

Approved a New On-Sale 3.2 Percent Malt Liquor License for Surabhi Indian Cuisine at 9818 Aldrich Avenue
Item 5.1B

Motion was made by Wilcox, seconded by Peterson, and all voting aye, to approve a New On-Sale 3.2 Percent Malt Liquor License application for Surabhi, LLC dba Surabhi Indian Cuisine at 9818 Aldrich Avenue, expiring December 31, 2004.

No public testimony was received.

Adopted a Resolution Approving Final Plat for WHITE ADDITION 8338 West Bush Lake Road
Case 10663A-04
Item 5.2A1
R-2004-66

Motion was made by Peterson, seconded by Grady, and all voting aye, to adopt a resolution approving the preliminary and final plat of WHITE ADDITION, located at 8338 West Bush Lake Road, Case 10663A-04, subject to completion of the following conditions, receipt of the title, necessary documents and deposits and review of all documents by the City Attorney. The property is being replatted for a new single-family home to replace an existing one. The plat incorporates a portion of Xylon Avenue South proposed to be vacated.

1. Standard minimum 10-foot and 5-foot drainage and utility easement and as shown along the frontage(s) and interior property lines respectively as approved by the City Engineer.
2. A 10-foot side walk/bikeway easement shall be provided along all public street frontages.
3. Connection charges be satisfied.
4. Sewer Availability Charge (SAC) be satisfied.
5. Alterations to utilities shall be at the developer's expense.
6. Approved and installed erosion control barriers shall be maintained throughout the construction period and not removed until authorized by the City Engineer.
7. Grading, drainage, utility and erosion control plans shall be reviewed and approved by the City Engineer and appropriate Watershed District.
8. Provide floodage easement to the 886 elevation as shown on the preliminary plat dated 4/9/2004.
9. Unused water services shall be properly abandoned (Sec. 11.15).
10. The approved Final Plat shall be filed with Hennepin County, a certified copy provided in the Engineering Department.
11. Xylon Avenue South be vacated in conjunction with this plat.
12. Building setbacks shall conform to the setbacks shown on the preliminary plat dated 4/9/2004.
13. Right-of-Way be dedicated and donated to 40 feet from the center line of West Bush Lake Road as shown on the plat.

Staff clarified that the correct address is 8338 West Bush Lake Road.

No public testimony was received.

Adopted an Ordinance Vacating 8338 West Bush Lake Road
Case
Item 5.2A2
R-2004-14

Motion was made by Peterson, seconded by Wilcox, and all voting aye, to adopt an ordinance vacating a street right-of-way located at 8338 West Bush Lake Road for Jim and Jan White for the purpose of adding vacated street to adjacent property and for replatting the property.

No public testimony was received.

Approved Revised Final Development Plans for The Wirth Companies at 1700 American Boulevard East
Case 6001A-04
Item 5.2B

Motion was made by Peterson, seconded by Harden, and all voting aye, to approve a revised final development plan for a hotel development at 1700 American Boulevard East, Case 6001A-04, for The Wirth Companies, Inc., subject to the following 12 conditions of approval and 12 Code requirements as set forth by the Planning Commission and Planning Division Staff plus the additional 3 conditions and 1 Code requirement recommended by the City Engineer and 1 condition recommended by the Traffic & Transportation Advisory Commission (TTAC) being satisfied prior to Grading, Footing, and Foundation Permits:

1. A development agreement including all conditions of approval be executed by the applicant and the City and proof of filing be provided to the Manager of Building and Inspection;
2. Exterior building materials be approved by the Planning Manager;
3. Grading, drainage, utility and erosion control plans be approved by the City Engineer following review by the appropriate watershed district;

