



COUNTY OF KENOSHA

Department of Planning and Development

CONDITIONAL USE PERMIT PROCEDURES



KENOSHA COUNTY

**DEPARTMENT OF PLANNING
AND DEVELOPMENT**



COUNTY OF KENOSHA

Department of Planning and Development

CONDITIONAL USE PERMIT PROCEDURES

- ☐ 1. Contact the Department of Planning and Development and check with staff to determine if your proposed use is a permitted use, an accessory use or a conditional use. If it is a conditional use, then a conditional use permit must be applied for and received prior to occupying or using the site for that use. Note: If the proposed conditional use is part of a proposed land division see the Certified Survey Map Information and Procedures. If the proposed conditional use is part of a proposed rezoning petition see the Rezoning Application Form.
- ☐ 2. Contact the Department of Planning and Development and schedule a pre-conference meeting, which is required for all conditional use permit requests.

Meeting Date: _____
- ☐ 3. Complete and submit the Kenosha County Conditional Use Permit Application by the filing deadline (see Planning, Development & Extension Education Committee Schedule handout).
- ☐ 4. 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.
- ☐ 5. 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): _____
- ☐ 6. 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)
- ☐ 7. If denied by the Kenosha County Planning, Development & Extension Education Committee you have thirty (30) days to file an appeal with circuit court.
- ☐ 8. If approved you may proceed with obtaining site plan approval (site plan layout, stormwater, landscaping, lighting, parking/paving etc...).
- ☐ 9. Apply for and obtain any necessary zoning permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with the Kenosha County Department of Planning and Development.
- ☐ 10. Apply for any obtain any necessary building permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc...) with you respective township.
- ☐ 11. Complete any obligations for foundation survey, waiver of liability of foundation survey, stormwater as-built requirement and/or certificate of occupancy.

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

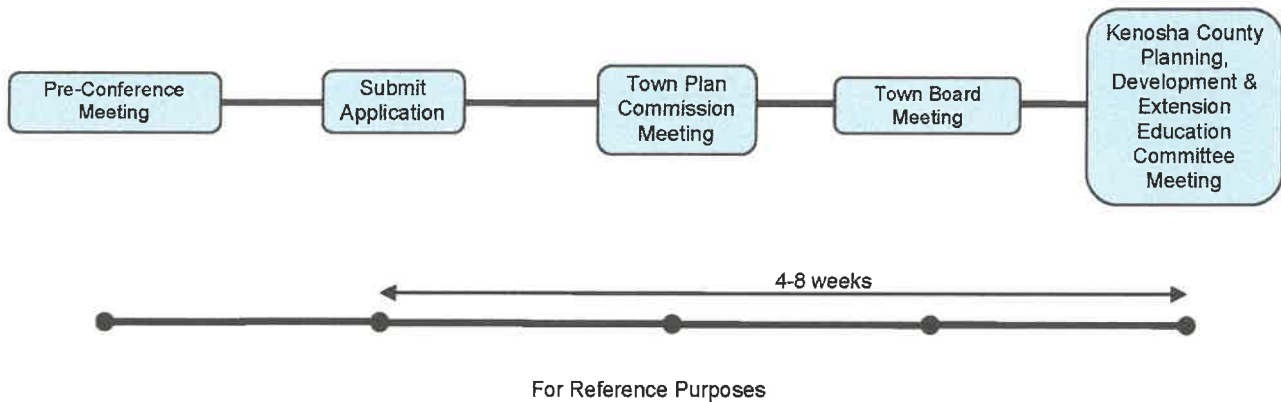
Somers Town of..... 859-2822

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

Wisconsin Department of Natural Resources - Sturtevant Office..... 884-2300

Wisconsin Department of Transportation - Waukesha Office..... 548-8722

Conditional Use Permit Timeline





December 2012

COUNTY OF KENOSHA

Department of Planning and Development

RECEIVED

DEC 21 2020

CONDITIONAL USE PERMIT APPLICATION

Kenosha County
Planning and Development

(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

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: 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): _____

(d) Engineer's Name (if applicable):

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

(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

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

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..... \$780.00
(For other fees see the Fee Schedule)



Country Thunder Wisconsin 2021

**Kenosha County Conditional Use Permit
Application**

**General Manager: Kim Blevins
December 18, 2020**

Event Information

Dates of Event:

July 15th – July 18th , 2021

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

Campground Dates and Times:

Open: Wednesday, July 14th, 2021 – 9:00am

Closes: Monday, July 19th, 2021 – 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	475 campsites available
Encore Campground	580 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, 2021. 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, 2021.

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: 3,220

Toilet Facilities:

3220 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 TBD.

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 TBD 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, 2021.

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 TBD.

Campground Information

Hours of Operation:

Open – Wednesday, July 14th, 2021 at 9:00am

Close – Monday, July 19th, 2021 at 12:00pm

Registration/Drive-in Main Gate:

Wednesday, July 14, 2021 9am – 10pm

Thursday, July 15, 2021 9am – 10pm

Friday, July 16, 2021 9am – 10pm

Saturday, July 17, 2021 9am – 10pm