



### **Our Vision**

Red Wing thrives as a vibrant, creative river town that values its natural environment, welcomes all people, and unlocks opportunity for everyone.

### **Our Mission**

We strive to create a sustainable, healthy, accessible, resilient, and equitable community where every person feels at home.

## **Meeting Announcement and Agenda Advisory Planning Commission Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Tuesday, October 21, 2025, at 7:00 PM**

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. To join this meeting via Webex, [click this link](#) and use the password 2025. To join via telephone, please dial (415) 655-0001. Enter access code 2557 079 6148 and password 2025 when prompted.

#### **1. Call to Order**

#### **2. Pledge of Allegiance**

#### **3. Roll Call**

#### **4. Approval of Agenda**

#### **5. Approval of Minutes**

5.A. Motion to Approve Draft Minutes from the September 16, 2025 Regular Meeting.

#### **6. Public Comment**

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

#### **7. Motions & General Business**

7.A. Public Hearing - Principal Structure Setback Variance Request at 737 Sanford Street

7.B. Minor Subdivision/Final Plat Request for TYLER STATION REPLAT 2

7.C. Introduction of an Ordinance to Amend Divisions 15, 20, 30, 35, and 40 of the Zoning Code

#### **8. Communication Items**

8.A. Staff Status Report (Verbal)

8.B. Commissioner Comments

8.C. Council Liaison Comments

## 9. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

**Red Wing Advisory Planning Commission  
Regular Meeting  
City Council Chambers  
September 16, 2025**

**Commissioners Present:** Commissioners George Hintz, Bryan Soper, Chris Mahoney, Ethan Seaberg, and Sue Guerber

**Commissioners Absent:** Chair Brad Wronski and Commissioner Susan Langer

**Others Present:** Steve Kohn, Planning Manager / Staff Liaison; Ron Goggin, Council Liaison

**1. Call to Order**

Vice Chair Seaberg called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

Vice Chair Seaberg led the recitation of the Pledge of Allegiance.

**3. Roll Call**

Vice Chair Seaberg reported that Chair Wronski and Commissioner Langer were unable to attend the meeting and that their absences were excused.

**4. Approval of Agenda**

A motion was made by Commissioner Mahoney, seconded by Commissioner Hintz and unanimously carried, to approve the agenda as presented.

**5. Approval of Minutes**

**A. Motion to Approve August 19, 2025, Regular Meeting Minutes and August 26, 2025, Special Meeting Minutes**

A motion was made by Commissioner Hintz, seconded by Commissioner Soper and unanimously carried, to approve the meeting minutes as drafted.

**6. Public Comment**

There was no public comment related to items not listed on the agenda.

**7. Motions & General Business**

**A. Public Hearing on Short-Term Rental at 458 11th Street for Terence Glommen-McCloskey and Emilie Thiessen (Project Pursuit Properties, LLC).**

Planning Manager Kohn provided background information and pointed out the property under discussion on an aerial photo. He stated that the applicants wish to operate a short-term rental consisting of an upper unit and a lower unit. He stated that there is only one other short-term rental property in the area. He noted that up to three off-street parking spaces would be provided for the two rental units, which would meet the parking stall requirements.

Manager Kohn referenced suggested Findings of Fact and indicated that staff recommends approval of the application as submitted.

Council Liaison Goggin referenced the Short-Term Rental Code (Letter Q) relating to multifamily properties. Manager Kohn clarified that multifamily refers to three units or more, noting that the property under discussion is a duplex.

Manager Kohn reported that he received two comments prior to the meeting that he would review during the Public Hearing.

Vice Chair Seaberg reviewed the Public Hearing procedure and opened the Public Hearing at 7:09 p.m.

Vicki Lambert, Ward 4, Red Wing, referenced City Council discussion of short-term rentals related to concerns about absentee landlords. She spoke in support of the IUP application, noting that the property owners live next door to the short-term rental property.

Manager Kohn reviewed communication from neighborhood property owner Morgan Kluender in opposition to the IUP request. Mr. Kluender indicated that ownership next door does not equal on-site management. Mr. Kluender also cited concerns about housing availability and affordability along with neighborhood impacts, including safety.

Manager Kohn summarized a letter from neighborhood resident Adam Wiltgen in support of the IUP application.

No one else spoke during the Public Hearing. A motion was made by Commissioner Mahoney, seconded by Commissioner Guerber and unanimously carried, to close the Public Hearing. The Public Hearing was closed at 7:13 p.m.

Commissioner Guerber thanked the applicants for the comprehensive information that was submitted. She noted that parking concerns have been addressed. She spoke in support of approving the IUP application.

Commissioner Mahoney spoke in support of approving the application, noting that the property owners live next door and care about the neighborhood. Commissioners Soper and Hintz also spoke in support of approving the application.

Vice Chair Seaberg referenced public discussions that occurred when the short-term rental ordinance was being considered and suggested continuing these conversations.

A motion was made by Commissioner Guerber, seconded by Commissioner Mahoney and unanimously carried, to recommend approval of an Interim Use Permit application to operate a short-term rental at 458 11th Street as presented.

**8. Communication Items**

**A. Status Report.**

**1. Project Update – Jefferson School.**

Manager Kohn reported that the Port Authority is in the early stages of negotiating with the Red Wing School District to potentially acquire the former Jefferson School property as a redevelopment opportunity.

Manager Kohn also discussed enforcement issues relating to an apartment project at Eighth Street and East Avenue, noting that the project is not yet finished but people have moved in.

Manager Kohn reported that a public ribbon-cutting ceremony has been scheduled at He Mni Can – Barn Bluff on September 24 to celebrate the completion of Phase 1 and Phase 2 project improvements.

**B. Commissioner / Council Liaison Comments.**

There were no Commissioner comments.

Council Liaison Goggin reported that the City Council will be considering the proposed Zoning Code changes that were discussed during the August 19 APC meeting.

**9. Adjournment**

The meeting adjourned at 7:20 p.m.



TO: Red Wing Advisory Planning Commission/Board of Adjustments Members

FROM: Steve Kohn, Planning Manager, October 17, 2025

Meeting Date: October 21, 2025

---

**Agenda Item**

**07.A. - Public Hearing: Variance Request by Steven Bolte to Construct an Attached Garage Addition at 737 Sanford Street**

**Attachments**

- Resolution No. 2025-5
- Public Hearing Notice
- Submittals
- Aerial Photos
- Current Photos of Property and Neighborhood

**Recommended Action**

Motion to Adopt Resolution No. 2025-5 of the Red Wing Advisory Planning Commission/Board of Adjustments, Approving a Variance with a 7' Corner Side Yard Setback

**Background**

Brian Bennett (contractor) has submitted an application for a Variance on behalf of Steven Bolte, 737 Sanford Street, to allow the demolition of a dilapidated existing attached garage and the construction of a new 25'x32.5' attached garage to the Bolte home located at the corner of Sanford Street and Kellogg Avenue.

The property is located within the (R-2) Two-Family Residential Zoning District. The R-2 Zoning District requires a 20' corner side yard setback for principal structures. An attached garage is considered to be a part of a principal structure. The existing home on the property has a 2.5' corner side yard setback from Kellogg Avenue and the applicant is proposing to construct the attached garage with the same wall line as the home. The existing home does not sit perfectly parallel to Kellogg Avenue and thus the proposed setback for the new garage

**Item 07.A.**

from Kellogg Avenue would be 2.0', which is identical to the existing garage on the property that will be replaced.

The applicant is indicating practical difficulty in regard to the following:

- The parcel is located on a corner of two streets and only has a width of 50'
- The existing home (including the existing garage) already has a nonconforming setback
- The parcel has elevation challenges, which prohibit alternative garage sites
- The proposed garage will be located where the existing garage is located and will have the exact setback along Kellogg Avenue
- The existing garage is in a dilapidated state and is beyond repair
- Kellogg Avenue is a narrow dead-end street that functions more like an alley than a street

The Planning Commission will be acting as the Board of Adjustments for this Variance request and will make the final decision on whether it should be approved or denied.

### **Analysis**

Staff from Community Development, Fire, Engineering, Police, and Public Works reviewed the proposal and only had concerns about driveway parking and possible encroachments into the right-of-way. The property and the proposed use are unique due to the circumstances listed above.

The applicant's desire to replace the existing garage is understandable and the proposed project will result in a significant investment in the property. The project involves additional improvements to the rear of the house, including new siding.

In general, the proposal is acceptable and the proposed placement of the garage would have minimal impact on the character of the area. However, the proposed garage would be located roughly 17' from the edge of the paved portion of Kellogg Avenue. Kellogg Avenue has a right-of-way width of 40' but is improved only to a width of approximately 13'. In reality, it basically serves as an alley for the abutting properties. With a driveway length of just 17' from the edge of the paved roadway to the proposed garage, parking would be challenging and could encroach onto or be very close to the roadway, depending on the length of a specific vehicle. Snow removal in the winter could also be impacted.

Staff would normally recommend at least 20' between the front of a garage and the property line to ensure parking is not on the public right-of-way. This is not possible in this case; driveway parking will be located mainly on the right-of-way. In order to provide adequate space to park outside of the garage, in a typical manner, staff is recommending a 22' long driveway. This would require a 7' setback for the garage from the property owner's western property line (Kellogg Avenue), instead of the requested 2' setback. The garage dimensions would be

## **Item 07.A.**

reduced from 25' wide by 32.5' long to 25' x 27.5' which is still a functional garage.

The Comprehensive Plan does not directly address the applicant's situation, but it does appear that the proposal would maintain the existing character of the property and neighborhood and can be considered an investment in the property, which is supported by the Comprehensive Plan.

The Board of Adjustments must consider and make each of the following findings of fact when reviewing and approving a variance request. Staff recommended findings are in **bold**.

