AND IS TO BE USED FOR RECREATIONAL PURPOSES ONLY. KLEINFELDER COUNTY IS NOT RESPONSIBLE FOR ANY DISCREPANCIES HEREIN. CONTACTED IF NECESSARY. IF NO REFERENCES ARE FOUND, PLEASE CONTACT THE KLEINFELDER COUNTY.



Kenosha County

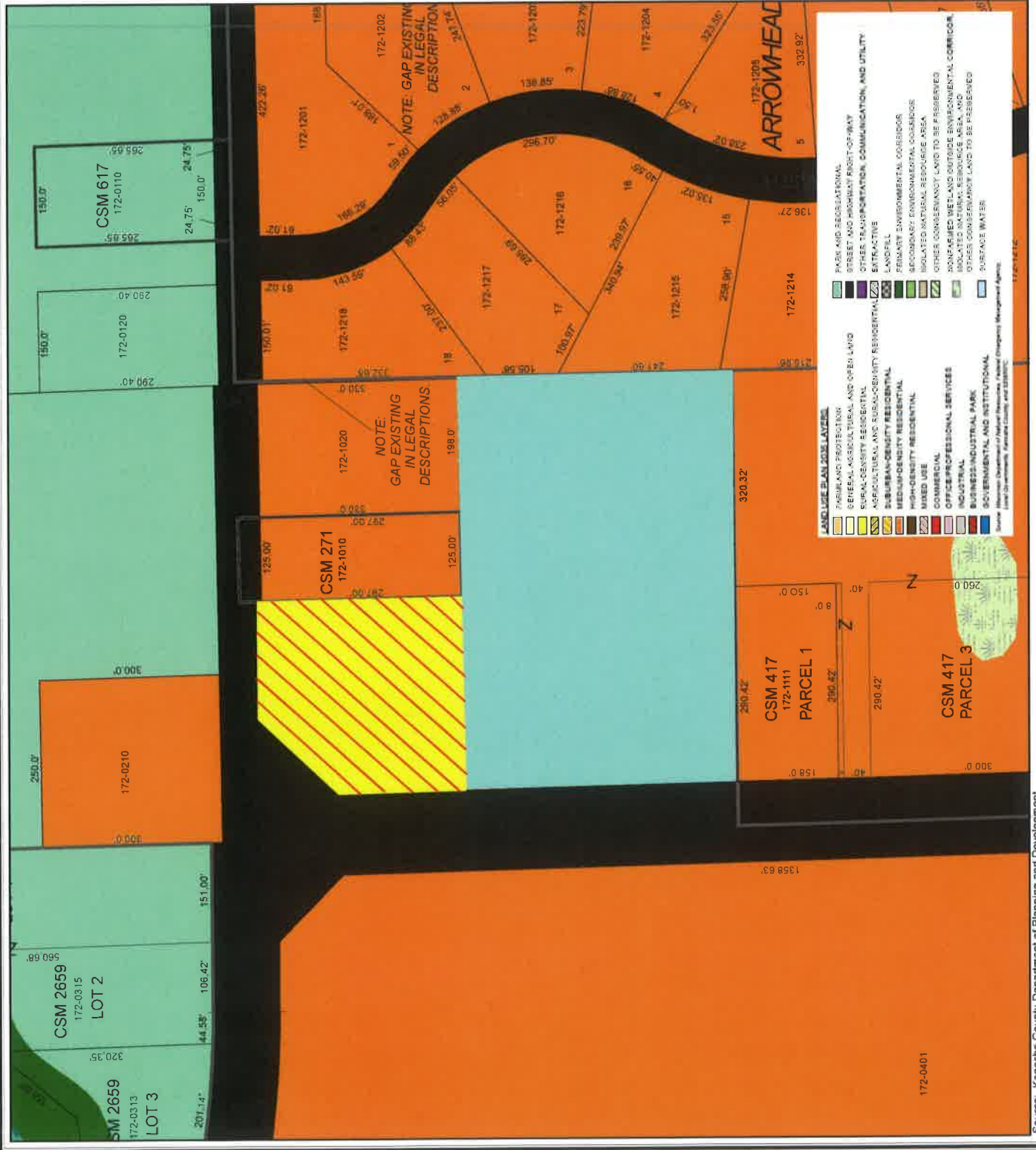


PROPOSED LAND USE PLAN MAP DESIGNATIONS



1 inch = 200 feet

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COMPREHENSIVE PLAN AMENDMENT SITE MAP

PETITIONER(S):

New Life Bible Church(Owner),
Tracy McConnell (Agent)

LOCATION: NW 1/4 of Section 17
Town of Randall

TAX PARCEL(S): #60-4-119-172-1000

REQUEST:

Requesting an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Governmental and Institutional" to "Governmental and Institutional" and "Suburban-Density Residential".





