

TO: MAYOR AND CITY COUNCIL

FROM: JON RADERMACHER City Administrator

SUBJECT: PRELIMINARY PLAT O'GORMAN ADDITION

MEETING DATE: August 19, 2025

PROJECT AND HEARING DETAILS:

- 1. Preliminary Plat for O'Gorman Addition.** A public hearing has been scheduled to consider a request by Babe O'Gorman for a preliminary plat for O'Gorman Addition. Zoning is currently *R-B, Residential District Business District*. The PID's for the O'Gorman Preliminary Plat are PID's #52.800.0821, #52.600.0151, #52.800.0830, #52.800.0841, #52.800.0851

Legal Description of the preliminary plat:

That part of Block 43, St. Clair's Terre Haute Addition to Cannon Falls, Block 4, Goodhue Addition, and the vacated alleys contained therein, according to the recorded plats thereof, Goodhue County, Minnesota, described as follows: Beginning at the northeast corner of Lot 7, Block 43, said St. Clair's Terre Haute Addition; thence South 01 degree 07 minutes 24 seconds East (assumed bearing) along the east line of said Lot 7, Block 43, a distance of 95.96 feet; thence South 89 degrees 46 minutes 06 seconds West 106.17 feet to the west line of the East Half of Lot 6, Block 43, said St. Clair's Terre Haute Addition to Cannon Falls; thence South 01 degree 07 minutes 56 seconds East, along said west line of the East Half of Lot 6, Block 43, a distance of 32.17 feet to the northeasterly right of way line of Progressive Rail Company property, formerly Union Pacific Railroad Company; thence northwesterly 71.71 feet along said northeasterly right of way line, a nontangential curve concave to the northeast, having a central angle of 02 degrees 12 minutes 32 seconds, a radius of 1860.08 feet and a chord which bears North 33 degrees 27 minutes 58 seconds West for 71.70 feet; thence North 32 degrees 21 minutes 40 seconds West, along said northeasterly right of way line, tangent to said curve, 260.79 feet; thence North 89 degrees 14 minutes 28 seconds East 123.12 feet; thence North 00 degrees 46 minutes 58 seconds West 40.81 feet; thence North 89 degrees 22 minutes 22 seconds East 157.94 feet to the east line of said Block 43, St. Clair's Terre Haute Addition; thence South 00 degrees 40 minutes 10 seconds East, along said east line of Block 43, a distance of 195.74 feet to the point of beginning.

Mr. O'Gorman is seeking to re-plat various parcels through combining, splitting and dedicating public right-of-way on land that he owns. The re-plat would realign 5 parcels into 5 different parcels in order to facilitate the construction of 2 pairs of twin-homes in what would become Block 1, Lots 1 & 2, and Block 2, Lots 1 & 2. Block 3 would become a buildable lot for a potential single-family home with appropriate conditions. The site has

been previously approved for a similar preliminary plat in 2018; however, the land owner was not able to sell or develop those lots and no final plat was requested, and therefore the preliminary plat expired one year after approval. Additionally, in the process of replatting in 2018, a request to vacate the existing platted alleyways, with the understanding that private roads would be constructed, this was approved and recorded with the County on the 5 parcels. The new preliminary plat application, requests to rededicate the alley as public right-of-way to provide access for the lots and the water and sewer infrastructure installed to serve the parcels. Additionally, the 2018 application included separate approvals for a Variance to the minimum block length in R-B, a Conditional Use Permit allowing the lots not to have frontage to public streets, and a Conditional Use Permit to allow for the approval of private streets. All three provisions were recommended for approval by the Planning Commission on May 14, 2018 and approved by the City Council on June 5, 2018.

Evaluation of project proposals with unique circumstances regarding land use conditions are a foundation of purpose of the Planning Commission, and this application certainly contains unique circumstances. Historically this site, has been a part of the City for a very long time, and these lots used to have single family homes. Mr. O’Gorman acquired the lots, and even constructed the home at PID 52.800.0850, and subsequently sold it to the current owners. He has a strong interest to further develop the remaining lots, and has developed plans for twinhomes. Due to the alley right-of-way standards the development cannot meet all the zoning requirements of R-B for Block 1 Lots 1 & 2, and without a variance for lot depth, and Block 2 Lots 1 & 2 cannot meet zoning requirements without a variance for the front setback and lot depth for Block 2 Lots 1 & 2.

Mr. O’Gorman, following the 2018 approvals did construct the water and sewer lines within what were intended to be the private streets, and which are currently within the intended right-of-way of the platted alleys. These water and sewer lines, would become the services for the new homes, and have already been installed to conform with the City’s standards for public infrastructure.

The following exhibits are enclosed to further describe the proposal:

1. Development Application
2. Planning Report
3. Preliminary Plat
4. Maps detailing the variance needs
4. Past Sewer and Water Utility Improvement Plans
5. Past approvals, plats, conditional use permits, variance, and alley vacation.

Engineer Report

Staff have reviewed the preliminary plat for the referenced project. Mr. O’Gorman has received a preliminary plat for this development before. The following comments reflect an abbreviated process.

1. Zoning items and development fees that apply to this site should be discussed with the Developer.
2. The Developer needs to address any preliminary plat comments received by MnDOT. The City sent the preliminary plat to MnDOT for review since it abuts MnDOT right-of-way.
3. The alley right-of-way does not meet ordinance 151.109 (6) which requires a right-of-way width of 32 feet.
4. The existing and any proposed storm water management pond should be shown on the preliminary plat.
5. The proposed buildings should be shown to determine they can meet the setback requirements. We are assuming a variance will be required for lot depth during the final platting process.
6. Record drawings dated April 6, 2018, were submitted and show which utilities have already been installed. Street, storm water and grading plans will need to be submitted for review during the final platting process.

We recommend approval of the preliminary plat conditional upon the above items being addressed.

Planning Commission Public Hearing

The following public comment was received at the Planning Commission
Becky Youngmark, 810 5th St N, Cannon Falls: She shared her concern that development of 5 homes with families in this area would be too much, and the it would be too tight too in the area.

Staff Recommendations for Approvals with Conditions

Due to the prior approvals and improvements made to the properties, Staff recommends approval of the Preliminary Plat application while requiring the following conditions be met prior to, or along with the submittal of the application for the Final Plat:

- 1) Address any comments or recommendations from MnDOT for improvements or changes along the MnDOT right-of-way that have not already been completed.
- 2) The public right-of-way for alleys must meet right-of-way widths in the standards of 151.109 (B)(6), and design plan for the alleys shall meet all the design standards of 151.109.
- 3) Provide a Certificate of Survey for all the items required in 151.076 (B).
- 4) Updated Preliminary grading, drainage, and erosion control plan with all the requirements of 151.076 (E).
- 5) Updated Preliminary Utility Plan with all items required in 151.076 (F).
- 6) Determination of Name for the platted alley for address purposes.
- 7) Application for a variance to any buildable lots that do not meet the lot depth minimum of 142 feet for residential property in the R-B district.
- 8) Application for a variance to the front setback requirement of Block 2 Lots 1 & 2
- 9) All parcels in the preliminary plat shall meet the following minimum requirements for setbacks, with the exception of Block 2 Lots 1 & 2:

Minimum lot area		
Single-family	8,520 square feet	
Two-family (per unit)	5,000 square feet	
Minimum lot depth		
Single and Two Family	142 feet	
Minimum lot width		
Single-family	60 feet	
Two-family	80 feet	
Minimum setbacks		
Front	25 feet	
Rear	20 feet	
Side	Interior	10 feet
	Corner	20 feet
	Common wall	0 feet

Rear/side detached accessory	5 feet	
Garage accessing alley	15 feet	

Buildable Area Block 2 Lots 1 & 2- Variance Lot Depth under 142 ft & Variance for Front Setback to 17"



Buildable Area Block 1 Lots 1 & 2- Variance Lot Depth under 142 ft



Block 2 Lots 1 & 2 with front setback of 25', the rear of the houses extend outside of the buildable area.

ArcGIS Web Map



REQUESTED COUNCIL ACTION

Approve Resolution XXXX as recommended by the Planning Commission.



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9312

SUBJECT TO STAFF REVIEW

Street Location of Property: ID# : 52.480.0841, 52.480.0857, 62.600.6271

Legal Description of Property: _____

Owner of Record:

Name: ROBERT BABE O'GORMAN

Daytime Phone: 507-298-0633

Address: 26980 Michael Ave
CF 55009

Applicant (if other
than owner)

Name: _____

Notary Stamp

Daytime Phone: _____

Address: _____

E-Mail Address: hiddenrock@Frontier.net.net

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

- | | | | | |
|----------|-------------------------------------|------------------------|-------------------------------------|-----------------------------------|
| Request: | ☐ | Conditional Use Permit | ☐ | Rezoning/Ordinance Text Amendment |
| | ☒ | Subdivision | ☒ | Variance |
| | ☐ | Concept | ☐ | Interim Use Permit |
| | ☒ | Preliminary Plat | ☐ | Amendment |
| | ☐ | Final Plat | ☐ | CUP/PUD |
| | ☐ | Administrative | ☐ | Site Plan Review |
| | ☐ | Administrative Permit | ☐ | Special Home Occupation |
| | ☐ | Vacation | ☐ | Annexation Petition |
| | ☐ | Comp Plan Amendment | ☐ | Appeal |
| | ☐ | 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: _____

Date Submission Deemed to be Complete: _____

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

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

7/14/25 (B)
Date: 5/20/25

Applicant (if not the Property Owner)

Date: _____

=====

FOR CITY USE ONLY

Date Application Filed: 7/14/25

Basic Fees: 450

Received By: JR

Escrow Deposit: 2500

Evidence of Ownership Submitted: ☐ Yes ☐ No ☐ Required

Certified Lot Survey: ☐ Yes ☐ No ☐ Required

Legal Description Adequate: ☐ Yes ☐ No ☐ Required

Date of Planning Commission Meeting: 8/11/25

Recommendation of Planning Commission on: August 11, 2025 ☒ Approve ☐ Deny

Recommendation of City Council on: _____ ☐ Approve ☐ Deny

Subject to following conditions: _____

LEGAL DESCRIPTION

That part of Block 43, St. Clair's Terre Haute Addition to Cannon Falls, Block 4, Goodhue Addition, and the vacated alleys contained therein, according to the recorded plats thereof, Goodhue County, Minnesota, described as follows: Beginning at the northeast corner of Lot 7, Block 43, said St. Clair's Terre Haute Addition; thence South 01 degree 07 minutes 24 seconds East (assumed bearing) along the east line of said Lot 7, Block 43, a distance of 95.96 feet; thence South 89 degrees 46 minutes 06 seconds West 106.17 feet to the west line of the East Half of Lot 6, Block 43, said St. Clair's Terre Haute Addition to Cannon Falls; thence South 01 degree 07 minutes 56 seconds East, along said west line of the East Half of Lot 6, Block 43, a distance of 32.17 feet to the northeasterly right of way line of Progressive Rail Company property, formerly Union Pacific Railroad Company; thence northwesterly 71.71 feet along said northeasterly right of way line, a nontangential curve concave to the northeast, having a central angle of 02 degrees 12 minutes 32 seconds, a radius of 1860.08 feet and a chord which bears North 33 degrees 27 minutes 58 seconds West for 71.70 feet; thence North 32 degrees 21 minutes 40 seconds West, along said northeasterly right of way line, tangent to said curve, 260.79 feet; thence North 89 degrees 14 minutes 28 seconds East 123.12 feet; thence North 00 degrees 46 minutes 58 seconds West 40.81 feet; thence North 89 degrees 22 minutes 22 seconds East 157.94 feet to the east line of said Block 43, St. Clair's Terre Haute Addition; thence South 00 degrees 40 minutes 10 seconds East, along said east line of Block 43, a distance of 195.74 feet to the point of beginning.