- 1) Because of the particular physical surroundings, or the shape, configuration, topography or other conditions of the specific parcel of land involved, strict adherence to the regulations of this Zoning Ordinance would cause practical difficulties. Economic considerations alone do not constitute practical difficulties. **The applicant's property is only 50' wide and sits at the intersection of two platted streets; normally required setbacks for a corner lot negatively impact the owner. The property has significant grade changes to the east and south which impact alternatives for a garage location. Kellogg Avenue functions more like an alley due to its paved width, limited improvements, and length. Strict adherence to the regulations would cause practical difficulties for the applicant.**
- 2) The conditions upon which a petition for variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classification. **The conditions mentioned above are unique to the applicant's parcel and situation and are not generally applicable to other property in the R-2 District.**
- 3) The alleged practical difficulty is caused by the Zoning Ordinance and has not been created by any persons presently having an interest in the parcel of land. **The unique characteristics listed above are not typical of R-2 zoned properties. The proposed garage design and square footage are appropriate for the site and area and also meets off-street parking requirements for the property. The Zoning Ordinance has created the alleged practical difficulty. The applicant has not created the practical difficulty.**
- 4) The granting of the variance will not alter the essential character of the locality or be injurious to other property in the vicinity in which the parcel of land is located or substantially diminish property values. **The proposal will not impact the character of the area or be injurious to other property in the vicinity based on aesthetics, setback, and safety. There is no evidence that the proposal will diminish property values.**

## Item 07.A.

- 5) The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety. **The proposed project will not impact public welfare or public safety, if the proposed setback is increased to 7' instead of the requested 2' corner side yard setback.**
  
- 6) It has been demonstrated that the granting of the Variance will be in keeping with the spirit and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. **The proposal meets the intent of the Zoning Ordinance. The granting of the proposed Variance is consistent with the Comprehensive Plan.**

**Staff Recommendation**

Based on the analysis and findings above, staff recommends a motion to adopt Resolution No. 2025-5, approving the Variance request with a 7' corner side yard setback from Kellogg Avenue, instead of the 2' corner side yard setback requested by the applicant.

**RESOLUTION NO. 2025-5 of the RED WING ADVISORY  
PLANNING COMMISSION/BOARD OF ADJUSTMENTS**

***A Resolution Approving a Variance to Construct a New Attached Garage at 737  
Sanford Street with a 7' Corner Side Yard Setback***

**WHEREAS**, the City of Red Wing is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, Steven Bolte, 737 Sanford Street, hereinafter referred to as (“Applicant”), has submitted an application for a Variance to allow the construction of a new 812.5 square foot (25’x32.5’) attached garage with a 2’ corner side yard setback along Kellogg Avenue; and

**WHEREAS**, the property is zoned Two-Family Residential (R-2) District and the R-2 District requires a 20’ corner side yard setback for the attached garage, which is considered to be a part of the principal structure; and

**WHEREAS**, the Applicant submitted said zoning application on September 24, 2025, to the Community Development Department which reviewed and determined the application to be complete on September 30, 2025; and

**WHEREAS**, notice has been published, mailed and posted pursuant to the Red Wing Zoning Ordinance, Section 85-020; and

**WHEREAS**, Division 80-030 and Division 80-040 of the Red Wing Zoning Ordinance establishes the Red Wing Advisory Planning Commission as the Board of Adjustments for reviewing and deciding Variance applications; and

**WHEREAS**, the Red Wing Advisory Planning Commission conducted a public hearing on said matter on October 21, 2025; and

**WHEREAS**, the Red Wing Advisory Planning Commission reviewed a report and recommendation by Planning Manager, Steve Kohn, dated October 17, 2025, and considered said matter at its October 21, 2025, meeting.

**NOW THEREFORE BE IT RESOLVED**, that based on the testimony elicited and information received, the Advisory Planning Commission makes the following:

## FINDINGS

1. That the procedure for obtaining said Variance is in the Red Wing Zoning Ordinance, Section 90-110.
2. That all the requirements of said Section 90-110 have been met by the Applicant.
3. That the proposed Variance request involves the construction of a new 25'x32.5' single story attached garage in the same location as an existing attached garage that will be demolished. The proposed setback for the new attached garage is 2' from the western property line along Kellogg Avenue. The distance between the proposed garage and the edge of the paved roadway for Kellogg Avenue is approximately 17'. City of Red Wing staff recommends that the garage be set back another 5' to allow a 22' long driveway/parking area for the applicant east of the paved roadway for Kellogg Avenue, to address concerns with public safety, welfare, and snow removal.
4. That the proposed Variance will be located on property legally described as Lot 1 and the Westerly 10' of Lot 2, Block 3 of BOXRUD'S SECOND ADDITION to the City of Red Wing, Goodhue County, Minnesota. More commonly known as 737 Sanford Street.
5. The applicant's property is only 50' wide and sits at the intersection of two platted streets; normally required setbacks for a corner lot negatively impact the owner. The property has significant grade changes to the east and south which impact alternatives for a garage location. Kellogg Avenue functions more like an alley due to its paved width, limited improvements, and length. Strict adherence to the regulations would cause practical difficulties for the applicant.
6. The conditions mentioned above are unique to the applicant's parcel and situation and are not generally applicable to other property in the R-2 District.
7. The unique characteristics listed above are not typical of R-2 zoned properties. The proposed garage design and square footage are appropriate for the site and area and also meets off-street parking requirements for the property. The Zoning Ordinance has created the alleged practical difficulty. The applicant has not created the practical difficulty.
8. The proposal will not impact the character of the area or be injurious to other property in the vicinity based on aesthetics, setback, and safety. There is no evidence that the proposal will diminish property values.
9. The proposed project will not impact public welfare or public safety, if the proposed setback is increased to 7' instead of the requested 2' corner side yard setback.

10. The proposal meets the intent of the Zoning Ordinance. The granting of the proposed Variance is consistent with the Comprehensive Plan.

**NOW, THEREFORE BE IT RESOLVED**, that based on the testimony elicited and information received, the Advisory Planning Commission of the City of Red Wing hereby approves the request by the applicant for a Variance for a 7' corner side yard setback, instead of the requested 2' setback.

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2025, by the Advisory Planning Commission of the City of Red Wing.

\_\_\_\_\_  
Brad Wronski, Chairperson

ATTEST:

\_\_\_\_\_  
Kyle Klatt, Community Development Director



## **PUBLIC HEARING NOTICE**

Notice is hereby given that the City of Red Wing Advisory Planning Commission/Board of Adjustments will hold a public hearing in the City Council Chambers at City Hall on Tuesday, October 21, 2025, at 7:00 p.m., to hear and take action on a Variance request submitted by Brian Bennett (contractor) on behalf of Steven Bolte, 737 Sanford Street, to allow the demolition of a dilapidated existing attached garage and the construction of a new 25'x32.5' attached garage to the Bolte home located at the corner of Sanford Street and Kellogg Avenue. The property is located within the (R-2) Two-Family Residential Zoning District. The R-2 Zoning District requires a 20' corner side yard setback for principal structures. The existing home on the property has a 2.5' corner side yard setback from Kellogg Avenue and the applicant is proposing to construct the attached garage with the same wall line as the home. The existing home does not sit perfectly parallel to Kellogg Avenue and thus the proposed setback from Kellogg Avenue would be 2.0' which is identical to the existing garage on the property that will be replaced.

Parcel Number: 55-095-0020. The legal description of record for this property is as follows: Lot 1 and the Westerly 10' of Lot 2, Block 3 of BOXRUD'S SECOND ADDITION to the City of Red Wing, Goodhue County, Minnesota. More commonly known as 737 Sanford Street.

Written or oral comments to said Variance may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be duly considered and evaluated before any formal action is taken by the Planning Commission/Board of Adjustments. This meeting will also be held virtually. If you wish to share a public comment regarding the proposal, you may send an email with your comments by 3:00 p.m. on Tuesday, October 21, 2025, to [steve.kohn@redwingmn.gov](mailto:steve.kohn@redwingmn.gov) or by calling 651-385-3622 to leave your contact information and a voicemail with your comments. You may also request a link to join the meeting via Webex. For Variance requests, the Planning Commission serves as the Board of Adjustments. All findings and decisions of the Board of Adjustments concerning variances shall be final; the proposal will not be reviewed by the City Council.

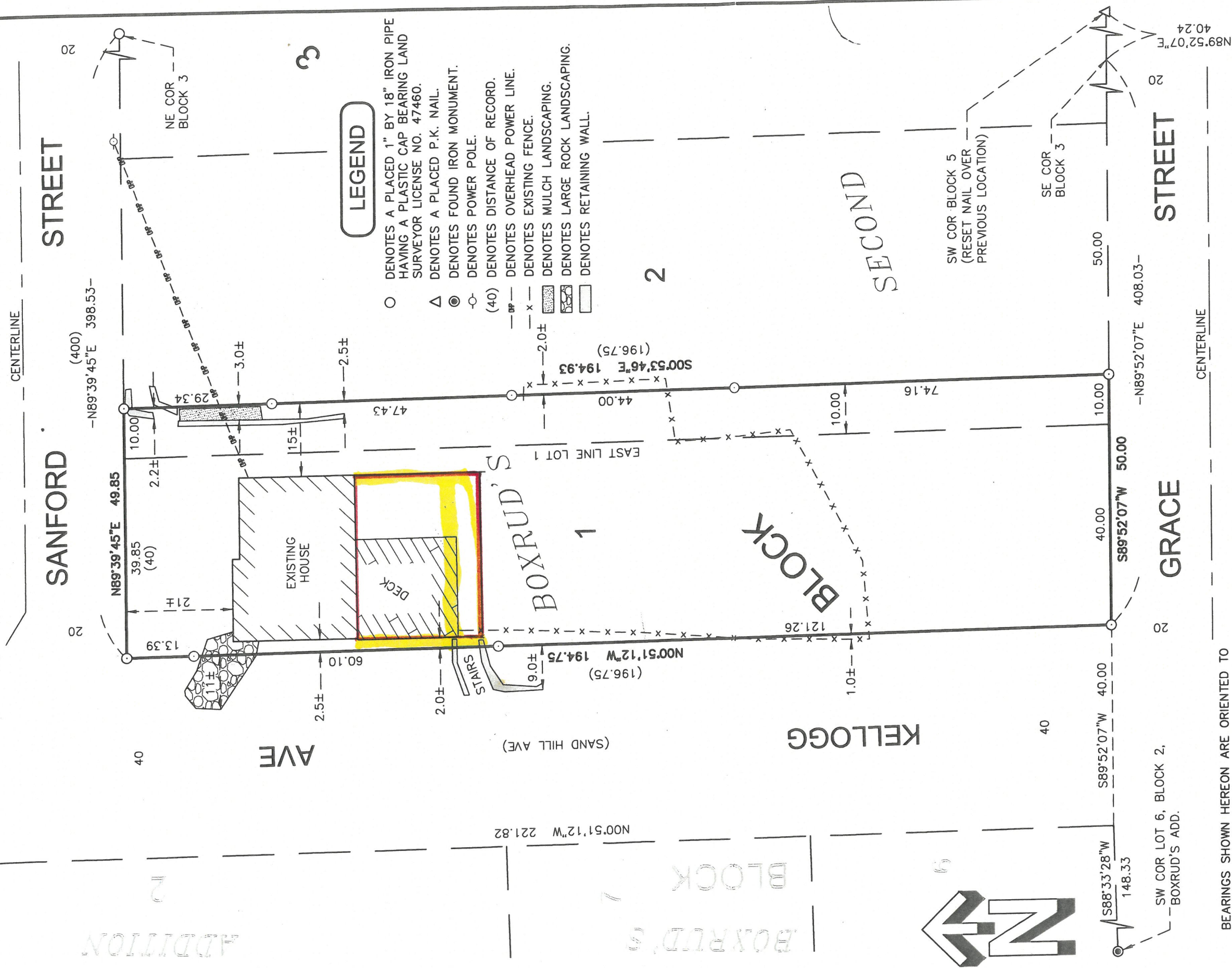
Melissa Hill  
City Clerk  
City of Red Wing, Minnesota

