

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

**RESOLUTION NO. 2024-067**

***RESOLUTION APPROVING THE FINAL PLAT REQUEST 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**, Bridgewater Bancshares, Inc., (the “Applicant”) has requested a Final Plat for Bridgewater Village, on property legally described on **Exhibit A** attached hereto (the “Property”), consisting of approximately 24.13 acres for development of 4 commercial lots; and,

**WHEREAS**, the final plat is for Bridgewater Village, which will include both proposed commercial lots plus outlots for future residential development and stormwater management; and

**WHEREAS**, the final plat is further depicted on **Exhibit B** attached hereto; and

**WHEREAS**, the plans submitted to the City on April 1, 2024, and found by the City to be complete; and

**WHEREAS**, the Lake Elmo City Council reviewed the Final Plat request at its meeting held on May 21, 2024 and voted to approve the item with the following findings of fact:

1. That all the requirements of City Code Section 103.00.100 related to the Final Plans and Final Plat have been met by the Applicant.
2. That the Bridgewater Village Final Plat consists of 4 commercial lots plus an outlots intended for future residential development and stormwater management.
3. That the Bridgewater Village Final Plat is generally consistent with the Preliminary Plat as approved by the City of Lake Elmo on February 6, 2024.
4. That the Bridgewater Village Final Plat is consistent with the intent of the 2040 Lake Elmo Comprehensive Plan and the 2040 Land Use Map for this area.
5. That the Bridgewater Village Final Plat complies with the general intent of the Commercial zoning district.
6. That the Bridgewater Village Final Plat generally complies with the Lake Elmo Design Guidelines and Standards Manual.
7. That the Bridgewater Village Final Plat generally complies with the City’s Subdivision regulations.
8. That the Bridgewater Village Final Plat generally complies with the City’s Zoning Code.
9. That the Bridgewater Village Final Plat is generally consistent with the City’s engineering standards with the exceptions noted by the City Engineer in their review comments to the City dated April 15, 2024, and as otherwise identified in future reviews.

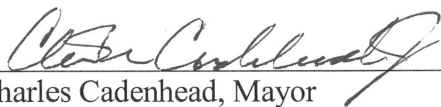
**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve Bridgewater Village Final Plat subject to the following conditions:

1. Prior to the City signing or approving recording of the Final Plat or Development Agreement, the Applicant shall fully address all comments in the following review memos, or any subsequently revised memo, to the satisfaction of the City:
  - a. City Engineer's memos dated April 15, 2024,
  - b. City Landscape Architect's memo dated April 11, 2024,
  - c. City Fire Chief's memo dated March 27, 2024.
  - d. City Attorney's Plat Opinion dated April 12, 2024.
2. All public improvements constructed to support the subdivision must be designed and constructed in accordance with the City Engineering Design Standards Manual dated January 2022, unless approved otherwise by the City.
3. All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat before the execution of the final plat by City Officials.
4. That prior to the City permitting the recording of the Final Plat and Development Agreement, the applicant shall demonstrate that the plans reflect compliance with Valley Branch Watershed District (VBWD) review requirements and provide the City evidence that all conditions attached to a VBWD permit will be met before the starting any grading activity on the site.
5. That the applicant shall obtain all necessary permits for the Subdivision Improvements including but not limited to all applicable City permits (building, grading, sign, etc.), MDH, MPCA, County R/W, NPDES/SWPPP permits and Valley Branch Watershed District approval before starting any grading or construction activities.
6. Sign permits are required and proposed signage must comply with Lake Elmo City Code.
7. The applicant/developer is responsible, at their own expense, for installing all required right of way improvements.
8. No flexibility from City standards is provided by this approval. All lots to be platted in this subdivision must meet existing City standards at the time of building permit submittal.
9. Stormwater facilities will remain privately owned and maintained. A storm water maintenance and easement agreement in City's standard form of agreement shall be executed and recorded with the final plat.
10. The watershed district approved stormwater permit requires the implementation of stormwater reuse. A Stormwater Maintenance and License Agreement in the City's standard form of agreement shall be executed and recorded with the final plat.
11. If applicable, a landscape and irrigation license agreement in a form acceptable to the City shall be executed and recorded with the final plat.
12. The applicant/developer shall provide the City a fee in lieu of park land dedication as required by Section 103.00.150 and consistent with preliminary approvals to be paid prior to recording of the final plat.
13. The applicant shall pay required Village AUAR fee prior to release of the final plat.
14. Final Plat approval must be contingent upon the applicant completing off-site turn lane improvements along Stillwater Lane for both new access locations to the subdivision. Improvements are to be completed meeting City design standards and Municipal State Aid Design Standards.
15. Final Plat approval must be contingent upon the applicant completing bituminous off-site trail connections as identified as part of the Preliminary Plat approval.
16. All off-site permanent and temporary easements, if necessary to construct the proposed subdivision improvements, must be acquired and provided to the city prior to the approval of the

Final Construction Plans. Each easement, if needed, must be provided in the city standard form of easement agreement.