CANNON FALLS Since 1876

BEACON

Printer's AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA

8/11 Public Hearing

City of Cannon Falls

Jean Hoeft, being duly sworn, on oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as the Cannon Falls Beacon, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, or 331A.07, and other applicable laws, as amended.

(B) The printed Notice, which is attached, was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive issue(s); it was published on:

Thursday, July 31, 2025

Printed below is a copy of the lowercase alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

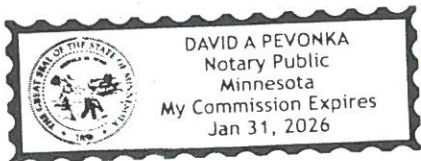
abcdefghijklmnopqrstuvwxyz

By: _____

Jean Hoeft

Title: Customer Service Representative

Subscribed and sworn to before me on this 31st day of July, 2025.



Notary Public: _____

David A. Pevonka

Printed Name: _____

David A. Pevonka

My Commission Expires: _____

Jan 31, 2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on August 11, 2025, to hold a Public Hearing to consider a Preliminary Plat for O'Gorman Addition, which includes the realignment of parcel lines, and establishment of public right-of-way for the following area:

That part of Block 43, St. Clair's Terre Haute Addition to Cannon Falls, Block 4, Goodhue Addition, and the vacated alleys contained therein, according to the recorded plats thereof, Goodhue County, Minnesota, described as follows: Beginning at the northeast corner of Lot 7, Block 43, said St. Clair's Terre Haute Addition; thence South 01 degree 07 minutes 24 seconds East (assumed bearing) along the east line of said Lot 7, Block 43, a distance of 95.96 feet; thence South 89 degrees 46 minutes 06 seconds West 106.17 feet to the west line of the East Half of Lot 6, Block 43, said St. Clair's Terre Haute Addition to Cannon Falls; thence South 01 degree 07 minutes 56 seconds East, along said west line of the East Half of Lot 6, Block 43, a distance of 32.17 feet to the northeasterly right of way line of Progressive Rail Company property, formerly Union Pacific Railroad Company; thence northwesterly 71.71 feet along said northeasterly right of way line, a nontangential curve concave to the northeast, having a central angle of 02 degrees 12 minutes 32 seconds, a radius of 1860.08 feet and a chord which bears North 33 degrees 27 minutes 58 seconds West for 71.70 feet; thence North 32 degrees 21 minutes 40 seconds West, along said northeasterly right of way line, tangent to said curve, 260.79 feet; thence North 89 degrees 14 minutes 28 seconds East 123.12 feet; thence North 00 degrees 46 minutes 58 seconds West 40.81 feet; thence North 89 degrees 22 minutes 22 seconds East 157.94 feet to the east line of said Block 43, St. Clair's Terre Haute Addition; thence South 00 degrees 40 minutes 10 seconds East, along said east line of Block 43, a distance of 195.74 feet to the point of beginning.

More detailed information relating to the application and proposed change is available for public inspection at City Hall, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

Izzy Carlson

License Permit Technician

507-263-9308

(July 31, 2025) 269680

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License Permit Technician

507-263-9308

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



July 31, 2025

Mr. Jon Radermacher
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
O' Gorman Addition
Review of Preliminary Plat

Dear Jon:

We have reviewed the preliminary plat for the referenced project. This plat has partially gone through the platting process before. The following comments reflect an abbreviated process.

1. Zoning items and development fees that apply to this site should be discussed with the Developer.
2. The Developer needs to address any preliminary plat comments received by MnDOT. The City sent the preliminary plat to MnDOT for review since it abuts MnDOT right-of-way.
3. The alley right-of-way does not meet ordinance 151.109 (6) which requires a right-of-way width of 32 feet.
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We recommend approval of the preliminary plat conditional upon the above items being addressed.

Please contact us if you have any questions.

Sincerely,

WHKS & co.

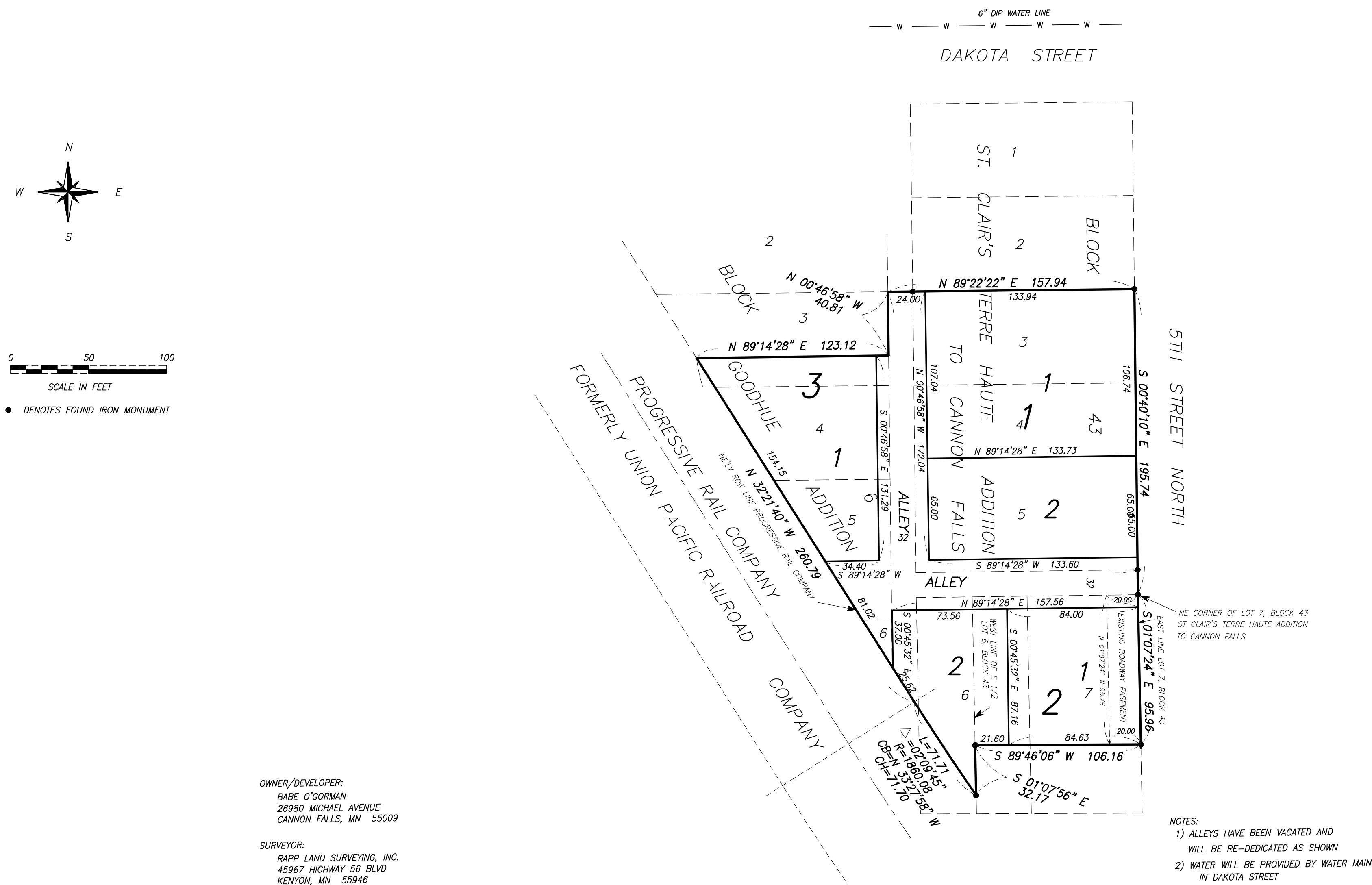


William Angerman, P.E.
Cannon Falls Consulting City Engineer

Cc: Izzy Carlson, City of Cannon Falls
Jed Petersen, City of Cannon Falls
Daren Sikkink, WHKS

PRELIMINARY PLAT:

O'GORMAN ADDITION



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Containing 58,000 square feet or 1.33 acres, more or less.

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.

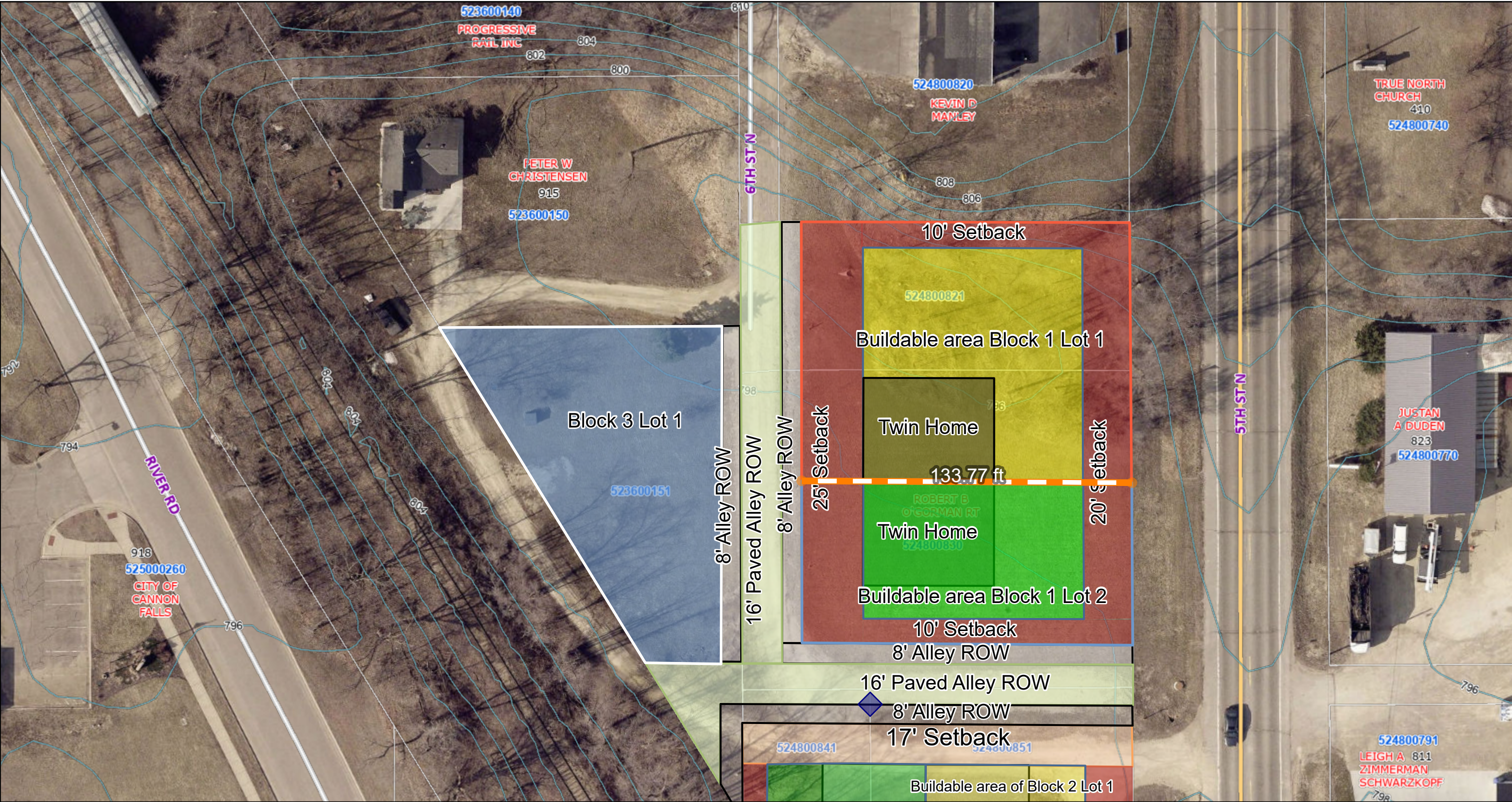
JUNE 29, 2025

David G. Rapp

David G. Rapp
Minnesota Registration No. 22044

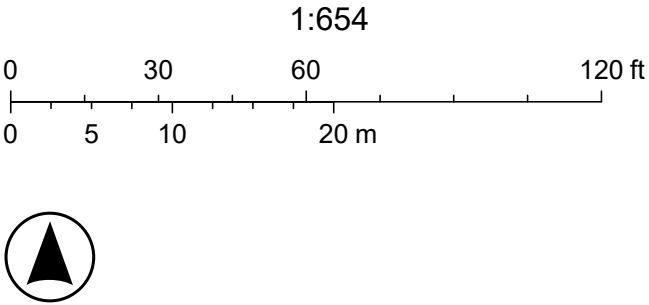
RAPP LAND SURVEYING, INC. 45967 HIGHWAY 56 BLVD KENYON, MN 55946 (507) 789-5366		
DRAWN BY: DGR	DATE: 06-29-25	PROJECT NO. D25102
SCALE: 1" = 50'	SHEET 1 of 1 sheet	BOOK/PAGE 39/55,75