Date: **October 6, 2025**

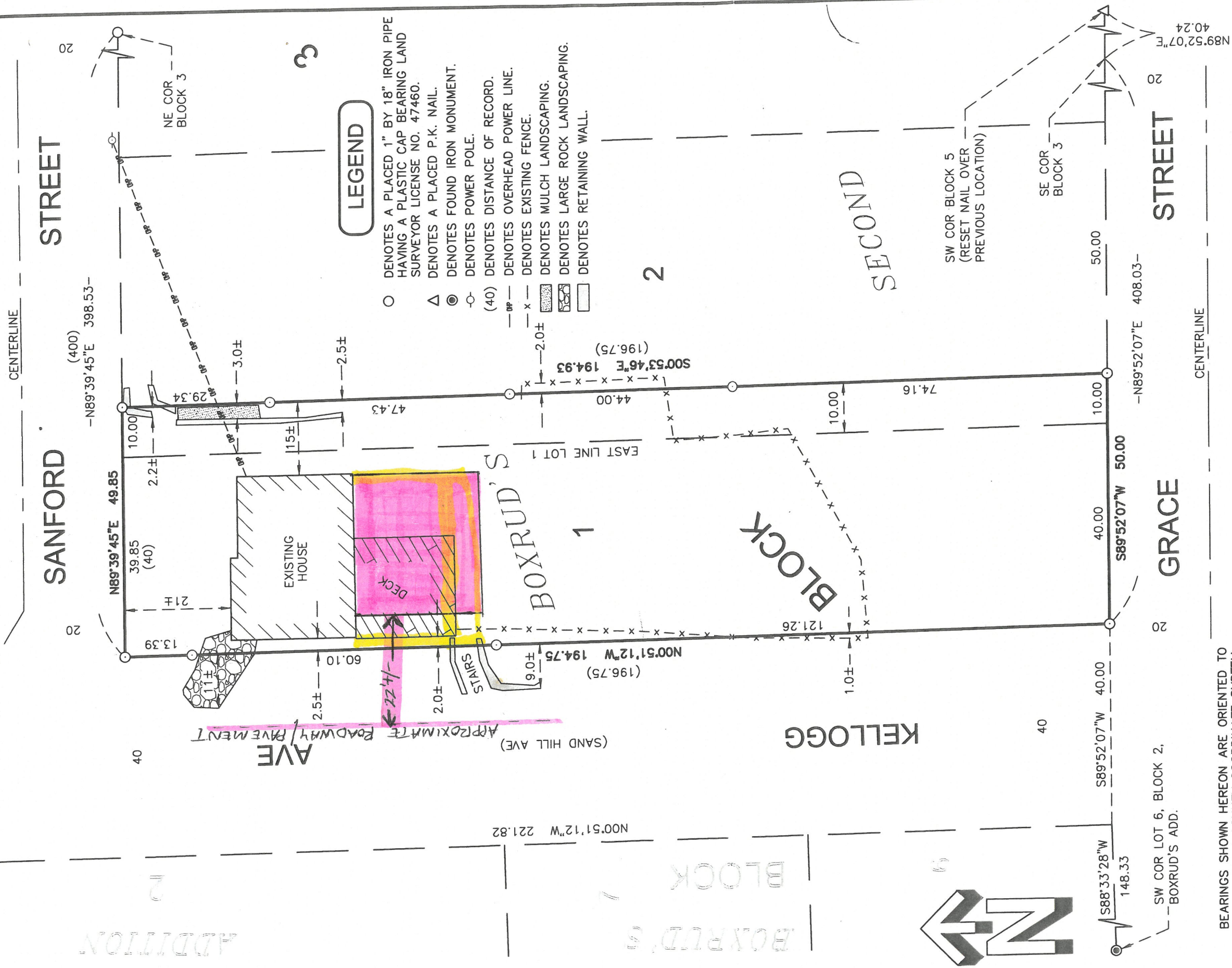
Publish once in the Republican Eagle: **October 11, 2025**

NOTE: The City of Red Wing Zoning Ordinance requires that this notice be mailed to each of the owners of all property located within 500 feet of the property described above.

# PROPOSED



# RECOMMENDED



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN).



CERTIFICATE OF SURVEY FOR:

**PAM JOHNSON**

**JOHNSON & SCOFIELD INC.**  
**SURVEYING AND ENGINEERING**

1203 MAIN STREET, RED WING, MN 55066  
 (651) 388-1558

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Marcus S. Johnson*  
 Marcus S. Johnson  
 Minnesota License No. 47460  
 Date: April 11, 2025

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1	SHEETS 25-204		S-11881

# Bolte Variance Request

Sanford Street

Kellogg Avenue

737

Proposed Garage Addition

194.75

50'



Sanford Street

Kellogg Avenue

737



Proposed Garage Addition

194.75

58





CO  
#13  
200  
Quack





TO: Red Wing Advisory Planning Commission Members

FROM: Steve Kohn, Planning Manager; October 15, 2025

ITEM: **7.B. Minor Subdivision and Final Plat Request for TYLER STATION REPLAT 2**

Meeting Date: October 21, 2025



**Attachments**

- TYLER STATION REPLAT 2 (Proposed)
- Aerial Photo
- Proposed Private Easements

**Background**

Eric Stelter, 909 E. 7<sup>th</sup> Street, has submitted an application for a Minor Subdivision and Final Plat to subdivide two existing parcels in TYLER STATION REPLAT into four (4) new parcels in the proposed TYLER STATION REPLAT 2.

The property was developed as a unified site and consists of three existing buildings, a vacant building site, and shared access and parking. The proposal would create a new lot for each existing building and the vacant building site at the Northwest corner of the site. Existing private easements for access, parking, and utilities will be rewritten to address the proposed new property lines. These easements should be recorded at the same time as the plat, if approved. The proposal basically allows each building to be sold separately in the future, if desired.

Please see the attached draft of TYLER STATION REPLAT 2 and submittals.

The site consists of approximately 1.7 acres. The property is zoned General Business (B-2). The B-2 district requires a minimum parcel size of 15,000 square feet; all parcels meet minimum lot size and frontage requirements. All existing buildings meet minimum setback requirements (10' in the B-2 District).

No public infrastructure is proposed for dedication in the plat. All existing public drainage and utility easements in TYLER STATION REPLAT will remain in place,

7.B.

as noted on the proposed plat. No new public D&U easements are proposed along interior property lines that will divide the new parcels. The City's Engineering and Public Works Departments have reviewed the proposal in regard to public D&U easements and the proposed private easements and find them adequate.

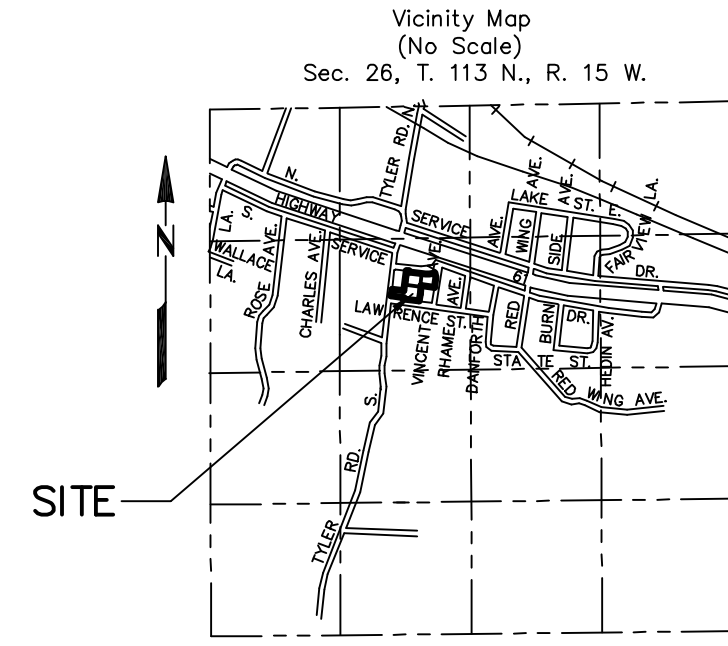
The site is located in the Midtown Activity Center, as designated in the City of Red Wing Comprehensive Plan/2040 Plan. The proposed plat and development is consistent with the Midtown Activity Center and the Comprehensive Plan.

**Staff Recommendation**

Based on the above analysis, the proposed Minor Subdivision/Final Plat, including the new proposed private easements, complies with the Zoning Ordinance, Chapter 12 (Subdivision Regulations) of City Code, and the Comprehensive Plan/2040 Plan. Staff recommends a motion to recommend approval of the Minor Subdivision and Final Plat, as submitted.

