

**TO: HONORABLE MAYOR AND CANNON FALLS CITY COUNCIL**  
**FROM: ZACH LOGELIN, LICENSE PERMIT TECHNICIAN**  
**SUBJECT: APPLICATION FOR LEON ENDRES, FINAL PLAT AND PLANNED UNIT DEVELOPMENT AGREEMENT**  
**DATE: September 19<sup>th</sup>, 2023**

## **BACKGROUND**

On August 14<sup>th</sup>, 2023, Planning Commission held a public hearing and adopted Resolution No. 2023-06 recommending conditional approval of the Developer's request for a preliminary plat for a residential development and PUD plans. Planning Commission voted unanimously to recommend approval of the application. On August 15<sup>th</sup>, 2023, City Council passed Resolution No. 2695 conditionally approving the Developer's Timber Ridge preliminary plat, PUD plans and the first reading of ordinance 396 to rezone from an R-3 to R-3 PUD and UR to an R-3 PUD.

The new subdivision will include 71 single-family lots in a variety of styles. The developer is seeking approval of the Final Plat, Final PUD Plan (1<sup>st</sup> Addition) consisting of seven villa lots, eight single family cul-de-sac lots, park out lots, and future addition out lots.

## **PROJECT DETAILS**

Endres Cannon Falls LLC is requesting simultaneous approval of Timber Ridge Final Plat and PUD Final Plans, Timber Ridge PUD Agreement, and the Timber Ridge Development Agreement to develop 1<sup>st</sup> Addition of the Timber Ridge Final Plat.

The following exhibits are enclosed to further describe the proposal:

1. Copy of Development Application
2. §152.153 Planned Unit Development Procedures
3. Legal Description
4. Timber Ridge Final Plat and PUD Final Plan
5. Timber Ridge Preliminary Plat
6. Timber Ridge Rezoning Ordinance 396
7. Timber Ridge Planned Unit Development Agreement
8. Timber Ridge Development Agreement

## **REQUESTD COUNCIL ACTION**

City Staff are requesting City Council to approve Resolution No. 2702, adopting Final Plat and Final PUD Plan for Timber Ridge Development. Staff is also requesting approval of the PUD Agreement and Development Agreement for the Timber Ridge Development.

2905 South Broadway  
Rochester, MN 55904-5515  
Phone: 507.288.3923  
Fax: 507.288.2675  
Email: rochester@whks.com  
Website: www.whks.com



September 13, 2023

Mr. Neil Jensen  
City Administrator  
City of Cannon Falls  
918 River Road  
Cannon Falls, MN 55009

RE: Cannon Falls, MN  
Timber Ridge Subdivision  
**Review of Final Plat and Plans**

Dear Neil:

We have reviewed the final plat and plans for the referenced project. We offer the following comments on the submitted plat and plans.

1. Zoning items and development fees that apply to this site should be discussed with the City Administrator.
2. The Developer is proposing that phase 1 of the subdivision will include seven lots along Ridgewood Drive and eight lots around the Timber Court cul-de-sac. Plans were also submitted for the second phase. We performed a cursory review of phase 2 only. Final review and approval for phase 2 will occur when phase 2 is final platted. A clearer phasing limit line should be shown in the plans to better delineate the phases.
3. The north end of Ridgewood Drive is proposed to end with a future parking lot for the park located on Outlot A. The developer is proposing to construct a "T"-style turnaround at the west entrance to the parking lot. Based on discussions with City Staff, the road in front of Lot 7, Block 1 should extend to the east lot line. The future parking lot in Outlot A will be constructed by the City when the park develops.
4. The Developer will be responsible to maintain the temporary sediment basin until the portion of the subdivision that drains to the pond are completed and accepted by the City.
5. The previous development on this property was abandoned due to poor soils on the site. The proposed pavement section does match the recommendations of the submitted Chosen Valley Testing geotechnical report dated March 15, 2023.
6. The incorrect County is stated on the final plat for the Goodhue County Recorder.
7. The typical section should label the curb and gutter as surmountable and not MnDOT D412. The WHKS curb detail should be added to the plans. Type 7 geotextile fabric should be added to the typical section.

