

**MINUTES  
KENOSHA COUNTY  
PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE  
Wednesday, February 12, 2020**

Minutes of the Kenosha County Planning, Development & Extension Education Committee public hearing held on Wednesday, February 12, 2020 at 6:00 p.m. in the Kenosha County Center Public Hearing Room, 19600 -75th Street, Bristol, Wisconsin.

Members Present: Supervisors Erin Decker, John Poole, Zach Rodriguez, and Mark Nordigian

Members Excused: Supervisor Michael Skalitzky

Youth In Governance Representatives Present: Kasey Cochran

Youth In Governance Representatives Absent: Seth Rosen

UW-Extension Staff Present: Beverlee Baker, Area Extension Director, Mary Metten, Vijai Pandian, Leigh Presley, and Terri Ward

Also in Attendance for the public hearings on land use items:

Andy M. Buehler, Director, Division of Planning and Development  
April A. Webb, Senior Administrative Assistant

The meeting was called to order at 6:00 p.m. by Chairman Decker.

1. **Certification of Compliance with Wisconsin Open Meetings Law:** The committee certified that all requirements of the Wisconsin Open Meetings Law had been met
2. **2019 Reports and 2020 Program Plans** – Extension Educators provided information relative to their goals and accomplishments for the 2019 reporting and shared their 2020 Program Plans.

Leigh Presley, Ag Educator –

- Youth Programming - Tractor Safety training with hands-on driving in partnership with Case New Holland; about 180 youth were educated in the Meat Animal Quality program.
- Worked with non-profit board to design, edit, and produce 25,000 Farm Fresh Atlases (food market guides) which were distributed throughout Southeastern Wisconsin. Working to transition more readers to [www.farmfreshatlas.org](http://www.farmfreshatlas.org) for the public to obtain the same information online instead of in print.
- Conservation education with farmland protection group (no till and cover crops), and farm succession planning with families preparing to transition out of farming.
- Worked with clientele on a variety of issues such as planting options during a wet 2019 spring with Kenosha County.

Mary Metten, Health & Well-Being Educator –

- Completed her first year with Extension!
- Financial Education – Working with Shalom Center on Rent Smart reaching 50

throughout the year, three workshops with Housing Authority participants reaching 60, and with Head Start - KUSD distributed Money Smart in Head Start newsletters to 300 families along with offering workshops. Continue in 2020 with current financial partners and provide additional programming with the incarcerated population at the Kenosha Correctional Center. Work with organizations serving developmentally disabled adults to adapt financial education curricula to use with clients.

- Behavioral Health (social, emotional well-being) - Workshops on Youth Mental Health First Aid, and other trauma informed care, stress reduction and mindfulness workshops.

Vijai Pandian, Horticulture Educator -

- Over the past year, Vijai's position was 30% Kenosha County, 30% Racine County and 40% Milwaukee County, and he focused on understanding the position and needs of the three counties through several meetings with Master Gardeners, county departments, landscape and gardening professionals, and the public.
- Plant Health Advising – With Master Gardener volunteers, reached 240 Kenosha County residents in 2019 with answers to lawn and garden questions. Staffed a Kenosha Harbor Market booth helping about 80 residents per month, June – September. Plant Health Advising Team researched/advised tree failure inquiries due to lack of snow coverage in the winter and an extremely wet spring 2019.
- Created garden demonstration videos (bilingual) on raised bed gardens and how to plant tomatoes. Mid-Summer began writing regular Kenosha News columns.
- Provided Invasive Species education for youth at their 4-H Summer Camp.
- 2020 – Focus on regionalizing the Plant Health Advising offices along with creating a uniform database, and consistent research-based responses. Forestry education focused on diversifying tree species planted due possible pest problems re-emerging even among maple species. Establish a Dwarf conifer demonstration garden at the Kenosha County Center.

Terri Ward, FoodWise –

- The FoodWise team of nutrition educators promotes health behavior changes – healthy models, healthy foods among limited resource youth and adults.
- The FoodWise program is federally funded and works a variety of organizations, such as Head Start, schools, subsidized senior residences, Boys & Girls Clubs, throughout Kenosha and Racine Counties. They have a waiting list of partners to work with Extension.
- This past year FoodWise focused on increasing parent evaluations to improve the impact of future programs and received 255 parent evaluations, the highest in the state. They began working with Lincoln Middle School and Families First teen audience new outreach.
- Food Pantry Volunteers – Working with various food pantries to implement the Safe and Healthy Food Pantries project and sharing the tool kit to consider healthier food groups they hand out to their patrons.

