



Preliminary Plat, PUD, CUP and Variance and Rezoning Application Submittal

To: Jon Radermacher, City Administrator, City of Cannon Falls

From: Trish Sieh, P.E.

Kimley-Horn and Associates, Inc.

Date: August 20, 2025

Kimley-Horn, on behalf of MNLCO Dakota County, LLC is pleased to submit the following documents in support of the Preliminary Plat, PUD, CUP, Variance and Rezoning application for the Tract Cannon Falls Entitlement submittal.

Number	Date	Copy	Description
1	8/20/2025	1	Preliminary Plat, PUD, CUP, Variance and Rezoning Application (McCoy and Simon)
2	8/20/2025	5	Application Submittal Transmittal
3	8/20/2025	5	Cannon Falls Tech Park Narrative
4	8/20/2025	5	Concept & Development Stage PUD Plans*
5	8/20/2025	5	Preliminary Plat Plans*
6	8/20/2025	5	Preliminary Offsite Utility Improvements
7	7/07/2025	5	Cannon Falls Technology Park TIA
8	8/06/2025	5	ALTA Survey - South
9	8/06/2025	5	ALTA Survey - North
10	8/20/2025	1	Flash Drive w/ Digital Submittal
11	8/20/2025	1	Application Fee Check (Amount = \$900)

Items in **BOLD** were delivered to City earlier

*The Preliminary Plat, PUD and Rezoning applications are considered the Framework Entitlements. After this round of Entitlements, the future vertical development phase will need to go through specific Site Plan review/entitlements. As such, the documents enclosed fully support the Preliminary Framework Entitlements. The future Site Plan entitlement submittal will be made at a later date, and will include details such as buildings, architecture, driveway locations, grading, on-site utilities, landscaping, screening and tree preservation plans.