

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: IZZY CARLSON, LICENSE AND PERMIT TECHNICIAN**  
**SUBJECT: CONSIDERATION OF A CONDITIONAL PLANNED UNIT  
DEVELOPMENT APPLICATION FOR TRACT**  
**DATE: OCTOBER 21, 2025**

## **BACKGROUND**

Tract is applying for a Conditional Use permit to establish a Planned Unit Development in order to create the horizontal and vertical development standards that must be met for the future site plans, building permits, and other required applications within Tract's proposed development. A public hearing was held on September 8<sup>th</sup>, 2025, but Planning Commission decided to table the discussion on the item until October 13<sup>th</sup> in order to gather more information about the proposed project. On October 13<sup>th</sup>, 2025, Planning Commission voted in favor of the PUD; recommending approval to City Council.

Tract's Narrative states:

The three stages of the PUD process (Concept, Development, and Final), as set forth under Section 152 of the Code require various elements of the design to be prepared for evaluation by the City. However, as noted above, this first phase of entitlements (Rezoning, CUP, PUD) is needed in order for Tract to move forward with executing the agreement with the utility company to procure power for the site. Due to the timeline involved to procure power, and the considerable financial investment needed, this early phase of entitlements cannot include all of those detailed site elements. Note that all of the site details will be provided through the Site Plan phase and the City will have full authority to ensure compliance at that time. To the extent any specific item required under the City Code is not provided at this time, Tract is seeking flexibility under City Code Sections 152.153(H)(2)(k) and 152.153(I)(2)(m).

The PUD will address the following items: setbacks, landscape buffers, landscaping, architectural design, screening, building height, fences, electric utility lines, sound, parking, substations, lighting, and maximum number of structures per lot.

Staff recommend referencing C1.1 within the PUD for tables that detail the standards of the I-2 district and the deviations requested through the PUD. There are a number of standards that increase the restrictions of the use of the property, primarily these are increasing the distance of the setbacks, lighting landscape standards, and building design standards. There are also standards that are being requested to be more permissive: building height, number of principal and accessory structures, parking standards, fence height and location, and not requiring conditional use permits for structures integral to the principal use, but with additional requirements for their housing, screening and fencing.

Due to the large nature of the development and lengthy timeline for completion, the requested deviations for the PUD are reasonable, and generally increase the restrictions on the site to increase setbacks, improve screening through natural buffers, and promote design standards that may be more aesthetically appealing than the utilitarian designs typically found in the minimum standards of and Industrial District. The more permissive items, generally allow for greater building and fence heights to promote density on the interior of the development and increased security to the property, parking standards that are more reflective of the actual workforce for the operations than a square footage calculation in the historical

standards, and alleviating requirements for additional permission for items integral to the operations of the facility.

Potentially oversimplifying the requests, it appears the applicant is asking for exceptions related to building density and functions, because they are increasing setbacks around the exterior of the site in order to mitigate negative impacts to the enjoyment of the properties to adjacent to the site, and requiring elements like landscaping designs, natural buffers with increased plantings, and building designs to ensure the development is more aesthetically pleasing for those living and working near the property, and those passing by on either side of the property.

Notable changes from the Concept PUD to the Final PUD include considerations for landscaping and solar:

*PRIOR TO ANY ONSITE CONSTRUCTION COMMENCING, EXCEPT FOR GRADING AND EROSION CONTROL, AT LEAST 25% OF THE REQUIRED LANDSCAPING SHALL BE PLANTED ADJACENT TO THE NORTHERN PROPERTY LINE IN LOCATIONS WHERE EXISTING LANDSCAPING IS MINIMAL.*

*UNLESS AGREED UPON BY THE CITY AND THE DEVELOPER, BUILDINGS ARE EXEMPT FROM ANY EXISTING OR FUTURE CITY REQUIREMENT TO INSTALL ROOF-MOUNTED SOLAR EQUIPMENT*

The following exhibits are enclosed to further describe the proposal:

1. Final PUD Plans
2. City Code Section 152.153

### **STAFF RECOMMENDATION**

Staff recommends the approval of the Conditional Use Permit for a Planned Unit Development.

### **REQUESTED CITY COUNCIL ACTION**

Motion to approve the Conditional Use Permit for a Planned Unit Development for Tract.

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# FINAL PUD PLANS FOR CANNON FALLS TECHNOLOGY PARK

## SECTION 6 & 7, TOWNSHIP 112N, RANGE 17W CANNON FALLS, GOODHUE COUNTY & DAKOTA COUNTY, MN

**PROJECT TEAM:**

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**VICINITY  
N.T.S.**

**SITE**

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	PUD DEVELOPEMENT STANDARDS
C1.2	PUD DEVELOPEMENT STANDARDS
C2.0	EXISTING CONDITIONS
C3.0	LAND USE PLAN

BENCHMARKS	
SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)	
SBM #1 TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT 1905 P. ELEVATION=849.17	
SBM #2 TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT 1905 O. ELEVATION=880.80	



PRELIMINARY - NOT FOR CONSTRUCTION

FINAL PUD PLANS  
PREPARED FOR  
TRACT  
CANNON FALLS  
MN

COVER SHEET

KHA PROJECT	161278000
DATE	09/29/2025
SCALE	AS SHOWN
DESIGNED BY	SJS
DRAWN BY	ART
CHECKED BY	TDS

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.

TRISH D. SIEH  
MIN. LIC. NO. 49888  
DATE: 09/29/2025

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No.	REVISIONS	DATE	BY

SHEET NUMBER  
**C1.0**

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DEVELOPMENT STANDARDS: TRACT CANNON FALLS TECHNOLOGY PARK

1. PHASING:

- a. THE PROJECT MAY BE COMPLETED IN MULTIPLE PHASES (EACH A "PHASE," COLLECTIVELY "PHASES").
- b. EACH PHASE OF DEVELOPMENT SHALL BE SUBJECT TO SITE PLAN APPROVAL.
- c. NO CONSTRUCTION OF PRIVATE IMPROVEMENTS, OR OTHER DEVELOPMENT MAY OCCUR UNTIL A SITE PLAN FOR SUCH PHASE HAS BEEN APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL AND A SITE IMPROVEMENT/PERFORMANCE AGREEMENT HAS BEEN APPROVED AND RECORDED.

2. BUILDING SETBACKS:

- a. ADJACENT TO RESIDENTIAL USES: 250-FEET.
- b. ADJACENT TO NON-RESIDENTIAL USES: 150-FEET
- c. ADJACENT TO CHI & NORTHWESTERN RAILROAD: 100'
- d. INTERNAL PROPERTY LINE: 0' OR THE MINIMUM REQUIRED BY THE APPLICABLE CANNON FALLS BUILDING CODE.
- e. ADJACENT TO THE WATER STORAGE TANK PARCEL: 10'

3. LANDSCAPE BUFFERS / GREENBELT PLANTING STRIP:

- a. ADJACENT TO THE NORTHERN PROPERTY LINE: 200- FEET.
  - a.1. IN THIS NORTHERN LANDSCAPE BUFFER, THE MINIMUM REQUIRED NUMBER OF TREES AND SHRUBS, AS SET FORTH UNDER SECTION 152.278.(3),(C) SHALL BE INCREASED TO 281 TREES (71 DECIDUOUS AND 190 EVERGREEN TREES). LANDSCAPING SHALL BE PLACED IN LOCATIONS THAT WILL FORM A SCREEN BETWEEN THE EXISTING RESIDENTIAL USES AND THE NEW USES TO THE EXTENT PRACTICABLE.
  - a.2. PRIOR TO ANY ONSITE CONSTRUCTION COMMENCING, EXCEPT FOR GRADING AND EROSION CONTROL, AT LEAST 25% OF THE REQUIRED LANDSCAPING SHALL BE PLANTED ADJACENT TO THE NORTHERN PROPERTY LINE IN LOCATIONS WHERE EXISTING LANDSCAPING IS MINIMAL.
  - a.3. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALL REQUIRED LANDSCAPING IN THIS NORTHERN LANDSCAPE BUFFER SHALL BE PLANTED.
- b. ADJACENT TO ALL OTHER PERIMETER PROPERTY LINES: 50- FEET. EXCEPT AREAS WITHIN THE TRANSMISSION LINE EASEMENT.
- c. THE BUFFER SHALL BE GENERALLY PRESERVED FOR LANDSCAPING, SUBJECT TO MINIMAL FENCING, BERMING, UNDERGROUND UTILITIES, A PROPOSED MUNICIPAL WATER TOWER MUNICIPAL USES SUCH AS A WATER TOWER (ANTICIPATED TO BE LOCATED IN THE EASTERNMOST 300 FEET OF THE BUFFER), AND LANDSCAPING IMPROVEMENTS
- d. THE LANDSCAPE BUFFER MAY CONSIST OF EXISTING, HEALTHY TREES TO THE GREATEST EXTENT PRACTICABLE. UTILITIES, ACCESS DRIVES, LANDSCAPING, PERIMETER FENCING AND BERMS MAY BE LOCATED IN THE LANDSCAPE BUFFER.
- e. IT IS ENCOURAGED THAT THE LANDSCAPE BUFFER BE PLANTED WITH LANDSCAPE MATERIAL WHICH EXCEEDS THE MINIMUM APPLICABLE LANDSCAPE REQUIREMENTS AS SET FORTH IN SECTION 152.277-152.281 ET.AL OF THE CANNON FALLS MUNICIPAL CODE.

