

City of Northfield

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



Meeting Agenda

Thursday, June 18, 2026

6:00 PM

Council Chambers

Zoning Board of Appeals

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

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.

PUBLIC HEARINGS

The public will have the opportunity to speak for or against the issue for a maximum of two (2) minutes (not including interpreter's time) per item. The Chair will recognize speaker at podium and conversation will be between the Chair and speaker. Persons must give their name, address, and if representing a business, must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record. Citizens who have material to be handed out shall provide a minimum of 12 copies of the material to City staff. Staff will then pass the information to the appropriate people.

1. [26-320](#) Public Hearing for a Variance Request at 212 Division St. S.

 Attachments: [1 - Public Hearing Notice](#)
 [2 - Location Map](#)

2. [ZBA Res.](#) Consideration of a Variance to Exceed the Maximum Height Limit in the C1-B:
 [2026-002](#) Downtown District by 13 Feet.

 Attachments: [1 - ZBA Resolution](#)
 [2 - Building Heights](#)
 [3 - Colored Elevations 06-03-2026](#)
 [4 - ZBA Resolution 2023-002](#)

ADJOURNMENT



Legislation Text

File #: 26-320, Version: 1

Zoning Board of Appeals Meeting Date: June 18, 2026

To: Members of the Zoning Board of Appeals

From: Mathias Hughey, Associate City Planner

Public Hearing for a Variance Request at 212 Division St. S.

Action Requested:

The Zoning Board of Appeals is asked to conduct a public hearing to gather input on a proposed variance for 212 Division St. S.

Summary Report:

Rebound Real Estate has applied for a variance to exceed the maximum height limit by 13 feet at 212 Division St. S. The land development code (LDC) sets the maximum height limit at 50' in the C1-B: Downtown Zoning District.

The property owners within 350 feet of 212 Division St. S. received a mailed public hearing notice on the variance request, and the public hearing notice was published in the Northfield News on Wednesday, June 3, 2026. A copy of the public hearing mailing and location map are attached.

The following is the procedure of the public hearing per the City Council's adopted Rules of Business:

Public Hearing Procedure:

A Public Hearing is used to solicit the public's comments on various projects or City operation procedures.

- A. The Chair will open the hearing by identifying the subject.
- B. Staff Presentation - staff will give a presentation on the subject.
- C. Applicant's Presentation - if needed.
- D. Public Input - The public will have the opportunity to speak for or against the issue. The public may ask questions, make comments, voice support, agree or disagree with the issue.
 - 1. The Chair will recognize a speaker and comments/conversation will be between the Chair and speaker; and between the Chair and Commissioners.
 - 2. The speaker must give their name, and if representing a business, must give the name of the business or corporation. If an Attorney or consultant is representing a client, the client must be identified for the record.

3. Speakers will be allowed to speak a maximum of two (2) minutes per item (not including interpreter's time).

- E. Questions or Clarifications from the Zoning Board of Appeals - After the public input of the public hearing is completed, the Zoning Board of Appeals may request questions or clarifications prior to closing the public hearing. This section will be used when there are questions related to the topic on which the public hearing is being held. Questions should be succinct and avoid being rhetorical or leading in nature. Subsequent actions of the Zoning Board of Appeals provide for opportunities for further questions or clarifications.

- F. Any material to be entered into the record shall be noted. Any written communication presented to the Zoning Board of Appeals during a Zoning Board of Appeals meeting shall be read into the record or summarized for the record or simply delivered to the Zoning Board of Appeals, as the Zoning Board of Appeals may determine. They shall then be recorded in the minutes by title and filed with the minutes.

- G. Motion to Close Hearing - The Chair will state if there is an extension of time for public input into the hearing. If not, the Zoning Board of Appeals will make a motion, second, and vote on closing the public hearing.

Associate City Planner Mathias Hughey will give a presentation on the application. The relevant background materials and information for this item are included in the agenda item immediately following the public hearing to consider action on the application. There will not be a separate staff presentation for that agenda item and there will not be separate testimony for that for the applicant or public at that time.

City Plans & Policies Relevance:

The relevance of the request is addressed in the agenda item immediately following the public hearing to consider action on the application.

Alternative Options:

NA

Financial Impacts:

NA

Tentative Timelines:

NA



**PUBLIC HEARING NOTICE
OF THE
NORTHFIELD PLANNING COMMISSION**

TO: Property Owners Within 350 feet

APPLICANT: Rebound Real Estate

PURPOSE: The applicant is Rebound Real Estate. The Zoning Board of appeals will receive public comment on a variance request to exceed the maximum height within the Historic District by approximately 13 ft. The Planning Commission will receive public comment on a Conditional Use Permit to allow for off-street parking in the Historic District. The Zoning Board of Appeals meeting will meet first at 6:00 p.m. and the Planning Commission meeting will follow. The location of the property is PID 2231250025 / 212 Division St S. Northfield, MN 55057 - the site of the former Archer House.

LOCATION OF PROPERTY: 212 Division St S. Northfield, MN 55057 - the site of the former Archer House. (See attached map)

MEETING: On or after 6:00 p.m., Thursday, June 18, 2026 - The Zoning Board of Appeals meeting will meet first at 6:00 p.m. and the Planning Commission meeting will follow.

PLACE OF HEARING: Northfield City Hall - Council Chambers
801 Washington St. S., Northfield, MN 55057

HOW TO PARTICIPATE: Public comment relating to the application is welcome. Methods for public input include:

- Providing comment in person during the public hearing.
- eComment - Residents can comment on agenda items until 12:00 PM on the day of the meeting by using the eComment (electronic comment) system. Once the agenda is published, the eComment link will be active. Residents can review agenda item details,

indicate their position on an item and leave feedback by clicking on the eComment tab on the meetings page:

<https://northfield.legistar.com/Calendar.aspx>

- Sending an email, letter or calling Mathias Hughey no later than 12:00 PM the day of the meeting:
 - o E-mail: mathias.hughey@northfieldmn.gov
 - o Phone: 507-645-3041
- Sending a letter containing your input to:
 - o Mathias Hughey, City of Northfield, 801 Washington St. S., Northfield, MN 55057

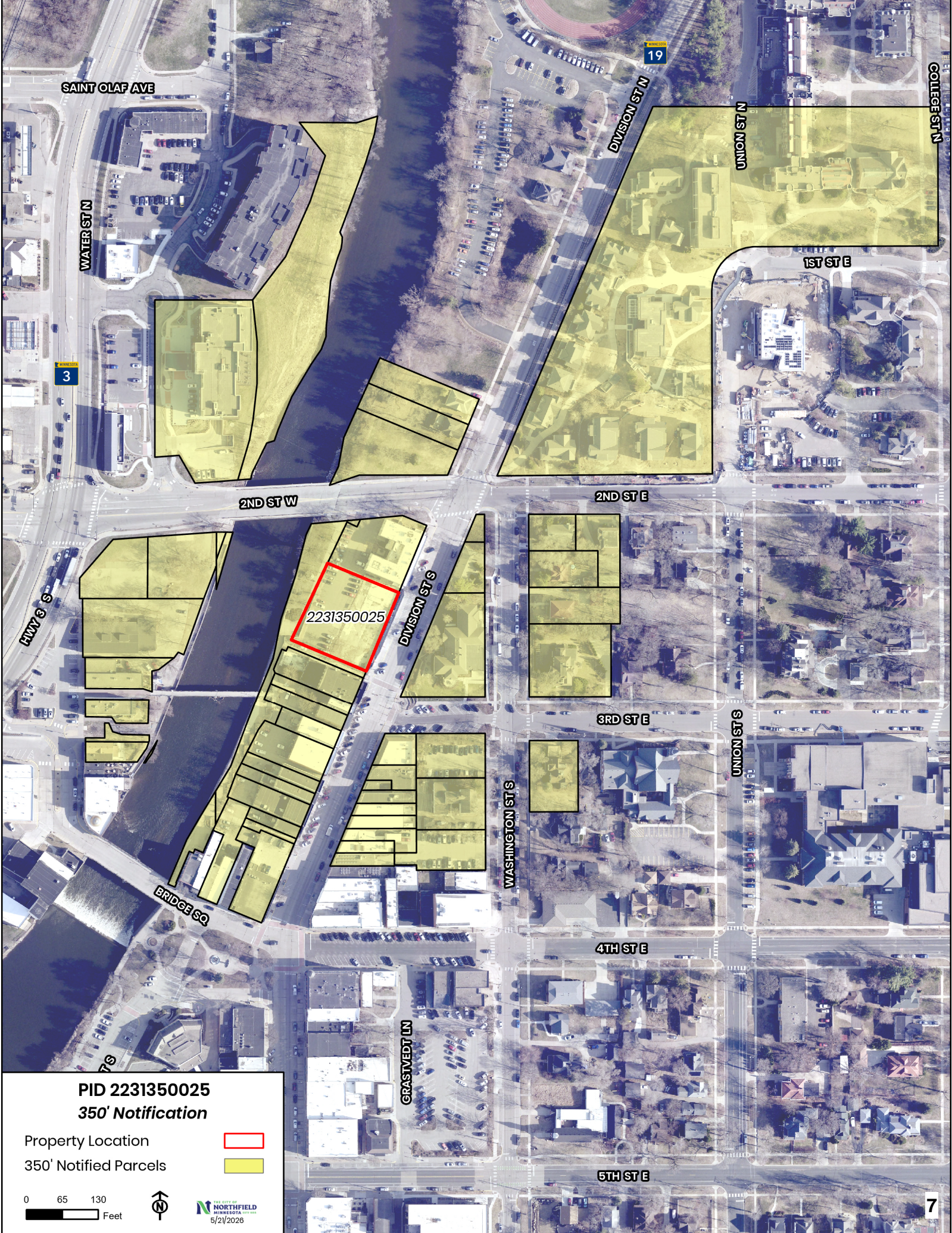
LIVESTREAM:

The meeting will be livestreamed while in progress on the meeting's page:
<https://northfield.legistar.com/Calendar.aspx>.
Videos of the meetings are typically available on this page the day following the meeting.