"Government and Institutional" to
"Suburban-Density Residential"
2.28 acres

87TH STREET

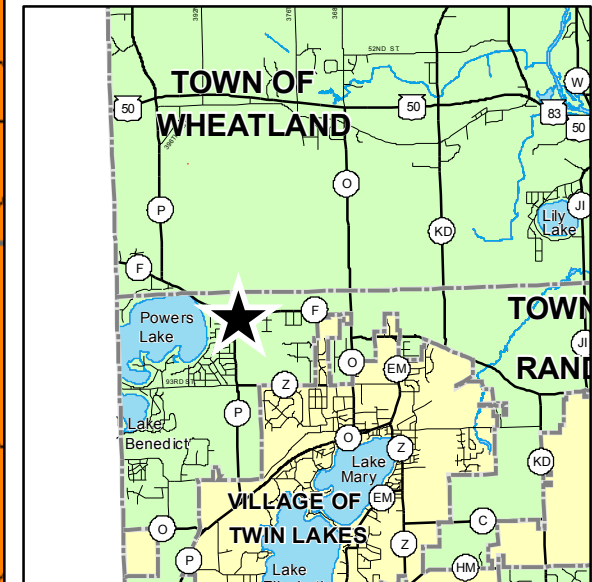
388TH AVE

Remain
"Government and Institutional"
5.3 acres

Land Use Plan Districts

-  Amendment Area
-  Farmland Protection
-  Secondary Environmental Corridor
-  Governmental and Institutional
-  Rural-Density Residential
-  Suburban-Density Residential
-  Medium-Density Residential
-  Industrial
-  General Agricultural and Open Land
-  Isolated Natural Resource Area
-  Nonfarmed Wetland
-  Street and Highway Right-of-Way

1 inch = 300 feet





COUNTY OF KENOSHA

Department of Planning & Development

RECEIVED

OCT 29 2019

KENOSHA COUNTY REZONING PROCEDURES

Kenosha County
Deputy County Clerk

- ☐ 1. Contact the Department of Public Works & Development Services and check with staff to determine if your proposed zoning change meets the requirements for the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and the Kenosha County Subdivision Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

- ☐ 2. Contact the Department of Public Works & Development Services and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: _____

- ☐ 3. Contact your local Town to determine if your rezoning petition requires preliminary approval.
- ☐ 4. Complete and submit the Kenosha County Rezoning Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).
- ☐ 6. Submit a copy of the date-stamped application to your local township for placement on the agenda of the Town Planning Commission and Town Board, which recommends action to the County Planning, Development & Extension Education Committee. Keep a copy for your records.

- ☐ 7. Attend the Town Planning Commission and the Town Board meetings. **NOTE:** You must attend or the Town will not be able to act on your request.

Town Planning Commission meeting date (tentative): _____

Town Board meeting date (tentative): _____

- ☐ 8. Attend the Planning, Development & Extension Education Committee public hearing. **NOTE:** You must attend or the Planning, Development & Extension Education Committee will not be able to act on your request. At this meeting you will be asked to brief the Committee on your request.

Kenosha County Planning, Development & Extension Education Committee meeting date: _____
(tentative)

- ☐ 9. Planning, Development & Extension Education Committee recommends either approval and adopts a resolution or denial and transmits recommendation to the Kenosha County Board of Supervisors. No action is required from the applicant at this time.

If approved, County Board of Supervisors either approves or denies the amendment.

If denied by the Kenosha County Board of Supervisors you have thirty (30) days to file an appeal with circuit court if you so choose.

- ☐ 10. After the County Executive has signed the official ordinance document amending the Kenosha County Zoning Map, you will be notified of your approval in writing. Upon notification of approval, you may proceed with recording any necessary deeds.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
 Department of Public Works & Development Services
 19600 - 75th Street, Suite 185-3
 Bristol, Wisconsin 53104-9772

Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
 Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
 Division of Land Information..... 653-2622

Brighton, Town of 878-2218

Paris, Town of 859-3006

Randall, Town of..... 877-2165

Salem, Town of 843-2313

Utility District..... 862-2371

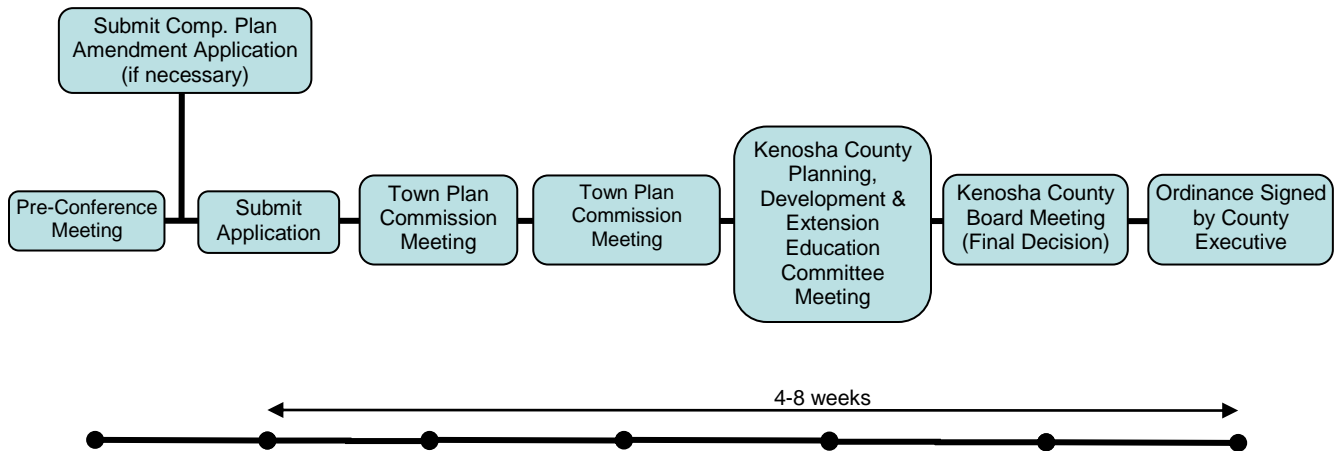
Somers Town of 859-2822

Wheatland, Town of..... 537-4340

Wisconsin Department of Natural Resources - Sturtevant Office 884-2300

Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes



COUNTY OF KENOSHA

Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

New Life Bible Church

Print Name: _____

Signature: _____

Mailing Address: 112 W Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Tracy McConnell