Item 5.2B continued

4. Access, circulation and parking plans be approved by the City Engineer;
5. Common driveway/access/parking agreement be provided as approved by the Traffic Engineer, and proof of filing be provided to the Manager of Building and Inspection;
6. Joint Airport Zoning Board permit for building height, if determined to be applicable, be provided to the Manager of Building and Inspection;
7. Parking spaces along the westerly 300 feet be reconfigured to avoid conflict with the future I-494 improvements, as approved by the Planning Manager;

and subject to the following conditions being satisfied prior to Structural Permits:

8. Connection charges as determined be satisfied;
9. A SAC determination be calculated and payment be paid;

and subject to the following additional conditions:

10. Alterations to utilities be at the developer's expense;
11. All pickup and drop-off occur on site and off of public streets;
12. All loading and unloading occur on site and off of public streets;
13. The dual 24 inch diameter sanitary sewer force main be relocated on the site in accordance with the Metropolitan Council Environmental Services requirements and new easements be dedicated for the maintenance, repair and reconstruction of the relocated force main;
14. Provide access control easement along north and east right-of-way line with temporary access permitted at north east entrance;
15. Sidewalk plan to be approved by City Traffic Engineer and Planning Manager; and
16. Sidewalk petition and waiver for street modifications needed for planned development;

and subject to the following Code requirements:

1. Landscape plan be approved by the Planning Manager and landscape bond be filed (Sec 19.52);
2. Erosion control measures be in place and bond be filed;
3. All rooftop equipment be fully screened (Sec. 19.52.01);
4. Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
5. All trash and recyclable materials be stored inside the principal building/in a screened area (Sec. 19.51);
6. Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code Sec. 904.1, Mn.Rules Chapter 1306; Uniform Fire Code Sec. 1003);
7. Fire lanes be posted as approved by the Fire Marshal (Uniform Fire Code Sec. 901.4);
8. Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Uniform Fire Code Sec. 903);
9. Food service plans be approved by the Environmental Services Division (City Code Sec. 14.360);
10. Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code;
11. Signage be in conformance with the requirements of Chapter 19, Article X of the City Code;
12. A uniform sign design be submitted for approval by the Planning Manager; and
13. All unused water services shall be abandoned at the main at the developer's expense.

Item 5.2B continued

Bob Hawbaker, Senior Planner provided the staff report. This site is the old Decathlon site and the developer plans to raise the existing building and construct a new hotel, L-shaped building, a central area (water park), with all surface parking except for 80 spaces below ground. Access would remain through a common driveway with the US Bank property immediately to the west and the existing curb cut onto West 79th Street would be lined up with the driveway across the street. He stated that this is a substantially smaller hotel project (500 rooms vs. 800 rooms) than what was previously approved by the Council for the Decathlon and that the height has been restricted so that it fits within the Joint Airport Zoning Board (JAZB) restrictions and the use is allowed under the JAZB rules. Minor modifications that will be made include a slight piece of right-of-way that will be necessary for I-494 along the north property line, which may result in the loss of six parking spaces and there will no longer be any access onto the service road. The Planning Commission recommends approval with conditions.

Shelly Pederson, City Engineer explained that she recommends the addition of 3 more conditions and 1 Code requirement and that the Traffic & Transportation Advisory Commission (TTAC) recommended one additional condition.

Speaker #1: Applicant Jeff Bornmann, The Wirth Companies
He stated the project is called Grand Lodge Minnesota and Water Park of America. It will be a family-style property and the hotel will have 403 rooms with a large water park, similar to the size and scale of the Wisconsin Dells. Wirth Companies is excited to bring this type of development to an urban setting. He showed a site plan with all the amenities. He stated that this is considered Phase I and that if all goes well, the property could be expanded in the future. He concurred with the additional conditions proposed by staff. Regarding TTAC’s additional conditions, he inquired if Condition #2 that the development accommodate planned future right-of-way of I-494 referred to a possible new exit from 494 to American Boulevard.

Pederson stated that she did not believe that was the case, as it would cut through the middle of their site. At this time, it is not shown on any official right-of-way plan.

No other public testimony was received.