ANY QUESTIONS:

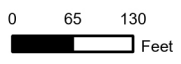
More information can be obtained by contacting Mathias Hughey, by e-mail at mathias.hughey@northfieldmn.gov or by phone at 507-645-3041.

NOTE: If your property is occupied wholly or in part by renters, it is up to you to decide whether to pass this notice on to them.



PID 2231350025
350' Notification

Property Location
350' Notified Parcels



 THE CITY OF
NORTHFIELD
MINNESOTA
5/21/2026



Legislation Text

File #: ZBA Res. 2026-002, **Version:** 1

Zoning Board of Appeals Meeting Date: June 18, 2026

To: Members of the Zoning Board of Appeals

From: Mathias Hughey, Associate City Planner

Consideration of a Variance to Exceed the Maximum Height Limit in the C1-B: Downtown District by 13 Feet

Action Requested:

The Zoning Board of Appeals will consider the variance request to exceed the maximum height limit in the C1 district by approximately 13 feet.

Summary Report:

The applicant, Rebound Real Estate, LLC. is seeking to build a mixed-use building with a 57-room hotel, ground-floor commercial spaces, and below-grade parking at 212 Division St. S., a site zoned C1: Downtown District.

The Land Development Code (LDC) establishes a maximum height in the C1 district of 50 feet and directs that height is measured as “the vertical distance from the natural grade of the site to an imaginary plane located at the maximum number of feet above and parallel to the grade.” The existing grade of the site is reinforced by the existing street on the east side of the parcel, and public pedestrian access along the south side, an access easement and flood elevations on the west, and existing buildings along the other 2 sides of the parcel. The elevation changes by approximately 9 feet from the sidewalk on Division St. S. to the bottom of the west façade.

The proposed building will exceed the height limit along Division St. S. - the east façade - by 3 feet, measured to the roof (53-foot tall), with the parapet extending an additional 2 feet. On the west façade, the building will exceed the height limit by 11’ 10”, with the parapet extending an additional 2 feet. City code allows mechanical equipment to exceed the height limit by 3 feet, because the mechanical equipment is centrally located, where the distance from natural grade is reduced, the proposed 13’ additional height will permit mechanical equipment and screening to be 6 feet in height. Because the proposed hotel units will not have individual wall-mounted heating and cooling units, there is a need for larger mechanical units on the roof.

The variance request is based upon the requirements and elements necessary for this type of permitted use on this site to be functional.

A previous proposed project for the site was granted a variance to exceed the maximum height by 7.3 feet in October 2023. That project was canceled due to financial infeasibility in late 2025. The previous variance included 2 conditions, and the resolution is attached for reference. The first that variance be recorded with the county, and that the applicant pay the recording fee. This condition is no longer necessary, as the escrow collected will be used to pay the recording fee. The second was that the project receive a Certificate of

Appropriateness (COA) from the Heritage Preservation Commission HPC), and that failure to obtain such approval would render the variance null and void. The HPC unanimously approved, with one member absent, a COA with conditions for the project at their June 3, 2026 meeting.

The applicant has also applied for a Conditional Use Permit (CUP) for off-street parking, a requirement of the Historic Overlay district, and a site plan review. Those processes are occurring concurrently, and the Planning Commission will review and make a recommendation on that application following the ZBA meeting tonight.

A draft resolution, including required findings, is attached.

Staff Recommendation:

Staff recommends approval of the variance in accordance with the attached draft resolution.

City Plans & Policies Relevance:

Community engagement for the 2045 Comprehensive Plan revealed a strong desire within the community to provide affordable places to live in walkable areas with access to services like groceries. It also revealed that Northfield residents care deeply about protecting the environment, preserving open space, and developing a fiscally responsible manner.

These community desires were translated into series of strategies and actions. Specific strategies addressed by the proposed project and variance request are addressed in Criterion (b) of the required findings incorporated in the attached draft resolution.

The proposed project and requested variance addresses at least 6 Comprehensive Plan strategies.

Alternative Options:

The ZBA may deny the request or approve a modified resolution for a variance. The ZBA is required to make findings that support their action.

Financial Impacts:

NA

Tentative Timelines:

June 3, 2026 - HPC COA Preliminary Approval

June 18, 2026 - Zoning Board of Appeals Hearing and Decision on Height Variance

June 18, 2026 - Public Hearing and Planning Commission Recommendation on CUP for Off-Street Parking

June 27, 2026 - Initial 60-day review timeline for site plan - to be extended

July 1, 2026 - HPC review and acceptance of 30% construction drawings

July 7, 2026 - City Council Decision on CUP

(reserved for recording information)

CITY OF NORTHFIELD, MINNESOTA
ZONING BOARD OF APPEALS RESOLUTION ZBA 2026-002

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST AT 212 DIVISION
ST. S.

- WHEREAS, the applicant, Rebound Real Estate LLC, 527 Professional Dr. (the “Applicant”) seeks a variance of a parcel of land located at 212 Division St. S. in the City of Northfield; and
- WHEREAS, Manawa LLC is the owner of the above-referenced property; and
- WHEREAS, the above-referenced property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference (the “Property”); and
- WHEREAS, Northfield City Code, Chapter 34, Section 3.2, Table 3.2-4: Dimensional Standards for the C1 District, of the Land Development Code (“LDC”), sets the maximum building height at 50 feet; and
- WHEREAS, Northfield City Code, Chapter 34, Section 3.1, Subsection 3.1.6 Height Measurement, Limits, and Exceptions, of the LDC establishes that the maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located at the maximum allowed number of feet above and parallel to the grade; and
- WHEREAS, the Applicant desires to and has requested a variance to construct a mixed-use building, portions of which exceed the 50-foot maximum height limit by up to 11.83 feet along Riverside Common E and 3 feet along Division St. S; and

WHEREAS, Minnesota Statutes, section 462.357, and Northfield City Code, section 8.5.15, establish the procedures and criteria for consideration by the Zoning Board of Appeals of a requested variance to the LDC and shall be subject to the Type 6 review procedure as established in Northfield City Code, section 8.4.9, Type 6 Review Procedure (Quasi-Judicial Decision by the Zoning Board of Appeals); and

WHEREAS, pursuant to Minnesota Statutes, section 462.357, subd. 6, and Northfield City Code, section 8.5.16, the Zoning Board of Appeals may only grant applications for variances where practical difficulties in complying with the LDC exist and each of the following criteria are satisfied:

- (a) The variance is in harmony with the general purposes and intent of this LDC;
- (b) The variance is consistent with the Comprehensive Plan;
- (c) The property owner proposes to use the property in a reasonable manner not permitted by this LDC;
- (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- (e) The variance, if granted, will not alter the essential character of the locality; and

WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on June 18, 2026, and has reviewed the requested variance and has considered the required statutory variance criteria identified in the Staff report and proposed findings with respect to such criteria.

NOW THEREFORE BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF NORTHFIELD, MINNESOTA, that the Northfield Zoning Board of Appeals has duly considered the required criteria contained in state law and the LDC as applicable to the above-requested variance regarding the property legally described in Exhibit A, 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.

BE IT FURTHER RESOLVED that the requested variance is hereby approved and granted, based upon the above-referenced adopted findings, to allow portions of the mixed-use building to exceed the maximum height limit by up to 11.83 feet along Riverside Common E and 3 feet along Division St. S, subject to the following conditions.

PASSED by the Zoning Board of Appeals of the City of Northfield this 18th day of June, 2026.

Chair

Member

VOTE: ___ KUHLMANN ___ SCHROEER ___ BUCKHEIT
 ___ HOLLERAN ___ HOLMES ___ NOWAK ___ SCHMIDT

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

That part of River Lots 10 and 11 and the Northeast 35.5 feet of River Lot 9, (the Southwesterly boundary of said Northeast 35.5 feet is measured at right angles to and parallel with the common boundary line between River Lots 9 and 10); and the Southwest 2.5 feet of River Lot 12 (the Northeasterly boundary of which is measured at right angles to and parallel with the common boundary line between River Lots 11 and 12), all in the ORIGINAL TOWN (NOW CITY) OF NORTHFIELD, Rice County, Minnesota, lying Southeasterly of the following described lines: Commencing at the Southeasterly corner of said Northeast 35.5 feet of River Lot 9; thence North 67 degrees 37 minutes 00 seconds West; along the Southwesterly line of said Northeast 35.5 feet of River Lot 9, a distance of 133.99 feet to the point of beginning of the lines to be described; thence North 20 degrees 27 minutes 36 seconds East a distance of 167.60 feet; thence North 21 degrees 06 minutes 05 seconds East a distance of 2.50 feet to a point on the Northeasterly line of said Southwest 2.5 feet of River Lot 12, distant 139.45 feet Northwesterly from the Northeasterly corner of said Southwest 2.5 feet and there terminating.

EXHIBIT B

FINDINGS OF FACT

Findings of Fact:

Northfield Land Development Code Table 3.2-4: Dimensional Standards for the C1 District, of the Land Development Code (“LDC”), sets the maximum building height at 50 feet, and Section 3.1, Subsection 3.1.6 Height Measurement, Limits, and Exceptions, of the LDC establishes that the maximum allowable height shall be measured as the vertical distance from the natural grade of the site to an imaginary plane located at the maximum allowed number of feet above and parallel to the grade. The applicant requests a variance to exceed the maximum height from grade by 11.83 feet, creating a building 61.83 feet tall measured from grade. Mechanical equipment and screening is normally permitted to exceed the maximum height by 3 feet, due to design requirements precluding wall-mounted units, larger equipment is required to serve the building, requiring additional height. The building will be 53 feet tall along Division St. S. and 61.83 feet tall along Riverside Common E. Analysis of the variance request is addressed below.

