

City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov



Meeting Agenda

Wednesday, January 7, 2026

6:00 PM

Heritage Preservation Commission

**6:00 PM - REGULAR AGENDA
CALL TO ORDER AND ROLL CALL****APPROVAL OF AGENDA****APPROVAL OF MINUTES**

1. [26-024](#) October 1, 2025 HPC Meeting Minutes

Attachments: [1 - October 1, 2025 HPC Meeting Minutes](#)

OPEN PUBLIC COMMENT

Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.

BOARD MEMBER AND COMMISSIONER REPORTS**REGULAR AGENDA**

Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time. Members of the public wishing to speak must adhere to the following guidelines:

- Speak only once for no more than two minutes (not including interpreter's time) on the topic unless the speaker is addressed by the Commission;
- Identify your relationship to the topic;
- Have a spokesperson or two for your group to present your comments;
- Persons wanting a response to a question must submit the question in writing to the recording secretary, including name and how you would like to be contacted.

2. [HPC Res.](#) Consideration of a Certificate of Appropriateness for Playground
[2026-001](#) Improvements at Central Park - 421 4th St. E.

Attachments: [1 - HPC Resolution](#)

[2 - Presentation](#)

[3 - Link to Secretary of Interior's Standards for Rehabilitation](#)

3. [26-025](#) Comments for Proposed Relocation of Sculptures from Bridge Square to Library Grounds.

Attachments:

- [1 - Comment Letter DRAFT](#)
- [2 - Bridge Square Presentation](#)
- [3 - Link to Public Art Presentation for Bridge Square](#)
- [4 - Site Rendering](#)
- [5 - Sculpture Mock-up](#)
- [6 - APE Map](#)
- [7 - Library Historic Survey File](#)

STAFF UPDATES

4. [26-026](#) Staff Updates.

Attachments:

- [1 - Upcoming Council Agenda Items](#)
- [2 - Hyperlink to Northfield Construction & Development Projects](#)
- [3 - Hyperlink to Maryland Department of Planning Webinars](#)
- [4 - WELL FITNESS Sign Drawing](#)
- [5 - RARE PAIR Awning Images](#)
- [6 - SEQUOIA Sign Drawing](#)
- [7 - SOWN OF THE EARTH Sign Drawings](#)
- [8 - DEPOT Sign Drawing](#)
- [9 - AWAKENED HEALING Sign Drawings](#)
- [10 - KING CLAW LAND Sign Drawings](#)

ADJOURNMENT



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Legislation Text

File #: 26-024, **Version:** 1

HPC Meeting Date: January 6, 2026

To: Members of the Heritage Preservation Commission

From: Matt Bailey, Meeting Associate

October 1, 2025 HPC Meeting Minutes

Action Requested:

Please review the October 1, 2025 HPC Meeting Minutes and approve or approve with amendments.

Summary Report:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



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Meeting Minutes - Draft

Heritage Preservation Commission

Wednesday, October 1, 2025

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA

CALL TO ORDER AND ROLL CALL

Chair Jarman called the meeting to order at 6:00 p.m.

Present: 6 - Chair Baird Jarman, Commissioner Clifford Clark, Commissioner Robert Stangler, Commissioner Sarah Beimers, Commissioner Amy Machacek Shonka and Commissioner Aaron Street

Absent: 1 - Vice Chair Michael Meehan

Also present: Mathias Hughey, Associate Planner; Matt Bailey, Meeting Associate; Teagan Noetzel, Youth Representative; Astrid White, Youth Representative

APPROVAL OF AGENDA

A motion was made by Commissioner Street, seconded by Commissioner Beimers, to approve the agenda. The motion carried by the following vote:

Yes: 6 - Chair Jarman, Commissioner Clark, Commissioner Stangler, Commissioner Beimers, Commissioner Machacek Shonka and Commissioner Street

APPROVAL OF MINUTES

1. 25-537 September 3, 2025 HPC Meeting Minutes

A motion was made by Commissioner Stangler, seconded by Commissioner Machacek Shonka, to approve the September 3, 2025 HPC Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Chair Jarman, Commissioner Clark, Commissioner Stangler, Commissioner Beimers, Commissioner Machacek Shonka and Commissioner Street

OPEN PUBLIC COMMENT

No public comment was received.

BOARD MEMBER AND COMMISSIONER REPORTS

*- Representatives of the HPC subcommittees regarding solar panels, balconies, and demolition review policy reported on their meetings.
- Commissioner Stangler reported on the preservation conference he attended.*

REGULAR AGENDA

2. [25-538](#) Review of the Annual Certified Local Government Report to the State Historic Preservation Office.

Associate Planner Mathias Hughey presented a review of the Annual Certified Local Government Report to the State Historic Preservation Office (SHPO). Hughey responded to questions and comments from the HPC.

STAFF UPDATES

3. [25-539](#) Staff Updates.

Associate Planner Mathias Hughey presented updates from City staff. Hughey responded to questions and comments from the HPC regarding the Ames Mill Dam and the new mural on the footbridge crossing the Cannon River.

ADJOURNMENT

Chair Jarman adjourned the meeting at 6:42 p.m.



City of Northfield

City Hall
801 Washington Street
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Legislation Text

File #: HPC Res. 2026-001, **Version:** 1

HPC Meeting Date: January 7, 2026

To: Members of the Heritage Preservation Commission

From: Mathias Hughey, Associate City Planner

Consideration of a Certificate of Appropriateness for Playground Improvements at Central Park - 421 4th St. E.

Action Requested:

The Heritage Preservation Commission (HPC) will review and approve a Certificate of Appropriateness resolution for Playground Improvements at 421 4th St. E - Central Park.

Summary Report:

The applicant, The City of Northfield Public Works Department, is seeking approval to repair and upgrade the playground and associated amenities in the north quadrant of Central Park. The project scope includes replacing deteriorated timber edging, expanding the playground footprint, adding two additional play features, adding a sidewalk connection and several picnic tables, and benches.

The project plan was developed in consultation with neighborhood stakeholders, including individuals responsible for the effort to have Central Park designated as a local heritage preservation site. The application materials are attached.

Of the seven criteria to be considered by the HPC, the required finding is met, four are not applicable, and two others are met. Of the four criteria that are not applicable, two only apply to buildings or sites in the H-O district, and comments addressing the intent of those criteria were included in the resolution for consideration.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness (COA) for repairs and upgrades to the Central Park Playground.

Attached is a resolution for the HPC to review. HPC members can contact staff in advance to make edits if there are any proposed changes.

Alternative Options:

The HPC could approve the COA with conditions or deny the COA. Both options would require modifying the resolution to provide additional justification and findings.

Financial Impacts:

NA

Tentative Timelines:

File #: HPC Res. 2026-001, Version: 1

January 2026 - HPC Approval
January 2026 - City Council Approval
Summer 2026 - Repairs completed

CITY OF NORTHFIELD, MINNESOTA
HERITAGE PRESERVATION COMMISSION RESOLUTION HPC #2026-001

A RESOLUTION BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, APPROVING A CERTIFICATE OF APPROPRIATENESS FOR 421 4th St. E.

WHEREAS, the applicant, The City of Northfield (the “Applicant”), is seeking a Certificate of Appropriateness (“COA”) from the City of Northfield Heritage Preservation Commission (“HPC” or “Commission”) for repairing a portion of the playground and site improvements as more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Work”), for certain property owned by the City of Northfield located at 421 4th St. E. in the City of Northfield (the “Property”); and

WHEREAS, the Property is a locally designated heritage preservation site; and

WHEREAS, according to Northfield City Code (the “City Code”), Chapter 34, Section 8.5.8 (A), unless otherwise exempted in Section 7.8.3 or unless otherwise provided in Section 8.5.8, a COA is required for construction, exterior alteration or rehabilitation, moving or demolition of a building or structure on a city-owned or privately owned heritage preservation site; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A), unless otherwise provided in City Code, no zoning certificate or building permit shall be issued before a COA has received approval; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (A)(1), the proposed Work is classified as Major Work requiring the Type 3 review procedure as established in Section 8.4.6, Type 3 Review Procedure (Heritage Preservation Commission Decision); and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), for proposed new construction, as well as alteration, remodeling, rehabilitation, relocation or addition to an existing building, structure or historic object, the HPC, based upon the above review procedure, shall consider the following in evaluating an application for a COA, and shall make written findings regarding approval or denial of the same by resolution (Criterion (a) below must be met and criteria (b) through (g) shall be considered, if applicable to an application):

- (a) For all applications, the proposed action fully complies with all applicable requirements of this LDC;
- (b) That the proposed action is in harmony with the intent purpose of the H-O district for sites located in the H-O district;
- (c) That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

- (d) That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties for sites located within or outside the H-O district;
- (e) Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines and standards;
- (f) For new construction, the building or addition should be compatible with:
 - (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods;
 - (ii) the height, width, depth, massing and setback of the surrounding buildings; and
 - (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood; and
- (g) Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (D), the Applicant bears the burden of proof of meeting the foregoing criteria; and

WHEREAS, according to City Code, Chapter 34, Section 8.5.8 (E), this decision of the HPC shall be final unless timely appealed to the City Council by filing a written notice of appeal with the City Clerk no later than ten (10) days after the date of the HPC's decision; and

WHEREAS, the Commission held a duly noticed public meeting on January 7, 2026, to consider testimony from the Applicant and the public regarding the COA, and has considered such testimony and reviewed the requested COA on the Property according to the above criteria.

NOW THEREFORE BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA, that the Commission has duly considered the required criteria contained in City Code as applicable to the above-requested COA regarding the Property, and hereby adopts the findings of fact contained in the staff report regarding the same, which is attached hereto and incorporated herein by reference as Exhibit B, along with the above recitals hereto.

BE IT FURTHER RESOLVED that the requested COA is hereby approved based upon the above-referenced adopted findings.

PASSED by the Heritage Preservation Commission of the City of Northfield, this 7th day of January 2026.

Chair

Member

VOTE: CLARK MACHACEK SHONKA JARMAN
 MEEHAN STANGLER BEIMERS STREET

EXHIBIT A

DESCRIPTION AND DRAWINGS OF PROPOSED WORK

Central Park Playground Enhancements: preserve, repair or replace existing and/or install new playground equipment; relocate/reuse existing, and/or add new playground support elements such as trash receptacles and benches; improve universal access with new and/or repaired walkway connections and small ramps into play container.

Civil drawings on the next page.

CITY OF NORTHFIELD

CONSTRUCTION PLANS FOR

CENTRAL PARK SITE IMPROVEMENTS (421 4TH ST. EAST)

REMOVALS, SITE GRADING, CONCRETE SIDEWALKS, PLAYGROUND CONSTRUCTION, SITE AMENITIES, AND SITE RESTORATION

RESOURCE LIST

CITY OF NORTHFIELD

City Hall
801 Washington Street
Northfield, MN 55057
645-8833

City Administrator:
Ben Martig

Mayor: Erica Zweifel

City Council Members:
Kathleen Holmes
Chad Beumer
Peter Dahlen
Jessica Peterson White
Brad Ness
Davin Sokup

Public Works Director / City Engineer:
David Bennett, P.E.
507-645-3006

Engineering Manager:
Sean Simonson
507-645-3049

Utility Superintendent:
Justin Wagner
507-645-3083

Streets and Parks Manager:
Andrew Tussing
507-645-3027

UTILITIES

GAS
Xcel Energy - Gas
Nathan Luedtke
507-334-2923
nathan.m.luedtke@xcelenergy.com

COMMUNICATIONS

Spectrum (Charter Communications)
Chuck Snyder
952-367-4246
charles.snyder@charter.com

Lumen (CenturyLink)
Justin Elkins
Justin.Elkins@lumen.com
(507)-577-8038

MetroNet
Chris Hart
Chris.Hart@metronet.com
(612)-709-6282

Zayo
Steven Senger
Steven.Senger@zayo.com
(952)-230-9660

ELECTRIC
Xcel Energy - Electric
TIMOTHY KEELEY

715-308-2631
Timothy.J.Keeley@xcelenergy.com

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



MAP LEGEND

■ PROJECT LIMITS

© Northfield Inc. 2025. All rights reserved. Sheet 1 of 7. Central Park Site Improvements.dwg (2/9/2025 1:34:20 PM)

JANUARY, 2026



SHEET NUMBER

SHEET TITLE

G0.01 - G0.02

TITLE SHEET, LEGEND
EXISTING CONDITIONS & REMOVALS PLAN
C0.01
C1.01
C2.01
C2.02
C3.01
SITE PLAN
GRADING PLAN
EROSION CONTROL & TURF ESTABLISHMENT
PLAN
DETAILS

THIS PLAN SET CONTAINS 7 SHEETS.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
JONATHAN D. NELSEN
LIC. NO. 53433 DATE MM/DD/YYYY



12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
Phone: (952) 890-0509
Email: Burnsville@bolton-menk.com
www.bolton-menk.com

DESIGNED	JDN	NO.	ISSUED FOR	DATE
DRAWN	CRT			
CHECKED	JDN			
CLIENT PROJ. NO.	25X140817000			

NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
TITLE SHEET

SHEET
G0.01
13

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		
	MANHOLE-COMMUNICATION		CLEANOUT
	MANHOLE-ELECTRIC		MANHOLE
	MANHOLE-GAS		LIFT STATION
	MANHOLE-HEAT		STORM SEWER CIRCULAR CAST
	MANHOLE-SANITARY SEWER		STORM SEWER RECTANGULAR CAST
	MANHOLE-STORM SEWER		STORM SEWER FLARED END / APRON
	MANHOLE-UTILITY		STORM SEWER OUTLET STRUCTURE
	MANHOLE-WATER		STORM SEWER OVERFLOW STRUCTURE
	METER		CURB BOX
	ORDER MICROPHONE		FIRE HYDRANT
	PARKING METER		WATER VALVE
	PAVEMENT MARKING		WATER REDUCER
	PEDESTAL-COMMUNICATION		WATER BEND
	PEDESTAL-ELECTRIC		WATER TEE
	PEDESTRIAN PUSH BUTTON		WATER CROSS
	PICNIC TABLE		WATER SLEEVE
	POLE-UTILITY		WATER CAP / PLUG
	POLE-BRACE		RIP RAP
	POST		DRAINAGE FLOW
	RAILROAD SIGNAL POLE		TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION		CAST IRON MONUMENT
	CONTROL POINT		STONE MONUMENT
	MONUMENT FOUND		
EXISTING TOPOGRAPHIC LINES			
	X		RETAINING WALL
			FENCE
			FENCE-DECORATIVE
			GUARD RAIL
			TREE LINE
			BUSH LINE
SURVEY LINES			
	0		CONTROLLED ACCESS
	-		BOUNDARY
			CENTERLINE
			EXISTING EASEMENT
			PROPOSED EASEMENT
	X		EXISTING LOT LINE
	X		PROPOSED LOT LINE
			EXISTING RIGHT-OF-WAY
			PROPOSED RIGHT-OF-WAY
	0		SETBACK LINE
	0		SECTION LINE
	0		QUARTER LINE
	0		SIXTEENTH LINE
	0		TEMPORARY EASEMENT
EXISTING UTILITY LINES			
			FORCEMAIN
	>		SANITARY SEWER
	>		SANITARY SERVICE
	>		STORM SEWER
	>>		STORM SEWER DRAIN
	>		WATERMAIN
	>		WATER SERVICE
PROPOSED UTILITY LINES			
			FORCEMAIN
	>		SANITARY SEWER
	>		SANITARY SERVICE
	>>		STORM SEWER
	>>		STORM SEWER DRAIN
	>		WATERMAIN
	>		WATER SERVICE
			PIPE CASING
			TRENCHLESS PIPE (PLA)
			TRENCHLESS PIPE (PRO)
GRADING INFORMATION			
	952		EXISTING CONTOUR MINOR
	950		EXISTING CONTOUR MAJOR
	952		PROPOSED CONTOUR MINOR
	950		PROPOSED CONTOUR MAJOR
	X 953.53		PROPOSED GRADING LIMITS / SLOPE LIMIT
	X STA:5+67.19		PROJECT LIMITS
	980.87		PROPOSED SPOT ELEVATION
	1:4		RISE:RUN (SLOPE)
HATCH PATTERNS			
	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

