



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, November 18, 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 October 21, 2025, Regular Meeting

5.B. Motion to Approve Draft Minutes from the November 5, 2025, Special 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 - Amending Divisions 15, 20, 30, 35, 40, 45, and 62 of Chapter 11 of the Municipal Code.

7.B. Planning Commission Comprehensive Plan Review of the 2026 Proposed Capital Improvements Plan (CIP)

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
October 21, 2025**

Commissioners Present: Chair Brad Wronski; Commissioners George Hintz, Susan Langer (arrived at 7:01 p.m.), Ethan Seaberg, Chris Mahoney, and Sue Guerber

Commissioners Absent: Commissioner Bryan Soper (excused absence)

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Brandy Howe, Community and Economic Development Facilitator; Ron Goggin, Council Liaison

1. Call to Order

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

2. Pledge of Allegiance

Chair Wronski led the recitation of the Pledge of Allegiance.

3. Roll Call

Roll call was conducted. Chair Wronski and Commissioners Hintz, Langer, Seaberg, Mahoney, and Guerber were in attendance.

Commissioner Soper previously indicated he would be absent.

4. Approval of Agenda

A motion was made by Commissioner Seaberg, seconded by Commissioner Mahoney, to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

5. Approval of Minutes

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

A motion was made by Commissioner Guerber, seconded by Commissioner Mahoney, to approve the regular meeting minutes as drafted/amended. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

6. Public Comment

Chair Wronski reviewed the public comment procedure.

Neil and Kim Newman, 2490 Halquist, Red Wing, shared that they have been homeowners for 34 years and expressed interest in using goats on the vacant lot behind their property to help manage invasive plants. Mrs. Newman explained that they had successfully cleared buckthorn about 20 years ago. Still, over the past decade, other invasive species have returned, and maintaining the property has become more difficult as they've gotten older. Mr. Newman described the proposed partnership with an organization called *Goats on the Go*, which would provide both

the fencing and the goats at no cost to the homeowners. The goats would remain on-site for about two weeks, and he noted that noise would not be an issue.

Planning Manager Kohn commented that this initiative has been included in the City's work plan for several years, though it has been a lower priority. He stated that Staff support the idea, especially for smaller properties, since goats are effective at managing invasive vegetation. He added that coordination requires some effort, but that the city's busy season is winding down.

Commissioner Hintz mentioned that goats had been used successfully in a local park and that they did an excellent job controlling invasive species.

Commissioner Hintz requested that Staff work on this request, and the Council was in consensus.

A motion was made by Commissioner Mahoney, seconded by Commissioner Langer, to close the public comment period. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

7. Motions & General Business

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

Planning Manager Kohn provided background information regarding the Variance request submitted by the resident to construct an attached garage on their property. He also noted challenges posed to residents and Staff concerns. Staff recommends that the garage be moved back an additional five feet. He noted that the applicant and contractor agree with the recommendation.

Chair Wronski asked if the recommendation makes the garage smaller front to back. Manager Kohn affirmed that it is the depth that is affected.

Chair Wronski asked if the applicant could make it longer lengthwise. Manager Kohn stated yes, but there would be an elevation challenge. He also noted the Comprehensive Plan encourages this type of investment in Red Wing's existing neighborhoods.

Commissioner Guerber asked if the Staff had heard from any of the neighbors. Manager Kohn stated he had one call from a neighbor simply asking a question.

Chair Wronski reviewed the public comment procedure.

Randy McLaughlin, 733 Sanford Street, Red Wing, stated that he lives behind the building associated with the variance request. He spoke in support of the variance, noting that the existing building is in poor condition.

Steven Bolty, 737 Sanford Street, Red Wing, also expressed support for the Variance, explaining that moving the building back would help with irrigation and water control on the hill. He also requested assistance or guidance regarding a tree in the Variance Tolerance area that is affecting the foundation under Kellogg Avenue.

Manager Kohn clarified that the tree issue is not related to the Variance under consideration, but acknowledged that it is a valid concern. He noted that, because the tree is located within the public right-of-way, it is a City matter.

A motion was made by Commissioner Langer to approve closing the public hearing. The motion was seconded by Commissioner Mahoney, a vote was conducted, and the motion carried unanimously by a vote of 6:0.

Commissioner Guerber voiced support and noted it is a great improvement.

Commissioner Mahoney echoed Commissioner Guerber's statement.

Commissioner Langer agreed with Commissioner Guerber's statement.

Commissioner Seaberg expressed his support.

A motion was made by Commissioner Seaberg, seconded by Commissioner Guerber, 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. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

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

Manager Kohn discussed the plat request and the owner's desire to sell one plat. He noted the request meets all subdivision rules and zoning Ordinances, and Staff recommends approval.

Commissioner Langer asked about zoning and asked if there were any issues with that. Manager Kohn noted it is zone B2 and that there are no issues related to zoning.

A motion was made by Commissioner Guerber to approve a Minor Subdivision and Final Plat to subdivide two existing parcels in TYLER STATION REPLAT into four (4) new parcels. The motion was seconded by Commissioner Hintz, a vote was conducted, and the motion carried unanimously by a vote of 6:0.

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

Manager Kohn discussed the draft amendment, which standardizes the format of the Divisions so they are all consistent, noting that it does not change any policy.

Council Liaison Goggin asked why the table notes that single-family detached homes are not permitted. Manager Kohn stated he believes that is an error and will follow up.

Council Liaison Goggin clarified that this Ordinance puts existing zoning rules in a table format, in addition to getting rid of the one zoning district that is not used anymore. Manager Kohn stated that it is correct.

It was the consensus of the Planning Commission to set a public hearing.

8. Communication Items

A. Status Report.

Manager Kohn noted a Special Meeting for a Variance request on Wednesday, November 5, 2025, at 7:30 p.m. and gave background on the request.

B. Commissioner Comments.

Commissioner Langer asked if there were any updates related to the building across from the YMCA. Manager Kohn stated the developer would like to start demolition this fall, but is working through mitigation required through the State Historic Preservation Office and will know more in the following week.

Commissioner Langer asked about Bay View. Manager Kohn stated there is a company maintaining it, but waiting for further information from the Housing Summit next week.

C. Council Liaison Comments.

Council Liaison Goggin noted that last week, the Council passed the sign Ordinance changes.

9. Adjournment

Chair Wronski adjourned the meeting at 7:51 p.m.

**Red Wing Advisory Planning Commission
Special Meeting
City Council Chambers
November 5, 2025**

Commissioners Present: Chair Brad Wronski; Commissioners George Hintz, Susan Langer, Ethan Seaberg, Bryan Soper, Chris Mahoney (arrived at 7:31), and Sue Guerber

Commissioners Absent: All members in attendance

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

1. Call to Order

Chair Wronski called the meeting to order at 7:30 p.m.

2. Pledge of Allegiance

Chair Wronski led the recitation of the Pledge of Allegiance.

3. Roll Call

Roll call was conducted. Chair Wronski and Commissioners Hintz, Langer, Seaberg, Soper, Mahoney, and Guerber were in attendance.

4. Approval of Agenda

A motion was made by Commissioner George Hintz, seconded by Commissioner Sue Guerber to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

5. Motions & General Business

A. Public Hearing: Variance Request to Construct a 4,500 sq ft. Building Addition at 3424 North Service Drive Without Meeting Exterior Building Material Standards Established in Division 45 of the Red Wing Zoning Ordinance

Planning Manager Kohn provided background information. He discussed the applicant's design proposal and past Conditional Use Permits.

Chair Brad Wronski asked if the applicants also own property on the other side of North Service Drive. Manager Kohn stated yes.

Manager Kohn noted concerns and Staff recommendations.

Commissioner Susan Langer asked if the applicants would move the materials across from North Service Drive once the project is complete. Manager Kohn stated the applicants have always had some material in that location, but not to the extent it is currently. He noted that the applicants will move the majority of the material once the project is completed.

Commissioner Susan Langer asked if that lot is zoned as residential and asked if there is fencing. Manager Kohn stated there is temporary safety fencing, but the applicants have used that field as seasonal storage since they've owned the property.

Commissioner Sue Guerber asked if the business could put slats in the chain link fence for privacy. Manager Kohn stated the City's design standards don't allow for it as a screen in Commercial properties.

Chair Brad Wronski reviewed the public comment procedure.

Chair Brad Wronski opened the Public Hearing at 7:50 p.m.

Greg House, 3538 Highway 61, Red Wing, voiced the importance of design standards to the community.

Todd Siewert, owner of property related to the Variance Request, expressed that he believes it will be more aesthetically pleasing to match what's already there.

Manager Kohn reported that two written communications were received from Gerard and Alice HeBert, residents of Sargent Drive, Red Wing. The HeBerts expressed their support for the proposed building addition contingent upon the installation of appropriate screening or fencing to conceal excess materials and exposed items located at the rear of the building.

Chair Brad Wronski inquired whether the HeBerts' comments referred to screening along the portion of North Service Drive already proposed as part of the request. Manager Kohn clarified that the HeBerts prefer that the north side of the property not be utilized; however, if it is used, they request that adequate screening be installed.

Chair Brad Wronski then asked Mr. Siewert whether the proposed addition would reduce the need to utilize the lot located across the street. Mr. Siewert explained that the materials currently stored at the rear of the lot originate from the existing property and will be relocated. He stated that the property is "grandfathered in" under what is referred to as the Dossdall Line, which permits continued use of that property. He further noted that while the area will be cleaned and improved, some use of the north-side lot will continue.

