

**ORDINANCE NO. 1072**

**AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA, REZONING  
MULTIPLE PARCELS, IN THE CITY OF NORTHFIELD, DAKOTA COUNTY,  
MINNESOTA FROM A-S: AGRICULTURAL TO I1-B: INDUSTRIAL**

**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 Dakota, State of Minnesota, is hereby rezoned from A-S: Agricultural to I1-B: Industrial:

1. PID 430270028010,
2. PID 430270027010,
3. PID 430270029010,
4. PID 430270005011,
5. PID 430270008010,
6. PID 430270051010,
7. PID 430270053010,
8. 32811 Garrett Ave. (PID 430270052010),
9. 32840 Garrett Ave. (PID 430270075010),
10. PID 430270076010,
11. PID 430270078010,
12. 2300 North Ave. (PID 430270079010),
13. and PID 430260053010.

All of the above in Section 27, Township 112, Range 20, City of Northfield, Dakota County, Minnesota.

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 as depicted in Exhibit B, which is attached hereto and incorporated herein by reference.

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

Passed by the City Council of the City of Northfield, Minnesota, this 3rd day of December 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 Each Parcel of Real Property Rezoned**

1. N 1/2 SE 1/4 NW 1/4  
(PID 430270027010)
  
2. W 1/4 S 1/2 SE 1/4 NW 1/4  
(PID 430270028010)
  
3. E 3/4 OF S 1/2 OF SE 1/4 OF NW 1/4  
(PID 430270029010)
  
4. SW 1/4 OF NE 1/4 EX NE 1/4 OF NE 1/4 OF SW 1/4 OF NE 1/4 & EX BEG NW COR SAID SW 1/4 OF NE 1/4 S 89D57M31S E ON N LINE 583.78 FT S 00D 02M29S W 270.88 FT N 89D57M 31S W 247.20 FT N 00D02M29S E 210.95 FT N 89D57M31S W 336.13 FT TO W LINE OF SW 1/4 OF NE 1/4 N ON W LINE 59.94 FT TO BEG  
(PID 430270005011)
  
5. SW 1/4 OF SE 1/4 OF NE 1/4 (PID 430270008010)
  
6. E 1/2 OF SW 1/4 LESS N 6 AC OF W 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 & LESS 1.5 ACS TO FREMING  
(PID 430270051010)
  
7. N 6 ACRES OF W 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4  
(PID 430270053010)

8. PT OF E 1/2 OF SW 1/4 BEG 100 FT S OF NE COR OF SE 1/4 OF SW 1/4 S 10 RDS  
W 24 RODS N 10 RDS E 24 RODS TO BEG  
(32811 Garrett Ave. / PID 430270052010)
  
9. W 1/2 OF SE 1/4 SUBJ TO PARCEL 1 NORTHFIELD R/W MAP 2  
(32840 Garrett Ave. / PID 430270075010)
  
10. W 1/2 OF E 1/2 OF SE 1/4 SUBJ TO PARCEL 1 NORTHFIELD R/W MAP 2  
(PID 430270076010)
  
11. SE 1/4 OF NE 1/4 OF SE 1/4  
(PID 430270078010)
  
12. E 1/2 OF SE 1/4 OF SE 1/4  
(2300 North Ave. / PID 430270079010)
  
13. S 3/4 OF W 1/2 OF SW 1/4  
(PID 430260053010)



# EXHIBIT B