Signature: _____

Business Name: _____

Mailing Address: 112 W Main Street

City: Twin Lakes State: WI Zip: 53181

Phone Number: 262-949-5433 E-mail (optional): mynlbc@gmail.com

(c) Tax key number(s) of property to be rezoned:

60-4-119-172-1000

Property Address of property to be rezoned:

388th Avenue

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
R-2 Suburban Single-Family Residential District	BP-1 Business Park District
R-3 Urban Single-Family Residential District	B-94 Interstate Highway 94 Special Use Business District
R-4 Urban Single-Family Residential District	M-1 Limited Manufacturing District
R-5 Urban Single-Family Residential District	M-2 Heavy Manufacturing District
R-6 Urban Single-Family Residential District	M-3 Mineral Extraction District
R-7 Suburban Two-Family and Three-Family Residential District	M-4 Sanitary Landfill and Hazardous Waste Disposal District
R-8 Urban Two-Family Residential District	I-1 Institutional District
R-9 Multiple-Family Residential District	PR-1 Park-Recreational District
R-10 Multiple-Family Residential District	C-1 Lowland Resource Conservancy District
R-11 Multiple-Family Residential District	C-2 Upland Resource Conservancy District
R-12 Mobile Home/Manufactured Home Park-Subdivision District	FPO Floodplain Overlay District
HO Historical Overlay District	FWO Camp Lake/Center Lake Floodway Overlay District
PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

A-1 Agricultural Preservation District	TCO Town Center Overlay District
A-2 General Agricultural District	B-1 Neighborhood Business District
A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	B-2 Community Business District
A-4 Agricultural Land Holding District	B-3 Highway Business District
AE-1 Agricultural Equestrian Cluster Single-Family District	B-4 Planned Business District
R-1 Rural Residential District	B-5 Wholesale Trade and Warehousing District
R-2 Suburban Single-Family Residential District	BP-1 Business Park District
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R-8 Urban Two-Family Residential District	I-1 Institutional District
R-9 Multiple-Family Residential District	PR-1 Park-Recreational District
R-10 Multiple-Family Residential District	C-1 Lowland Resource Conservancy District
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HO Historical Overlay District	FWO Camp Lake/Center Lake Floodway Overlay District
PUD Planned Unit Development Overlay District	FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
AO Airport Overlay District	
RC Rural Cluster Development Overlay District	

REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

**A COMP. PLAN AMENDMENT
APPLICATION IS PENDING**

The existing planned land use category for the subject property is:

Farmland Protection	Governmental and Institutional
General Agricultural and Open Land	Park and Recreational
Rural-Density Residential	Street and Highway Right-of-Way
Agricultural and Rural Density Residential	Other Transportation, Communication, and Utility
Suburban-Density Residential	Extractive
Medium-Density Residential	Landfill
High-Density Residential	Primary Environmental Corridor
Mixed Use	Secondary Environmental Corridor
Commercial	Isolated Natural Resource Area
Office/Professional Services	Other Conservancy Land to be Preserved
Industrial	Nonfarmed Wetland
Business/Industrial Park	Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Kenosha County Department of Planning and Development may ask for additional information.

(1) Is this property located within the shoreland area?

Shoreland area is defined as the following: All land, water and air located within the following distances from the ordinary high water mark of navigable waters as defined in section 144.26(2)(d) of the Wisconsin Statutes: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. If the navigable water is a glacial pothole lake, the distance shall be measured from the high water mark thereof.

Yes

No

(2) Is this property located within the City of Kenosha Airport affected area as defined in s. 62.23 (6) (am) 1. b.?

Yes

No

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

Supervisory District Number: _____ County Board Supervisor: _____

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition\$750.00

(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

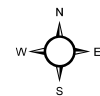
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

Kenosha County



SUBJECT PROPERTY



1 inch = 200 feet

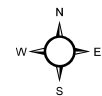
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Kenosha County