Mr. Siewert stated that the project will not be completed in 2025.

Manager Kohn noted that the image under review was taken in 2024 and that the site currently contains a greater volume of material.

Mr. Siewert expressed concern that installing a solid screen or fence would obstruct visibility of the business from his and his brother's residences and could potentially create sightline issues for motorists due to the curvature of the roadway.

Chair Brad Wronski asked for clarification as to whether Mr. Siewert was referring to the intersection of Spring Creek Road and North Service Drive. Mr. Siewert confirmed that he was.

Commissioner Sue Guerber inquired whether Mr. Siewert had considered incorporating brick or stone elements to meet the City's design standards. Mr. Siewert responded that he had considered this option but preferred to maintain a consistent architectural appearance with the existing building, citing cost concerns as well.

A motion was made by Commissioner Chris Mahoney, seconded by Commissioner Sue Guerber to close the public hearing at 8:00 p.m. The motion carried unanimously, 7-0.

Commissioner Susan Langer commented that a neighboring property owner had previously been informed that the stored materials would either be removed or screened, and she expressed a desire to address the matter to improve the visual appearance for nearby residents. Chair Brad Wronski noted that this issue should be addressed separately from the Variance Request under consideration.

Manager Kohn reviewed the property's grandfathered use and provided clarification on the current Variance Request. He concurred with Mr. Siewert that tree plantings may not be appropriate due to visibility concerns, but recommended installation of a fence to provide adequate screening.

Chair Brad Wronski agreed that the proposed addition should maintain consistency with the existing building and that a visual buffer should be provided, subject to further negotiation on its type and placement.

Manager Kohn provided additional information regarding applicable design standards.

Commissioner Ethan Seaberg expressed support for the Siewert family's long-standing business presence in the community and noted their cooperation with prior roadway projects. He stated his support for the Variance Request.

Commissioner Sue Guerber acknowledged both perspectives, stating that while she supports the proposed addition without strict adherence to design standards, she would like to see screening installed along North Service Drive.

Chair Brad Wronski noted that screening is already included in the original Conditional Use Permit (CUP). Manager Kohn confirmed that the approved plan includes landscaping, a six-foot fence, turf establishment, and an infiltration pond located in the northwest corner of the site, terminating at the lot boundary.

Chair Brad Wronski clarified that the current discussion pertains to potential additional screening to the east. Manager Kohn added that installing additional screening would further limit visibility of the new structure from the north, where residential properties are located.

Commissioner Bryan Soper remarked that the discussion would not be necessary if the proposed addition were approximately 1,500 square feet smaller. Manager Kohn confirmed this statement.

Chair Brad Wronski summarized the specific elements of the Variance Request under consideration.

Commissioner George Hintz inquired whether the proposed screening and landscaping would be maintained. Manager Kohn stated that maintenance is required in accordance with City Code.

Chair Brad Wronski asked whether the City is responsible for the maintenance of Highway 61. Manager Kohn clarified that the highway is under the jurisdiction of the State of Minnesota.

Commissioner Ethan Seaberg requested that the City Engineer review the final screening plan to ensure that adequate traffic sightlines are maintained.

A motion was made by Commissioner Ethan Seaberg, seconded by Commissioner Chris Mahoney to adopt Resolution No.2025-6, Approving the Variance with a Condition of Approval Requiring Additional Screening along the North Side of the Building. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

6. Adjournment

Chair Wronski adjourned the meeting at 8:20 p.m.



STAFF REPORT

To: Advisory Planning Commissioners

From: Brandy Howe, Community and Economic Development Facilitator

Meeting Date: November 18, 2025

Agenda Item Number: 7.A.

Title and Purpose

Public Hearing - Ordinance Amending Divisions 15, 20, 30, 35, 40, 45, and 62 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.

Findings of Fact

The Planning Commission and City Council may make findings with respect to the following prior to taking action on a Zoning Amendment request; Planning Commission recommended findings are in **bold**):

1. Whether the amendment is consistent with the Comprehensive Plan. **No policy or regulatory changes are proposed at this time. Not applicable.**
2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner. **Not applicable.**
3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the

proposed zoning classification, where the amendment is to change the zoning classification of particular property. **Not applicable.**

4. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property. **Not applicable.**

Recommended Action

Make a recommendation to City Council on an Ordinance Amending Divisions 15, 20, 30, 35, 40, 45, and 62 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>SYMBOL</i>	<i>NAME</i>
<u><i>STANDARD ZONING DISTRICTS</i></u>	
A	Agriculture
AR	Agricultural Residential
AC	Agricultural Conservation
R-1	Single Family Residential
R-2	Two Family Residential
RM-1	Multiple Family Residential (Low Density)
RM-2	Multiple Family Residential (High <u>Medium</u> Density)
<u>RM-3</u>	<u>Multiple Family Residential (High Density)</u>
B-1	Neighborhood Business District
B-2	General Business
B-2A	Mixed General and Central Business
B-3	Central Business
CIVIC	Civic
MC	Mixed Use Industrial/Office Commercial
MCT	Mixed Use Commercial Tourism
RF	Riverfront District
I-1	Light Industrial
I-2	General Industrial
<u><i>OVERLAY ZONING DISTRICTS</i></u>	
F	Floodplain Overlay District
DR	Design Review Overlay District
CR	Cannon River Management Overlay District
LS	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

Land Use Category	A	AR	AC	Additional Regs
<u>Agricultural</u>				
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	
<u>Residential</u>				
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 ¹	NP	CC/C ¹	55-170
Manufactured Home Park	NP	NP	C	
Single Family Detached	P	NP	P	

Land Use Category	A	AR	AC	Additional Regs
<u>Institutional and Public Uses</u>				
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	
<u>Commercial Uses</u>				
Bed and Breakfast	C	NP	C	55-160
Broadcasting and Communication	CC/C ¹	NP	CC/C ¹	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	
<u>Industrial Uses</u>				
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	
<u>Special Uses</u>				
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	
<u>Table Notes</u>				
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

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

	A	AR	AC
Maximum lot coverage	10%	20%	20%
<u>Setbacks</u>			
Principal Building			
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
Accessory Buildings¹			
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 ¹	50 feet	50 feet
New Animal Building	100 feet	100 feet	100 feet
<u>Height</u>			
Principal Building	30 feet ²	30 feet ²	30 feet ⁷
Accessory Buildings	20 feet	20 feet	20 feet
Door height	14 feet	14 feet	14 feet
<u>Accessory Buildings</u>			
Max number of buildings	3 ³	2 ³	2
Max total square footage	See ⁴	See ⁴	See ⁸
<u>Notes:</u>			
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
<u>Agricultural</u>								
Agricultural Support	NP	CC	NP	NP	NP	NP	NP	
Forestry Operation	NP	NP	NP	NP	NP	NP	CC ⁸	
<u>Residential</u>								
Accessory Commercial Apartment	C	C	P/C ²	CC/C ²	CC/C ²	C ⁵	NP	
Congregate Housing	NP	NP	NP	C	C	C	NP	
Duplex	NP	C ¹	C ¹	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 ⁶	CC/C ⁶	CC/C ⁶	NP	55-170
Multiple Family Residential	C	C	CC/C ³	CC/C ⁴	CC/C ⁴	CC/C ⁴	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 ¹	C	C	C	NP	NP	
Single Family Detached	NP	C ¹	C ¹	C	CC	NP	NP	
<u>Institutional and Public Uses</u>								
Campgrounds and Trailering	NP	NP	NP	NP	NP	C	P ⁷	
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 ⁷	
Concessions	NP	NP	NP	NP	NP	NP	P ⁷	
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 ⁷	
Membership Organization	C	CC	P	CC	CC	CC	NP	
Outdoor Recreation Facility	P	P	P	C	C	C	P ⁷	
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 ⁷	
Religious Institutions	NP	CC	CC	NP	NP	P	NP	
<u>Commercial Uses</u>								
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

Land Use Category	B-1	B-2	B-3	MC	MCT	CIVIC	RF	Add'l Regs
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	NP	C	NP	NP	NP	CC	NP	
Offices	P	P	P	P	P	P	NP	
Outdoor Entertainment	NP	C	NP	C	C	C	P ⁷	
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	
<u>Industrial Uses</u>								
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	
<u>Special Uses</u>								
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 ⁷	
<u>Table Notes</u>								
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
<u>Lot Area</u>							
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
Lot width							
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%
<u>Building Setbacks (Minimum)</u>							
Principal Building							
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
Accessory Buildings							
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 ¹	20 feet	20 feet	8 feet	8 feet	8 feet	None
<u>Maximum Height (Maximum)</u>							
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 ²
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
<u>Accessory Buildings</u>							
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
<u>Table Notes</u>							
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

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

Family Day Care	P	NP	
Group Family Day Care	P	NP	
Group Home	P	NP	
<u>Institutional and Public Uses</u>			
Correctional Facilities	C	C	
Marina	C	C	
Outdoor Recreation Facility	C	C	
Parks and Open Areas	P	P	
<u>Commercial Uses</u>			
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	
<u>Industrial Uses</u>			
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	
<u>Special Uses</u>			
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
<u>Lot Dimensions</u>		
Lot Area		
On municipal services	24,000 sf	1 acre
On septic system ¹	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%
<u>Building Setbacks</u>		
<u>(Minimum)</u>		
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
<u>Maximum Height</u>		
<u>(Maximum)</u>		
Principal Building	45 feet ²	60 feet ²
<u>Table Notes</u>		
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
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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, B-2A , 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, B-2A , 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:

Zoning District	Tree Canopy
AR, RF	20%
R-1.....	20%
R-2, Civic.....	15%
RM-1, RM-2, MC, MCT	10%
B-2, B-2a , 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



Planning Commission Meeting, November 18, 2025

Agenda Item

07.B. – 2026-2030 City of Red Wing Capital Improvement Plan Review

Action Requested

Motion to find the 2026-2030 Capital Improvement Plan is in Compliance with the City of Red Wing Comprehensive Plan

Prepared By

Kyle Klatt, Community Development Director

Attachments

- 2026-2030 Capital Improvement Plan – Department Report
- Select Project Descriptions (Community Dev. Projects)

Summary

The Advisory Planning Commission is being asked to review the 2026-2030 Capital Improvement Program (CIP) for the City of Red Wing. Minnesota Statute 462.356 Subd.2 requires that the Planning Commission report to the City Council that the Capital Improvement Plan (CIP) is in compliance with the Comprehensive Plan.