Buildable Area Block 1 Lots 1 & 2- Variance Lot Depth under 142 ft



8/6/2025, 9:23:08 PM

2 FT Contours	802	Goodhue County Roads	Parcels
792	804	CEM; ; OCTY; OCRLN; CTRLN	555720E203544N.sid
794	806	SHWY	Red: Band_1
796	808	House Number	Green: Band_2
798	810	PIN	Blue: Band_3
800		Full Name	



Buildable Area Block 2 Lots 1 & 2- Variance Lot Depth under 142 ft & Variance for Front Setback to 17"



8/6/2025, 9:29:08 PM

2 FT Contours

800

802

804

794

796

798

Goodhue County Roads

SHWY

House Number

PIN

Full Name

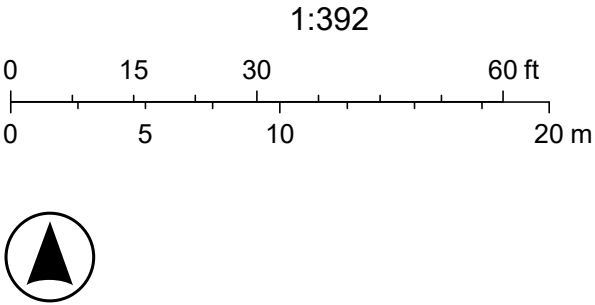
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Parcels

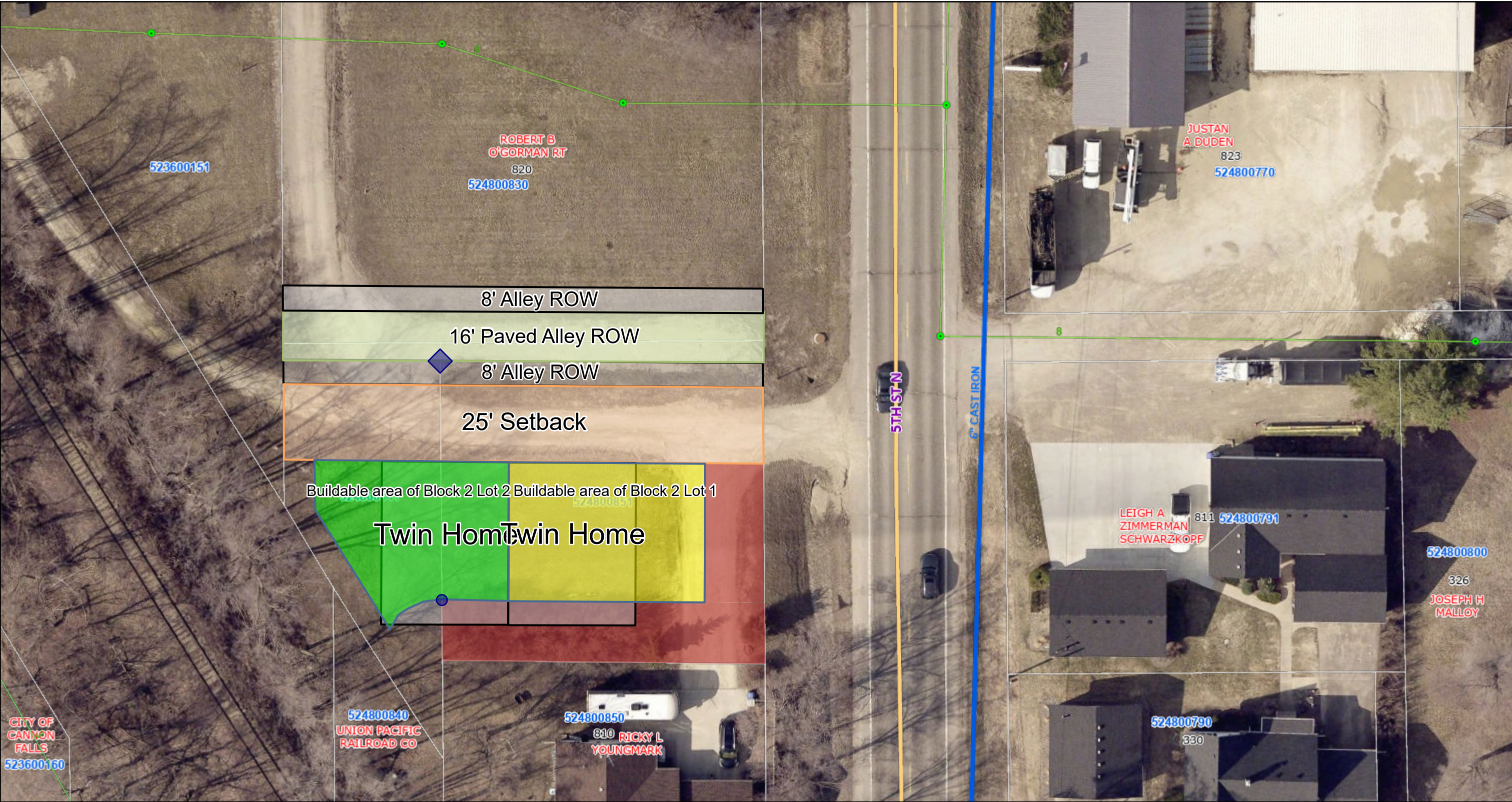
Red: Band_1

Green: Band_2

Blue: Band_3



ArcGIS Web Map



8/6/2025, 8:23:09 PM

1:531

Water Main

6

Sanitary Main

3

Goodhue County Roads

SHWY

PIN

555720E203544N.sid

Full Name

Red: Band_1

House Number

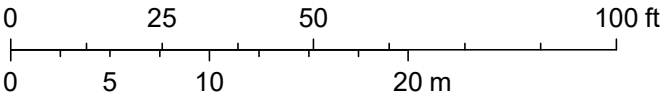
Green: Band_2

Parcels

Blue: Band_3

Sanitary Points

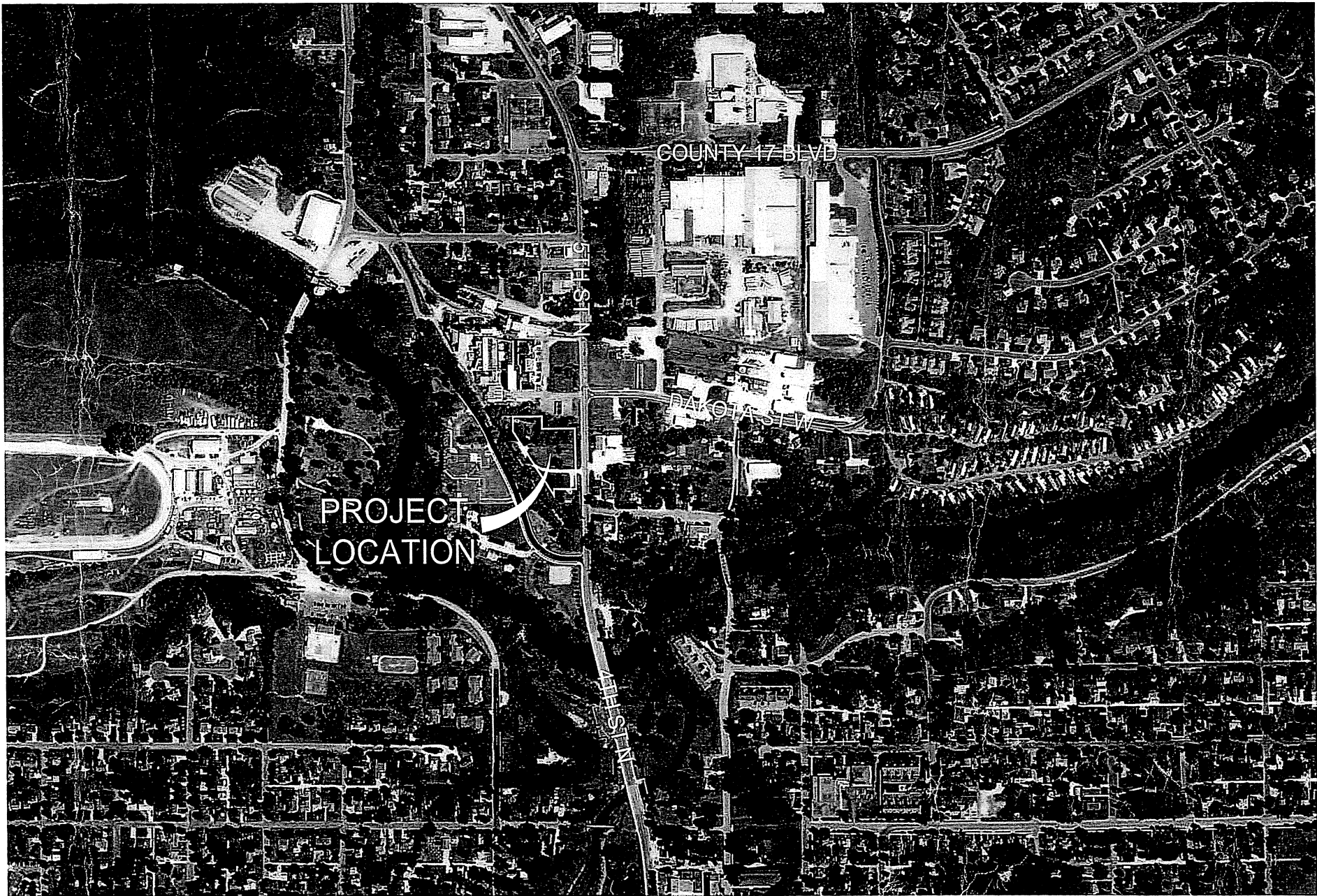
8



SEWER AND WATER UTILITY IMPROVEMENTS

Cannon Falls, Minnesota

WSB & Associates, Inc. Project No. 011072-000
Issue Date..... APRIL 6, 2018



1 PROJECT LOCATION MAP
1 SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

UTILITY MAPS ARE INCLUDED WITH THE TECHNICAL SPECIFICATIONS.

GOPHER ONE CALL TICKET NUMBER: 173391124



Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SANITARY SEWER & WATER
4	SANITARY SEWER & WATER
5	DETAIL SHEET
6	PRE & POST CONSTRUCTION DRAINAGE PLAN
7	EROSION CONTROL PLAN

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

THIS PROJECT IS ON AN ASSUMED [0, 0] COORDINATE SYSTEM.
B.M. ELEVATION: 794.49

OWNER:
Robert "Babe" O'Gorman
26980 Michael Avenue
Cannon Falls, MN 55009
507-298-0633

SURVEY PROVIDED BY:
Rapp Land Surveying, Inc.
45967 Highway 56 Boulevard
Kenyon, MN 55946
612-532-1263

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED SPECIFICATIONS.
- OBTAIN ALL NECESSARY PERMITS REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY MARKING AUTHORITY PRIOR TO CONSTRUCTION.
- SOIL BORINGS HAVE NOT BEEN PERFORMED NOR HAS A GEOTECHNICAL REPORT BEEN PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE SITE AND THE SUB-SURFACE CONDITIONS.



