

CITY OF NORTHFIELD RESOLUTION NO. 2026-081

CITY OF DUNDAS RESOLUTION NO. 2026-30



**JOINT RESOLUTION REQUESTING CONCURRENT DETACHMENT FROM
THE CITY OF NORTHFIELD AND ANNEXATION TO THE CITY OF DUNDAS
OF CERTAIN LAND PURSUANT TO MINNESOTA STATUTES SECTION 414.061**

WHEREAS, GM2 Properties, LLC ("Owner") is acquiring fee title to the following legally described property ("Property") within the City of Northfield:

That part of Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota described as follows: Beginning at the most southwesterly corner of said Lot 1; thence North 89 degrees 59 minutes 38 seconds East, along the South line of said Lot 1, a distance of 195.22 feet to the southeast corner of said Lot 1, thence North 42 degrees 14 minutes 34 seconds East, along the southeasterly line of said Lot 1, a distance of 44.70 feet; thence North 50 degrees 37 minutes 08 seconds West a distance of 223.86 feet to the northwesterly line of said Lot 1; thence South 39 degrees 56 minutes 27 seconds West; along said northwesterly line, a distance of 84.18 feet to the northwesterly corner of said Lot 1; thence South 00 degrees 56 minutes 01 seconds East, along the westerly line of said Lot 1, a distance of 110.62 feet to the point of beginning; and

WHEREAS, the Owner owns additional property adjacent to the Property and is seeking approval of a new plat, to be known as Dundas Commons, within the City of Dundas; and

WHEREAS, the Owner has asked the City of Northfield and the City of Dundas, to take action to place its entire property into the city boundaries of Dundas; and

WHEREAS, the City Council of Northfield and the City Council of Dundas have each concurrently determined that detachment of the Property from the City of Northfield and annexation of the Property to the City of Dundas would be in the best interests of the Owner and the respective cities and that such detachment and annexation take place without delay; and

WHEREAS, the City of Northfield, the City of Dundas, and the Owner have no objection to the property being located within the corporate limits of the City of Dundas, and have no objections to a modification of these respective municipal boundaries to allow the annexed property to be located in the City of Dundas, and

WHEREAS, to modify such boundaries, the City of Northfield desires to detach, and the City of Dundas desires to annex, said Property pursuant Minnesota Statutes § 414.061; and

NOW THEREFORE BE IT RESOLVED, that the Cities of Northfield and the City of Dundas jointly request the Office of Administrative Hearings, Municipal Boundary Adjustment Unit concurrently detach the Property from the City of Northfield and annex the same, Property, into the City of Dundas at the earliest practical date. The City Administrator/Clerk for the City of Dundas is authorized to submit this Joint Resolution together with any appropriate application materials to the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustment Unit for the purposes set forth above.

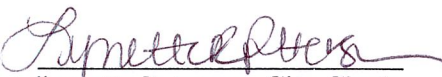
ADOPTED by the Northfield City Council this 3rdth day of August 2026.

City of Northfield

By: 
Erica Zweifel, Mayor

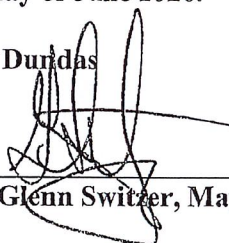
VOTE: Y ZWEIFEL Y BEUMER Y DAHLEN Y HOLMES
 Y NESS absent PETERSON WHITE Y SOKUP

Attest:

By: 
Lynette Peterson, City Clerk

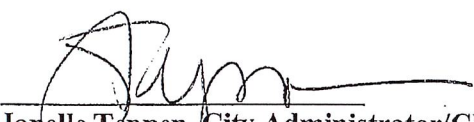
ADOPTED by the Dundas City Council this 8th day of June 2026.

City of Dundas

By: 
Glenn Switzer, Mayor

VOTE: Y GALLAGHER Y LACROIX Y MODORY
 Y SWARTWOOD Y SWITZER

Attest:

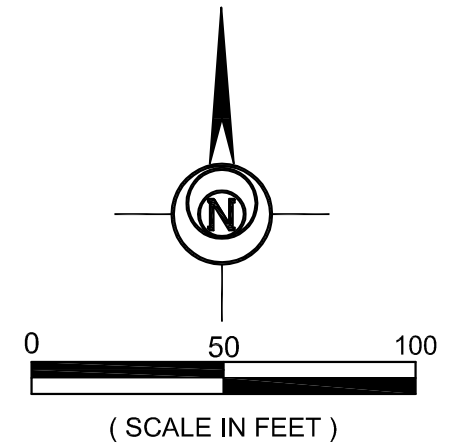
By: 
Jenelle Teppen, City Administrator/Clerk