4. LANDSCAPING: A DETAILED PLANTING PLAN SHALL BE SUBMITTED WITH EACH SITE PLAN. IN ADDITION TO THE APPLICABLE LANDSCAPING STANDARD SET FORTH IN 152.278 ET.AL OF THE CANNON FALLS MUNICIPAL CODE, THE FOLLOWING ADDITIONAL LANDSCAPING STANDARDS SHALL APPLY:

- a. DROUGHT TOLERANT, NATIVE PLANTS SHALL BE UTILIZED THROUGHOUT THE SITE. A DIVERSITY OF CONIFEROUS AND DECIDUOUS PLANT MATERIAL SHALL BE USED SUBJECT TO AND AS DETERMINED THROUGH THE PLANTING PLAN REVIEW DURING THE SITE PLAN PROCESS.
- b. ROCK, GRAVEL, AND/OR MULCH MAY ALSO BE USED AS AN ACCENT MATERIAL FOR MAINTENANCE AREAS DIRECTLY ADJACENT TO A BUILDING, AROUND UTILITY ACCESS POINTS (I.E. MANHOLES, CONTROL VALVES, AND HAND HOLES), OR IN MECHANICAL AREAS.
- c. BERMS MAY BE CONSTRUCTED WHERE DEVELOPMENT OCCURS ADJACENT TO RESIDENTIAL USES. BERMS MAY BE ALLOWED UP TO 10- FEET IN HEIGHT FROM EXISTING GRADE IN ORDER TO INCORPORATE MORE AESTHETIC VISUAL FEATURES INTO THE SITE. BERMS OVER TEN- FEET IN HEIGHT MAY BE ALLOWED SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW AND APPROVAL BY THE CITY. ADDITIONALLY, LANDSCAPING MAY BE INSTALLED ON THE BERMS AND WALLS WHERE FEASIBLE.

5. GENERAL DESIGN STANDARDS: IN LIEU OF THE ARCHITECTURAL STANDARDS OUTLINED IN SECTION 152.208 (A,D) AND (B), THE FOLLOWING ARCHITECTURAL STANDARDS SHALL APPLY:

- a. PRINCIPAL BUILDING FACADES WILL MEET THE FOLLOWING STANDARDS:
  - a.1. FOR THE PURPOSES OF THIS SUBSECTION, THE TERM "PRINCIPAL BUILDING FACADES" SHALL INCLUDE ALL BUILDING FACADES SUBSTANTIALLY VISIBLE TO ABUTTING PUBLIC ROADS OR ADJACENT TO PLANNED OR EXISTING RESIDENTIAL DISTRICTS.
  - a.2. PRINCIPAL BUILDING FACADES SHALL AVOID THE USE OF UNDIFFERENTIATED SURFACES BY INCLUDING AT LEAST TWO (2) OF THE FOLLOWING DESIGN ELEMENTS:
    - (1) CHANGE IN BUILDING HEIGHT
    - (2) BUILDING STEP-BACKS, PROJECTIONS OR RECESSES
    - (3) FENESTRATION
    - (4) CHANGES IN BUILDING MATERIAL, PATTERN, TEXTURE, COLOR
    - (5) USE OF ACCENT MATERIAL
    - (6) OVERHANGS
    - (7) CANOPIES OR PORTICOS
    - (8) ARCADES
    - (9) VARIATIONS IN THE ROOF LINE
    - (10) FAUX WINDOWS
    - (11) GREEN WALLS
    - (12) OTHER ENHANCED DESIGN ELEMENTS WHICH MAY BE APPROVED BY THE PLANNING COMMISSION
  - a.3. WHEN A BUILDING HAS MORE THAN ONE PRINCIPAL FACADE, SUCH FACADES SHALL BE CONSISTENT IN THEIR DESIGN, MATERIALS, DETAILS, AND TREATMENTS.
- b. SCREENING OF BUILDING MECHANICAL EQUIPMENT AND CRITICAL INFRASTRUCTURE
  - b.1. GROUND-LEVEL MECHANICAL EQUIPMENT OR ACCESSORY USES (NOT INCLUDING PARKING AREAS) THAT ARE VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND/OR ADJACENT RESIDENTIAL DWELLINGS WILL BE SCREENED FROM PUBLIC VIEW USING ONE OR MULTIPLE OF THE FOLLOWING METHODS OF SCREENING:
    - b.1.1. A PRINCIPAL STRUCTURE;
    - b.1.2. EXISTING VEGETATION THAT WILL REMAIN ON THE PROPERTY, OR NEW, PLANTED VEGETATION (E.GX., EVERGREENS OR SHRUBS) THAT FULLY SCREENS THE EQUIPMENT FROM PUBLIC VIEW
    - b.1.3. A VISUALLY SOLID FENCE, SCREEN WALL OR PANEL, OR OTHER VISUALLY SOLID SCREEN THAT SHALL BE CONSTRUCTED OF MATERIALS THAT ARE MATCHING OR CONSISTENT IN STYLE, COLOR AND/OR TEXTURE WITH THOSE USED IN THE EXTERIOR CONSTRUCTION OF THE PRINCIPAL BUILDING. CHAIN LINK FENCING WITH SLATS IS NOT PERMITTED TO SATISFY THIS REQUIREMENT. ABOVE-GROUND MECHANICAL EQUIPMENT AND STRUCTURES WILL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS.
  - b.2. ANY MECHANICAL UNITS PLACED ON THE ROOFTOPS OF BUILDINGS SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL DWELLINGS BY ARCHITECTURAL FEATURES WHICH ARE COMPATIBLE WITH BUILDING FAÇADE ARCHITECTURE. THE METHOD OF SCREENING SHALL BE PROVIDED AND REVIEWED WITH THE PLANNING DIRECTOR'S REVIEW OF THE BUILDING ELEVATIONS. THE SCREENING OF ROOF MOUNTED EQUIPMENT SHALL BE EXCLUDED FROM THE OVERALL HEIGHT LIMITATION BUT IN NO INSTANCE SHALL EXCEED 80- FEET. ROOFTOP EQUIPMENT SHOULD BE CENTRALLY LOCATED ON THE ROOF WHERE FEASIBLE.
  - b.3. UNLESS AGREED UPON BY THE CITY AND THE DEVELOPER, BUILDINGS ARE EXEMPT FROM ANY EXISTING OR FUTURE CITY REQUIREMENT TO INSTALL ROOF-MOUNTED SOLAR EQUIPMENT

6. BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT FOR PRINCIPAL STRUCTURES IS 65 FEET. BUILDING PARAPETS, ROOFTOP-MOUNTED MECHANICAL EQUIPMENT, ELEVATOR OVERRUNS, AND MECHANICAL PENTHOUSES ARE EXEMPT FROM THE BUILDING HEIGHT CALCULATION

a. MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS IS 50 FEET.

7. FENCES:

- a. SECURITY FENCING: SECURITY FENCING IS A BARRIER SPECIFICALLY DESIGNED TO RESTRICT ACCESS, PROTECT CRITICAL FACILITIES, AND DETER OR DELAY UNAUTHORIZED ENTRY. IN AN INDUSTRIAL OR DATA CENTER SETTING, SECURITY FENCING IS TYPICALLY LOCATED AT THE BOUNDARY OF SECURE AREAS SUCH AS SERVER HALLS, SUBSTATIONS, OR OTHER CRITICAL INFRASTRUCTURE. IT IS CHARACTERIZED BY HEIGHT, DURABILITY, AND ENHANCED SECURITY FEATURES (E.G., ANTI-CLIMB DESIGN, CONTROLLED ACCESS GATES, MONITORED ENTRY POINTS, AND INTEGRATION WITH SURVEILLANCE SYSTEMS). SECURITY FENCING SERVES A PROTECTIVE AND FUNCTIONAL ROLE AS PART OF THE FACILITY'S OVERALL SECURITY SYSTEM.
  - a.1. MAXIMUM FENCE HEIGHT OF 14 FEET.
  - a.2. MUST BE LOCATED ON THE INSIDE EDGE OF THE NATURAL BUFFER INTERIOR TO THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.
- b. PERIMETER FENCING: PERIMETER FENCING ESTABLISHES THE OUTER BOUNDARY OF THE BROADER DATA CENTER CAMPUS OR PROPERTY. ITS PRIMARY PURPOSE IS TO DEFINE PROPERTY LINES, CONTROL VEHICLE AND PEDESTRIAN CIRCULATION, AND PROVIDE A VISUAL SEPARATION BETWEEN THE CAMPUS AND SURROUNDING LAND USES. PERIMETER FENCING MAY BE MORE DECORATIVE OR ARCHITECTURAL IN STYLE. DESIGNED TO COMPLEMENT LANDSCAPING OR COMMUNITY CONTEXT, WHILE STILL LIMITING CASUAL TRESPASS. UNLIKE SECURITY FENCING, IT IS NOT INTENDED TO SERVE AS THE PRIMARY PHYSICAL BARRIER TO PROTECT CRITICAL OPERATIONS OR ASSETS.
  - b.1. MAXIMUM FENCE HEIGHT OF 7 FEET.
  - b.2. PERIMETER FENCING IS ALLOWED BY RIGHT IN THE FRONT, SIDE, AND REAR YARDS UP TO THE PROPERTY LINE, INCLUDING ABUTTING RESIDENTIAL USES, FOR BUSINESS AND INDUSTRIAL USE. NO ADDITIONAL CONDITIONAL USE PERMIT IS REQUIRED.
  - b.3. PERIMETER FENCING LOCATED ADJACENT TO A RESIDENTIAL USE SHALL BE DECORATIVE, SUCH AS SPLIT RAIL, AND MORE REFLECTIVE OF TYPICAL RESIDENTIAL FENCE STYLES VS REFLECTIVE OF SECURITY FENCING.

8. ELECTRIC UTILITY LINES:

- a. DATA CENTERS ARE TYPICALLY FED POWER FROM THE UTILITY'S TRANSMISSION SYSTEM DIRECTLY TO THE DATA CENTER SITE. DEPENDING ON THE UTILITY, TRANSMISSION VOLTAGE IS TYPICALLY 69KV OR GREATER. TRANSMISSION LINES ARE TYPICALLY INSTALLED OVERHEAD FOR SAFETY AND COST EFFECTIVENESS.
- b. PERMANENT DISTRIBUTION LINES ON DATA CENTER CAMPUSES ARE TYPICALLY INSTALLED UNDERGROUND.
- c. TEMPORARY OVERHEAD POWER DISTRIBUTION LINES FOR CONSTRUCTION POWER WILL LIKELY BE INSTALLED ABOVE-GROUND. IT HAS NOT BEEN DETERMINED HOW CONSTRUCTION POWER WILL BE CONSTRUCTED OR SERVED. TEMPORARY LINES, WHICH LOOK LIKE STANDARD UTILITY DISTRIBUTION LINES, PROVIDE POWER FOR THE CONSTRUCTION OF BUILDINGS AND THE SUPPORT OF BUILDING OPERATIONS. THESE LINES SHALL REMAIN IN USE UNTIL THE PERMANENT UNDERGROUND SERVICE FROM THE ON-SITE SUBSTATION IS OPERATIONAL, AND BUILDING CONSTRUCTION IS COMPLETED. THE TEMPORARY DISTRIBUTION EQUIPMENT MAY BE REROUTED TO SERVE ADDITIONAL CONSTRUCTION SITES OR REMOVED ALTOGETHER BY THE ELECTRIC UTILITY.
- d. THE TRANSITION FROM THE TRANSMISSION SYSTEM TO THE DISTRIBUTION SYSTEM IS A SWITCHING STATION/SUBSTATION, WHICH MAY OR MAY NOT BE ON THE DATA CENTER SITE. THE SWITCHING STATION / SUBSTATION IS AN INTEGRAL USE ASSOCIATED WITH THE DATA CENTER OPERATIONS.