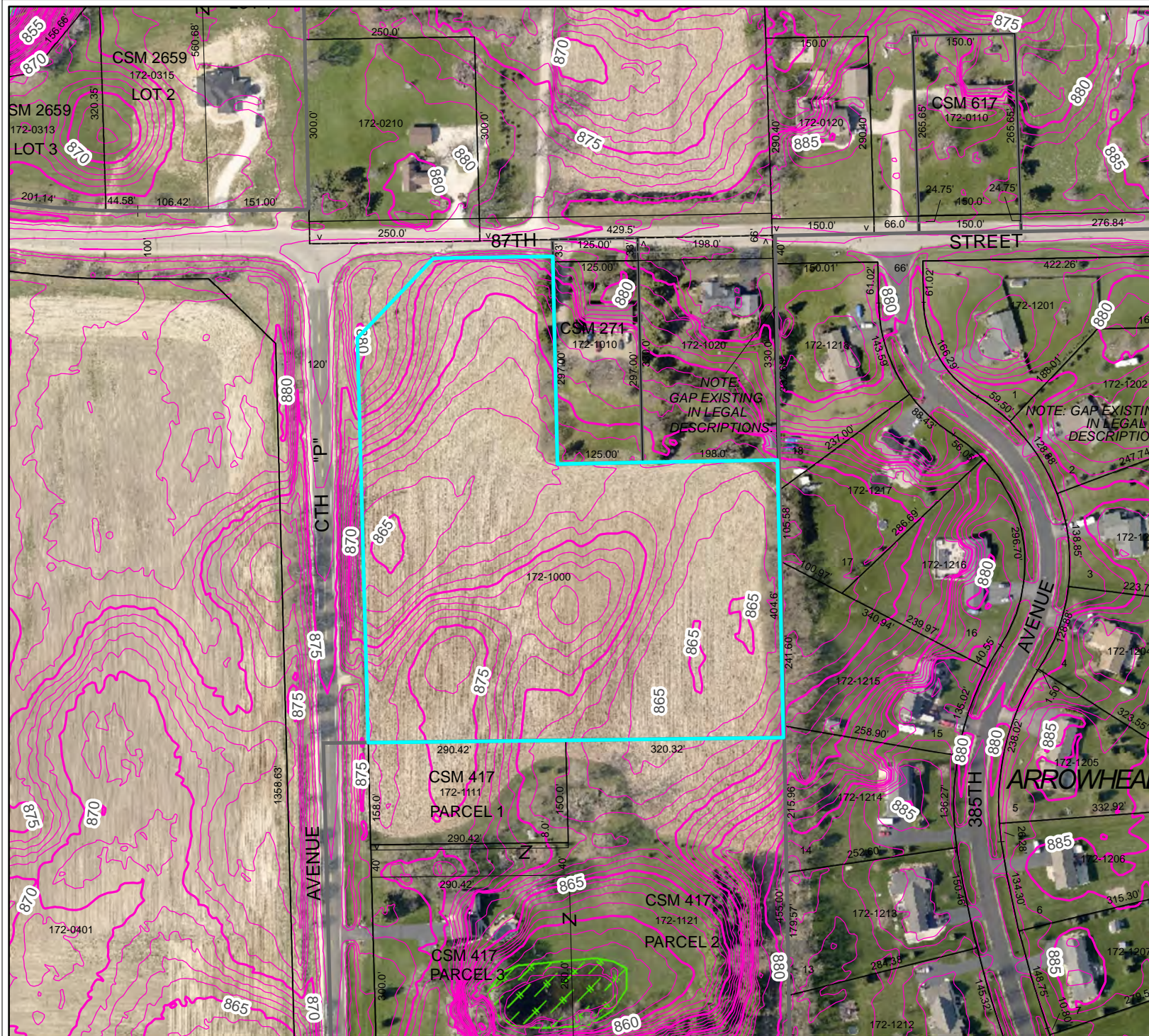


SUBJECT PROPERTY (1-FOOT CONTOURS & WI DNR WETLAND INVENTORY LAYER)



1 inch = 200 feet

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Source: Kenosha County Department of Planning and Development



Kenosha County



PROPOSED LAND DIVISION



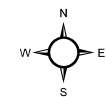
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Kenosha County

