

**CITY OF RICE LAKE
COUNTY OF ST. LOUIS**

ORDINANCE NO. 22-7

**AN ORDINANCE DEFINING USE OF PLANNED UNIT DEVELOPMENT
PROPERTY PID 520-0019-00052**

The City Council of the City of Rice Lake Hereby Ordains as follows:

Section 1. Purpose:

The purpose of this ordinance is to define the allowable usage and restrictions of the subject property as defined below. This property has been zoned as Planned Unit Development in accordance with Rice Lake Ordinances.

Section 2. Subject Property(s):

Property is described as follows:

N'ly 422.22 ft of the E'ly 275.92 ft of the NE ¼ of NW ¼ Section 32 Township 51 North Range 14 West of the Fourth Principal Meridian. St. Louis County, Minnesota. PID 520-0019-00052

Section 3. Restrictions:


- A. Property shall be subject to current underlying zoning requirements (Res 1) in accordance with Rice Lake ordinances; except as modified below.
1. Property shall fall under the requirements of the Developer's Agreement filed with the St Louis County recorder's office.
 2. Allowable uses for the proposed site include 24-unit Senior Housing or other uses permitted based upon the underlying zoning. Underlying zoning and other City Ordinances shall govern any items not specifically included with this application (lighting, signage, etc.).
 3. Total lot coverage (impervious surface) shall not exceed 35%.
 4. At least one resident of each unit shall be at least 55 years of age.
 5. All roadway, water, and sewer infrastructure included within the property shall be privately owned and maintained, unless it is accepted as public by the City at a later date.
 6. Owner shall allow Fire Department access to conduct reasonable training at the property. Training shall be outside of any building structures and shall not cause undue nuisance to operations or residents at the subject property. Fire department shall request access

a minimum of 72 hours prior to training operations.

Section 4. Effective Date:

This ordinance shall be effective upon its passage and publication in accordance with law.

Passed by the Rice Lake City Council this 14th day of April, 2025.



Suzanne Herstad, Mayor

ATTEST:



Toni Blomdahl, City Administrator