



KENOSHA COUNTY

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Director

OFFICE OF PLANNING & DEVELOPMENT

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CONDITIONS OF APPROVAL

ROBERT W. AND MARION METZLER (OWNERS)

RANDALL M. HENNING (AGENT)

ON TAX PARCELS #45-4-221-051-0160, #345-4-221-051-0400,
#45-4-221-054-0415, AND #45-4-221-054-0400, TOWN OF PARIS

1. A plan for the fire and rescue service needs of the drag strip shall be reviewed and approved by the Town of Paris on an annual basis prior to any racing events taking place.
2. Racing dates, events, and hours shall be established on an annual basis prior to the track opening each spring and shall be subject to a schedule to be reviewed by a committee comprised of owners of the racing facility, Paris Town Board (or designees), Kenosha County Planning and Development and other affected county departments. (It should be noted that no racing will take place on Mondays, with the exception of major weekend events, at which time the racing facility will be closed on the following Tuesday. Quiet weekends are to be pursued). A one-year moratorium on exclusive motorcycle events is in effect for the 1995 season. Future exclusive motorcycle events must be approved by the committee as previously indicated.
3. Prior to the 1995 racing season, the public address system shall be reviewed and the sound system revised to assure minimum impact on abutting property owners and other property owners in the area. In addition, the sound system shall only be utilized prior to, during, and shortly after racing events.
4. Security and traffic control for the racing facility shall be reviewed prior to the racing season. The security and traffic control plan shall be reviewed by a committee made up of representatives of the race track, the Kenosha Sheriff's Department, the Kenosha County Office of Planning and Development and other affected county departments.
5. The only type of racing being approved by this conditional use permit is drag racing, and that shall be conducted on the permanent drag strip. In addition, the motor cross facility shall be removed no later than August 1, 1995; and the soil shall be removed from the floodplain, along with proper seeding of the disturbed areas.
6. A program of sound dampening shall begin in 1995 with the hiring of a consultant who is knowledgeable with this type of noise and abatement measures. The consultant shall prepare a noise abatement plan along with a time frame for its implementation. This noise abatement plan and its implementation schedule shall be reviewed and approved by the Kenosha County Office of Planning and Development.
7. Under this conditional use permit, the only camping permitted shall be for participants; and this shall be in a designated area to be reviewed and approved by the Office of Planning and Development. Vendors, security staff, spectators or employees are not considered participants and shall not be permitted to camp on the property.

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ROBERT W. AND MARION METZLER
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8. A landscaping and lighting plan, including an implementation schedule, shall be developed for review and approval by the Office of Planning and Development no later than May 1, 1995, which will serve as a basis for future refinements to the facility.
9. The applicant is responsible for compliance with the Kenosha County Activity Control Ordinance and the Kenosha County Cabaret license requirements.
10. The applicant shall be responsible for obtaining the necessary approvals and permits for upgrading the sanitation facilities, as indicated in the application.
11. Plans submitted, including the narrative in the application for improvements to items such as, but not limited to, kitchen facilities, play ground and tot lot equipment, gates, fences, structures, signs, refuse disposal, parking areas, and the general plan of operation, shall be implemented after approval of the Kenosha County Office of Planning and Development, unless so otherwise noted in the conditions granted herein. The implementation of various elements of improvements proposed for the facility will require permits from the state, Kenosha County, or the Town of Paris. The applicant is responsible for obtaining these permits prior to construction or implementation of the improvement being sought.
12. The applicant shall be responsible for obtaining a liquor license from the Town of Paris. No alcoholic beverages shall be permitted to be brought into the racing facility by a spectator from a parking area.
13. Any expansion of the drag racing facility which involves the leasing, purchasing, and development of additional lands abutting the racing property requires a new conditional use permit approval.
14. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable work stop order by the Office of Planning and Development or other applicable agencies until such time as 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.
15. Any substantial change or expansion of the submitted plan of operation, i.e., track expansion, change in use, new ownership, shall require the petitioner to reapply for a Conditional Use Permit to the Land Use Committee for its review and approval.

I have read and understand the above conditions and hereby agree that I am willing to comply with them.

PRINT NAME:

Robert W. Metzler

DATE

12/14/94

SIGNATURE:

Robert W. Metzler

ROBERT W. METZLER

12/14/94

SPECIFIC PROGRAM OF IMPROVEMENTS RELATED TO
COUNTY SUBMISSION CONDITIONAL USE GRANT

The following list outlines the modification and conditional uses requested to the existing zoning:

