

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA, REZONING 113 LINDEN STREET SOUTH, IN THE CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA FROM R1-B: LOW DENSITY RESIDENTIAL TO C1-B: DOWNTOWN**

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT:**

SECTION 1. Upon the recommendation of the Northfield Planning Commission and pursuant to Northfield City Code, Chapter 34, Sec. 8.5.14 (C), the following real property listed below and legally described in Exhibit A, which is attached hereto and incorporated herein by reference, in the City of Northfield, County of Rice, State of Minnesota, is hereby rezoned from R1-B: Low Density Residential to C1-B: Downtown:

- 1. 113 Linden St. S. (PID 2236451008)

SECTION 2. The official zoning map of the City of Northfield, as set forth by authority of Northfield Code, Chapter 34, Sec. 2.1, shall be amended accordingly.

SECTION 3. This Ordinance shall take effect 30 days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this 26<sup>th</sup> day of November 2024.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

First Reading:	November 26, 2024
Second Reading:	December 3, 2024
Published:	December 11, 2024
Rezoning Takes Effect:	January 10, 2025

VOTE:     \_\_\_ POWNELL \_\_\_ HOLMES \_\_\_ NESS \_\_\_ PETERSON WHITE  
          \_\_\_ REISTER \_\_\_ SOKUP \_\_\_ ZUCCOLOTTO

**EXHIBIT A**

**Legal Descriptions of Parcel of Real Property Rezoned**

1. 113 Linden St. S. (PID 2236451008) located in Rice County Minnesota

That part of the West 138 Feet of Lots 9 and 10, in Block 5, in the State Subdivision of the SE $\frac{1}{4}$  of Section 36, Township 112, Range 20, City of Northfield, Rice County, Minnesota, described as follows: Beginning at the Southeast Corner of the West 138 Feet of said Lot 10; thence West, along the South line of said Lot 10, a distance of 62.78 Feet; thence North 0°28'41" West, parallel with the West line of said Lot 10, a distance of 59.67 Feet; thence North 53°36'30" East, a distance of 16.36 Feet; thence North 0°28'41" West, a distance of 62.62 Feet to the North line of said Lot 9; thence East, along the North line of said Lot 9, a distance of 49.53 Feet to the Northeast Corner of the West 138 Feet of said Lot 9; thence South 0°28'41" East, a distance of 132.00 Feet to the point of beginning.