9. SOUND:

- a. SOUND GENERATED FROM THE SITE SHALL MEET THE APPLICABLE NOISE ORDINANCE REQUIREMENTS AS ESTABLISHED BY THE MINNESOTA POLLUTION CONTROL AGENCY.
- b. PRIOR TO THE APPROVAL OF A BUILDING PERMIT, THE APPLICANT DEVELOPER SHALL PROVIDE A NOISE SOUND STUDY TO DEMONSTRATE THAT THE APPLICABLE NOISE SOUND LEVELS WILL NOT BE EXCEEDED. AT THE TIME OF BUILDING PERMIT REVIEW, ADDITIONAL NOISE SOUND ATTENUATION MEASURES TO ENSURE THAT MPCA NOISE RULES ARE ADHERED TO MAY BE REQUIRED.
- c. DEVELOPER MUST AGREE TO INSTALL PHYSICAL SOUND ATTENUATION ON ANY MECHANICAL EQUIPMENT (INCLUDING BUT NOT LIMITED TO GROUND SUPPORTED BARRIERS, EARTHEN BERMS, MECHANICAL SCREENING OR OTHER ATTENUATION TECHNIQUES AS WARRANTED PER SOUND STUDIES) THAT IS INSTALLED AT A DATA CENTER BUILDING LOCATED WITHIN 1,200 FEET OF ANY ADJACENT RESIDENTIAL USE AND THAT IS EITHER.
  - c.1. INSTALLED ON THE ROOFTOP OF SUCH BUILDING OR (II) THAT IS INSTALLED ON THE EXTERIOR SIDE OF SUCH DATA CENTER BUILDING AND DIRECTLY FACING SUCH ADJACENT RESIDENTIAL USES, IN EACH CASE UNLESS A NOISE STUDY DEMONSTRATES THAT THERE IS NO INCREMENTAL NOISE FROM SUCH MECHANICAL EQUIPMENT AS A RESULT OF THE FOREGOING INSTALLATION LOCATIONS.

10. PARKING: 1 PARKING SPACE / 1,000 SF OF OFFICE USE. PARKING SPACES ARE NOT REQUIRED FOR DESIGNATED DATA HALL AREAS. MINIMUM PARKING MAY BE MODIFIED BASED ON A PARKING STUDY PROVIDED WITH A SITE PLAN OR BUILDING PERMIT APPLICATION, AS APPLICABLE.

11. DATA CENTER SUBSTATIONS SHALL BE EXEMPT FROM THE DESIGN REGULATIONS OF THE I-2 ZONING DISTRICT. MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE HOUSED IN MECHANICAL YARDS THAT ARE FENCED AND SCREENED.

- a. THE PROPERTY MAY HAVE OUTDOOR MECHANICAL AND ELECTRICAL EQUIPMENT OF SIZE (NOT TO EXCEED THE AGGREGATE BUILDING FOOTPRINT), NUMBER, VOLUME, AND LOCATION TO SUFFICIENTLY SERVE THE BUILDINGS AND BE IN RELATIONAL PROXIMITY TO THE BUILDINGS.

12. PRIVATE COMMUNICATION TOWERS ARE PERMITTED UP TO A MAXIMUM HEIGHT OF 80 FEET AND ARE SUBJECT TO THE BUILDING SETBACK REQUIREMENTS.

13. MAXIMUM LOT COVERAGE OF ALL USES: THERE IS NO MAXIMUM LOT COVERAGE FOR ALL USES BUILT IN THE DESIGNATED "DEVELOPABLE AREA".

14. LIGHTING: IN ADDITION TO THE EXTERIOR LIGHTING STANDARDS SET FORTH IN SECTION 152.187 OF THE CANNON FALLS MUNICIPAL CODE, THE FOLLOWING STANDARDS SHALL APPLY:

- a. THE MAXIMUM HEIGHT OF POLE-MOUNTED EXTERIOR LIGHTING SHALL BE EIGHTEEN FEET (18').
- b. THE MAXIMUM HEIGHT OF ANY BUILDING-MOUNTED EXTERIOR LIGHT FIXTURE SHALL BE THIRTY FIVE(35) FEET (35') IN HEIGHT, WITH THE EXCEPTION OF MOTION-ACTIVATED SECURITY LIGHTING.
- c. ALL EXTERIOR LIGHTING FIXTURES, INCLUDING POLE-MOUNTED EXTERIOR LIGHTING AND BUILDING-MOUNTED EXTERIOR LIGHTING, SHALL BE FULLY SHIELDED WITH HOUSE SIDE SHIELDS INSTALLED.
- d. SIGNAGE RELATED TO THE AUTHORIZED USES SHALL NOT BE ILLUMINATED.
- e. THE UPLIGHTING OF BUILDINGS IS PROHIBITED.
- f. LIGHTING THAT IS EXEMPT FROM THESE REQUIREMENTS INCLUDES TEMPORARY CONSTRUCTION LIGHTING AND LIGHTING PROVIDED FOR EMERGENCY OR SAFETY AND SECURITY PURPOSES AS REQUIRED BY: THE BUILDING CODE, ELECTRICAL CODE, OR OTHERWISE WITHIN THE CITY CODE.

15. MAXIMUM NUMBER OF STRUCTURES PER LOT:

- a. UP TO TEN PRINCIPAL OR ACCESSORY STRUCTURES MAY BE LOCATED ON ONE LOT.

16. DRIVEWAY WIDTHS, INTERNAL TO THE SITE, DO NOT HAVE A MAXIMUM WIDTH LIMITATION.

17. PRIVATE STREETS AND PRIVATE DRIVEWAYS INTERNAL TO THE SITE DO NOT REQUIRE CURB, GUTTER AND SIDEWALKS.

18. OUTDOOR STORAGE MAY BE ALLOWED WITHIN ALL FRONTAGES, BUT SHALL BE SCREENED.

PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 161278000		KIMLEY-HORN AND ASSOCIATES, INC. 11985 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344 PHONE: (612) 315-1272 WWW.KIMLEY-HORN.COM	
DATE 09/29/2025	SCALE AS SHOWN	DESIGNED BY SJS	DRAWN BY ART
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		BY	



