

TO: Cannon Falls City Council & Mayor
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Marsh Vacation-Resolution Amendment and Update
DATE: March 18th, 2025

Back on the May 13th Planning Commission meeting and the May 21st City Council meeting, the City approved a vacation of ROW (Part of old Stoughton Street) to be vacated so William Marsh could fit his home on his lot. Mr. Marsh currently lives at 319 Stoughton St E, and the vacation of city right of way would allow Mr. Marsh to gain additional property so his home doesn't encroach on residential setbacks.

Upon trying to record the resolution with Goodhue County, the resolution was denied due to the fact that the resolution had stated the land would go to Mr. Marsh, when in reality, vacated streets accrue to the owners of either side of the vacated segment. In this situation, the owners to the north (lot 1 block 53, tax forfeited) and to the south (lot 1 block 62, City of Cannon Falls).

This sparked conversations with the County, trying to figure out the history of this street and the surrounding area. The County had stated the land had already been vacated, but after additional conversations and research, this was proven false.

Exhibit 5 (see attachment), shows an email between myself and the Goodhue County Tax Manager. The email states that the section of Stoughton Street in question had not been vacated.

Before you is an amended resolution so we can get everything squared away. Half of the vacated street will go to Goodhue County Tax Forfeitures while the other half will go to the City of Cannon Falls. If the Resolution is approved, Mr. Marsh will try and talk to the County and the DNR to get the northerly part of the Vacation as well as potentially ask the City if he can purchase the southerly part of the vacated land.

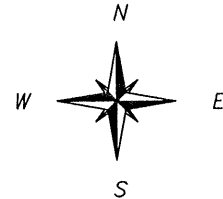
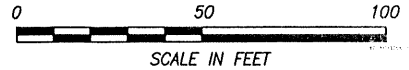
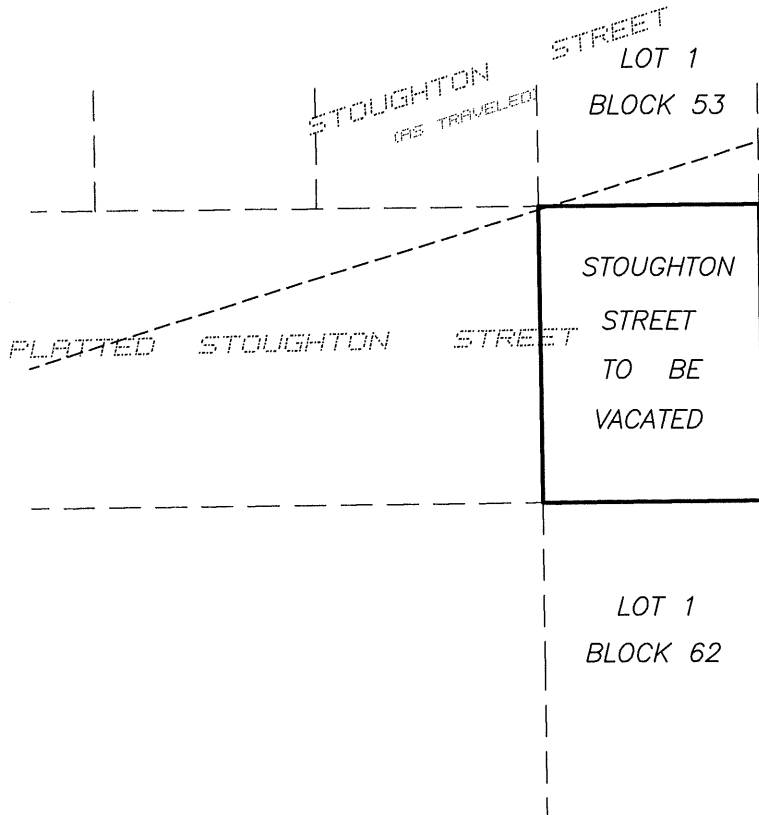
The following are attached to further describe the proposal:

1. Legal Description of Survey (Exhibit 1)
2. Aerial Map of Current Lot
3. Survey
4. Attachment from Goodhue County
5. Email Exchange with Goodhue County
6. Amended Resolution

Requested Action:

Please make a motion to approve Resolution 2808, amending a previous resolution to vacate a portion of Stoughton Street.

