



COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920



KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather apply for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and physical payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications |
| <input type="checkbox"/> Rezoning Application (REZO) | <input type="checkbox"/> Certified Survey Map (CSM) |
| <input checked="" type="checkbox"/> Conditional Use Permit Application (CUP) | <input type="checkbox"/> Preliminary Plat Application (PLAT) |
| <input type="checkbox"/> Affidavit of Correction (AFFC) | <input type="checkbox"/> Final Plat Application (PLAT) |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: Irving One, LLC
Individual's Name: Roger Gearhart
Mailing Address: 1222 N. Grant St., Odessa, TX 79761
Phone Number: 432-557-9920
Email Address: roger@qbe7.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Surveyor Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Master Plumber/Soil Tester Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

	Tax Key Parcel Number	Full Property Address
1.	60-4-119-304-0405	
2.	60-4-119-304-0100	
3.	60-4-119-311-0200	
4.		

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

CUP23-00007

4. Provide a written summary of your proposed project and reasons for pursuing said project:
Country Thunder Wisconsin 2024

Kenosha County Conditional Use Permit Application

General Manager: Kim Blevins
November 27, 2023

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

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 <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

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.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from [Section 12.29-8](#) of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to [Section 12.08-2](#) of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? Yes If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? No If so, draw and label total horizontal and vertical extent of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings) ([Section 12.05-1\(h\)3](#) of zoning ordinance)
 - Site Plan ([Section 12.13](#) of zoning ordinance)
 - Traffic, Parking and Access Plan ([Section 12.16](#) of zoning ordinance)
 - Landscape Plan ([Section 12.15](#) of zoning ordinance)
 - Lighting Plan (including photometrics) ([Division II](#) of stormwater ordinance)
 - Storm Water Management Plan
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan ([Section 12.14](#) of zoning ordinance)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the [Kenosha County Land Division Ordinance](#).
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.
- Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.
- Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)
N/A
 - Review Fee = Number from above x \$75

N/A

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
N/A
- d. Are these systems older than July 1, 1980?
N/A
- e. 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.
- f. 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.
- g. 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.

11. Application fees will be assessed at time of submittal. See [Fee Schedule](#).

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

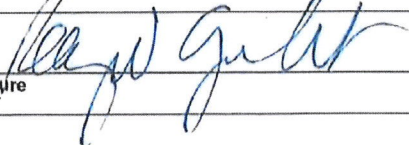
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.


It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

 Signature	<u>Roger Gearhart</u> Print Name
_____ Signature	_____ Print Name
_____ Signature	_____ Print Name

SIGNATURE OF APPLICANT

 Signature	<u>Kim Blevins</u> Print Name
--	----------------------------------

IMPORTANT TELEPHONE NUMBERS

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

Division of Planning and Development (including Sanitation & Land Conservation) (262) 857-1895
Facsimile # (262) 857-1920

Public Works Division of Highways (262) 857-1870

Kenosha County Administration Building
Register of Deeds (262) 653-2444
Division of Land Information (262) 653-2622

Wisconsin Department of Transportation, Southeast Region (262) 548-5902
141 NW Barslow St.
Waukesha WI 53187-0798

Wisconsin Department of Natural Resources - Sturtevant Office (262) 884-2300
9531 Rayne Rd., Suite 4
Sturtevant WI 53177

Brighton, Town of (262) 878-2218
Paris, Town of (262) 859-3006
Randall, Town of (262) 877-2165
Somers Village/Town of (262) 859-2822
Wheatland, Town of (262) 537-4340
City of Kenosha Planning & Zoning (262) 653-4030
City of Kenosha Water Utility (262) 653-4300
City of Kenosha Airport (262) 653-4160



Country Thunder Wisconsin 2024

**Kenosha County Conditional Use Permit
Application**

General Manager: Kim Blevins
November 28, 2023

Event Information

Dates of Event:

July 18th – July 21st , 2024

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

Campground Dates and Times:

Open: Wednesday, July 17th, 2024 – 9:00am

Closes: Monday, July 22nd , 2024 – 5:00pm

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

General Campground #1	645 campsites available
General Campground #2	Campsites unavailable
Tent Campground	381 campsites available
Preferred Campground	1,551 campsites available
Miller Campground	423 campsites available
Encore Campground	674 campsites available
Crown Campground	25 campsites available
Glamping Campground	22 campsites available

Maximum number of tickets to be sold or distributed:

4-Day Tickets 30,000 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, 2024. 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 (2) two 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, 2024.

Employees:

Currently there are no full time employees on the festival site grounds.