WSB PROJECT NO.:
011072-000

SCALE: AS SHOWN
DESIGN BY: MEM
PLAN BY: SSP
CHECK BY: MEM

REVISIONS	
NO.	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew E. Mohs, P.E.
MATTHEW E. MOHS, P.E.
DATE: 04/06/2018 LIC. NO: 42853

SEWER AND WATER UTILITY
IMPROVEMENTS
CANNON FALLS, MINNESOTA

TITLE SHEET

SHEET
1
OF
7



WSB PROJECT NO.:
011072-000

SCALE: AS SHOWN
DESIGN BY: MEM
PLAN BY: SSP
CHECK BY: MEM

REVISIONS	
NO.	DESCRIPTION

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OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

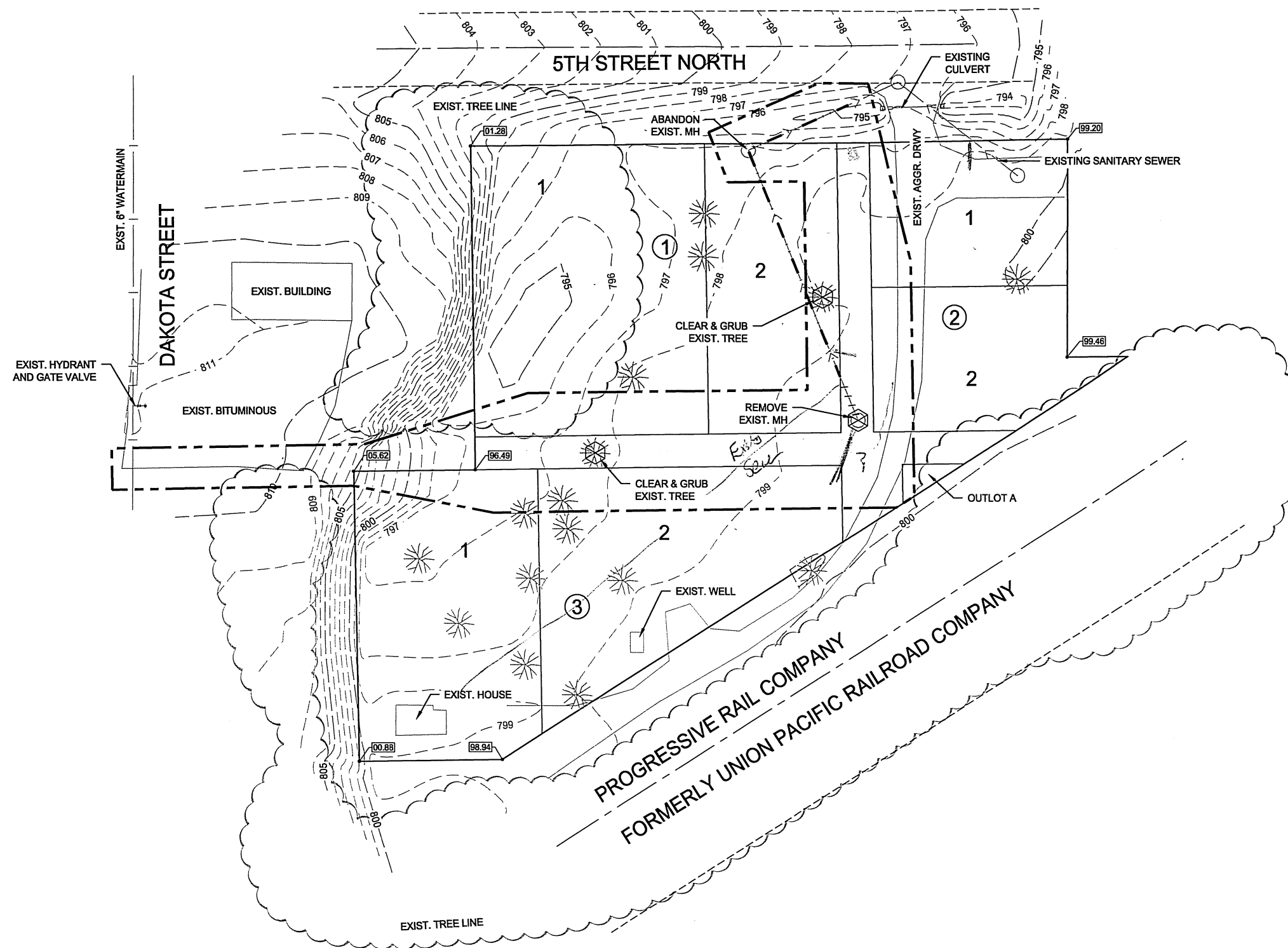
Matthew E. Mohs
MATTHEW E. MOHS, P.E.

DATE: 04/06/2018 LIC. NO.: 42853

SEWER AND WATER UTILITY
IMPROVEMENTS
CANNON FALLS, MINNESOTA

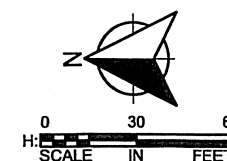
EXISTING
CONDITIONS

SHEET
2
OF
7



LEGEND

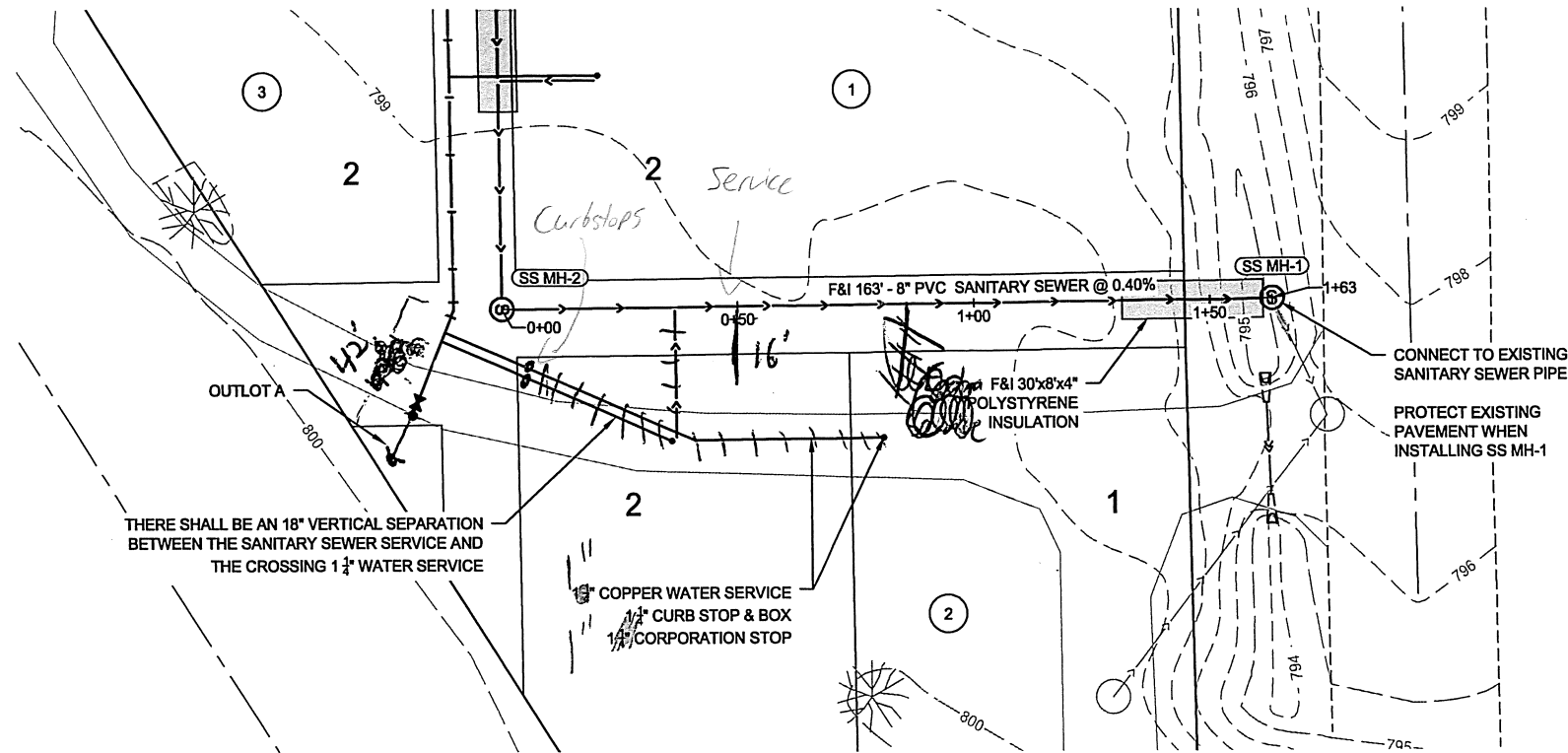
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- ABANDON SANITARY PIPE
- REMOVE SANITARY PIPE
- ITEM TO BE REMOVED
- EXISTING TREE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- R.O.W. LINE
- CENTERLINE
- LIMITS OF CONSTRUCTION
- 1 LOT NUMBER
- ① BLOCK NUMBER



SURVEY PROVIDED BY:
Rapp Land Surveying, Inc.
45967 Highway 56 Boulevard
Kenyon, MN 55946
612-532-1263

OWNER:
Robert "Babe" O'Gorman
26980 Michael Avenue
Cannon Falls, MN 55009
507-298-0633

C:\1011072-000\Cad\Plan\011072-000-C-SSWR-WATR.dwg 4/9/2018 3:56:01 PM



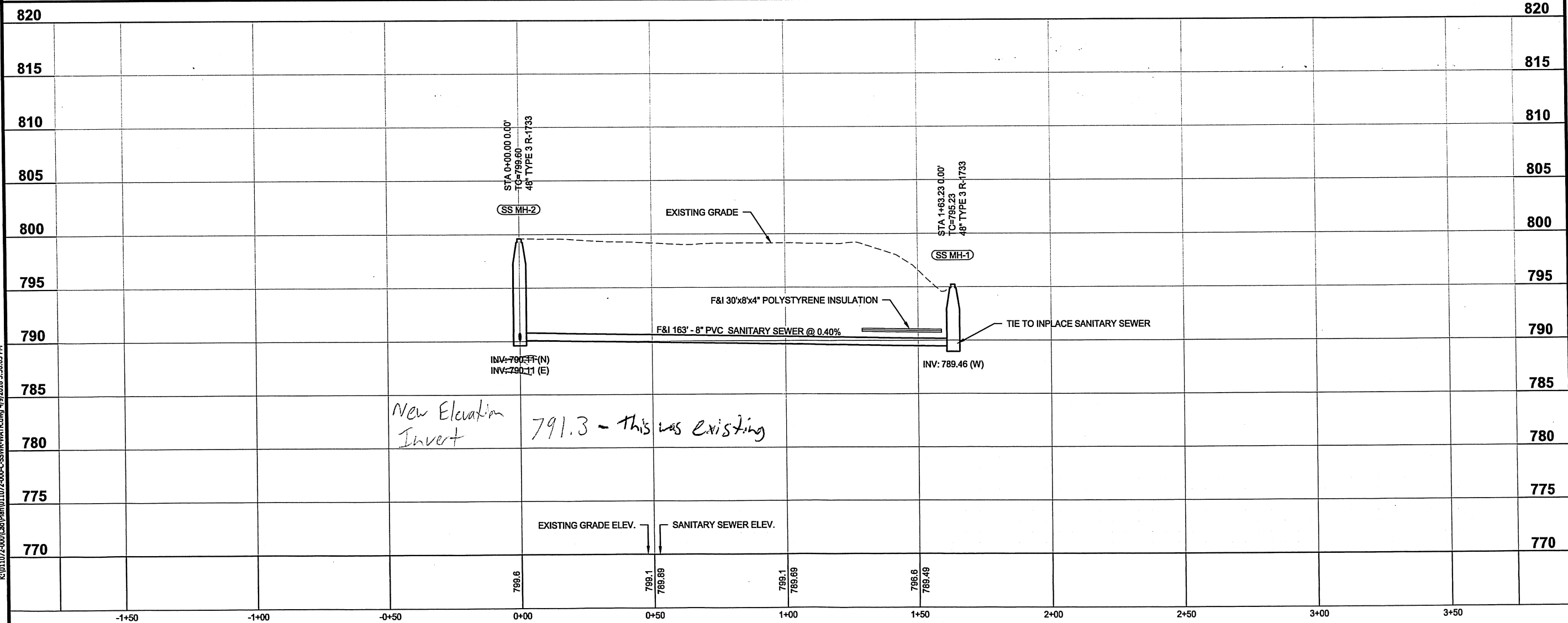
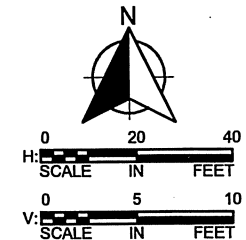
UTILITIES - EAST & WEST