Christine Wasielewski, Community Economic Development Extension Educator –

- Sustainable Kenosha County – Several county divisions/departments work together to share resources and ways to improve the environment. The team

distributes newsletters to county employees, and develops collaborative projects. Created the Kenosha County Swap Program where departments list surplus inventory (binders, furniture, etc.) and others can locate needed items.

- Transitioning the Kenosha Racine Recycles website content on recycling to a statewide site funded by the WI DNR where an intern at UW-Green Bay annual updates and maintained the database. Creating fact sheet to distribute on where/how people should link to local municipalities and recycling resources.
- 2020 Census Complete Count Committee – Coordinate the committee's work including identifying hard to count areas in the County.
- Workforce Development Project – Fostering new vendors, employers and the incarcerated population at resource fairs at the Kenosha Correctional Center.

3. **Youth in Governance including Meeting Attendance** – Area Extension Director Baker noted she had limited information regarding committee attendance to date. The Public Works Committee attendance by Youth in Governance members was above 60%. Youth on the Human Services Committee had lower attendance levels. Bev Baker will work with PDEEC Chair Decker once attendance analysis is complete. Supervisor Rodriguez noted the Human Services Committee would recommend replacing both youth members.
4. **UW-Extension Educator/Program updates** – The educators previously updated the committee about their 2019 and 2020 programs.
5. **UW-Extension Director's Report** – AED Baker reported the office move should take place next Tuesday, provided the furniture arrives intact. She emailed quarterly reports to the committee members as well as a list of events and programs the supervisors may wish to attend. Bethany Sorce, 4-H Program Educator is on leave until the end of March. Nesrine Ismaili is our newest nutrition educator. Caitlin Sprague, Horticulture Program Coordinator, submitted her resignation to coordinate a similar program in Seattle, WA. The office received 134 Youth in Governance nominations. Bev has been working on policy changes relative to the move from UW-Extension to UW-Madison-Extension

Chairman Decker called for a brief recess prior to reconvening for the Public Hearing portion of this meeting.

After a brief recess, the Public Hearing was called to order at 7:00 p.m. in the Public Hearing Room (Recording #2 of 2).

Chairman Decker called for introductions of committee members, youth in governance, and staff.

7. **Resolution – Appointment of Steve Bostrom to the Kenosha County Land Information Council (1:27)**

Planning Division Director Andy Buehler presented this item. Mr. Bostrom was in attendance.

- Poole/Nordigian motion to **approve** and recommend to the Kenosha County Board of Supervisors the appointment of Steve Bostrom to the Land Information Council.

Passed unanimously by those PDEEC members present, including YIG.

8. **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 (3:09)**

Ken Weyker, agent, was in attendance to speak to this item.

- Poole/Rodriguez motion to **approve** the Conditional Use Permit for Country Thunder East event, subject to the following conditions:

**[NOTE: ALL DEADLINE DATES ARE SHOWN IN BOLD]**

1. Subject to the conditional use permit application dated October 3, 2019 and stamped received by Planning & Development on December 17, 2019, which includes festival dates, times, general overview, event set-up and tear down schedule, camping overview, traffic summary, food and beverage operations, ticket information and attendance, general site information, rules and regulations, and emergency procedures. Implementation of improvements to the sites and adjacent areas may require permits from the State, Kenosha County, or the Town of Randall. In addition, permits may be required for signs in and along the right-of-way of Walworth County, and State, County and local highways in the State of Illinois. The applicant is responsible for obtaining these permits along with contacting and implementing the conditions as required by these units of government.
2. Subject to that approved by the Town of Randall Town Board on January 23, 2020.
3. **Subject to compliance with any conditions established by the Village of Genoa City as part of their Special Events Permit.**
4. If the Country Music Festival is to be held next summer, the application for the Conditional Use Permit shall be filed by no later than **February 10, 2021** for the March 10, 2021 Planning, Development & Extension Education Committee ("PDEEC") meeting to ensure adequate time for the planning and permitting of the event.
5. This conditional use permit is being granted solely for a single event, which shall be operated July 15-20, 2020. Any additional festival events will require applying for and receiving a conditional use permit from PDEEC, as well as receiving approval from the other affected units of government having jurisdiction over events of this nature. If approval for this type of event is not granted in 2021, or the applicant chooses not to have an event in 2021, all lands that were rezoned from A-1 Agricultural Preservation District to A-2 General Agricultural shall be rezoned back to A-1 Agricultural Preservation District by the applicant(s) or its agent.