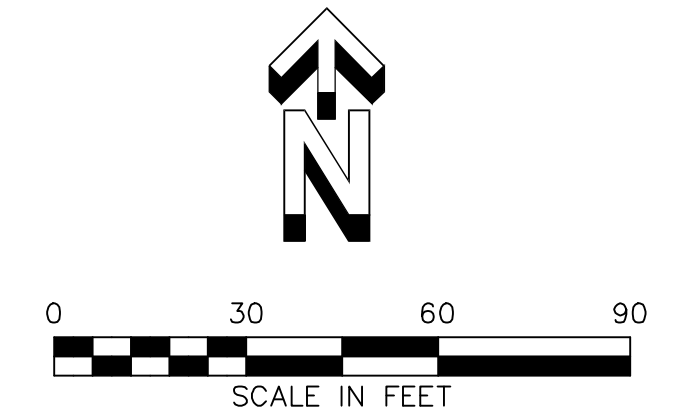
# TYLER STATION REPLAT 2

**PRELIMINARY  
10-8-2025**



**LEGEND**

- DENOTES A FOUND 1/2" IRON PIPE MONUMENT.
- ⊙ DENOTES A FOUND 1" IRON PIPE MONUMENT.
- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.



THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF TYLER STATION.

KNOW ALL PERSONS BY THESE PRESENTS: That Eric C. Stelter and Brenda A. Stelter, husband and wife, owners, and Citizens Community Federal N.A., a United States Corporation, mortgagee, of the following described property:

Lot 1, Block 1, Tyler Station Replat, according to the plat thereof on file and of record in the office of the County Recorder for the County of Goodhue, State of Minnesota. (Torrens Certificate Number 6914)

Lot 2, Block 1 of Tyler Station Replat, according to the plat thereof on file and of record in the office of the County Recorder for the County of Goodhue and State of Minnesota. (Torrens Certificate Number 6915)

Have caused the same to be surveyed and platted as TYLER STATION REPLAT 2.

In witness whereof said Eric C. Stelter and Brenda A. Stelter, husband and wife, have hereto set their hands this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Eric C. Stelter \_\_\_\_\_ Brenda A. Stelter \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 20\_\_ by Eric C. Stelter and Brenda A. Stelter.

(signature)

(print name)

Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Citizens Community Federal N.A., a United States Corporation, has caused these presents to be signed by its proper officers this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Citizens Community Federal N.A. \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_ its \_\_\_\_\_ of Citizens Community Federal N.A., a United States Corporation, on behalf of said Corporation.

(signature)

(print name)

Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Marcus S. Johnson do hereby certify:

That this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Marcus S. Johnson, Land Surveyor  
Minnesota License Number 47460

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 20\_\_ Marcus S. Johnson, Land Surveyor.

(signature)

(print name)

Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

This plat of TYLER STATION REPLAT 2 was approved and accepted by the City Council of the City of Red Wing, Minnesota at a regular meeting thereof held this \_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Red Wing, Minnesota  
By: \_\_\_\_\_ City Clerk By: \_\_\_\_\_ Mayor

Taxes payable in the year 20\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Goodhue County Auditor/Treasurer

By: \_\_\_\_\_ Deputy

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Jeffrey Ekblad, Goodhue County Surveyor

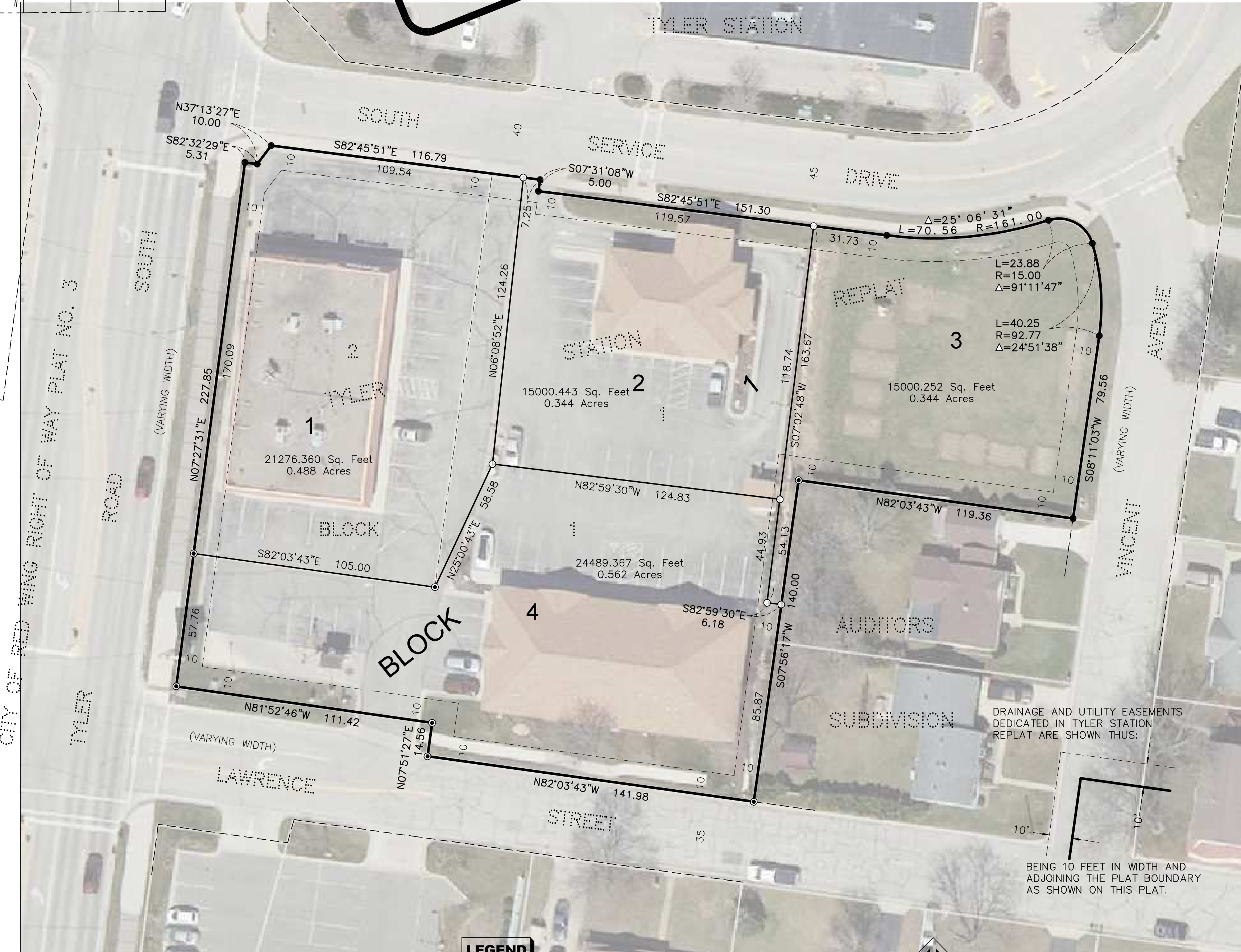
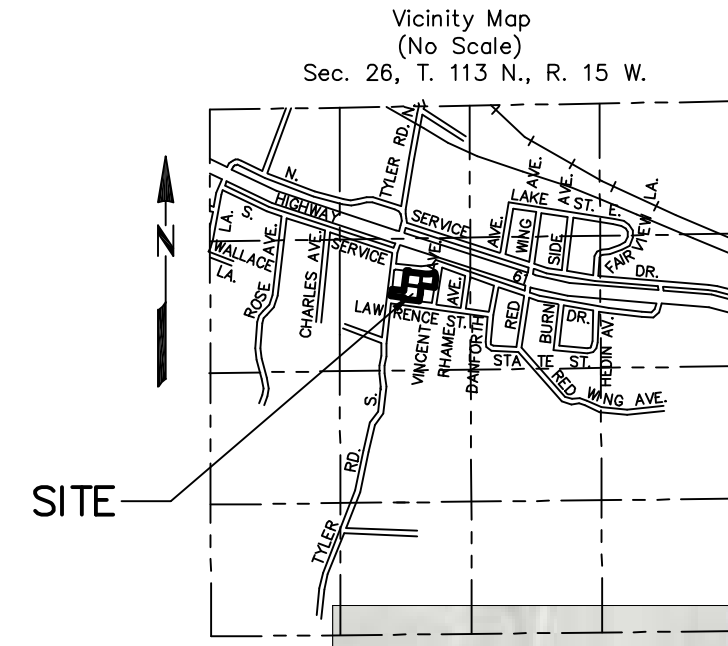
I hereby certify that the within instrument was filed in this office for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ m and was duly recorded as document number \_\_\_\_\_, file number \_\_\_\_\_.

By: \_\_\_\_\_ Goodhue County Registrar of Titles

**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING  
1203 MAIN STREET, RED WING, MN 55066  
(651)3881558

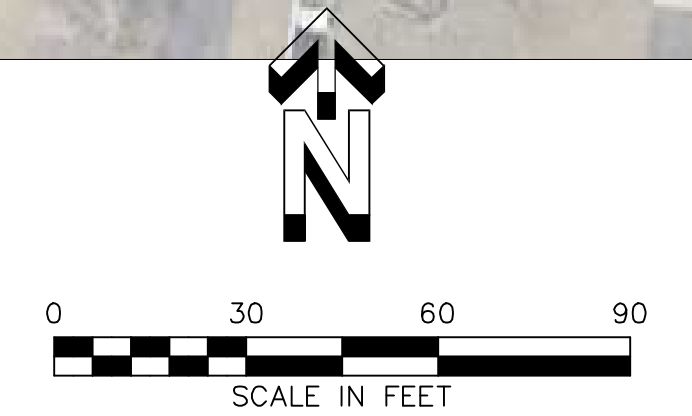
# TYLER STATION REPLAT 2

**PRELIMINARY  
10-8-2025**



**LEGEND**

- DENOTES A FOUND 1/2" IRON PIPE MONUMENT.
- ⊙ DENOTES A FOUND 1" IRON PIPE MONUMENT.
- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.



THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF TYLER STATION.

KNOW ALL PERSONS BY THESE PRESENTS: That Eric C. Stelter and Brenda A. Stelter, husband and wife, owners, and Citizens Community Federal N.A., a United States Corporation, mortgagee, of the following described property:

Lot 1, Block 1, Tyler Station Replat, according to the plat thereof on file and of record in the office of the County Recorder for the County of Goodhue, State of Minnesota. (Torrens Certificate Number 6914)

Lot 2, Block 1 of Tyler Station Replat, according to the plat thereof on file and of record in the office of the County Recorder for the County of Goodhue and State of Minnesota. (Torrens Certificate Number 6915)

Have caused the same to be surveyed and platted as TYLER STATION REPLAT 2.