N



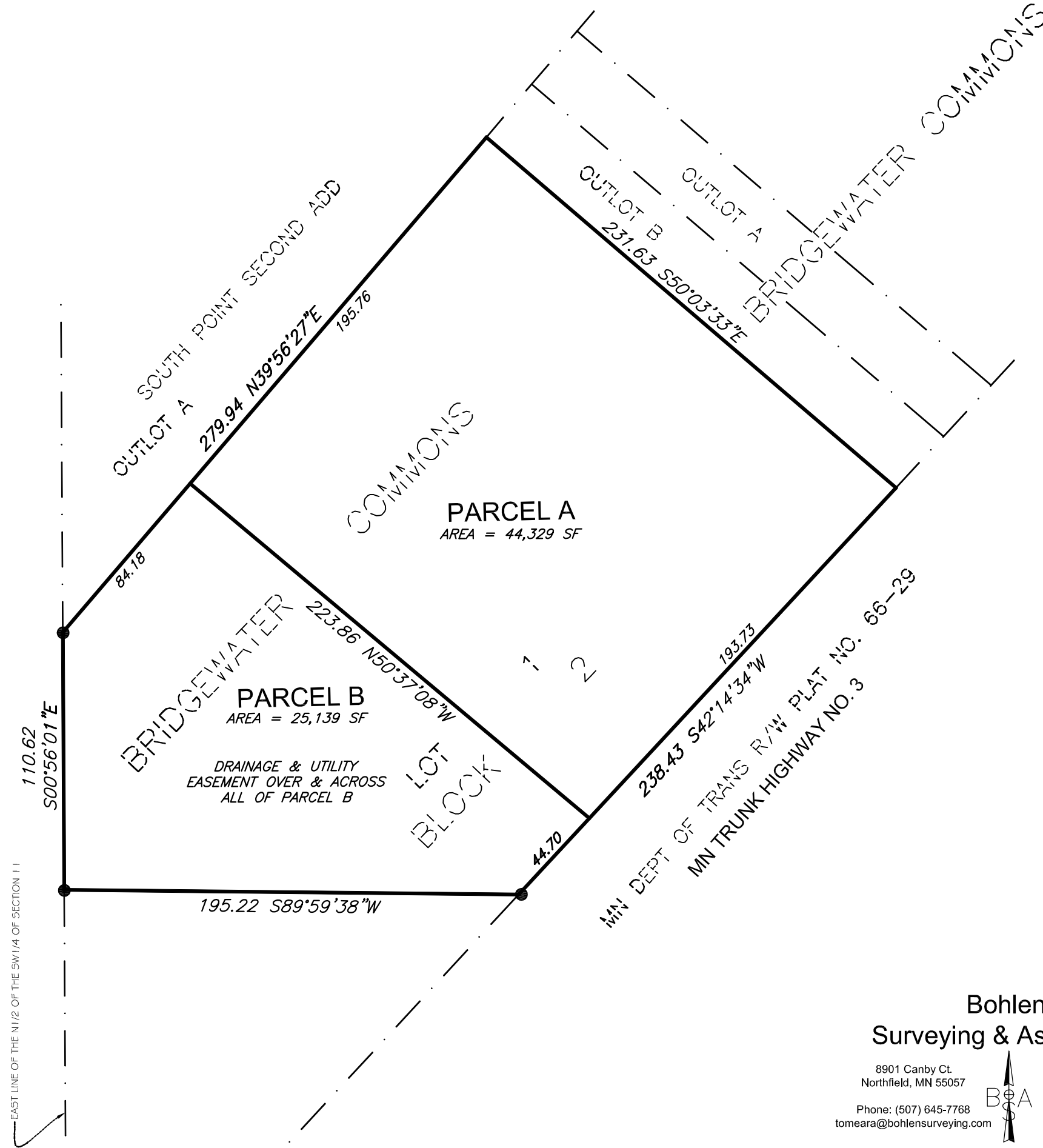
PROPERTY SKETCH
FOR
JOHNSON REILAND BUILDERS & REMODELERS, INC.



EXISTING PROPERTY DESCRIPTION:
Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota.

PARCEL A, PROPERTY DESCRIPTION:
Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota, EXCEPT that part described as follows:
Beginning at the most southwesterly corner of said Lot 1; thence North 89 degrees 59 minutes 38 seconds East, along the South line of said Lot 1, a distance of 195.22 feet to the southeast corner of said Lot 1; thence North 42 degrees 14 minutes 34 seconds East, along the southeasterly line of said Lot 1, a distance of 44.70 feet; thence North 50 degrees 37 minutes 08 seconds West, a distance of 223.86 feet to the northwesterly line of said Lot 1; thence South 39 degrees 56 minutes 27 seconds West, along said northwesterly line, a distance of 84.18 feet to the northwesterly corner of said Lot 1; thence South 00 degrees 56 minutes 01 seconds East, along the westerly line of said Lot 1, a distance of 110.62 feet to the point of beginning.

PARCEL B, PROPERTY DESCRIPTION:
That part of Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota, described as follows:
Beginning at the most southwesterly corner of said Lot 1; thence North 89 degrees 59 minutes 38 seconds East, along the South line of said Lot 1, a distance of 195.22 feet to the southeast corner of said Lot 1; thence North 42 degrees 14 minutes 34 seconds East, along the southeasterly line of said Lot 1, a distance of 44.70 feet; thence North 50 degrees 37 minutes 08 seconds West, a distance of 223.86 feet to the northwesterly line of said Lot 1; thence South 39 degrees 56 minutes 27 seconds West, along said northwesterly line, a distance of 84.18 feet to the northwesterly corner of said Lot 1; thence South 00 degrees 56 minutes 01 seconds East, along the westerly line of said Lot 1, a distance of 110.62 feet to the point of beginning.



Bohlen
Surveying & Associates

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tomeara@bohlersurveying.com



1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 11-1-25

Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167