6. Subject to the emergency trench that was dug during last year's event along the east side of the Encore campground being reconstructed into a swale following Natural Resources Conservation Service (NRCS) Conservation Practice Standard for grassed waterways (Exhibit A, attached), or filled back in and leveled to match surrounding grade, by **July 1, 2020**.
7. An event production schedule shall be provided for review to the Kenosha County Department of Planning & Development ("Planning & Development") by **July 1, 2020**.
8. Applicant shall provide proof of liability insurance to Planning & Development by no later than **July 1, 2020**.
9. A site plan showing the location of all temporary and permanent structures and their intended use for the duration of the Country Thunder event shall be provided to Planning & Development by **July 1, 2020**.
10. A list of amusement rides that will be present at the event and proof of liability insurance shall be provided to Planning & Development by **July 10, 2020**. All amusement rides shall be properly registered and operated in accordance with Wisconsin Administrative Code Chapter SPS 334 – Amusement Rides.
11. The County Thunder Disaster Preplans, prepared by the Town of Randall Fire Department in 2009 and revised as needed, shall be followed for any fire, rescue, emergency and evacuation needs during the event. National Oceanic and Atmospheric Association (NOAA) weather radios shall be on hand and used to monitor weather conditions from the National Weather Service offices in Sullivan, WI and Chicago, IL during the duration of the festival, as referred to in the emergency plan. Site managers shall be briefed on their use and must be familiar with the use of radio communication equipment for interfacing with response agencies as necessary.
12. The grounds, including areas not visible to the public, shall be kept neat and clean at all times. Staff shall be provided for the purposes of picking up litter whenever the public is on the site. In addition, it is the responsibility of the applicant to remove all litter that may be blown from the site onto abutting properties and/or road rights-of-way, with final on & off-site clean-up being completed no later than **July 31, 2020**.
13. All Country Thunder-related structures, tents, temporary fences and equipment shall be removed from the event properties no later than **July 31, 2020**.

#### TRAFFIC AND PARKING

14. Traffic patterns/traffic control for the event shall be based on a traffic plan as depicted in the attached Exhibit B. Any change to this plan shall be reviewed and approved by representatives of Country Thunder, the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works, Planning & Development and any other affected governmental agencies. The plan shall include the training and coordination of parking attendants and the affected county agencies. A series of coordination meetings including all affected agencies will be needed to solve traffic problems. Any costs associated with this traffic planning are the responsibility of the applicant. Any directional

maps that are distributed by Country Thunder shall be reviewed and approved by the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works and Planning & Development.

15. A detailed site plan showing all parking areas, camping areas and traffic flow patterns shall be submitted to Planning & Development by no later than **July 1, 2020**. Parking shall take place only in the designated areas shown on the plan. Entrance and exit roads shall be graveled and maintained for a minimum distance of 100 feet from the edge of pavement of the public road and the remaining entrance and exit roads shall be maintained in a dust free condition at all times. Efforts should be pursued to improve the condition of any internal festival roadways which historically become muddy and, therefore, difficult or impossible for patrons and staff to navigate. No off-site parking is allowed, including within public rights-of-way. "No Parking" signs must be installed by Kenosha County in the vicinity of the event at the cost of the applicant. Directional signage, pavement marking, and roadway patrol shall be in accordance with memorandums and approvals from the Kenosha County Sheriff's Department and/or the Kenosha County Department of Public Works.
16. **Taller and more visible signage at the main entrance gate and drop-off area shall be provided for this year's event. Signage shall be two-sided to be visible by traffic approaching from either direction and tall/large enough to not be obstructed from view by parked or lined up vehicles entering the site. Plans for signage shall be submitted as soon as possible, but by no later than June 1, 2020, to allow adequate time for review and approval prior to the event.**
17. **The drop-off area shall be designed for efficient vehicle flow into and out of the area, including providing prominent directional/informational signage and graveled or paved drive lanes in areas of mud or potential mud. Any change of the location or configuration of the drop-off area between approval of this Conditional Use Permit and the start of the event shall be reviewed and approved by the Kenosha County Sheriff's Department, the Kenosha County Department of Public Works and Planning & Development.**