In witness whereof said Eric C. Stelter and Brenda A. Stelter, husband and wife, have hereto set their hands this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Eric C. Stelter \_\_\_\_\_ Brenda A. Stelter \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 20\_\_ by Eric C. Stelter and Brenda A. Stelter.

(signature)

(print name)

Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Citizens Community Federal N.A., a United States Corporation, has caused these presents to be signed by its proper officers this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Citizens Community Federal N.A.  
its \_\_\_\_\_ and \_\_\_\_\_ its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ its \_\_\_\_\_ and \_\_\_\_\_

its \_\_\_\_\_ of Citizens Community Federal N.A., a United States Corporation, on behalf of said Corporation.

(signature)

(print name)

Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Marcus S. Johnson do hereby certify:

That this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Marcus S. Johnson, Land Surveyor  
Minnesota License Number 47460

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 20\_\_ Marcus S. Johnson, Land Surveyor.

(signature)

(print name)

Notary Public \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

This plat of TYLER STATION REPLAT 2 was approved and accepted by the City Council of the City of Red Wing, Minnesota at a regular meeting thereof held this \_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Red Wing, Minnesota  
By: \_\_\_\_\_ City Clerk By: \_\_\_\_\_ Mayor

Taxes payable in the year 20\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Goodhue County Auditor/Treasurer

By: \_\_\_\_\_ Deputy

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Jeffrey Ekblad, Goodhue County Surveyor

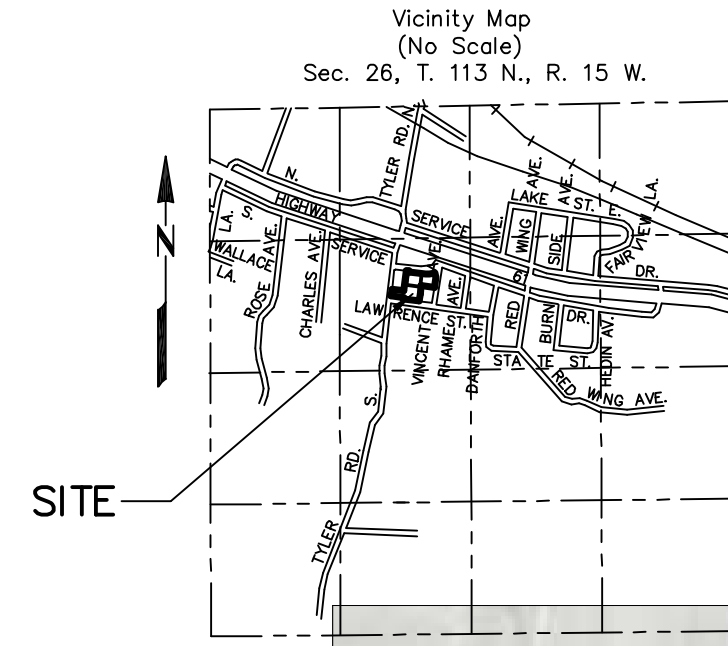
I hereby certify that the within instrument was filed in this office for record this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ m and was duly recorded as document number \_\_\_\_\_, file number \_\_\_\_\_.

By: \_\_\_\_\_ Goodhue County Registrar of Titles

**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING  
1203 MAIN STREET, RED WING, MN 55066  
(651)3881558

# TYLER STATION REPLAT 2 EASEMENT DESCRIPTION

**PRELIMINARY  
10-13-2025**



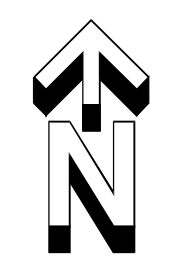
## DESCRIPTION FOR PROPOSED DRIVEWAY, PARKING AND UTILITY EASEMENT AGREEMENT

An easement for driveway and utility purposes over, under and across that part of Lots 1, 2 and 4, Block 1, TYLER STATION REPLAT 2, according to the recorded plat thereof, on file in the office of the Goodhue County Registrar of Titles, described as follows:

Commencing at the southwesterly corner of said Lot 4; thence South 81 degrees 52 minutes 46 seconds East, assumed bearing, along the southerly line of said Lot 4, a distance of 79.48 feet to the point of beginning of the easement to be described; thence North 08 degrees 07 minutes 14 seconds East, a distance of 42.97 feet; thence North 81 degrees 48 minutes 42 seconds West, a distance of 73.96 feet; thence North 07 degrees 17 minutes 53 seconds East, a distance of 23.66 feet; thence South 83 degrees 01 minutes 58 seconds East, a distance of 72.59 feet; thence North 52 degrees 02 minutes 20 seconds East, a distance of 25.99 feet; thence North 09 degrees 23 minutes 54 seconds East, a distance of 151.19 feet to the northerly line of said Lot 1; thence South 82 degrees 45 minutes 51 seconds East, along the northerly line of said Lot 1 and along the northerly line of said Lot 2, a distance of 25.16 feet to an angle point in the northerly line of said Lot 2; thence South 07 degrees 31 minutes 08 seconds West, along said northerly line, a distance of 5.00 feet to an angle point in said northerly line; thence South 82 degrees 45 minutes 51 seconds East, along said northerly line, a distance of 10.67 feet; thence South 06 degrees 46 minutes 18 seconds West, a distance of 86.03 feet; thence South 82 degrees 41 minutes 44 seconds East, a distance of 108.49 feet to the easterly line of said Lot 2; thence South 07 degrees 02 minutes 48 seconds West, along the easterly line of said Lot 2 and along the easterly line of said Lot 4, a distance of 59.89 feet; thence North 82 degrees 37 minutes 14 seconds West, a distance of 130.51 feet; thence South 18 degrees 29 minutes 20 seconds West, a distance of 30.43 feet; thence South 12 degrees 09 minutes 07 seconds West, a distance of 57.78 feet to the southerly line of said Lot 4; thence North 81 degrees 52 minutes 46 seconds West, along said southerly line, a distance of 27.14 feet to the point of beginning.

### LEGEND

- DENOTES A FOUND 1/2" IRON PIPE MONUMENT.
- ⊙ DENOTES A FOUND 1" IRON PIPE MONUMENT.
- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.



THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF TYLER STATION.

**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING  
1203 MAIN STREET, RED WING, MN 55066  
(651)388-1558



## STAFF REPORT

To: Advisory Planning Commissioners

From:

Meeting Date: October 21, 2025

Agenda Item Number: 7.C.

---

### **Title and Purpose**

Introduction of an Ordinance to Amend Divisions 15, 20, 30, 35, and 40 of the Zoning Code.

### **Attachments**

Ordinance Amending Chapter 11 of the Zoning Ordinance of the City Code

### **Background**

Staff has prepared a draft ordinance to amend the non-residential zoning districts. The amendment is intended to reorganize and clarify existing regulations related to the agricultural, commercial, mixed-use, civic, and industrial zoning districts. Except for the proposed elimination of the B2a commercial district, this effort focuses solely on restructuring the code for improved readability, consistency, and ease of administration. No policy or regulatory changes are included at this stage.

Following adoption of this reorganization, staff will begin a series of focused discussions with the Planning Commission to evaluate potential policy updates and substantive amendments.

### **Recommended Action**

Introduction of an Ordinance to Amend Divisions 15, 20, 30, 35, and 40 of the Zoning Code.

**ORDINANCE NO. 226, FOURTH SERIES**

*AN ORDINANCE AMENDING  
CHAPTER 11 - ZONING ORDINANCE OF THE CITY CODE*

*THE CITY COUNCIL OF RED WING DOES ORDAIN:*

**SECTION 1.** Chapter 11, Article I, Division 15, Section 15-020 “Zoning Districts” is hereby amended by inserting the underlined text and removing the ~~struck through~~ text as shown below:

15-020 **Zoning Districts.** For the purposes of this Chapter, the City of Red Wing is hereby divided into the following zoning districts:

<i><b>SYMBOL</b></i>	<i><b>NAME</b></i>
<u><i>STANDARD ZONING DISTRICTS</i></u>	
<b>A</b>	Agriculture
<b>AR</b>	Agricultural Residential
<b>AC</b>	Agricultural Conservation
<b>R-1</b>	Single Family Residential
<b>R-2</b>	Two Family Residential
<b>RM-1</b>	Multiple Family Residential (Low Density)
<b>RM-2</b>	Multiple Family Residential ( <del>High</del> <u>Medium</u> Density)
<u><b>RM-3</b></u>	<u>Multiple Family Residential (High Density)</u>
<b>B-1</b>	Neighborhood Business District
<b>B-2</b>	General Business
<del><b>B-2A</b></del>	<del>Mixed General and Central Business</del>
<b>B-3</b>	Central Business
<b>CIVIC</b>	Civic
<b>MC</b>	Mixed Use Industrial/Office Commercial
<b>MCT</b>	Mixed Use Commercial Tourism
<b>RF</b>	Riverfront District
<b>I-1</b>	Light Industrial
<b>I-2</b>	General Industrial
<u><i>OVERLAY ZONING DISTRICTS</i></u>	
<b>F</b>	Floodplain Overlay District
<b>DR</b>	Design Review Overlay District
<b>CR</b>	Cannon River Management Overlay District
<b>LS</b>	Lake and Shoreland Management Overlay District

**SECTION 2.** Repeal and Replace Chapter 11, Article II, Division 20 as shown below:

**DIVISION 20: AGRICULTURAL DISTRICT REGULATIONS**

**20-010 Agricultural Zoning Districts**

- A) Agriculture (A) District. The A-Agriculture district is designated to preserve land for agricultural uses located outside the area of urban development and discourage scattered non-farm uses from developing in these areas.
  
- B) Agricultural Residential (AR) District. The AR-Agricultural Residential District is designed to provide for limited large lot, low density residential development in a rural lifestyle, where agricultural uses can be continued and where orderly growth and sanitary facilities may be extended with zoning district changes at some future date, but which at present is considered a rural service area with limited city facilities.
  