Closed Public
Comment Period

The Mayor asked if anyone else wished to address the Council during the public comment period, or it would be closed. No one came forward to speak and the public comment period was closed.

Continued to May 24
Action relating to the
Brookside Area Storm
Sewer System Feasibility
Study
Item 5.3A

Motion was made by Peterson, seconded by Grady, and all voting aye, to continue to the May 24, 2004, Council Study meeting, action relating to the Brookside Area Storm Sewer System Feasibility Study in order to allow staff time to explore additional alternatives and possible boring of the soils in the area to determine levels of groundwater.

Scott Anderson, Senior Civil Engineer explained that the Council directed staff to conduct a Feasibility Study on the Brookside Area Storm Sewer System, which was prompted as a result of increased drainage related complaints including wet or saturated lawns, some wet basements, heaving driveways, and some foundation cracking. He described the study area as being bounded by 98th Street on the north, 102nd Street on the south, Xerxes Avenue on the west, and Nine Mile Creek on the east. Specifically, the area between 100th Street, Upton Road and Brookside Avenue was the focus area of the study due to its drainage characteristics and repeated drainage issues in that area. He stated the goal of the study was to identify feasible alternatives to address the concerns in the area. He stated that based upon the study results, staff recommends no new infrastructure construction at this time, as the primary factors influencing drainage in this area are high groundwater elevation, the presence of significant clay soils, the general flat topography, and relative lack of elevation difference between that low area and the ultimate discharge location, which is Nine Mile Creek. As a result of a neighborhood meeting to discuss the study results, Anderson described two modifications recommended to the existing storm sewer system: 1) Replacement of an existing mechanical flanged flat gate valve to improve the efficiency and reliability of that operation and 2) Installation of a limited drain tile system nearest the storm sewer outlet in that low area.

Accepted Donation Item 3.9	Motion was made by Wilcox, seconded by Grady, and all voting aye, to accept a donation of 10 refurbished cell phones valued at \$500 donated to the City's Human Services Division by Quest TelecomPioneers.
Adopted a Resolution Approving the 2004 Assessment Roll No. 10 Item 5.3A R-2004-154	Motion was made by Peterson, seconded by Grady, and all voting aye, to adopt a resolution approving the 2004 Assessment Roll No. 10 for the 2002-801 Street Improvement Project on Lindau Lane from Cedar Avenue South to 24th Avenue South and all appurtenances associated with that construction. This project is 75% assessed to the petitioners (Mall of America Company and IKEA) and 25% from Airport South Fund. No public testimony was received.
Opened Public Comment Period	The Mayor declared the public comment period open for those wishing to address the Council on matters other than items included on the agenda. Speaker #1: Bill Callahan, 7435 West 105th Street He complimented the management and groundskeeping staff for the fine condition of Dwan Golf Course over the past season. He likes the new Civic Plaza and in particular the Schneider Theater commenting that the sightlines are wonderful and the sound is perfect. He appreciates the improved appearance of the City's pickup truck with the new paint job and new logo. As a 27-year resident of Bloomington, Callahan stated that he doesn't care what happens to the Old Town Hall and requested the Council not spend too much money on it. In closing, he remarked that the Council is doing a "pretty good job."
Approved New Therapeutic Massage License for KYTB, Inc. Item 5.1A	Motion was made by Grady, seconded by Peterson, and all voting aye, to approve a new therapeutic massage enterprise license for KYTB, Inc. at 4816 West 26th Street expiring on August 31, 2005. No public testimony was received.
Approved a New Therapeutic Massage License for Leslie M. Packard Item 5.1B	Motion was made by Grady, seconded by Peterson, and all voting aye, to approve a new therapeutic massage enterprise license for Leslie M. Packard at 10700 Normandale Boulevard expiring on August 31, 2005. No public testimony was received.
Approved Revised Final Development Plans & Change in Condition for Grand Lodge and Water Park of America at 1700 American Boulevard East Case 6001B-04 Item 5.2A	Motion was made by Peterson, seconded by Grady, and all voting aye, to approve the revised final development plan for exterior building modification and change in condition for the Decathlon Exchange, LLC dba Grand Lodge and Water Park of America at 1700 American Boulevard East, Case 6001B-04, subject to the following 4 conditions of approval as set forth by the Planning Division Staff and revised Condition #5: 1. Exterior building material for the pool chemical storage addition be a stone material to match the stone exterior approved by the Planning Manager; 2. Water slide colors (not based on primary colors) be approved by the Planning Manager; 3. Water slide clearance from parking and roadway be approved by the Traffic Engineer and Fire Marshal; and, 4. All remaining conditions as noted in the April 19, 2004 approval of Case 6001A-04 shall remain in effect. and revised Condition #5: 5. Common driveway and access agreement be provided as approved by the Traffic Engineer and proof of filing be provided to the Manager of Building and Inspection. Should the water park be open to the general public (other than hotel patrons or scheduled groups) a cross parking agreement for overflow parking space shall be provided as approved by the Traffic Engineer and the Planning Manager and proof of filing be provided to the Manager of Building and Inspection.

