

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

RESOLUTION NUMBER 2839

PRELIMINARY PLAT FOR CANNON FALLS TECHNOLOGY PARK

WHEREAS, Tract (“Applicant”) intends to develop a parcel or parcels of land lying within the City and legally described on the attached **Exhibit A** (the “Property”) with related plans attached hereto as **Exhibit B** (the “Preliminary Plat”); and,

WHEREAS, the Planning Commission conducted a hearing on September 8th, 2025 to accept testimony relating to the application; and,

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

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

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

1. In the Property Summary table on Sheet C2.0 of the Preliminary Plat, the acreage shown for Lot 1, Lot 2, and right-of-way exceed the existing acreage shown in the table. Outlot A needs to be accounted for and included in the table.
2. On the call-out for Outlot A (Sheet C.02), delete “proposed”. Use a larger font similar to that used for Lots 1 and 2.
3. A Landscape and Screening Plan (151.076(H)(5)) will be required for the final plat and plan submittal.
4. Restricted access should be shown along all of CSAH 86 in Dakota County except the access opening on north. The emergency access will be allowed with a conditional use permit. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.
5. No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder’s Office.
6. TIA (Traffic Impact Study) may be required for the assessment of the construction traffic for a future data center site.
7. Access to Outlot A should include an internal access to the full access rather than direct access to CSAH 86.

WHEREAS, the time limit for a decision on the Applicant’s application will not expire until November 6, 2025.

NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which hereby recommends adoption by the City Council that the Preliminary Plat be approved.

ADOPTED by the City Council of Cannon Falls this 21st day of October, 2025.

CITY OF CANNON FALLS

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 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 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

EXHIBIT B
PRELIMINARY PLAT