- C) Agricultural Conservation (AC) District. The AC-Agriculture Conservation District is designed to protect and preserve the open-space character and natural state of certain land by reducing development pressures. Such land may be owned by a governmental agency or group, organization, or private individual and shall include such lands as marshlands, drainage ways, steep bluffs, river frontage, woodlands and other areas with significant environmental and aesthetic value. In many instances, it may be appropriate to use land within this district for agricultural crop and livestock purposes.

**20-020 Agricultural Zoning Districts Use Classification Chart**

<b>Land Use Category</b>	<b>A</b>	<b>AR</b>	<b>AC</b>	<b>Additional Regs</b>
<b><u>Agricultural</u></b>				
Agricultural Production	P	P	CC	55-120
Agricultural Services	P	CC	CC	
Agricultural Support	C	NP	NP	
Animal Husbandry	P	C	P	55-130
Commercial Stable	P	C	C	
Farm Employee Housing	P	C	C	55-140
Forestry Operation	P	C	C	
Private Kennel	P	C	P	
Private Stable	P	P	P	
Wayside Stand	P	P	P	
<b><u>Residential</u></b>				
Congregate Housing	NP	NP	C	
Duplex	CC	NP	CC	
Family Day Care	P	NP	P	
Group Family Day Care	P	NP	P	
Group Home	P	NP	P	
Home Occupation	CC/C <sup>1</sup>	NP	CC/C <sup>1</sup>	55-170
Manufactured Home Park	NP	NP	C	
Single Family Detached	P	NP	P	

<b>Land Use Category</b>	<b>A</b>	<b>AR</b>	<b>AC</b>	<b>Additional Regs</b>
<b><u>Institutional and Public Uses</u></b>				
Campgrounds and Trailing	C	C	C	
Cemetery	C	C	C	
Colleges and Universities	NP	NP	C	
Community Services	NP	NP	P	
Correctional Facilities	NP	NP	C	
Golf Course	C	C	C	
Marina	CC	C	NP	
Outdoor Recreation Facility	NP	NP	C	
Parks and Open Areas	P	P	P	
Public and Private Schools	NP	NP	C	
Religious Institutions	C	NP	C	
<b><u>Commercial Uses</u></b>				
Bed and Breakfast	C	NP	C	55-160
Broadcasting and Communication	CC/C <sup>1</sup>	NP	CC/C <sup>1</sup>	55-240
Commercial Kennel	P	C	P	
Day Care Center	NP	NP	C	
Garden Center	C	NP	C	
Nursing and Personal Care	NP	NP	C	
Outdoor Entertainment	NP	NP	C	
Restricted Recreation	C	NP	NP	
Veterinary Service	C	NP	C	
<b><u>Industrial Uses</u></b>				
Landfill	C	NP	C	55-220
Railroad Transportation	C	C	C	
Resource Extraction	C	NP	C	90-060
Scrap and Salvage Service	C	NP	NP	
<b><u>Special Uses</u></b>				
Air Transportation	C	NP	C	
Interim Use	CC	CC	CC	55-115
Planned Unit Development	NP	NP	C	47-010
Short Term Rentals	IUP	IUP	NP	
<b><u>Table Notes</u></b>				
C – Conditional Use				
CC – Certificate of Compliance				
IUP – Interim Use Permit				
NP – Not Permitted				
P – Permitted				
1. Certificate of compliance if use meets additional criteria; conditional if use does not meet additional criteria.				

## 25-030 Agricultural District Site and Development Standards

	<b>A</b>	<b>AR</b>	<b>AC</b>
Lot Area	40 acres	See <sup>5</sup>	See <sup>6</sup>
Lot width			
At building line	160 feet	160 feet	300 feet
Frontage on existing roads	160 feet	160 feet	300 feet

	<b>A</b>	<b>AR</b>	<b>AC</b>
Maximum lot coverage	10%	20%	20%
<b><u>Setbacks</u></b>			
<b>Principal Building</b>			
Front yard	50 feet	50 feet	50 feet
Street side yard	50 feet	50 feet	50 feet
Interior side yard	30 feet	30 feet	30 feet
Rear yard	50 feet	50 feet	50 feet
<b>Accessory Buildings<sup>1</sup></b>			
Principal building	10 feet	10 feet	10 feet
Front yard	50 feet	50 feet	50 feet
Street side yard	30 feet	30 feet	30 feet
Interior side yard	30 feet	30 feet	30 feet
Rear yard	50 feet <sup>1</sup>	50 feet	50 feet
New Animal Building	100 feet	100 feet	100 feet
<b><u>Height</u></b>			
Principal Building	30 feet <sup>2</sup>	30 feet <sup>2</sup>	30 feet <sup>7</sup>
Accessory Buildings	20 feet	20 feet	20 feet
Door height	14 feet	14 feet	14 feet
<b><u>Accessory Buildings</u></b>			
Max number of buildings	3 <sup>3</sup>	2 <sup>3</sup>	2
Max total square footage	See <sup>4</sup>	See <sup>4</sup>	See <sup>8</sup>
<b><u>Notes:</u></b>			
1. Except agricultural buildings			
2. Except agricultural buildings, which have a maximum height of 90 feet.			
3. No limit for agricultural buildings.			
4. 1,500 square feet for lots up to 3 acres.			
1,750 square feet for lots up to 4 acres.			
2,000 square feet for lots 4-5 acres.			
2,250 square feet for lots over 5 acres (plus 100 square feet per each additional 1 acre over 5 acres, with a maximum of 3,500 square feet).			
5. One Family Detached.....5 acres.			
Two-Family Structure.....5 acres.			
Cluster Lot – Detached Dwelling....2.5 acres.			
Lot with Septic System....2.5 acres.			
6. Two-Family Structure....Not Permitted.			
Cluster Lot – Detached Dwelling....Not Permitted.			
7. Two stories.			
8. 1,000 square feet for lots up to 5 acres (200 square feet per each additional 5 acres).			

**30-040 Off-Street Parking Requirements**

A) Off-street parking spaces shall be required for all permitted uses according to the following schedule. All parking areas shall conform to the design requirements of as set forth in Division 60 of this Chapter.

Agricultural Production	Two spaces per new dwelling unit
Agricultural Services	See Section 60-090

Animal Husbandry	No requirement
Commercial Kennel	One space per 500 square feet of gross floor area.
Community Services	One space per 500 square feet of gross floor area.
Commercial Stable	One space per employee on the largest work shift, plus one space for every four animals.
Family Day Care	One space per employee on the largest work shift, plus one space for loading and unloading.
Forestry Operations	No requirement.
Group Home	One space per employee on the largest work shift.
Parks and Open Areas	No requirement.
Private Kennel	No requirement.
Private Stable	No requirement.
Single Family Detached and Duplex	Two spaces per dwelling unit, one per unit must be located in a garage.
Wayside Stand	One space per 100 square feet of gross floor area.

**SECTION 3.** Repeal and Replace Chapter 11, Article II, Division 30 as shown below:

**DIVISION 30: BUSINESS, MIXED-USE, CIVIC, AND RIVERFRONT DISTRICT REGULATIONS**

**30-010 Business, Mixed-Use, Civic, and Riverfront Zoning Districts**

- A) Neighborhood Business (B-1) District. The B-1 Neighborhood Business District as herein established is designed to meet the day-to-day local convenience shopping and service needs of persons residing in adjacent residential areas.
- B) General Business (B-2) District. The B-2 General Business District is designed to provide for more diversified business types that are oriented towards thoroughfare locations because of the access and visibility they provide.
- C) Central Business (B-3) District. The B-3 Central Business District is designed to cater to the needs of a larger consumer population than is generally served by the local business district, and is generally characterized by an integrated or planned cluster of establishments served by common parking and generating large volumes of vehicular and pedestrian traffic. Residential uses are encouraged above commercial areas.
- D) Mixed-Use Industrial/Office Commercial (MC) District. The intent of the Mixed-Use Industrial/Office Commercial district is to allow for a mix of compatible and integrated land uses that will enhance the economic vitality of the district. It is also the intent of the district to provide for a balance between commercial and light industrial uses within certain districts of the City. These district regulations are designed to provide for the orderly development of this area. This district allows for flexible and creative approaches to development concepts with mixed land uses that would not be permitted within standard zoning districts.

- E) Mixed-Use Commercial Tourism (MCT) District. The intent of the Mixed-Use Commercial Tourism district is to allow for a mix of compatible and integrated land uses that will enhance the liveliness of the district. It is also the intent of the district to provide for a balance between tourist-oriented attractions, public recreational facilities, commercial, office, residential, neighborhood services and specialty shops within certain districts of the City. These district regulations are designed to provide for the orderly development of this area. This district allows for flexible and creative approaches to development concepts with mixed land uses that would not be permitted within standard zoning districts.
- F) Civic District. The original plat of Red Wing established an area for the development of churches, government, and schools. The intent of this civic district is to continue this tradition by providing for areas of the community where public or semipublic institutional uses are or can be established and to ensure that such areas will continue in this use unless otherwise approved by the City of Red Wing. The civic district is intended to be a mixed-use district with an emphasis on public and semipublic institutional uses.
- G) Riverfront District. Red Wing citizens recognize the significance of riverfront property along the Mississippi River. The intent of this riverfront district is to maintain, encourage, and promote the following:
- 1) Recognize the Mississippi River as a priceless, irreplaceable natural and cultural heritage with significance nationally, regionally, and to local citizens.
  - 2) Recognize that benefits to residents will also benefit visitors.
  - 3) Promote views of the river; promote physical public access to and along the river.
  - 4) Foster the ongoing vitality of existing commercial enterprises.
  - 5) Promote economic sustainability.
  - 6) Accommodate many types of circulation needs including pedestrians, bike, automobile, truck, boat, etc.
  - 7) Comply with regulatory requirements of the multiple jurisdictions that govern the riverfront.
  - 8) Maintain the ecological health of rivers (i.e., water quality, wetland systems, wildlife habitat, etc.).
  - 9) Engage residents and visitors via public art, programming and events that celebrate the river.
  - 10) Retain City ownership of land currently owned; retain City right of review and approval.
  - 11) Require compatibility of riverfront development with the Red Wing Comprehensive Plan.
  - 12) Commit to ongoing meaningful public dialogue.
  - 13) Successfully balance diverse interests to best serve Red Wing's future.