SANITARY SEWER SERVICE DATA:				
LOT / BLOCK	CL STA. @ END SERVICE:	INV. @ END	WYE SA STATION	WYE DIRECTION
2-2	Sta.: 0+36.58 - 28.00, RT	790.47	1+38	LEFT

WATER CURB BOX DATA:		
LOT / BLOCK	CL STATION:	FINISHED SURFACE ELEVATION
W 1-2	Sta.: 0+80.56 - 28.00, RT	799.4
W 2-2	Sta.: 0+35.58 - 28.00, RT	799.8

CONSTRUCTION NOTES:

- CONTRACTOR TO REPLACE AGGREGATE DRIVEWAY THAT IS DAMAGED DURING CONSTRUCTION.
- PROVIDE TRAFFIC CONTROL AS NECESSARY FOR THE INSTALLATION OF SS MH-1.



REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew E. Mohs, P.E.
MATTHEW E. MOHS, P.E.
DATE: 04/06/2018 LIC. NO.: 42853

SEWER AND WATER UTILITY IMPROVEMENTS
CANNON FALLS, MINNESOTA

SANITARY SEWER & WATER

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR DETAIL WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

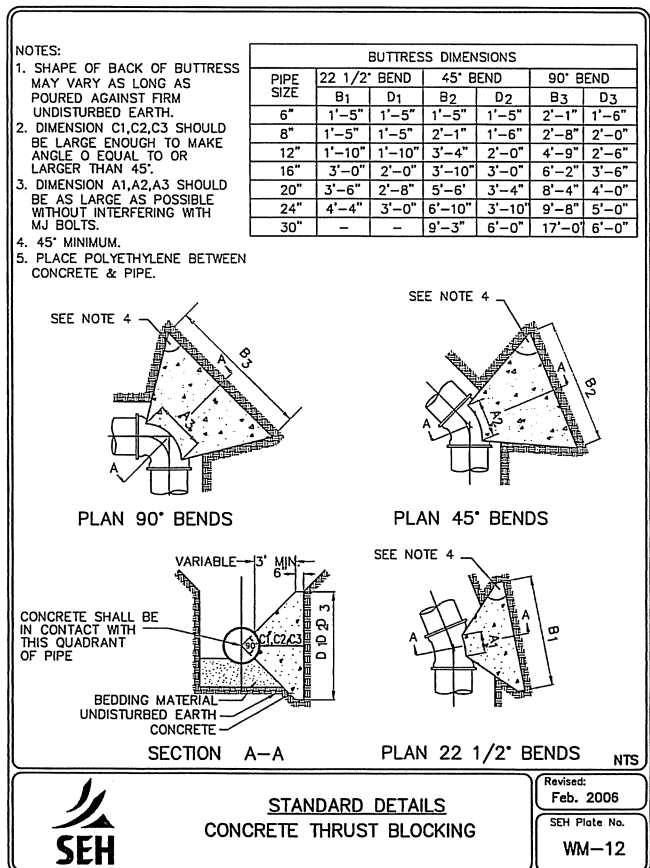
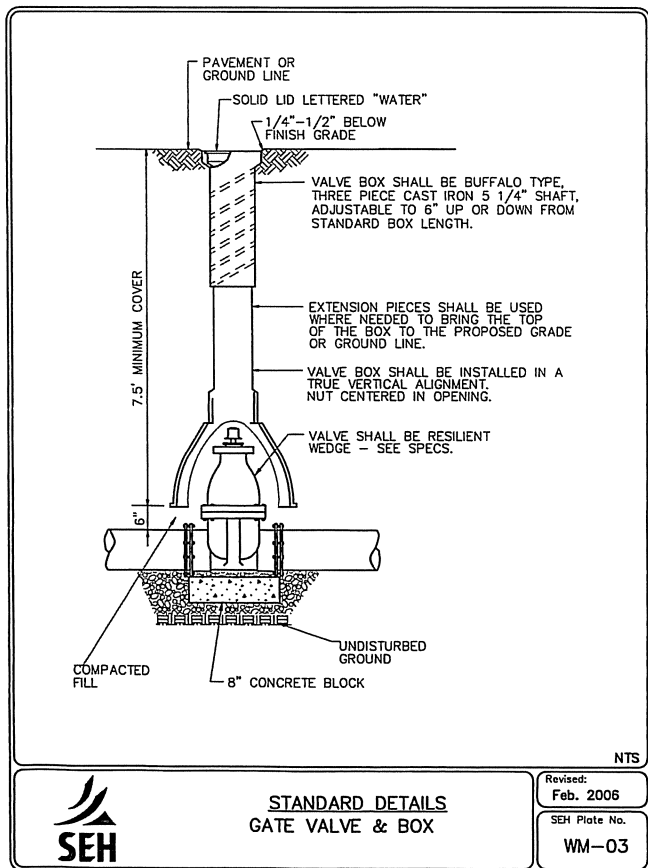
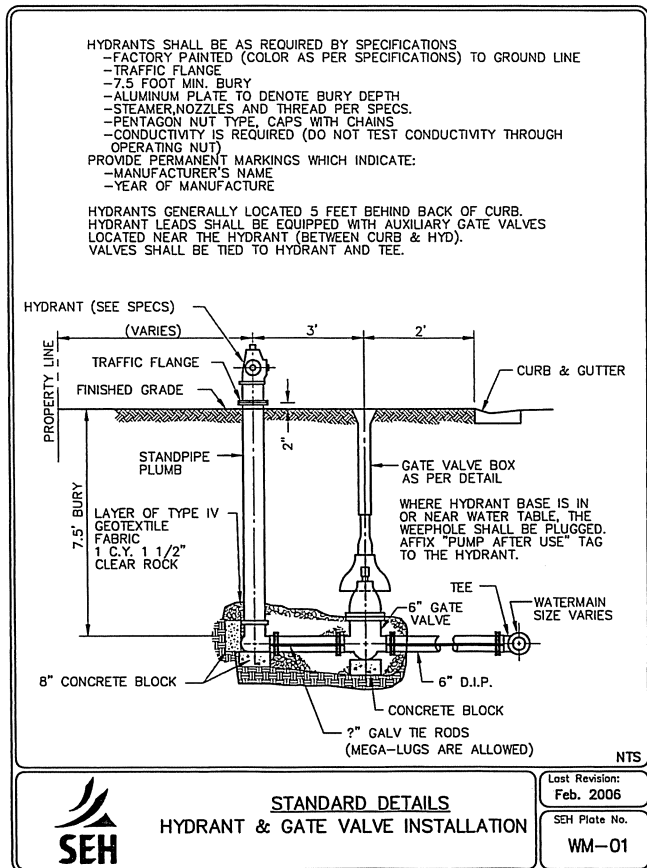
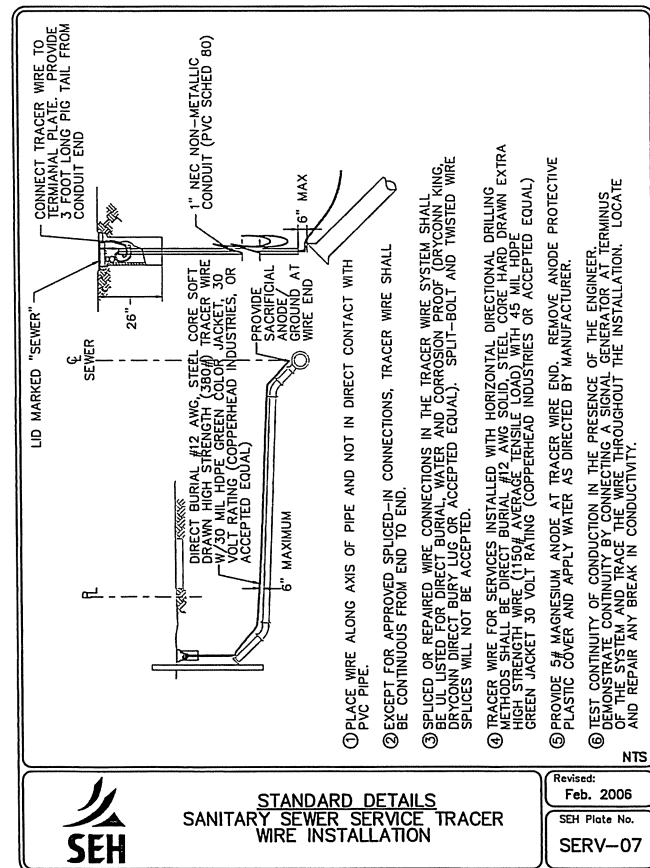
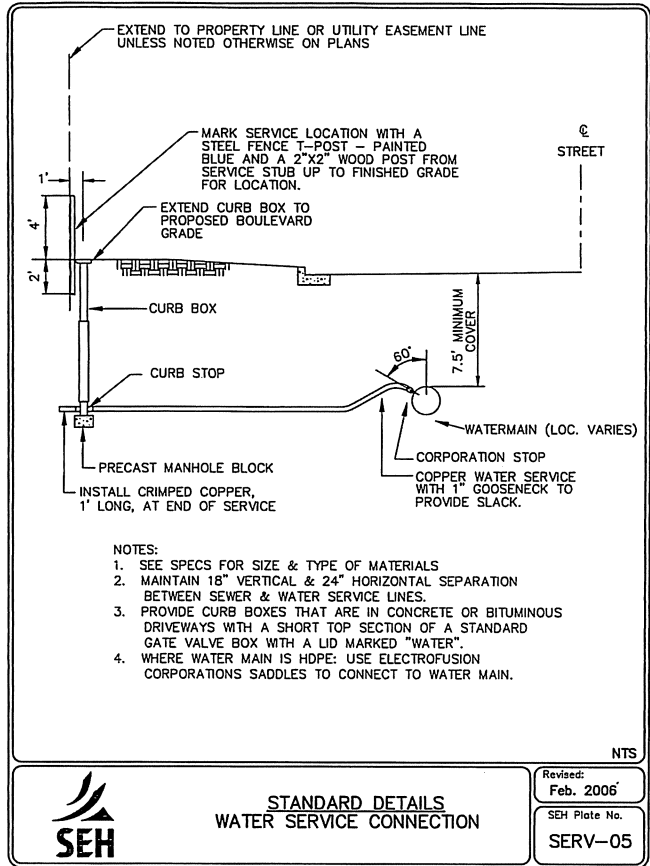
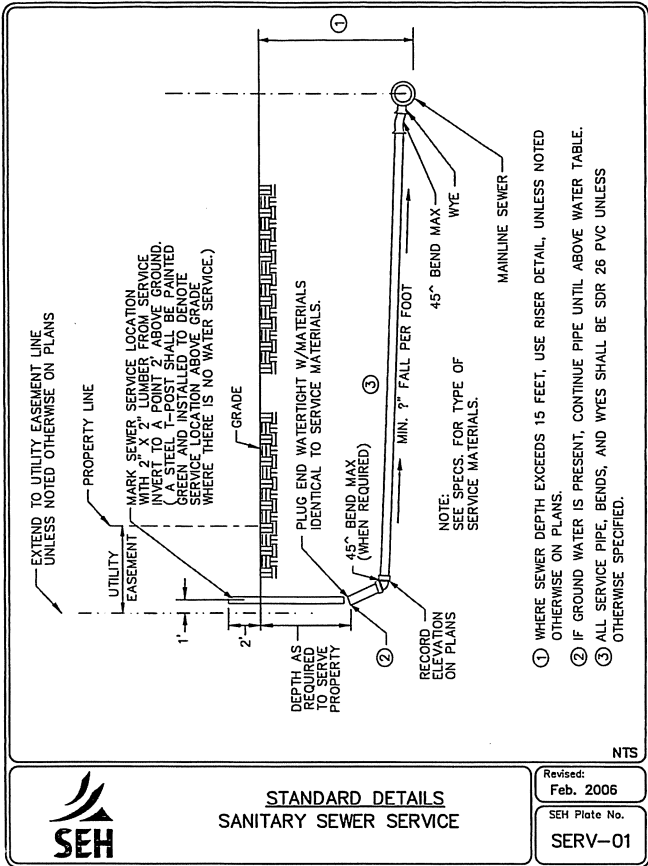
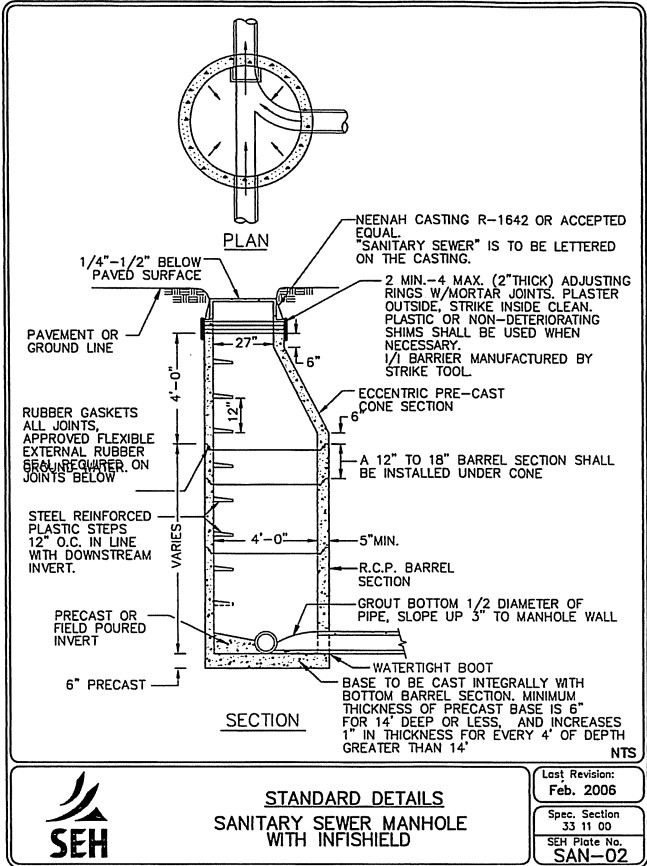
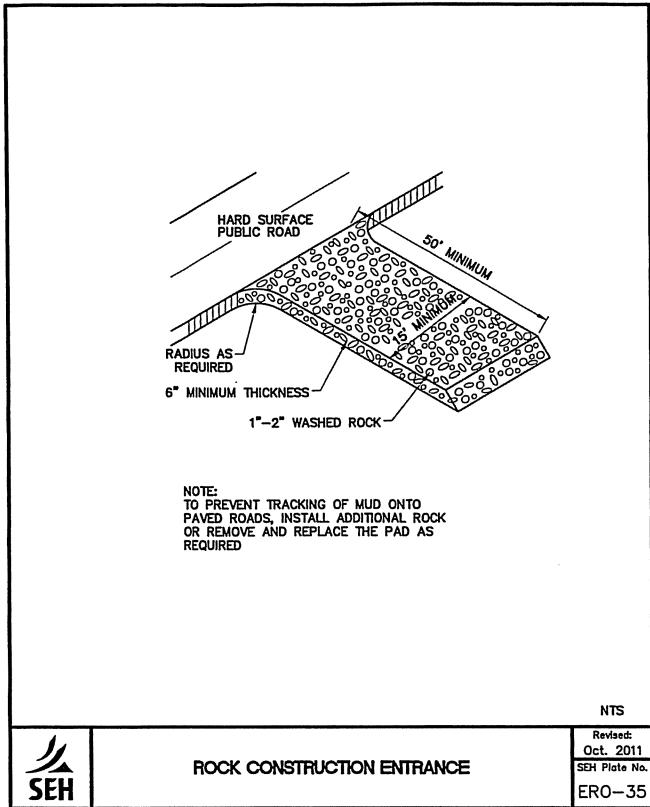
Matthew E. Mohs
MATTHEW E. MOHS, P.E.

