

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2026-073

APPROVAL OF A MINOR SUBDIVISION / LOT CONSOLIDATION COMBINING
LOTS 2&3, BLOCK 1, ROBERTS WOODS

- WHEREAS, Dean and Julia Albertson (the “Applicant” or “Owner”), have submitted an application for a Minor Subdivision of the land, legally described in Exhibit A, as shown in Exhibit B (the “Minor Subdivision” or “Lot Consolidation”); and
- WHEREAS, to accomplish the Minor Subdivision / Lot Consolidation, the Owner shall make application and seek and receive approval of a vacation ordinance vacating certain public right-of-way (the “vacation ordinance”); and
- WHEREAS, the vacation ordinance, pursuant to Northfield City Charter, Sections 4.11 and 15.6, will not be effective until 30 days after final passage and publication, and following recording of a Notice of Completion with Rice County; and
- WHEREAS, the vacation ordinance must become effective pursuant to the above-referenced Charter provisions before the Minor Subdivision / Lot Consolidation can be recorded, and therefore the Minor Subdivision / Lot Consolidation is subject to and contingent upon final passage and publication of the vacation ordinance and recording the corresponding Notice of Completion; and
- WHEREAS, the City Council of the City of Northfield shall consider requests for Minor Subdivision / Lot Consolidation pursuant to Northfield City Code, Chapter 34, Section 8.5.11, through a review procedure as established in Section 8.4.8, Type 5 Review Procedure (Decision by City Council with No Review by Planning Commission), following review by the Development Review Committee; and
- WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.11 (C), the following criteria shall be considered in the review of minor subdivisions and lot consolidations:
- (1) The subdivision or consolidation must be in general compliance with the comprehensive plan;
 - (2) The subdivision or consolidation must meet the purpose and intent of this LDC;
 - (3) Unless prior or concurrent approval of a variance is granted, any such minor subdivision or consolidation shall result in lots that meet the dimensional requirements for the zoning district in which the property is located, or shall not further increase the nonconformity of any lot dimension or structure;
 - (4) The resulting parcels shall generally conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas; and

- (5) The subdivider shall comply with the park dedication (See Section 5.2.6, Parks, Trails, and Open Space Dedication), tree preservation (See Section 3.5.6, Tree and Woodland Preservation), and wetland buffer regulations, as required for a major subdivision; and

WHEREAS, the Development Review Committee reviewed the Minor Subdivision / Lot Consolidation on July 17, 2026, and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Minor Subdivision / Lot Consolidation for compliance with the City of Northfield Comprehensive Plan, the Land Development Code of the City of Northfield (Northfield City Code, Chapter 34), and applicable statutes of the State of Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

The Minor Subdivision / Lot Consolidation of the real property legally described in Exhibit A and depicted in Exhibit B is hereby approved with the following conditions:

1. The Minor Subdivision / Lot Consolidation shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
2. The Minor Subdivision / Lot Consolidation shall be recorded within 1 year of after the above-mentioned vacation ordinance takes effect and following a Notice of Completion for the same being recorded with Rice County, or the City's approval herein shall be deemed null and void.
3. The Minor Subdivision / Lot Consolidation shall create LOT 1, BLOCK 1, ALBERTSONS ADDITION.
4. The Applicant shall pay all applicable fees for recording the Minor Subdivision / Lot Consolidation and otherwise related thereto.

PASSED by the City Council of the City of Northfield on this 21st day of July 2026.

ATTEST:

City Clerk

Mayor

VOTE: ____ ZWEIFEL ____ BEUMER ____ DAHLEN ____ HOLMES
 ____ NESS ____ PETERSON WHITE ____ SOKUP

EXHIBIT A

Legal Description of Subject Property to be Platted

LOTS 2 and 3, BLOCK 1, ROBERTS WOODS, CITY OF NORTHFIELD, RICE COUNTY,
MINNESOTA.

EXHIBIT B

Minor Subdivision / Lot Consolidation Plat