30-020 Business, Mixed-Use, and Civic Zoning Districts Use Classification Chart

Land Use Category	B-1	B-2	B-3	MC	MCT	CIVIC	RF	Add'l Regs
<b><u>Agricultural</u></b>								
Agricultural Support	NP	CC	NP	NP	NP	NP	NP	
Forestry Operation	NP	NP	NP	NP	NP	NP	CC <sup>8</sup>	
<b><u>Residential</u></b>								
Accessory Commercial Apartment	C	C	P/C <sup>2</sup>	CC/C <sup>2</sup>	CC/C <sup>2</sup>	C <sup>5</sup>	NP	
Congregate Housing	NP	NP	NP	C	C	C	NP	
Duplex	NP	C <sup>1</sup>	C <sup>1</sup>	C	CC	C	NP	
Family Day Care	NP	P	P	P	P	P	NP	
Group Family Day Care	NP	P	P	P	P	P	NP	
Group Home	NP	P	P	P	P	P	NP	
Group Residential Facility	NP	NP	C	CC	CC	C	NP	
Home Occupation	NP	NP	NP	CC/NP <sup>6</sup>	CC/C <sup>6</sup>	CC/C <sup>6</sup>	NP	55-170
Multiple Family Residential	C	C	CC/C <sup>3</sup>	CC/C <sup>4</sup>	CC/C <sup>4</sup>	CC/C <sup>4</sup>	NP	
Semi-Transient Accommodations	NP	C	C	C	C	C	NP	
Shopkeeper Residential Unit	P	P	P	NP	NP	NP	NP	
Single Family Attached	NP	C <sup>1</sup>	C	C	C	NP	NP	
Single Family Detached	NP	C <sup>1</sup>	C <sup>1</sup>	C	CC	NP	NP	
<b><u>Institutional and Public Uses</u></b>								
Campgrounds and Trailing	NP	NP	NP	NP	NP	C	P <sup>7</sup>	
Cemetery	NP	NP	NP	NP	NP	C	NP	
Colleges and Universities	C	C	C	NP	NP	C	NP	
Community Services	P	P	P	P	P	P	P <sup>7</sup>	
Concessions	NP	NP	NP	NP	NP	NP	P <sup>7</sup>	
Correctional Facilities	NP	C	C	NP	NP	C	NP	
Educational Service	C	CC	CC	C	C	CC	NP	
Golf Course	NP	NP	NP	NP	NP	C	NP	
Marina	NP	NP	NP	C	C	NP	P <sup>7</sup>	
Membership Organization	C	CC	P	CC	CC	CC	NP	
Outdoor Recreation Facility	P	P	P	C	C	C	P <sup>7</sup>	
Parks and Open Areas	P	P	P	P	P	P	P	
Public and Private Schools	C	NP	C	NP	NP	P	NP	
Public Assembly	NP	CC	P	C	C	C	P <sup>7</sup>	
Religious Institutions	NP	CC	CC	NP	NP	P	NP	
<b><u>Commercial Uses</u></b>								
Adult Establishment	NP	C	NP	NP	NP	NP	NP	55-230
Animal Grooming Facility	C	P	P	P	P	NP	NP	
Automobile Maintenance Service	NP	CC	NP	P	NP	NP	NP	
Automobile Parts/Supply	NP	P	P	P	C	NP	NP	
Broadcasting and Communication	CC/C	CC/C	CC/C	CC/C	CC/C	CC/C	NP	55-240
Business Center	C	C	C	C	C	NP	NP	
Business Services	P	P	P	P	P	C	NP	
Car Wash	NP	CC	NP	CC	NP	NP	NP	
Commercial Kennel	NP	C	NP	NP	NP	NP	NP	
Commercial Vehicle Repair	NP	C	NP	C	NP	NP	NP	
Communications Services	P	P	P	C	C	C	NP	
Day Care Center	CC	C	C	C	C	C	NP	
Drinking and Entertainment	C	P	P	C	C	NP	NP	
Drive-in Restaurant	NP	C	NP	C	C	NP	NP	55-190

<b>Land Use Category</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>MC</b>	<b>MCT</b>	<b>CIVIC</b>	<b>RF</b>	<b>Add'l Regs</b>
Fast Food Restaurant	C	P	P	CC	CC	NP	NP	
Financial Institution	P	P	P	P	C	P	NP	
Funeral Home	NP	CC	P	NP	NP	NP	NP	
Garden Center	CC	CC	C	C	C	NP	NP	
Gasoline Station	NP	C	NP	C	C	NP	NP	55-210
Indoor Athletic Facility	NP	CC	CC	C	C	C	NP	
Indoor Recreation	NP	CC	CC	CC	CC	NP	NP	
Maritime Commercial Use	NP	NP	NP	NP	NP	NP	C	
Medical Facilities	C	C	C	C	NP	C	NP	
Neighborhood Convenience Store	P	P	P	CC	CC	C	NP	
Nursing and Personal Care Offices	NP P	C P	NP P	NP P	NP P	CC P	NP NP	
Outdoor Entertainment	NP	C	NP	C	C	C	P <sup>7</sup>	
Personal Services	P	P	P	P	C	NP	NP	
Repair and Maintenance Shop	C	P	P	P	C	NP	NP	
Restricted Recreation	NP	C	NP	NP	NP	NP	NP	
Retail Trade	C	P	P	CC	CC	NP	NP	
Sales and Storage Lots	NP	CC	NP	C	C	NP	NP	
Self Service Storage Facility (incidental to primary use)	NP	NP	C	NP	NP	NP	NP	
Self Service Storage Facility	NP	CC	CC	CC	NP	NP	NP	
Shopping Center	C	C	C	C	C	NP	NP	
Standard Restaurant	C	P	P	C	CC	NP	NP	
Transient Accommodations	NP	CC	CC	C	C	NP	NP	
Transportation Services	NP	CC	NP	C	NP	NP	NP	
Veterinary Service	C	CC	NP	CC	NP	NP	NP	
<b><u>Industrial Uses</u></b>								
Laundry Plants	NP	NP	NP	C	NP	NP	NP	
Light Industrial	NP	NP	NP	C	NP	NP	NP	
Motor Freight and Warehousing	NP	NP	NP	C	NP	NP	NP	
Non-production Industrial	NP	C	NP	C	NP	NP	NP	
Public Works Maintenance Shop & Yards	NP	C	C	C	C	C	NP	
Railroad Transportation	NP	C	C	C	C	NP	NP	
Research and Testing	NP	NP	NP	C	C	NP	NP	
Trade Shop	NP	NP	NP	P	NP	NP	NP	
Wholesaling	NP	NP	NP	P	C	NP	NP	
<b><u>Special Uses</u></b>								
Interim Use	CC	CC	CC	CC	CC	CC	C	55-115
Local Transit	NP	C	C	CC	CC	C	NP	
Parking Facility	CC	CC	CC	C	C	C	NP	
Planned Unit Development	C	C	C	C	C	C	NP	47-010
Short Term Rentals	NP	IUP	IUP	IUP	IUP	IUP	IUP	
Truck Fleeting Area	NP	NP	NP	NP	NP	NP	P <sup>7</sup>	
<b><u>Table Notes</u></b>								
C – Conditional Use	1. On lots historically used for residential purposes.							
CC – Certificate of Compliance	2. Permitted on upper levels; conditional on main or lower levels.							
IUP – Interim Use Permit	3. Certificate of compliance for non-ground floor units; conditional for ground floor units.							
NP – Not Permitted	4. Certificate of compliance for 3-4 unit structures; conditional for 5+ unit structures.							
P – Permitted								

Land Use Category	B-1	B-2	B-3	MC	MCT	CIVIC	RF	Add'l Regs
								5. Conditional, but restricted to the upper level of a building.
								6. Certificate of compliance if use meets additional criteria; conditional if use does not meet additional criteria. Or, if NP is listed, the use is not permitted if it does not meet additional requirements.
								7. If use is part of the Upper Harbor Master Plan for the area approved by the City Council on May 14, 2007.
								8. Excluding the temporary operation of a sawmill and/or chipper to process timber.

25-030 Business, Mixed Use and Civic District Site and Development Standards

	B-1	B-2	B-3	MC	MCT	CIVIC	RF
<b><u>Lot Area</u></b>							
Nonresidential with utilities	10,800 sf	15,000 sf	None	3,500 sf	3,500 sf	5,000 sf	10,000 sf
Maximum floor area ratio	None	None	4.0	4.0	4.0	4.0	None
<b>Lot width</b>							
At building line	70 feet	100 feet	0 feet	30 feet	30 feet	50 feet	100 feet
Frontage on existing roads	90 feet	100 feet	0 feet	30 feet	30 feet	50 feet	100 feet
Minimum lot depth	120 feet	120 feet	None	None	None	None	None
Maximum lot coverage	70%	80%	100%	80%	80%	75%	40%
<b><u>Building Setbacks (Minimum)</u></b>							
<b>Principal Building</b>							
Front yard	10 feet	10 feet	0 feet	0 feet	0 feet	0 feet	30 feet
Street side yard	10 feet	10 feet	0 feet	0 feet	0 feet	5 feet	30 feet
Interior side yard	10 feet	10 feet	0 feet	0 feet	0 feet	5 feet	10 feet
Rear yard	20 feet	10 feet	0 feet	0 feet	0 feet	8 feet	10 feet
<b>Accessory Buildings</b>							
Principal building	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	None
Front yard	20 feet	30 feet	30 feet	20 feet	20 feet	20 feet	None
Street side yard	20 feet	30 feet	30 feet	25 feet	25 feet	5 feet	None
Interior side yard	10 feet	10 feet	8 feet	5 feet	5 feet	5 feet	None
Rear yard	20 feet <sup>1</sup>	20 feet	20 feet	8 feet	8 feet	8 feet	None
<b><u>Maximum Height (Maximum)</u></b>							
Principal Building	36 feet (3 stories)	45 feet (3 stories)	96 feet (9 stories)	60 feet (5 stories)	60 feet (5 stories)	96 feet (9 stories)	30 feet <sup>2</sup>
Accessory Buildings	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet	None
Door height	12 feet	12 feet	12 feet	14 feet	14 feet	14 feet	None
<b><u>Accessory Buildings</u></b>							
Max number of buildings	1	1	2	2	2	2	None
Max total square footage	720 sf	1,000 sf	720 sf	1,000 sf	1,000 sf	1,000 sf	None
<b><u>Table Notes</u></b>							
1. Unless abutting an alley, then 8 feet.							
2. For development where the elevation of the existing topography as of June 15, 2007 is altered by more than five feet, the grade from which the height of structures is measured shall be the elevation of the ground surface prior to excavation or filling.							