#### ACTIVITY CONTROL LICENSE

18. **The applicant is responsible for applying for and obtaining a Kenosha County Activity Control License with the Kenosha County Sheriff's Department and the Kenosha County Clerk's Office, to be approved by the Kenosha County Board of Supervisors prior to the event and complying with any associated conditions as set forth in said Activity Control License.**

**It should be noted that where a conflict exists between the proposed number of facilities, security staffing, parking attendants, toilets, etc., the applicant shall provide the greater number, but shall, under no circumstances, provide less than the required number as set forth in the Kenosha County Activity Control Ordinance, being Chapter 8 of the Municipal Code of Kenosha County.**

#### HEALTH

19. **The Kenosha County Division of Health shall test both wells and the distribution system by June 10, 2020. Repairs, maintenance and chlorinating of the wells, if needed, must be completed prior to this date. Any temporary water lines in the camping areas shall be shown on a plan and approved by the Kenosha County Division of Health.**
  
20. The County Environmental Sanitarian shall be contacted **30 days prior to the music festival** to inspect the existing private onsite wastewater treatment systems (POWTS) on the festival grounds to determine compliance with the State and County Sanitary Codes.  
  
Any new or existing buildings served with water and having sanitary waste drains and not connected to an acceptable POWTS will be identified at the time of the Sanitarian's inspection. Based on the project and time permitting, a complete plan submittal and an application for a Sanitary Permit may be required to be submitted to the Sanitarian with installation and inspection by the county occurring before **July 6, 2020**.
  
21. **It is the responsibility of the applicant to comply with all State and local regulations regarding public health. This includes proper and adequate toilet and hand washing facilities, showering facilities, proper food preparation and serving conditions, adequate tested potable water, proper disposal of refuse and food by-products on a timely basis. The Kenosha County Division of Health requires permits and inspections to assure the event is conducted within laws of proper sanitation and health. The applicant shall obtain all necessary health-related permits and assure that all necessary tests and inspections are conducted. Above-mentioned facilities must be in place for inspection by July 13, 2020.**
  
22. **Plans showing the location of the vendor areas, along with a list of vendors occupying booths shall be provided to the Kenosha County Sheriff's Department, Kenosha County Division of Health and Planning & Development by July 1, 2020. The plan shall be kept current, and updates shall be provided prior to the event.**
  
23. Information regarding service and service provider of grease disposal shall be provided to the Kenosha County Division of Health and Planning & Development by July 1, 2020.
  
24. Information on solid waste removal service provider and schedule of service to be provided to Kenosha County Division of Health and Planning & Development by **July 1, 2020**.
  
25. **The Kenosha County Division of Health shall be provided with a list of names of individuals who are responsible for servicing portable toilet units, servicing hand washing stations, shower waste disposal, and supervising the food court and VIP food service areas by July 1, 2020. All hand washing stations shall be in place and installed with soap dispensers and single-service towel dispensers before the festival opens. Hand washing stations must be provided for all food preparation/serving areas. Hand washing stations need to be monitored and maintained with water, soap, and towels. In areas where water is not available under pressure, a minimum of a five- (5) gallon insulated container with a spigot and approved liquid waste disposal shall be provided.**