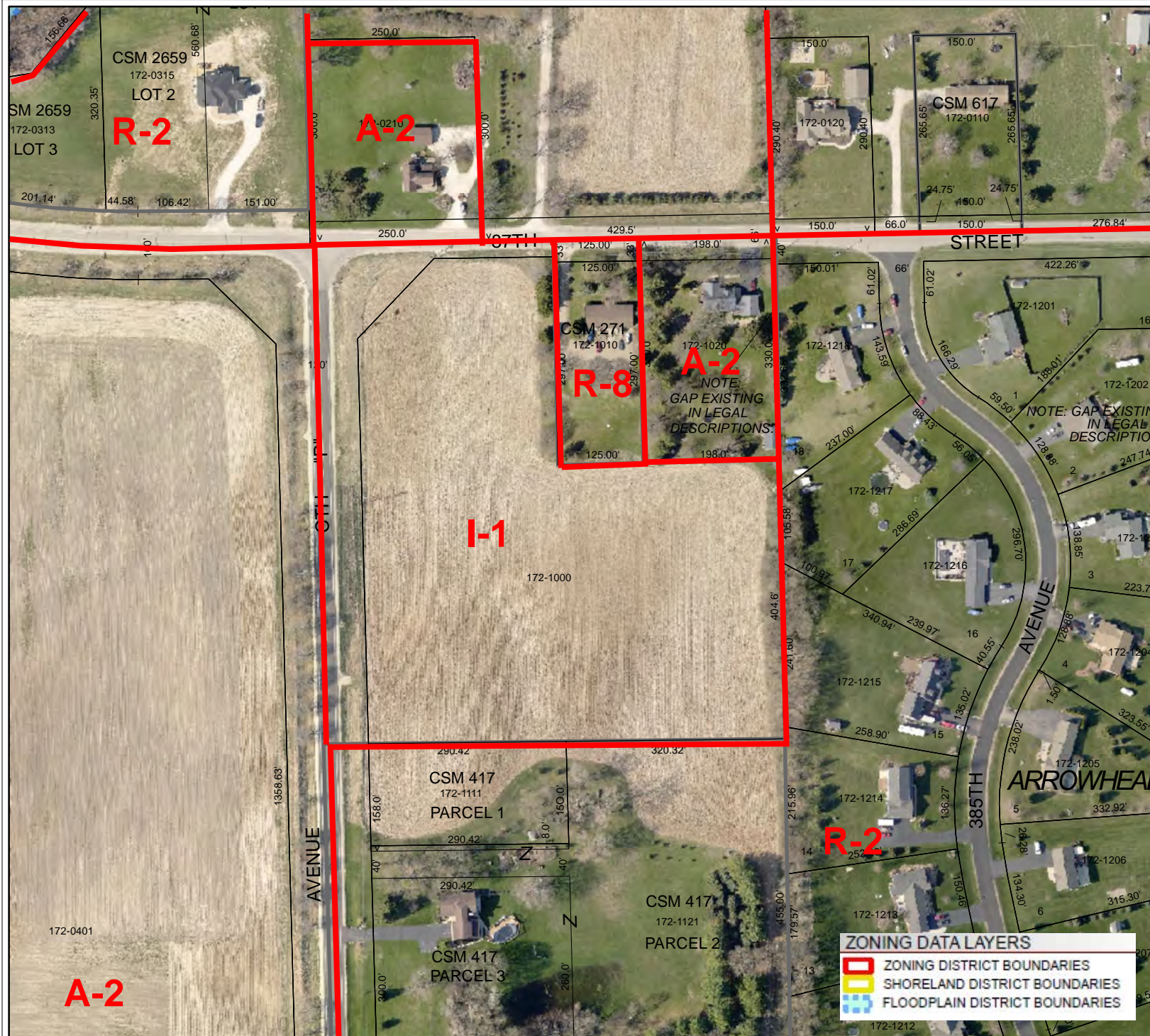


CURRENT ZONING CLASSIFICATIONS

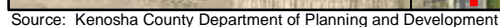


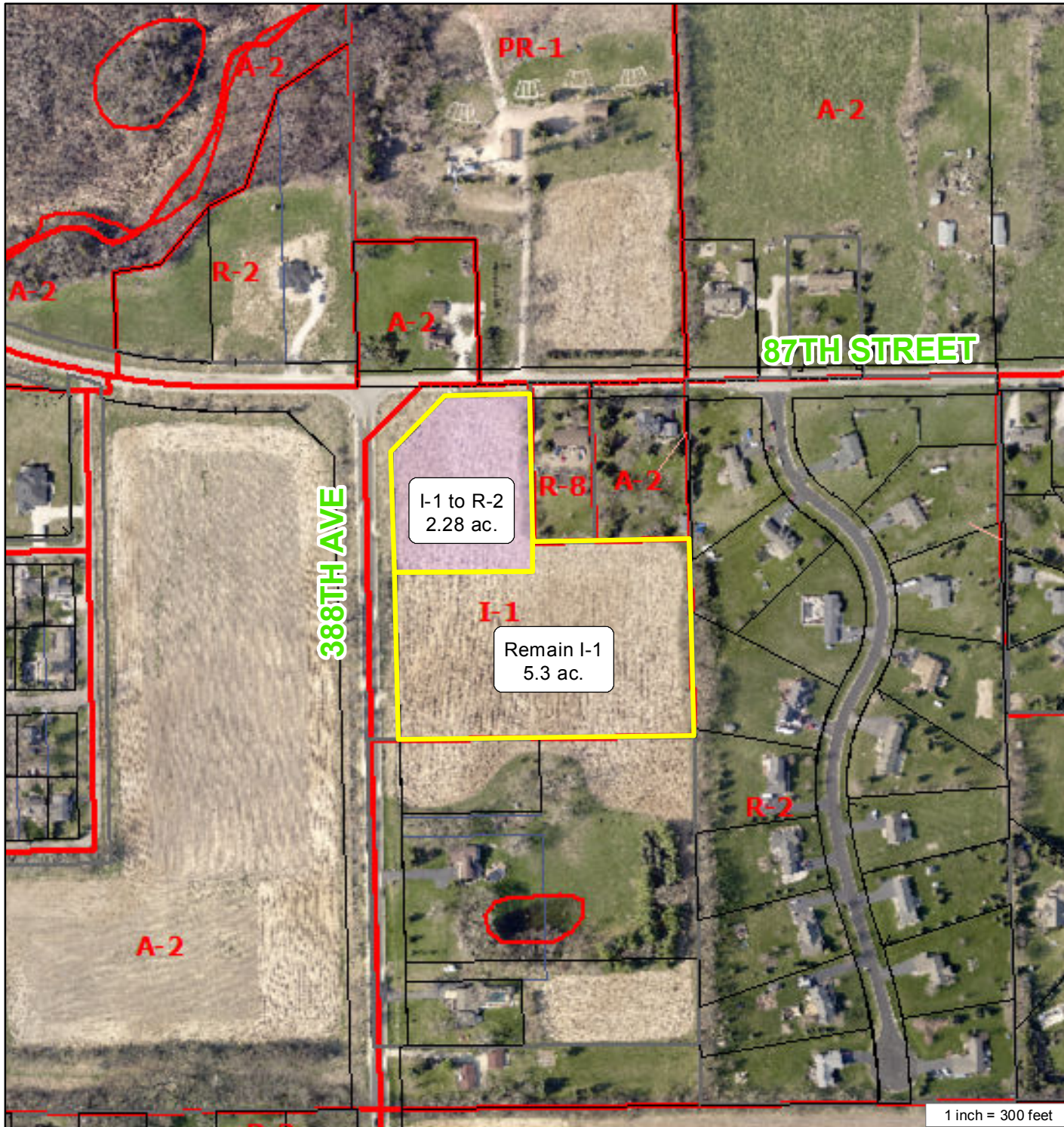
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REZONING SITE MAP