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

Finding:

The proposed project is consistent with the following general purposes of the LDC:

1.1.3 Encourage growth in infill location as the desired location of development with expansion on the edge of the city a secondary priority

1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city’s overall vitality.

1.1.8 Provide for the expansion and diversification of the economic base to assure a strong economy.

1.1.11 Ensure that proposed development is of human scale, primarily pedestrian-oriented to the extent appropriate, and designed to create exceptional streetscapes and pedestrian spaces.

1.1.12 Minimize vehicle traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective multi-modal traffic circulation (e.g., pedestrian, bicycle, and vehicular), and adequate on- and off-street parking facilities.

1.1.14 Encourage vibrancy in the downtown core and fringe areas.

1.1.15 Ensure compatibility between different types of development and land uses.

The proposal is not in conflict with any LDC general purposes. The mixed-use hotel project reduces surface parking by including underground parking. Reducing the amount of land dedicated to surface parking has a positive impact on the pedestrian experience, reduces stormwater, urban heating, and other environmental impacts. The project utilizes an infill site that has remained vacant and therefore makes efficient use of existing city infrastructure and services.

The project is located between commercial uses and is across from the library. The lot has remained vacant for several years and the proposed mixed-use building replaces the historic use of a mixed-use building with hotel and commercial spaces. The project will contribute to the connectivity and vibrancy of downtown, and provide lodging for visitors in a highly-walkable location. The proposal includes patio and deck space along Riverside Common E. which serves as a transition between the building and the riverfront.

Criterion (b) The variance is consistent with the Comprehensive Plan.

Finding:

The variance is consistent with the Vision Statement of the Comprehensive Plan, “Northfield is a welcoming city, providing equitable access to a high quality of life.” Additional commercial space will provide economic opportunities for residents, and a new hotel will welcome visitors into Northfield. The project includes accessible public restrooms which can be accessed from both Division St. and the Riverwalk, and the western portion of the lot will be dedicated to the city to expand and enhance the adjacent portion of the Riverwalk, two elements of the project that address equity and improve quality of life.

The variance does not conflict with any strategies or outcomes identified in Chapter 3 - Access, Chapter 4 – Sustainable Economic Future, or Chapter 5 – Resilient Infrastructure. The property is identified as Mixed-Use Commercial by the Future Land Use Map and identified as Preserve by the Interventions Framework Map. Mixed-Use Commercial future land use areas are based on the essential built form of the city’s Downtown Historic District.

Specific Comprehensive Plan Strategies supported include the following:

Chapter 3 Access:

- Strategy 2: Develop in a compact, sustainable, and fiscally responsible pattern

Chapter 4 Sustainable Economic Future:

- Strategy 1: Strengthen Northfield’s Downtown Core
- Strategy 3: Small business development
- Strategy 4: Support the local workforce
- Strategy 5: Diversity Northfield’s tax base
- Strategy 6: Grow in a compact, sustainable development pattern

The additional height requested by the applicant enables the development of a 4-story building that meets certain characteristic elements of the historic downtown, including taller ground-floor commercial ceiling heights. Compared to the 3-story Nutting Block building adjacent, the proposed structure exceeds the height of that building by an estimated 5 feet, while including an extra story, representing an efficient use of land and resources.

Criterion (c) Property Owner proposes to use the property in a reasonable manner not permitted by the LDC.

Finding:

The requested variance will result in a reasonable use of the property. Where the natural grade of the site is higher, the building is flush with street level on Division St. and exceeds the maximum height limit by 6%. As the property slopes downward to the river, the building height needs to be maintained to allow for the continuity of the internal units to be constructed.

The scale of the building is consistent with others in the neighborhood. The building to the south is approximately 50 feet tall. The building to the north is less consistent with the rest of the street at 23 feet tall but is outside of the Historic District. Across the street the library sits higher due to the grade change, which also allows for the proposed building to fit into the neighborhood.

The right-of-way adjacent to the front facade that is proposed to exceed the height limit is approximately 68 feet wide. The Sustainable Urban Design Handbook by Nico Larco and Kaarin Knudson, published in 2024, recommends a Street Aspect (H/W ratio) of 1:1 to 1:3, with ratios above 1:2 being characteristic of pedestrian friendly streets. The U.S. Green Building Council requires a minimum H/W ratio of 1:3 for walkable streets. The proposed height of 55 feet results in a H/W ratio of approximately 1:1.2 which is consistent with best practices, and the intent of the LDC and Comprehensive Plan, and may therefore be considered reasonable.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding:

The plight of the landowner is due the unique circumstances of the property not created by the landowner. The property naturally slopes towards the river to the west and the ground underneath is bedrock – also because of its location adjacent to the river – makes it difficult to build and follow the slope of the property. Additional hardships unique to the property include an easement used by other downtown buildings runs along the west side of the property. The design standards required for development within the Historic District preclude the use of wall-mounted heating and cooling units typically found on a hotel, and the requirement to fill the site reduces the potential for ground-mounted units. Therefore the roof must be engineered to hold additional weight, and larger units must be used.

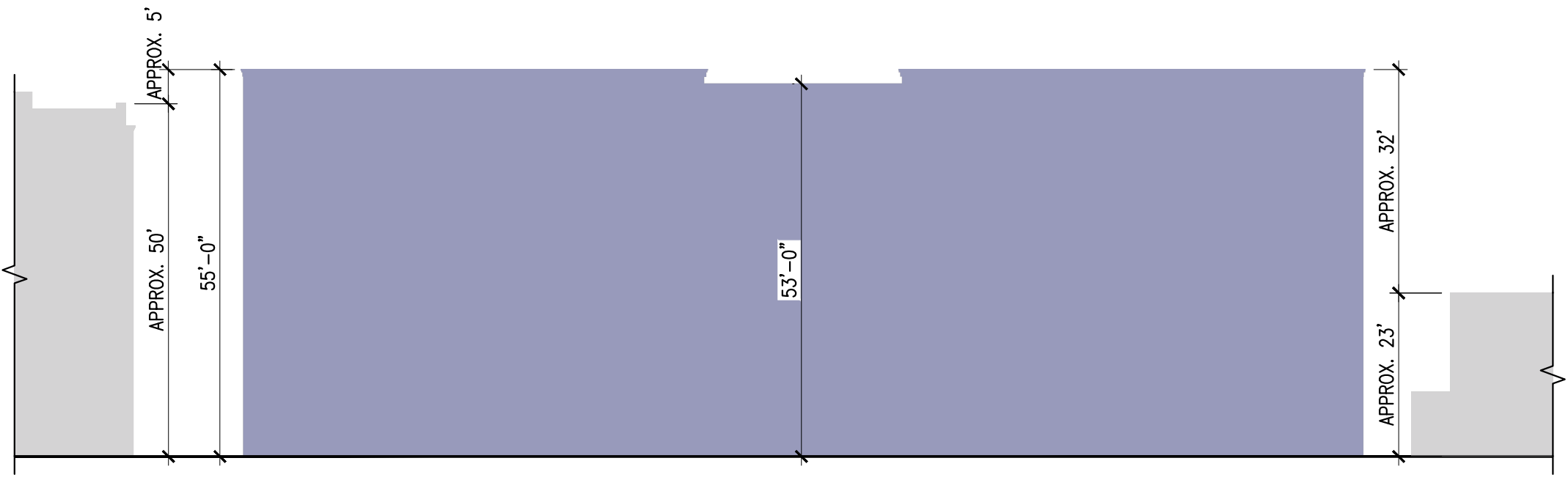
Criterion (e) The variance, if granted, will not alter the essential character of the locality.

Finding:

Granting the variance is not expected to alter the essential character of the locality. The redevelopment of the site offers an opportunity for a newly constructed building to meet

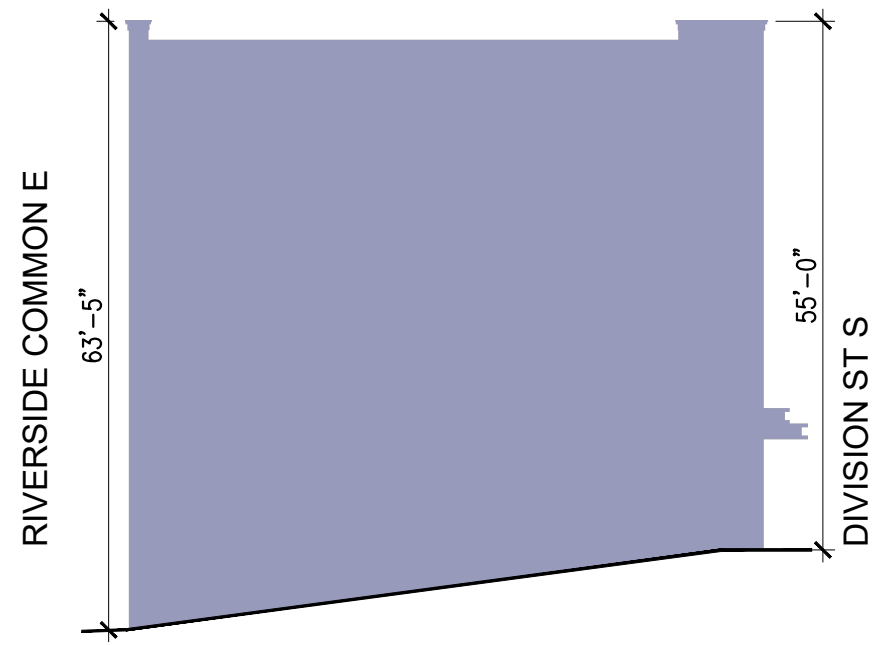
modern day advances in accessibility and construction. The height variance is to allow parts of the building to be constructed above the 50-foot maximum to accommodate design restrictions, natural grade changes, and other code requirements. This will still allow for zero-threshold entry along Division St. and will be in keeping with the historic design standards. The Heritage Preservation Commission is responsible for determining compatibility within the Historic Overlay district according to the Downtown Preservation Design Guidelines and the Secretary of the Interior's Standards and approved a Certificate of Appropriateness for the proposed project.

