



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400, Oklahoma City, OK 73108

Telephone (405) 840-4344 · Fax (405) 840-2608

Toll Free (800) 344-2944

Ext:4468

Please fax to my direct fax number 405-241-9674

To: Liz O'Day
Fax:
Email: eo'day@ci.bloomington.mn.us
Date: 06/03/2017
Subject: Zoning Letter and Associated Documents
Ref. Number: 103158-11
RE: Great Wolf Lodge and Waterpark, 1700 East American Boulevard, Bloomington, Minnesota

Add'l Info: Parcel # 02 027 24 11 0056
see attached repeat zoning letter
See attached Survey
Attached is our request for property information on the above-mentioned property.
Please copy it onto your letterhead, provide the requested information, sign and
return to me via either my direct fax, shown above, or via email to
ann.beabout@pzs.com .

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$95.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 4468. You may also reach me by email at: ann.beabout@pzs.com .

Sincerely,
Ann Beabout

CASE FILE #PL201700103

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Company
1300 South Meridian Avenue, Suite 400
Oklahoma City, OK 73108

06/03/2017

ATTN: Ann Beabout

Ref. No. 103158-11

RE: Great Wolf Lodge and Waterpark, 1700 East American Boulevard, Bloomington, Minnesota

Add'l Info. Parcel # 02 027 24 11 0056
see attached repeat zoning letter
See attached Survey

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

CASE FILE #PL201700103

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- ☐ Permitted Use by Right
- ☐ Permitted Use by Special/Specific Use Permit
- ☐ Copy Attached
- ☐ Copy Not Available (see comment)
- ☐ Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- ☐ Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- ☐ In accordance with Current Zoning Code Requirements and is
- ☐ Legal Conforming
- ☐ Non-Conforming (see comments)
- ☐ In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
- ☐ Prior to the adoption of the Zoning Code and is
- ☐ Grandfathered/Legal Non-conforming to current zoning requirements.
- ☐ In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- ☐ There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- ☐ The following apply to the subject property (see comments):
- ☐ Variance - Documentation attached or is otherwise, no longer available (see comment)
- ☐ Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
- ☐ Ordinance Documentation attached or is otherwise, no longer available (see comment)
- ☐ Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- ☐ May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- ☐ May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

CASE FILE #PL201700103

To the best of your knowledge, do your records show any unresolved zoning code violations?

- ☐ Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- ☐ No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Site Plan Information:

- _____ The subject property was not subject to a site plan approval process.
- _____ The subject property was subject to site plan approval: a copy of the approved site plan is attached.
- _____ The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- _____ An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- _____ Other, (as noted here): _____

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name:	_____	Department:	_____
Title:	_____	Email:	_____



February 1, 2017

The Planning and Zoning Resource Company
ATTN: Sheneetra Scroggins
1300 South Meridian Avenue, Suite #400
Oklahoma City, OK 73108

Re: Property - 1700 American Boulevard East, Bloomington, MN 55425, PID# 0202724110056,

Ms. Scroggins:

In response to your request dated 01/24/2017, requesting certain land use information regarding the Property, please be advised of the following as of the date hereof:

- 1) Current Zoning and Comprehensive Land Use Plan Designation: The land is zoned FD-1 (PD) (AR-22) Freeway Development (Planned Development) (Airport Runway) and is subject to the use restrictions and performance standards in the Bloomington City Code. The Comprehensive Plan designates the Property as Community Commercial.
- 2) Conformance with Current Zoning Requirements: The property's use as a hotel and water park is permitted as a conditional use in the FD-1 zoning district. All of the permitted and conditional uses of the FD-1 zoning district can be found in the attached Zoning Code excerpts.

The following approvals have been granted for the Property:

- November 2, 1998 – Approved a Preliminary and Final Plat for Decathlon Hotel Addition and Preliminary and Final Development Plans for a hotel (Case 6001BC-98) – see attached minutes.
- April 19, 2004 – Approved a Major Revision to Final Development Plans for a 403-room hotel and accessory water park (Case 6001A-04) – see attached minutes.
- September 27, 2004 – Approved a Major Revision to Final Development Plans and a Change of Condition for the exterior design of a 403-room hotel as approved in Case 6001A-04 (Case 6001B-04) – see attached minutes.
- December 18, 2006 – Approved Variances to increase the size of exterior wall signage (Case 6001ABC-06) – see the attached minutes.

- 3) Adjacent Property Zoning Designation: The properties adjacent to the subject properties have the following zoning designations:

North – Interstate highway 494 right-of-way
South – FD-1(PD) Freeway Development (Planned Development) and FD-1(PD)(AR-22) Freeway Development (Planned Development) (Airport Runway)
East – State Highway 77 right-of-way
West – FD-1(AR-22) Freeway Development (Airport Runway)
- 4) Utilities serving the property: According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property.
- 5) Right to Rebuild Following Casualty: The hotel use may continue following casualty subject to reconstruction in accordance to the approved Final Development Plans. If it is destroyed, reconstruction must comply with the applicable regulations and Final Development Plan approvals at the time of reconstruction. This only applies to performance standards such as landscaping, lighting, signs and other related development items. The property use in the current configuration may be reconstructed without any additional approvals.
- 6) No Further Approvals or Licenses Required: The existing use as a hotel and accessory water park is permitted as a conditional use under the Zoning Ordinance without necessity of any rezoning, special exceptions, variance or other approval.
- 8) Compliance with Subdivision Regulations: The Property complies with, or is otherwise exempt from, applicable subdivision regulations. On November 2, 1998, a Plat (Decathlon Hotel Addition) was approved and subsequently filed.
- 9) Application(s) Pending: The property owner recently filed an application on December 21, 2016 for a Conditional Use Permit and a Major Revision to Final Development Plans to expand and renovate a hotel use. The application was recommended for approval by the Planning Commission on January 26, 2017 and will be considered by the City Council on February 6, 2017.
- 10) Violations Outstanding or Development Related Fees Paid: I am unaware of any violations or alleged violations applicable to any zoning, subdivision, building or similar ordinances or

Sheneetra Scroggins
January 31, 2017
Page 3 of 3

regulations applicable to the Project within the past three years, or any pending or contemplated enforcement proceedings against the Project.