— F — F — F — F —	UNDERGROUND FIBER OPTIC
— E — E — E — E —	UNDERGROUND ELECTRIC
— G — G — G — G —	UNDERGROUND GAS
— C — C — C — C —	UNDERGROUND COMMUNICATION
— OE — OE — OE — OE —	OVERHEAD ELECTRIC
— OC — OC — OC — OC —	OVERHEAD COMMUNICATION
— OU — OU — OU — OU —	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-R G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

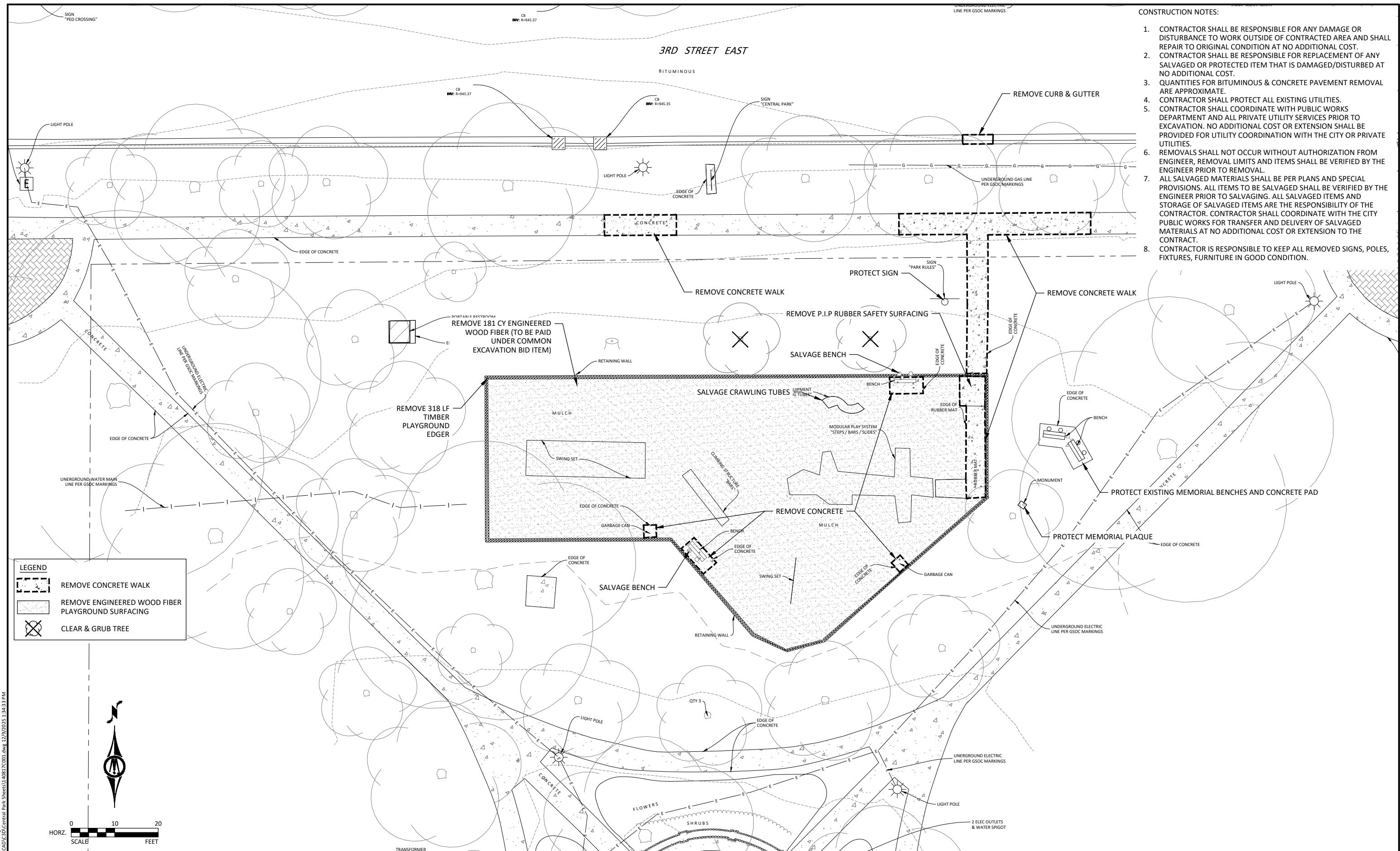
QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

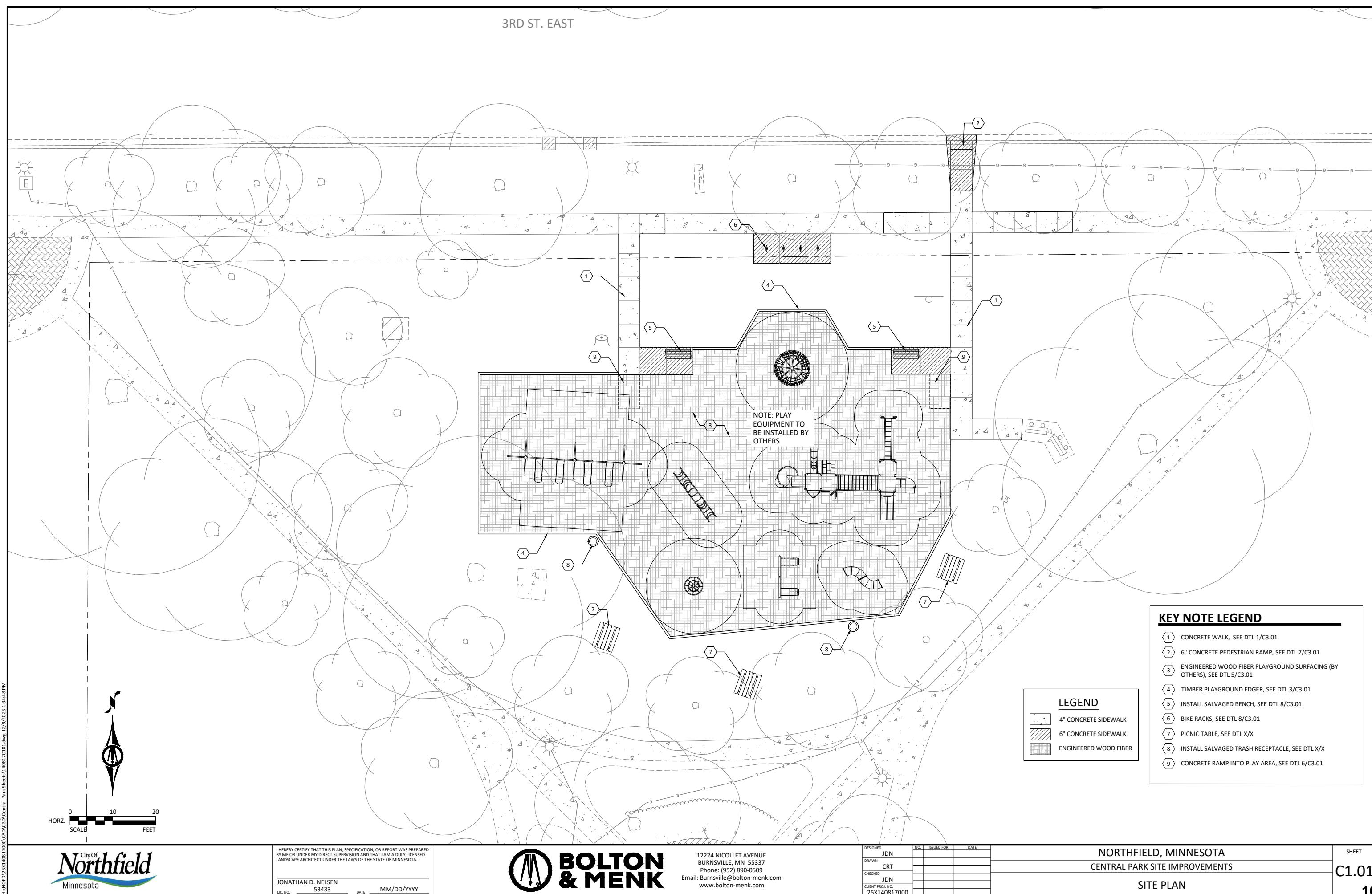
QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

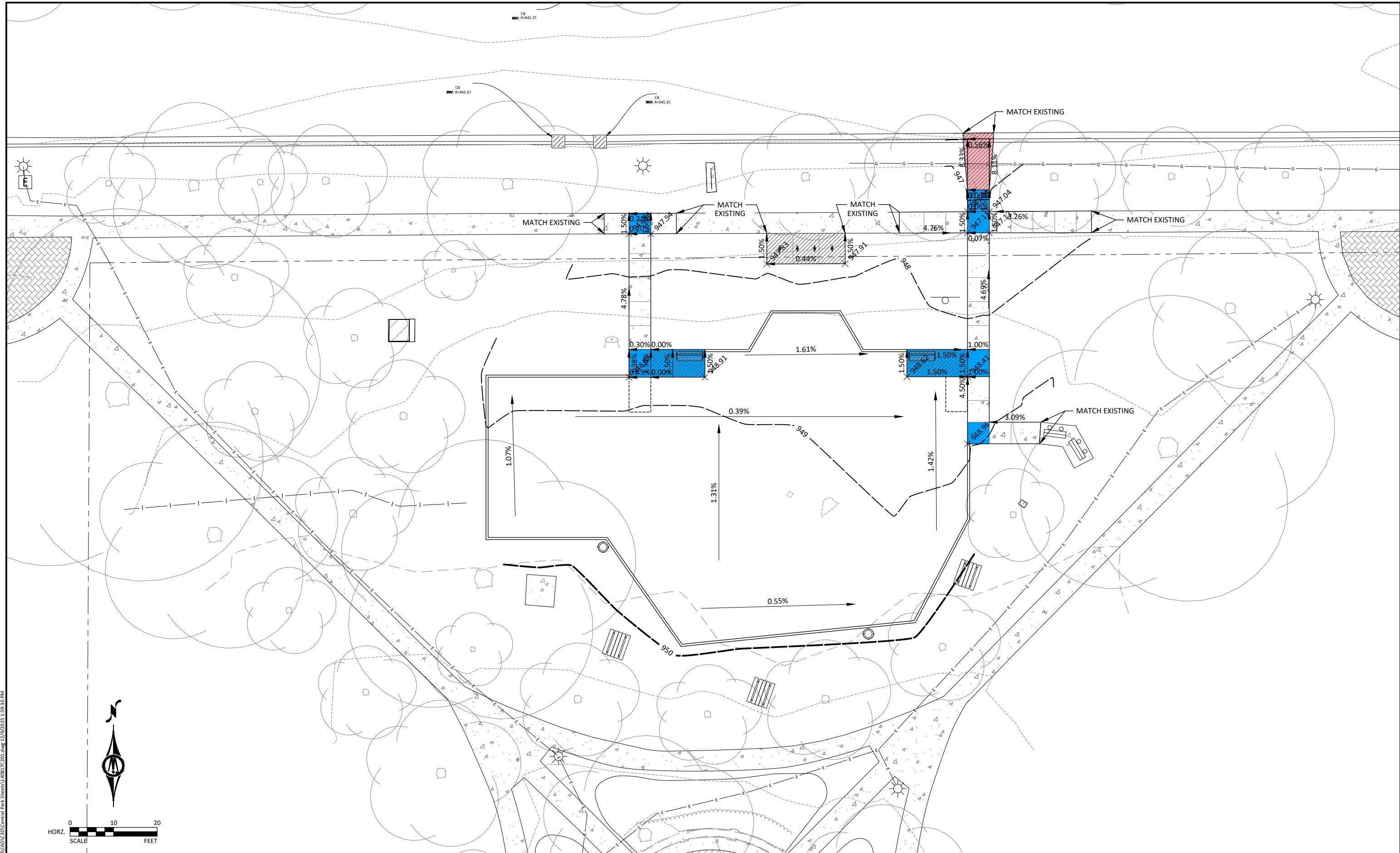
ABBREVIATIONS

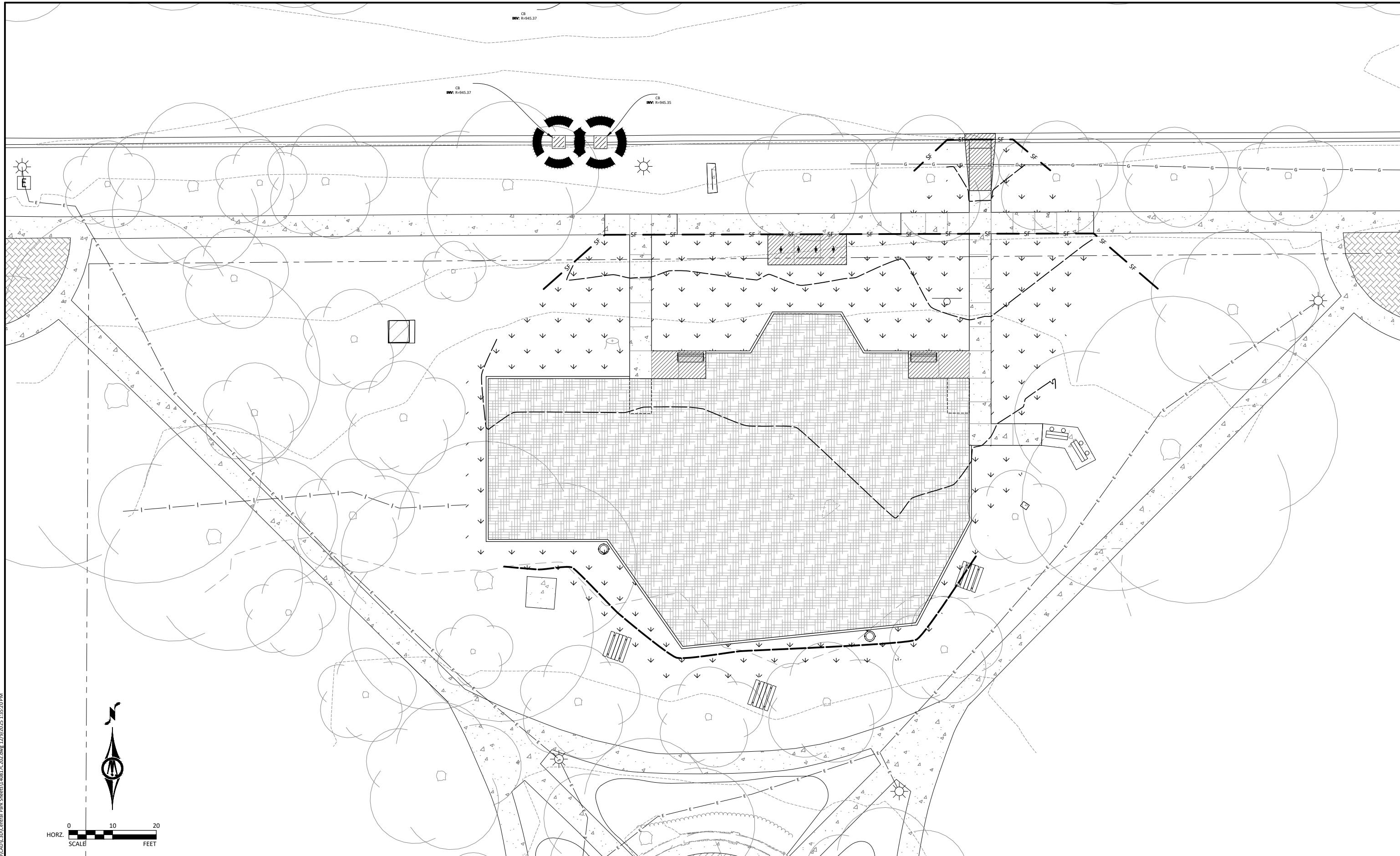
A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		



3RD ST. EAST







I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
JONATHAN D. NELSEN
LIC. NO. 53433 DATE MM/DD/YYYY



12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
Phone: (952) 890-0509
Email: Burnsville@bolton-menk.com
www.bolton-menk.com

DESIGNED	JDN	NO.	ISSUED FOR	DATE
DRAWN	CRT			
CHECKED	JDN			
CLIENT PROJ. NO.	25X140817000			

NORTHFIELD, MINNESOTA
CENTRAL PARK SITE IMPROVEMENTS
EROSION CONTROL & TURF ESTABLISHMENT PLAN

SHEET
C2.02
18

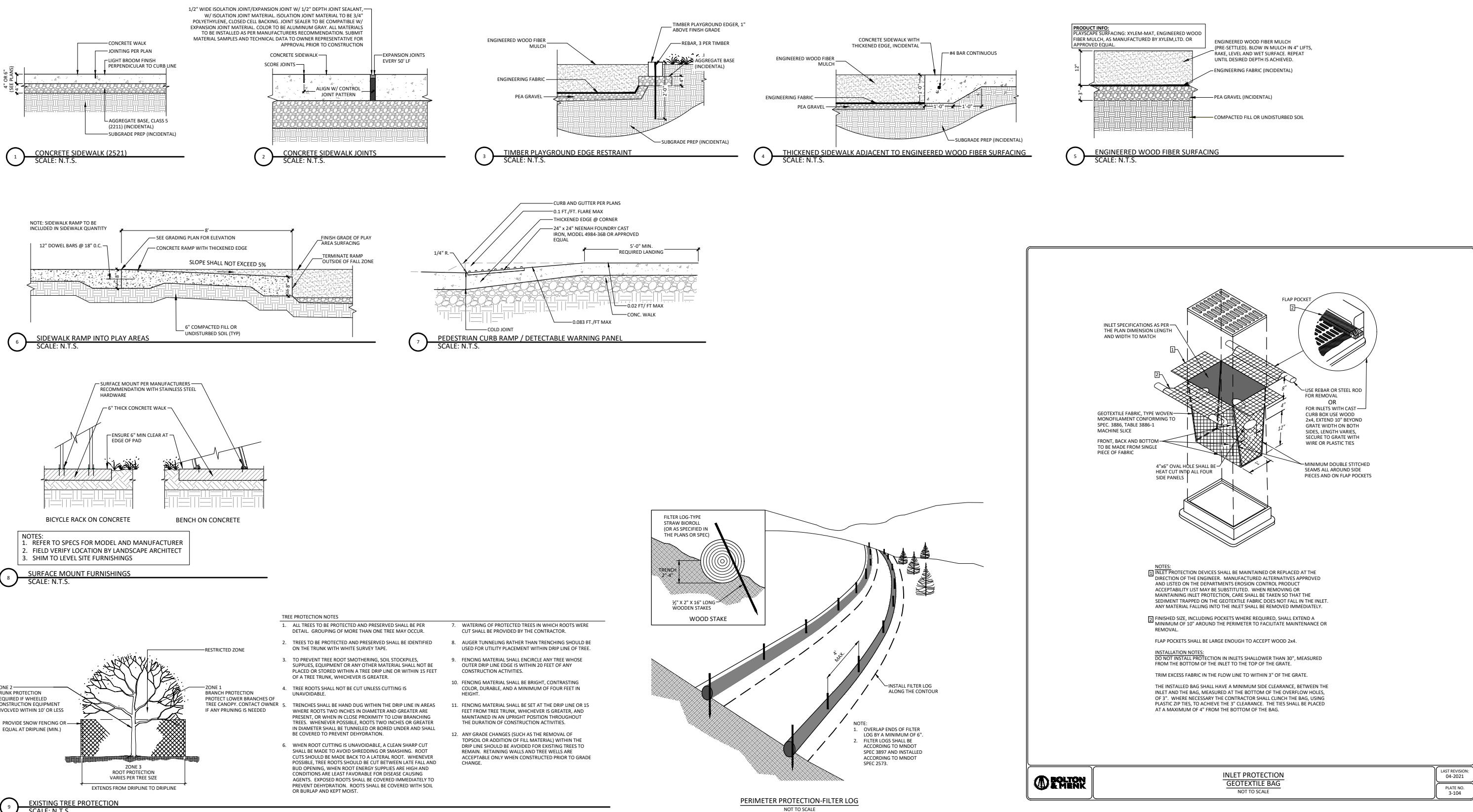


EXHIBIT B

FINDINGS OF FACT

The Northfield city ordinances outline in Chapter 34 – Land Development Code (LDC), Section 8.5.8 the Heritage Preservation Commission’s Certificate of Appropriateness process and approval criteria. The HPC shall consider the following in evaluating an application for a certificate of appropriateness for a zoning certificate and/or building permit. Criterion (A) below must be met and criteria (B) through (G) shall be considered:

Criteria A. For all applications, the proposed action fully complies with all applicable requirements of the LDC;

Findings: The proposed work complies with the LDC. Further details on the applicable sections of the Northfield LDC are included below.

Criteria B. That the proposed action is in harmony with the purpose of the H-O district for sites located in the H-O district;

Findings: Not Applicable - The park is not located within the H-O district. The proposed project continues the perpetuation and use of the historic park without negatively impacting the character or integrity. Additionally, repairing and updating the playground serves to protect and enhance the city’s appeal to residents, visitors, and tourists, fosters civic pride, and promotes the continued use and preservation of the historic park.

Criteria C, That the proposed action would complement other structures within the H-O district for sites located in the H-O district;

Findings: Not Applicable – The property is not located within the H-O district. The playground complements the surrounding residential neighborhood.

Criteria D, That the proposed action is consistent with the Downtown Preservation Design Guidelines for sites located in the H-O district, and consistent with the Secretary of the Interior's (SOI) Standards for Treatment of Historic Properties for sites located within or outside the H-O district;

Findings: The work is consistent with the SOI Standards for Rehabilitation. The historic use will continue, the character of the property will be retained, and distinctive features will not be removed or altered. The work does not create a false sense of history, the area to be changed has not acquired its own historic significance, and there are no distinctive materials, features, or finishes that will be impacted. This work will not impact historic features or archaeological resources and can be removed in the future.

Criteria E, Consideration should be given to the amount and quality of original material and design remaining in the building or structure when applying criteria, guidelines, and standards;

Findings: The playground area where the proposed work will occur does not contain any original material, and the design is not original. The original configuration of the park, divided into quadrants by two diagonal crosswalks, will remain unchanged.

Criteria F, For new construction, the building or addition should be compatible with: (i) scale, texture, materials, and other visual qualities of the surrounding buildings and neighborhoods; (ii) the height, width, depth, massing, and setback of the surrounding buildings; and (iii) the amount of solid wall to window and door openings, and the replacement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood;

Findings: Not applicable.

Criteria G, Consideration shall be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Findings: Not applicable.

ORTHFIELD'S CANNON RIVER REGIONAL PARK EXPERIENCE

THE 2020 RIVERFRONT ENHANCEMENT ACTION PLAN



ESTABLISH ①
ESTABLISH NORTHFIELD CANNON RIVER REGIONAL PARK

ENHANCE ②
ENHANCE - RIVERFRONT PARKS

COMPLETE ③
COMPLETE TRAIL 1: REGIONAL TRAIL SYSTEM

EXPLORE ④
EXPLORE AMES HILL RAIL RECONSTRUCTION OFFICE

PROMOTE ⑤
PROMOTE ECONOMIC DEVELOPMENT - TOURIST DESTINATION

Legend: RIVERFRONT WALK, GREENWAY, CROWN BAY, AMES HILL STREET, AMES HILL, CAFE, DESIGN RIVER TRAILS, HISTORIC AND TRAILS

Northfield Minnesota



Northfield Parks & Recreation CIP Study

City of Northfield, MN | December 2022

JLG Architects
710 South 2nd Street, 8th Floor
Minneapolis, MN 55401

JLG

Damon Farber
310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415

DF/
DAMON FARBER

... investing in Northfield public places !

NORTHFIELD PLANS – OVERLAPPING OBJECTIVES + PRIORITIES
match vision + CIP phasing + available funding



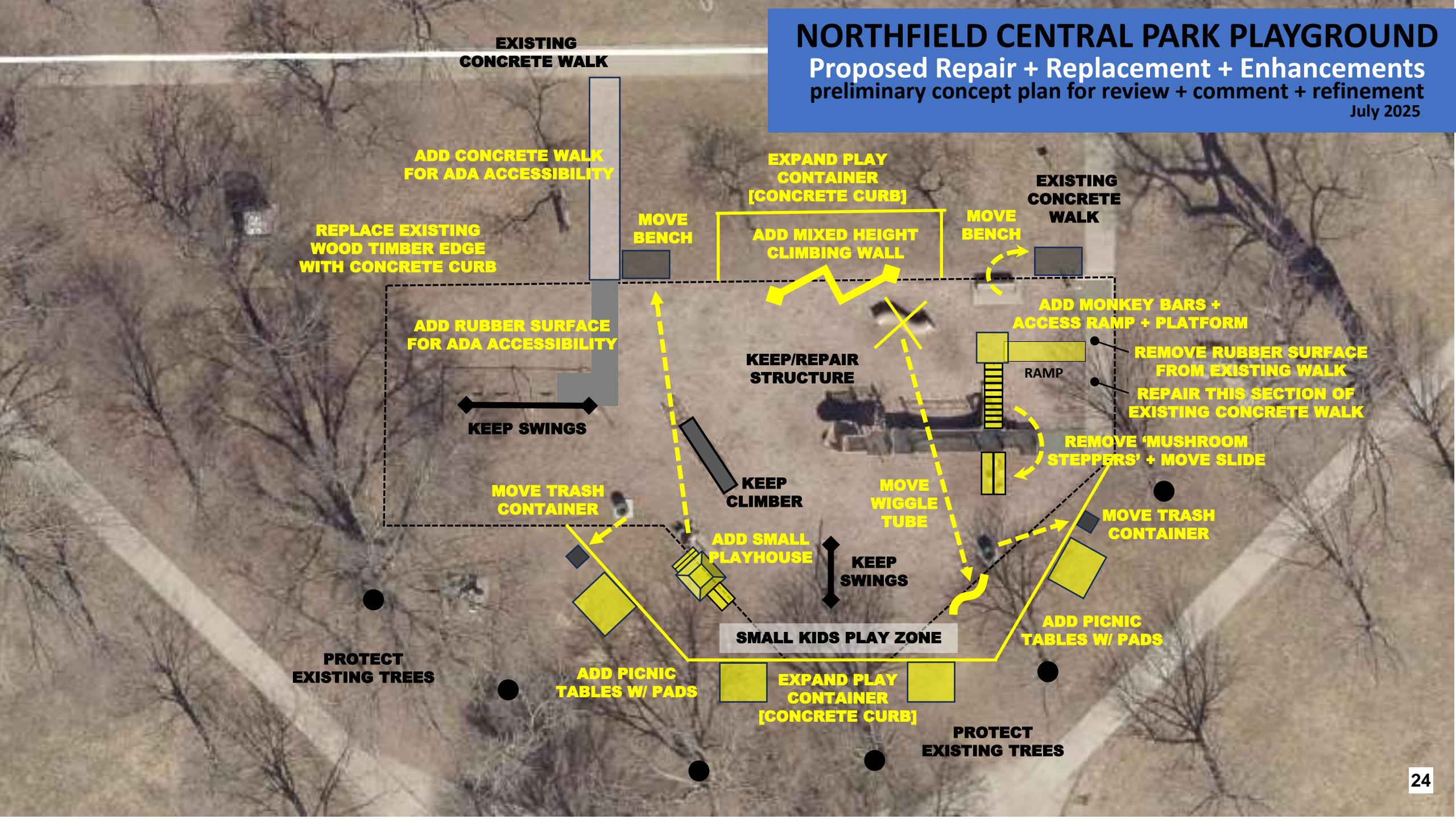
CENTRAL PARK PLAYGROUND – existing conditions
Proposed Repair + Replacement + Enhancements
OCTOBER 2025

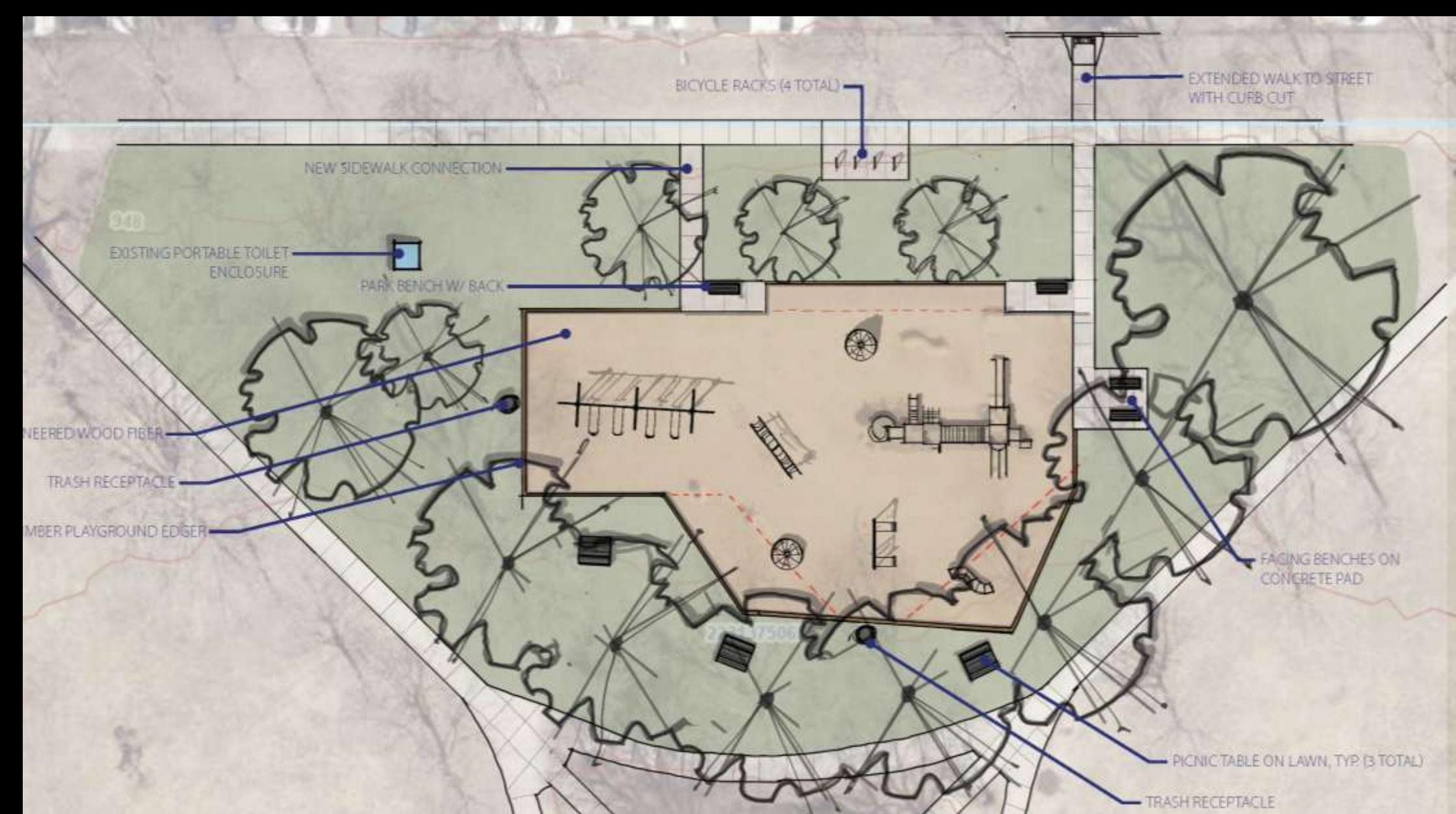
NORTHFIELD CENTRAL PARK PLAYGROUND

Proposed Repair + Replacement + Enhancements

preliminary concept plan for review + comment + refinement

July 2025





CENTRAL PARK PLAYGROUND – revised concept plan
Proposed Repair + Replacement + Enhancements
OCTOBER 2025



**MOVEABLE PICNIC TABLE
[NO CONCRETE PAD]**



Northfield Central Park
100051-00-0001 - 10/2025
RGA Landscape Architects



Northfield Central Park
100051-00-0001 - 10/2025
RGA Landscape Architects



CONNECT WALKWAY TO EXISTING BENCHES



PLAYHOUSE DOME



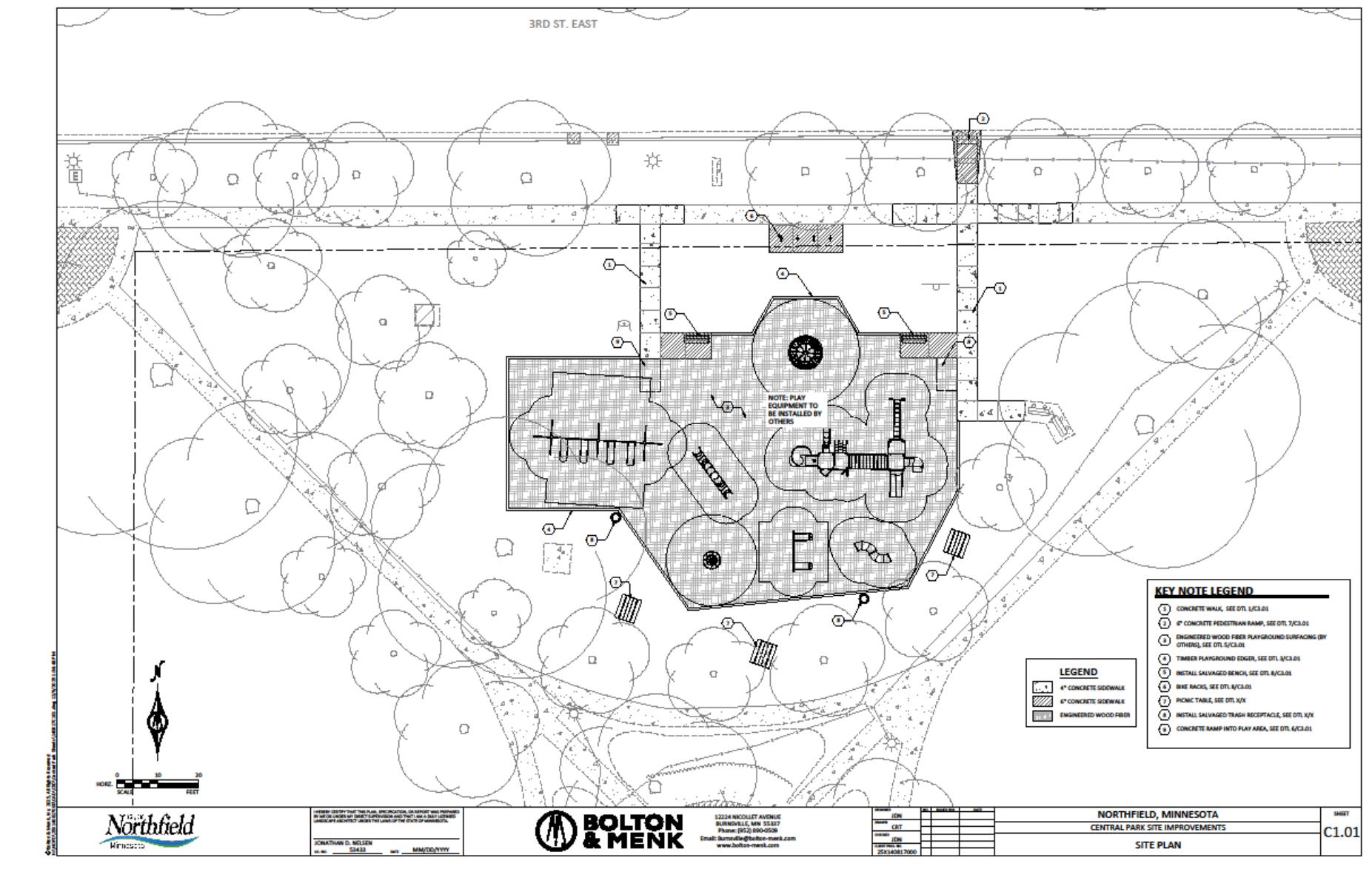
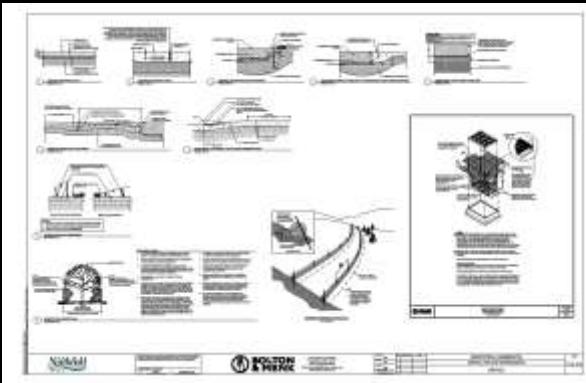
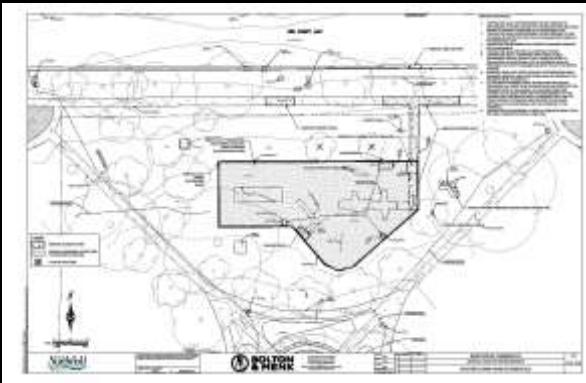
REUSE [RELOCATE] EXISTING BENCHES



Northfield Central Park
100051-00-0001 - 10/2025
RGA Landscape Architects

CENTRAL PARK PLAYGROUND – playground features Proposed Repair + Replacement + Enhancements

OCTOBER 2025



CENTRAL PARK PLAYGROUND – CONSTRUCTION DOCUMENTS
detailed salvage plan + site plan + construction details
DECEMBER 2025

NEXT STEPS TOWARD PROJECT IMPLEMENTATION



NORTHFIELD CIP 2026 – PROJECT IMPLEMENTATION
Central Park Playground + Dresden Hill Park and Playground Projects

DECEMBER 2025



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Legislation Text

File #: 26-025, **Version:** 1

Heritage Preservation Commission Meeting Date: January 7, 2026

To: Members of the Heritage Preservation Commission

From: Mathias Hughey, Associate City Planner

Comments for Proposed Relocation of Sculptures from Bridge Square to Library Grounds.

Action Requested:

The Heritage Preservation Commission is asked to review and approve or amend the attached draft comment letter regarding the proposal to install the Celestial Beings sculptures originally planned for Bridge Square to the Library Grounds as a consulting party for a 106 review.

Summary Report:

In 2024 and 2025 the Heritage Preservation Commission (HPC) approved the Certificate of Appropriateness for the Bridge Square Rehabilitation project. As part of the 1% for the Arts policy, a public art installation consisting of several large steel lighted sculptures was proposed to be included in the reconstruction.

The Bridge Square project has been put on hold pending funding for construction, however, additional sources of funding were secured to fund the installation of the sculptures. In order to access those grant funds and reduce duplicative Public Art Review Committee and staff efforts, the library has proposed relocating those sculptures to the library grounds as part of the library site redesign.

Because grant funding includes federal funds, a 106 review is required. Part of that process includes comments from the HPC regarding impacts to historic properties, including the Northfield Historic Commercial District. The library was delisted from the National Register of Historic Places when the new atrium was constructed but remains in the local district. Since the site is not considered Historic, but it is within and visible from the historic district and other historic properties, the visual impacts should be considered.

Staff have prepared a draft comment letter to provide to the State Historic Preservation Office (SHPO) to satisfy the requirements of the 106 review. HPC members should review the draft letter and bring any comments, questions, or edits to the January 7, 2026 meeting. The HPC may approve by voice vote the draft letter as is, or with agreed upon edits.

Attached is information regarding the proposal, including the original artist proposal, several renderings, and a link to the presentation at the Arts and Culture Commission meeting from 2024.

Staff recommendation:

Staff recommend a finding of no adverse impact and support the proposal to locate the sculptures on the library grounds.

City Plans & Policies Relevance:

Actions Implementation:

3-6.17: Design public facilities and public spaces to foster the development and strengthening of social connections by providing community gathering spaces accessible to people of all ages and abilities.

The proposed lighted sculptures will increase the viability of the library grounds as a third space, providing increased feelings of safety after dark. The aesthetic enhancements will also make the space more appealing to community members.

Several other actions from the Comprehensive Plan stress the value of securing grant funding to increase the impact of local tax expenditures.

Alternative Options:

The HPC may modify the comment letter. Any comments provided on behalf of the HPC should receive the support of a majority of commissioners via a voice vote.

Financial Impacts:

NA

Tentative Timelines:

NA

December 31, 2025

Barbara A.M. Howard
Environmental Review Historian
State Historic Preservation Office
50 Sherburne Ave.
Saint Paul MN 55155

VIA E-MAIL

RE: Celestial Beings, Northfield Public Library (NEA Grant #1950118-54-26)

Northfield, Rice County
SHPO ERP # 2026-0171

Dear Ms. Howard,

The Northfield Heritage Preservation Commission (HPC) appreciates the opportunity to participate as a consulting party in the City of Northfield's Section 106 review of the proposed Celestial Beings project ("undertaking") proposed for the Northfield Public Library grounds.

At its January 7, 2025 meeting, the HPC reviewed and discussed the undertaking and its potential impacts to historic properties and sites.

The HPC understands that the undertaking involves installing a series of 10-foot-tall sculptures ("Celestial Beings") adjacent to the patio of the Northfield Public Library. The National Endowment for the Arts (NEA) will be providing a grant for the project and therefore, the HPC is asked to comment as a consulting party under section 106.

The Northfield Public Library is located within the City's Historic-Overlay district (RC-NFC-00263-Northfield Commercial Historic District) but is non-contributing and ineligible for national register status. Potential impacts of the undertaking are therefore limited to the visual impact from the Historic Downtown Commercial District.

The HPC understands that Celestial Beings will be located along the Western and South-Western sides of the library grounds. Due to the topography of the site, and the library's location up hill from them, they will not obscure views of the building, or views from the building to the historic district. Their location, above the street level, and set into the library lot, will limit visual impacts from the street.

507-645-8833
northfieldmn.gov



801 Washington Street
Northfield, MN 55057

The impact on the district of the sculptures at this location is smaller than the potential impact at their original proposed location, Bridge Square.

For these reasons, the HPC feels that locating the Celestial Beings on the Library Grounds would have no adverse impact on the Northfield Commercial Historic District.

Any response may be provided by email to the City's Heritage Preservation Commission via the staff liaison, Mathias Hughey, AICP, Associate City Planner, at Mathias.Hughey@NorthfieldMN.gov.

Sincerely,

Baird Jarman
Chair, Northfield Heritage Preservation Commission

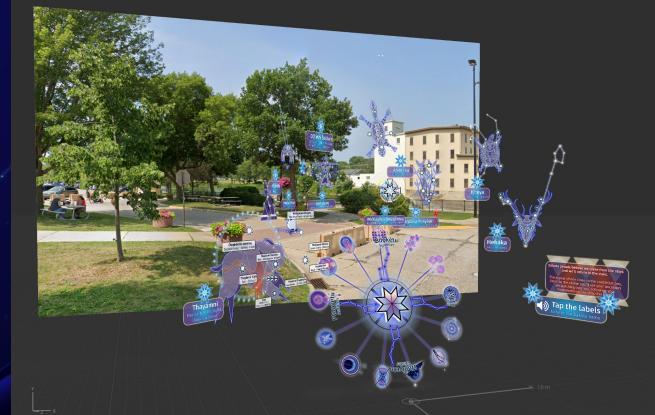
Mathias Hughey, AICP
Associate City Planner, City of Northfield

Under the Guidance of the Stars



Artist Team:
Marlena Myles & John Sterner

PUBLIC ART @ BRIDGE SQUARE
PROPOSAL • JUNE 2024
NORTHFIELD, MNISOTA





PROPOSED LOCATION

Water Street

Narrative

Illuminates the interconnected worldview between humans, plants, animals and the star world using Dakota teachings

Location

Along Water Street at Bridge Square

Context

These sculptures and interactive features can be a learning resource that connects visitors to the rich Dakota history of the area as well as revealing the many teachings of the natural world

Visitor Interactions

Imagine, Remember, Honor, Reflect, Learn, Marvel

- Indigenous visitors will feel seen
- Teachers will bring students to learn
- All have access to a greater understanding of the lands they stand upon

Experiential Mood

Contemplative, thought-provoking, restful, healing

Narrative

Honoring Dakota people

The Bridge Square development is located on the traditional homelands of the Dakota people.

Dakota people believe we are surrounded by our relatives and we should live with the harmony of the natural world. We are cared for by Uŋčí Makhá, Grandmother Earth; guided by Tuŋkáŋšida Ínyan, Grandfather Stone; nourished by the spirits of the water and protected by Škáŋ, the spirit of the sky.

Our connections to these spirits continue to this day.



SHARING WISDOM /
WOÍYAKSAPE EYÁ

Concepts



Dakota believe our place of origin is at Bdote, the confluence of the Minnesota and Mississippi Rivers.

We call ourselves the Očéti Šakówiŋ, the Seven Council Fires, which are seen above us as the seven stars of the Big Dipper. Our power to exist comes from the stars -- as our spirits enter this world, we travel the Spirit Road, Milky Way, which is reflected on Earth as the Mississippi River. When we pass on from this world, we return to the Spirit World to meet our ancestors.

The star world continues to guide us with the knowledge of when to have ceremonies, when to harvest, how to care for each other as relatives.



Sky/Star/Spirit World
Above



Below
Earth / Material World

Kapemni
Mirroring

DAKOTA STAR MAP

BY MARLENA MYLES



Concepts



Traditional life revolved around star knowledge, which taught us when to harvest, when to plant, when to hunt, and when to have certain ceremonies. Thus, the months are lunar based and given titles to reflect traditional society reflecting the star world above.



SHARING WISDOM / WOÍYAKSAPE EYÁ Concepts

Under the Guidance of the Stars

Brings together layered concepts:

- the importance of language
- the geography of stories
- cosmologies and world views
- land protections and rights, relationality and accountability
- a connection to reconciliation

ARTWORK PROPOSAL

Sculpture concepts

FEATURES

Ideally, these sculptures would be created out of corrugated steel and lit from within, with the light aiming downwards. Visitors could stand underneath to see the stars, even in the day time.

The sculptures would feature etchings of Dakota star constellations, plant medicines and be shaped in a way that connect Dakota homelands, humans with the starworld above.

The nearby water would be honored as well as the bird nation through etchings in the pavement and/or within the sculptures.



ARTWORK PROPOSAL

Sculpture materials



corten steel

Paving surface for Water Street will be a black granite quarried in Minnesota.

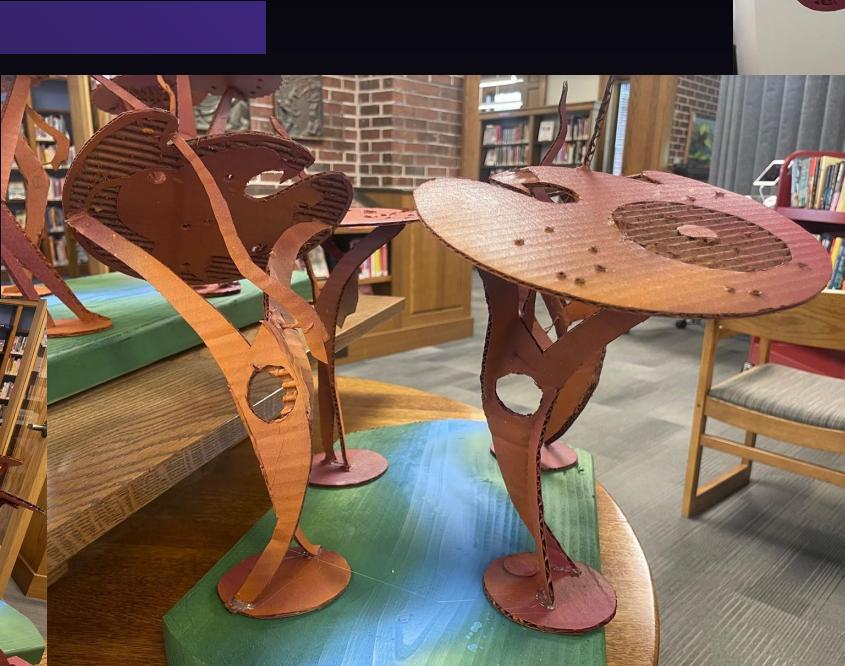
It was the most durable and only local option.

When etched it exposes the quartz which gives it a beautiful sparkle.



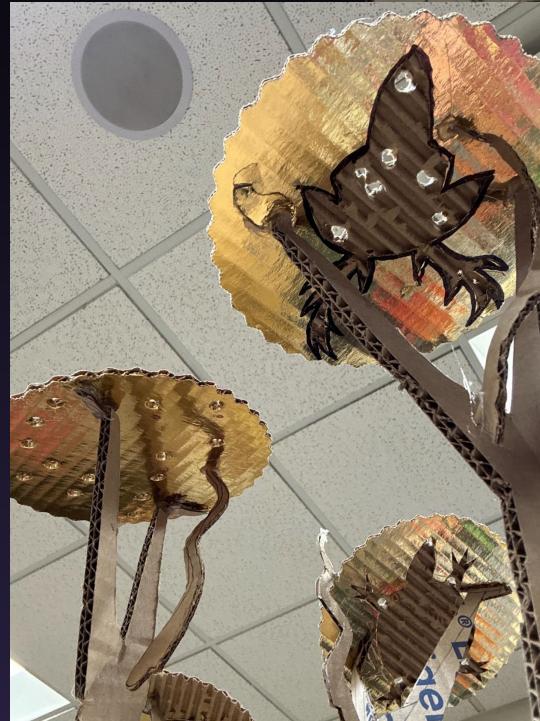
ARTWORK PROPOSAL

Sculpture mockups



ARTWORK PROPOSAL

Sculpture mockups



ARTWORK PROPOSAL

Interactive digital features

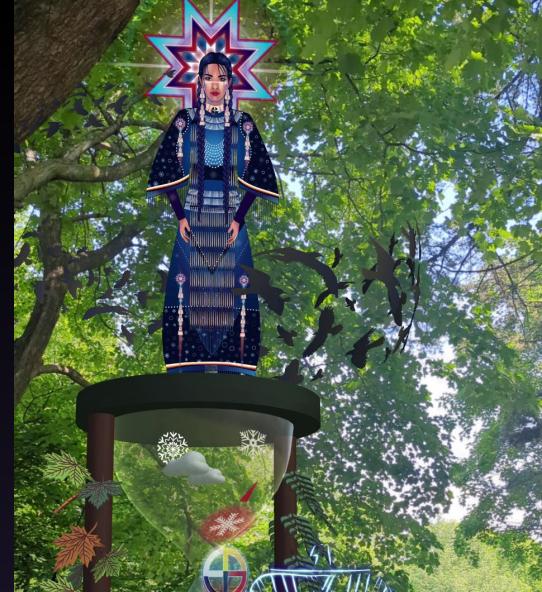
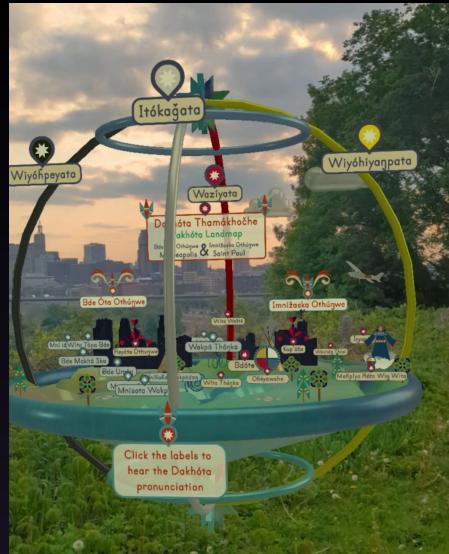


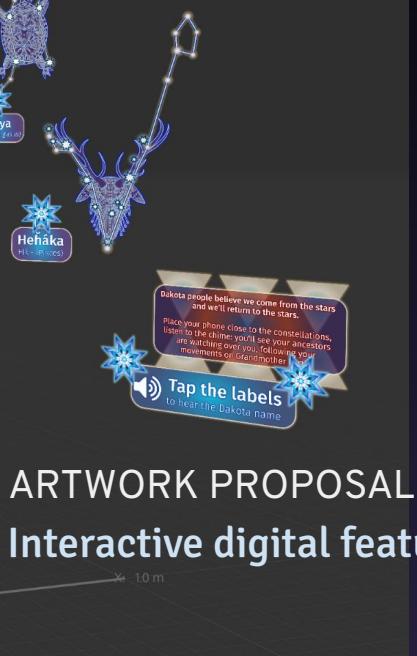
DEDICATED ONLINE LEARNING RESOURCES & ONSITE AUGMENTED REALITY ACTIVATIONS

Marlena Myles' many artworks have been used as Dakota teaching materials; she proposes expanding this opportunity into an online and augmented reality learning experience to complement the sculpture onsite.

Augmented Reality is the perfect metaphor for Native Presence: Dakota peoples histories and stories are here, invisible at the moment to many; yet folks only need to look with new eyes at the deeper powers held here. This technology will bring that ancient knowledge into the present, for future generations to access.

Not all may have the technological requirements for AR, so a website will also have interactive features and useful in all four seasons.

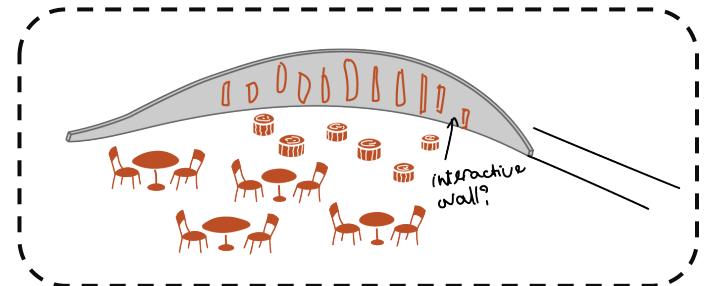
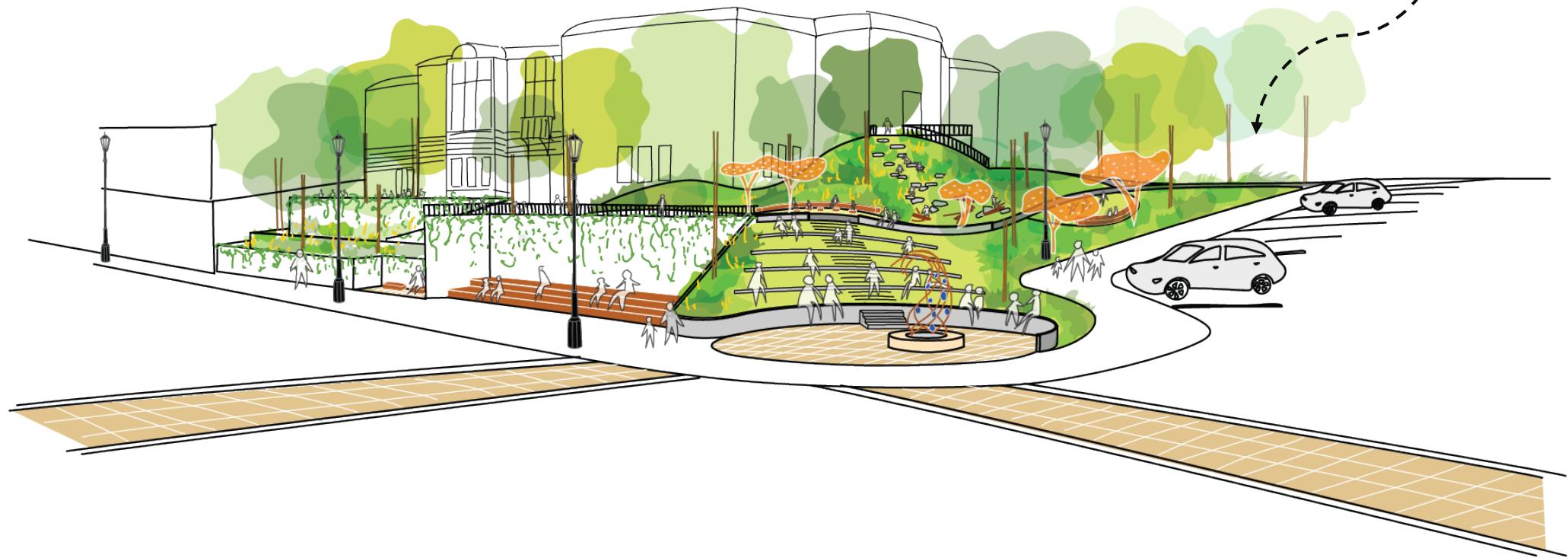




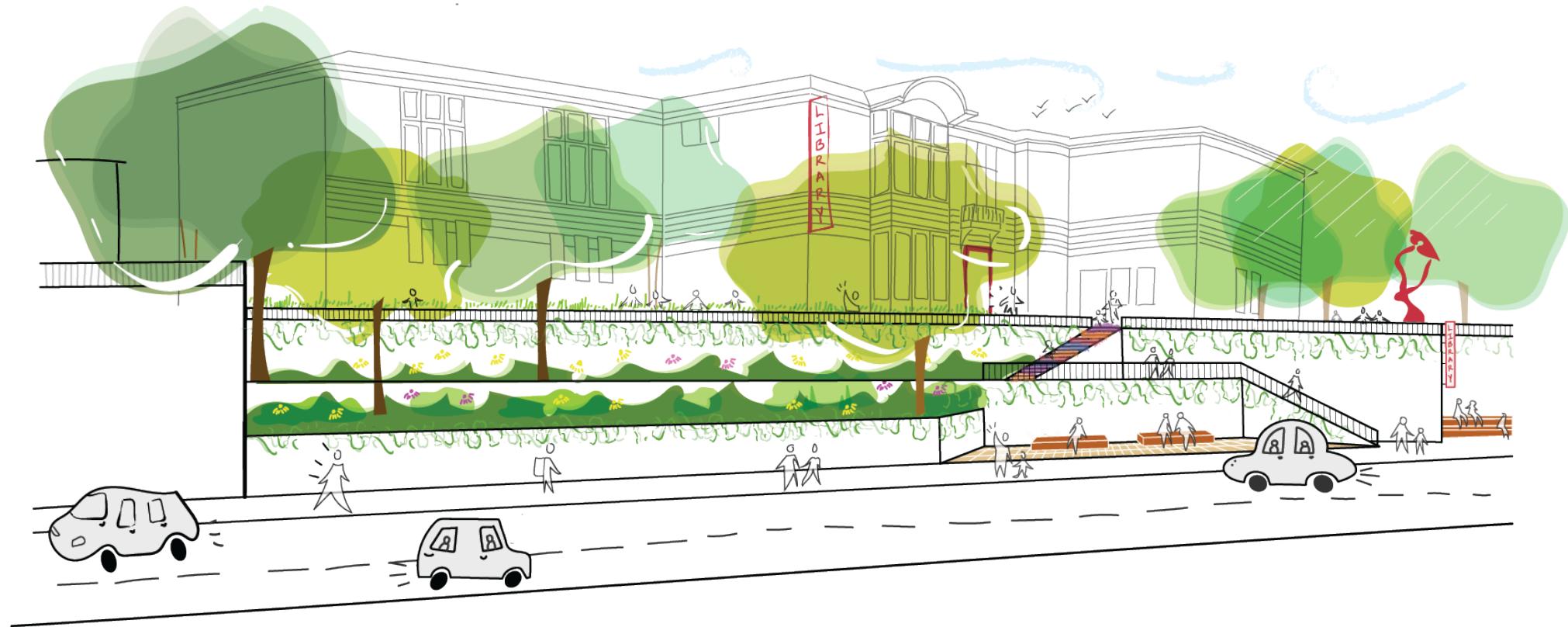


ARTWORK PROPOSAL
Render ideas

West & South Side



West Side





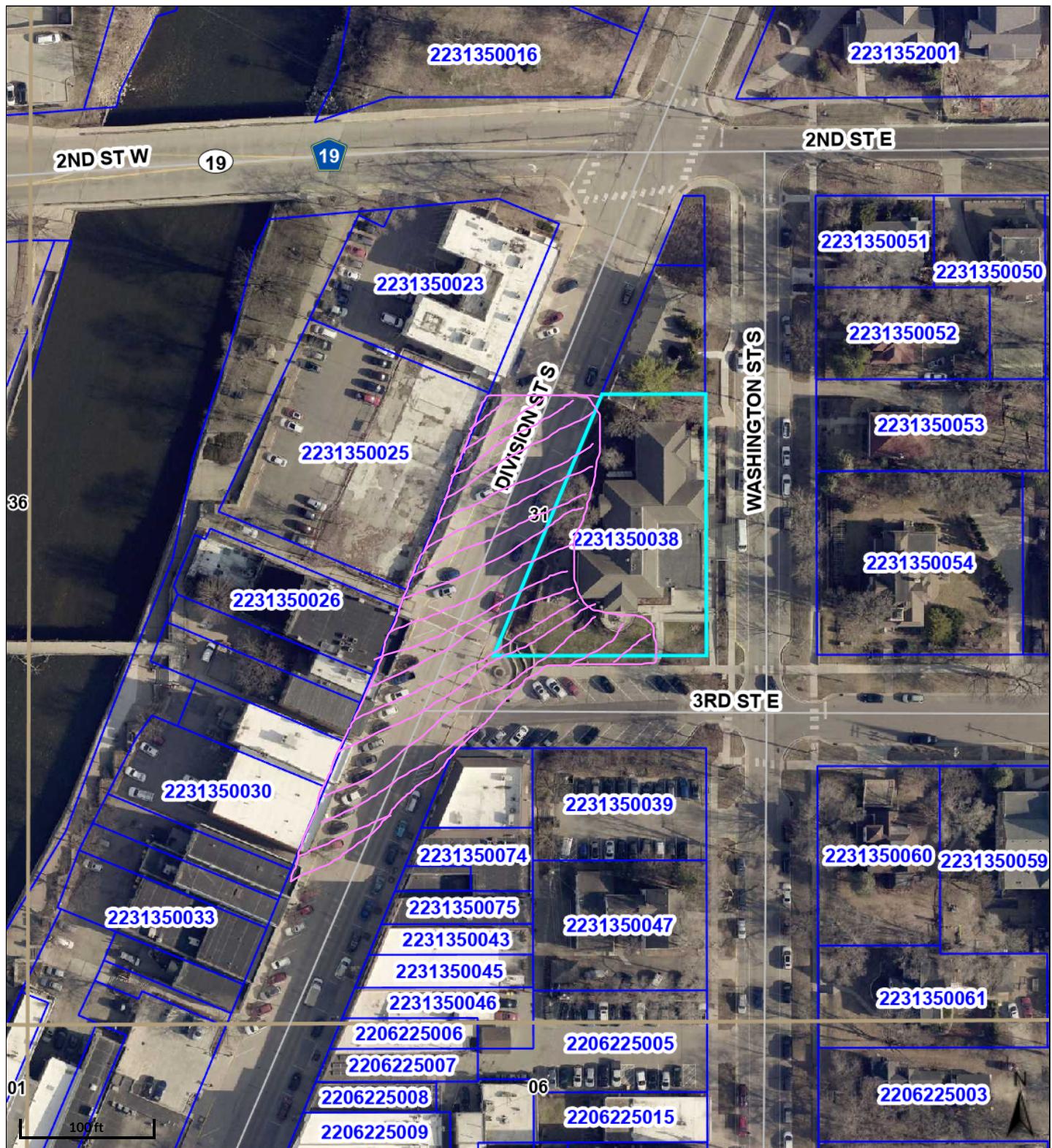


Rice County, MN

Celestial Beings, NEA Grant# 1950118-54-26

Area of Potentail Effects

Created by: Mathias Hughey, AICP



MINNESOTA HISTORY / ARCHITECTURE INVENTORY FORM
NORTHFIELD COMMERCIAL HISTORIC DISTRICT
Rice County, Minnesota

PROPERTY LOCATION	
Property Name: Northfield Public Library	Inventory No.: RC-NFC- 296
Other: Northfield Carnegie Library	
Address: 210 Washington Street, Northfield, MN (105 E. 3rd Street)	PIN: 2231350038
QTR/QTR/T/R/S: SW SW Section 31 T112N R19W	Plat Name: Original Town Block: 16 Lot: 2
USGS Quad: Northfield, Minnesota	
UTM Z 15 487351E, 4922725N NAD 83	

PROPERTY INFORMATION	
Construction Date: 1910, 1985, 2016	Style: Georgian Revival (altered)
Historic Use: public library	Current Use: public library
Property Type: institutional/library	Historic Context: "Commerce, 1856-1945"
Architect/Builder Original: Bell, Tyrie, Chapman, Minneapolis 1985: SMSQE, Northfield 2016 addition, Roehr Schmitt Architecture, Minneapolis	Survey Name: Northfield Historic District Survey Revision Project, 2016
Previous NRHP Status: Contributing to Northfield Commercial Historic District	NRHP Recommendation: Not contributing to Northfield Commercial Historic District
Form Prepared by: Landscape Research LLC	Survey Date: 3/2016



2016, looking north west at E. 3rd Street entry



2016, looking northwest at new addition

Description

The Northfield Public Library occupies an irregularly-shaped, sloping parcel bounded by Washington Street on the east, E. 3rd Street on the south, and Division Street at the west. A small office building occupies the parcel to the north. The original red brick, two-story building at the core of the current building was a hip-roofed, two-story structure that faced E. 3rd Street. A classical entry with pedimented portico and fanlight was placed between symmetrical bays illuminated with large windows. Rusticated bands of brick placed above the stone sill were part of the original design and remain. The current design, involving a new, flat-roofed addition as well as extensive interior changes and new landscape design completed in 2016, has a glass-walled elevation facing Washington Street that wraps around the E. 3rd Street elevation. Much of the historic 3rd Street elevation including the historic entry has been conserved, although the historic landscape setting has been significantly altered.

History

The Lyceum Society founded in 1856 created a reading room and circulating library in a schoolhouse at E. 3rd and Union Streets, and next in the Lyceum Building (1857) at 109 E. 4th Street. (RC-NFC-291).

MINNESOTA HISTORY / ARCHITECTURE INVENTORY FORM
NORTHFIELD COMMERCIAL HISTORIC DISTRICT
Rice County, Minnesota

The library next moved to the YMCA rooms on Bridge Square, and in 1885 to the new YMCA building (RC-NFC-267). In 1908 Andrew Carnegie donated \$10,000 to built a new library. Donations and tax funds also supported construction and furnishings. The building was oriented to E.3rd Street, and reached by a steep flight of concrete steps set between brick piers. The entry was shifted to Washington Street in 1985, as part of an 8,000-square-foot addition by Steve Edwins of the Northfield firm SMSQE, which also transformed the landscape around the building. RoehrSchmitt Architecture, LLC of Minneapolis designed the 2016 addition.

Significance and Evaluation

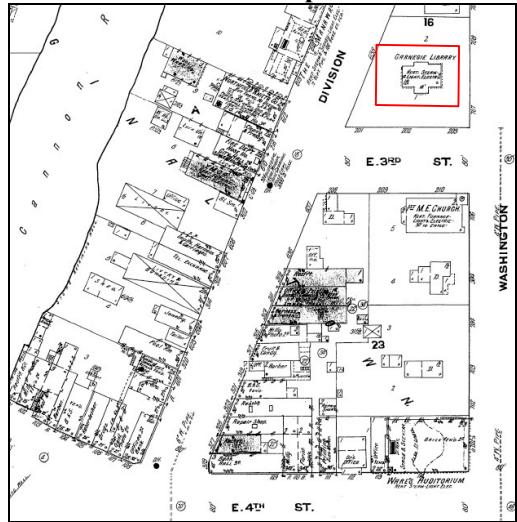
This building is primarily associated with the second period of Northfield's community development, from ca. 1900 to 1945, when the city's downtown achieved much of its present form. The building is associated with the Northfield historic context, "Public Institutions and Improvements, 1857-1945 (Northfield Preservation Plan, 1992).

This property was listed on the NRHP in 1979 as contributing to the Northfield Commercial Historic District. The remodelings have had a significant impact on the historic building and the Washington Street elevation retains poor integrity, although conservation of the E. 3rd Street elevation results in fair to good integrity when seen from Division Street and the surrounding historic district. Overall, however, the building does not retain enough integrity to remain contributing to the district.

References

Edwins, Steve, ed. *Northfield Downtown Guidebook*. Northfield Heritage Preservation Comm., 1982.
"Northfield Historic District," National Register of Historic Places Nomination, 1979.
Northfield Historical Society. Photograph and research files. Northfield, Minnesota.
Northfield Public Library. Photograph and research files. Northfield, Minnesota.
Zellie, Carole. "Northfield Heritage Preservation Plan." Prepared for the Northfield Heritage Preservation Commission, Northfield, Minn. by Landscape Research, 1992.

Sanborn and USGS Map



Sanborn Map and Publishing Co., 1910.



USGS: Northfield 1984



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Legislation Text

File #: 26-026, **Version:** 1

HPC Meeting Date: January 7, 2026

To: Members of the Heritage Preservation Commission

From: Mathias Hughey, Associate City Planner

Staff Updates.

Action Requested:

Staff provide updates to the Heritage Preservation Commission.

Summary Report:

City Council Information

- The upcoming agenda items list is attached for reference.
- Scott Wopata started as the new Community Development Director.

Zoning Code Update & Redesign

- Houseal Lavigne (HL) has been selected as the consultant for the zoning code update and redesign. Staff and the consultant, with review and input from the Zoning Code Update Subcommittee (consisting of Bill Kuhlmann, Will Schroeer and Steve Schmidt), have finalized the proposal from HL. The final contract is being reviewed by both parties, and the contract will go on to the City Council agenda for January 6, 2026.

Planning Applications & Related Updates

- See hyperlink on the City's Development Map.
- The Archer project has been put on hold / is not moving forward at this time per the development team. Financing for the project has been the major factor holding them off from beginning construction. The city is working with the development team to continue keeping the site safe and any other ways the city can support the project coming to fruition. New banners, designed by Rocky Casillas Aguirre, have been installed on the security fencing along Division St. to improve the aesthetics.
- Staff continue to work with Post Consumer Brands on the Ames Mill Dam. The main discussion includes timeline of transferring ownership of the dam. The dam is part of our Downtown Historic District, so a certificate of appropriateness and Section 106 review will be required.

Certificates of Appropriateness for Minor Work

- Sign Permit for Well Fitness approved for 501 Division St. reused the existing Yoga Sign.
- The Rare Pair was approved to replace the fabric on their awning with a new canvas, because the materials were the same, and the frame is not being replaced, staff determined this met the definition of minor work.
- Sequoia Financial Group sign approved for the western façade of 11 Bridge Square.
- Sown of the Earth sign approved for 13 ½ Bridge Square (above the Cottage Tea Room).

File #: 26-026, Version: 1

- Milwaukee Road Depot ground sign approved for south side of lot at 204 3rd St. W.
- Awakened Healing projecting sign approved for 220 Division St. S. (in the rear near the parking lot).
- King Claw Land projecting sign approved for 512 Division St. S.
- The building permit for 17 Bridge Sq. was approved, and construction has started.

Training Opportunities

- The Maryland Department of Planning has free webinars on a variety of topics. Please see the link in the attachments to view and/or subscribe.
- The National Alliance for Preservation Commissions has webinars related to historic preservation. The city is a member and can share webinar links if there is interest.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timeline:

N/A



City of Northfield

Upcoming Agenda Items

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

City Council

Tuesday, January 6, 2026

TMP 25-305 Consider Approval of Lease Agreement with Northfield Senior Citizens Inc. d.b.a. FiftyNorth.
Drafter: Dwelle
Notes: consent

TMP 25-865 Contract Approval to Hire Houseal Lavigne to Update & Redesign the City's Zoning Code.
Drafter: Schmidt
Notes: Consent

TMP 25-877 Consider Approving Disbursements totaling \$10,507,348.43
Drafter: Grant
Notes: consent

TMP 25-881 Consider Designation of Official Newspaper.
Drafter: Peterson
Notes: consent

TMP 25-882 Consider Designation of Official Depositories for the City of Northfield
Drafter: Angelstad
Notes: consent

TMP 25-901 Consideration of Election of President Pro Tem.
Drafter: Peterson
Notes: regular #1 (5 min)

TMP 25-869 Consideration of New Liquor License for Northfield Ballroom Inc. DBA Northfield Ballroom at 450 Montessori Court.
Drafter: Peterson
Notes: Immediately after Public Hearing #1 (5 min.)

TMP 25-919 Consider Council Member Roles on Boards and Commissions for 2026-2027.
Drafter: Hoffman
Notes: Regular #5 (15 min.)

TMP 25-920 Consider approval of Tobacco License Renewal.
Drafter: Peterson
Notes: Consent

TMP 25-922 Community Development Block Grant - Consider Adopting Resolution in Support of Fiscal Year 2026 Allotment of Program Funds.
Drafter: Hanson
Notes: consent

TMP 25-915 Consider Resolution Setting Bond Sale and Authorizing Application for MN Credit Enhancement for Utility Bonds for Jefferson Parkway/Sandstone Street Utility Extension Project.
Drafter: Bennett
Notes: consent

TMP 25-929 Consider Resolution Adopting the Street Reconstruction and Overlay Plan (SROP) and Issuance of Street Reconstruction and Overlay Bonds.
Drafter: Bennett
Notes: Immediately after Public Hearing #2 (5 min.)

TMP 25-932 Review and Approval of Amended 1.09 Council Representation on Boards and Commissions Policy.
Drafter: Hoffman
Notes: consent

TMP 25-934 Review and Approval of Amended 2.03 Meeting Room Policy.
Drafter: Hoffman
Notes: consent

TMP 25-968 Consideration of a Resolution for the approval of the cannabis retail registration application for Maverick Greens L.L.C. to operate a cannabis microbusiness with a retail operations endorsement at 2010 Jefferson Rd. Suite C.
Drafter: Peterson
Notes: Consent

TMP 26-017 Consider Resolution Amending 2026 Carted Yard Waste Rate.
Drafter: Bennett
Notes: Consent

TMP 25-902 Consider Amendments to Council Rules of Business and Appendices.
Drafter: Peterson
Notes: consent

TMP 25-903 Consider Amendments to Board and Commission Rules of Business and Appendices.
Drafter: Peterson
Notes: consent

TMP 25-698 Consider Resolution Approving Plans and Specifications and Order Advertisement for Bids for the Spring Creek Road Reconstruction & Mill Towns State Trail Project (STRT2026-A84).
Drafter: Simonson
Notes: Regular #4 (15 min.)

TMP 25-707 Consider Resolution Approving Sponsorship of the MnDOT Transportation Alternatives Grant Application for the funding year 2030 - Lincoln Parkway Walking and Biking Improvement Project.
Drafter: Simonson
Notes: Regular #2 (15 min.)

TMP 25-708 Consider Resolution Approving Maintenance responsibility for the proposed Lincoln Parkway Walking and Biking Improvement Project related to the Transportation Alternatives Grant Solicitation.
Drafter: Simonson
Notes: Regular #3 (5 min.) After TMP-25-707

TMP 25-763 Public Hearing on Adopting the Street Reconstruction and Overlay Plan (SROP) and Issuance of Street Reconstruction and Overlay Bonds.
Drafter: Simonson
Notes: Public Hearing #2 (20 min.)

TMP 25-868 Public Hearing for Liquor License for Northfield Ballroom Inc. DBA Northfield Ballroom, 450 Montessori Court.
Drafter: Peterson
Notes: Public Hearing #1 (10 min.)

TMP 25-967 Reports From the Mayor and Council Members.
Drafter: Martig
Notes: update

TMP 25-1002 Review & Discuss Options for Potential Resolution Supporting the Authority to Impose a Local Sales Tax to Fund Specific Capital Improvements Providing Regional Benefit, to Establish the Duration of the Tax and the Revenue to be Raised by the Tax, and to Authorize the City to Issue Bonds Supported by the Sales Tax Revenue.
Drafter: Martig
Notes: Regular #6 (45 min.)

TMP 25-944 City Administrator's Update.
Drafter: Martig
Notes: update

TMP 25-828 Presentation - Stormwater Pollution Prevention Poster Contest Winners.
Drafter: McDermott
Notes: Presentation #1 (10 min.)

TMP 25-720 Consider Approval of December 2, 2025 City Council Meeting Minutes.
Drafter: Peterson
Notes: consent

Tuesday, January 13, 2026

TMP 26-025 Council Update on 5th & Washington Redevelopment Project.
Drafter: Martig
Notes: Work Session #1 (___ min.)

Tuesday, January 20, 2026

TMP 26-042 Consideration of a Capital Membership Agreement with the City of Lakeville for Use of the FiRST Center Public Safety Training Facility
Drafter: Schroepfer

TMP 25-862 Regular Agenda Item #1 (Pending)
Drafter: Martig
Notes: Regular #1 (20 min.)

TMP 25-943 Consider Approving Disbursements totaling \$
Drafter: Grant
Notes: consent

TMP 25-874 Consider Approving Minnesota Employment and Economic Development Grant Agreement for Phase II of the Northfield Skateboard Park Project.
Drafter: Bennett
Notes: consent

TMP 25-924 Consider Motion approving the Dresden Hill Park Playground Improvement Project.
Drafter: Tussing
Notes: Regular #1 (15 min)

TMP 25-928 Consider Motion approving the Central Park Playground Improvement Project
Drafter: Tussing
Notes: Regular #2 (15 min.)

TMP 25-921 Consider Approval of Contract for NW Area Trunk Sanitary Sewer Preliminary Design and Environmental Review.
Drafter: Bennett
Notes: Consent

TMP 25-647 Consider approval of agreement with Post Holding Inc. for Ames Mill Dam Ownership Transfer to the City of Northfield.
Drafter: Bennett
Notes: Regular #__ (15 min.)

TMP 25-909 Consider Approval of Mayoral Board and Commission Appointments.
Drafter: Hoffman
Notes: consent

TMP 25-914 Consider Resolution Dedicating Source of Public Revenue for the Local Housing Trust Fund.
Drafter: Martig
Notes: consent

TMP 25-942 Consider Resolution to Accept Public Improvements - Kraewood Development

Drafter: Simonson

Notes: consent

TMP 26-022 Council Resolution Amending Redevelopment Tax Increment Financing District and a TIF Assistance Agreement for the Archer Redevelopment Project.

Drafter: Martig

Notes: Regular #3 (30 min.)

TMP 25-996 Consider Resolution Supporting the Authority to Impose a Local Sales Tax to Fund Specific Capital Improvements Providing Regional Benefit, to Establish the Duration of the Tax and the Revenue to be Raised by the Tax, and to Authorize the City to Issue Bonds Supported by the Sales Tax Revenue.

Drafter: Martig

Notes: Regular #3 (30 min.)

TMP 25-945 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-722 Consider Approval of January 6, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-723 Consider Approval of January 13, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent

Tuesday, February 3, 2026

TMP 25-696 Consider Resolution Approving Plans and Specifications and Order Advertisement for Bids for the 2026 Mill and Overlay & Mill Towns State Trail Project (STRT2026-A83).

Drafter: Simonson

Notes: Regular #__ (__ min.)

TMP 25-799 Approve Resolution accepting the Rice County All Hazard Mitigation Plan.

Drafter: Schroepfer

Notes: consent

TMP 25-815 Consider Resolution Approving a New Joint Resolution for Orderly Annexation By and Between Bridgewater Township and the City of Northfield.

Drafter: Martig

Notes: consent; on hold until further discussion (12-11-25)

TMP 25-846 Consider Resolution approving Contract with the State of Minnesota for the Reconstruction of the Mill Towns State Trail in Sechler Park.

Drafter: Bennett

Notes: Consent

TMP 25-916 Consider Resolution Awarding Bond Sale for Utility Bonds for Jefferson Parkway/Sandstone Street Utility Extension Project.

Drafter: Bennett

Notes: Consent/Regular?

TMP 26-016 Consider Resolution Authorizing the Purchase of Property at 1400 Jefferson Road for Northfield Hospital & Clinic.

Drafter: Martig

Notes: Regular #1 (15 min.)

TMP 26-007 1st Reading Consideration of a Zoning Map Amendment for 304 2nd St. W.

Ord. 1082 Consider Ordinance Amending Northfield City Code, Chapter 30 - Health and Sanitation, Article II. - Tobacco (First Reading).

Drafter: Martig

Notes: Regular #__ (45 min.); Postponed from Aug. 2025

TMP 25-724 Consider Approval of January 20, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

Tuesday, February 10, 2026

TMP 25-832 Review of Tree Ordinance (Beumer/Zweifel Request).

Drafter: Bennett

Notes: #__ (___ min.)

Tuesday, February 17, 2026

TMP 26-006 Summary Publication Notice for the Text Amendment to Park Dedication

Fees.

Drafter: Schmidt

TMP 25-699 Consider Accepting Bids and Awarding Contract - Spring Creek Road Reconstruction & Mill Towns State Trail Project (STRT2026-A84).

Drafter: Simonson

Notes: Consent

TMP 26-005 Second Reading of Ordinance to Amend the Text Related to Park & Trail Dedication Fees.

Drafter: Schmidt

Notes: Consent

TMP 26-008 2nd Reading Consideration of a Zoning Map Amendment for 304 2nd St. W.

TMP 26-009 Summary Publication of a Zoning Map Amendment for 304 2nd St. W.

TMP 25-974 Reports From the Mayor and Council Members.

Drafter: Martig

Notes: update

TMP 25-725 Consider Approval of February 3, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-742 Consider Approval of February 10, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent

Tuesday, March 3, 2026

TMP 25-786 Review and Discussion of Organized Collection for Curbside Compost Service (food/wet waste) & Request for Proposal.

Drafter: Bennett

Notes: Work Session #2 (60 min.)

TMP 25-883 Approve Vehicle for Hire License Renewals.

Drafter: Peterson

Notes: consent

TMP 25-884 Approve Refuse License Renewals.
Drafter: Peterson
Notes: consent

TMP 25-885 Consider Approval of Liquor License Renewals.
Drafter: Peterson
Notes: consent

TMP 26-018 Consider Amendment to Chapter 34: Land Development Code: Article 5. Subdivision of Land. 5.26 Parks, Trails and Open Space Dedication (First Reading).
Drafter: ben.martig@ci.northfield.mn.us

TMP 26-003 First Reading of Ordinance to Amend the Text Related to Park & Trail Dedication Fees.
Drafter: Schmidt
Notes: Reg. Agenda (20 min.)

TMP 25-819 Presentation on Youth First Activities
Drafter: Hoffman
Notes: Presentation #1 (10 min.); confirmed 10/22/25

TMP 25-743 Consider Approval of February 17, 2026 City Council Meeting Minutes.
Drafter: Peterson
Notes: consent

Tuesday, March 17, 2026

TMP 25-697 Consider Accepting Bids and Awarding Contract - 2026 Mill and Overlay & Mill Towns State Trail Improvements Project (STRT2026-A83)
Drafter: Simonson
Notes: Consent

TMP 25-977 Reports From the Mayor and Council Members.
Drafter: Martig
Notes: update

TMP 25-767 Consider Approval of March 3, 2026 City Council Meeting Minutes.
Drafter: Peterson

Notes: consent

TMP 25-744 Consider Approval of March 10, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent



WELL
FITNESS STUDIO
101 5TH STREET - NORTHFIELD, MN

SIGNAGE
PROPOSAL
BY
BOHNHOFF
DESIGN
612-968-5013

ARE PARK! SHOES



9 SINCE
1977

THE RARE

10

BIRKENSTOCK

100

THE RARE

SINCE
1977



RON FENCE
507-334-6145 Commercial

507-334-6145 Commercial

THE RARE PAIR

SINCE
1977

Any
24 HOURS ATM
88:88

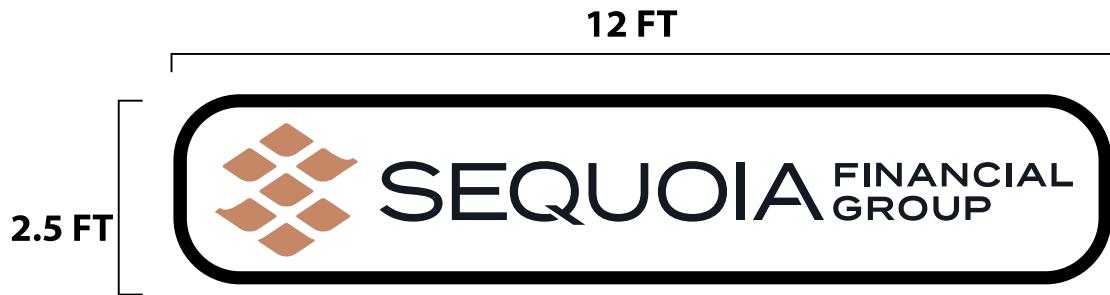
CARON FENCE
Residential 507-334-6145 Commercial

Store Hours



Business Name Sequoia, City of Northfield, MN

Location 11 Bridge Square, City of Northfield, MN 55033



Non-Illuminated Panel
(Same size as existing sign)



Proposed

Material:
Routed HDU
(Dimensional
with wood grain
finish)

Sq Footage:
30 Sq ft
(@ 38 ft high)



Existing Condition



.....WELCOME.....
Come UP to a new SHOP with the
Best View in Northfield

studio + shop + classes
SOWN OF THE EARTH

— Natural Textiles & Plant Dyes —

.....
SOWN OF THE EARTH

.....
13 Bridge Square, Northfield, Minnesota

Signage proposal
by
Bohnhoff Design
6112-968-5013

34"



20"



.....WELCOME.....

Come to a new SHOP with the
Best View in Northfield



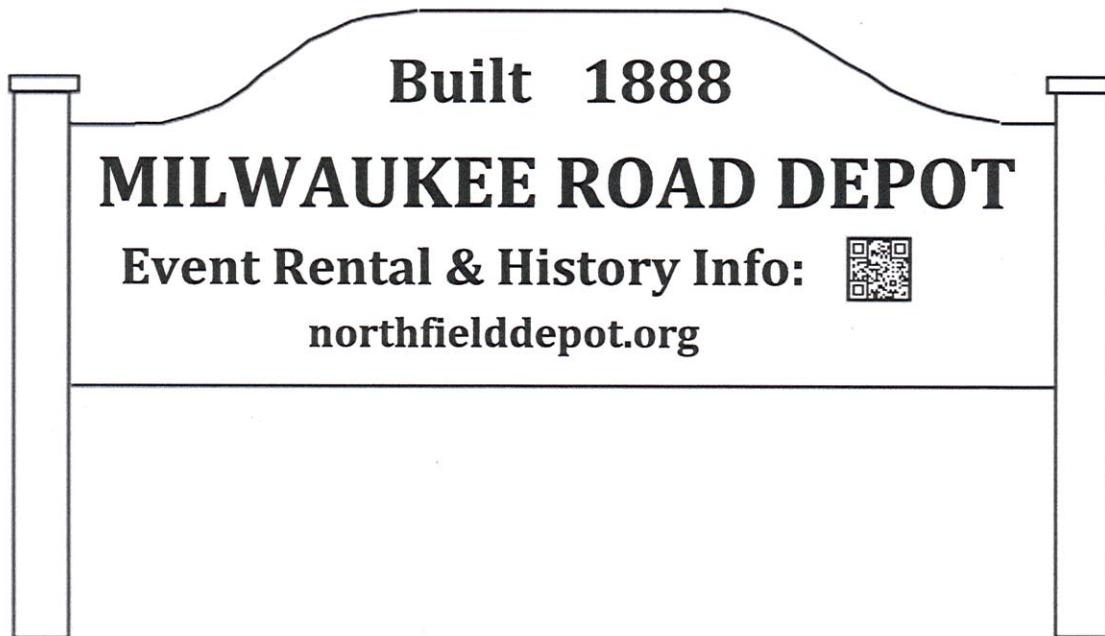
New Door

SOWN OF THE EARTH

.....