AVERAGE BUILDING HEIGHT: 59 FEET



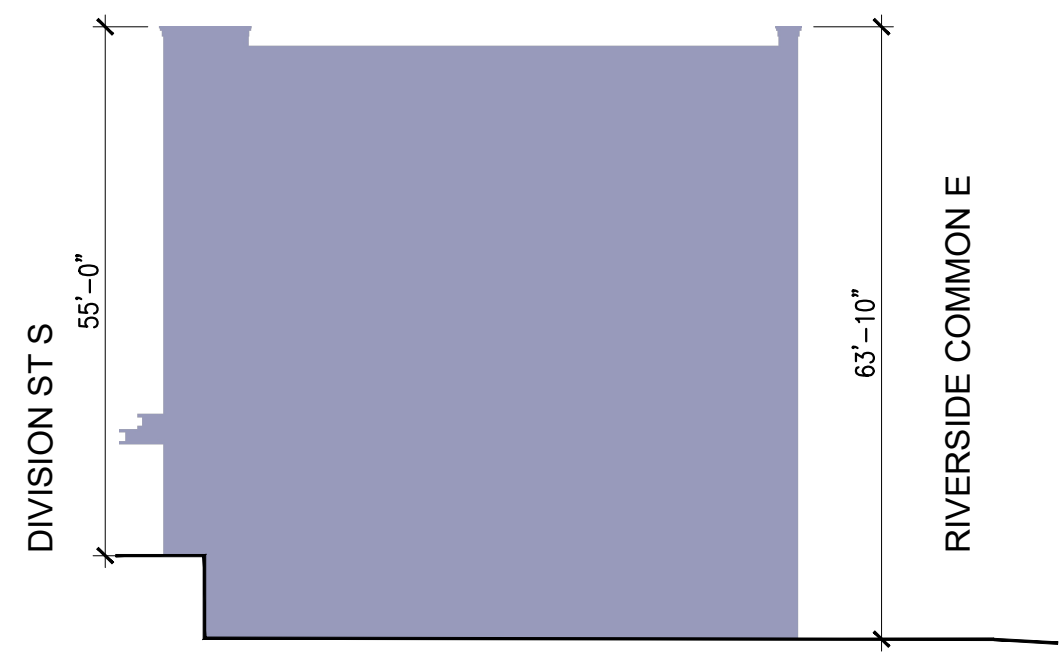
1 EAST ELEVATION
A1 DIVISION STREET

SCALE: 1" = 20'-0"



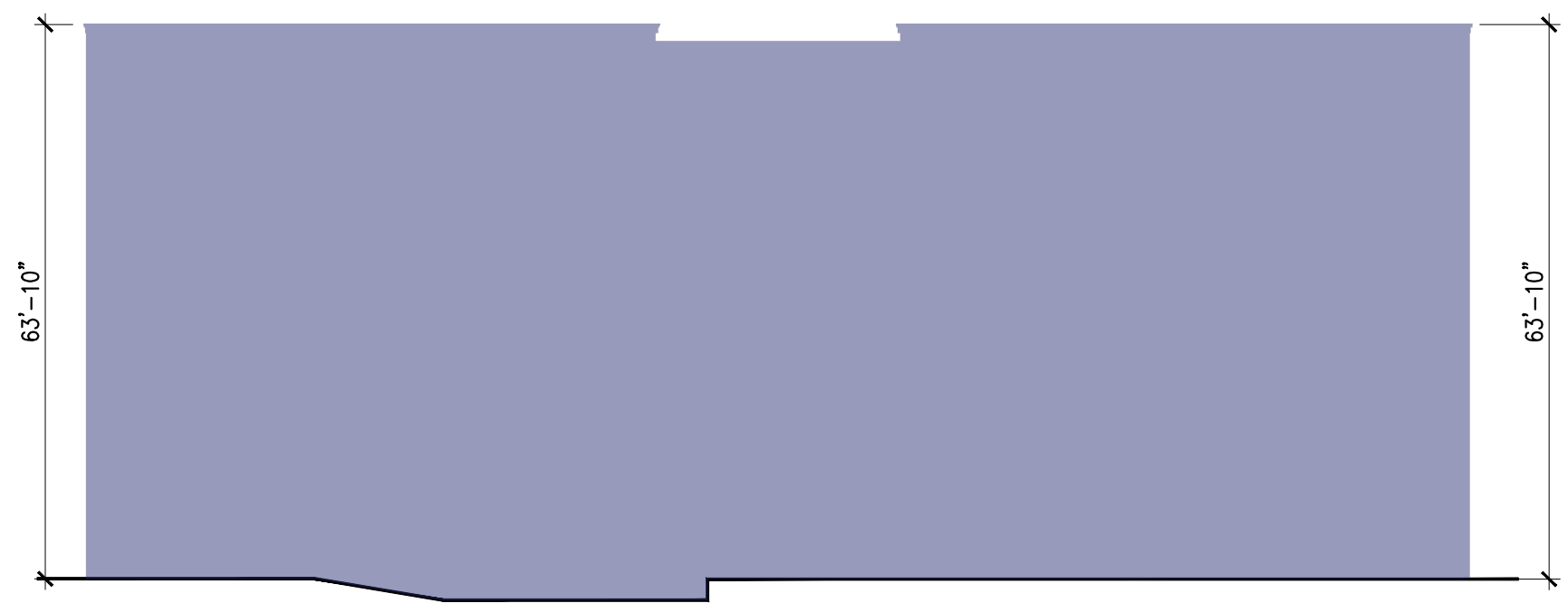
2 SOUTH ELEVATION
A1

SCALE: 1" = 20'-0"



3 NORTH
A1

SCALE: 1" = 20'-0"



4 WEST ELEVATION
A1 RIVERSIDE COMMON E

SCALE: 1" = 20'-0"