EX 1



LEGAL DESCRIPTION OF STOUGHTON STREET TO BE VACATED:

That part of Stoughton Street in Cannon Falls City Addition, according to the recorded plat thereof, Goodhue County, Minnesota, lying northerly of Lot 1, Block 62, which lies southerly of Lot 1, Block 53, said Cannon Falls City Addition.

CERTIFICATE FOR:
CITY OF CANNON FALLS
ATTN: ZACH LOGELIN

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

MAY 14, 2024

Dated:

David G. Rapp

David G. Rapp
 Minnesota Registration No. 22044

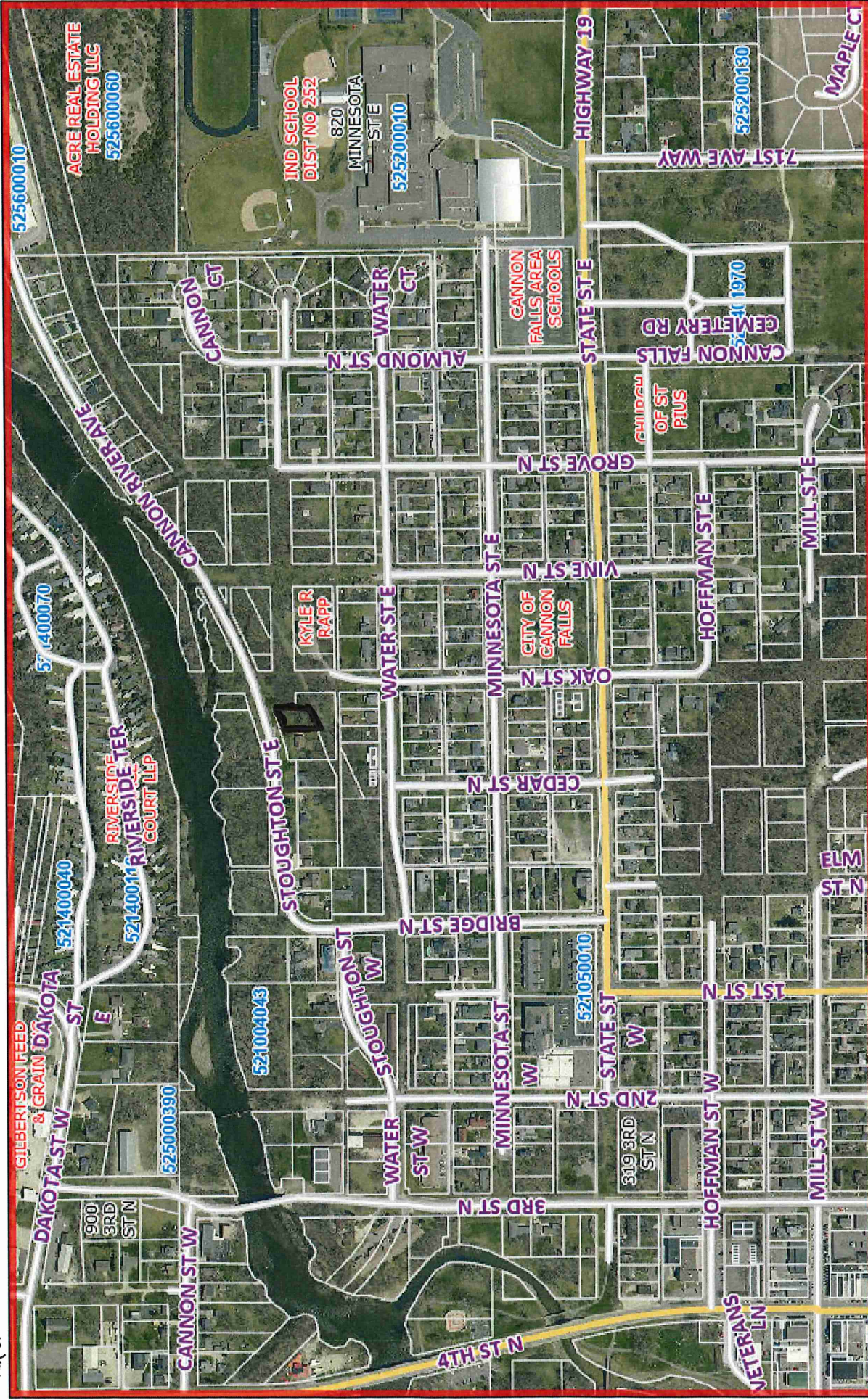
RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY: DGR	DATE: 5-14-24	PROJECT NO. D23269V
SCALE: 1"=50'	SHEET 1 of 1 sheet	BOOK/PAGE 58/22