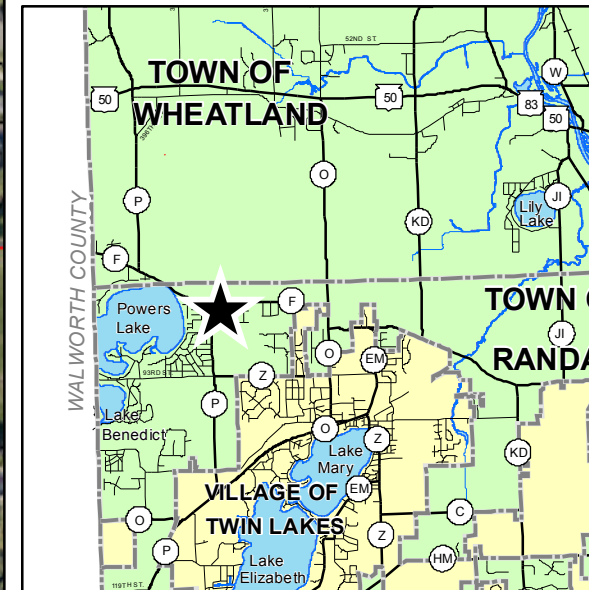
PETITIONER(S):
New Life Bible Church(Owner),
Tracy McConnell (Agent)

LOCATION: NW 1/4 of Section 17
Town of Randall

TAX PARCEL(S): #60-4-119-172-1000

REQUEST:

Requesting a rezoning from I-1 Institutional
Dist. to I-1 Institutional Dist. and R-2 Suburban
Single-Family Residential Dist.





January 2013

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

OCT 29 2019

Kenosha County
Deputy County Clerk

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: New Life Bible Church, Tracy McConnell Date 10-28-2019

Mailing Address: 112 W Main Street Phone # 262-949-5433

Twin Lakes WI 53181 Phone # _____

Tax Parcel Number(s): 60-4-119-172-1000

_____ Acreage of Project: Appx. 8.25 acres

Location of Property (including legal description):

See attached draft certified survey map document.

Subdivision/Development Name (if applicable): Not applicable.

Existing Zoning: I-1 Proposed Zoning: I-1 & R-2

Town Land Use Plan District Designation(s) (if applicable):

Present "Governmental & Institutional"

Proposed "Governmental & Institutional" and "Suburban-Denisty Residential"

Present Use(s) of Property: Vacant farmland

Proposed Use(s) of Property: To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

The subdivision abuts or adjoins a state trunk highway.....Yes () No (✓)

The subdivision will be served by public sewerYes () No (✓)

The subdivision abuts a county trunk highwayYes (✓) No ()

The subdivision contains shoreland/floodplain areasYes () No (✓)

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or CityYes (✓) No ()

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation. Village of Twin Lakes ETP area

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature 10/29/19 Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature Date

Developer's Signature Date



COUNTY OF KENOSHA

Division of Health Services

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1910
Facsimile: (262) 857-1920

Page 1 of 2

APPLICATION FOR SOIL TEST REVIEW **FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS** **TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT** **SYSTEMS**

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: New Life Bible Church Agent: Tracy McConnell
Address: 112 W Main Street, Twin Lakes WI 53181 Address: 112 W Main Street, Twin Lakes WI 53181
Telephone: 262-949-5433 Telephone: 262-949-5433
Parcel Number of Property Being Divided: 60-4-119-172-1000

Proposed Project To subdivide the existing appx. 8.25-acre property into two (2) appx. 1-acre properties on the corner to be rezoned to R-2 Suburban Single-Family Residential District and an appx. 5.28-acre remnant property to remain zoned I-1 Institutional District.

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) 2
2. Review Fee = Number from above x \$75 150
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes ☐ No ☒
4. Are these systems older than July 1, 1980? Yes ☐ No ☒
5. If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
6. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

- 7. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat.
- 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

=====

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Planning, Development &

Extension Education Committee on _____

Comments _____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian _____ Date _____

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST
QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF RANDALL, COUNTY OF KENOSHA
AND STATE OF WISCONSIN.

