

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 26-

**AN ORDINANCE REZONING MULTIPLE PROPERTIES IN AND AROUND
THE INTERSECTION OF BUTLER AVENUE EAST AND HIGHWAY 52
FROM R-4, MULTIPLE FAMILY RESIDENTIAL TO R-3, TOWNHOUSE
RESIDENTIAL OR R-2, TWO FAMILY RESIDENTIAL**

The City Council of West St. Paul does ordain:

SECTION 1. AMENDMENTS.

1. The Zoning Map of the City of West St. Paul is hereby amended by rezoning multiple properties from R-4, Multiple Family Residential to either R-3, Townhouse Residential or R-2, Two Family Residential. Subject properties and the rezoning districts are listed below.

**Properties being rezoned from R-4, Multiple Family Residential to
R-3, Townhouse Residential**

Street/Address	Property ID
Arion Street East	
425-455 Arion St E	42-34100-04-320
Butler Avenue East	
394-396 Butler Ave E	42-73200-02-020
402 Butler Ave E	42-73200-02-030
410 Butler Ave E	42-73200-01-151
418 Butler Ave E	42-73200-03-141
424 Butler Ave E	42-73200-01-120
	42-73200-01-200
	42-73200-01-240
	42-73200-03-120
	42-73200-03-102
451 Butler Ave E	42-25800-02-130
460 Butler Ave E	42-73200-01-300
475 Butler Ave E	42-25800-02-161
Stanley Street East	
460 Stanley St E	42-25800-02-041
Stassen Lane	
1124 Stassen Ln	42-73200-02-050
1140 Stassen Ln	42-73200-02-041
1152 Stassen Ln	42-73200-04-311
1162 Stassen Ln	42-73200-03-151
	42-73200-04-312

1170 Stassen Ln	42-73200-04-300
Waterloo Avenue	
1073-1075 Waterloo Ave	42-25800-01-160
1094 Waterloo Ave	42-25800-02-061

Properties being rezoned from R-4, Multiple Family Residential to R-2, Two Family Residential

Street/Address	Property ID
Stanley Street East	
412 Stanley St E	42-83300-02-080
422 Stanley St E	42-83300-02-060

SECTION 2. CONDITION. The following condition shall be added:

1. The approval of the rezoning contemplated herein is contingent upon approval of the amendment to the 2040 Comprehensive Plan’s Future Land Use Map.

SECTION 3. SUMMARY PUBLICATION.

Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council, will clearly inform the public of the intent of the ordinance, and shall be published in lieu of publishing the entire ordinance:

This ordinance changes the zoning for multiple properties that are generally west of Waterloo Ave., south of Roeller Ave., east of Felix St., and north of Stassen Ln. from R-4, Multiple Family Residential to R-3, Townhouse Residential or R-2, Two Family Residential.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of West St. Paul, Minnesota, this 9th day of February 2026.

Attest:

David J. Napier, Mayor

Nicole Tillander, City Clerk