Marsh Vacation

Ex 2



May 10, 2024

Goodhue County Roads

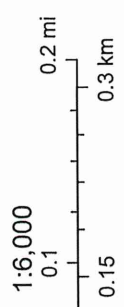
-  CEM; ; OCTY; OCRLN; CTRLN
-  SHWY

Full Address

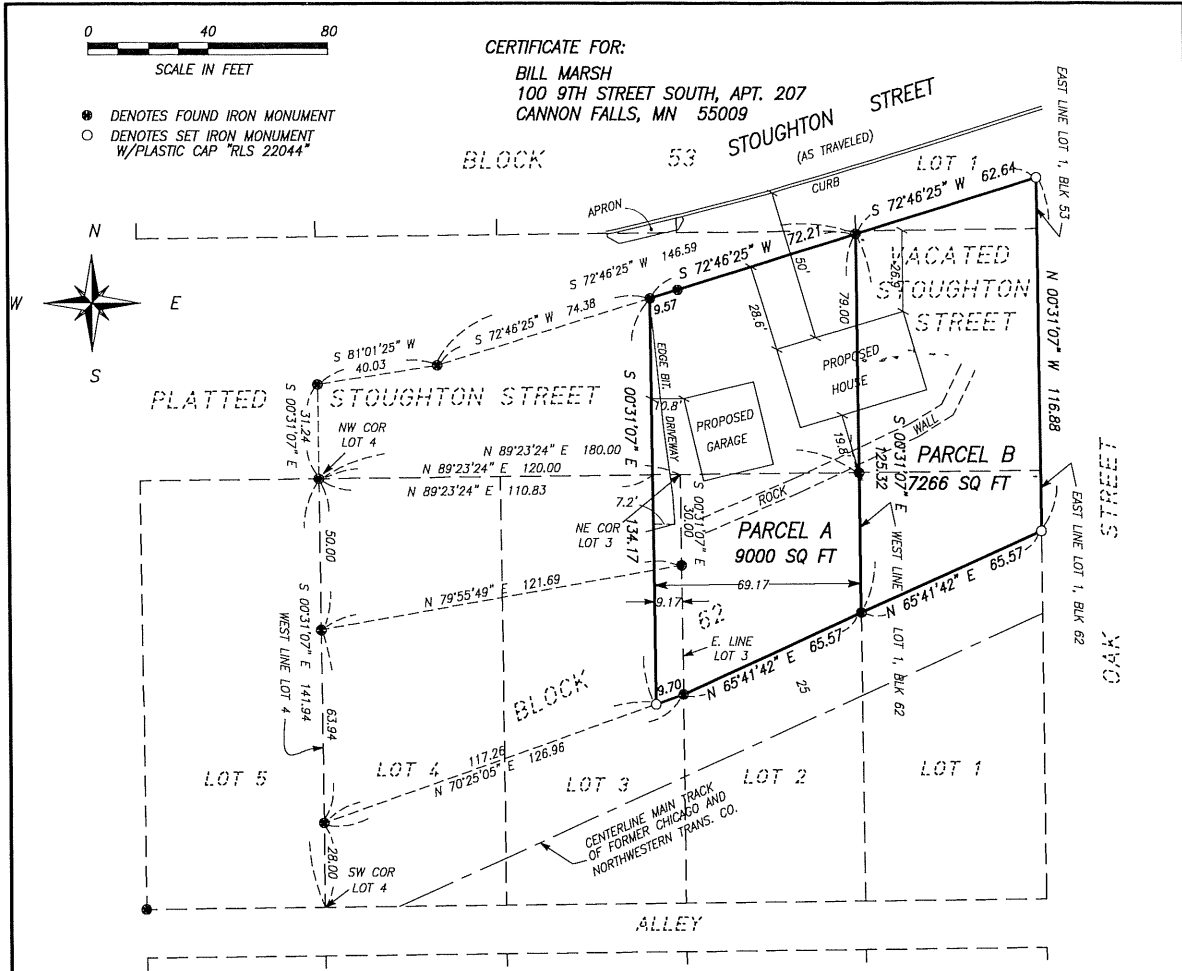
PIN

Full Name

Parcels

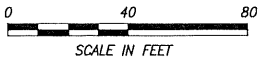


Ex 3



CERTIFICATE FOR:
 BILL MARSH
 100 9TH STREET SOUTH, APT. 207
 CANNON FALLS, MN 55009

- DENOTES FOUND IRON MONUMENT
- DENOTES SET IRON MONUMENT W/PLASTIC CAP "RLS 22044"



LEGAL DESCRIPTIONS

Parcel A (Existing Parcel)

That part of Lot 2 in Block 62 of Cannon Falls City Addition, according to the recorded plat thereof, lying Northwesterly of a line parallel with and distant 25 feet Northwesterly, measured at right angles, from the centerline of the main track of the Chicago and North Western Transportation Company as main track is now located.

And

The East 9.17 feet of the following described property: Part of Lots 3 and 4 in Block 62 of Cannon Falls City Addition, according to the recorded plat thereof, described as follows: Commencing 50.00 feet South of the Northwest corner of said Lot 4; running thence North 50.00 feet; thence East 120.00 feet to the Northeast corner of said Lot 3; thence South on the East line of Lot 3 a distance of 30.00 feet; thence Southwesterly 121.65 feet to the point of beginning.

And