Background

The City of Red Wing prepares a 5-year CIP to anticipate the financial needs of the City capital facilities beyond the current year's budget. Minnesota Statutes requires that the Planning Commission review the CIP to ensure that the investments made by the City are following and implement the goals of the Comprehensive Plan. To help make that determination, staff has provided a summary spreadsheet of the proposed 2026-2030 CIP for review by the Commission.

The purpose of a Capital Improvement Program is to provide a multi-year plan of major projects and related expenditures. It is intended to be used as a tool for identifying future infrastructure and public improvement projects and to ensure that these projects are timed appropriately. The Plan reflects the implementation of Council goals by allocation of scarce resources to higher priority capital projects. The CIP is also used as a long-term financial guide to identify expenditures and related funding sources. The Planning Commission's role is to review the CIP

07.A.

for consistency with the future land use plan for the City; the operational portions of the CIP (i.e. equipment purchases, building maintenance, etc.) fall outside the scope of the Commission's principal responsibility concerning land use.

The City installs infrastructure and replaces vehicles when needed, and an assessment is done to determine whether necessary or not. Scheduling of the capital expenditure in a specific year does not automatically ensure that purchase will occur. Additional review is conducted the year prior to the proposed expenditure. There is a higher level of certainty in early years since needs have been identified. The later years serve more as placeholders for projects that are anticipated but it is unclear what the appropriate timing would be. It should be noted the CIP only includes infrastructure that the City will be constructing, such as wells or water treatment facilities, not infrastructure that developers would be installing such as new streets or utilities associated with a new neighborhood.

Attached are project summaries for the CIP projects that have direct involvement and oversight by the Community Development Department. Staff will highlight other CIP projects that are more directly related to the Comprehensive Plan from other departments at the Planning Commission meeting.

Staff Recommendation

Staff recommends that the Planning Commission adopt a motion finding that the 2026-2030 Capital Improvement Plan in compliance with the Comprehensive Plan.

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
4Th Street Ramp	PW 05-R01	Parking Ramp Repairs - 4th Street (Downtown Plaza)	\$54,000	\$8,000				\$62,000
Total 4Th Street Ramp			\$54,000	\$8,000	\$0	\$0	\$0	\$62,000
A.P. Anderson Park	PARKS 20-01	Re-coat Tennis Court-AP Anderson Park	\$11,000					\$11,000
	PARKS 04-R01	Anderson Park Improvements		\$479,750	\$151,500			\$631,250
Total A.P. Anderson Park			\$11,000	\$479,750	\$151,500	\$0	\$0	\$642,250
Ambulance	AMB 29-R01	Ambulance Power Cot Replacement				\$75,000	\$75,000	\$150,000
	AMB 27-R01	Ventilators		\$60,000				\$60,000
	AMB 27-R02	Ambulance Purchase/Lease, Replace Ambulance M153				\$410,000		\$410,000
	AMB 26-R01	Ambulance Extrication COMBI-Tool	\$62,000					\$62,000
	AMB 25-01	I.V. Pump	\$70,000					\$70,000
	AMB 24-R01	Ambulance Mobile Data Terminal (MDT) Computers					\$60,000	\$60,000
	AMB 17-R01	Ambulance Purchase/Lease, Ambulance Replace, M151		\$380,000				\$380,000
	AMB 21-01	CPR Assist Device	\$50,000	\$60,000				\$110,000
Total Ambulance			\$182,000	\$500,000	\$0	\$485,000	\$135,000	\$1,302,000
Athletic Field	PARKS 26-04	Athletic Facility ADA Transition Plan	\$6,060				\$340,961	\$347,021
	PARKS 28-02	Athletic Field Skating Rink Boards/Fencing and Stair Replacements, Grading Rink			\$60,600			\$60,600
	PARKS 27-01	Park improvements at the Red Wing Athletic Field		\$151,500				\$151,500
Total Athletic Field			\$6,060	\$151,500	\$60,600	\$0	\$340,961	\$559,121
Barn Bluff	PARKS 24-01	He Mni Can - Barn Bluff Improvements Phase III - CP # 460		\$60,600	\$1,087,974			\$1,148,574
Total Barn Bluff			\$0	\$60,600	\$1,087,974	\$0	\$0	\$1,148,574
Bay Point Park	PARKS 24-02	Renewal of Tipi and plaza area at Bay Point Park	\$51,000					\$51,000
Total Bay Point Park			\$51,000	\$0	\$0	\$0	\$0	\$51,000
Cannon Valley Trail Const	TRAILS 18-R01	Cannon Valley Trail (CVT) - CIP 2018-2027	\$69,400	\$69,400	\$69,400	\$1	\$1	\$208,202
Total Cannon Valley Trail Const			\$69,400	\$69,400	\$69,400	\$1	\$1	\$208,202
Cemetery	PARKS 30-02	Oakwood Cemetery F-5 road expansion					\$102,637	\$102,637
	GOB 27-03	Oakwood Betcher Memorial Chapel Spire and Door Rehabilitation		\$103,900				\$103,900
	GOB 28-05	Burnside Cemetery Maintenance Building replacement door			\$2,500	\$70,000		\$72,500
	PWE 17-R01	Leaf Collector - PW CEM	\$40,000					\$40,000
	PWE 12-R02	1 Ton Pickup Truck - PW CEM			\$60,000			\$60,000
	GOB 20-06	Major Bldg. Repair Chapel-Floor Refinish	\$57,750					\$57,750
	PWE 04-R06	Utility Turf Vehicle - PW CEM		\$28,000	\$28,000	\$29,000		\$85,000
	PWE 08-R04	48" Mower - PW CEM	\$17,000	\$17,000	\$18,000		\$18,000	\$70,000
Total Cemetery			\$114,750	\$148,900	\$108,500	\$99,000	\$120,637	\$591,787
City Hall Building	GOB 30-11	City Hall First Floor Carpet Replacement					\$83,931	\$83,931
	GOB 25-08	City Hall Second Floor Carpet	\$67,145					\$67,145
	GOB 27-04	City Hall Exterior Repairs		\$90,000				\$90,000
	GOB 26-01	Various projects related to ADA at City Hall	\$7,500		\$68,424			\$75,924
	GOB 25-02	City Hall Building HVAC system upgrades and replacements	\$313,482					\$313,482
	GOB 20-R07	Major Bldg. City Hall UPS Batteries Replace			\$13,640	\$14,322		\$27,962
	GOB 25-01	City Hall Garage Roof Replacement	\$75,000					\$75,000
Total City Hall Building			\$463,127	\$90,000	\$82,064	\$14,322	\$83,931	\$733,444
Colvill Park	GOB 26-06	Colvill Courtyard ADA Transition Plan	\$2,500				\$34,367	\$36,867
	PARKS 28-04	Colvill Courtyard Garden rehabilitaiton			\$50,000			\$50,000
	PARKS 28-01	Replace playground equipment at the Universal Playground			\$1,262,500			\$1,262,500
	PARKS 20-04	Re-Coat Tennis Court-Colvill	\$11,000					\$11,000
Total Colvill Park			\$13,500	\$0	\$1,312,500	\$0	\$34,367	\$1,360,367
Emergency Management	EM 26-01	Mobile Surveillance Camera Systems	\$112,000					\$112,000