26. Any individual considering tattooing at the event must contact the Kenosha County Division of Health by **July 1, 2020**.
27. Payment and applications for temporary restaurant licenses shall be received by **July 13, 2020**. Payment must be made to the Kenosha County Division of Health in the form of a certified check.
28. Payment for special event campground licenses and water testing fees shall be received by **July 13, 2020**. Payment must be made to the Kenosha County Division of Health in the form of a certified check.
29. Separate enclosed toilets for males and females meeting all state and local specifications must be conveniently located throughout the grounds and in proximity to the campground, sufficient to provide facilities for the maximum number of people to be assembled at the rate of at least one toilet for every 200 persons, with said facilities to be evenly-divided between male and female together with an efficient, sanitary means of disposing of waste matter deposited, which is in compliance with all state and local laws and regulations.
30. There must be one lavatory for every 500 persons with running water under pressure and a continuous supply of soap and paper towels to be provided with each lavatory or in the alternative a sufficient number of chemically treated sanitary towels.
31. Prep kitchens and the VIP buffet tent shall be completely screened, and other food booths shall be screened as needed.
32. Thermometers must be provided in all refrigeration units. A long stem thermometer shall be provided in all food tents/preparation areas to check hot food temperatures.
33. No bare hand contact of ready-to-eat food will be allowed. Employees shall use suitable utensils such as deli tissue, spatulas, tongs or single-use gloves.
34. One (1) hand-held radio unit must be provided to Kenosha County Division of Health staff to facilitate communication with Country Thunder staff.
35. Three (3) all access passes with VIP parking and an on-site all-terrain vehicle must be provided for Kenosha County Division of Health inspection staff.

#### GENERAL

36. To assure that proper facilities are provided to those attending and to assure that the festival has a minimum effect on the neighboring area, copies of service contracts as listed in the application shall be provided to Planning & Development by July 1, 2020.
37. No on- or off-premise signs, banners, or billboards shall be constructed, erected, or displayed without first obtaining proper permits from the State, County or local unit



**of government in which they are being located. The existing billboard sign located on the Country Thunder property along CTH P (Richmond Rd.) shall not be used to advertise for off-premise businesses or services and shall be used only for advertising the Country Thunder event or other events taking place on the premises.**

38. **No operation of amusement rides past Midnight.**
39. **No hot air balloon rides are permitted.**
40. **All speakers facing away from permanent dwellings, as stated in the submitted Conditional Use Permit application dated October 3, 2019, must be enforced and observed.**
41. A 2:00 a.m. curfew for excessive or loud noise must be strictly enforced and observed.
42. Information on electrical generators, number of units to be used and a site plan layout of their locations to be provided to Planning & Development by **July 1, 2020.**
43. On-site security shall be based on a plan prepared by the applicant and submitted to the Kenosha County Sheriff's Department by **July 6, 2020** for review and approval prior to the event. This must include security guards, either regularly-employed, duly sworn off-duty Wisconsin peace officers or private guards, licensed in Wisconsin, sufficient to provide adequate security for the maximum number of people to be assembled at the rate of at least one (1) security guard for every 750 people. Except that in the case of assemblies of less than 750 people, continuing between the hours of midnight and 8:00 a.m., there shall be at least one (1) security guard.
44. **It has been determined that Kenosha County must assign staff and equipment to assure that this event is operated in accordance within the rules established by the state and the county and to ensure that this event has a minimal effect on the general public. In order to ensure that the taxpayers of Kenosha County are not burdened for cost(s) requiring staffing and equipment associated with this event, such as patrol and traffic control, highway maintenance, and the possibility of cleaning the public right-of-way, health inspections, golf carts, emergency services planning, along with review and verification by Planning & Development staff, approval of this request would be granted provided Kenosha County shall receive from the applicant or its agent a check. This check shall be in an amount as determined by the Kenosha County Sheriff's Department and payable to Kenosha County. Kenosha County may use the money solely for the purpose of reimbursing costs related to the event prior to, during, or after the event takes place. The County will provide a list of actual expenditures requiring reimbursement by the applicant. In addition, if Kenosha County determines that its actual costs related to the event exceeds the amount of the check, the applicant or its agent agrees by the signing of these conditions to reimburse Kenosha County for the additional costs related to the event. This check shall be received before review of the Activity Control License by the Judiciary & Law Enforcement Committee.**

45. **It is the responsibility of the petitioner to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by Planning & Development or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.**

Passed unanimously by those PDEEC members present, including YIG.

- Poole/Rodriguez motion to **remove from the table items 8, 9 and 10** New Life Bible Church (Owner), Tracy B. McConnell (Agent). Passed unanimously by those PDEEC members present, including YIG. **(20:26)**
  - Rodriguez/Nordigian motion to **remove from the table items 8, 9 and 10 and vote on all three in one motion** New Life Bible Church (Owner), Tracy B. McConnell (Agent). Passed unanimously by those PDEEC members present, including YIG. **(20:26)**
9. **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 (20:26)**.

