



June 26, 2019

Great Wolf Resorts, Inc.  
ATTN: Craig Johnson  
1255 Fourier Drive, Suite #201  
Madison, WI 53717

RE: Case # PL201900054 – Change in Condition, indoor recreation CUP and Final Development Plans to issue day-use passes for an existing water park located at 1700 American Boulevard East

Mr. Johnson:

At its regular meeting of June 03, 2019, the City Council approved a Change in Condition related to Case #PL2016-233, a Conditional Use Permit (CUP) for an indoor recreation use, and a Major Revision to Final Development Plans to allow for the sale of day passes to an existing waterpark located at 1700 American Boulevard East (Case # PL201900054). Condition #14 of Case #PL2016-233 has been changed to read as follows:

14. Use of the restaurant and other entertainment venues is limited only to guests of the hotel, meetings spaces, and water park. Use of the water park is limited to overnight guests of the hotel and holders of day-use water park passes, subject to the following conditions:
  - a. Applicant will require all parked vehicles in its parking lot(s) to have a valid parking pass, and will patrol the parking lot(s) during peak business hours to ensure compliance with the parking pass requirement;
  - b. Applicant will limit issuance of day-use and group-event (e.g. birthday parties) water park passes based on the expected number of parking spaces available for each day. If no parking passes are expected to be available for a given day, Applicant will not issue any day-use water park passes for that day. If a limited number of parking passes are expected to be available for a certain day, Applicant will sell day-use water park passes and corresponding parking passes but will stop sales once all parking passes have been issued.
  - c. The amount of parking passes available to be issued to day-pass users will be determined by the following formula, as set forth in the Alliant Engineering Great Wolf Lodge Parking Study dated March 29, 2019:

Available parking passes = Total parking supply – (1.153 \* Number of occupied hotel rooms).

- d. Total parking supply is Applicant's on-site parking and also includes leased parking at any time that (i) Applicant provides valet parking and (ii) a Memorandum of Lease or other similar instrument is recorded with respect to the leased parking. The total parking supply figure will be reduced if factors such as snow storage, equipment storage, or a decrease in leased parking reduce the total parking supply;
- e. In the event the property experiences congestion in the front entrance area that the Fire Department determines is blocking fire lanes or emergency vehicle access, Applicant will implement a valet parking program to the extent needed to alleviate such congestion;
- f. Applicant will install signage and wayfinding in its parking areas to alert visitors to the parking pass requirement and to direct visitors to available parking;
- g. Applicant will provide the following data for dates determined by the City on no greater than a quarterly basis when requested by City:
  - i. The number of vehicles parked on-site and on leased premises;
  - ii. The number of hotel rooms occupied; and
  - iii. The number of water park or group-event passes issued.

The approval of the indoor recreation CUP and Final Development Plans is subject to conditions that must be satisfied prior to the sale of day-use water park passes. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes. At its regular meeting of June 24, 2019, the City Council adopted a revised resolution pertaining to the indoor recreation CUP that corrected a previous resolution that contained an erroneous condition of approval. The approval of the indoor recreation CUP and Final Development Plans is subject to the following conditions:

- 1. Prior to Day-Pass Sales A Parking Management Plan must be submitted for review and approval by the City Engineer.
- 2. Prior to Day-Pass Sales Life safety requirements must be reviewed and approved by the Fire Marshal.
- 3. Ongoing A shared parking agreement as approved by the City Attorney must be recorded against both 1550 and 1700 American Boulevard East prior to use of the leased parking by non-hotel guests.
- 4. Ongoing If the shared parking agreement with 1550 American Boulevard East is extinguished by either party, the applicant is required to provide notice of cancellation to the Director of Community Development, City Engineer, and City Attorney.
- 5. Ongoing Prior to use of the leased parking by non-hotel guests, parking lot and security lighting of the leased parking are located at 1550 American Boulevard East must comply with City Code (Sec. 21.301.07).
- 6. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3). Fire lanes must remain free of obstructions to allow for emergency vehicle response and circulation.

7. Ongoing All signage installed must be in compliance with the requirements of Chapter 19, Article X of the City Code and the Uniform Sign Design (USD #181) of record.
8. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
9. Ongoing Use of the restaurant and other entertainment venues is limited only to guests of the hotel, meetings spaces, and water park. Use of the water park is limited to overnight guests of the hotel and holders of day-use water park passes, subject to the following conditions:
  - a. Applicant will require all parked vehicles in its parking lot(s) to have a valid parking pass, and will patrol the parking lot(s) during peak business hours to ensure compliance with the parking pass requirement;
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  - c. The amount of parking passes available to be issued to day-pass users will be determined by the following formula, as set forth in the Alliant Engineering Great Wolf Lodge Parking Study dated March 29, 2019:

$\text{Available parking passes} = \text{Total parking supply} - (1.153 * \text{Number of occupied hotel rooms}).$

- d. Total parking supply is Applicant's on-site parking and also includes leased parking at any time that (i) Applicant provides valet parking and (ii) a Memorandum of Lease or other similar instrument is recorded with respect to the leased parking. The total parking supply figure will be reduced if factors such as snow storage, equipment storage, or a decrease in leased parking reduce the total parking supply;
- e. In the event the property experiences congestion in the front entrance area that the Fire Department determines is blocking fire lanes or emergency vehicle access, Applicant will implement a valet parking program to the extent needed to alleviate such congestion;
- f. Applicant will install signage and wayfinding in its parking areas to alert visitors to the parking pass requirement and to direct visitors to available parking;
- g. Applicant will provide the following data for dates determined by the City on no greater than a quarterly basis when requested by City:
  - i. The number of vehicles parked on-site and on leased premises;
  - ii. The number of hotel rooms occupied; and
  - iii. The number of water park or group-event passes issued.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP  
Planning Manager

C: Angela Reed, Great Wolf Resorts