DATE: 04/06/2018 LIC. NO.: 42853

SEWER AND WATER UTILITY
IMPROVEMENTS

CANNON FALLS, MINNESOTA

DETAIL SHEET





WSB PROJECT NO.:
011072-000

SCALE: AS SHOWN
DESIGN BY: MEM
PLAN BY: SSP
CHECK BY: MEM

REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew E. Mohs
MATTHEW E. MOHS, P.E.
DATE: 04/06/2018 LIC. NO.: 42853

SEWER AND WATER UTILITY
IMPROVEMENTS
CANNON FALLS, MINNESOTA

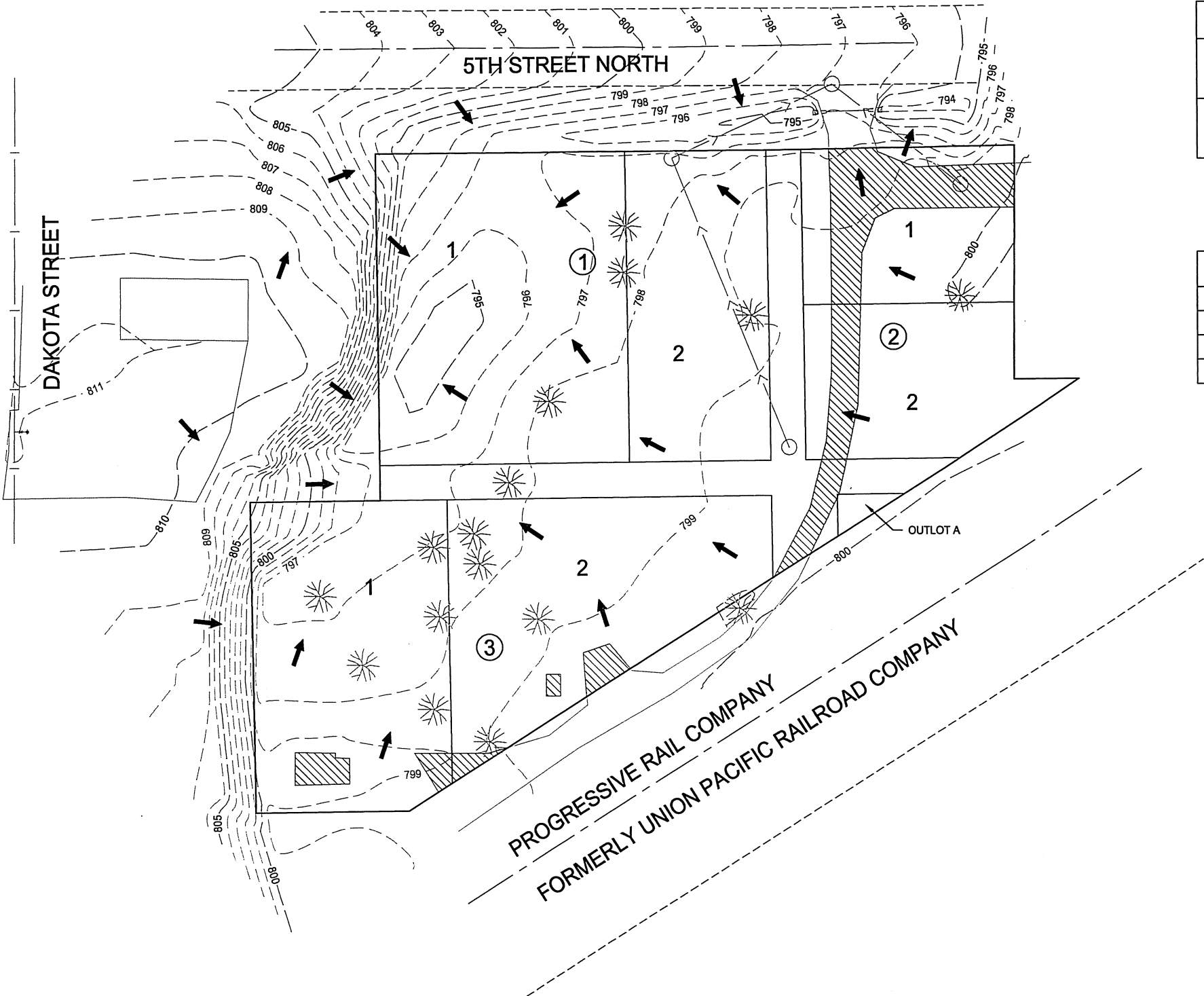
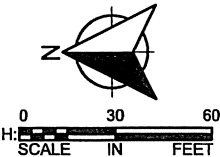
PRE & POST
CONSTRUCTION
DRAINAGE PLAN

SHEET
6
OF
7

LAND USE SUMMARY:			
TOTAL AREA	DISTURBED AREA	TOTAL PRE IMPERVIOUS	TOTAL PRE PERVIOUS
		5,048 SF	67,027 SF
72,075 SF	25,195 SF	TOTAL POST IMPERVIOUS	TOTAL POST PERVIOUS
		5,048 SF	67,027 SF

TYPE OF AREA	PRE PROJECT IMPERVIOUS	POST PROJECT IMPERVIOUS
BITUMINOUS	0 SF	0 SF
BUILDING	410 SF	410 SF
AGGR. DRWY.	4,638 SF	4,638 SF
TOTAL AREA	5,048 SF	5,048 SF

LEGEND	
	EXISTING CONTOUR
	DIRECTION OF DRAINAGE FLOW
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	R.O.W. LINE
	CENTERLINE
1	LOT NUMBER
①	BLOCK NUMBER
	EXISTING IMPERVIOUS (5,048 SF TOTAL)



CONSTRUCTION NOTE:
THERE WILL BE A NET ZERO GAIN ON PRE VERSUS POST IMPERVIOUS SURFACE AS A RESULT OF THIS PROJECT. ANY DAMAGE TO THE EXISTING AGGREGATE DRIVEWAY DUE TO THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR. THE EXISTING DRAINAGE PATTERN WILL NOT BE ALTERED AS A RESULT OF THIS PROJECT.