TRISH D. SIEH  
MINNESOTA PROFESSIONAL ENGINEER  
LICENSED UNDER THE LAWS OF THE STATE OF MINNESOTA

PUD DEVELOPEMENT STANDARDS

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		Code Restrictions for Underlying Zone (I-2 General Industrial)	Code Reference	Requested Deviations Proposed in PUD	
Principal Structure	Permitted Use	Data Centers are a conditional use in the I-2 district		Data centers and substations are now a conditional use in the I-2 district	
	Maximum Building Height	45' OR 4 stories	§ 152.692 (A)	Maximum building height for principal structures is 65-feet. Building parapets, rooftop-mounted mechanical equipment, elevator overruns, and mechanical penthouses are exempt from the building height calculations.	
	Building Setback	Front	40'	• 150' Adjacent to Rochester Blvd • 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.	
		Side	20'	• 150' Building Setback Adjacent to Agricultural or Commercial Uses • 100' Building Setback Adjacent to the Railroad • 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.	
		Side (abutting a Right-of-Way)	40'	• 150' Building Setback Adjacent to Hwy 52	
		Side (abutting a Residential District)	30'	• 200' Natural Buffer Adjacent to Residential Uses • 250' building setback Adjacent to Residential Uses (inclusive of natural buffer)	
		Side (interior)	N/A	0' from internal lot lines or in accordance with applicable building and fire code standards 10' adjacent to water storage parcel.	
		Rear	30'	• 50' Natural Buffer Adjacent to Right of Way and all other uses where no electrical easements exist.	
		Rear (Abutting Residential)	40'	• 200' Natural Buffer Adjacent to Residential Uses • 250' building setback Adjacent to Residential Uses (inclusive of natural buffer)	
		Maximum Number of Principal Structures	N/A	Up to 10 Principal or Accessory Structures located within one lot.	
Accessory Structure	Building Setback	Front	Same as Principle Structure	§ 152.237	Reflect request deviations above.
		Side	Same as Principle Structure	§ 152.237	Reflect request deviations above.
		Rear	Same as Principle Structure	§ 152.237	Reflect request deviations above.
	Towers & Antenna		Towers with a maximum capacity to support two antennas shall not exceed 140'. Towers with a minimum capacity to support three antennas shall not exceed 160'. The setback of the tower from the nearest property line is not less than the height of the antenna.	§ 152.336 (B) (2) (b)	Private Communications Towers are permitted up to 80'
	Maximum Number of Accessory Structures		2 detached accessory buildings OR 1 detached accessory building & 1 attached garage	§ 152.236 (B)	Up to 10 Principal or Accessory Structures located within one lot.
	Maximum Building Height		26'	§ 152.238	50' Accessory Building Height
Parking & Circulation	Setback		10' from lot line OR 20' abutting a Residential District	§ 152.258 (B)	50-ft Parking and Circulation Setback around site
Parking & Loading	Parking Stalls	Parking Exception (Proof of Parking)	Since there is not a minimum parking established as the Data Center use is not specifically mentioned in the City of Cannon Falls Zoning Code, parking exceptions may be granted by the city council during discussions to determining the sites required parking.	§ 152.261	1 space per 1,000 SF of office use. For the Technology Building Use, in lieu of a standard parking requirement, a Parking Analysis Memo as agreed to by the staff will determine an appropriate amount of parking required for the Campus
	Driveways	Maximum Width		26'	§ 152.258 (H)
Exterior Lighting Requirements	Maximum Height		The maximum height above the ground grade permitted for poles, fixtures and light sources mounted on a pole is 25 feet. A light source mounted on a building shall not exceed the height of the building. Exceptions to the height limits for light sources may be approved by conditional use permit provided that all other requirements of this section are complied with.	§ 152.187 (C)	The maximum height of pole-mounted exterior lighting shall be eighteen feet (18'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed.
			Architectural/historical light fixtures and street lights that feature globes that are not shielded. In no case shall the light affect adjacent property in excess of the maximum intensity defined in division (C)(1) below of this chapter	§ 152.187 (C)	Uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be thirty-five feet (35') in height, with the exception of motion-activated security lighting or lighting required for aeronautical navigation.
Outdoor Storage	Type		Open and outdoor storage is a Conditional Use.	§ 152.688 (H)	Mechanical equipment, electrical equipment, and functioning structures integral to the Principal Use shall be allowed and not require a Conditional Use or Special Use Permit, and will be housed in mechanical yards that are fenced and screened in accordance with §152.261. Outdoor structures and mechanical/electrical equipment are limited to the cumulative building footprint and must be functionally and spatially related to the principal buildings.
Fence	Fence Height		8' max. Fences with barbed wire security arms shall be minimum 6' in height measured without the security arm.	§ 152.276 (H)	Maximum fence height of 14'.
	Other Requirements		A fence is permitted but is not required for screening and cannot substitute a green belt. Permit shall be required for all fencing; administrative permit for fences no taller than 6' and a building permit for fences taller than 6'. No fence shall be allowed in the front yard of a business except by conditional approval. Security fencing shall be prohibited within a required front yard or when located along a property line abutting a residential use.	§ 152.276 (H)	Fences are allowed in the front, rear, and side; including abutting Residential Uses.
Landscaping	Required amount		The site will be subject to minimum landscaping and planting material specification requirements outlined in § 152.278. Screening using a green belt planting strip is required along the boundary abutting a residential district or when the side or rear of the use is separated from any residential district by a public right-of-way.	§ 152.279	• Earthen berms shall be allowed approved under a future site plan. • Berms are permitted adjacent to Residential Uses within the Natural Buffer Yard. • Landscaping maybe added to the berms where feasible. • Landscaping for the berms must be planted during the Minnesota growing season or as recommended by a certified Landscape Architect. If the berms are to be constructed outside the Minnesota growing season, all required landscaping must be completed by June 1 of the following growing season. • In the northern landscape buffer, the minimum required number of trees and shrubs, as set forth under section 152.278.(3).(c) shall be increased to 261 trees (71 deciduous and 190 evergreen trees). Landscaping shall be placed in locations that will form a screen between the existing residential uses and the new uses to the extent practicable • Prior to any onsite construction commencing, except for grading and erosion control, at least 25% of the required landscaping shall be planted adjacent to the northern property line in locations where existing landscaping is minimal.
	Type		The green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants.	§ 152.279	50-ft Landscape Buffer will be provided. Additionally a 200-ft landscape buffer adjacent to residential uses along the northern property will be provided. No landscape buffer will be provided along the south and eastern property lines within the existing electrical easement.
Architectural Requirements	Acceptable Materials		All buildings constructed of curtain wall panels of finished steel, aluminum, or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete cast in place or precast concrete panels on wall surfaces abutting public right-of-way, a residential zoning district, or public area. A maximum of 50% of the metal or fiberglass wall may remain exposed if it is coordinated into the architectural design and is similar to the building frontage.	§ 152.208 (B)	Principal Building Facades (include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts) will meet the following standards: shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements: change in building height; building step-backs; projections or recesses; fenestration; changes in building material, pattern, texture, color; use of accent material; overhangs; canopies or porticos; arcades; variations in the roof line; Faux windows; Green walls; Other enhanced design elements which may be approved by the Planning Commission

Tract Cannon Falls Entitlement Submittal Matrix	Submittal 1	Rezoning / CUP / Concept PUD / Development Stage PUD / Preliminary Plat		
	Submittal 2	Final Plan PUD / Development Agreement		
	Post Close	Final Plat		
	Exclusion Requested ("E")	Deferred to Site Plan		
	Variance ("V")	Deferred to Site Plan (Variance Requested)		
		BY TRACT	FUTURE OPERATOR	
REPORT FIELDS ↓	Submittal 1	Submittal 2	Post Closing	Site Plan
<b>Annexation (previously filed)</b>				
<b>Rezoning to I-2 - Application &amp; Fee</b>	X			
Detailed written and graphic material fully explaining proposed change, development or use	X			
Demonstration of criteria met	X			
<b>PUD Application &amp; Fee - all stages</b>	X	X		
Project Purpose				
-Project Description	X	X		
-Site Zoning				
-Project Map				
-Narrative Description				
-Existing Site Conditions				
Concept Plan PUD Application & Fee (combined w/ Development Stage)	X			
General Information:				
-Present Status of Premises	X			
Concept Drawings	X			
Stage Development	X			
Schedule	X			
Development Stage Plan PUD Application & Fee (combined w/ Concept Stage)	X			
60% Site Plan	10% concept plan			X
60% Architectural Plans	Renderings			X
60% Landscape Plans	Buffering scheme			X
60% Drainage & Grading Plans	E			X
60% Erosion Control Plans	E			X
Lighting Plan	E			X
Compliance with Performance Criteria	E			X
*Excuses* for Application Elements	X			
<b>Final Plan PUD Application</b>		X		
Final Site Plan		V		X
Final Architectural Plans		V		X
Final Landscape Plans		V		X
Final Drainage & Grading Plans		V		X
Final Erosion Control Plans		V		X
Lighting Plan		V		X
Compliance with Performance Criteria		V		X
<b>Variance for Duration for Improvements</b>	X			
<b>CUP Application</b>	X			
Performance Agreement				X
Compliance with Conditions				X
Compliance with Performance Standards				X
Compliance with Criteria for Decision				X
<b>Preliminary Plat Application</b>	X			
Certificate of Survey	X			
Resource Inventory	X			
Preliminary Plat	X			
Preliminary Grading, Drainage & EC Plan (internal to the site)				X
Preliminary Utility Plan	<b>Preliminary Offsite Utility Extension Plans Included</b>			<b>Onsite Utility Plans</b>
Determination of Requirement of Environmental Review	<b>Complete</b>			
Phasing Plan	X			X
Documents/Information on Easements	<b>on Certificate of Survey</b>			
Landscape & Screening Plans	<b>Buffering scheme</b>			X
Traffic Study	X			
Utility Extension Timing	<b>Vested for 5 years via DA</b>			
*Excuse* for submittal requirements in narrative	X			
<b>Final Plat Application</b>				X
Final Plat				X
Final Off-site Utility Plans				X
Park Dedication				<b>X Fee in Lieu</b>
Tree Preservation				X
<b>Development Agreement</b>	X			
Allows for extension to Section 152.152K to allow offsite utilities to be extended within 5 years of Recorded PUD / DA	X			
Allows for extension to 152.038(A); CUP expiration to be extended 5 years with the ability for subsequent extensions based on the progress on phased development.	X			
Allows for PUD and CUP performance criteria and conditions to be reviewed for compliance under Site Plan Review	X			
Allows for extension to 152.153(J)(2)(g) for construction to commence 5 years after approval of the Final PUD plan	X			
Allows for extension to 152.153 (J) (5) construction to commence 5 years after approval of final PUD plan	X			

PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 161278000 DATE 09/29/2025 SCALE AS SHOWN DESIGNED BY SJS DRAWN BY ART CHECKED BY TDS	KIMLEY-HORN AND ASSOCIATES, INC. 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344 PHONE: (612) 315-1772 WWW.KIMLEY-HORN.COM	TRISH D. SEH MN LIC. NO. 49888	DATE: 09/29/2025	BY
<b>PUD DEVELOPEMENT STANDARDS</b>				
<b>FINAL PUD PLANS PREPARED FOR TRACT</b>		<b>CANNON FALLS MN</b>		
SHEET NUMBER <b>C1.2</b>				

K:\TWC\_LDEV\tract management\mccoy farms - cannon falls\3 Design\CAD\plansheets\Final PUD Plans\Existing Conditions.dwg October 13, 2025 - 2:10pm  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### SURVEY NOTES

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance issued by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74093, Supplement No. 8, dated May 21, 2025.
- The surveyed property has direct access to MN State Highway No. 52, Dakota County State Aid Highway No. 86 and Goodhue County Road No. 29, all being public right of ways.
- No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.
- This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

### LEGAL DESCRIPTION

PROPOSED LEGAL DESCRIPTION (SIMON P1 & P2)  
 PARCEL 1  
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 112, RANGE 18, DAKOTA COUNTY, MINNESOTA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY NO. 52 TOGETHER WITH

PARCEL 2  
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 112, RANGE 18, DAKOTA COUNTY, MINNESOTA, LYING SOUTH OF COUNTY ROAD NO. 86.

EXCEPTING THAT PART OF THE ABOVE DESCRIBED PROPERTY BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1, THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST, ASSUMED BEARING, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 425.92 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 89 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 230.40 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 65.43 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 373.66 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 132.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY STATE AID HIGHWAY NO. 86, AS SHOWN ON DAKOTA COUNTY RIGHT OF WAY MAP NO. 410, FILED IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR SAID DAKOTA COUNTY AS DOC. NO. 304959; THENCE SOUTH 56 DEGREES 59 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 272.1 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 5.98 FEET; THENCE SOUTH 56 DEGREES 59 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 228.98 FEET; THENCE SOUTHEASTERLY 73.36 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1382.29 FEET AND A CENTRAL ANGLE OF 92 DEGREES 57 MINUTES 39 SECONDS, TO SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1020.54 FEET TO THE POINT OF BEGINNING.