The East 69.17 feet of the following described property: That part of Stoughton Street lying between Block 53 and Block 62, Cannon Falls City Addition, according to the recorded plat thereof, Goodhue County, Minnesota, described as follows: Beginning at the Northwest corner of Lot 4, Block 62; thence North 89 degrees 23 minutes 24 seconds East, bearing assumed, along the North lines of Lots 4, 3 and 2, said Block 62, a distance of 180.00 feet to the Northeast corner of said Lot 2; thence North 00 degrees 31 minutes 07 seconds West a distance of 79.00 feet; thence South 72 degrees 46 minutes 25 seconds West a distance of 146.59 feet; thence South 81 degrees 01 minute 25 seconds West a distance of 40.03 feet; thence South 00 degrees 31 minutes 07 seconds East a distance of 31.24 feet to the point of beginning.

And

The East 9.17 feet of the following described property: That part of Lots 3 and 4, Block 62, Cannon Falls City Addition, according to the recorded plat thereof, Goodhue County, Minnesota, lying southerly of a line beginning on the west line of said Lot 4, distant 50.00 feet south of the northwest corner of said Lot 4; thence easterly to a point on the east line of said Lot 3, distant 30.00 feet south of the northeast corner of said Lot 3, and lying northerly of a line, beginning at a point on the west line of said Lot 4 distant 28.00 feet north of the southwest corner of said Lot 4; thence northeasterly to a point on the east line of said Lot 3 distant 25.00 feet northwesterly, measured at right angles, from the centerline of the main track of the former Chicago North Western Transportation Company.