SURVEY PROVIDED BY:
Rapp Land Surveying, Inc.
45967 Highway 56 Boulevard
Kenyon, MN 55946
612-532-1263

OWNER:
Robert "Babe" O'Gorman
26980 Michael Avenue
Cannon Falls, MN 55009
507-298-0633



WSB PROJECT NO.:
011072-000

SCALE: AS SHOWN
DESIGN BY: MEM
PLAN BY: SSP
CHECK BY: MEM

REVISIONS	
NO.	DESCRIPTION

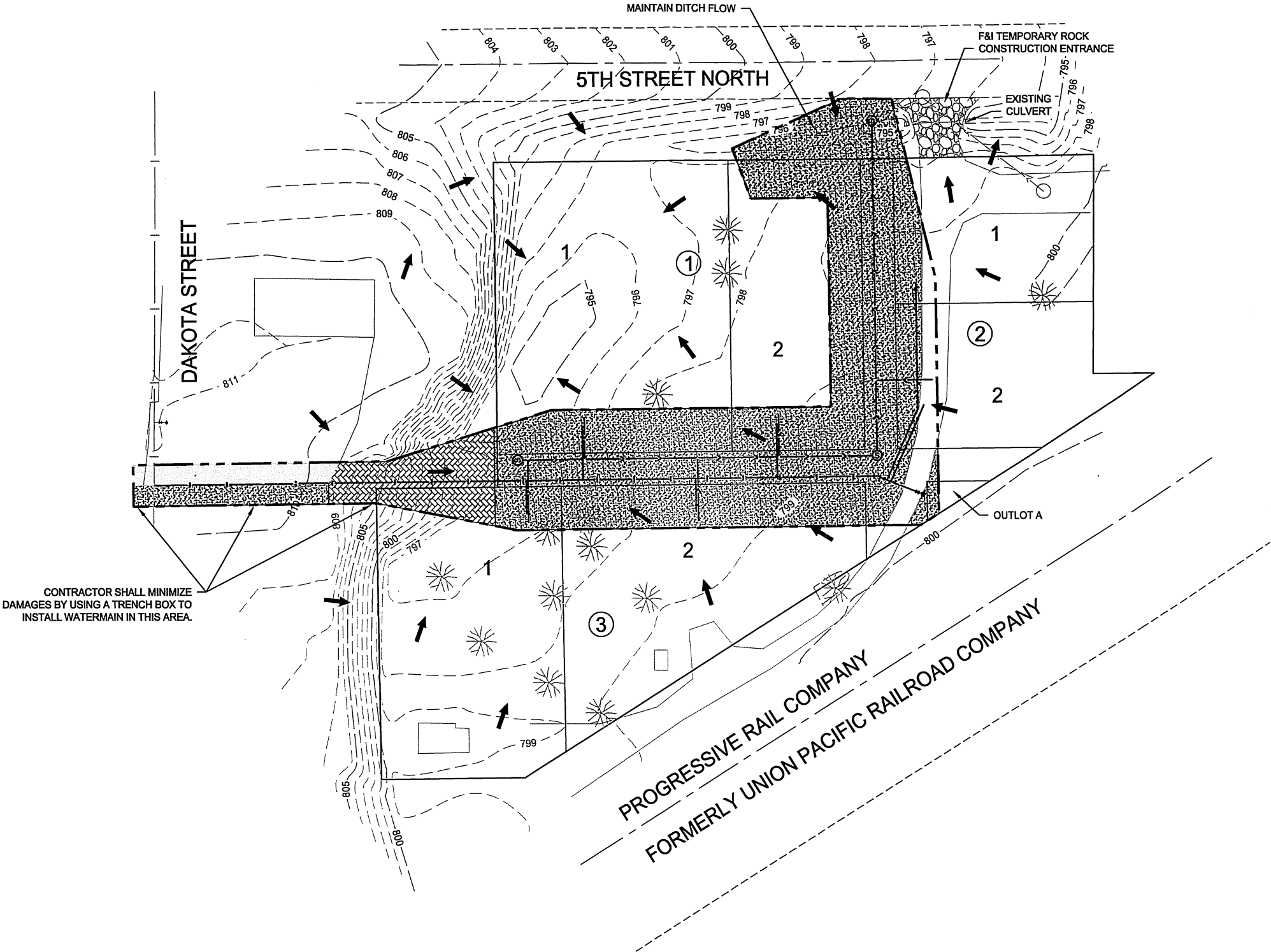
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew E. Mohs
MATTHEW E. MOHS, P.E.
DATE: 04/06/2018 LIC. NO.: 42853

SEWER AND WATER UTILITY
IMPROVEMENTS
CANNON FALLS, MINNESOTA

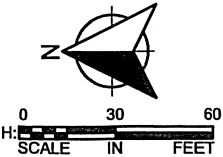
EROSION
CONTROL PLAN

SHEET
7
OF
7



LEGEND

- - - - - EXISTING CONTOUR
- ➔ DIRECTION OF DRAINAGE FLOW
- - - - - EXISTING WATERMAIN
- - - - - EXISTING SANITARY SEWER
- - - - - R.O.W. LINE
- - - - - CENTERLINE
- - - - - LIMITS OF CONSTRUCTION
- 1 LOT NUMBER
- ① BLOCK NUMBER
- [Hatched Box] EROSION CONTROL BLANKET
CATEGORY 3
4 INCHES OF TOPSOIL
SEED MIX 25-131 @ 220 LB/AC
10-10-10 FERTILIZER @ 300 LB/AC
- [Stippled Box] BITUMINOUS PATCHING (MATCH
EXISTING PARKING LOT AND
STREET PAVEMENT SECTIONS)
- [Dotted Box] PERMANENT TURF ESTABLISHMENT
4 INCHES OF TOPSOIL
TYPE 1 STRAW MULCH @ 2 TON/AC
SEED MIX 25-131 @ 220 LB/AC
10-10-10 FERTILIZER @ 300 LB/AC



SURVEY PROVIDED BY:
Rapp Land Surveying, Inc.
45967 Highway 56 Boulevard
Kenyon, MN 55946
612-532-1263

OWNER:
Robert "Babe" O'Gorman
26980 Michael Avenue
Cannon Falls, MN 55009
507-298-0633

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

RESOLUTION NUMBER 2354

**A RESOLUTION VACATING PLATTED ALLEYWAYS FORMERLY IN THE
ST. CLAIR'S TERRE HAUTE ADDITION AND GOODHUE ADDITION**

WHEREAS, it has been proposed to vacate the following described alleys, and

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

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that the following described alleys are hereby vacated:

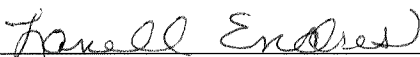
That part of the alley in Block 43, St. Clair's Terre Haute Addition to Cannon Falls, according to the recorded plat thereof, Goodhue County, Minnesota, lying westerly of and adjacent to Lots 3, 4, 5 and 6, Block 43, which lies southerly of the westerly extension of the north line of said Lot 3, Block 43, which also lies northeasterly of the northeasterly right of way line of Progressive Rail Company. Also that part of the alley in said Block 43, lying southerly of and adjacent to Lot 5, Block 43, which lies northerly of and adjacent to Lots 6 and 7, said Block 43. That part of the alley in Block 6, Goodhue Addition to the Town of Cannon Falls, according to the recorded plat thereof, Goodhue County, Minnesota, lying southerly of and adjacent to Lot 5, Block 6, which lies northerly of and adjacent to Lot 6, Block 6, which also lies northeasterly of the northeasterly right of way line of Progressive Rail Company.

Adopted by the City Council of the City of Cannon Falls on this 15th day of May, 2018.

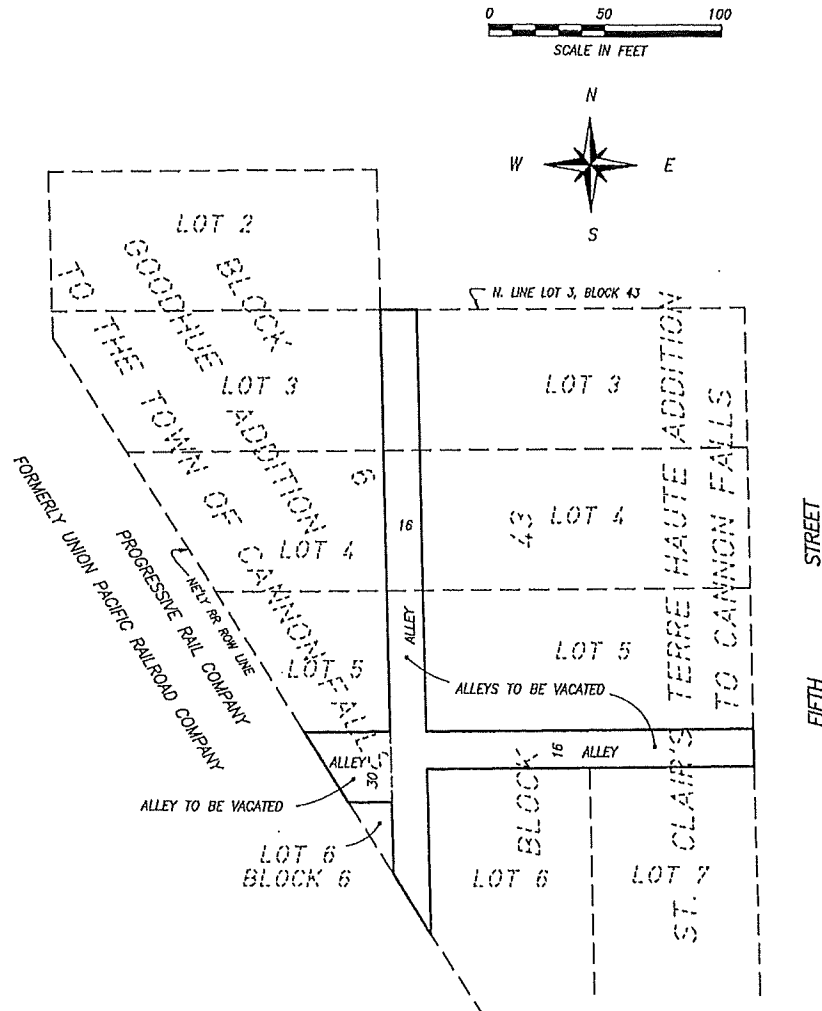


Lyman M. Robinson, Mayor

ATTEST:



Lanell Endres, Interim City Administrator



LEGAL DESCRIPTION OF ALLEYS TO BE VACATED:

That part of the alley in Block 43, St. Clair's Terre Haute Addition to Cannon Falls, according to the recorded plat thereof, Goodhue County, Minnesota, lying westerly of and adjacent to Lots 3, 4, 5 and 6, Block 43, which lies southerly of the westerly extension of the north line of said Lot 3, Block 43, which also lies northeasterly of the northeasterly right of way line of Progressive Rail Company. Also that part of the alley in said Block 43, lying southerly of and adjacent to Lot 5, Block 43, which lies northerly of and adjacent to Lots 6 and 7, said Block 43. That part of the alley in Block 6, Goodhue Addition to the Town of Cannon Falls, according to the recorded plat thereof, Goodhue County, Minnesota, lying southerly of and adjacent to Lot 5, Block 6, which lies northerly of and adjacent to Lot 6, Block 6, which also lies northeasterly of the northeasterly right of way line of Progressive Rail Company.

DESCRIPTION FOR:

BABE O'GORMAN
26980 MICHAEL AVENUE
CANNON FALLS, MN 55009

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 15, 2018

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: 5-15-18	PROJECT NO. D17123V
SCALE: 1"=50'	SHEET 1 of 1 sheet	BOOK/PAGE 39/55

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2358

APPROVE PRELIMINARY PLAT – O’GORMAN ADDITION

WHEREAS, Robert (Babe) O’Gorman has made application for approval of a preliminary plat identified as the O’Gorman Addition on property currently described as:

Block 43 Lots 1, 2, 3, 4, 5, 6 and 7 of the St. Clair’s Terre Haute Addition and Block 6 Lots 2, 3, 4, 5 and 6 of the Goodhue Addition PIDs 52.360.0150, 52.480.0821, 52.480.0830, 52.480.0841 and 52.480.0851; and

WHEREAS, the Planning Commission conducted a public hearing on May 14, 2018 to accept testimony relating to the proposed preliminary plat; and

WHEREAS, the Cannon Falls Planning Commission recommends approval of the preliminary plat.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CANNON FALLS that based on the findings of the Planning Commission, which are found in Exhibit A, the preliminary plat be approved subject to compliance with all requirements of the City of Cannon Falls Subdivision Ordinance Chapter 151 and the City of Cannon Falls Zoning Code Chapter 152.