DAKOTA COUNTY, MINNESOTA  
 ABSTRACT PROPERTY

PROPOSED LEGAL DESCRIPTION (SIMON P3 & P4)  
 THAT PART OF THE FOLLOWING DESCRIBED PROPERTY:  
 THAT PART OF GOVERNMENT LOT 10 IN SECTION 6, TOWNSHIP 112 NORTH, RANGE 17 WEST IN GOODHUE COUNTY AND STATE OF MINNESOTA LYING WEST OF THE CENTERLINE OF OLD HIGHWAY 52, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, RUNNING THENCE SOUTH 20 CHAINS TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE EAST 22 CHAINS AND 20 LINKS TO ST. PAUL ROAD, THENCE NORTH 46 DEGREES WEST 29 CHAINS TO THE NORTH LINE OF SAID LOT 10, THENCE WEST 1 CHAIN AND 50 LINKS TO PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 10, 22 CHAINS AND 50 LINKS EAST OF THE SOUTHWEST CORNER THEREOF ON THE WESTERLY LINE OF THE ST. PAUL ROAD, THENCE NORTH 46 DEGREES WEST ALONG SAID LINE FOR 18.6 CHAINS TO CENTER LINE OF FORMER STATE HIGHWAY 52, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE FOR 11.4 CHAINS, MORE OR LESS, TO THE SOUTH LINE OF GOVERNMENT LOT 10, THENCE EAST ALONG SAID SOUTH LINE 7.3 CHAINS, MORE OR LESS, TO PLACE OF BEGINNING.  
 BEING DESCRIBED AS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 10, THENCE NORTH 00 DEGREES 16 MINUTES 48 SECONDS WEST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 10, A DISTANCE OF 425.92 FEET; THENCE NORTH 39 DEGREES 36 MINUTES 44 SECONDS EAST, A DISTANCE OF 725.47 FEET TO THE CENTERLINE OF GOODHUE COUNTY ROAD NO. 29; THENCE SOUTH 31 DEGREES 00 MINUTES 01 SECOND EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1150.81 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 10; THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1052.11 FEET TO THE POINT OF BEGINNING.  
 GOODHUE COUNTY, MINNESOTA  
 ABSTRACT PROPERTY

PROPOSED LEGAL DESCRIPTION (MCCOY)  
 ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 112, RANGE 18, LYING EASTERLY OF STATE TRUNK HIGHWAY NO. 52.  
 AND  
 ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 112, RANGE 18, LYING EASTERLY OF THE CENTERLINE OF STATE TRUNK HIGHWAY NO. 52, EXCEPT A STRIP OF LAND 100 FEET IN WIDTH OWNED BY THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY.  
 EXCEPTING THAT PART OF SAID NORTHEAST QUARTER OF SECTION 12 LYING SOUTHERLY OF SAID 100 FEET WIDE STRIP OF LAND OWNED BY THE CHICAGO AND NORTHWESTERN TRANSPORTATION GROUP.

DAKOTA COUNTY, MINNESOTA  
 ABSTRACT PROPERTY

### EXISTING CONDITIONS LEGEND

	PROPERTY LINE
	MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	CATCH BASIN
	CULVERT
	GATE VALVE
	HYDRANT
	WELL
	AIR CONDITIONER
	ELECTRIC BOX
	HANDHOLE
	UTILITY POLE
	POWER POLE WITH LIGHT
	GUY WIRE
	LIGHT
	GAS METER
	COMMUNICATION BOX
	FIBER OPTIC SIGN
	TELEPHONE SIGN
	SIGN
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND TELECOMMUNICATION
	UNDERGROUND GAS
	TREELINE
	EXISTING CONTOUR LINE
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE
	PAVER SURFACE

PRELIMINARY - NOT FOR CONSTRUCTION

CANNON FALLS TECHNOLOGY PARK PREPARED FOR TRACT

CANNON FALLS

MINN

SHEET NUMBER C2.0

Kimley-Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344  
 PHONE: (612) 315-1272  
 WWW.KIMLEY-HORN.COM

TRISH D. SIEH  
 MN LIC. NO. 49888  
 DATE: 09/29/2025

No.	REVISIONS	DATE	BY

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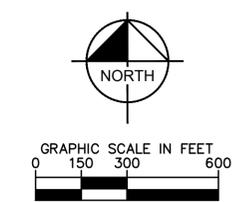


**LEGEND**

- PROPOSED PROPERTY/RIGHT-OF-WAY LINE
- PROPOSED PRINCIPAL BUILDING SETBACK LINE
- EXISTING RIGHT OF WAY EASEMENT
- ELECTRICAL TRANSMISSION EASEMENT
- EXISTING WETLAND
- NATURAL BUFFER
- DEVELOPABLE AREA
- PROPOSED WATER TANK LOT
- PROPOSED ACCESS LOCATION

BUILDING DATA	
MAXIMUM BUILDING HEIGHT	65 FT
PARKING SUMMARY	
REQUIRED PARKING	1 PER 1,000 SF OF OFFICE
TOTAL PROPOSED PARKING	TBD

- LAND USE PLAN NOTES**
- PLANS ARE FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
  - HAUL AND CONSTRUCTION TRAFFIC ROUTES ADJACENT TO THE SITE WILL INCLUDE THE FOLLOWING ROADWAYS:
    - MN HWY 52
    - ROCHESTER BLVD (CSAH 86)
  - IF A LANDSCAPE BERM IS DETERMINED TO BE APPROPRIATE ALONG THE NORTHERN LANDSCAPE BUFFER, FILL DIRT FROM THE SITE SHALL BE USED TO CONSTRUCT THE BERM.
  - PRIOR TO ANY ONSITE CONSTRUCTION COMMENCING, EXCEPT FOR GRADING AND EROSION CONTROL, AT LEAST 25% OF THE REQUIRED LANDSCAPING SHALL BE PLANTED ADJACENT TO THE NORTHERN PROPERTY LINE IN LOCATIONS WHERE EXISTING LANDSCAPING IS MINIMAL.



PRELIMINARY - NOT FOR CONSTRUCTION

**CANNON FALLS  
TECHNOLOGY PARK**  
PREPARED FOR  
**TRACT**

**LAND USE PLAN**

KHA PROJECT	161278000
DATE	09/29/2025
SCALE	AS SHOWN
DESIGNED BY	SJS
DRAWN BY	ARE
CHECKED BY	TDS
LIBRARY CENTER	WAS THIS PLAN AN 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.
DATE	09/29/2025
MIN	49888
LIC. NO.	

**Kimley»Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
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No.	REVISIONS	DATE	BY

SHEET NUMBER  
**C3.0**

## § 152.153 PROCEDURE FOR PROCESSING A PLANNED UNIT DEVELOPMENT.

(A) *Stages of PUD.* The processing steps for a PUD are intended to provide for an orderly development and progression of the plan, with the greatest expenditure of developmental funds being made only after the city has had ample opportunity for informed decisions as to the acceptability of the various segments of the whole as the plan affects the public interest. The various steps represent separate applications for purpose of review, compliant with M.S. § 15.99, as it may be amended from time to time, outlined in detail in the following sections:

- (1) *Pre-application staff meeting.* Preliminary discussions between the applicant and city staff;
- (2) *General concept plan application.* Consideration of overall concept and plan;
- (3) *Development stage plan application.* One or more detailed plans as part of the whole final plan; and

(4) *Final plan application.* The summary of the entire concept and each development stage plan in an integrated complete and final plan.

(B) *Pre-application meeting.* Prior to filing of an application for PUD, the applicant of the proposed PUD shall arrange for and attend a city staff meeting. At the pre-application meeting, the applicant shall be prepared to generally describe the proposal for a PUD. The primary purpose of the conference shall be to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of the proposal for the area for which it is proposed and its conformity to the provisions of this chapter before incurring substantial expense in the preparation of plans, surveys and other data.

(C) *Neighborhood meeting.* The city may recommend the property owner/applicant hold a neighborhood meeting for informal comment and feedback prior to submitting a formal concept application.

(D) *Application.* The person applying for a planned unit development shall fill out and submit to the Zoning Administrator an official application form together with a fee per the city's fee schedule. The request for planned unit development shall be placed on the agendas of the Planning Commission according to the city's deadline and meeting schedule.

(E) *Planned unit development/rezoning.* Planned unit development/rezoning application shall be posted and advertised in accordance with §§ 152.035 through 152.043 of this chapter at time of development stage PUD.

(F) *Planned unit development/conditional use permit.* Planned unit development/conditional use permit applications shall be posted and advertised in accordance with §§ 152.035 through 152.043 of this chapter at time of development stage PUD.

(G) *Public hearings.* Public hearings shall be held at the PUD development stage.

(H) *General concept plan.*

(1) *Purpose.* The general concept plan provides an opportunity for the applicant to submit a plan to the city showing the basic intent and the general nature of the entire development without incurring substantial cost. This concept plan serves as the basis for public hearing so that the proposal may be publicly considered at an early stage.

(2) *General concept plan submission information.*

(a) *General information.*

1. *Owner.* The landowner's name, address and telephone number and his or her interest in the subject property;
2. *Applicant.* The applicant's name, address and telephone number if different from the landowner. The applicant may designate an agent to be contacted by the city, who may speak for the applicant;
3. *Consultants.* The names and addresses of all professional consultants who have contributed to the development of the PUD plan being submitted, including attorney, land planner, engineer and surveyor; and
4. *Title of applicant.* Evidence that the applicant has sufficient control over the subject property to effectuate the proposed PUD, including a statement of all legal, beneficial, tenancy and contractual interests held in or affecting the subject property and including an up-to-date certified abstract of title or registered property report and other evidence as the City Attorney may require to show the status of title or control of the subject property.

(b) *Present status of premises and adjacent properties.*

1. *Description.* The address and legal description of the subject property. A survey is required;
2. *Zoning.* The existing zoning classification and present use of the subject property and all lands within 350 feet of the subject property; and
3. *Map.* A single reproducible map or aerial photograph at a scale of not less than one inch equals 100 feet, depicting the existing development of the subject property and all land within 100 feet thereof and showing the precise location of existing streets, property lines, utilities, easements and wetlands.

(c) *Narrative description.* A written statement generally describing the proposed PUD and the market which it is intended to serve, showing its relationship to the city's Comprehensive Plan and how the proposed PUD is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the city.

(d) *Site conditions.*

1. Where deemed necessary by the city, graphic reproductions of the existing site conditions at a scale of one inch equals 100 feet or less shall be submitted and shall contain the following:

- a. Survey showing lot dimensions and existing easements and utilities;
- b. Contours; minimum two-foot intervals;
- c. Location, type and extent of tree cover;
- d. Slope analysis;
- e. Location and extent of waterbodies, wetlands and streams and floodplains within 300 feet of the subject property;
- f. Existing drainage patterns;
- g. Vistas and significant views; and
- h. Soil conditions as they affect development.

