

**TOWN**  
Of  
**ST. CROIX FALLS**  
Polk County, Wisconsin

**Resolution 19-12**

**A RESOLUTION GRANTING A SPECIAL EXCEPTION  
TO ALLOW A RACE TRACK FACILITY AT 2014 160<sup>TH</sup> AVENUE**

WHEREAS Rick Mastell, St. Croix Motorsports, LLC filed an application with the Town of St. Croix Falls Zoning Office to allow a race track facility at 2014 160<sup>th</sup> Avenue, located in the NE of ¼ NE ¼ of Section 15, T34N, R18W, identified as tax parcel 044-00343-0100; and

WHEREAS the grandfathered legal non-conforming race track use was lost when the race track was not utilized in over twelve months; and

WHEREAS Chapter III, Section C, 2. Agricultural District, f. (1) requires a special exception for any use not listed in the permitted or prohibited uses; and

WHEREAS per Chapter I, Section I, (3) the Plan Commission did conduct a public hearing on the matter on May 8, 2019, and recommended town board approval of the special exception with conditions for a race track facility at 2014 160<sup>th</sup> Avenue, located in the NE ¼ of NE ¼ of Section 15, T34N, R18W, identified as tax parcel 044-00343-0100.

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls does hereby grant a special exception to allow a race track facility at 2014 160<sup>th</sup> Avenue, located in the NE ¼ of NE ¼ of Section 15, T34N, R18W, identified as tax parcel 044-00343-0100 with the following conditions:

1. Any formal complaint lodged against the use in the first year of operation for current owner or first year of operation for any new owner will lead to an automatic review of the Special Exception by the Plan Commission and/or Town Board at the next possible meeting;
2. The Business will obey all laws and maintain all proper licenses and permits;
3. The applicant will have the bleachers inspected by a commercial building inspector prior to any events or practices being held at the property, and a copy of the approved inspection shall be submitted to the Town;
4. A copy of any food or beverage permits required by other governmental agencies shall be provided to the Town prior to opening;
5. If the applicant's racetrack license as provided in ordinance 17-02 is revoked for any reason the special exception permit shall also automatically be revoked; and
6. Applicant to post on social media ingress and egress of 160<sup>th</sup> Avenue to Highway 35, provide flyers to the racers saying the same, and direct traffic east on 160<sup>th</sup> Avenue after race events.

BE IT FURTHER RESOLVED that this special exception is conditioned on the applicants obtaining the necessary and required permits, if any, from Polk County and various agencies of the State of Wisconsin, and

BE IT FURTHER RESOLVED that this special exception must be exercised by application for the necessary permits within twelve (12) month of the date of this Resolution.