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
	EM-29-R01	Red Wing Command Vehicle				\$250,000		\$250,000
Total Emergency Management			\$112,000	\$0	\$0	\$250,000	\$0	\$362,000
Engineering	ENG 26-01	Total Station Survey Unit	\$45,000					\$45,000
	ENG 20-R01	GPS Surveying Instrument			\$30,000			\$30,000
Total Engineering			\$45,000	\$0	\$30,000	\$0	\$0	\$75,000
Fire	FIR 21-R03	Extrication Equipment Replacement				\$110,000		\$110,000
	FIR 29-R01	Marine 1 dual motor replacement				\$60,000		\$60,000
	FIR 20-R01	Bunker Gear Replacement	\$30,000		\$60,000	\$70,000	\$70,000	\$230,000
	FIR 17-R01	Fire UTV Purchase/Lease, Replace UTV Brush unit (164)		\$50,000				\$50,000
	FIR 33-R01	Fire Ladder Truck Purchase/Lease, Replace Ladder Truck (162)			\$2,000,000			\$2,000,000
	FIR 23-R03	Marine 1 Electronics replacement				\$18,000		\$18,000
	FIR 26-01	SCBA Compressor	\$100,000					\$100,000
	FIR 25-R01	Thermal Imagers	\$15,000					\$15,000
	FIR 26-R01	Fire Command Vehicle Purchase/Lease, Spilt GF and EM Chief 3	\$85,000					\$85,000
	FIR 24-R02	Fire Mobile Data Terminal (MDT) Computers				\$90,000		\$90,000
	FIR 23-R01	Rope Rescue/Confined Space Equipment					\$50,000	\$50,000
	FIR 22-R01	Fire Rescue Purchase/Lease, Rescue Equipment Truck			\$100,000			\$100,000
Total Fire			\$230,000	\$50,000	\$2,160,000	\$348,000	\$120,000	\$2,908,000
Fire Station Building Plum St	GOB 26-14	Fire Station #1 Replacement of Boiler	\$20,000					\$20,000
Total Fire Station Building Plum St			\$20,000	\$0	\$0	\$0	\$0	\$20,000
Fire Station Building West	GOB 27-05	Fire Station #2 Replacement of Boiler		\$22,000				\$22,000
	GOB 30-09	Fire Tower 5 year maintenance and repairs					\$40,400	\$40,400
Total Fire Station Building West			\$0	\$22,000	\$0	\$0	\$40,400	\$62,400
Fire Station BuildingPlum St	GOB 25-07	Fire Station #1 Employee Bathroom Updates	\$24,314	\$19,014				\$43,328
Total Fire Station BuildingPlum St			\$24,314	\$19,014	\$0	\$0	\$0	\$43,328
Front End Separation	MRF 24-R09	Industrial Vacuum		\$70,000				\$70,000
	MRF 24-R08	Fire Suppression System		\$150,000				\$150,000
	MRF 24-01	MSW Trommel					\$300,000	\$300,000
	MRF 23-R06	Magnet		\$60,000	\$60,000			\$120,000
	MRF 23-R05	Primary Shredder		\$90,000				\$90,000
	MRF 23-04	Conveyor Systems	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
	MRF 21-02	Mobile Shredder				\$1,000,000		\$1,000,000
	MRF 10-R01	Front End Loader			\$320,000		\$320,000	\$640,000
	MRF 14-R01	Skid Steer Loader - Campus	\$80,000					\$80,000
Total Front End Separation			\$130,000	\$420,000	\$430,000	\$1,050,000	\$670,000	\$2,700,000
General Airport Maintenance	AIR 05-R02	Skid steer Loader					\$65,000	\$65,000
	AIR 30-01	FBO Hangar Site Prep and Construction					\$1,100,000	\$1,100,000
	AIR 23-03	Security Gate					\$157,000	\$157,000
	AIR 23-01	New Apron Lighting	\$100,000					\$100,000
	AIR 09-R01	Blower for Tractor				\$15,000		\$15,000
	AIR 12-R02	72" Mower		\$30,000				\$30,000
	AIR 04-R01	Snow Maintenance Equipment Truck with Plow					\$350,000	\$350,000
	AIR 12-R01	Runway, GA Apron, Taxilane and Taxiway Crack Sealing		\$300,150		\$300,300		\$600,450
	AIR 13-R01	Building Repairs/Maintenance	\$30,000		\$30,000			\$60,000
Total General Airport Maintenance			\$130,000	\$330,150	\$30,000	\$315,300	\$1,672,000	\$2,477,450
Golf Courses	GOB 30-12	Mississippi National Clubhouse Bathroom Renovations				\$55,550	\$339,360	\$394,910
	GOB 29-10	Mississippi National Clubhouse Elevator Modernization				\$188,880		\$188,880
	GOB 22-01	MNGL Clubhouse and Grounds CIP	\$55,000					\$55,000
Total Golf Courses			\$55,000	\$0	\$0	\$244,430	\$339,360	\$638,790

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Goodhue Co Hist Society Bldg	GOB 30-16	GCHS DDC System Upgrades					\$32,643	\$32,643
	GOB 30-08	Historical Society Elevator Modernization					\$194,615	\$194,615
	GOB 24-01	GCHS Cornice repair/repaint	\$249,435					\$249,435
Total Goodhue Co Hist Society Bldg			\$249,435	\$0	\$0	\$0	\$227,258	\$476,693
ISFEquipment Maintenance	CS 20-01	Hoist Replacement					\$40,000	\$40,000
	CS 13-R01	City Motor Pool Vehicles		\$40,000				\$40,000
Total ISFEquipment Maintenance			\$0	\$40,000	\$0	\$0	\$40,000	\$80,000
ISFInformation Services	IT 23-R01	Wi-fi System Upgrade			\$80,000			\$80,000
	IT 21-R01	VMWare host Server Refresh	\$36,000					\$36,000
	IT 03-R01	Equipment Purchases for IT	\$1					\$1
Total ISFInformation Services			\$36,001	\$0	\$80,000	\$0	\$0	\$116,001
IWWTP Sewer Treatment	US 26-02	Facility Plan of Industrial Wastewater Treatment Facility	\$75,000					\$75,000
Total IWWTP Sewer Treatment			\$75,000	\$0	\$0	\$0	\$0	\$75,000
Ice Skating Rinks	PARKS 28-03	Athletic Field Ice Rink Zamboni Shed Replacement			\$85,850			\$85,850
Total Ice Skating Rinks			\$0	\$0	\$85,850	\$0	\$0	\$85,850
Ignite Building	GOB 30-15	City Hall Annex DDC System Upgrades					\$30,600	\$30,600
	GOB 28-03	Annex - Carpet replacement, wall and ceiling re-painting based on renewal.			\$20,200	\$158,033		\$178,233
	GOB 26-02	Various projects related to ADA at City Hall Annex	\$7,500		\$105,600			\$113,100
Total Ignite Building			\$7,500	\$0	\$125,800	\$158,033	\$30,600	\$321,933
Infill Sidewalks	WALK 22-01	Sidewalk Installation North Service Drive	\$752,500					\$752,500
	WALK 15-R01	Sidewalk Rehab and Repair		\$151,500		\$151,500		\$303,000
Total Infill Sidewalks			\$752,500	\$151,500	\$0	\$151,500	\$0	\$1,055,500
Lagrange Ramp	GOB 26-08	LaGrange Ramp Elevator Modernization	\$172,955					\$172,955
	PW 04-R01	Parking Ramp Repairs - LaGrange	\$9,150	\$8,000				\$17,150
Total Lagrange Ramp			\$182,105	\$8,000	\$0	\$0	\$0	\$190,105
Library	GOB 25-10	Library Replacement Book Shelving			\$85,000			\$85,000
Total Library			\$0	\$0	\$85,000	\$0	\$0	\$85,000
Library Building	GOB 26-04	Library ADA Transition Plan	\$15,000		\$72,045			\$87,045
	GOB 30-10	Library Community Room Kitchette					\$15,150	\$15,150
	GOB 25-06	Library Study Room Remodel	\$6,565			\$1		\$6,566
	GOB 29-12	Library VCT flooring replacement				\$8,585		\$8,585
	GOB 29-11	Library Security Upgrades				\$12,120		\$12,120
	GOB 26-11	Library Public Bathroom Remodel	\$2,500	\$30,300				\$32,800
	GOB 26-09	Major Bldg. Rep Library-Paint	\$24,417					\$24,417
Total Library Building			\$48,482	\$30,300	\$72,045	\$20,706	\$15,150	\$186,683
Marina	MAR-28	Fuel System upgrades			\$5,000			\$5,000
	MAR-26	Dock Electrical upgrades	\$45,000	\$5,000	\$50,000	\$50,000	\$7,500	\$157,500
	MAR 24-R01	Mississippi River Dredging at Colvill					\$101,000	\$101,000
	MAR 13-R01	Security Cameras			\$50,000			\$50,000
	MAR 16-R01	Dock Repair and/or Replacement		\$70,000		\$70,000		\$140,000
Total Marina			\$45,000	\$75,000	\$105,000	\$120,000	\$108,500	\$453,500
Parks	PARKS 30-R01	Re-Coat the Colvill Park Pickleball Courts					\$25,250	\$25,250
	PARKS 27-02	John Rich Park Veterans Memorial and ADA Access Improvements		\$45,450				\$45,450
Total Parks			\$0	\$45,450	\$0	\$0	\$25,250	\$70,700