Northfield Hotel

Northfield, MN

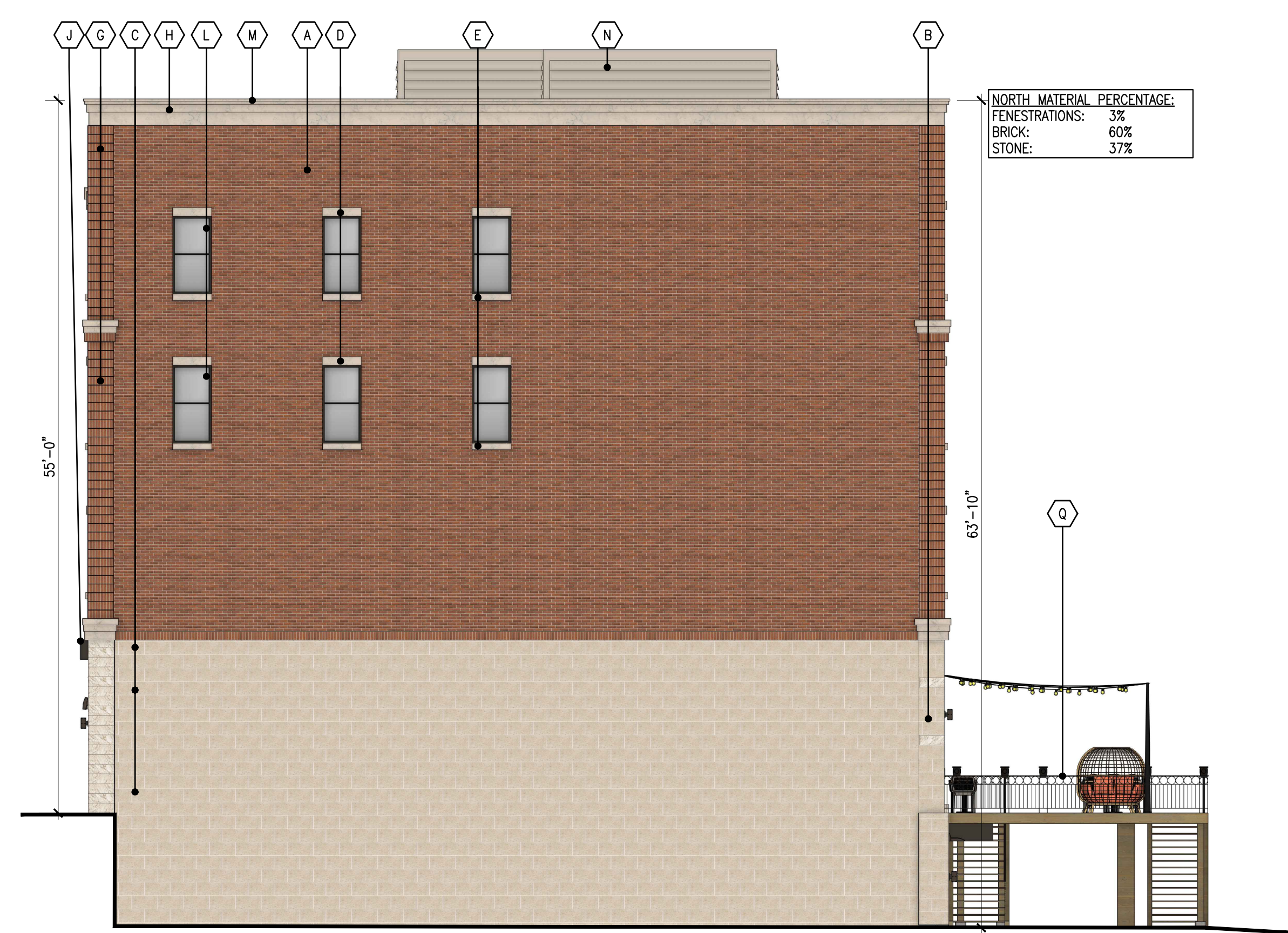
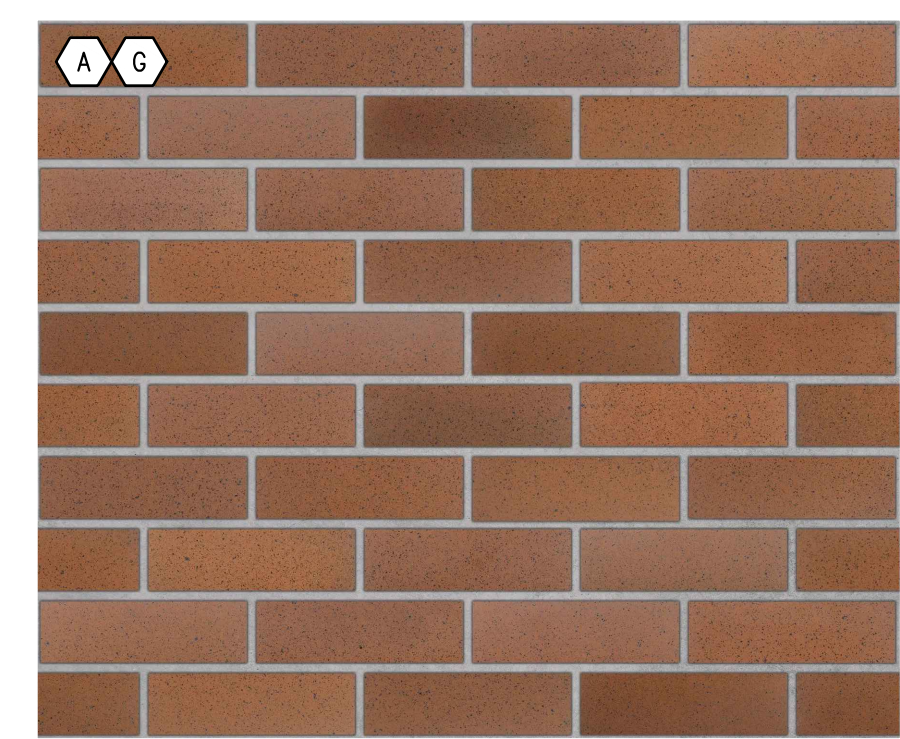
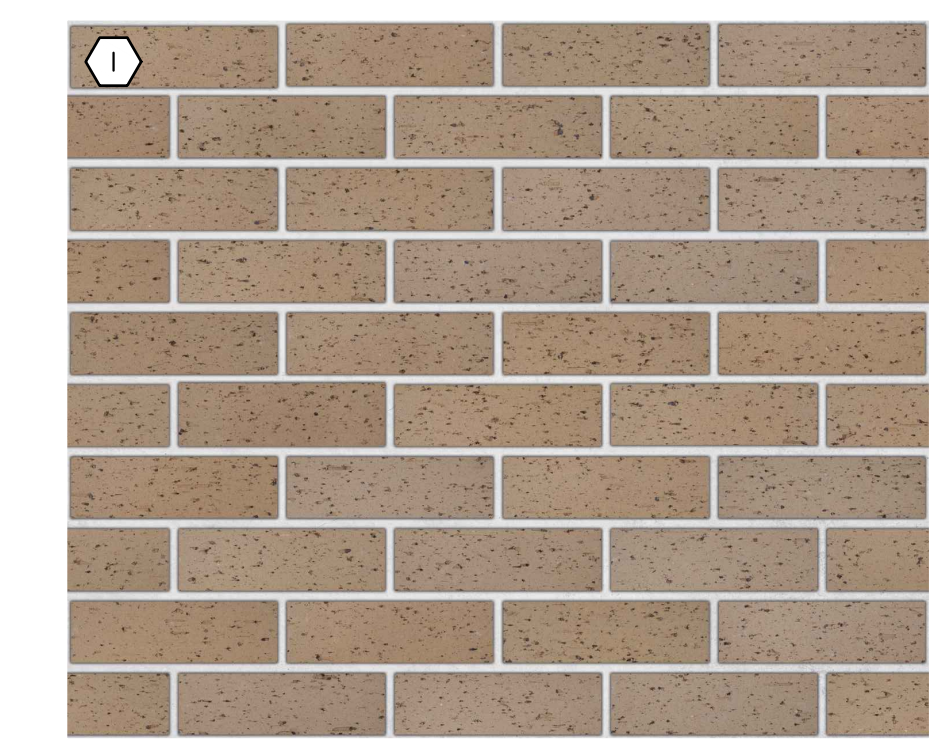
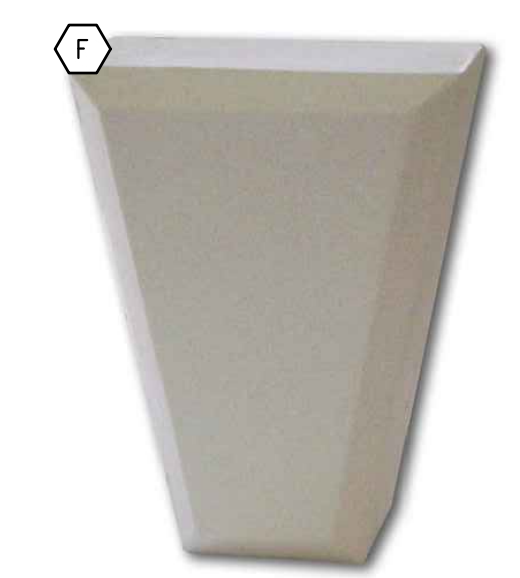
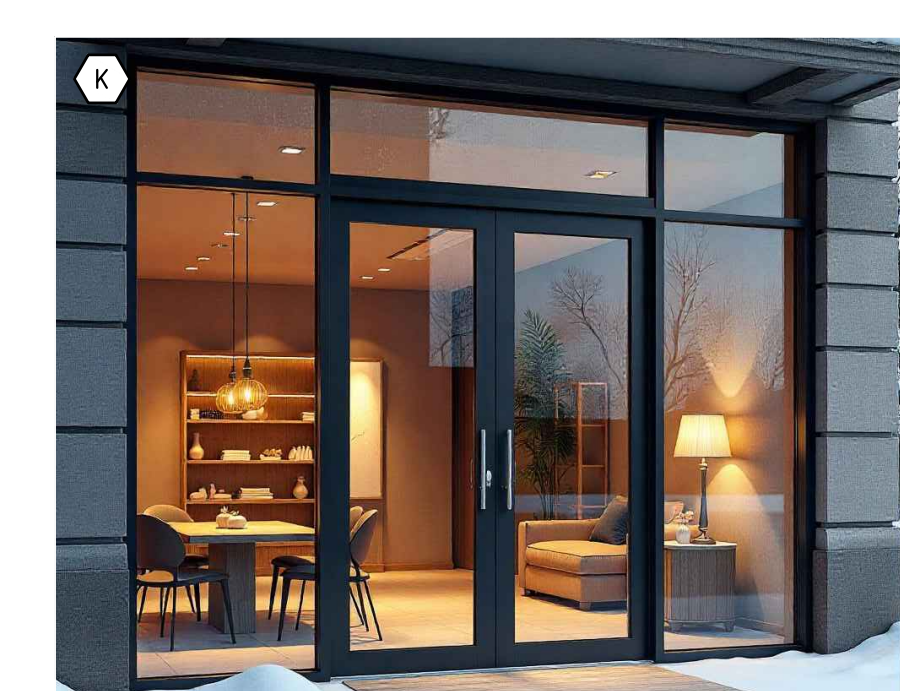
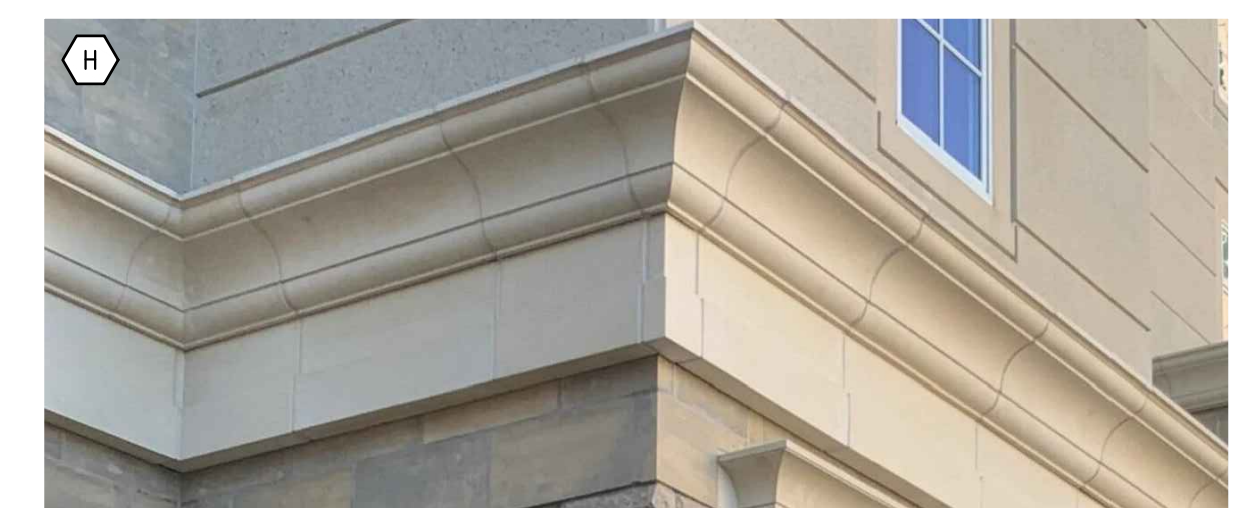