2. All of the graphics should be the same scale as the final plan to allow easy cross reference. The use of overlays is recommended for clear reference.

(e) *Concept drawing.* Schematic drawing of the proposed development concept including, but not limited to, the general location of major circulation elements, public and common open space, residential and other land uses.

(f) *Number of units.* A statement of the estimated total number of dwelling and/or other units proposed for the PUD and a tabulation of the proposed approximate allocations of land use expressed in acres and as a percent of the total project area, which shall include at least the following:

1. Area devoted to residential uses;
2. Area devoted to residential use by building or structure or use type;
3. Area devoted to common open space;
4. Area devoted to public open space;
5. Approximate area devoted to streets;
6. Approximate area and potential floor area devoted to commercial uses; and
7. Approximate area and potential floor area devoted to industrial or office uses.

(g) *Staged development.* When the PUD is to be constructed in stages during a period of time extending beyond a single construction season, a schedule for the development of stages or units shall be submitted stating the approximate beginning and completion date for each stage or unit and the proportion of the total PUD public or common open space and dwelling units to be provided or constructed during each stage and the overall chronology of development to be followed from stage to stage.

(h) *Common areas.* When the proposed PUD includes provisions for public or common open space or service facilities, a statement describing the provision that is to be made for the care and maintenance of open space or service facilities. If it is proposed that open space be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and bylaws of the entity shall be submitted during the development stage.

(i) *Covenants.* General intent of any restrictive covenants that are to be recorded with respect to property included in the proposed PUD.

(j) *Market feasibility.* Where deemed necessary, a market feasibility study including an analysis of the proposal's economic impact on the city.

(k) *Exclusion of information.* The Planning Commission may excuse an applicant from submitting any specific item of information or document required in this stage, which it finds to be unnecessary to the consideration of the specific proposal for PUD approval.

(l) *Inclusion of information.* The Planning Commission may require the submission of any additional information or documentation which it may find necessary or appropriate to full consideration of the proposed PUD or any aspect or stage thereof.

(3) *Schedule.*

- (a) Developer meets with city staff to discuss the proposed development.
- (b) Developer submits the necessary data as required in division (H)(2) above at least 30 days prior to Planning Commission meeting.
- (c) A technical staff report shall be prepared on the proposed development and distributed to the Planning

Commission and the applicant prior to the meeting.

(d) The applicant or a representative thereof shall appear before the Planning Commission in order to answer questions concerning the proposed development.

(e) Planning Commission makes a recommendation to the City Council on the general concept plan.

(f) City Council reviews all recommendations and approves/denies application(s).

(4) *Optional submission of development stage plan.* In cases of single stage PUDs or where the applicant wishes to begin the first stage of a multiple stage PUD immediately, the applicant may, at his or her option, submit development stage plans for the proposed PUD simultaneously with the submission of the general concept plan. In that case, the applicant shall comply with all provisions of the ordinance applicable to submission of the development stage plan. The Planning Commission and City Council shall consider the plans simultaneously and shall grant or deny development stage plan approval in accordance with the provisions of this chapter.

(5) *Effect of concept approval.* PUD concept approval only provides direction for the applicant to proceed to PUD development stage submission. The concept plan approval does not convey any development rights or privileges to the applicants.

(I) *Development stage.* Development stage submissions shall depict and outline the proposed implementation of the PUD general concept stage. Information from the general concept stage may be included for background and to provide a basis for the submitted plan.

(1) *Application.* Requests for PUD development stage as provided within this chapter, shall be filed with the Zoning Administrator on an official application form. The application shall be accompanied by a fee as provided for by the City Council resolution. This fee shall not be refunded. The application shall also be accompanied by ten copies of detailed written and graphic materials fully explaining the proposed change, development or use and a list of affected property owners within 350 feet of the subject property obtained from the current tax rolls provided by the county offices.

(2) *Submission information.* The PUD development stage submission information shall include:

(a) *Zoning required.* Zoning classification required for development stage submission and any other public decisions necessary for implementation of the proposed plan;

(b) *Site plan/preliminary plat.* Drawn to a scale of one inch equals 100 feet or less, containing the following information:

1. *Project name.* Proposed name of the development (which shall not duplicate nor be similar in pronunciation to the name of any plat theretofore recorded in the county where the subject property is situated);

2. *Survey.* Property boundary lines and dimensions of the property and any significant topographical or physical features of the property. An accurate legal description of the entire area within the PUD;

3. *Preliminary plat.* Preliminary plat, if applicable, shall comply with all the performance standards of the city subdivision regulations and this chapter;

4. *Buildings.* The location, size, use and arrangement including height in stories and feet and total square feet of ground area coverage and floor area or proposed buildings and existing buildings which will remain, if any;

5. *Traffic circulation.* Location, dimensions and number of all driveways, entrances, curb cuts, parking stalls, loading spaces and access aisles and all other circulation elements including bike and pedestrian; and the total site coverage of all circulation elements;

6. *Common areas.* Location, designation and total area of all common open space;

7. *Public open space.* Location, designation and total area proposed to be conveyed or dedicated for public open space, including parks, playgrounds, school sites and recreational facilities; and

8. *Locate existing structures.* The location, use and size of structures and other land uses on adjacent properties within 100 feet of the property boundaries.

(c) *Residential tabulation.* A tabulation indicating the number of residential dwelling units by number of bedrooms and expected population/housing profile;

(d) *Areas of use.* A tabulation indicating the approximate gross square footage, if any, of commercial and industrial floor space by type of activity (e.g., drug store, dry cleaning, supermarket);

(e) *Architectural plans.* Preliminary architectural plans indicating use, floor plan, elevations and exterior wall finishes of proposed buildings and architectural guidelines for future development phases;

(f) *Landscape plan.* A detailed landscaping plan including the type, size and quantity of all existing and proposed plantings;

(g) *Grading and drainage plan.* Preliminary grading and drainage plan illustrating changes to existing topography and natural site vegetation. The plan should clearly reflect the site treatment and its conformance with the approved concept plan;

(h) *Erosion control.* A soil erosion control plan clearly illustrating erosion control measures to be used during construction;

(i) *Document changes.* A statement summarizing all changes which have been made in any document, plan data or information previously submitted, together with revised copies of any document, plan or data;

(j) *Preliminary plat.* A preliminary plat conforming to the city subdivision regulations;

(k) *Lighting plan.* A plan illustrating site lighting along with a photometric plan;

(l) *Additional data.* Additional information as the Zoning Administrator, Planning Commission or City Council shall find necessary to a full consideration of the entire proposed PUD or any stage thereof; and

(m) *Excuse for submittal.* The Zoning Administrator may excuse an applicant from submitting any specific item of information or document required in this section which it finds to be unnecessary for the consideration of the specific proposal for PUD approval.

(3) *Schedule/review.*

(a) *Meeting.* The developer meets with city staff to discuss specific development plans.

(b) *Filing of application.* The applicant shall file the development stage application within six months of concept plan review, together with all supporting data and filing fee, as established by City Council ordinance.

(c) *Staff review/technical assistance reports.* Upon receipt of an application for a PUD development stage, the Zoning Administrator shall, when deemed necessary, refer the request to appropriate staff to ensure that informational requirements are complied with. When all informational requirements have been complied with, the request shall be considered officially submitted. Also, when deemed necessary, the Zoning Administrator shall instruct the appropriate staff persons to prepare technical reports and/or provide general assistance in preparing a recommendation on the request to the Planning Commission and City Council.

(d) *Other agency review.* When appropriate, the Zoning Administrator shall forward the PUD development stage application to other special review agencies such as the Department of Natural Resources, soil conservation services, highway departments or other affected agencies.

(e) *Hearing.* The Zoning Administrator, upon verification of a complete application, shall instruct the City Administrator to set a public hearing for the next regular meeting of the Planning Commission. The Planning Commission shall conduct the hearing and make recommendations to the City Council. Notice of the hearing shall be published in the official newspaper at least ten days prior to the hearing and written notification of the hearing shall be mailed at least ten days prior to all owners of land within 350 feet of the boundary of the property in question.

(f) *Failure to receive notice.* Failure of a property owner to receive the notice shall not invalidate any proceedings as set forth within this chapter.

(g) *Request for additional information.* The Planning Commission and city staff shall have the authority to request additional information from the applicant concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant concerning operational factors, the information to be declared necessary to established performance conditions in relation to all pertinent sections of this chapter.

(h) *Appearance.* The applicant or a representative thereof shall appear before the Planning Commission in order to answer questions concerning the proposed development.

(i) *Planning Commission review.* Within 60 days of receiving a complete application, unless extended by the city, the Planning Commission shall review the reports and plans and submit its written report and recommendations to the Council and applicant. The report shall contain the findings of the Planning Commission with respect to the conformity of the development stage plan to the approved general concept plan. Should any changes be found to exist, the Planning Commission shall comment with respect to the merit or lack of merit of any departure of the development stage plan from substantial conformity with the concept plan and with respect to the compliance of the development stage plan with the provisions of this chapter and all other applicable federal, state and local codes and ordinances. If the Planning Commission shall find conformity or any changes merit approval and the Planning Commission shall further find the development stage plan to be in all other respects completed and in compliance with this chapter and other applicable federal, state and local codes and ordinances, it shall recommend denial of approval. If the Planning Commission fails to act within the time specified herein, it shall be deemed to have recommended the plan for approval.

(j) *City Council action.* Within 60 days of receipt of a complete application, unless the review period is extended in accordance with M.S. § 15.99, as it may be amended from time to time, the City Council shall grant approval, resubmit the plan to the Planning Commission for further consideration of specified items or deny approval of the plan.

(k) *PUD agreement.* The Zoning Administrator shall instruct the City Attorney to draw up a PUD agreement which stipulates the specific terms and conditions approved by the City Council and accepted by the applicant. This agreement shall be signed by the Mayor of the city, City Administrator and the applicant within 30 days of City Council approval of the development stage plan. Where the development stage plan is to be resubmitted or denied approval, the City Council action shall be by written report setting forth the reasons for its action. In all cases, a certified copy of the document evidencing City Council action shall be promptly delivered to the applicant by the Zoning Administrator.

