

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

**RESOLUTION NO. 2024-090**

***RESOLUTION APPROVING A REVISED FINAL PLAT 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 commercial lots plus outlots for future residential development and stormwater management; and

**WHEREAS**, the Lake Elmo City Council reviewed and conditionally approved an initial version of the Final Plat through Resolution 2024-067; and

**WHEREAS**, the Applicant was required to revise outlots B and C to meet City and Watershed requirements for grading and stormwater management; and

**WHEREAS**, the Applicant revised and resubmitted the Final Plat to the City on July 15, 2024; and

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

**WHEREAS**, the Lake Elmo City Council reviewed the revised Final Plat request at its meeting held on August 20, 2024 and voted to approve the item with the following findings of fact:

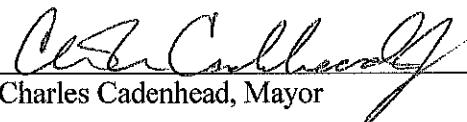
1. That all the requirements of City Code Section 103.00.100 related to the Final Plans and Final Plat have been met by the Applicant.
2. That the Bridgewater Village Final Plat consists of 4 commercial lots plus an outlots intended for future residential development and stormwater management.
3. That 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.

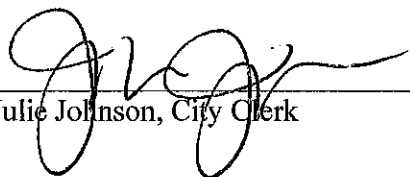
**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council does hereby approve Bridgewater Village Final Plat subject to the following condition:

1. All conditions of Resolution 2024-067 shall still be in effect.

Passed and duly adopted this 20<sup>th</sup> day of August, 2024 by the Lake Elmo Minnesota City Council.

  
\_\_\_\_\_  
Charles Cadenhead, Mayor

ATTEST:

  
\_\_\_\_\_  
Julie Johnson, City Clerk

**Resolution 2024-090**  
**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. 4120880 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 NAD83/1988, 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 06 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.

## BRIDGEWATER VILLAGE