OWNER & SUBDIVIDER:
New Life Bible Church
Pastor Tracy McConnell
112 W. Main Street
Twin Lakes, Wisconsin, 53181

SURVEYED AND MAPPED BY:
Ambit Land Surveying
8120-312th Avenue
Wheatland, Wisconsin 53105-8394

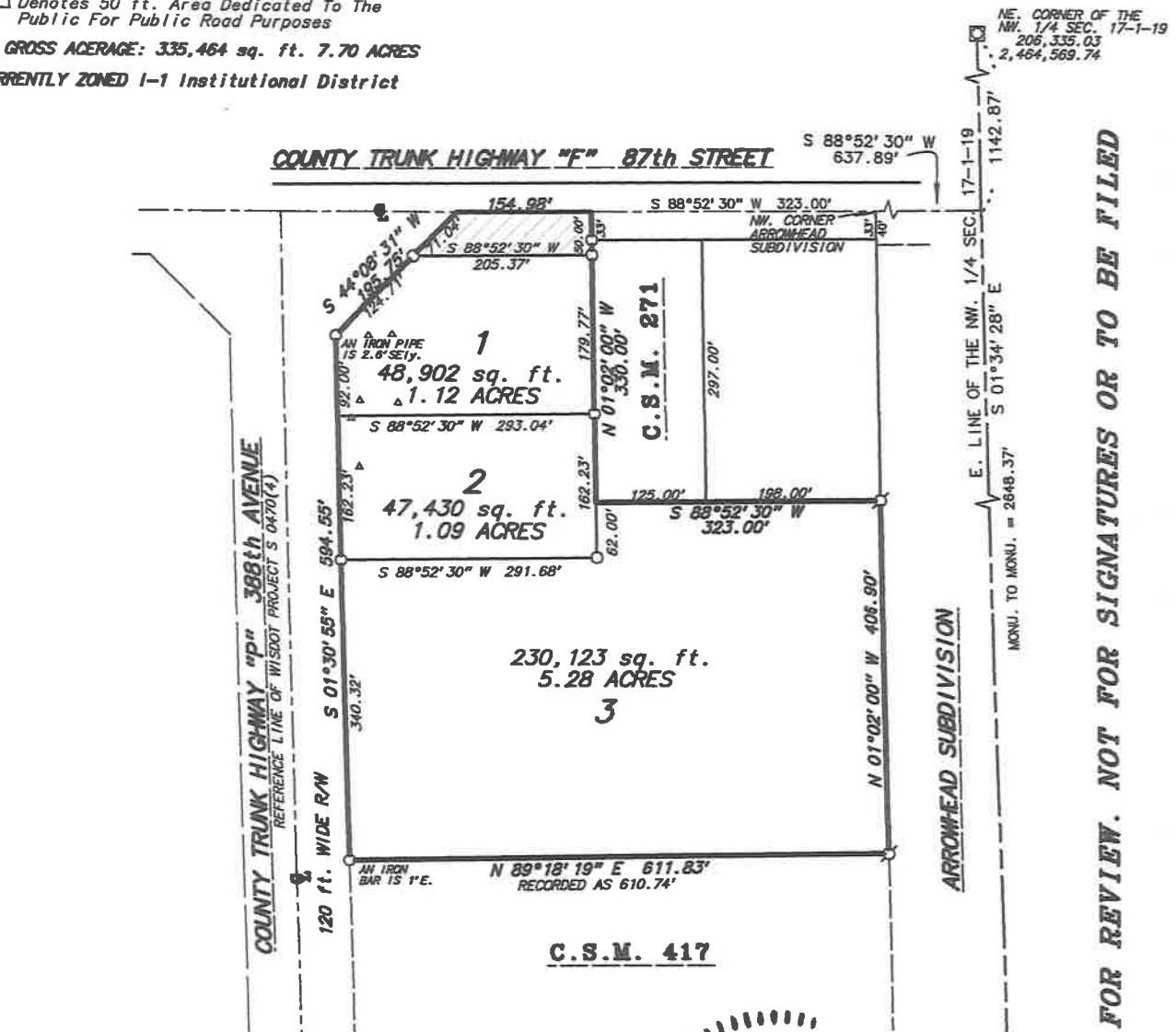
LEGEND:

- Denotes Iron Pipe Set-1" Diameter x 18" Length
Not Less Than 1.13 Pounds Per Linear Foot
- ⊗ Denotes Iron Pipe Found-1" Diameter
- ⊙ Denotes Iron Bar Found-5/8" Diameter
- ⊠ Denotes Concrete Monument Found
- △ Denotes Boring
- Denotes 50 ft. Area Dedicated To The
Public For Public Road Purposes

TOTAL GROSS ACERAGE: 335,464 sq. ft. 7.70 ACRES

CURRENTLY ZONED I-1 Institutional District

AREA RESERVED FOR REGISTER OF DEEDS OFFICIAL RECORDING DATA



FOR REVIEW. NOT FOR SIGNATURES OR TO BE FILED

GRAPHIC SCALE

1 inch = 200 feet

100 75 50 25 0 100 200 feet



GRID NORTH

WISCONSIN COORDINATE SYSTEM
SOUTH ZONE - NAD 1983

Bearings are referenced to the east line
of the NW. 1/4 of Sec. 17-1-19



Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784

October 10, 2019

KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN, TOWN OF RANDALL, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