(4) *Limitation on development plan approval.* Unless a final plan covering the area designated in the development stage plan as the first stage of the PUD has been filed within six months from the date the City Council grants development stage plan approval, or in any case where the applicant fails to file final plans and to proceed with development in accordance with the provisions of this chapter and/or an approved development stage plan, the approval shall expire. Upon application by the applicant, the City Council may at its discretion extend for not more than six months, the filing deadline for any final plan when, for good cause shown, the extension is necessary. In any case where development plan approval expires, the City Council shall forthwith adopt a resolution repealing the general concept plan approval and the development stage plan approval for that portion of the PUD that has received final plan approval and re-establishing the zoning and other ordinance provisions that would otherwise be applicable.

(J) *Final plan.*

(1) *Purpose.* The final plan is to serve as a complete, thorough and permanent public record of the PUD and the manner in which it is to be developed. It shall incorporate all prior approved plans and all approved modifications thereof resulting from the PUD process. It shall serve in conjunction with other city ordinances as the land use regulation applicable to the PUD. The final plan is intended only to add detail to and to put in final form, the information contained in the general concept plan and the development stage plan and shall conform to the development stage plan in all respects.

(2) *Final plan submission information.* After review of a general concept plan for the PUD and approval of a development stage plan for a section or sections of the proposed PUD, the applicant will submit the following material for review by the city staff prior to issuance of a building permit:

(a) *Recording proof.* Documents establishing the recording of any easement or other documents required by the city prior to the sale of any land or dwelling unit included in the PUD and of the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or common open space or service facility;

(b) *Final plans, structures.* Final architectural drawings of all structures;

(c) *Final engineering plans.* Final engineering plans and specifications for streets, drainage, utilities and other public improvements, together with a development contract providing for the installation of the improvements and financial guarantees for the completion of the improvements;

(d) *Other plans.* Any other plans, agreements or specifications necessary for the city staff to review the proposed construction. All work shall be in conformance with the Building Code of the city;

(e) *Recording of final plan.* Within 60 days of its approval, the applicant, or at its election, the city shall cause the final plan, or portions thereof as are appropriate, to be recorded with the County Recorder or Registrar of Titles, at the expense of the applicant. Certified copies of all relevant recorded documents shall be furnished to the city;

(f) *Building and other permits.* Except as otherwise expressly provided herein, upon receiving notice from the Zoning Administrator that the approved final plan and development agreement have been recorded, all appropriate officials of the city may issue building and other permits to the applicant for development, construction and other work in the area encompassed by the approved final plan or intermediate development stage plan provided, however, that no permit shall be issued unless the appropriate official is first satisfied that all requirements which are applicable to the permit sought, have been satisfied; and

(g) *Limitation on final plan approval.* Within one year after the approval of a final plan for PUD, or the shorter time as may be established by the approved development schedule, construction shall commence in accordance with the approved plan. Failure to commence construction within the period shall, unless an extension has been granted and hereinafter provided, automatically render void the PUD permit and all approvals of the PUD plan and the area encompassed within the PUD shall thereafter be subject to those provisions of the zoning regulations and other zoning provisions, applicable in the district in which it is located. In that case, the Council shall adopt a resolution repealing the PUD permit and PUD approvals and re-establishing the zoning and other provisions that would otherwise be applicable.

(3) *Schedule.*

(a) Upon approval of the development stage plan and within the time established by division (1)(3) above of this section, the applicant shall file with the Zoning Administrator a final plan consisting of the information and submissions required by division (J)(2) above of this section for the entire PUD or for one or more stages. This application will be considered at the next regularly scheduled Planning Commission meeting.

(b) The findings and recommendations of the Planning Commission shall be forwarded to the City Council for consideration. If the Planning Commission fails to act within the time specified herein, it shall be deemed to have recommended the plan for approval.

(c) Within 60 days of receipt of a complete PUD final plan application, unless the review period is extended in accordance with M.S. § 15.99, as it may be amended from time to time, and receipt of the findings and recommendations of the Planning Commission, the City Council shall grant approval or denial of the request.

(d) The applicant shall cause the final plan, or portions thereof as are appropriate, to be recorded with the County Registrar. The applicant shall provide the city with a signed copy verifying county recording within 40 days of the date of approval.

(4) *Building and other permits.* Except as otherwise expressly provided herein, upon receiving notice from the Zoning

Administrator that the approved final plan has been recorded and upon application of the applicant pursuant to the applicable ordinances of the city, all appropriate officials of the city may issue building and other permits to the applicant for development, construction and other work in the area encompassed by the approved final plan provided, however, that no permit shall be issued unless the appropriate official is first satisfied that the requirements of all codes and ordinances in which are applicable to the permit sought, have been satisfied.

(5) *Limitation on final plan approval.* Within one year after the approval of a final plan for PUD, or shorter time as may be established by the approved development schedule, construction shall commence in accordance with the approved plan. Failure to commence construction within the period shall, unless an extension has been granted and hereinafter provided, automatically render void the PUD permit and all approvals of the PUD plan and the area encompassed within the PUD shall thereafter be subject to those provisions of the zoning regulations and other ordinances, applicable in the district in which it is located. In that case, the City Council shall forthwith adopt an ordinance repealing the PUD permit and all PUD approvals and re-establishing the zoning and other ordinance provisions that would otherwise be applicable. The time limit established by this section may, at the discretion of the City Council, be extended for not more than one year by ordinance or resolution duly adopted.

(6) *Inspections during development.*

(a) *Compliance with overall plan.* Following final plan approval of a PUD, or a stage thereof, the Zoning Administrator shall, at least annually until the completion of development, review all permits issued and construction undertaken and compare actual development within the approved development schedule.

(b) *City Council notification.* If the Zoning Administrator finds that development is not proceeding in accordance with the approved schedule, or that it fails in any other respect to comply with the PUD plans as finally approved, he or she shall immediately notify the City Council. Within 30 days of the notice, the City Council shall either by ordinance revoke the PUD permit, and the land shall thereafter be governed by the regulations applicable in the district in which it is located; or shall take steps as it deems necessary to compel compliance with the final plans as approved; or shall require the landowner or applicant to seek an amendment of the final plan.

(Prior Code, § 11-10-4) (Ord. 258, passed 5-4-2006)

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

**RESOLUTION NUMBER 2837**

**CANNON FALLS TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT**

**WHEREAS**, MNLCO Two, LLC and MNLCO Three, LLC (“**Applicant**”) is the applicant for a Conditional Use Permit for a Planned Unit Development (“**PUD**”) to develop a parcel or parcels of land lying within the City and legally described on the attached **Exhibit A** (the “**Property**”) with the PUD plan attached hereto as **Exhibit B** (the “**PUD Plan**”); and

**WHEREAS**, City staff studied the matter, made a report, and provided other information to the Planning Commission; and

**WHEREAS**, on September 8<sup>th</sup>, 2025, the Planning Commission of the City of Cannon Falls held a public hearing and considered the Applicant’s application for the combined Concept and Development Stage Plan for the PUD, and subsequently considered the Final Stage PUD plans and recommended approval for the PUD at the following meeting on October 13<sup>th</sup>, 2025; and

**NOW, THEREFORE**, the City Council of the City of Cannon Falls makes the following findings, as recommended by the Planning Commission:

**FINDINGS**

1. The Applicant is requesting approval of the Concept Stage, Development Stage, and Final Stage Planned Unit Development, collectively referred to as the “PUD” for the purpose of establishing vertical and horizontal development standards that must be met under future site plan, building permits, and other required applications (the “Proposed Use”).
2. The Property is currently zoned I-2, General Industrial
3. City Code Section 152.688(M) and 152.688(N) allows Data Centers and Data Center Substations in the I-2 Zone subject to the following conditions.

(M) Data Centers, provided that:

(1) Public or private sanitary sewer, water, and storm sewer services with adequate infrastructure and capacity are or will be available to serve the Data Center as determined by the City Engineer;

(2) Water, wastewater, and stormwater systems approved as to design and capacity by the City Engineer shall be installed;

(3) All applicable State Public Utilities Commission, Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City’s satisfaction;

(4) All mechanical equipment and electrical equipment, other than telecommunications equipment serving the Data Center, is housed in mechanical yards that are fenced and screened in accordance with City Code;

(5) Except as provided in this section, outdoor storage of equipment related to operation of the Data Center must be landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with City Code;

(6) The Data Center is fully enclosed by a fence as approved by the City;

(7) Vehicular access points shall create a minimum of conflict with traffic movement and shall be subject to approval of the City Engineer;

(8) All exterior lighting shall be in compliance with § 152.187 of this chapter and a comprehensive lighting plan approved by the City. The maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line of the property; except that temporary construction lighting and lighting on access roads at the property boundary shall be exempt;

(9) The site contains adequate parking as determined by the City;

(10) Provisions acceptable to the City are made to control and mitigate noise, light, air and water pollution so as to not unreasonably disturb or interfere with surrounding property owners' use and enjoyment of their property;

(11) Notwithstanding anything to the contrary in the City Code, the requirements of City Code § 152.688(M) apply to Data Centers located within planned unit developments; and

(12) The City, when evaluating a formal request for a conditional use permit pertaining to a specific site prior to approval, upon finding that the general welfare and public betterment can be served as well or better, may add to, modify or expand the conditions set forth herein.

(N) Data Center Substation, provided that:

(1) All applicable State Public Utilities Commission, Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City's satisfaction;

(2) All Data Center Substations are located on the same or contiguous site as the Data Center that it serves;

(3) The number of Data Center Substations serving a Data Center are limited to those necessary for operating the Data Center;

(4) The requirements in §§ 152.385 through 152.389 are satisfied to the City's satisfaction;

(5) Provisions acceptable to the City are made to control and minimize noise, light, air and water pollution so as to not unreasonably disturb or interfere with surrounding property owners' use and enjoyment of their property;

(6) Notwithstanding anything to the contrary in the City Code, the requirements of City Code § 152.688(N) apply to Data Center Substations located within planned unit developments; and

(7) The City, when evaluating a formal request for a conditional use permit pertaining to a specific site prior to approval, upon finding that the general welfare and public betterment can be served as well or better, may add to, modify or expand the conditions set forth herein.

