

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

RESOLUTION NUMBER 2837

TRACT FINAL PLANNED UNIT DEVELOPMENT

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 the Planned Unit Development (“**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 8th, 2025, the Planning Commission of the City of Cannon Falls held a public hearing and considered the Applicant’s application for the PUD, and subsequently recommended approval for the PUD at the following meeting on October 13th, 2025.

NOW, THEREFORE, the Planning Commission of the City of Cannon Falls makes the following:

FINDINGS

1. The Applicant is requesting a Planned Unit Development 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:

- 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.
- The Developer would like to enter into a Development Agreement prior to approval of the Final PUD and prior to approval of the Preliminary 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. Note that previously, it was proposed that buildings be allowed up to 80- feet in height. Based on community and council feedback received to date, the applicant proposes to reduce the overall building height to 65-feet, exclusive of the screening needed for roof-mounted equipment such a 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 6th, 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 and based upon the information received and the above Findings:

1. The City Council of the City of Cannon Falls does hereby approve the requested PUD.

ADOPTED by the City of Cannon Falls this 21st 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

EXHIBIT B
PUD PLAN