I, Mark A. Bolender, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 1 North, Range 19 East of the 4th Principal Meridian, described as follows: COMMENCING at the northeast corner of the Northwest Quarter of said section; THENCE South 01 degree 34 minutes 28 seconds East, grid bearing from North, Wisconsin Coordinate System, South Zone, along the east line of said quarter section 1,142.87 feet to the northeast corner of Arrowhead Subdivision, as recorded in the office of the Kenosha County Register of Deeds Office on June 2, 2000 as Document 1183665 and identified as the center line of County Trunk Highway "F", also known as 87th Street; THENCE South 88 degrees 52 minutes 30 seconds West along said center line 637.89 feet to the northwest corner of said subdivision as shown on the subdivision plat of Arrowhead; THENCE continue South 88 degrees 52 minutes 30 seconds West along said center line 323.00 feet to the PLACE OF BEGINNING; THENCE continue South 88 degrees 52 minutes 30 seconds West along said center line 154.98 feet; THENCE South 44 degrees 08 minutes 31 seconds West 195.75 feet to a point on the east right of way of County Trunk Highway "P", also known as 388th Avenue; THENCE South 01 degree 30 minutes 55 seconds East along said east right of way 594.55 feet to the northwest corner of Lot 1 of Kenosha County Certified Survey Map Number 417 as recorded in the Office of the Register of Deeds on June 9, 1977 in Volume 989, pages 828 and 829 as Document 617329; THENCE North 89 degrees 18 minutes 19 seconds East along the north line of said Certified Survey Map 417 and parallel with the south line of the Northwest Quarter of said section 17, 611.83 feet to the northeast corner of Lot 2 of said Certified Survey Map 417 being a point on the west line of Arrowhead Subdivision; THENCE North 01 degree 02 minutes 00 seconds West along the west line of said subdivision 406.90 feet; THENCE South 89 degrees 52 minutes 30 seconds West parallel with the center line of County Trunk Highway "F" 323.00 feet to the southwest corner of Kenosha County Certified Survey Map Number 271 as recorded in the Office of the Register of Deeds on October 9, 1975 in Volume 948, page 505 as Document 591955; THENCE North 01 degree 02 minutes 00 seconds West along the west line of said Certified Survey Map 271, 330.00 feet to the PLACE OF BEGINNING. Being in the Town of Randall, County of Kenosha, State of Wisconsin.

Dated at Wheatland, Wisconsin, this 10th day of OCTOBER, 2019.



Mark A. Bolender - Wisconsin Registered Land Surveyor S - 1784
AMBIT LAND SURVEYING * 8120-312th Ave. * Wheatland, WI. 53105

TOWN OF RANDALL APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Resolved that this Certified Survey Map, in the Town of Randall, Wisconsin, is hereby approved by the Town Board of the Town of Randall on this _____ day of _____, 2019.

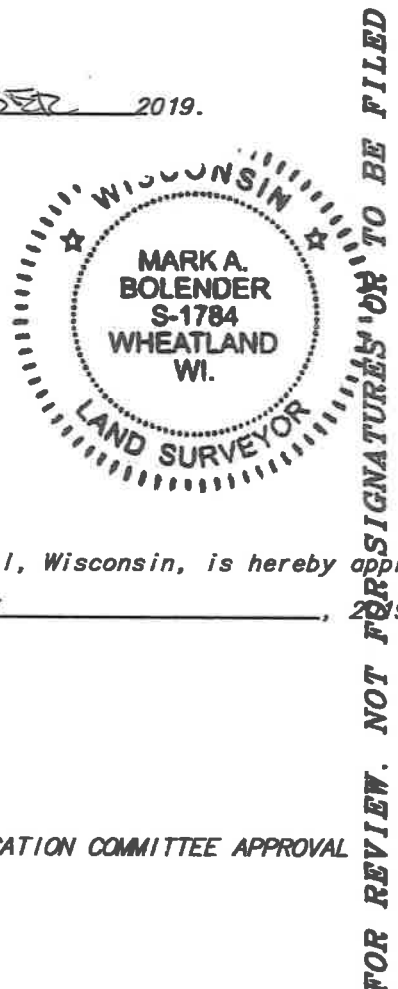
Town Clerk - Callie Rucker

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

This Certified Survey Map was hereby approved by the Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2019.

Chairperson - Erin Decker



KENOSHA COUNTY CERTIFIED SURVEY MAP NO. _____
PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST
QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST OF THE
4TH PRINCIPAL MERIDIAN, TOWN OF RANDALL, COUNTY OF KENOSHA
AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

I, Pastor Tracy McConnell, agent for the owner, New Life Bible Church, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 to be submitted to the following for approval or objection:

TOWN OF RANDALL
KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE

Carl Schultz

Dated this _____ day of _____, 2019

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Personally came before me this _____ day of _____, 2019 the above named, Pastor Tracy McConnell, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____, Kenosha County, Wisconsin
Notary Public

My Commission Expires: _____

Witness the hand and seal of said owner this _____ day of _____, 2019

FOR REVIEW. NOT FOR SIGNATURES OR TO BE FILED




Mark A. Bolender
Wisconsin Professional Land Surveyor - 1784
October 10, 2019