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8. The bituminous trail that is located within the old Sandstone right-of-way should align with the pedestrian ramp in the northeast corner of Timberview Court. The pedestrian ramp in the northeast corner of the intersection should be modified to accommodate pedestrian traffic crossing Decorah Drive. The bituminous trail is dimensioned as an 8-foot trail but the keynote on sheet 6.0 labels it as a 10-foot trail. This should be clarified.
9. Cleanouts should be added at all high points in the subdrain system.
10. The watermain should be labeled or noted as C-900 DR 18.
11. A "Recommended for Approval-City Engineer" signature line should be added to the title page.

We recommend approval of the final plat and plans conditional upon the above items being addressed.

Please contact us if you have any questions.

Sincerely,

**WHKS & co.**



William Angerman, P.E.  
Cannon Falls Consulting City Engineer

Cc: Zach Logelin, City of Cannon Falls  
Jed Petersen, City of Cannon Falls  
Rick Osberg, James R. Hill  
Leon Endres, Endres Canon Falls  
Jess Greenwood, Goodhue County  
Daren Sikkink, WHKS



**DEVELOPMENT APPLICATION**

918 River Road, Cannon Falls, MN 55009 | 507-263-9308

**SUBJECT TO STAFF REVIEW**

Street Location of Property: Timber Ridge Development

Legal Description of Property: See Attached

Owner of Record: Name: Endres Canon Falls LLC (Leon Endres)

Daytime Phone: (612) 598-9993

Address: 1505 River Shore Dr

Hastings, MN 55033

E-Mail Address: leon@endresllc.com

Applicant (if other than owner)

Name: same

Notary Stamp

Daytime Phone: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

Request:	<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Rezoning/Ordinance Text Amendment
	<input checked="" type="checkbox"/>	Subdivision	<input type="checkbox"/>	Variance
	<input type="checkbox"/>	Concept	<input type="checkbox"/>	Interim Use Permit
	<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Amendment
	<input checked="" type="checkbox"/>	Final Plat	<input type="checkbox"/>	CUP/PUD
	<input type="checkbox"/>	Administrative	<input type="checkbox"/>	Site Plan Review
	<input type="checkbox"/>	Administrative Permit	<input type="checkbox"/>	Special Home Occupation
	<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Annexation Petition
	<input type="checkbox"/>	Comp Plan Amendment	<input type="checkbox"/>	Appeal
	<input type="checkbox"/>	Other		

**Note:** Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 9/1/23 PAID 1,000 (9/1/23)

Date Submission Deemed to be Complete: 9/7/23

Give detailed description of project and reason for conditional use or variance, if applicable:

**This is the first final plat application for the Timber Ridge development,**  
**Timber Ridge 1st Addition. The plat consists of seven (7) villa lots,**  
**eight (8) single family cul-de-sac lots, park outlots, and future addition**  
**outlots.**

**SUPPORTING DOCUMENTATION:** Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

**APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION:** Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

**SIGNED:**

  
\_\_\_\_\_  
Property Owner

Date: 8/31/23

\_\_\_\_\_  
Applicant (if not the Property Owner)