1. A general improvement of the overall surface and subsurface drainage conditions. A preliminary concept is submitted. Further detailed plans will follow.
2. Re-design of existing men's and women's toilet area. No change to existing size.
3. The re-design of existing holding tank, and the design of a new, secondary holding tank, gravity fed.
4. Coupled with the overall drainage problems, the revision of the present parking phase to accommodate landscape plantings and ultimately, paved roadways and bays.
5. Revision of the vehicle and pedestrian physical directional control, both landscape berms and/or walls in order to better handle car and pedestrian traffic in the parking lot and track area.
6. A general clean-up. Introduction of new trash containers and elimination of the general 55 gallon clutter that exists.
7. A preliminary landscape plan with typical berms, plantings, parking lot standards.
 - A. Revision of the entry treatment.
 - B. Entry security gate. (Park Closure)
 - C. The berming of the mounds of tires. Back fill along mounded tires to establish planting areas.
 - D. Reconditioning service and trash areas. The creation of more attractive trash containers.
8. Definition and control of restricted areas.
9. Increased safety and hazard control standards.
10. Utilize interior track and park police.
11. Enlist County Sheriff Department for additional traffic and park control in big events.
12. Request conditional use for events in excess of 5,000 people.
13. Establish a basis for cooperating with County and Town Officials to establish emergency and disaster programs.
14. Secure conditional use to improve driveway and entry approaches in flood zone area.

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15. Secure conditional use to expand holding tank system.
16. Remodel kitchen facilities.
17. Secure building permit to build addition to present structure second floor for offices and meeting room.
18. Set up a planning program to look at drainage problems and solutions with Town and County Officials.
20. Establish accessory use for parking lot improvements on A-2 zoning, and extend principal use of park and fairgrounds to include tot-lots and playground facilities.
21. Extend accessory use for parking lots to include improved toilet facilities.
22. Extend all uses presently and historically existing to the effective date of this ordinance.

OPERATING HOURS, GREAT LAKES DRAGWAY
GENERAL RACING SCHEDULE
COUNTY SUBMISSION CONDITIONAL USE GRANT

1. The track will operate week days, except Monday. The track will shut down at 10:30 p.m. during the week. Security sweep by 11:30 p.m., and the park will be closed by 12:00 p.m.
2. On week-ends the track will shut down at 11:30 p.m. The sweep will be through the pits by 1:00 A.M. Lights out by 2:00 a.m. and closed.
3. Normal operation of the track is Tuesday through Sunday. Local events, educational and social, are usually scheduled on Thursdays.

MAJOR RACING WEEKENDS

The following constitute the schedule for racing as of this date:

1. N.H.R.A. Division 3 (week before Memorial Day)
2. 40th annual Olympics of Drag Racing. (Memorial Day Weekend)
3. U.D.R.A. Summer Races. (Week before Fourth of July)
4. U.D.R.A. World Cup Finals. (Low Attendance)
5. Labor Day Traditional Event.
6. Octoberfest. Approximately middle of October.

In addition to the regular racing events, the track is available to corporate and private individuals for social and public gatherings, utilizing the track facilities and safety personnel provided. The track is also available for rent by service clubs that host events to raise money. These events are generally low-key, local, and without much noise or traffic to be concerned about.

A much broader program of awareness at high school level is planned. Great success has been achieved by other tracks with this municipal and public involvement with kids.

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GENERAL ACTIVITIES CONTROL STATEMENT
COUNTY SUBMISSION CONDITIONAL USE GRANT

Our Group has carefully reviewed Chapter 8, Licensing and Permits. While we recognize that they do not specifically apply to our track directly, in general, they are realistically a basis to use as a model for our general activity policy.

We propose the following management program for activity control:

1. No advertised events will continue past midnight, unless a special application is obtained for that general event.
2. No overnight camping will be permitted outside the pit area, and then only to qualified entries, families and their crew. These will be registered at the security office of the park.
3. Unless by special incident or weather, no sound equipment will operate in the park during the hours of 12 p.m. and 9 a.m.
4. As a new security measure, night lighting will be established to control the entire parking area so that security can be easily made by internal and external sweep.
5. The park will provide an officer and 24-hour security for the park whenever events requiring overnight stays are permitted. Any events outside the schedule requiring camping rights will be by proper notification of the variance with the County Sheriff Department.
6. Off-street parking for over 2000 cars is available. Adequate attendants to direct and set up the parking will be at all racing events, based upon anticipated attendance.
7. Telephone and radio contact will be maintained between security and internal service controls. Separate internal and outside police will be available for events of over 2000 people.

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8. Overnight stays are restricted to family and crew of registered participants, will be contained in the pit compound where adequate toilet and washroom facilities are available.
9. Internal park security police will be on duty at all major events along with crowd control staff. At national events, arrangements will be made with local off-duty officers to supplement the County Sheriff's department.
10. We feel fire protection is adequate now. However, we are looking in the near future to provide our own private pumper, tanker, and secondary water retention pond. We also have available a restored engine with hose.
11. While we don't anticipate we will need a cabaret license at this time, we will, of course, apply for one along with our Class B License, if necessary. We will probably proceed the first year on a special event basis until we understand where we are going, or we are advised otherwise.

In addition to the above proposed track and preliminary program, we are looking to review and study noise abatement, the sound system, and the positioning of the speakers, to define and attempt to convey sound directly to the area of the spectators, and not beyond the borders of our park in response to public concern.

We feel we have addressed most of the issues brought to our attention by the authorities and the citizens of the area. However, we are still open to discussion, and remain flexible in the proposed management program.