Tracy McConnell, agent, was in attendance to speak to this item.

10. **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**.

Tracy McConnell, agent, was in attendance to speak to this item.

- Rodriguez/Nordigian motion to **approve** and recommend to the Kenosha County Board of Supervisors the rezoning request of New Life Bible Church (Owner), Tracy B. McConnell (Agent). Passed unanimously by those PDEEC members present, including YIG.
11. **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**.

Tracy McConnell, agent, was in attendance to speak to this item.

- Poole/Nordigian motion to **approve** and recommend to the Kenosha County Board of Supervisors the Comprehensive Plan Amendment, rezoning, and CSM requests of New Life Bible Church (Owner), Tracy B. McConnell (Agent), subject to conditions. Passed on the following roll call vote: Poole – aye; Nordigian – aye; Rodriguez – aye; Decker – aye. YIG Cochran – aye.

- 1) New Life Bible Church, 112 W Main Street, Twin Lakes WI 53181 (Owner), Tracy McConnell, 112 W Main St., Twin Lakes WI 53181 (Agent) – Part of the NW ¼ of Section 17, T1N, R19E, Town of Randall. For informational purposes only, this parcel is located at the southeast intersection of CTH “F” (87<sup>th</sup> Street) & CTH “P” (388<sup>th</sup> Avenue).

Requesting approval of a Certified Survey Map (dated October 10, 2019 by Mark A. Bolender of Ambit Land Surveying) to create one (1) 1.12-acre parcel, one (1) 1.09-acre parcel and one (1) 5.28-acre parcel from Tax Parcel #60-4-119-172-1000.

Conditional Approval subject to the following:

- a) Compliance with any conditions put forth by the Town of Randall.
- b) Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s December 3, 2019 review letter (Exhibit A, attached).
- c) Subject to making the following revisions to the CSM:
  1. Add Note: “Access to Lot 1 Is Restricted to CTH “F” (87<sup>th</sup> Street).
  2. Indicate the existing and proposed zoning within and adjacent to the proposed land division.
  3. Indicate the owners of record of abutting unplatted lands.
  4. On Sheet 3 of 3, update the owner’s name under the signature line in the Owner’s Certificate of Dedication.
  5. Subject to adding a note to the face of the CSM stating that soil testing shall be conducted on Lot 3 prior to construction.
- d) Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which

includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.

- e) Subject to the rezoning being approved from I-1 Institutional District to I-1 Institutional District & R-2 Suburban Single-Family Residential District.
- f) The certified survey map shall not be released for recording until such time as the rezoning ordinance is signed by the County Executive.
- g) Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: [luke.godshall@kenoshacounty.org](mailto:luke.godshall@kenoshacounty.org).
- h) No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.
- i) Subject to receiving the original certified survey as approved by the Town of Randall.
- j) Subject to submitting the recordable copy of the Certified Survey Map (CSM) with signatures to the Kenosha County Planning & Development office along with the appropriate Register of Deeds recording fees within twelve (12) months of receiving conditional approval from the Kenosha County Planning, Development & Extension Education Committee. The Kenosha County Planning & Development office will submit the CSM along with the appropriate fees to the Register of Deeds for recording immediately upon receiving the recordable CSM and fee payments. Failure to submit the CSM with the required fees within the twelve (12) month time limit will render the CSM null and void. Failure to meet these conditions will require that the CSM be resubmitted for approval by the Kenosha County Planning, Development & Extension Education Committee.

6. **Approval of Minutes**

- Rodriguez/Nordigian motion to approve the minutes as presented of the December 11, 2019, Planning, Development and Extension Education Committee meeting. Passed unanimously by those PDEEC members present.

7. **Citizen Comments - None**

8. **Any Other Business Allowed By Law**

Mr. Buehler noted that several applications had been received for the March 11 meeting agenda.

9. **Adjournment**

- Nordigian/Rodriguez motion to adjourn the meeting. Passed unanimously by those PDEEC members present. The meeting was adjourned at 7:41 p.m.

The next regularly scheduled meeting of the Planning, Development & Extension Education Committee will be held on Wednesday, March 11, 2020.