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Parks Capital Outlay	PARKS 26-01	Parks Master Plan	\$75,000					\$75,000
	PARKS 27-03	Levee Road Water Reservoir Removal		\$50,000				\$50,000
	PWE 38-R01	48" Mower - PW Parks			\$18,000	\$18,000		\$36,000
	PWE 04-R03	10' Mower - PW Parks		\$90,000				\$90,000
	PWE 07-R01	Municipal Tractor With Broom - PW Parks		\$150,000				\$150,000
	PWE 02-R03	72" Riding Mower		\$25,000	\$30,000			\$55,000
	PWE 10-R03	Small Equipment Trailer - PW	\$20,000		\$20,000		\$20,000	\$60,000
	PWE 09-R01	One Ton Utility Truck - PW Parks				\$95,000		\$95,000
	PARKS 05-R01	Playground Equipment: Neighborhood Parks		\$198,000		\$209,000		\$407,000
	PWE 03-R02	Utility Turf Vehicle - PW Parks				\$28,000	\$28,000	\$56,000
	PWE 02-R02	4X4 Pickup - PW Parks			\$75,000		\$75,000	\$150,000
	PWE 14-R01	One Ton Dump Truck - PW Parks					\$90,000	\$90,000
	PARKS 19-01	Various Repairs at LaGrange Park		\$71,767	\$671,785	\$663,914		\$1,407,466
	PARKS 18-R02	Fence Replacement		\$20,000		\$25,000		\$45,000
Total Parks Capital Outlay			\$95,000	\$604,767	\$814,785	\$1,038,914	\$213,000	\$2,766,466
Police	POL 26-R02	Speed Trailer	\$15,000	\$15,000				\$30,000
	POL 02-R01	Mobile Digital Computer Terminals for PSD Vehicles				\$40,000	\$40,000	\$80,000
	POL 16-R02	Tasers			\$74,000			\$74,000
	POL 16-R01	Squad Mobile Cameras and Body Camera equipment	\$62,378					\$62,378
	POL 02-R02	Replace Squads and Admin Vehicles	\$130,000	\$140,000	\$147,000	\$183,000	\$125,000	\$725,000
Total Police			\$207,378	\$155,000	\$221,000	\$243,000	\$165,000	\$991,378
Port Authority	PORT 22-04	River Channel Sediment Control - CPF# 441	\$10,100	\$2,777,500				\$2,787,600
	PORT 25-01	Riverfront Gateway Redevelopment	\$2,750,000					\$2,750,000
	PORT 27-01	Red Wing Port Authority - Upper Harbor Bulkhead Rehabilitation		\$16,500	\$730,000			\$746,500
Total Port Authority			\$2,760,100	\$2,794,000	\$730,000	\$0	\$0	\$6,284,100
Processed Fuel Operations	MRF 25-01	Cover all Building Funding	\$1,000,000					\$1,000,000
	MRF 23-R03	Secondary Shredder		\$150,000	\$150,000			\$300,000
	MRF 19-R02	Semi Tractor	\$90,000			\$100,000		\$190,000
	MRF 19-R03	Walking Floor Trailer	\$115,000				\$120,000	\$235,000
Total Processed Fuel Operations			\$1,205,000	\$150,000	\$150,000	\$100,000	\$120,000	\$1,725,000
Public Works	PWE 03-R01	Aerial Lift Truck - PW					\$90,000	\$90,000
	PARKS 26-06	Columbaria expansion at Oakwood Cemetery	\$90,900	\$20,200			\$90,900	\$202,000
	GOB 30-07	Public Works interior re-paint					\$60,000	\$60,000
	GOB 30-03	Replace HVAC equipment including boilers at the Sheldon Theatre					\$50,000	\$50,000
	GOB 30-02	Re-paint and replace flooring at GCHS					\$15,000	\$15,000
	GOB 29-09	GCHS Building Renovate Restrooms				\$50,500	\$252,500	\$303,000
	GOB 29-07	FD Station 1 - Replace carpet & vinyl include re-painting living and office spaces.				\$166,650		\$166,650
	GOB 29-05	Replacement of electrical service at GCHS				\$50,000	\$375,000	\$425,000
Total Public Works			\$90,900	\$20,200	\$0	\$267,150	\$933,400	\$1,311,650
Public Works Building	GOB 29-13	PW Wash Bay Roof Replacement				\$116,150		\$116,150
	GOB 28-04	Public Works Bldg. Tyler Road - Replace carpet and repaint throughout building.			\$25,250	\$242,400		\$267,650
	GOB 28-01	Replace Fire and Security Systems - Public Works Building Tyler Road North			\$50,000			\$50,000
	GOB 26-05	Public Works Building ADA Transition Plan	\$40,400		\$269,603			\$310,003
Total Public Works Building			\$40,400	\$0	\$344,853	\$358,550	\$0	\$743,803
Public Works Capital Outlay	PW 26-01	Bridge Removal			\$60,000			\$60,000
	PWE 16-R01	Roadside Mower - PW	\$25,000					\$25,000
	PWE 15-R01	Air Compressor - PW	\$35,000					\$35,000
	PWE 05-R01	Skidsteer Loader - PW					\$75,000	\$75,000
	PW 23-01	4th Street Stairway Rebuild	\$348,000		\$348,000			\$696,000
	UW 11-R02	Pot Hole, Valve Turner					\$10,000	\$10,000
	PWE 12-R01	HVAC/Electrical/Plumber Service Vehicles - PW		\$70,000	\$70,000			\$140,000

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
	PWE 06-R01	One Ton Dump Truck - PW Streets				\$90,000		\$90,000
	PWE 04-R02	Tandem Dump Truck - PW	\$210,000			\$300,000		\$510,000
	PWE 04-R01	Single Axle Dump Truck - PW		\$275,000		\$280,000	\$285,000	\$840,000
	PWE 10-R01	Transitional Truck - PW & Solid Waste				\$215,000		\$215,000
	GOB 13-R01	Government Buildings - Minor	\$48,000	\$48,000	\$85,000	\$48,000	\$55,000	\$284,000
Total Public Works Capital Outlay			\$666,000	\$393,000	\$653,000	\$843,000	\$425,000	\$2,980,000
Recycling	MRF 20-R01	Baler - Commodities		\$450,000				\$450,000
	REF 24-01	Cover-All Building	\$510,000					\$510,000
	REF 22-R01	Small Automated Packer Trucks				\$400,000		\$400,000
Total Recycling			\$510,000	\$450,000	\$0	\$400,000	\$0	\$1,360,000
Refuse Collection	REF 03-R01	Refuse/Recycling Large Automated Truck			\$300,000			\$300,000
	REF 04-01	Refuse Rear Packer Vehicle - Collection					\$300,000	\$300,000
	REF 15-R01	Transitional Truck Refuse & Sewer Fund		\$225,000				\$225,000
Total Refuse Collection			\$0	\$225,000	\$300,000	\$0	\$300,000	\$825,000
Sanitary Sewer Collection	US 02-R03	Vactor Replacement					\$500,000	\$500,000
	US 10-R01	Sewer Slip Lining	\$250,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,450,000
	US 02-R02	Sewer Lift Station Pumping Station Repairs and Replacements	\$75,000	\$100,000	\$100,000	\$100,000	\$160,000	\$535,000
	US 02-R01	Annual Sewer Main Replacement	\$70,000	\$75,000	\$75,000	\$75,000	\$80,000	\$375,000
Total Sanitary Sewer Collection			\$395,000	\$475,000	\$475,000	\$475,000	\$1,040,000	\$2,860,000
Sanitary Sewer Treatment	US 26-01	Fiber Infrastructure Improvements	\$75,000					\$75,000
	US 23-R01	Replacement of obsolete VFD and PLC Wastewater and systemwide connectivity upgrades	\$150,000	\$150,000				\$300,000
	US 22-01	One Ton Dump Truck - Treatment					\$125,000	\$125,000
	US 23-01	Trickling Filter Roof Replacement	\$505,000					\$505,000
	US 07-R02	Replace Trucks/Equipment -Treatment Plant	\$65,000		\$65,000			\$130,000
Total Sanitary Sewer Treatment			\$795,000	\$150,000	\$65,000	\$0	\$125,000	\$1,135,000
Sewage Treatment Plants	US 30-01	Upgrade of Wastewater Treatment Plant					\$135,000,000	\$135,000,000
Total Sewage Treatment Plants			\$0	\$0	\$0	\$0	\$135,000,000	\$135,000,000
Sheldon Building	GOB 26-03	Sheldon Theatre ADA Transition Plan	\$20,000		\$474,647			\$494,647
	GOB 30-14	T.B. Sheldon Fire Curtain Replacement					\$75,750	\$75,750
	GOB 30-13	T.B. Sheldon Box Office Repair Plans	\$35,350					\$35,350
	GOB 25-09	T.B.Sheldon Interior Wall Repairs	\$20,200					\$20,200
	GOB 27-02	T.B.Sheldon Theater Elevator Modernization		\$178,144				\$178,144
	GOB 30-05	Sheldon Decorative Finishes Renewal					\$100,000	\$100,000
	GOB 27-01	Replace DDC system at SheldonTheater		\$132,272				\$132,272
Total Sheldon Building			\$75,550	\$310,416	\$474,647	\$0	\$175,750	\$1,036,363
Solid Waste	MRF 12-R01	Pickup Truck		\$40,000				\$40,000
Total Solid Waste			\$0	\$40,000	\$0	\$0	\$0	\$40,000
Storm Water	WQI 26-R01	Rip rap Bay Point Dr.	\$200,000					\$200,000
	WQI 03-R01	Street Sweeper			\$300,000			\$300,000
	WQI 13-R01	Storm Sewer distribution system repairs/extensions	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
	WQI 13-R02	Storm Water Tunnel and drainage ditch repairs	\$250,000	\$250,000				\$500,000
Total Storm Water			\$550,000	\$350,000	\$400,000	\$100,000	\$100,000	\$1,500,000
Street Lighting	PW 25-02	OWM Lighting Replace/ Upgrade	\$45,450	\$353,500				\$398,950
Total Street Lighting			\$45,450	\$353,500	\$0	\$0	\$0	\$398,950
Street Signage	PW 24-R01	Replace Parking Signs in Downtown Core	\$7,500					\$7,500
	PWE 23-R01	Paint striping machine					\$10,000	\$10,000
	ROADS 25-01	RRFB's - Pioneer Road (at Malmquist Ave. and Burton Fork St. crossings) and West Ave (Putnam Street crossing)	\$440,000					\$440,000

