

Northfield Township
10865 Ibson Ave
Northfield MN 55057

City of Northfield Administration
801 Washington Street
Northfield, MN 55057

May 20th, 2025

City of Northfield Administration,

The Northfield Township Board of Supervisors met with Paul Reiland of Johnson Reiland Builders and Remodelers May 13th, 2025, regarding proposed annexation of 49.5 acres of land on Wall Street Road. As a visual aid for the discussion, Paul provided a concept plan of what this area might develop like, with the understanding this is a plan only, to be shaped by future demand, planning, and processes. A copy is attached.

Per the Orderly Annexation Agreement with the City of Northfield, we support the annexation of this land into the city of Northfield with two specific comments.

The first comment regards a roundabout at the intersection of Jefferson Parkway Extension and Wall Street. According to Paul, in concept this roundabout is the equivalent of what now exists at Jefferson Parkway and Jefferson Road near the Allina Clinic. Northfield Township opposes this design. It is too small.

Township roads are the first link in the road network of society, providing initial miles for producing and moving agricultural commodities to market. The proposed roundabout will be at a township/city boundary and design should reflect this transition. The concept roundabout is more suited within a city area of primarily residential design.

Wall Street is used by local farming operations. Farm equipment like combines, tractors, semi-trucks, etc. are not easy to navigate through a small roundabout. It requires driving over curbs. Forces then twist equipment out of alignment in a manner that compromises the structural

integrity over time. Driving over curbs can be expected in road construction, detours, emergencies, etc., but not as part of day-to-day driving and street design.

As an alternative, the Township recommends either a roundabout similar in design to County Road 1 and Highland Parkway/Farrel Avenue in Dundas; or a four-way stop.

This may be easier to understand on a “ride along” in a farm truck or tractor. If anyone from the City wants this opportunity the Township will arrange it.

The second comment regards the timeline for development. The Township recognizes city services will be “stubbed” to the annexed land within two years. The Township would like to see this land developed as soon as possible after annexation, while understanding development is subject to yet unknown market factors.

We appreciated the opportunity to meet with Paul and discuss this annexation. And we appreciate this opportunity to offer our comments to the City.

If there are any questions or more information is needed from the Township, please let us know.

Sincerely,

The Northfield Township Board of Supervisors

Foster Transburg, Chair

Matt Estrem

Cole Lindenfelser

CC: Dennis Luebbe, Rice County Highway Engineer