### 30-040 Off-Street Parking Requirements

B) Except for the B-3 District, off-street parking spaces shall be required for all permitted uses according to the following schedule. Off-street parking is not required for developments located within the B-3 District; however, all parking areas shall conform to the design requirements as set forth in Division 60 of this Chapter.

Automobile Maintenance Service	One space per 400 square feet of office space, plus three spaces per service bay, plus one space per employee on the largest work shift
Automobile Parts/Supply	One space per 200 feet of usable floor area
Business Services	One space per 400 square feet of gross floor area
Communications Services	One space per 400 square feet of gross floor area, plus one space per company vehicle stored on-site
Community Services	One space per 500 square feet of gross floor area
Drinking and Entertainment	One space per three persons based on maximum capacity of the building
Fast Food Restaurant	One space for each 100 square feet of usable floor area or one space for each two persons allowed within the maximum capacity, whichever is greater.
Financial Institution	One space per 100 square feet of usable floor area
Neighborhood Convenience Store	One space per 100 square feet of usable floor area
Offices	One space per 200 square feet of usable floor area. Clinics and Medical Offices per Section 60-080, D
Outdoor Recreation Facility	One space per three persons based on maximum occupancy load, plus one space per employee on the largest work shift. Driving Ranges, Miniature Golf, Swimming Pools, and Tennis and Racquet Court Games as per Section 60-080, C
Parks and Open Areas	No requirement
Personal Services	One space per 300 square feet of gross floor area
Public and Private Schools	One space per teacher, employee, or administrator, plus one space per each three students in 11th and 12th grades
Religious Institutions	One space per six seats or one space per 10 feet of pews in the main unit of worship
Repair and Maintenance Shop	One space per 400 square feet of gross floor area, plus one space per service company vehicle parked on the site
Retail Trade	One space for each 200 square feet of usable floor area. Furniture and Appliance Sales per Section 60-080, D
Standard Restaurant	One space for each 100 square feet of usable floor area or one space for each two persons allowed within the maximum capacity, whichever is greater.
Trade Shop	One space per employee on the largest work shift, plus one space per 200 square feet of usable floor area
Wholesaling	See Section 60-090

**SECTION 3.** Repeal and Replace Chapter 11, Article II, Division 35 as shown below:

**DIVISION 35: INDUSTRIAL DISTRICT REGULATIONS**

**30-010 Industrial Zoning Districts**

**A) Light Industrial (L-1) District.**

- 1) Purpose. The I-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.
- 2) Goals. The general goals of this use district include, among others, the following specific purposes:
  - a) To provide sufficient space and appropriate locations to meet the needs of the City's expected future economy for all types of manufacturing and related uses.
  - b) To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.
  - c) To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards and from offensive noise, vibration, smoke, odor, and other objectionable influences.
  - d) To promote the most desirable use of land in accordance with a well-considered plan; to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures; and to protect the City's tax revenue.

**B) General Industrial (I-2) District.** The I-2 General Industrial District is designed primarily for manufacturing, assembly, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw material as well as from previously prepared material.

**30-020 Industrial Zoning Districts Use Classification Chart**

<b>Land Use Category</b>	<b>I-1</b>	<b>I-2</b>	<b>Additional Regulations</b>
<b><u>Agricultural</u></b>			
Agricultural Services	C	NP	
Agricultural Support	CC	CC	
Indoor Agricultural Production	C	C	
<b><u>Residential</u></b>			

Family Day Care	P	NP	
Group Family Day Care	P	NP	
Group Home	P	NP	
<b><u>Institutional and Public Uses</u></b>			
Correctional Facilities	C	C	
Marina	C	C	
Outdoor Recreation Facility	C	C	
Parks and Open Areas	P	P	
<b><u>Commercial Uses</u></b>			
Animal Grooming Facility	P	P	
Automobile Maintenance Service	CC	NP	
Automobile Parts/Supply	CC	NP	
Broadcasting and Communication	CC/C	CC/C	55-240
Business Center	C	C	
Business Services	CC	CC	
Car Wash	P	P	
Commercial Vehicle Repair	CC	CC	
Commercial Kennel	CC	CC	
Communications Services	P	CC	
Fast Food Restaurant	C	NP	
Indoor Recreation	C	NP	
Offices	CC	NP	
Personal Services	C	NP	
Repair and Maintenance Shop	CC	NP	
Retail Trade (incidental to permitted uses)	CC	CC	
Sales and Storage Lots	CC	NP	
Self Service Storage Facility	CC	CC	
Transportation Services	CC	CC	
Veterinary Service	CC	CC	
<b><u>Industrial Uses</u></b>			
Heavy Industrial	NP	P	
Landfill	C	C	55-220
Laundry Plants	P	P	
Light Industrial	P	P	
Motor Freight and Warehousing	CC	CC	
Non-production Industrial	P	P	
Railroad Transportation	C	C	
Research and Testing	P	P	
Resource Extraction	NP	C	90-060
Scrap and Salvage Services	C	C	
Trade Shop	P	P	
Wholesaling	P	P	
<b><u>Special Uses</u></b>			
Interim Use			55-115
Local Transit	CC	CC	
Parking Facility	C	C	

Planned Unit Development	C	C	47-010
<u>Table Notes</u>			
C – Conditional Use			
CC – Certificate of Compliance			
IUP – Interim Use Permit			
NP – Not Permitted			
P – Permitted			

### 25-030 Industrial District Site and Development Standards

	I-1	I-2
<b><u>Lot Dimensions</u></b>		
Lot Area		
On municipal services	24,000 sf	1 acre
On septic system <sup>1</sup>	n/a	5 acres
Lot width		
At building line	100 feet	150 feet
Frontage on existing roads	100 feet	150 feet
Maximum lot coverage	80%	60%
<b><u>Building Setbacks</u></b>		
<b><u>(Minimum)</u></b>		
Principal Building		
Front yard	30 feet	40 feet
Street side yard	30 feet	40 feet
Interior side yard	20 feet	20 feet
Rear yard	30 feet	40 feet
New Animal Building	n/a	100 feet
<b><u>Maximum Height</u></b>		
<b><u>(Maximum)</u></b>		
Principal Building	45 feet <sup>2</sup>	60 feet <sup>2</sup>
<b><u>Table Notes</u></b>		
3. Lots with septic systems are not allowed.		
4. Maximum height unless approved by a conditional use permit.		

### 35-040 Off-Street Parking Requirements

- A) Off-street parking spaces shall be required for all permitted uses according to the following schedule. All parking areas shall conform to the design requirements as set forth in Division 60 of this Chapter

Car Wash	One and one-half spaces per bay, plus stacking as required in Section 60-100. Full-service car washes also require one space per employee on the largest work shift
----------	---

Communications Services	One space per 400 square feet of gross floor area, plus one space per company vehicle stored on-site
Heavy Industrial	See Section 60-090
Laundry Plants	See Section 60-090
Light Industrial	See Section 60-090
Non-production Industrial	See Section 60-090
Research and Testing	See Section 60-090
Trade Shop	One space per employee on the largest work shift, plus one space per 200 square feet of usable floor area
Wholesaling	See Section 60-090

**SECTION 4.** Repeal Division 40: Special District Regulations.

**SECTION 5.** Chapter 11, Article III, Division 45, Section 45-020(A) is hereby amended by removing the ~~struck through~~ text as shown below:

- A) Minimum Design Review Standards Designated Zoning Districts. The provisions of these Design Review Regulations shall apply to all property located within the B-1 (Neighborhood Business District); B-2 (General Business District); ~~B-2A (Mixed General and Central Business District)~~; MC (Mixed Use Industrial/Office Commercial District); and the MCT (Mixed Use Commercial Tourism District). These provisions shall also apply to property located within the I-1 (Light Industrial District) that directly abuts T.H. 61 and T.H. 63 and property located within the B-3 (Central Business District) that is not within a Local Historic District as per Chapter 16 (Heritage Preservation). Special material provisions for I-1 (Light Industrial District) property that directly abuts T.H. 61 and T.H. 63 are listed in Section 45-090. Residential structures (sole use) with four or fewer units that are located within the designated zoning districts are exempt from these Design Review Regulations, unless converted to a commercial use.

**SECTION 6.** Chapter 11, Article IV, Division 62, Section 62-030(I) is hereby amended by removing the ~~struck through~~ text as shown below:

- I) Buffer yard dimensions and screening requirements shall be provided as detailed in the table below:

	Abutted District (Lower Intensity)				
Abutting District	AR, R-1, R-2, R-3	RM-1, RM-2	CIVIC, MC, MCT, B-1, RF	B-2, <del>B-2A</del> , B-3	I-1, I-2
AR, R-1, R-2, R-3	N/A	N/A	N/A	N/A	N/A
RM-1, RM-2	B	N/A	N/A	N/A	N/A
CIVIC, MC, MCT, B-1, RF	B	A	N/A	N/A	N/A

B-2, <del>B-2A</del> , B-3	C	B	N/A	N/A	N/A
I-1, I-2	D	C	C	C	N/A

**SECTION 7.** Chapter 11, Article IV, Division 62, Section 62-100(A) is hereby amended by removing the ~~struck through~~ text as shown below:

62-100 Vegetation Coverage Requirements.

- A) Trees and shrubs shall be provided within the limits of construction to the extent that at 20 years from the date of planting, tree canopies or shrub beds cover at least the following minimums:

<b>Zoning District</b> .....	<b>Tree Canopy</b>
AR, RF .....	20%
R-1.....	20%
R-2, Civic.....	15%
RM-1, RM-2, MC, MCT .....	10%
B-2, <del>B-2a</del> , I-1, I-2 .....	10%
B-3.....	0%
Planned Unit Development.....	Per Uses Above

**SECTION 8.** Effective Date. This ordinance shall be in full force and effect 14 days after its adoption and publication in accordance with the City Charter.

Introduced the \_\_\_ day of \_\_\_\_\_, 2025.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, City Clerk

(seal)

Presented to the Mayor at \_\_\_\_\_ p.m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gary James Iocco, Mayor