4. Section 152.152 of the Code establishes General Requirements and Standards for a PUD. The standards are being addressed as provided below and as set forth in the approved PUD document:

- The industrial land use is consistent with the City's Comprehensive Plan
- Public and /or common open space is not planned for this data center campus and therefore these provisions are not applicable.
- The Comprehensive Plan does not establish a maximum density for Industrial uses.
- All water, sewer, gas, and fiber utilities will be installed underground in a joint trench whenever possible.
- Applicant agrees that for water connections, shut off valves must be located in a way that each unit's service may be shut off by the city, in addition to the normally supplied shut off at the street. Additionally, applicant agrees that adequate provisions will be made to allow for the adequate cleaning and maintenance of manholes. All maintenance and cleaning will be the responsibility of the property owner.
  - If the Applicant chooses to use the onsite well for backup or emergency use, then proper isolation valves will be installed so there is no cross contamination between the municipal system and onsite well.
- Internal public and private roadway design will be determined during the site plan review process.
- A detailed landscape plan will be provided at the site plan stage of development. A 200' natural buffer adjacent to the northern property line is shown on the PUD. A 50- natural buffer is proposed around the remaining perimeter of the site where there are no conflicting electrical easements. Additional landscaping beyond the City's minimum standards may be installed in the northern natural buffers to provide additional screening.
- A Development Agreement will be approved prior to Final Plan approval and recorded at the time of Final Plat.
- The PUD proposes setbacks greater than those required by the underlying zoning district:

- Northern Property Line / Residential: 250 Building Setback for structures up to a maximum height of 65-feet exclusive of the screening needed for roof-mounted equipment such as parapet walls, and for elevator shafts.
- Adjacent to Non-Residential Uses: 150-feet
- Adjacent to Railroads: 100-feet
- Adjacent to Rochester Blvd, County 29 Blvd, & Highway 52: 150-feet
- Internal Lot Lines: 0-feet or in accordance with applicable building and fire code standards.

5. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.

6. The time limit for a decision on the Applicant's application will not expire until November 6<sup>th</sup>, 2025.

7. The proposed subdivision of Property is governed by City Code Chapter 151.

### **DECISION**

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls based upon the information received and the above Findings:

The City Council of the City of Cannon Falls does hereby approve the requested Planned Unit Development with the following conditions:

1. The Applicant is requesting approval of the Concept Stage, Development Stage, and Final Stage Planned Unit Development, collectively referred to as the "PUD" for the purpose of establishing vertical and horizontal development standards that must be met under future site plan, building permits, and other required applications (the "Proposed Use").
2. The Property is currently zoned I-2, General Industrial
3. City Code Section 152.688(M) and 152.688(N) allows Data Centers and Data Center Substations in the I-2 Zone subject to the following conditions.

(M) Data Centers, provided that:

(1) Public or private sanitary sewer, water, and storm sewer services with adequate infrastructure and capacity are or will be available to serve the Data Center as determined by the City Engineer;

(2) Water, wastewater, and stormwater systems approved as to design and capacity by the City Engineer shall be installed;

(3) All applicable State Public Utilities Commission, Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City's satisfaction;

(4) All mechanical equipment and electrical equipment, other than telecommunications equipment serving the Data Center, is housed in mechanical yards that are fenced and screened in accordance with City Code;

(5) Except as provided in this section, outdoor storage of equipment related to operation of the Data Center must be landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with City Code;

(6) The Data Center is fully enclosed by a fence as approved by the City;

(7) Vehicular access points shall create a minimum of conflict with traffic movement and shall be subject to approval of the City Engineer;

(8) All exterior lighting shall be in compliance with § 152.187 of this chapter and a comprehensive lighting plan approved by the City. The maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line of the property; except that temporary construction lighting and lighting on access roads at the property boundary shall be exempt;

(9) The site contains adequate parking as determined by the City;

(10) Provisions acceptable to the City are made to control and mitigate noise, light, air and water pollution so as to not unreasonably disturb or interfere with surrounding property owners' use and enjoyment of their property;

(11) Notwithstanding anything to the contrary in the City Code, the requirements of City Code § 152.688(M) apply to Data Centers located within planned unit developments; and

(12) The City, when evaluating a formal request for a conditional use permit pertaining to a specific site prior to approval, upon finding that the general welfare and public betterment can be served as well or better, may add to, modify or expand the conditions set forth herein.

(N) Data Center Substation, provided that:

(1) All applicable State Public Utilities Commission, Pollution Control Agency, Department of Natural Resources, Department of Health, and Department of Transportation requirements are met to the City's satisfaction;

(2) All Data Center Substations are located on the same or contiguous site as the Data Center that it serves;

(3) The number of Data Center Substations serving a Data Center are limited to those necessary for operating the Data Center;

(4) The requirements in §§ 152.385 through 152.389 are satisfied to the City's satisfaction;

(5) Provisions acceptable to the City are made to control and minimize noise, light, air and water pollution so as to not unreasonably disturb or interfere with surrounding property owners' use and enjoyment of their property;

(6) Notwithstanding anything to the contrary in the City Code, the requirements of City Code § 152.688(N) apply to Data Center Substations located within planned unit developments; and

(7) The City, when evaluating a formal request for a conditional use permit pertaining to a specific site prior to approval, upon finding that the general welfare and public betterment can be served as well or better, may add to, modify or expand the conditions set forth herein.

4. Section 152.152 of the Code establishes General Requirements and Standards for a PUD. The standards are being addressed as provided below and as set forth in the approved PUD document:

- The industrial land use is consistent with the City's Comprehensive Plan
- Public and /or common open space is not planned for this data center campus and therefore these provisions are not applicable.
- The Comprehensive Plan does not establish a maximum density for Industrial uses.
- All water, sewer, gas, and fiber utilities will be installed underground in a joint trench whenever possible.
- Applicant agrees that for water connections, shut off valves must be located in a way that each unit's service may be shut off by the city, in addition to the normally supplied shut off at the street. Additionally, applicant agrees that adequate provisions will be made to allow for the adequate cleaning and maintenance of manholes. All maintenance and cleaning will be the responsibility of the property owner.
  - If the Applicant chooses to use the onsite well for backup or emergency use, then proper isolation valves will be installed so there is no cross contamination between the municipal system and onsite well.
- Internal public and private roadway design will be determined during the site plan review process.
- A detailed landscape plan will be provided at the site plan stage of development. A 200' natural buffer adjacent to the northern property line is shown on the PUD. A 50- natural buffer is proposed around the remaining perimeter of the site where there are no conflicting electrical easements. Additional landscaping beyond the City's minimum standards may be installed in the northern natural buffers to provide additional screening.

- A Development Agreement will be approved prior to Final Plan approval and recorded at the time of Final Plat.
- The PUD proposes setbacks greater than those required by the underlying zoning district:
  - Northern Property Line / Residential: 250 Building Setback for structures up to a maximum height of 65-feet exclusive of the screening needed for roof-mounted equipment such as parapet walls, and for elevator shafts.
  - Adjacent to Non-Residential Uses: 150-feet
  - Adjacent to Railroads: 100-feet
  - Adjacent to Rochester Blvd, County 29 Blvd, & Highway 52: 150-feet
  - Internal Lot Lines: 0-feet or in accordance with applicable building and fire code standards.

5. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.

6. The time limit for a decision on the Applicant's application will not expire until November 6<sup>th</sup>, 2025.

7. The proposed subdivision of Property is governed by City Code Chapter 151.

**ADOPTED** by the City of Cannon Falls this 21<sup>st</sup> day of October, 2025

\_\_\_\_\_  
Matt Montgomery, Mayor

ATTEST: \_\_\_\_\_  
Jon Radermacher, City Administrator

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

TOGETHER WITH

Parcel 2:

That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPTING

That part of the above described property being described as:

Commencing at the southeast corner of said Southeast Quarter of Section 1; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the east line of said Southeast Quarter, a distance of 425.92 feet to the point of beginning of the parcel to be described; thence North 89 degrees 36 minutes 26 seconds West, a distance of 230.40 feet; thence North 00 degrees 24 minutes 07 seconds West, a distance of 95.43 feet; thence North 89 degrees 36 minutes 26 seconds West, a distance of 373.66 feet; thence North 00 degrees 24 minutes 20 seconds West, a distance of 1312.91 feet to the southerly right of way line of said County Road No. 86, a.k.a. County State Aid Highway No. 86, as shown on Dakota County Right of Way Map No. 410, filed in the Office of the County Recorder in and for said Dakota County as Doc. No. 3040659; thence South 56 degrees 59 minutes 18 seconds East, along said southerly right of way line, a distance of 427.21 feet; thence North 00 degrees 17 minutes 07 seconds West, continuing along said southerly right of way line, a distance of 5.98 feet; thence South 56 degrees 59 minutes 18 seconds East, continuing along said southerly right of way line, a distance of 228.96 feet; thence southeasterly 71.36 feet, continuing along said southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 1382.29 feet and a central angle of 02 degrees 57 minutes 29 seconds, to said east line of the Southeast Quarter; thence South 00 degrees 16 minutes 48 seconds East, along said east line, a distance of 1020.54 feet to the point of beginning

Dakota County, Minnesota

Abstract Property

Parcel 3:

That part of the following described property:

That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying West of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot 10; running thence South 20 chains to the Southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the North line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links East of the Southwest corner thereof on the Westerly line of St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence Southeasterly along said center line for 11.4 chains, more or less, to the South line o Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Being described as:

Beginning at the southwest corner of said Government Lot 10; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the west line of said Government Lot 10, a distance of 425.92 feet; thence North 39 degrees 30 minutes 44 seconds East, a distance of 725.47 feet to the centerline of Goodhue County Road No. 29; thence South 31 degrees 00 minutes 01 second East, along said centerline, a distance of 1150.61 feet to the intersection of said centerline with the south line of said Government Lot No. 10 in Section 6, Township 112, Range 17; thence North 89 degrees 57 minutes 51 seconds West, along said south line, a distance of 1052.11 feet to the point of beginning.

Goodhue County, Minnesota  
Abstract Property

McCoy Subdivision Parcel:

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

EXCEPTING that part of the Northeast Quarter of Section 12 lying southerly of said 100 feet wide strip of land owned by the Chicago and Northwestern Transportation Group.

Dakota County, Minnesota  
Abstract Property

**EXHIBIT B**  
**PUD PLAN**