

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2024-006

RESOLUTION APPROVING A REQUEST BY BRIDGEWATER BANCSHARES, INC. FOR AMENDMENT TO THE CITY OF LAKE ELMO COMPREHENSIVE PLAN LAND USE MAP TO REVISE THE BOUNDARIES OF THE VILLAGE MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL FUTURE LAND USE AREAS FOR BRIDGEWATER VILLAGE

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City of Lake Elmo has established a Comprehensive Plan that includes background data, policy statements, standards, and maps that help to guide the future physical, social, and economic development of the City; and

WHEREAS, on September 22, 2023, Bridgewater Bancshares, Inc. (the “Applicant”) filed a complete request for a Comprehensive Plan amendment for the Bridgewater Village development on the property legally described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, the request for a Comprehensive Plan amendment, depicted in **Exhibit B** attached hereto, is to revise the areas and locations of the future land use categories on the Property, reducing the Village Medium Density Residential area from 17.67 acres to 16.19 acres and increasing the Commercial area from 6.46 acres to 7.0 acres with some area dedicated for public right of way; and

WHEREAS, approval of an amendment to the Comprehensive Plan is required in order for the proposed Bridgewater Village development to be consistent with the City’s adopted plans and policies; and

WHEREAS, the public hearing notice was published, mailed, and posted pursuant to the Lake Elmo Zoning Ordinance, City Code Section 105.12.250, and Minnesota Statutes Section 462.355; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on the proposed Comprehensive Plan amendment on October 23, 2023; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and unanimous recommendation of approval to the City Council as part of a staff report dated November 8, 2023; and

WHEREAS, the City Council considered the Comprehensive Plan amendment request at its November 8, 2023 meeting and voted unanimously to table consideration of the item until January 2024 due to ongoing discussion regarding the City's water appropriations; and

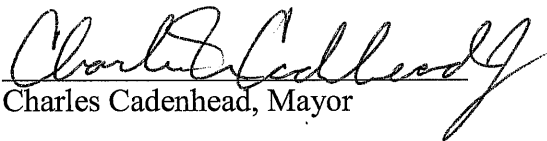
WHEREAS, the City Council considered the Comprehensive Plan amendment at its January __, 2024, meeting and made the following findings of fact:

1. That the Applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the request is to amend the Land Use Plan Map for the Property reducing the Village Medium Density Residential area from 17.67 acres to 16.19 acres and increasing the Commercial area from 6.46 acres to 7.0 acres with some area dedicated for public right of way; and
3. The location and area of the future land use categories will reflect the constraints of developing the Property in order to comply with state and local requirements for development; and
4. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

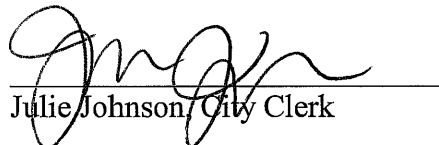
NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Comprehensive Plan amendment for the Bridgewater Village development subject to the following conditions:

1. Submission of the Comprehensive Plan amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that it has reviewed and approved the proposed amendment.

This resolution was adopted by the City Council of the City of Lake Elmo on this ____ day of January, 2024.


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk

Resolution 2024-006
Exhibit A
Legal Description of Subject Property

Title Commitment No 67354:

That part of the East Half of the East Half of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, which lies southeasterly of Minnesota State Highway No. 5, and which lies southwesterly of County State Aid Highway No. 14 and 15, (Washington County Highway Plat No. 33).

And

That part of the West Half of the East Half of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, which lies southeasterly of State Highway No. 5.

Together with

That part of the north 50 rods of the Northeast Quarter of the Northeast Quarter of Section 13, Township 29 North, Range, 21 West, Washington County, Minnesota, which lies westerly of County State Aid Highway No. 15, (Washington County Highway Plat No. 33), and lies northerly of Parcel 8 of Washington County Highway Right-of-Way Plat No. 178, recorded as Document No. 4120980 in the Recorder's Office of Washington County, Minnesota.

(Abstract Property)

Title Commitment No. 67354-1:

All that part of Parcel 5 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33, according to the plat thereof, on file and of record in the Office of the Recorder, Washington County, Minnesota, which lies westerly of the westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, according to the plat thereof, on file and of record in the Office of the Recorder for said Washington County, and which lies northerly of the South 200.00 feet of the Southeast Quarter of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, excepting therefrom the following:

All that part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows: Commencing at the southeast corner of said Section 12; thence South 89 degrees 20 minutes 50 seconds West, bearings are based on the Washington County Coordinate System NAD83/1986, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 89.38 feet to boundary corner B104 of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, according to the plat thereof on file and of record in the Office of the Recorder for said County; thence northerly a distance of 4.14 feet, along the westerly line of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, on a curve concave to the west, not tangent to the last described line, said curve having a radius of 1849.86 feet and a central angle of 00 degrees 07 minutes 41 seconds and a chord that bears North 11 degrees 10 minutes 03 seconds West for a distance of 4.14 feet to boundary corner B103 of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence North 45 degrees 18 minutes 43 seconds East, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 27.72 feet to boundary corner B1 of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence North 00 degrees 06 minutes 02 seconds West, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 413.61 feet to the point of beginning; thence South 89 degrees 53 minutes 58 seconds West a distance of 59.17 feet; thence North 31 degrees 35 minutes 12 seconds West a distance of 110.43 feet; thence North 05 degrees 27 minutes 53 seconds West a distance of 170.00 feet to a point on the easterly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33, according to the plat thereof on file and of record in the Office of the Recorder for said County; thence southeasterly along said easterly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 33 to the westerly line of said WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15; thence South 00 degrees 06 minutes 02 seconds East, along said westerly line of WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 179 - C.S.A.H. 15, a distance of 7.87 feet to the point of beginning.

Resolution 2024-006 Exhibit B Depiction of the Comprehensive Plan amendment on the Subject Property