Date: \_\_\_\_\_



**Attachment A1**

**CITY OF CANNON FALLS  
ZONING AND SUBDIVISION FEE SCHEDULE  
2023**

	Base Fee/Recording	Escrow Deposit*	Total
<b>Zoning:</b>			
<b>Comprehensive Plan Amendment</b>	\$450	\$0	\$450
<b>Variance</b>	\$450	\$0	\$450
<b>Appeal</b>	\$450	\$0	\$450
<b>Rezoning and Ordinance Text Amendment</b>	\$450	\$0	\$450
<b>Amendment</b>	\$450	\$0	\$450
<b>Conditional Use Permit</b>	\$450	\$0	\$450
<b>Planned Unit Development / Conditional Use Permit</b>	\$450	\$0	\$450
<b>Site Plan Review</b>	\$0	\$0	\$0
<b>Interim Use Permit</b>	\$450	\$0	\$450
<b>Administrative Permit</b>	\$150	\$0	\$150
<b>Home Occupation</b>	\$150	\$0	\$150
<b>Annexation Petition</b>	\$450	\$0	\$450
<b>Vacation</b>	\$450	\$0	\$450
<b>Renewal Permit</b>	\$150	\$0	\$150
<b>Other</b>	\$250	\$0	\$250
<b>Subdivision:</b>			
<b>Administrative Subdivision</b>	\$250	\$0	\$250
<b>Concept Plan</b>	\$250	\$0	\$250
<b>Preliminary Plat</b>	\$500	\$2,500	\$3,000
<b>Final Plat</b>	\$500	\$500	\$1,000
<b>Park Dedication:</b>			
<b>All Residential Units</b>	Fees set by City Council Resolution	NA	10% land \$1,390.00/unit
<b>Commercial</b>	Fees set by City Council Resolution	NA	10% land \$2,000.00/acre
<b>Industrial</b>	Fees set by City Council Resolution	NA	10% land \$2,000.00/acre

*\*Whether or not an Escrow Deposit is required, if a consultant is engaged by the City to review the application and a cost is incurred for services rendered the applicant is responsible for payment of any and all professional service expenses. The final determination by the City Council will not be recorded unless and until any and all fees due have been paid by the applicant.*

## **TIMBER RIDGE - LEGAL DESCRIPTION**

That part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 00 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 30 minutes 55 seconds East, a distance of 284.39 feet; thence South 00 degrees 00 minutes 17 seconds East, a distance of 612.69 feet to the North line of the South 45.00 acres of said Northeast Quarter of Section 19; thence South 89 degrees 30 minutes 55 seconds East, along said North line of the South 45.00 acres of the Northeast Quarter of Section 19, a distance of 2351.57 feet to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, a distance of 875 feet, more or less, to a point distant 357.40 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the East line of the Northeast Quarter of said Section 19; thence Westerly deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 684.00 feet; thence Southerly deflecting to the left 90 degrees 00 minutes 00 seconds parallel with the East line of the Northeast Quarter of said Section 19, a distance of 364.60 feet, more or less, to a point distant 1225.00 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the West line of the East 684.00 feet of said Northeast Quarter of said Section 19; thence Westerly deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 200.00 feet; thence Northerly deflecting to the right 90 degrees 00 minutes 00 seconds and parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 850 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 00 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning,

EXCEPT that part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 24 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 54 minutes 55 seconds East, a distance of 759.05 feet; thence North 28 degrees 17 minutes 49 seconds East, a distance of 302.83 feet; thence North 39 degrees 02 minutes 50 seconds East, a distance of 75.00 feet; thence North 33 degrees 31 minutes 14 seconds East, a distance of 263.36 feet; thence North 63 degrees 47 minutes 47 seconds East, a distance of

212.64 feet; thence North 72 degrees 49 minutes 35 seconds East, a distance of 162.61 feet; thence North 66 degrees 55 minutes 35 seconds East, a distance of 60.00 feet; thence North 67 degrees 29 minutes 19 seconds East a distance of 270.89 feet to the West line of the East

884.00 feet of said Northeast Quarter; thence Northerly parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 898.57 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 24 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning, EXCEPT that part of the East Half (E 1/2) of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, shown as Parcel 2, on the plat designated as Goodhue County Right-of-Way Plat No. 203 on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

Together with

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 1, Lots 1, 2, 3, 4, Block 2, Outlot B, and Outlot C, all in SANDSTONE RIDGE,

according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 1, SANDSTONE RIDGE SECOND ADDITION, according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

All the vacated right of ways of Sandstone Road, Sandstone Circle, and Decorah Drive as dedicated on the plat of SANDSTONE RIDGE, according to the recorded plat thereof, Goodhue County, Minnesota.