Containing 9000 square feet, more or less.

Parcel B (Proposed parcel)

That part of Lot 1, Block 62, Stoughton Street, and Lot 1, Block 53, Cannon Falls City Addition, according to the recorded plat thereof, Goodhue County, Minnesota, described as follows: Beginning at the intersection of the west line of said Lot 1, Block 62 with a line parallel with and 25.00 feet northwesterly, measured at right angles, from the centerline of the main track of the former Chicago North Western Transportation Company; thence North 65 degrees 41 minutes 42 seconds East (assumed bearing), along said parallel line, a distance of 65.57 feet to the east line of said Lot 1, Block 62; thence North 00 degrees 31 minutes 07 seconds West, along said east line of Lot 1, Block 62 and the east line of said Lot 1, Block 53, a distance of 116.68 feet; thence South 72 degrees 46 minutes 25 seconds West 62.64 feet to the northerly extension of the west line of said Lot 1, Block 62; thence South 00 degrees 31 minutes 07 seconds East along said West line of Lot 1, Block 62, and its northerly extension, a distance of 125.32 feet to the point of beginning.

Containing 7266 square feet, more or less.

Subject to all easements and restrictions of record, if any.

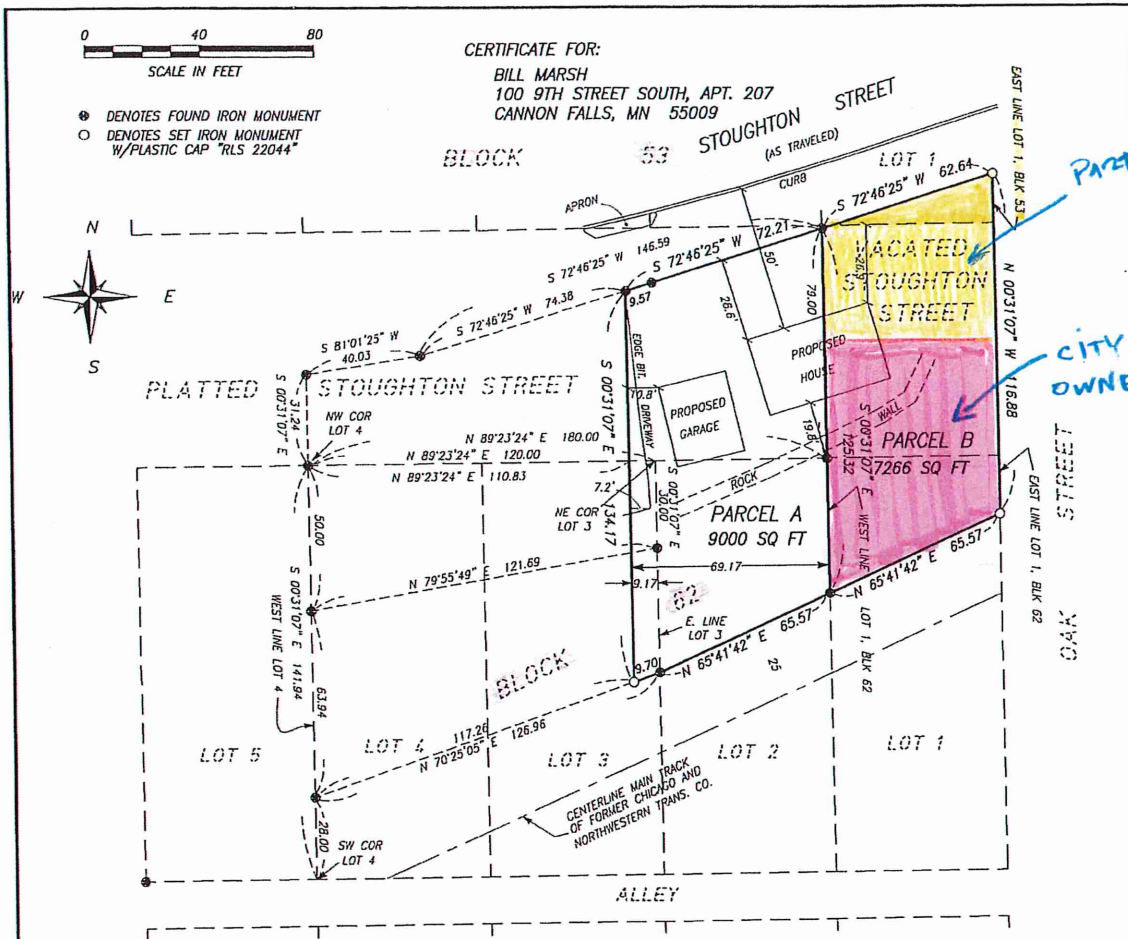
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