The number of temporary staff that will be on site for the largest work shift will be approximately 800. This would include Country Thunder staff, Kenosha County Sheriff's department, security, ticket sellers, concession staff, retail and food vendors and their staff, Main Stage

artists and their crew, Main Stage crew, Secondary Stage artists stage crew, sponsorship activation booths and their staff, traffic and parking staff, site maintenance staff, stage crew, medical teams and first responders, etc...

Camping Overview

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

Anticipated Attendance at the Event:

Capacity: 30,000 per day Expected Attendance: 25,000-30,000

Campgrounds Capacity: 3721

Toilet Facilities:

3721 Sites (Approx)	900 Total units
	547 Private units

Two (2) additional units will be provided for each 75 sites over 3,721.
All units are portable with urinals included.

Portable Toilet Services:

Provider of toilet services is Pat's Services, Inc.

Assuming that we follow the same procedure as 2023'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 2023's festival, the projected number of box containers:

- Garbage – 4 x 30 yd containers
- 25 x 6 yd containers
- curbside service + 150 totes

All roll-offs and dumpsters to be emptied each morning before event site opens. Final schedule to follow by July 1, 2024.

Water Supply:

Provided by four 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 17th, 2024 at 9:00am

Close – Monday, July 22nd, 2024 at 12:00pm

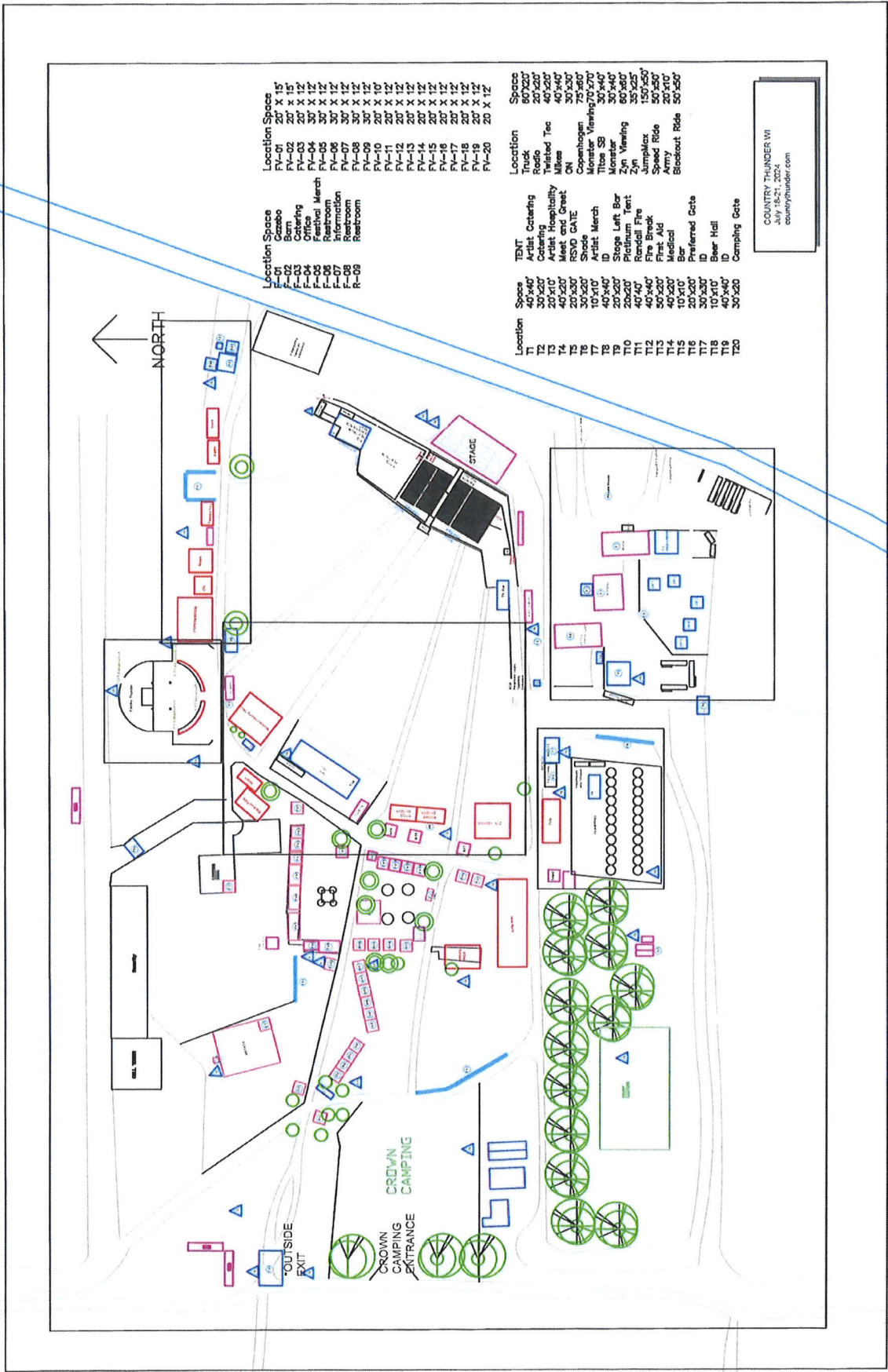
Registration/Drive-in Main Gate:

Wednesday, July 17, 2024 9am – 10pm

Thursday, July 18, 2024 9am – 10pm

Friday, July 19, 2024 9am – 10pm

Saturday, July 20, 2024 9am – 10pm



Location	Space
FV-01	20' x 12'
FV-02	20' x 12'
FV-03	30' x 12'
FV-04	30' x 12'
FV-05	30' x 12'
FV-06	30' x 12'
FV-07	30' x 12'
FV-08	30' x 12'
FV-09	30' x 12'
FV-10	20' x 10'
FV-11	20' x 12'
FV-12	20' x 12'
FV-13	20' x 12'
FV-14	20' x 12'
FV-15	20' x 12'
FV-16	20' x 12'
FV-17	20' x 12'
FV-18	20' x 12'
FV-19	20' x 12'
FV-20	20' x 12'

Location	Space
F-01	40' x 40'
F-02	40' x 40'
F-03	40' x 40'
F-04	40' x 40'
F-05	40' x 40'
F-06	40' x 40'
F-07	40' x 40'
F-08	40' x 40'
F-09	40' x 40'
F-10	40' x 40'
F-11	40' x 40'
F-12	40' x 40'
F-13	40' x 40'
F-14	40' x 40'
F-15	40' x 40'
F-16	40' x 40'
F-17	40' x 40'
F-18	40' x 40'
F-19	40' x 40'
F-20	40' x 40'

Location	Space
T1	40' x 40'
T2	40' x 40'
T3	40' x 40'
T4	40' x 40'
T5	40' x 40'
T6	40' x 40'
T7	40' x 40'
T8	40' x 40'
T9	40' x 40'
T10	40' x 40'
T11	40' x 40'
T12	40' x 40'
T13	40' x 40'
T14	40' x 40'
T15	40' x 40'
T16	40' x 40'
T17	40' x 40'
T18	40' x 40'
T19	40' x 40'
T20	40' x 40'

Location	Space
TR	40' x 40'
TR1	40' x 40'
TR2	40' x 40'
TR3	40' x 40'
TR4	40' x 40'
TR5	40' x 40'
TR6	40' x 40'
TR7	40' x 40'
TR8	40' x 40'
TR9	40' x 40'
TR10	40' x 40'
TR11	40' x 40'
TR12	40' x 40'
TR13	40' x 40'
TR14	40' x 40'
TR15	40' x 40'
TR16	40' x 40'
TR17	40' x 40'
TR18	40' x 40'
TR19	40' x 40'
TR20	40' x 40'

Location	Space
TR21	40' x 40'
TR22	40' x 40'
TR23	40' x 40'
TR24	40' x 40'
TR25	40' x 40'
TR26	40' x 40'
TR27	40' x 40'
TR28	40' x 40'
TR29	40' x 40'
TR30	40' x 40'
TR31	40' x 40'
TR32	40' x 40'
TR33	40' x 40'
TR34	40' x 40'
TR35	40' x 40'
TR36	40' x 40'
TR37	40' x 40'
TR38	40' x 40'
TR39	40' x 40'
TR40	40' x 40'

Location	Space
TR41	40' x 40'
TR42	40' x 40'
TR43	40' x 40'
TR44	40' x 40'
TR45	40' x 40'
TR46	40' x 40'
TR47	40' x 40'
TR48	40' x 40'
TR49	40' x 40'
TR50	40' x 40'
TR51	40' x 40'
TR52	40' x 40'
TR53	40' x 40'
TR54	40' x 40'
TR55	40' x 40'
TR56	40' x 40'
TR57	40' x 40'
TR58	40' x 40'
TR59	40' x 40'
TR60	40' x 40'

Location	Space
TR61	40' x 40'
TR62	40' x 40'
TR63	40' x 40'
TR64	40' x 40'
TR65	40' x 40'
TR66	40' x 40'
TR67	40' x 40'
TR68	40' x 40'
TR69	40' x 40'
TR70	40' x 40'
TR71	40' x 40'
TR72	40' x 40'
TR73	40' x 40'
TR74	40' x 40'
TR75	40' x 40'
TR76	40' x 40'
TR77	40' x 40'
TR78	40' x 40'
TR79	40' x 40'
TR80	40' x 40'

COUNTRY THUNDER WI
July 15-21, 2024
countrythunder.com