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
	PW 03-R01	Facilities and Entry Signs		\$40,000				\$40,000
Total Street Signage			\$447,500	\$40,000	\$0	\$0	\$10,000	\$497,500
Streets	ROADS 20-04	Railroad Crossing Quiet Zone CPF# 405	\$690,000					\$690,000
	ROADS 29-03	Hwy 58 Phase 1: Pioneer Rd & Guernsey Ln RAB and trail					\$1,000,000	\$1,000,000
	ROADS 27-04	W Ave, W 7th St, College Ave, Central Ave - 5 way intersection				\$1,530,000		\$1,530,000
	ROADS 28-01	2028 City Street Reconstruction Project - CPF #446				\$2,520,000		\$2,520,000
	ROADS 27-03	Alley - Between Sturtevant Street & Putnam Avenue, Pine to Priairia St_CP# 499		\$70,000				\$70,000
	ROADS 30-01	2030 City Street Reconstruction Project - 8th, Bluff, Potter - CP# 448					\$3,386,000	\$3,386,000
	ROADS 27-02	2027 City Street Reconstruction Project - 6th, Hodgeman, Green_CP# 445			\$3,175,000			\$3,175,000
	ROADS 25-02	2025 City Street Reconstruction Project - 3rd, 4th, Sand, Green, Arkin_CP#443	\$3,340,000					\$3,340,000
	ROADS 26-01	2026 City Street Reconstruction Project - 8th, 16th, 17th, 18th, Central Park_CP# 444		\$3,770,000				\$3,770,000
	ROADS 27-01	Alley - Between Main & 3rd St, Hill to Franklin St_CP# 499	\$13,000	\$51,000				\$64,000
	ROADS 29-01	2029 City Street Reconstruction Project - Potter - CP# 447				\$1,003,890		\$1,003,890
	ROADS 15-R01	Street Reclamation and Recondition		\$656,500		\$656,500		\$1,313,000
	PWE 22-02	Self-propelled Paver				\$125,000		\$125,000
	PWE 02-R01	4X4 Pickup - PW Streets		\$55,000	\$55,000	\$55,000		\$165,000
Total Streets			\$4,043,000	\$4,602,500	\$3,230,000	\$5,890,390	\$4,386,000	\$22,151,890
Studebaker Ramp	GOB 26-13	3rd Street Walkway Flooring	\$68,000					\$68,000
	GOB 28-06	Studebaker Ramp 3rd St Walkway Elevator Modernization		\$181,670				\$181,670
	GOB 26-10	Parking Ramps Maintenance Study	\$21,800					\$21,800
	PW 07-R01	Parking Ramp Repairs - Studebaker	\$6,710	\$8,000				\$14,710
Total Studebaker Ramp			\$96,510	\$189,670	\$0	\$0	\$0	\$286,180
Swimming Pools	PARKS 30-03	Colvill Aquatic Center Pump Replacement					\$13,130	\$13,130
	PARKS 26-05	Colvill Aquatic Center Slide Gel Coat	\$45,450					\$45,450
	PARKS 29-01	Colvill Aquatic Center Security Cameras				\$30,300		\$30,300
	PARKS 25-02	Colvill Aquatic Center Diving Board and Accessible Table Replacement	\$0					\$0
	GOB 26-07	Colvill Aquatic Center ADA Transition Plan	\$5,050				\$133,683	\$138,733
	PARKS 26-03	Pool Paint at Aquatic Center	\$151,500					\$151,500
	PARKS 23-R01	Aquatic Center Equipment Repair & Renewal					\$59,500	\$59,500
Total Swimming Pools			\$202,000	\$0	\$0	\$30,300	\$206,313	\$438,613
Trails	TRAILS 27-01	Stens Dr - E. 5th St to E 7th St Trail Connector		\$363,358	\$61,364			\$424,722
	TRAIL 18-02	Segment III-Riverfront Trail Barn Bluff/Colvill		\$1				\$1
	TRAILS 13-R01	Pavement Trail Rehabilitation	\$30,000	\$30,000	\$30,000	\$30,000		\$120,000
Total Trails			\$30,000	\$393,359	\$91,364	\$30,000	\$0	\$544,723
Water Distribution	UWD 26-R01	Upgrade of radio read water meter units to Cellular based equipment	\$125,000	\$100,000	\$100,000	\$100,000	\$100,000	\$525,000
	UW 05-R01	Vehicle Replacement - Distribution	\$110,000	\$50,000	\$50,000	\$110,000	\$110,000	\$430,000
	UW 11-R01	Water Main Extension/Main Cleaning/Replacement	\$100,000	\$100,000	\$425,000	\$125,000	\$125,000	\$875,000
Total Water Distribution			\$335,000	\$250,000	\$575,000	\$335,000	\$335,000	\$1,830,000
Water Supply	UWT 29-01	Replace Roof at Station 8 - Charlson Crest Booster Station				\$95,000		\$95,000
	UW 27-02	Water System Study		\$150,000				\$150,000
	UW 27-01	Upgrade to Variable Frequency Drives at booster station 8		\$100,000				\$100,000
	UW 25-02	Pump Station #2 - Roof Replacement and Envelope Repairs	\$121,200					\$121,200
	UW 23-R01	Replacement of obsolete VFD and PLC Water and system wide connectivity improvements	\$150,000	\$150,000				\$300,000
	UW 22-R01	Water Reservoir Maintenance	\$600,000	\$100,000	\$600,000	\$40,000		\$1,340,000
	UW 09-R01	Well Inspections	\$150,000		\$100,000			\$250,000
	UW 03-R01	Vehicle Replacement - Supply		\$85,000		\$90,000		\$175,000
Total Water Supply			\$1,021,200	\$585,000	\$700,000	\$225,000	\$0	\$2,531,200
Water Treatment Plants	UW 30-01	Replace filter media at Twin Bluff Water Plant					\$250,000	\$250,000
	UW 29-01	Demolition of station 3 well house and reservoir				\$252,500		\$252,500
Total Water Treatment Plants			\$0	\$0	\$0	\$252,500	\$250,000	\$502,500

City of Red Wing
5-Year CIP - Department Report

Department	Project Number	Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Total Departments			\$16,718,162	\$15,230,976	\$15,300,882	\$13,845,096	\$147,787,878	\$208,882,993

He Mni Can - Barn Bluff Improvements Phase III - CP # 460

Overview

Request Owner	Kyle Klatt, Community Development Director
Est. Start Date	02/03/2025
Est. Completion Date	06/30/2027
Department	Barn Bluff
Form Type	Capital Improvement
Request Type	Parks
Project Number	PARKS 24-01

Description

The Park's Master Plan details a phased 10 year (2017-2026) improvement and renewal plan for repairs, replacements and installation of new amenities for the Park and its historic elements.

For 2027-2028, the project is the design and development of the restrooms, visitor information & interpretation area in the existing pump house. This project includes an addition to accommodate ADA toilets and a small storage area. In addition, pumphouse #2 itself is in need of roof replacement and exterior building envelope repair (tuckpointing) identified in Capital Project # UW - 25-02. The proposed project will also incorporate these improvements..

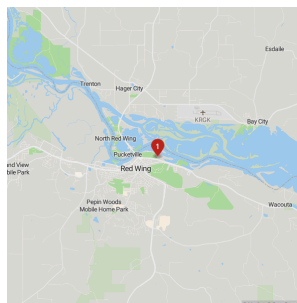
Elements of the park's master plan (completed and adopted in 2016) will require city investment and commitment to leverage available private and state grant funding sources. During the master planning, restrooms were one of the, if not the, most mentioned needed amenity improvements.

Prior to the initiation of the first renovation and renewal phase of the project, no substantial or sustainable improvements or investments were made to the park. Investment in the proposed improvements and enhancements is critical to maintaining the park environment and habitats for future generations.

% for Art limited to GF funds.

7/24/2023 City Council meeting: The project was moved forward one year, due to funding issues with the Phase II project. The \$100,000 GF Budget for FY24 is dedicated to the Phase II Project budget.

Location



Supplemental Attachments

 [He Mni Can/Barn Bluff Master Plan\(/resource/cg-prod-v2/projects/documents/9719a12401478718e070.pdf\)](/resource/cg-prod-v2/projects/documents/9719a12401478718e070.pdf)

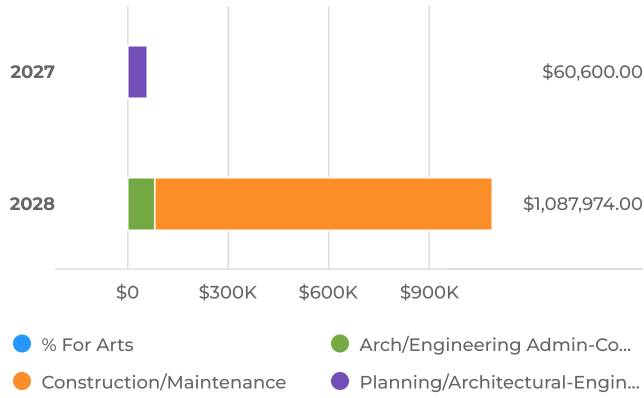
Full copy of the 2016 adopted park's Master Plan