EAST MATERIAL PERCENTAGE:
 FENESTRATIONS: 26%
 BRICK: 43%
 STONE: 31%

MATERIAL KEYNOTES	
A THIN BRICK #1: MANUF: ENDICOTT PRODUCT: THIN BRICK COLOR: DESERT IRONSPOT DARK FINISH: SMOOTH	J ALUMINUM COMPOSITE MATERIAL EYEBROW: MANUF: ARCONIC PRODUCT: REYNOLDBOND COLOR: DEAP BLACK
B CULTURED STONE: MANUF: CORONADO PRODUCT: CLASSIC SERIES FINISH: SMOOTH LIMESTONE COLOR: CREAM	K ALUMINUM STOREFRONT SYSTEM: MANUF: OLDCASTLE (OR EQUAL) PRODUCT: SERIES 3000XT COLOR: BLACK
C CULTURED STONE BAND: MANUF: CORONADO PRODUCT: DESIGNER SERIES FINISH: SPLIT LIMESTONE COLOR: CREAM	L SINGLE HUNG WINDOW: MANUF: ANDERSEN PRODUCT: 100 SERIES COLOR: BLACK
D 8" PRECAST LINTEL: MANUF: ARRISCRAFT PRODUCT: CAMBRIDGE SILL COLOR: LIMESTONE FINISH: TBD	M PREFINISHED METAL CAP FLASHING: MANUF: CMG (OR EQUAL) COLOR: SANDSTONE
E 6" PRECAST LINTEL: MANUF: ARRISCRAFT PRODUCT: CAMBRIDGE SILL COLOR: LIMESTONE FINISH: TBD	N MECHANICAL SCREEN: MANUF: ENVISOR (OR EQUAL) PRODUCT: HORIZONTAL RIB COLOR: PUTTY
F ARCHED BRICK EYEBROW W/KEYSTONE: MANUF: ARRISCRAFT PRODUCT: ARRIS-CAST KEYSTONE COLOR: LIMESTONE FINISH: TBD	O INSULATED OVERHEAD GARAGE DOOR: MANUF: MIDLAND (OR EQUAL) COLOR: BLACK
G THIN BRICK #1 SOLIDER COURSE QUOINS: MANUF: ENDICOTT PRODUCT: THIN BRICK COLOR: DESERT IRONSPOT DARK FINISH: SMOOTH	P LIGHT FIXTURES: (SEE SITE LIGHTING PLAN) MANUF: TBD COLOR: BLACK
H PRECAST CORNICE: MANUF: ARRISCRAFT PRODUCT: ARRIS-CAST COLOR: LIMESTONE FINISH: TBD PROFILE: TBD	Q DECK SYSTEM: RAILING: BLACK SUBSTRUCTURE: BROWN TREATED DECKING: TREX (OR EQUAL)
I THIN BRICK #2: MANUF: ENDICOTT PRODUCT: THIN BRICK COLOR: LIGHT SANDSTONE FINISH: VELOUR	

1 EAST ELEVATION
A301

SCALE: 1/8" = 1'-0"



NORTH MATERIAL PERCENTAGE:
 FENESTRATIONS: 3%
 BRICK: 60%
 STONE: 37%

2 NORTH ELEVATION
A301

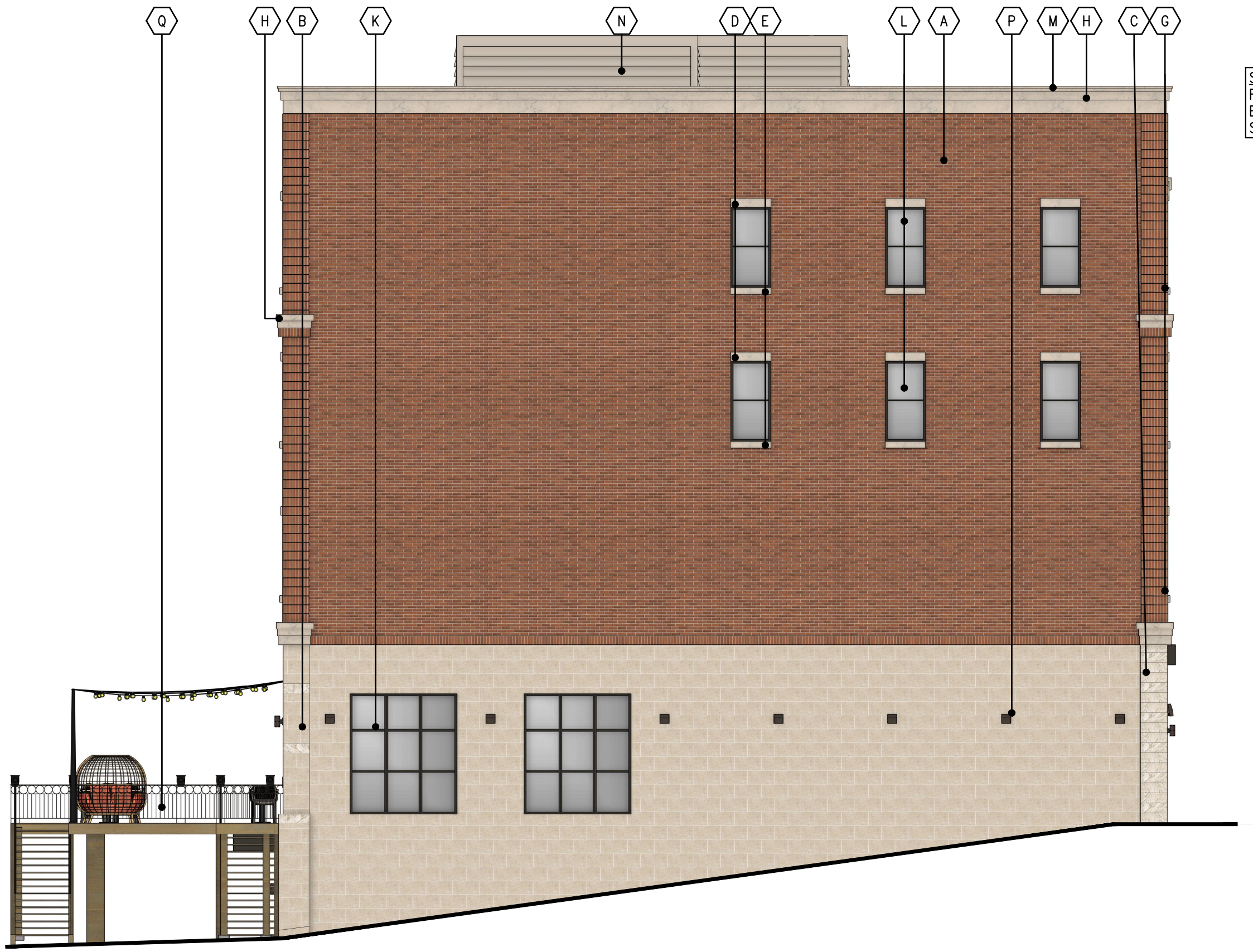
SCALE: 1/8" = 1'-0"

ISSUES / REVISIONS:	
SITE PLAN REVIEW	04.20.2026
HFC REVIEW	05.22.2026

W:\25053 Archer House - Northfield\Drawings\25053 Rendered elevations.dwg | 25053-2026-11-01 | 11/01/2026 11:47 AM | 11/01/2026 11:47 AM | JEM, Erik Peterson

