

TO: Cannon Falls Mayor, City Council and Planning Commission
FROM: Jon Radermacher, City Administrator
SUBJECT: Development Application – McCoy/Simon/Tract
DATE: June 9th, 2025

BACKGROUND

On May 27, 2025, a development application for a subdivision, rezone and PUD was received by the City for property currently outside of the City Limits in Randolph Township with the intent to be petitioned for annexation with in the City. The property is intended to be used for the development of a technology park (data center), and will be developed by Tract for potential end user(s).

At this time there is no action being rested, but due to the large nature of the project, staff felt it important to share this information with the Planning Commission as soon as possible to give time for review, and prepare questions and comments at later meetings. A critical element for the decision-making process will be for the property to be annexed into the City, and that will best be accomplished with and orderly annexation agreement with Randolph Township. We have received word from the Township that they are willing to proceed with an orderly annexation agreement.

All final decisions on the applications will have to wait until the annexation is agreed upon; however, discussion of the land use requests, can take place, and potential restrictions in the PUD will be beneficial to negotiations with the Township regarding the annexation.

Staff have also included in the packet an updated draft of the schedule for the meetings regarding this development. Importantly in the next agenda item, setting the July Planning Commission date after the July 15th City Council Meeting will be needed to align the decision-making process with the annexation.

REQUESTED ACTION

No action at this time.