

The Cannon Falls City Council and Planning Commission met in a joint work session on Tuesday, June 17, 2025, in the City Council Chambers. Present were Mayor Matt Montgomery, Council Member Ryan Jeppesen, Council Member Chad Johnson, Council Member Laura Kronenberger, Council Member Lisa Zimmerman, Council Member / Planning Commission Member Diane Johnson, Council Member / Planning Commission Member Chris Nobach, and Planning Commission Member Brian Douglas. Also present were Jon Radermacher, City Administrator; Shelley Ryan, City Attorney; Jeffrey McCormick, Police Chief; and Daren Sikkink and Emma Nollenberger, WHKS consultants.

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| Call to Order | Mayor Montgomery called the work session to order at 5:00 p.m. |
| Approval of Agenda | A motion was made by Council Member D. Johnson, seconded by Council Member Jeppesen and unanimously carried, to approve the agenda as presented. |
| Tract Development Application | <p>City Administrator Radermacher provided background information. He reported that a technology park development application was submitted by Tract on May 27. He discussed the AUAR (Alternative Urban Areawide Review) process that is currently being undertaken, noting that this will include a public comment period. He referenced ongoing discussions relating to annexation, land use impacts, zoning considerations, and infrastructure needs. He discussed the process of drafting a preliminary plat, PUD, and development agreement with the City. He reviewed the next steps in the process. He noted that the goal of the work session would be to review the application and conduct a question-and-answer session.</p> <p>Kristin Dean, Senior Director of Entitlements for Tract, introduced herself and members of the project team. She provided additional information relating to the process that has taken place to this point, including ongoing discussions with City staff, Randolph Township representatives, and other stakeholders. She discussed the need to ensure that the vision that Tract has for the development aligns with the City's vision for the site.</p> <p>Ms. Dean provided a high-level overview of the site location and the annexation and replatting processes. She discussed future land use planning, rezoning and a PUD overlay, and infrastructure improvements. She further discussed the AUAR process and referenced various other studies that have been conducted.</p> <p>Ms. Dean commented regarding the impacts of the proposed technology development and reviewed proposed setbacks from residential areas and other structures in the area. She discussed fencing and landscaping plans. She stated that an increase in</p> |

building height from the current standard is being requested. She referenced a conceptual site plan and clarified that Tract's role will be to work with the City to establish the horizontal and vertical development standards along with the infrastructure needs and create a shovel-ready site for the operators. Ms. Dean reviewed proposed primary and accessory uses for the site along with proposed building design and lighting standards. She reviewed preliminary public infrastructure plans by Tract, including extension of the water and sanitary sewer lines and land dedication back to the City for future water storage and additional system redundancy.

Ms. Dean noted that FAQs, contact information, and other details have been posted on the Cannon Falls Technology Park website.

When asked about noise concerns, Ms. Dean stated that as the industry has evolved there have been significant advancements in noise attenuation and mitigation. She discussed the placement of chillers, backup generators, and other mechanical equipment. She noted that backup generators will be tested periodically and one at a time. She also discussed setbacks from residential areas and the use of berms and landscaping elements to shield noise. She stated that sound studies will be required in conjunction with the permitting process. A member of the project team provided additional information.

Council Member Nobach asked how many permanent jobs are expected to be created. Ms. Dean indicated that the technology park development is expected to create an estimated 275 permanent on-site jobs, in addition to approximately 600 construction jobs per building.

Council Member Nobach asked about the number of parking stalls that are planned for the development. Ms. Dean commented that the data center employees would work rotating shifts. She suggested that the City work with the operators to determine parking needs. It was stated that a parking analysis would be conducted to determine the appropriate amount of parking stalls for the campus.

The Mayor and Council Members asked about water requirements and wastewater management. Daren Sikkink from WHKS reviewed the results of the water and sewer system analysis and referenced ongoing discussion of infrastructure impacts and proposals.

Administrator Radermacher discussed water storage and distribution challenges, noting that these issues will need to be addressed

regardless of whether or not the technology park is constructed. Wastewater plant capacity considerations were also discussed along with a potential land dedication for water storage purposes. Administrator Radermacher clarified that roles, responsibilities, and projected timelines would be spelled out in the development agreement.

Council Member D. Johnson recommended that the City require certain standards and limitations in terms of annual water usage, building design, traffic, and other considerations. Administrator Radermacher further discussed current and future infrastructure needs. He suggested gathering more information and keeping all of the options open at this point.

An existing irrigation well on the property was referenced. Ethan Marks, project engineer with Tract, stated that Tract is working with City staff and the DNR to assess the condition and potential future use of an existing well on the property.

Council Member Nobach asked about Tract's business model and prospects for operators. Administrator Radermacher discussed potential tax incentives. Jake Steen, land use and zoning law attorney with Larkin Hoffman, provided additional information relating to sales tax exemptions and other tax considerations for data centers. He also discussed State regulations that govern data centers and large energy users.

Mayor Montgomery asked about any public safety concerns relating to building height. Administrator Radermacher indicated that fire safety and other public safety issues are being considered. Police Chief McCormick provided additional information relating to emergency response planning.

Council Member Nobach asked about public comments that have been received. Administrator Radermacher indicated that no concerning comments were received relating to the scoping order, noting that the public comment period for the AUAR is currently still open.


Commissioner Douglas requested additional information regarding data centers and why this location was selected. Ms. Dean provided additional information regarding the increasing demand for data storage, the data center industry, and why the proposed site was selected.

Emma Nollenberger from WHKS further discussed the water and wastewater analysis and the infrastructure system upgrades that would be required. Administrator Radermacher provided additional information.

Adjournment


A motion was made by Council Member D. Johnson, seconded by Council Member Zimmerman and unanimously carried, to adjourn the work session. The work session adjourned at 6:06 p.m.

Adopted by the City Council of the City of Cannon Falls on the 15th day of July, 2025.



Matt Montgomery, Mayor

ATTEST:



Jon Radermacher, City Administrator