

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

ORDINANCE NO. 2024-01

**AN ORDINANCE AMENDING CHAPTER 105 OF THE LAKE ELMO CITY CODE OF ORDINANCES
BY REZONING ALL PROPERTY IN THE PROPOSED BRIDGEWATER VILLAGE DEVELOPMENT AT
PID 12.029.21.44.0023 AND 12.029.21.44.0024 FROM RURAL TRANSITION (RT) TO
COMMERCIAL (C) AND VILLAGE MEDIUM DENSITY RESIDENTIAL (VM DR)**

SECTION 1. Zoning Map Amendment. The following property is hereby rezoned from RT, Rural Transition, to Commercial, C, and Village Medium Density Residential, VM DR:

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:

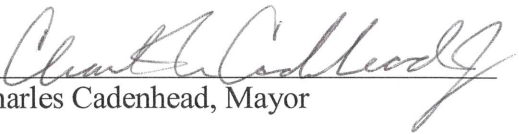
All that part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows: Commencing at the southeast corner of said Section 12; thence South 89 degrees 20 minutes 50 seconds West, bearings are based on the Washington 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.

SECTION 2. Zoning Map. The zoning map of the City of Lake Elmo shall be republished in the ordinary course to show the aforesaid zoning which is depicted on the attached Exhibit A, and in the interim the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION 3. Effective Date. Approval of this ordinance is conditioned upon approval of a preliminary plat for the Bridgewater Village development by the Lake Elmo City Council, submission of the Comprehensive Plan amendment by the City to the Metropolitan Council, and the receipt of formal notification from the Metropolitan Council that it has reviewed and approved the proposed amendment to the Comprehensive Plan. Thereafter, this ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 4. Adoption Date. This Ordinance 2024- 01 was adopted on this 2nd day of January, 2024, by a vote of 3 Ayes and 1 Nays.

LAKE ELMO CITY COUNCIL


Charles Cadenhead, Mayor

ATTEST:


Julie Johnson, City Clerk

This Ordinance 2024- 01 was published on the 12th day of January, 2024

Ordinance 2024-01 Exhibit A Depiction of Zoning Map Amendment on Subject Property