Item 5.2A continued

Bob Hawbaker, Senior Planner provided the staff report explaining that the need for the developer to submit a revised final development plan was prompted by the additional tubes that showed up on their exterior building plans compared to what was originally approved. He stated there were some clearance issues with the tubes but those have been resolved. He described the tubes as a transparent light blue and not a bright blue and that staff recommends approval of the revised plan.

No public testimony was received.

Approved Preliminary Plat and Adopted a Resolution Granting Final Plat Approval of WEEK Addition at 9700 & 9702 Utica Rd. Case 8132A-04 Item 5.2B R-2004-153

Motion was made by Peterson, seconded by Elkins, and all voting aye, to approve the Preliminary Plat of WEEK Addition and adopted a resolution granting final plat approval for WEEK Addition located at 9700 and 9702 Utica Road, Case 8132A-04, for Robert D. and Susan B. Week subject to the following 9 conditions of approval and 1 Code requirement and receipt of the title necessary documents and deposits and a review of all documents by the City Attorney.

1. 15-foot and 5-foot drainage and utility easements be shown along the frontage(s) and interior property lines respectively and excluding building foundation as approved by the City Engineer.
2. A 10-foot sidewalk/bikeway easement shall be provided along all public street frontages.
3. An updated common driveway/access/parking/circulation agreement/easement be provided as approved by the City Traffic Engineer.
4. A 10-foot planting easement be provided along Normandale Boulevard as approved by the City Traffic Engineer.
5. Existing drainage and utility easements be vacated with proof of filing provided to the City Engineer.
6. Alterations to utilities shall be at the developer's expense.
7. Provide a copy of common utility easement and maintenance agreement as approved by the City Engineer.
8. Provide a copy of a common driveway easement and maintenance agreement as approved by the City Engineer.
9. Provide verification of common wall construction for fire separation to City Building Inspection Manager.

and subject to the following Code requirement:

1. The approved Final Plat shall be filed with Hennepin County, a certified copy provided to the Engineering Department.

No public testimony was received.

Approved Final Development Plans for Applewood Pointe Senior Cooperative and Lyndale Green Townhomes at 8341 Lyndale Avenue Case 4213F-04 Item 5.2C1

Motion was made by Peterson, seconded by Harden, and all voting aye, to approve the final development plans for the Applewood Pointe Senior Cooperative and the Lyndale Green Townhomes at 8341 Lyndale Avenue, Case 4213F-04, for United Properties, subject to the following conditions being satisfied prior to issuance of grading, footing and foundation permits:

1. A development agreement including all conditions of approval be executed by the applicant and the City and proof of filing be provided to the Manager of Building and Inspection;
2. The final plat for the property must be recorded with the County with proof of filing provided to the Manager of Building and Inspection and a certified copy provided to the City Engineer;
3. Utility connection charges be satisfied;
4. Sewer Availability Charge (SAC) be satisfied;
5. Final grading, drainage, storm water management, utility and erosion control plans be approved by the City Engineer following review by the appropriate watershed district;
6. Erosion control measures be in place and bond be filed with the Manager of Building and Inspection;
7. Plans be revised to show a minimum setback of 30 feet between townhome units and 8th Street;



December 2, 2004

Mr. Jeff Bornmann
The Wirth Companies, Inc.
615 Second Avenue South
Minneapolis, MN 55402

**RE: Airport Zoning Permit Application – 1700 East American Boulevard
Case File #6001C-04**

Dear Mr. Bornman:

On October 4, 2004, as required by the MSP International Airport Zoning Ordinance, you submitted an application for Airport Zoning Permits for a water park hotel at 1700 East American Boulevard as well as for tower and mobile cranes to construct the hotel. You also submitted a variance application to the Board of Adjustment for the MSP International Airport Zoning Ordinance to allow the proposed tower and mobile cranes to exceed the height limits set forward in the MSP International Airport Zoning Ordinance.

On October 27, 2004, I approved an Airport Zoning Permit for the water park hotel subject to conditions (Case File #6001C-04). On December 2, 2004, the Board of Adjustment for the MSP International Airport Zoning Ordinance approved your application for a height variance for the tower and mobile cranes. Given the Board of Adjustment's approval of the height variance, I am now approving an Airport Zoning Permit (also Case File #6001C-04) for the tower and mobile cranes subject to the following conditions of approval.

1. This permit is subject to compliance with the variance conditions of approval adopted by the Board of Adjustment for the MSP International Airport Zoning Ordinance on December 2, 2004.
2. The tower and mobile cranes must not exceed the heights approved by the Board of Adjustment for the MSP International Airport Zoning Ordinance.

Should you have any questions regarding this approval, please contact Glen Markegard, Planner, at (952) 563-8923.

Sincerely,

Harry Lee
Community Development Director
Airport Zoning Administrator for Bloomington

copy: Eric Thomson, Adolfson and Peterson Construction

6001 C 04



**City Council Meeting
APPROVED MINUTES**

**Regular Meeting #36
Monday, December 18, 2006, 7:00 p.m.
Bloomington Civic Plaza
1800 West Old Shakopee Road
Bloomington, Minnesota 55431-3027**

Call to Order and Pledge to Flag	Mayor Gene Winstead called the meeting to order at 7:00 p.m. and led the audience in the pledge of allegiance to the flag.
Roll Call	<i>Present:</i> Mayor Winstead, Councilmembers R. Axtell, S. Elkins, A. Grady, K. Norstrom, S. Peterson, and V. Wilcox.
Approved Agreement with Bloomington Civic Theatre ITEM 3.1	Motion was made by Peterson, seconded by Elkins, and all voting aye, to approve the lease agreement between the City and Bloomington Civic Theatre to serve liquor at the Hello Sally Gala Reception at the Bloomington Center for the Arts on December 29, 2006. A temporary liquor license has also been applied for in conjunction with this event.
Approved Human Services Agreements ITEM 3.2	Motion was made by Peterson, seconded by Elkins, and all voting aye, to approve one-year Human Services Agreements with Volunteers of America for a noon-time nutrition program at an affordable price/donation at Creekside Community Center serving approximately 950 people each year Monday through Friday and with Loaves and Fishes, Too for an evening congregate dining program at no cost to participants at Creekside Community Center.
Ratified LELS Agreement ITEM 3.3	Motion was made by Peterson, seconded by Elkins, and all voting aye, to ratify a three-year labor agreement for years 2007, 2008, and 2009 with Police Supervisors Law Enforcement Labor Services (LELS) representing the Police Supervisors (Local 303).
Adopted Resolution Approving Variance at 9300 Wyoming Avenue Case 8612A-06 ITEM 3.4 R-2006-153	Motion was made by Peterson, seconded by Elkins, and all voting aye, to adopt a resolution approving a variance to reduce the rear yard setback from 30 feet to 25 feet for a three season porch addition at 9300 Wyoming Avenue South, Case 8612A-06 for Jerry & Carolyn Degen subject to the following 2 conditions of approval as set forth by the Planning Division Staff: 1. The variance to the rear yard setback shall only apply to the proposed three-season porch as shown in approved plans in Case 8612A-06; 2. The exterior finish and materials shall match those of the existing residence.
Adopted Resolution Approving Variance for Water Park of America Case 6001ABC-06 ITEM 3.5 R-2006-154	Motion was made by Peterson, seconded by Elkins, and all voting aye, to adopt a resolution approving variances to: 1) Increase signage on the east elevation by 94.6 square feet bringing the total allowed from 400 square feet to 494.6 square feet (Case 6001A-06); 2) Increase signage on the north elevation by 66.75 square feet bringing the total allowed from 400 square feet to 466.75 square feet (Case 6001B-06); and 3) Increase signage on the west elevation by 25.96 square feet bringing the total allowed from 225 square feet to 250.96 square feet (Case 6001C-06) at 1700 American Boulevard East for Water Park of America, subject to the following 2 conditions of approval as set forth by the Planning Division Staff and the Hearing Examiner: 1. Future modifications of the uniform sign design may be approved by the Planning Manager provided there is no increase in the total allowable signage area as approved by this variance; and 2. These variances shall apply to the entire structure, which includes both Grand Lodge and Water Park of America.