Capital Cost

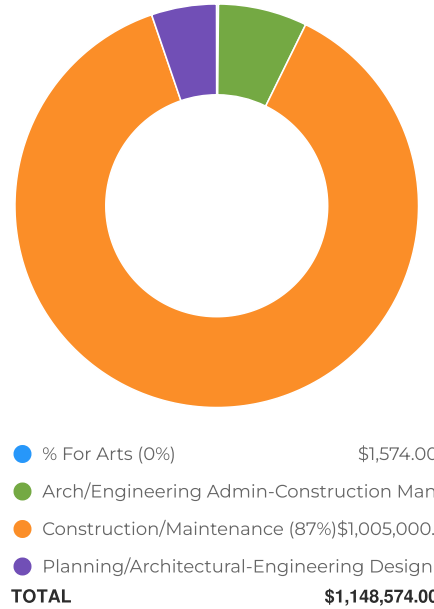
Total Budget (all years)
\$1.149M

Project Total
\$1.149M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

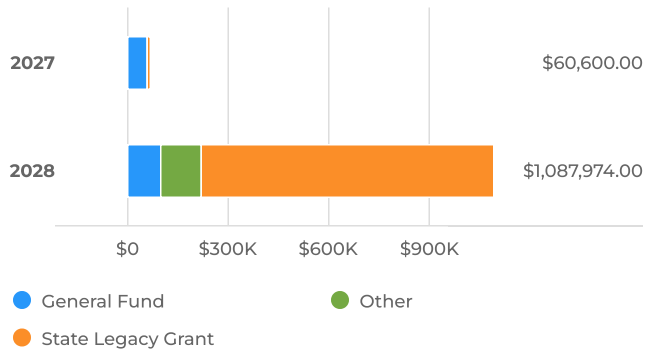
Capital Cost	FY2027	FY2028	Total
Planning/Architectural-Engineering Design	\$60,000	\$0	\$60,000
Arch/Engineering Admin-Construction Management	\$0	\$82,000	\$82,000
Construction/Maintenance	\$0	\$1,005,000	\$1,005,000
% For Arts	\$600	\$974	\$1,574
Total	\$60,600	\$1,087,974	\$1,148,574

Funding Sources

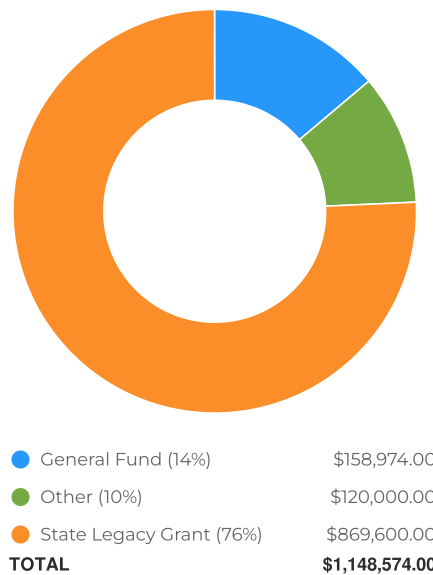
Total Budget (all years)
\$1.149M

Project Total
\$1.149M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2027	FY2028	Total
General Fund	\$60,600	\$98,374	\$158,974
State Legacy Grant	\$0	\$869,600	\$869,600
Other	\$0	\$120,000	\$120,000
Total	\$60,600	\$1,087,974	\$1,148,574

Renewal of Tipi and plaza area at Bay Point Park

Overview

Request Owner	Kyle Klatt, Community Development Director
Est. Start Date	02/01/2024
Est. Completion Date	07/31/2025
Department	Bay Point Park
Form Type	Capital Improvement
Request Type	Parks
Project Number	PARKS 24-02

Description

The Tipi structure was located, designed and built in the early 1980s as a project of the City's 1977 Bicentennial Commission with plaques commissioned by the:

- Red Wing Heritage Preservation Commission, (HPC), The Origins of Red Wing,
- Red Wing Manufacturers Association, The Industries of Red Wing, and;
- Red Wing Bicentennial Commission, Red Wing and The River

Miscellaneous maintenance, painting, etc., will be initiated in 2024 using Public Works operational budget for Bay Point Park. In 2025, we plan to repair/replace deteriorated concrete and stone work including tuck-pointing and capstone replacements. In addition, the city wishes to develop and install Storytellers and Columns of Dialogue at or in the vicinity of the tipi during the renewal of the facility.

At He Mni Can - Barn Bluff Regional Park's new entry plaza, the Storytellers and Columns of Dialogue are very distinct, user-friendly interpretive panels. The Sculptural "Storytellers" present two sides to every story: themes from the Dakota and the Euro-American viewpoints. The City will engage the Prairie Island Indian Community during the planning process.

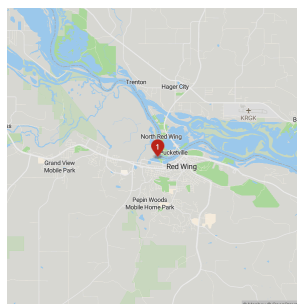
Phase 1: 2025 - \$50,000 (starting summer of 2025.)

- New signage on current limestone pedestals & addition of Dakota direction words on compass
- Build new walkways from north and south of landmark
- Landscaping, part 1 of 2

Phase 2: 2026 - \$50,000

- Create and add columns of dialogue along the walkways
- Landscaping, part 2 of 2
- Artistic upgrades to tepee

Location



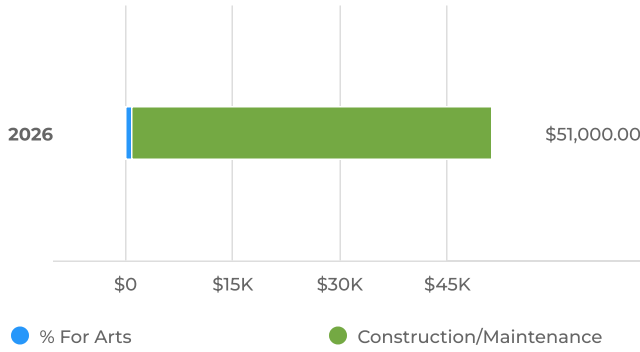
Capital Cost

FY2026 Budget
\$51,000

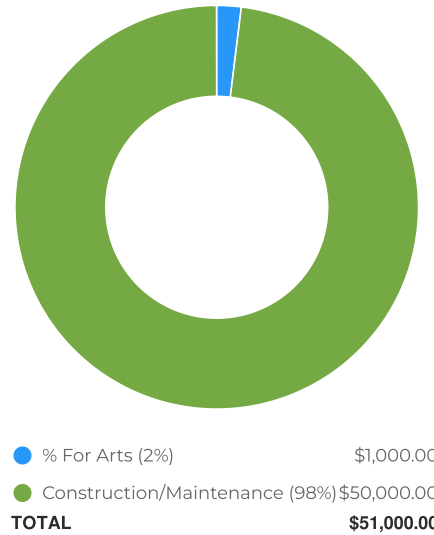
Total Budget (all years)
\$51K

Project Total
\$51K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

Capital Cost	FY2026	Total
Construction/Maintenance	\$50,000	\$50,000
% For Arts	\$1,000	\$1,000
Total	\$51,000	\$51,000

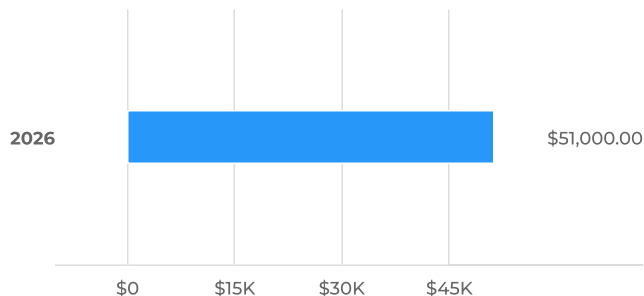
Funding Sources

FY2026 Budget
\$51,000

Total Budget (all years)
\$51K

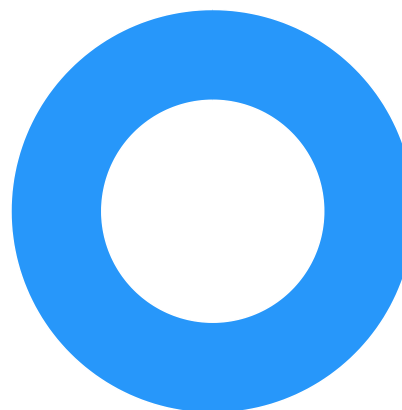
Project Total
\$51K

Funding Sources by Year



● General Fund

Funding Sources for Budgeted Years



● General Fund (100%)

\$51,000.00

TOTAL

\$51,000.00

Funding Sources Breakdown

Funding Sources	FY2026	Total
General Fund	\$51,000	\$51,000
Total	\$51,000	\$51,000

Riverfront Gateway Redevelopment

Overview

Request Owner	Kyle Klatt, Community Development Director
Department	Port Authority
Form Type	Capital Improvement
Request Type	Port Authority
Project Number	PORT 25-01

Description

This project request is a vehicle for the potential future redevelopment of Red Wing's riverfront, encompassing the riverfront terrace area described in the planning document from 2005 up to the city's 2040 Community Plan. Site control will be necessary for any large-scale redevelopment. Structure demolition and removal with established environmental investigation, protection, and remediation (if necessary) will also be required due to the historic past use of the land area.

More than not, assistance to potential developers of larger-scale catalyst type projects has become a necessity due to overriding costs. Public/private partnerships are common and very often necessary and typically very successful. When developers scout and scope possible projects and sites, they process detailed due diligence.

It is expected that the city would be eligible for up to a minimum of \$1 million dollars in grant assistance for demolition costs and could be eligible for grant/loan funds for any environmental remediation remedies if needed. Based upon cursory review, it is expected that the area which is within an approved Municipal Development District (please see attached Map of MDD number 9), would qualify for a Redevelopment TIF District. Further analysis would be required to verify any new redevelopment TIF District meets the statutory requirements.

Private equity or cash in a large-scale development could be over \$10,000,000. As always, any request for public financing needs to pass the city's due-diligence financial review, including the statutory "But For" test.