OCTOBER 13, 2023 David J. Rapp
 Dated: David G. Rapp
 Revised 9-10-24 Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

DRAWN BY: DGR	DATE: 10-13-23	PROJECT NO. D23269
SCALE: 1"=40'	SHEET 1 of 1 sheet	BOOK/PAGE 58/22

RX 4



LEGAL DESCRIPTIONS

Parcel A (Existing Parcel)

That part of Lot 2 in Block 62 of Cannon Falls City Addition, according to the recorded plat thereof, lying Northwesterly of a line parallel with and distant 25 feet Northwesterly, measured at right angles, from the centerline of the main track of the Chicago and North Western Transportation Company as main track is now located.

And

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Containing 7266 square feet, more or less.

Subject to all easements and restrictions of record, if any.

RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

OCTOBER 13, 2023

David G. Rapp

Dated: Revised 9-10-24

David G. Rapp
Minnesota Registration No. 22044

DRAWN BY: DGR	DATE: 10-13-23	PROJECT NO. D23269
SCALE: 1"=40'	SHEET 1 of 1 sheet	BOOK/PAGE 58/22

EX 5
zoning admin

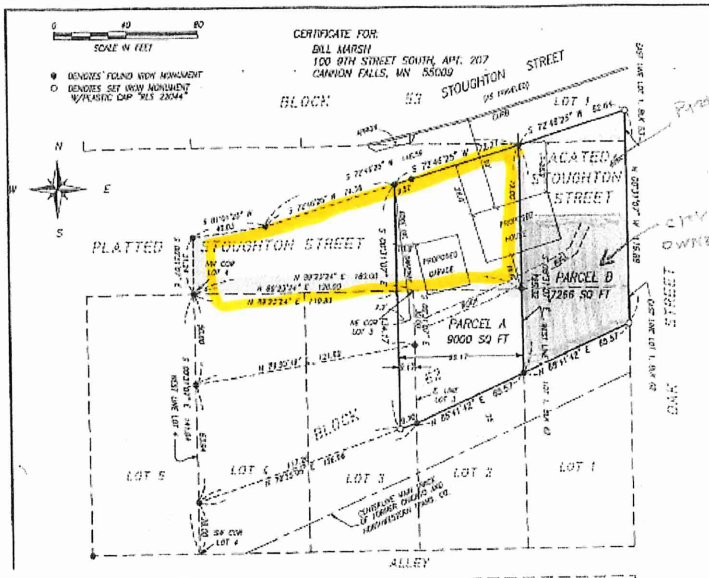
From: O'Keefe, Micki <micki.okeefe@goodhuecountymn.gov>
Sent: Friday, February 7, 2025 9:49 AM
To: zoning admin
Cc: Dahling, Lucas; O'Keefe, Steve; Lee, Carol; Ekblad, Jeff; Mitchell, Donald
Subject: RE: Vacation Reference - City of Cannon Falls
Attachments: 265600_1.pdf; 365929_1.pdf; DOC010825a.pdf; Captureplat.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Upon further review, Donald and Jeff have concluded that the section of Stoughton Street in question has not been vacated by the City of Cannon Falls.