February 07, 2017

Great Wolf Resorts
ATTN: Dustin Murray
525 Junction Road, Suite 6000S
Madison, WI 53717

WSI (I) – RWP, LLC
ATTN: James Eberhart
660 Steamboat Road, 3rd Floor
Greenwich, CT 06830

RE: Case # PL201600233
1700 AMERICAN BLVD E

Mr. Murray and Mr. Eberhart:

At its regular meeting of February 6, 2017, the City Council approved a Conditional Use Permit and Major Revision to Final Development Plans to expand a hotel use and renovate an existing hotel located at 1700 American Boulevard East (Case # PL201600233).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
3. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN.Rules Chapter 1306; MN State Fire Code Sec. 903).
6. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
7. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
8. Prior to C/O A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
9. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.

PLANNING DIVISION

1800 W. OLD SHAKOPEE ROAD, BLOOMINGTON MN 55431-3027
PH 952-563-8920 FAX 952-563-8949 TTY 952-563-8740

AN AFFIRMATIVE ACTION/EQUAL
OPPORTUNITIES EMPLOYER

10. Prior to C/O A Tree Inventory must be submitted to the City to determine the existing number of trees on-site. If the site is found to be in a state of non-compliance for the quantity of trees, additional plant material must be installed to comply with Section 19.52 of the City Code. A landscape plan must be approved by the Planning Manager and landscape surety must be filed.
11. Prior to C/O The applicant must verify that maintained light levels meet the illumination levels of the 2004 approved lighting plan. Parking lot and security lighting must meet the levels of the 2004 approved plan of record or comply with Section 21.301.07 of the City Code.
12. Prior to C/O An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease, or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
13. Ongoing The site and building improvements are limited to those as shown on the approved plans in Case File #PL201600233.
14. Ongoing Use of the water park and other entertainment venues is limited to hotel guests only. Use of the restaurants is limited to hotel and meeting space guests only.
15. Ongoing All construction-related loading, unloading, drop-off, pick-up, stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
16. Ongoing Alterations to utilities must be at the developer's expense.
17. Ongoing Three foot high parking lot screening must be maintained along all public street frontages, as approved by the Planning Manager (Sec. 19.52).
18. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
19. Ongoing Signs must be in conformance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
20. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
21. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).

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

Sincerely,



Glen Markegard, AICP
Planning Manager



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;
 - 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.

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