ADOPTED by the City Council this 5th day of June, 2018.

BY: 
Lyman M. Robinson, Mayor

ATTEST: 
Lanell Endres
Interim City Administrator

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: SAMANTHA MEYER, ZONING ASSISTANT

RE: VARIANCES AND CONDITIONAL USE PERMIT – O’GORMAN PLAT

The Preliminary Plat recommended for approval by the Planning Commission requires that a variance and conditional use permits be approved as well.

A variance is required for minimum block lengths in a proposed plat, a conditional use permit is required for lot frontage on private streets in a newly platted development and a conditional use permit is required for the use of private streets in a newly platted development.

Attached is Exhibit A, the Findings of Fact by the Planning Commission regarding the variance and conditional use permits. Exhibit B is the proposed lot configuration.

The Planning Commission unanimously recommended approval of the variance and conditional use permits at their May 14, 2018 meeting.

Requested Action: Council is asked to approve the accompanying resolution for the variance and conditional use permits for the preliminary plat.

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

RESOLUTION NUMBER 2359

**APPROVE VARIANCE AND CONDITIONAL USE PERMITS
FOR O’GORMAN ADDITION**

WHEREAS, Robert (Babe) O’Gorman [applicant] has made an application for conditional use permits and a variance on property in the City of Cannon Falls, currently described as:

Block 43 Lots 1, 2, 3, 4, 5, 6 and 7 of the St. Clair’s Terre Haute Addition and Block 6 Lots 2, 3, 4, 5 and 6 of the Goodhue Addition PIDs 52.360.0150, 52.480.0821, 52.480.0830, 52.480.0841 and 52.480.0851; and

WHEREAS, the applicant has made an application for a variance to allow the platting of a new subdivision in the City of Cannon Falls with three (3) blocks that will not meet minimum block length requirements for new subdivisions in the Residential Business (R-B) District; and

WHEREAS, the applicant has made an application for a conditional use permit to allow private streets in a newly platted development; and

WHEREAS, the applicant has made an application for a conditional use permit to allow newly platted lots to have frontage on private streets and to have access from private streets; and

WHEREAS, the private street shall have two access points for emergency vehicles from 5th Street North and Dakota Street; and

WHEREAS, the Home Owner’s Association agreement shall be provided to the City which states what parties are responsible for private street maintenance; and

WHEREAS, utility easements shall be designated for all utilities running underneath said private streets; and

WHEREAS the Planning Commission of the City of Cannon Falls conducted a public hearing on May 14, 2018 to accept public testimony regarding the applications; and

WHEREAS, the Planning Commission finds that the granting of the variance and conditional use permits is reasonable due to existing geographic and accessibility constraints.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY COUNCIL OF THE CITY OF CANNON FALLS that the application for the variance and conditional use permits be approved subject to compliance with applicable requirements of the City's Zoning and Subdivision codes.

ADOPTED by the City Council this 5th day of June, 2018.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Lanell Endres
Interim City Administrator

Findings of Fact
O’Gorman Preliminary Plat
Conditional Use Permits and Variance

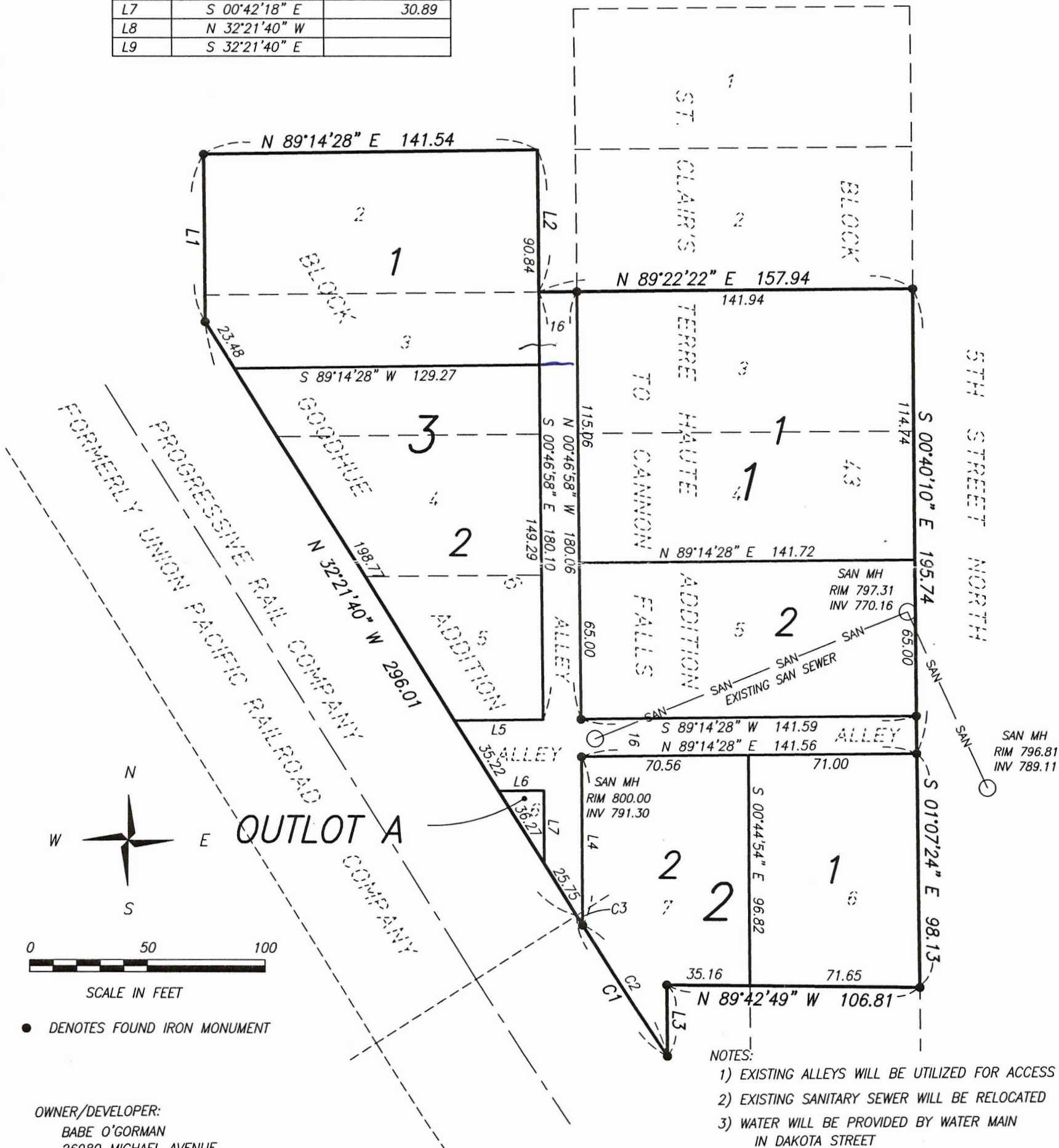
1. Section 151.107(A) of the Cannon Falls Subdivision Ordinance states that minimum block length shall be 400 feet. The preliminary plat shows Block 1 at approximately 180 feet, Block 2 at approximately 141 feet and Block 3 approximately 271 feet long. As designed, single family or two family homes would be able to fit on the proposed lots while complying with setback requirements for the Residential Business District.
2. A variance for block length is recommended due to geographic constraints posed by the site. The current configuration of 5th Street North, railroad tracks and existing structures all have an effect on how the plat can be most logically designed.
3. Sections 151.108 (E) and 151.108 (G) state that all lots shall have frontage on a public street. A conditional use permit is required to permit the proposed lots to have frontage on proposed private streets as seen in the attached plat document.
4. A conditional use permit for lot frontage is recommended due to accessibility constraints of western lots and restrictions in the Cannon Falls Zoning Code which states that direct access onto arterial streets (which 5th Street North is categorized as) should be avoided when possible.
5. Section 151.108 (H) states that private streets should not be approved in newly platted developments. The applicant is asking that private streets be permitted in the re-plat of the property.
6. The private streets will be owned and maintained by the proposed Home Owner’s Association. Easements will be granted by the property owner(s) for utilities running under these private streets. The existing alleys were vacated by Council action at the May 15, 2018 meeting.

PRELIMINARY PLAT: O'GORMAN ADDITION

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	70.21	02°09'45"	1860.08	70.20	N 33°26'33" W
C2	65.37	02°00'49"	1860.08	65.37	N 33°31'01" W
C3	4.83	00°08'56"	1860.08	4.83	N 32°26'08" W

LINE	BEARING	DISTANCE
L1	N 00°45'46" W	70.84
L2	S 00°46'58" E	60.04
L3	S 00°44'43" E	29.72
L4	N 00°46'58" W	70.96
L5	S 89°14'28" W	37.48
L6	N 89°14'28" E	19.03
L7	S 00°42'18" E	30.89
L8	N 32°21'40" W	
L9	S 32°21'40" E	

6" DIP WATER LINE
— W — W — W — W — W —
DAKOTA STREET



OWNER/DEVELOPER:
BABE O'GORMAN
26980 MICHAEL AVENUE
CANNON FALLS, MN 55009

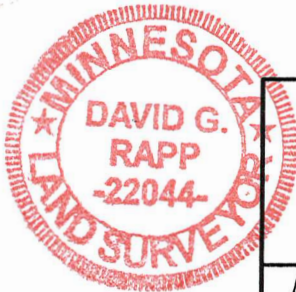
SURVEYOR:
RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946

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.

SEPTEMBER 29, 2017

Dated:

David G. Rapp
Minnesota Registration No. 22044



RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
(507) 789-5366

DRAWN BY: DGR	DATE: 09-29-17	PROJECT NO. D17123
SCALE: 1" = 50'	SHEET 1 of 1 sheet	BOOK/PAGE 39/55

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

RESOLUTION NUMBER 2823

**RESOLUTION FOR THE APPROVAL OF A PRELIMINARY PLAT FOR
O’GORMAN ADDITION**

WHEREAS, Robert (Babe) O’Gorman, has made an application for a Preliminary Plat to realign parcel lines, and establish public right-of-way, for the future development of housing in the City of Cannon Falls; and

WHEREAS, the Planning Commission conducted a hearing on August 11, 2025 to accept testimony relating to the application; and

WHEREAS, the Planning Commission found the granting of the Preliminary Plat is reasonable, in harmony with the general purposes and intent of the Zoning Ordinance, in conformance with the City of Cannon Falls Comprehensive Plan; and

WHEREAS, the Planning Commission agreed to the approve the Preliminary Plat so long as the following conditions are met in the application for Final Plat, within a period of one (1) year of the date of the approval of this resolution:

- 1) Address any comments or recommendations from MnDOT for improvements or changes along the MnDOT right-of-way that have not already been completed.
- 2) The public right-of-way for alleys must meet right-of-way widths in the standards of 151.109 (B)(6), and design plan for the alleys shall meet all the design standards of 151.109.
- 3) Provide a Certificate of Survey for all the items required in 151.076 (B).
- 4) Updated Preliminary grading, drainage, and erosion control plan with all the requirements of 151.076 (E).
- 5) Updated Preliminary Utility Plan with all items required in 151.076 (F).
- 6) Determination of Name for the platted alley for address purposes.
- 7) Application for a variance to any buildable lots that do not meet the lot depth minimum of 142 feet for single or two-family residential property in the R-B district.
- 8) Application for a variance to the front setback requirement of Block 2 Lots 1 & 2
- 9) All parcels in the preliminary plat shall meet the minimum requirements for setbacks in the R-B District, with the exception of Block 2 Lots 1 & 2:

WHEREAS, The Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for a Preliminary Plat, with conditions for Final Plat be approved.

NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings and recommendation of the Planning Commission the Preliminary Plat for O’Gorman Addition, with conditions is hereby approved.

ADOPTED by the City Council of Cannon Falls this 19th day of August, 2025.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST:

Jon Radermacher, City Administrator