17. Before the execution and recording of a final plat for the development, the developer or applicant shall enter into a Developer's Agreement with the City. Such an Agreement must be approved by the City Attorney and by the City Council. The Agreement shall delineate who is responsible for the design, construction and payment for the required improvements with financial guarantees, therefore. The agreement shall outline any approved phasing plan.
18. The Applicant or developer must enter into a separate grading agreement with the City before starting any grading activity in advance of final plat approval. The City shall review any grading plan that is submitted in advance of a final plat and said plan shall document the extent of any proposed grading on the site.
19. That the Applicant must record the final plat within 180 days after City Council approval or the final plat shall be considered void unless a request for a time extension is submitted in writing and approved by the City Council.
20. The Final Plat may be revised and resubmitted for administrative approval in order to meet grading standards on Outlots B & C as follows:
  - a. The west property line of Outlot B will be moved up to 12 feet to the west.
  - b. The north property line of Outlot B will be moved up to 8 feet to the north.
  - c. The east property line(s) of Outlot C will be moved up to 16 feet to the east.
21. The trail along the south side of Stillwater Way shall be proposed in a manner consistent with City engineering standards and best practices and is subject to approval by the City. If necessary through realignment, a trail easement shall be executed and recorded with the final plat, or provided as a permanent trail easement in the City's standard form of easement agreement.
22. Curb cuts shown on Outlots D and E shall be revised to meet the City's Engineering Design Standards as discussed in the City Engineer's Memo dated 4/15/24, as may be amended.
23. If alternative design on Outlot B is not approved by the Valley Branch Watershed District, City Engineer, and Public Works director, the final plat may be resubmitted for review by the City Council.

Passed and duly adopted this 21<sup>st</sup> day of May, 2024 by the Lake Elmo Minnesota City Council.

  
Charles Cadenhead, Mayor

ATTEST:

  
Julie Johnson, City Clerk

**Resolution 2024-067**  
**Exhibit A**  
**Legal Description of Subject Property**

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

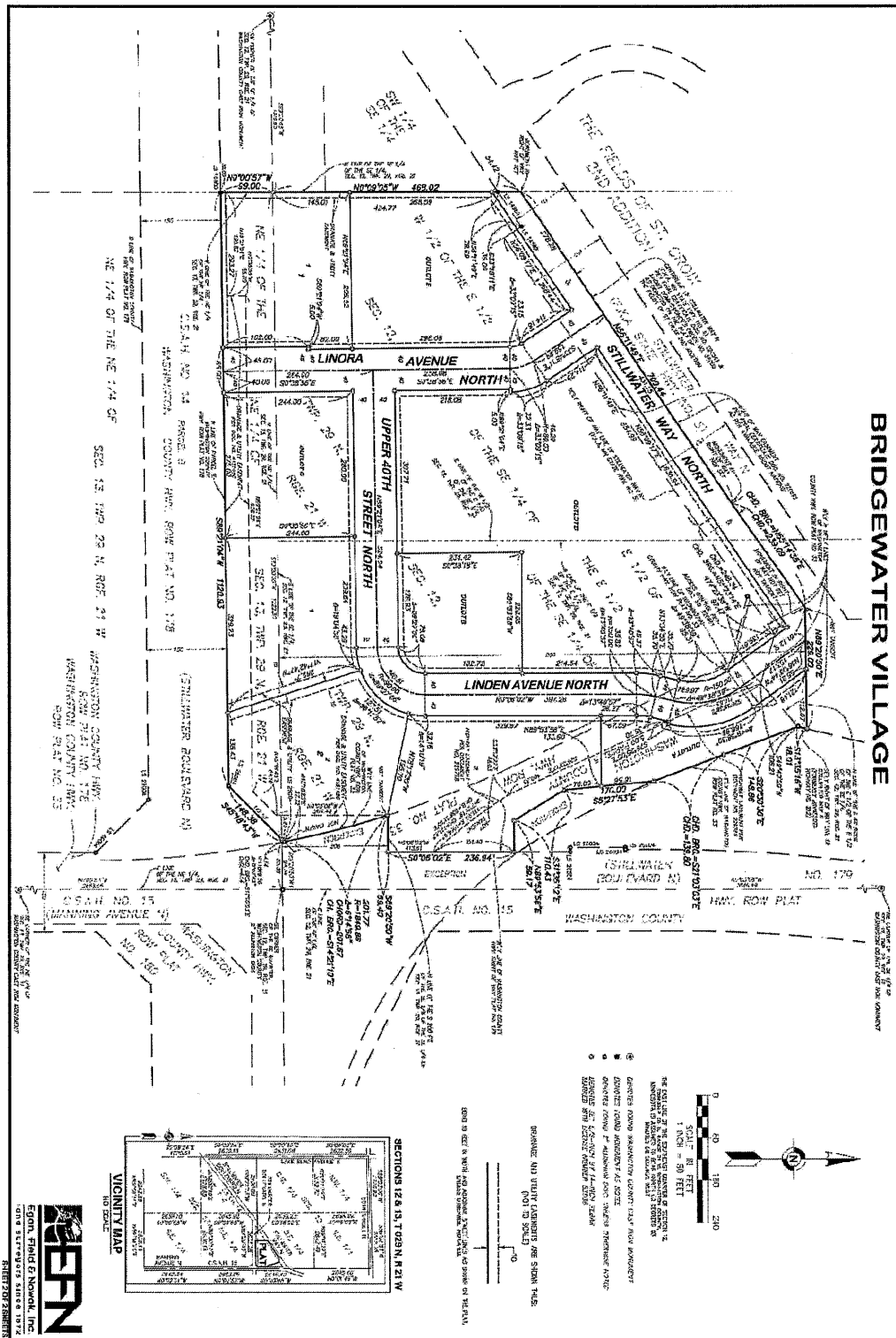
That part of the north 50 rods of the Northeast Quarter of the Northeast Quarter of Section 13, Township 29 North, Range, 21 West, Washington County, Minnesota, which lies westerly of County State Aid Highway No. 15, (Washington County Highway Plat No. 33), and lies northerly of Parcel 8 of Washington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

AND

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 2024-057**  
**Exhibit B**  
**Lake Elmo Townhomes 8 Final Plat**



**EPFN**  
**ENGINEERING & PLANNING, INC.**  
 1015 S. TERRY STREET, SUITE 100  
 PORTLAND, OREGON 97202