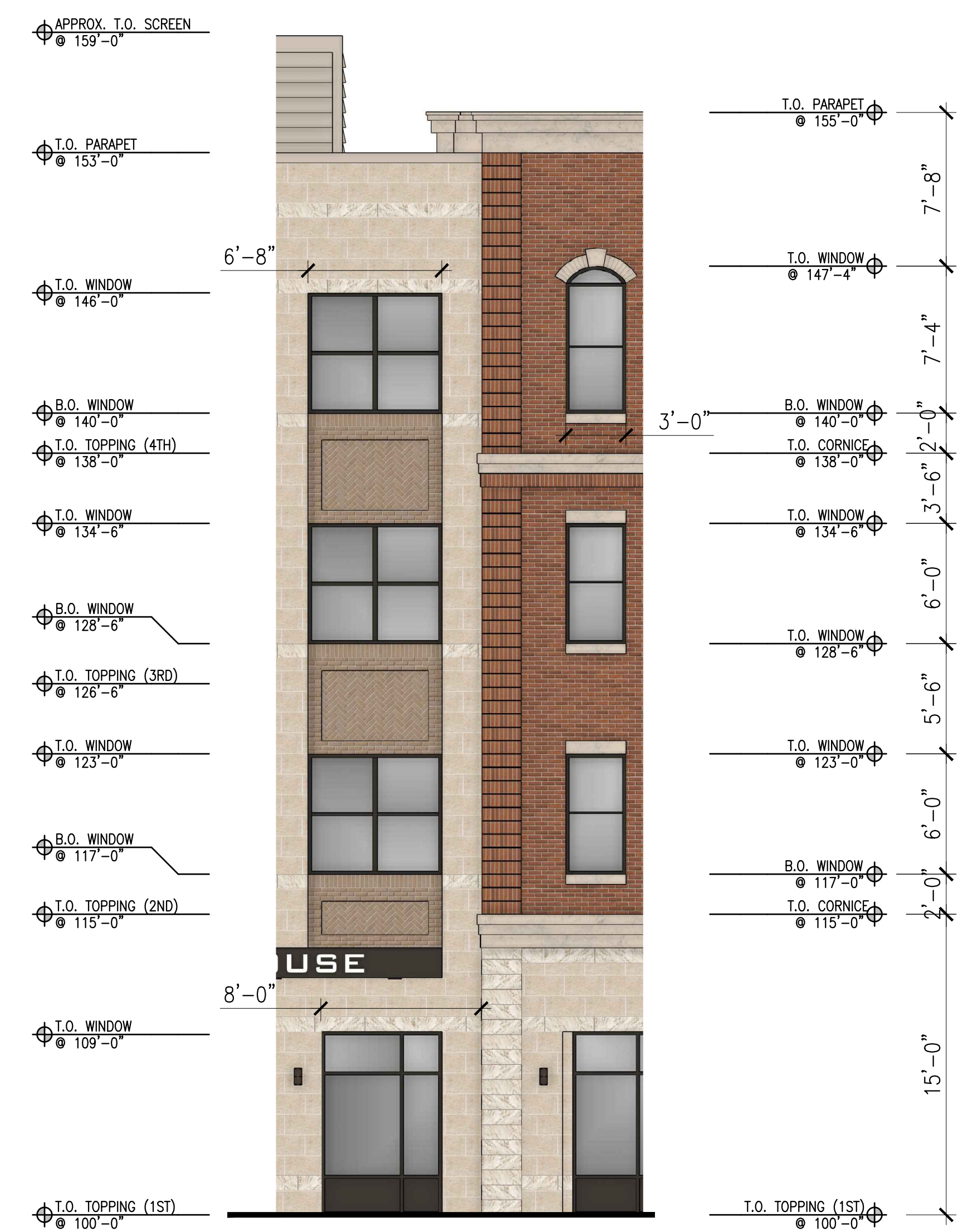


1 WEST ELEVATION
A302



2 SOUTH ELEVATION
A302

SCALE: 1/8" = 1'-0"



3 PARTIAL ELEVATION
A302

SCALE: 3/16" = 1'-0"

MATERIAL KEYNOTES

<p>A THIN BRICK #1: MANUF: ENDICOTT PRODUCT: THIN BRICK COLOR: DESERT IRONSPOT DARK FINISH: SMOOTH</p>	<p>J ALUMINUM COMPOSITE MATERIAL EYEBROW: MANUF: ARCONIC PRODUCT: REYNOBOND COLOR: DEAP BLACK</p>
<p>B CULTURED STONE: MANUF: CORONADO PRODUCT: CLASSIC SERIES FINISH: SMOOTH LIMESTONE COLOR: CREAM</p>	<p>K ALUMINUM STOREFRONT SYSTEM: MANUF: OLDCASTLE (OR EQUAL) PRODUCT: SERIES 3000XT COLOR: BLACK</p>
<p>C CULTURED STONE BAND: MANUF: CORONADO PRODUCT: DESIGNER SERIES FINISH: SPLIT LIMESTONE COLOR: CREAM</p>	<p>L SINGLE HUNG WINDOW: MANUF: ANDERSEN PRODUCT: 100 SERIES COLOR: BLACK</p>
<p>D 8" PRECAST LINTEL: MANUF: ARRISCRAFT PRODUCT: CAMBRIDGE SILL COLOR: LIMESTONE FINISH: TBD</p>	<p>M PREFINISHED METAL CAP FLASHING: MANUF: CMG (OR EQUAL) COLOR: SANDSTONE</p>
<p>E 6" PRECAST LINTEL: MANUF: ARRISCRAFT PRODUCT: CAMBRIDGE SILL COLOR: LIMESTONE FINISH: TBD</p>	<p>N MECHANICAL SCREEN: MANUF: ENVISOR (OR EQUAL) PRODUCT: HORIZONTAL RIB COLOR: PUTTY</p>
<p>F ARCHED BRICK EYEBROW W/KEYSTONE: MANUF: ARRISCRAFT PRODUCT: ARRIS-CAST KEYSTONE COLOR: LIMESTONE FINISH: TBD</p>	<p>O INSULATED OVERHEAD GARAGE DOOR: MANUF: MIDLAND (OR EQUAL) COLOR: BLACK</p>
<p>G THIN BRICK #1 SOLIDER COURSE QUINS: MANUF: ENDICOTT PRODUCT: THIN BRICK COLOR: DESERT IRONSPOT DARK FINISH: SMOOTH</p>	<p>P LIGHT FIXTURES: (SEE SITE LIGHTING PLAN) MANUF: TBD COLOR: BLACK</p>
<p>H PRECAST CORNICE: MANUF: ARRISCRAFT PRODUCT: ARRIS-CAST COLOR: LIMESTONE FINISH: TBD PROFILE: TBD</p>	<p>Q DECK SYSTEM: RAILING: BLACK SUBSTRUCTURE: BROWN TREATED DECKING: TREX (OR EQUAL)</p>
<p>I THIN BRICK #2: MANUF: ENDICOTT PRODUCT: THIN BRICK COLOR: LIGHT SANDSTONE FINISH: VELOUR</p>	

ISSUES / REVISIONS:

SITE PLAN REVIEW	04.20.2025
HFC REVIEW	05.22.2025

(reserved for recording information)

CITY OF NORTHFIELD, MINNESOTA
ZONING BOARD OF APPEALS RESOLUTION ZBA #2023-002

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST AT 212 DIVISION
ST. S

- WHEREAS, Manawa LLC (the “Applicant”) is the owner of a parcel of land located at 212 Division St. S; and
- WHEREAS, the above-referenced property is legally described on Exhibit A, which is attached hereto and incorporated herein by reference (the “Property”); and
- WHEREAS, Northfield City Code, Chapter 34, Section 3.2, Table 3.2-4: Dimensional Standards for the C1 District, of the Land Development Code (“LDC”), sets the maximum height at 50 feet; and
- WHEREAS, the Applicant desires to and has requested a variance to exceed the maximum height by 7.3 ft.; and
- WHEREAS, Minnesota Statutes, section 462.357, and Northfield City Code, section 8.5.15, establish the procedures and criteria for consideration by the Zoning Board of Appeals of a requested variance to the LDC and shall be subject to the Type 6 review procedure as established in Northfield City Code, section 8.4.9, Type 6 Review Procedure (Quasi-Judicial Decision by the Zoning Board of Appeals); and
- WHEREAS, pursuant to Minnesota Statutes, section 462.357, subd. 6, and Northfield City Code, section 8.5.15, the Zoning Board of Appeals may only grant applications for variances where practical difficulties in complying with the LDC exist and each of the following criteria are satisfied:

- (a) The variance is in harmony with the general purposes and intent of this LDC;
- (b) The variance is consistent with the Comprehensive Plan;
- (c) The property owner proposes to use the property in a reasonable manner not permitted by this LDC;
- (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- (e) The variance, if granted, will not alter the essential character of the locality; and

WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on October 19, 2023, and has reviewed the requested variance and has considered the required statutory variance criteria identified in the Staff report and proposed findings with respect to such criteria.

NOW THEREFORE BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF NORTHFIELD, MINNESOTA, that the Northfield Zoning Board of Appeals has duly considered the required criteria contained in state law and the LDC as applicable to the above-requested variance regarding the property legally described in Exhibit A, 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.

BE IT FURTHER RESOLVED that the requested variance is hereby approved and granted, based upon the above-referenced adopted findings, to allow the maximum height to be 57.3 ft subject to the following conditions:

- a. Following approval of the required certificate of appropriateness pursuant to Northfield City Code, Ch. 34, Secs. 2.5.3 (C) and 8.5.8, a certified copy of this Resolution shall be recorded with the county recorder or registrar of titles for Rice County and the applicant shall be responsible to pay the required filing fees.
- b. Pursuant to Northfield City Code, Ch. 34, Secs. 2.5.3 (C) and 8.5.8, a certificate of appropriateness ("COA") is prepared and submitted by the applicant, for the subject project for which this variance was approved, meeting the requirements of, and approved pursuant to, the Land Development Code. In the event a COA is not approved and issued as required herein, this Resolution shall be null and void.

PASSED by the Zoning Board of Appeals of the City of Northfield this 19th day of October, 2023.

Betsy Buckheit
Chair

T. 12
Member

VOTE: Y BUCKHEIT Y HEISLER Y KUHLMANN Y MENARD
 Y NOWAK Y SCHROEBER Y STAGER

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

That part of River Lots 10 and 11 and the Northeast 35.5 feet of River Lot 9, (the Southwesterly boundary of said Northeast 35.5 feet is measured at right angles to and parallel with the common boundary line between River Lots 9 and 10); and the Southwest 2.5 feet of River Lot 12 (the Northeasterly boundary of which is measured at right angles to and parallel with the common boundary line between River Lots 11 and 12), all in the ORIGINAL TOWN (NOW CITY) OF NORTHFIELD, Rice County, Minnesota, lying Southeasterly of the following described lines: Commencing at the Southeasterly corner of said Northeast 35.5 feet of River Lot 9; thence North 67 degrees 37 minutes 00 seconds West; along the Southwesterly line of said Northeast 35.5 feet of River Lot 9, a distance of 133.99 feet to the point of beginning of the lines to be described; thence North 20 degrees 27 minutes 36 seconds East a distance of 167.60 feet; thence North 21 degrees 06 minutes 05 seconds East a distance of 2.50 feet to a point on the Northeasterly line of said Southwest 2.5 feet of River Lot 12, distant 139.45 feet Northwesterly from the Northeasterly corner of said Southwest 2.5 feet and there terminating.

