



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, 3<sup>rd</sup> 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**

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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](mailto:nmjohnson@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager