

**TO:** Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

**FROM:** Jon Radermacher  
City Administrator  
City of Cannon Falls

**DATE:** March 4, 2025

**SUBJECT:** Draft Order for the City of Cannon Falls Industrial Development Alternative Urban  
Areawide Review (AUAR)

As the designated Responsible Governmental Unit (RGU), the City of Cannon Falls has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed Cannon Falls Industrial Development. The Scenarios studied in the AUAR exceed the threshold for a mandatory EIS under MN Rules 4410.4400 Subp. 11. This allows the City to pursue an AUAR in accordance with Minnesota Rule 4410.3610.

This document constitutes an order for review. Enclosed is the Scoping Document for the proposed redevelopment. The Scoping Document is available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a.

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order.

#### [AUAR Study Area](#)

The AUAR study area encompasses an area totaling approximately 251 acres on 5 parcels in the City of Cannon Falls and Randolph Township, Goodhue and Dakota Counties, Minnesota.

#### [Development Scenarios](#)

Two development scenarios, defined in Table 1 and shown on Figures 2 and 3, are proposed to be evaluated in the AUAR.

**Table 1: AUAR Development Scenarios**

Component	Scenario 1	Scenario 2
Industrial (square feet)	1,750,000	-
Technology Park (square feet)	-	1,500,000
<b>Total (square feet)</b>	<b>1,750,000</b>	<b>1,500,000</b>
<b>Total Project Area</b>	<b>251 acres</b>	<b>251 acres</b>

#### Public Comment Period

The public is invited to comment on the proposed development scenarios and relevant issues to be evaluated in the AUAR prior to issuance of a final AUAR order. The 30-day comment period will begin on March 4, 2025. Comments will be accepted through 4:00 PM on April 3, 2025, and should be addressed to:

**RGU:**

City of Cannon Falls  
Jon Radermacher  
City Administrator  
918 River Road  
Cannon Falls, MN 55009

**Email:** [cityadmin@cannonfallsmn.gov](mailto:cityadmin@cannonfallsmn.gov)

Figure 1: AUAR Study Area





Figure 2: Scenario 1 – Industrial Park

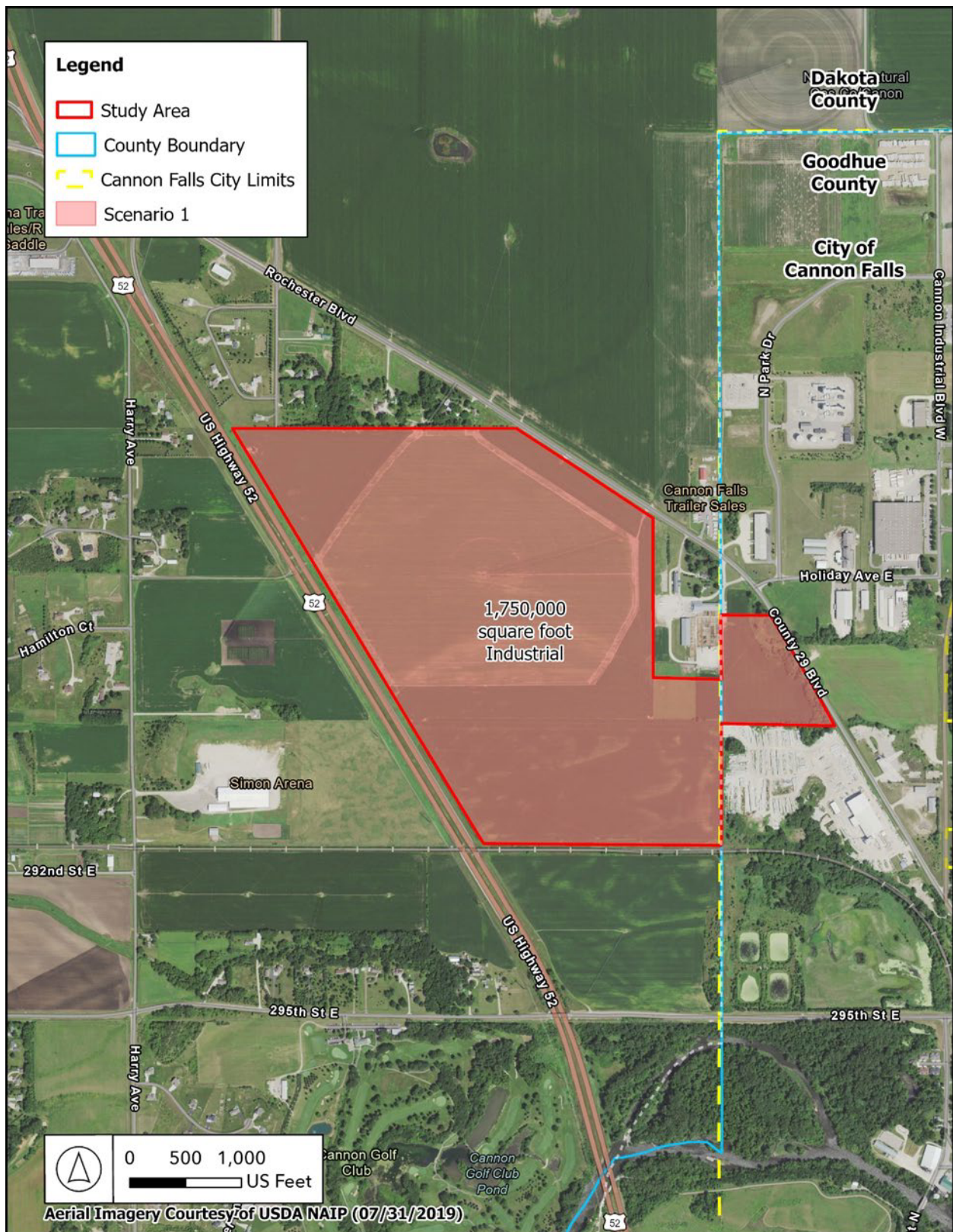




Figure 3: Scenario 2 – Technology Park