- 11) Flood Zone Designation: The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Property as Zone X on Panel Numbers 27053C0457F and 27053C0476 dated November 4, 2016.
- 12) Certificate of Occupancy: I am unable to locate a certificate of occupancy for the Project from our records. I have no reason to believe, given the case file history described above, that one was not properly issued, and the absence of a Certificate of Occupancy under such circumstances would not give rise to any enforcement action affecting the Project. It is not necessary for a new purchaser of the Property to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order to own, use and occupy the Project in the manner which it is approved.

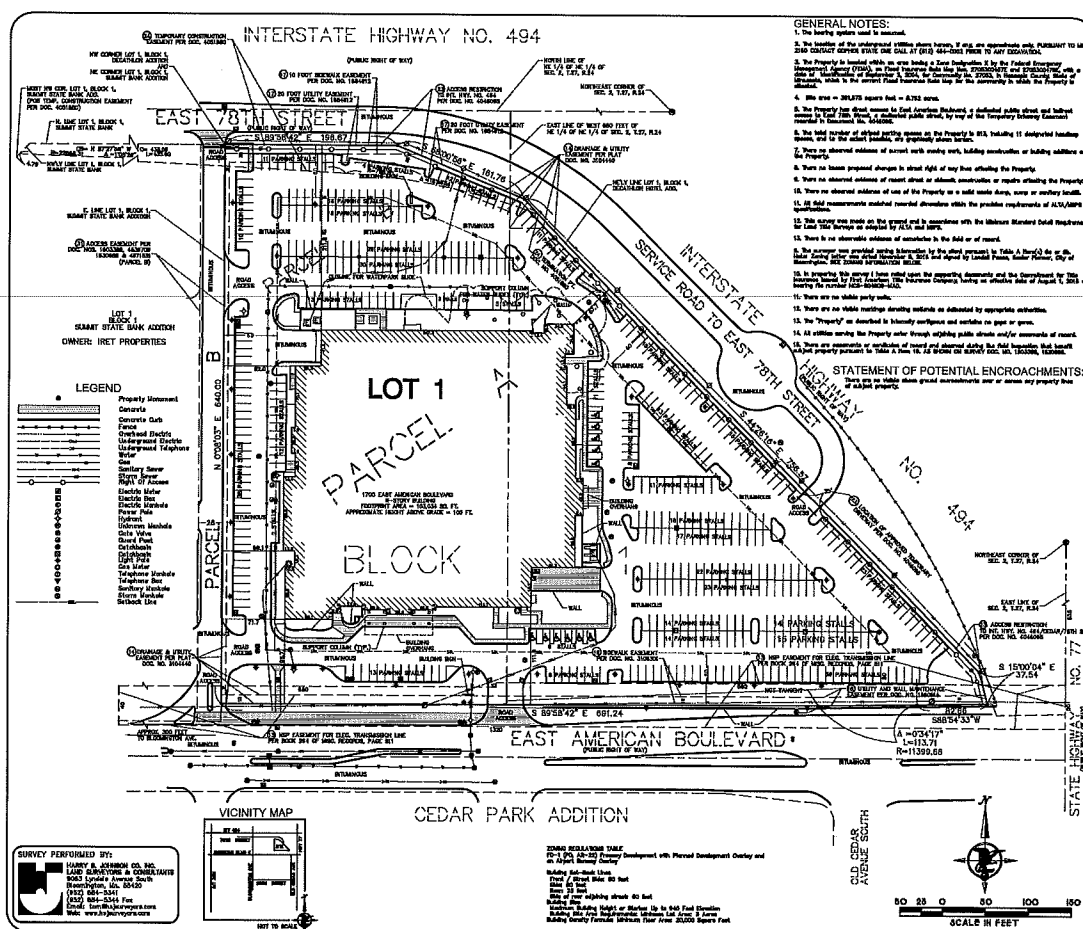
This information was researched by the person signing this letter on behalf of the City of Bloomington, on request, as a service. The undersigned certifies that the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. The City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

Please contact me at (952) 563-8925 or nmjohnson@bloomingtonmn.gov for any questions.

Sincerely,



Nick M. Johnson, Planner
Community Development – Planning Division

[illegible]

LAND TITLE SURVEY
ALTA/CASM
for:
GREAT WOLF RESORTS
**SITE: 1700 EAST AMERICAN BOULEVARD
BLOOMINGTON, MINNESOTA**

CERTIFICATION:

We, Great Wolf Resorts, Inc. DBA "GWR", LLC, a Delaware Limited Liability company
and Minnesota, Primary Trust, LLC, a Minnesota Limited Liability company,
American Title National Company (Interim Servicing),
do hereby certify that the foregoing is a true and correct copy of the original
plat as recorded in the public records of the State of Minnesota, and that the
same is a true and correct copy of the original plat as recorded in the public
records of the State of Minnesota, and that the same is a true and correct
copy of the original plat as recorded in the public records of the State of
Minnesota.

Range 4, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 20 of T46S, R.

The field work was completed on September 4, 2012.
Date of Plat or Map: September 4, 2012

[Signature]
State of Minn. Sec. 121.17

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
CONSULTANTS
BLOOMINGTON, MINNESOTA

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