Project Area and Description

Bounded to the north by the CPKS Railroad rights of way, Main Street to the south, Broad Street on the east and Cedar Street on the west. This area was identified as Zone 4: Cedar to Broad Street in the 2005 Riverfront Redevelopment Plan.

From the 2005 Riverfront Redevelopment Plan: Zone 4 extends from Cedar Street to Broad Street, and includes both the lower and upper terraces from the River to Highway 61. The upper terrace is a mix of low-density commercial and residential uses; the lower terrace is a mix of industrial and transportation uses including Levee Road and the active railroad. In particular, grain trucks are fleeing to transfer grain to silos prior to loading onto barges is an active industrial use of this waterfront area. The river edge is primarily vertical, constructed of wood crib and steel sheet pile.

It is intended that the lower terrace retains its working waterfront character and function, while better accommodating the range of transportation needs and users who circulate through this area. It is intended that the upper terrace be made more dense to accommodate a more vibrant and diverse mix of uses. Furthermore, pedestrian and vehicular connections between the upper and lower terraces across the railroad tracks are viewed as very important to the success of the redevelopment of this Zone.

Specific recommendations in the 2005 plan (pages 18-19) include:

Develop a continuous riverfront trail along the Mississippi River and develop additional linkages.

- Create a Riverfront Promenade as part of the Riverfront Trail.
- Seek opportunities to cross the railroad tracks, either at grade or preferably as grade-separated.

Maintain existing industrial working waterfront.

- Coordinate public trail access along the Riverfront.
- Improve and develop appropriate management plans for truck fleet and vehicle parking.
- Maintain current barge loading and unloading facilities.

Capitalize on economic development opportunities.

- Promote Encourage mixed-use redevelopment (potentially a combination of housing, office, retail, restaurant and public open space uses) from Cedar Street to Broad Street north of West Main as part of a city economic development program.
- Work with participating property owners to create redevelopment plans for catalytic project.
- Coordinate with property owners to develop shared parking so that large surface lots are not required for each project.

The 2009 Downtown Action plan listed the area as its number one action for redevelopment. The focus at that time was to **Establish Market Junction** (Page 36).

We will establish the River Terrace Promenade and the boardwalk of the historic depot as an outdoor market, dining, and visitor orientation venue.

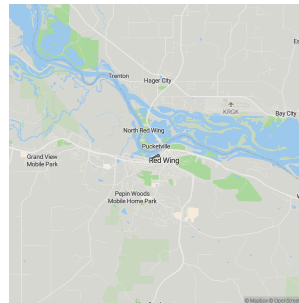
Market Junction is envisioned as a highly flexible, “complete street” environment that stretches from Bush Street past the historic depot to a new patio and street (River Terrace Promenade) beside the Malting Building. This linear space is envisioned to accommodate the routine movement of pedestrians, bicycles, vehicles and possibly a streetcar, as well as market events and outdoor dining. The market facilities could accommodate relocation of the existing downtown market or an adjunct to the existing market that has different hours and a tourism focus vs. resident focus.

Market Junction will act as a visitor’s entre... a critical first impression to downtown when arriving via the Cannon Valley Trail, commuter train, boat and streetcar. From the community perspective, it will be a primary amenity magnet (along with an enhanced recreational riverfront) pulling the community across Highway 61 to the riverfront. It will be important that the design of Market Junction creatively addresses the multiple uses of the corridor to create a highly safe and functional environment. Of particular note is the need to create safe separation and crossing between the pedestrian spaces and an active rail corridor. There are many models to study that do this very thing; the closest to home being the Metrodome Plaza/LRT station in downtown Minneapolis.

Finally, through the development of **the City's 2040 Community Plan**, the project area is again designated a priority redevelopment area.

From page 73: Downtown Riverfront This area consists of a mix of infill and redevelopment sites on the north side of Highway 61 between Broad Street and Franklin Street. The area is guided for the Mixed Use Corridor land use category. Broad Street is a critical connection point to the Mississippi River for Red Wing’s historic downtown, historic civic mall district, and nearby neighborhoods. The abutting blocks to the west of Broad Street provide opportunities for redevelopment and to enhance those connections to the river.

Location



Supplemental Attachments

 [2005 Riverfront Redevelopment Plan\(/resource/cg-prod-v2/projects/documents/0e885c29e8f8d4609b5e.pdf\)](/resource/cg-prod-v2/projects/documents/0e885c29e8f8d4609b5e.pdf)

Planning Study for riverfront betterments and enhancements. Documents the thorough Community Engagement process.

 [2009 Downtown Action Plan\(/resource/cg-prod-v2/projects/documents/af234b73b9b66ff9f8e0.pdf\)](/resource/cg-prod-v2/projects/documents/af234b73b9b66ff9f8e0.pdf)

PProvides elected officials and citizens guidance and vetted planning for needed action items in the downtown area. Has documentation of Community Engagement Process.

 [Main & Broad Redevelopment Red Wing 2040\(/resource/cg-prod-v2/projects/documents/aced91e630074a51ccc9.pdf\)](/resource/cg-prod-v2/projects/documents/aced91e630074a51ccc9.pdf)

Relevant pages documenting need for redevelopment project(s) from the approved Red Wing 2040 Community Plan

 [Map of Municipal Development District No 9\(/resource/cg-prod-v2/projects/documents/5eedf46b28f9ddccefd6.pdf\)](/resource/cg-prod-v2/projects/documents/5eedf46b28f9ddccefd6.pdf)

A Map of the City's Development District 9

Capital Cost

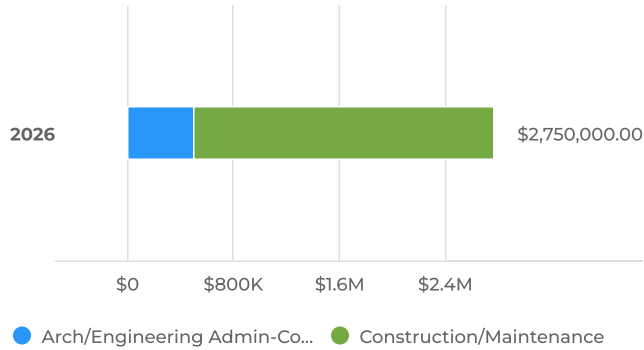
Total Historical
\$3,370,000

FY2026 Budget
\$2,750,000

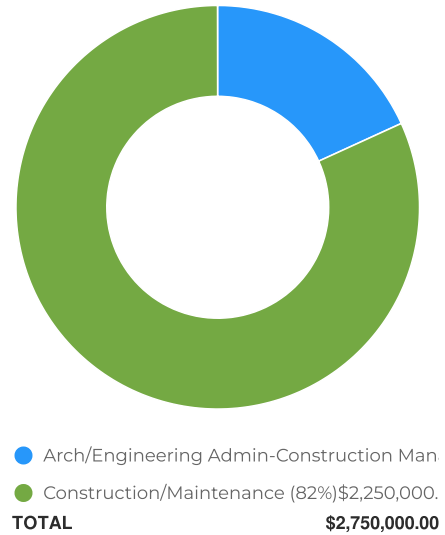
Total Budget (all years)
\$2.75M

Project Total
\$6.12M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

Capital Cost	Historical	FY2026	Total
Arch/Engineering Admin-Construction Management	\$620,000	\$500,000	\$1,120,000
Construction/Maintenance	\$750,000	\$2,250,000	\$3,000,000
Land Acquisition	\$2,000,000	\$0	\$2,000,000
Total	\$3,370,000	\$2,750,000	\$6,120,000

Funding Sources

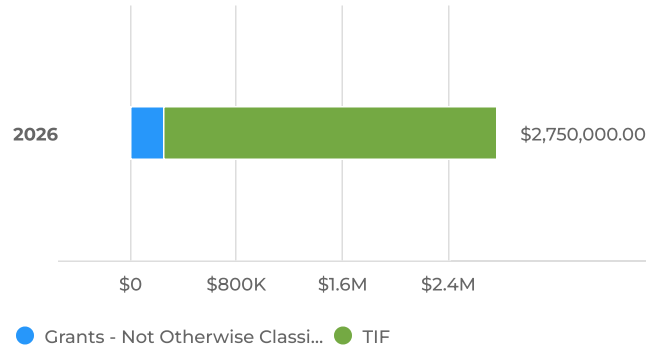
Total Historical
\$3,750,000

FY2026 Budget
\$2,750,000

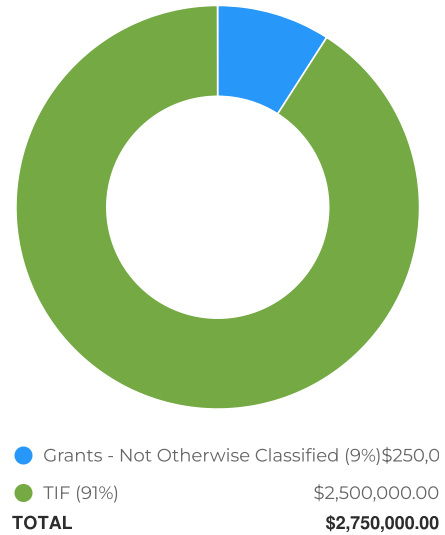
Total Budget (all years)
\$2.75M

Project Total
\$6.5M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown			
Funding Sources	Historical	FY2026	Total
Grants - Not Otherwise Classified	\$750,000	\$250,000	\$1,000,000
TIF	\$3,000,000	\$2,500,000	\$5,500,000
Total	\$3,750,000	\$2,750,000	\$6,500,000