13 Bridge Square, Northfield, Minnesota

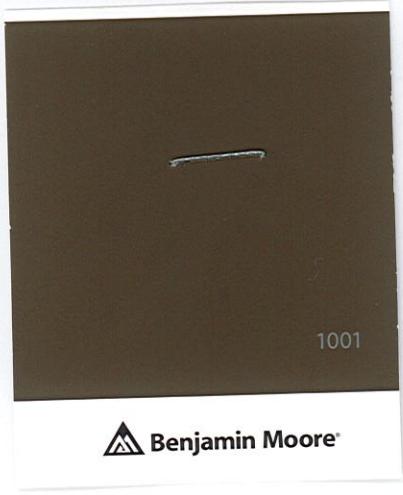
Signage proposal
by
Bohnhoff Design
612-968-5013



Ground Sign Drawing

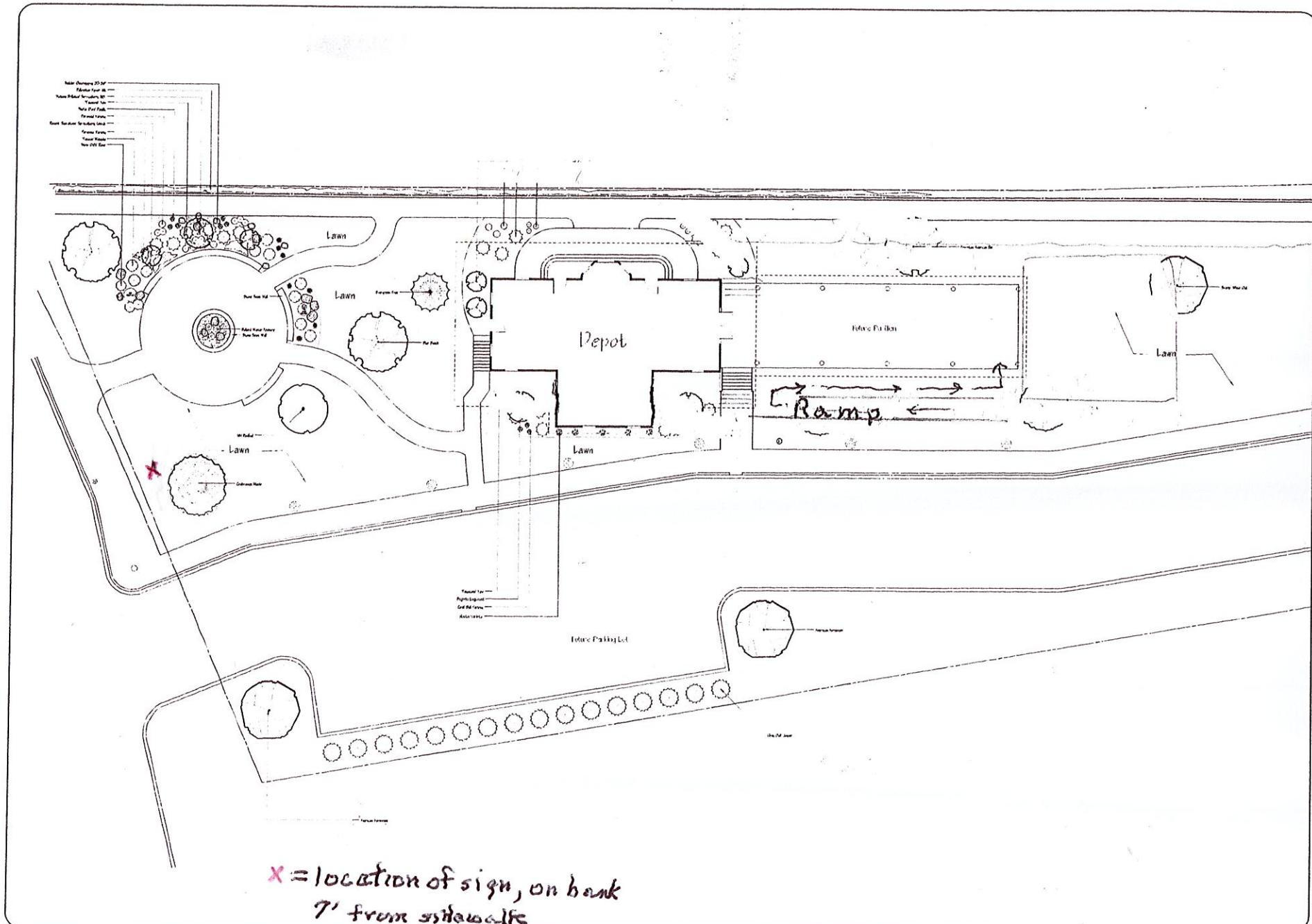
- Location of sign on property (see attached)
- Overall height of sign, including base – 3 ft.
- Height of actual sign display – 18 ½”
- Overall width of sign display – 4 ft.
- Total display area of sign – 6.2 sq. ft.
- Landscape plan (see attached)
- Color(s) of sign display area and text of sign message (see below)
- Lettering style – Cambria bold
- Sign board – Maple
- Posts – 4”x4” green, pressure treated posts with metal caps

Color of lettering on ¼” marine grade plywood
Benjamin Moore – North Creek Brown



Color of sign background
Benjamin Moore-Manchester Tan





Northfield Depot
Relocation & Rehabilitation
Northfield, MN

Concept
Landscape Plan



Knecht's Nurseries
Northfield, MN 55057
907.645.5015

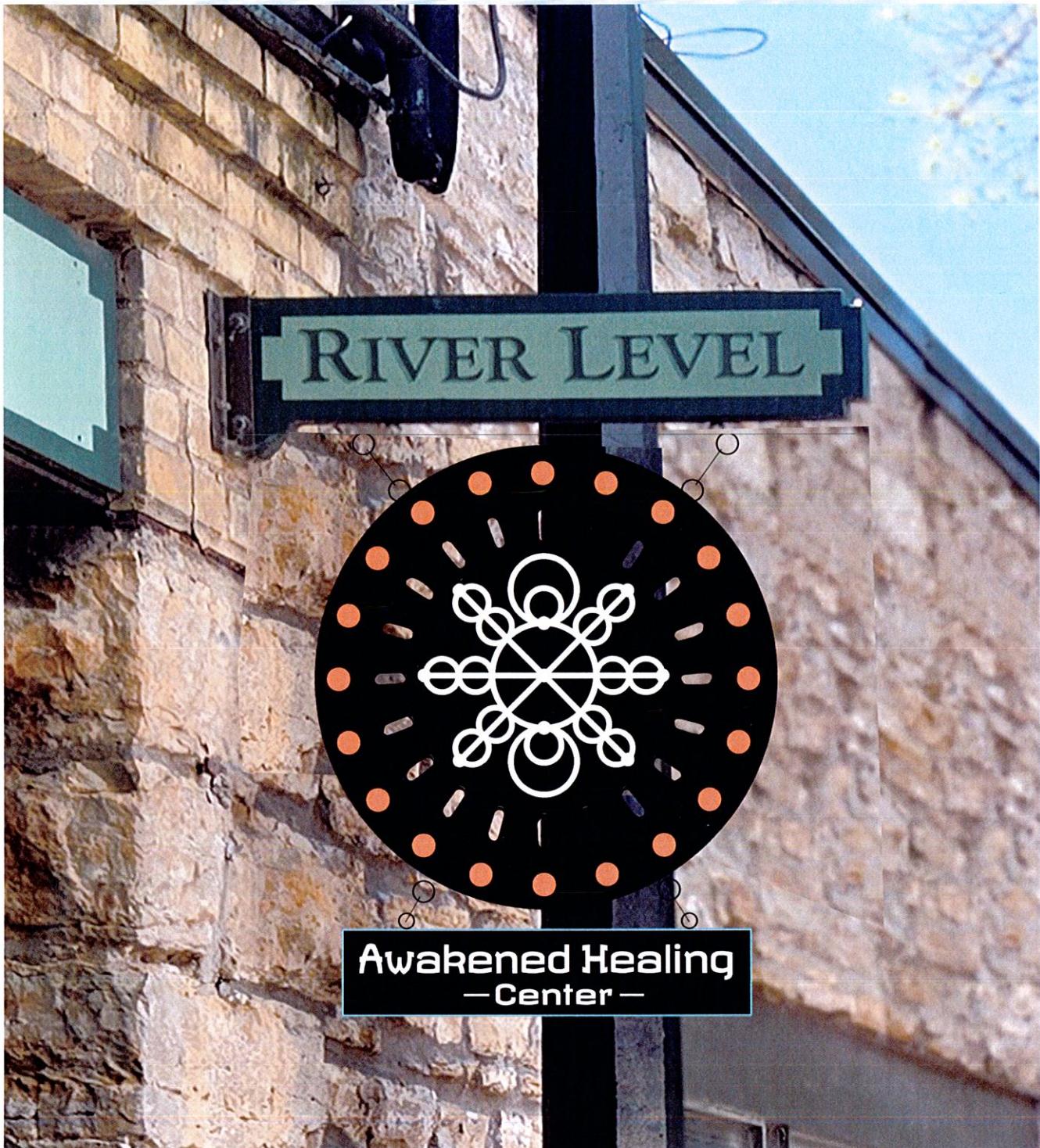
Designer:
Chris Lambert
Date:
Aug 2016
Revision:
1



Awakened Healing — Center —

Nutting Block - Northfield, Minnesota

Signage
Proposal
by
Bohnhoff
Design



Awakened Healing —Center—

Nutting Block - Northfield, Minnesota

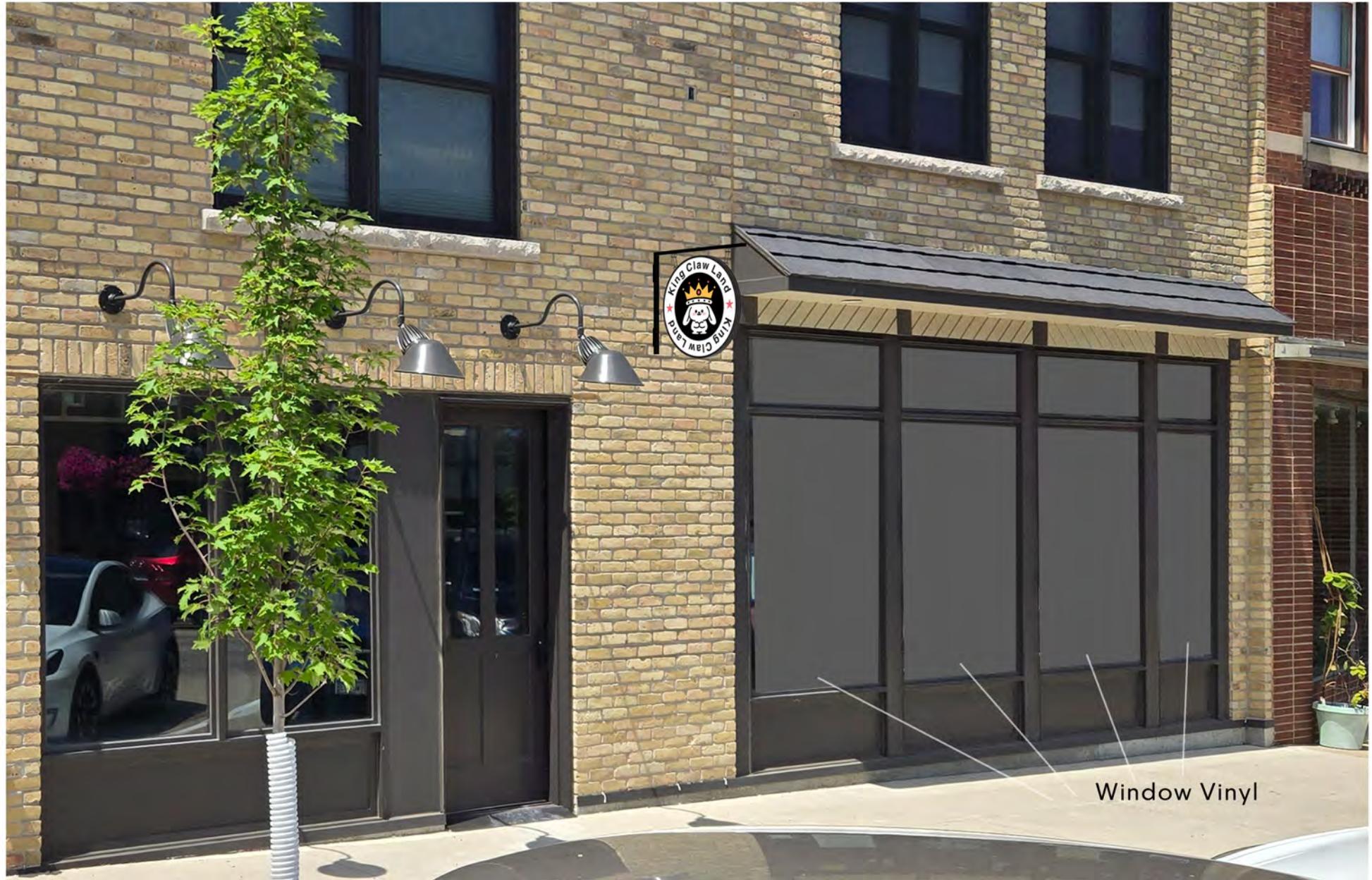
Signage
Proposal
by
Bohnhoff
Design



King Claw Land

512 Division Street - Northfield, Minnesota

Signage proposal by
Bohnhoff Design
612-968-5013



King Claw Land - Two sided Projection Sign



King Claw Land
512 Division Street - Northfield, Minnesota

Signage proposal by
Bohnhoff Design
612-968-5013



King Claw Land - Two sided Projection Sign



King Claw Land
512 Division Street - Northfield, Minnesota

Signage proposal by
Bohnhoff Design
612-968-5013