The part that was vacated with document 265600 was the part highlighted in the survey below.



265600

RESOLUTION NUMBER 509

A Resolution vacating part of Stoughton Street between Cedar Street and Oak Street.

WHEREAS, a petition of the majority of the property owners abutting on the following described streets, together with a distance of 300 feet in each direction from the end of said streets has been duly filed with the City Clerk. Said street petitioned to be closed namely: That part of Stoughton Street lying between Block 53 and Block 62, Cannon Falls City Addition, City of Cannon Falls, according to the recorded plat thereof; Goodhue County, Minnesota described as follows: Beginning at the northwest corner of Lot 4, Block 62; thence North 89 degrees, 23 minutes 24 seconds east, bearing assumed, along the north lines of Lots 4, 3, and 2, said Block 62, a distance of 180.0 feet to the northeast corner of said Lot 2; thence north 00 degrees 31 minutes 07 seconds west a distance of 79.0 feet; thence south 72 degrees 46 minutes 25 seconds west a distance of 146.59 feet; thence south 81 degrees 01 minutes 25 seconds west a distance of 40.03 feet; thence south 00 degrees 31 minutes 07 seconds east a distance of 31.24 feet to the point of beginning;

AND WHEREAS, on the 3rd day of May, 1979, the Council held a public hearing to consider all comments relating to the proposed vacation.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA, that said street described herein is hereby vacated.

Adopted by the City Council this 3rd day of May, 1979.

Randall C. Cellert
 Randall C. Cellert, Mayor

If the street is vacated in the future, the split would be the same with part of it being added to the tax forfeited parcel and part of it being added to the parcel owned by the City of Cannon Falls.

Regards,



Micki O'Keefe | Property Tax & Election Manager
 Finance & Taxpayer Services | 509 W. 5th Street Red Wing, MN 55066
 P: 651-385-3038 | F: 651-267-4878 | E: micki.okeefe@goodhuecountymn.gov
[Facebook](#) | [Jobs](#)

From: Ekblad, Jeff <jeff.ekblad@goodhuecountymn.gov>
 Sent: Wednesday, January 8, 2025 11:36 AM
 To: zoning admin <zoningadmin@cannonfallsmn.gov>
 Cc: Dahling, Lucas <lucas.dahling@goodhuecountymn.gov>; O'Keefe, Steve <Steve.Okeefe@goodhuecountymn.gov>; Lee, Carol <Carol.Lee@goodhuecountymn.gov>; O'Keefe, Micki <micki.okeefe@goodhuecountymn.gov>
 Subject: Vacation Reference - City of Cannon Falls

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2808

RESOLUTION VACATING A PORTION OF PLATTED STOUGHTON STREET

WHEREAS, the property owner of PID 52.140.0440, William Marsh, has requested that a portion of Platted Stoughton Street adjacent to his property, directly east, be vacated (exhibit 1); and

WHEREAS, following duly given notice, the Planning Commission of Cannon Falls has held a public hearing and considered comments and objections thereto and found that the vacation of said platted street is in the public interest.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that the following described originally platted street is hereby vacated:

That part of Stoughton Street in Cannon Falls City Addition, according to the recorded plat thereof, Goodhue County, Minnesota, lying northerly of Lot 1, Block 62, which lies southerly of Lot 1, Block 53, said Cannon Falls City Addition.

Adopted by the City Council of Cannon Falls this 18th day of March, 2025.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Jon Radermacher, City Administrator