EXHIBIT B

FINDINGS OF FACT

The criteria for approving a variance, according to Section 5.5.16(C), are as follows:

(1) Pursuant to Minn. Stat. §462.357, Subd. 6, as it may be amended from time to time, the zoning board of appeals may only grant applications for variances where practical difficulties in complying with this LDC (Land Development Code) exist and each of the following criteria are satisfied:

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

Finding:

The height variance is in harmony with the general purposes and intent of the LDC. The applicant proposes to construct a new building 50 feet in height at street grade on the front of the property along Division St. S. As the property approaches the Cannon River to the west, the property grade slopes down creating parts of the building to be over 50 feet in height.

The variance would allow for the continued commercial use of the property, which is within the general goals and purpose of the C1 Zoning District. The variance would allow for the elevator overrun and the western components of the building to be built to meet today's needs for accessibility and construction. The front of the building along Division St. would remain at 50 feet. This maintains the design standards of the historic district.

The purpose statement of the C1-B: Downtown zoning district is as follows:

- (1) The C1 district applies to those areas designated as "Core," "Center" and, in part, "Corridor" on the Framework map of the Comprehensive Plan.
- (2) The C1 district, which includes Northfield's historic town square, the Cannon River, Northfield's original flour mill, and historically preserved commercial center, creates Northfield's brand and a unique sense of place.
- (3) The purpose of the Downtown (C1) district is to sustain the historic central business district, make the Highway 3 corridor a more integral and attractive part of Downtown, provide design transitions to surrounding zoning districts, provide a strong relationship to the Cannon River and thus enhance the beauty, appreciation and benefits of the river, and to augment and increase Downtown viability and prosperity.
- (4) The C1 District aims to provide a compact, pedestrian friendly, active mix of land uses including business, hospitality, offices and services, housing, arts and culture, government, public gathering places and points of interest for residents and visitors alike.
- (5) The design standards of this district reflect the character of the historic downtown and will help create a sense of arrival and center by locating buildings close to the sidewalk or road, providing compatible facades along the Cannon River, building intimate places for people to gather outdoors, or minimizing negative effects on residential neighborhoods.

The Land Development Code was adopted to protect and promote the public health, safety, morals, and general welfare of the city. More specifically, the purpose of these regulations is to:

- 1.1.1 Maintain and enhance the community's distinct small town character.
- 1.1.2 Preserve and protect the area's natural, historic, and cultural resources while providing for improved methods of integrating these resources in the community.
- 1.1.3 Encourage growth in infill locations as the desired location of development with expansion on the edge of the city a secondary priority.
- 1.1.4 Create residential community areas with strong neighborhood qualities including pedestrian-friendly streets, community gathering spaces, and basic commercial needs within walking distance.
- 1.1.5 Encourage the development of neighborhoods that incorporate a variety of housing types to serve the needs of a diverse population.
- 1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city's overall vitality.
- 1.1.7 Provide standards and guidelines for continuing strategic growth and sustainable development.
- 1.1.8 Provide for the expansion and diversification of the economic base to assure a strong economy.
- 1.1.9 Promote an ethic of sustainability in all activities to ensure that proposed development and redevelopment will, at a minimum, conserve energy and natural resources.
- 1.1.10 Improve and promote connectivity to better serve residents and to improve the function of the overall street network.
- 1.1.11 Ensure that proposed development is of human scale, primarily pedestrian-oriented to the extent appropriate, and designed to create exceptional streetscapes and pedestrian spaces.
- 1.1.12 Minimize vehicle traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective multi-modal traffic circulation (e.g., pedestrian, bicycle, and vehicular), and adequate on- and off-street parking facilities.
- 1.1.13 Protect the rural character of certain areas of the community as identified in the comprehensive plan.
- 1.1.14 Encourage vibrancy in the downtown core and fringe areas.
- 1.1.15 Ensure compatibility between different types of development and land uses.

1.1.16 Create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage, energy, and other public facilities and utilities.

The proposal is not in conflict with any LDC goals and it meets the following purposes:

1.1.2 Preserve and protect the area's natural, historic, and cultural resources while providing for improved methods of integrating these resources in the community.

1.1.3 Encourage growth in infill locations as the desired location of development with expansion on the edge of the city a secondary priority.

1.1.4 Create residential community areas with strong neighborhood qualities including pedestrian-friendly streets, community gathering spaces, and basic commercial needs within walking distance.

1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city's overall vitality.

1.1.11 Ensure that proposed development is of human scale, primarily pedestrian-oriented to the extent appropriate, and designed to create exceptional streetscapes and pedestrian spaces.

1.1.14 Encourage vibrancy in the downtown core and fringe areas.

Criterion (b) The variance is consistent with the Comprehensive Plan.

The Land Use chapter of the Comprehensive Plan will be consulted for any development proposal based on the following steps. If a proposal is not consistent with recommendations of any one of these steps, the proponent should re-evaluate and make adjustments (or provide justification for deviation) if the proposal is not aligned with the following three aspects:

1. Intent: Development proposals will reflect the spirit and values expressed in the 12 principles (statements of intent) (pages 4.9 to 4.13).

2. Location: Development proposals will be consistent with the Conservation and Development Map (page 4.18) and location descriptions (pages 4.14 to 4.15).

3. Character: Development proposals will be consistent with the Framework Map (page 4.19) and recommendations and context descriptions (pages 4.15 to 4.17).

Finding:

The variance is consistent with the Comprehensive Plan.

Intent: Development proposals will reflect the spirit and values expressed in the 12 principles (statements of intent) (pages 4.9 to 4.13).

1. The small town character will be enhanced.

The variance will not alter the small-town character characteristics of the neighborhood. The front façade will remain compliant with city code allowing a maximum height of 50 feet. As the grade changes to the west, the building roofline will remain and that portion along with an elevator overrun requires the variance.

2. The natural environment will be protected, enhanced and better integrated in the community.

The riverside portion of this development will include sustainable practices to mitigate runoff.

3. The preference for accommodating future growth is in infill locations, then redevelopment/ land intensification opportunities, and then on the edge of existing developed areas.

The variance will allow the continued use of this property as an infill/redevelopment site for new construction within the Historic District.

4. New and redeveloped residential communities (areas) will have strong neighborhood qualities.

N/A

5. Environmentally-sensitive and sustainable practices will be integrated into new developments and redeveloped areas.

The riverside portion of this development will include sustainable practices to mitigate runoff. The underground parking is planned to be wired for electric vehicle charging stations.

6. Places with a mix of uses that are distinctive and contribute to increasing the city's overall vitality are preferred.

The development will provide a mix of uses including commercial space, restaurant space, apartments and in-suite rentals.

7. Neighborhood-serving commercial will be small scale and integrated with the residential context.

N/A

8. A wider range of housing choices will be encouraged - in the community as well as in neighborhoods.

The development will offer apartments and short-term rentals, providing a wider range of housing choices.

9. Rural character of certain areas of the community will be protected.

N/A

10. Streets will create an attractive public realm and be exceptional places for people.

The development proposes to activate the river side of the building to be an attractive public realm for people to gather, as well as the street side along Division.

11. Places will be better connected, in part to improve the function of the street network and also to better serve neighborhoods.

The development is located in an existing connected part of the City and the development will enhance and continue that connectivity.

12. Opportunities will be created to walk and bike throughout the community.

The development is located in an existing connected part of the City and the development will enhance and continue that connectivity.

Location: Development proposals will be consistent with the Conservation and Development Map (page 4.18) and location descriptions (pages 4.14 to 4.15).

The project is located in what the Conservation and Development Map denotes as: *Core Enhancement - Focused on the downtown area for continued infill as a mixed-use center with improved river access.*

The development proposal is consistent with the Conservation and Development Map.

Character: Development proposals will be consistent with the Framework Map (page 4.19) and recommendations and context descriptions (pages 4.15 to 4.17).

The project is located in the following framework of: *Core: The Core is the zone of densest development and is located in the center of the original plat of Northfield. The area offers a mix of uses including residential units and employment and commercial areas. The area is highly walkable due to the compactness of development. Future Character: The essential character of the Core (mixed use, compact and highly walkable) should be re-inforced with future development.*

The variance is consistent with the character of the Framework map and description of *Core*. The development and the height variance allow for a mix of uses, density, residential and commercial uses in a vibrant walkable area of the community that continues and enhances this character.

Criterion (c) Property Owner proposes to use the property in a reasonable manner not permitted by the LDC.

Finding:

The requested variance will result in a reasonable use of the property. The height remains 50 feet at grade along Division St., but as the property slopes downward to the river, the building height needs to be maintained to allow for the continuity of the internal units to

be constructed and allow for the elevator overrun to extend beyond the 50-foot maximum as well.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Finding:

The plight of the landowner is due the unique circumstances of the property not created by the landowner. The property naturally slopes towards the river to the west and the ground underneath is bedrock – also because of its location adjacent to the river – makes it difficult to build and follow the slope of the property. The elevator overrun is setback into the middle of the roof, to mitigate views of the overrun. Additional hardships unique to the property include an easement used by other downtown buildings runs along the west side of the property.

Criterion (e) The variance, if granted, will not alter the essential character of the locality.

Finding:

Granting the variance is not expected to alter the essential character of the locality. The redevelopment of the site offers an opportunity for a newly constructed building to meet modern day advances in accessibility and construction. The height variance is to allow parts of the building and the elevator overrun to be constructed above the 50-foot maximum while maintaining 50 feet at Division St. This will allow for zero-threshold entry along Division and be in keeping with the historic design standards.

CITY OF NORTHFIELD

TRANSCRIPT OF PROCEEDINGS

I, the undersigned, being the duly qualified and acting City Clerk of the City of Northfield, Minnesota, hereby certify as follows:

1. The attached copy of:

**ZONING BOARD OF APPEALS RESOLUTION ZBA #2023-002
APPROVING A VARIANCE REQUEST AT 212 DIVISION ST S**

Is a true and exact copy of the original on file in the City Clerk's office.



Lynette R. Peterson
City Clerk



Date