



### **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, January 20, 2026, 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. [Join the meeting via Webex](#) and use the password 2026. To join via telephone, please dial (415) 655-0001. Enter access code 2550 729 7694 and password 2026 when prompted.

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

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

#### **3. Oath of Office**

3.A. George Hintz, Appointed to a 2nd Term, Ending December 31, 2028.

#### **4. Roll Call**

#### **5. Annual Meeting**

5.A. Election of 2026 Planning Commission Chair

5.B. Election of 2026 Planning Commission Vice Chair

#### **6. Approval of Agenda**

#### **7. Approval of Minutes**

7.A. November 18, 2025, Regular Meeting

#### **8. 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.

#### **9. Motions & General Business**

9.A. Board and Commission Training - Video Presentation and Discussion

9.B. Discuss 2026 - 2030 Five-Year Work Plan Development and Set Date for 2026 Annual Workshop Meeting

9.C. Discussion and Direction - Proposed Rezoning of Several Properties on the South Side of the Hwy 61/Spring Creek Road South Intersection

**10. Communication Items**

10.A. Staff Status Report (Verbal)

10.B. Commissioner Comments

10.C. Council Liaison Comments

**11. 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  
November 18, 2025**

**Commissioners Present:** Chair Brad Wronski; Commissioners George Hintz, Bryan Soper, Chris Mahoney, and Sue Guerber

**Commissioners Absent:** Commissioner Ethan Seaberg (excused absence),  
Commissioner Susan Langer (unexcused absence)

**Others Present:** Steve Kohn, Planning Manager / Staff Liaison; Ron Goggin, Council Liaison; Kyle Klatt, Community Development Director

**1. Call to Order**

Chair Wronski called the meeting to order at 7:07 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, Soper, Mahoney, and Guerber were in attendance.

Commissioner Seaberg previously indicated he would be absent.

Commissioner Langer was absent and unexcused.

**4. Approval of Agenda**

A motion was made by Commissioner Hintz, seconded by Commissioner Mahoney to approve the agenda as drafted/amended. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

**5. Approval of Minutes**

**A. Motion to Approve October 21, 2025, Regular Meeting Draft Minutes.**

A motion was made by Commissioner Guerber, seconded by Commissioner Soper to approve the regular meeting minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

**B. Motion to Approve November 5, 2025, Special Meeting Draft Minutes.**

A motion was made by Commissioner Guerber, seconded by Commissioner Mahoney to approve the workshop minutes as drafted/amended. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

**6. Public Comment**

Chair Wronski reviewed the public comment procedure.

Chair Wronski opened the public comment period.

No one wished to address the Commission.

A motion was made by Commissioner Hintz, seconded by Commissioner Guerber to close the public comment period. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

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

### **A. Public Hearing - Amending Divisions 15, 20, 30, 35, 40, 45, and 62 of Chapter 11 of the Municipal Code.**

Planning Manager Kohn provided the history of the Item.

Chair Wronski reviewed the public comment procedure.

Chair Wronski opened the public hearing at 7:14 p.m.

No one wished to address the Commission.

A motion was made by Commissioner Soper, seconded by Commissioner Mahoney to close the public hearing. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

A motion was made by Chair Wronski, seconded by Commissioner Mahoney to Amend Divisions 15, 20, 30, 35, 40, 45, and 62 of Chapter 11 of the Municipal Code. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

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

Chair Wronski introduced the Item. Community Development Director Klatt provided background on the Item and highlighted specific sections pertinent to the Planning Commission in the 2026 Proposed Capital Improvements Plan.

Chair Wronski asked if funds can be awarded through other entities automatically by changing the designation to a regional park. Director Klatt stated that the designation will open up some grant funding sources that were previously unavailable. Kohn noted the funding source is legacy money that required that designation, but did highlight the competitive process to receive those funds.

Director Klatt further discussed projects that are pertinent to the Planning Commission and noted the Planning Commission's role.

Chair Wronski asked if a trail from East 5<sup>th</sup> to East 7<sup>th</sup> is still a possibility. Director Klatt stated it is not due to the construction of the phase two trail and believes it will come off the CIP at some point in the future.

Commissioner Mahoney asked if she could ask about specific amounts. Chair Wronski stated that Commissioner Mahoney could ask questions; however, the role of the Planning Commission is to simply say if the Plan is in accordance with the Comprehensive Plan. Director Klatt stated the Planning Commission does not have fiscal responsibility over the plan.

Commissioner Mahoney asked why the budgeted amount wouldn't be important to meeting the Comprehensive Plan. Chair Wronski stated that questions need to be kept within context.

Chair Wronski asked if the Comprehensive Plan contains a budget. Director Klatt stated no.

Commissioner Mahoney asked for details regarding the amount designated for replacing the first-floor carpet. Director Klatt stated that it is a question for Public Works and not something Planning Staff can answer. Commissioner Mahoney asked who she could get that information from. Director Klatt stated the Public Works Director.

Director Klatt explained that certain elements in the Comprehensive Plan are not within the Planning Commission's scope. Commissioner Mahoney expressed concern that if she is given a document with this much detail—and expected to spend significant time reviewing it—Staff should either be able to address her questions or include notes indicating where those answers can be found. Otherwise, she felt that level of detail should be omitted. Director Klatt agreed that those details can be removed in future drafts.

Chair Wronski observed that the information Commissioner Mahoney is seeking does not pertain to the specific issues the Planning Commission is tasked with reviewing. Commissioner Mahoney responded that, in her view, financial considerations do relate to the discussion, and she is concerned about costs because they impact taxpayers.

Commissioner Guerber stated that the Council Representatives decide monetary amounts and reiterated the Planning Commission's role.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz finding the 2026-2030 Capital Improvement Plan is in Compliance with the City of Red Wing Comprehensive Plan. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

## **8. Communication Items**

**A. Status Report.**

Manager Kohn stated the next meeting will be on December 18, 2025, where the Commission will look at the 2025 work plan.

Director Klatt discussed some projects that Staff will integrate into the work plan and noted that he will have further updates coming soon.

**B. Commissioner Comments.**

Commissioner Guerber asked if there were any updates on Bayview. Director Klatt stated there is a company maintaining and overseeing the property, noted a potential private sale, and commented on Staff looking at the zoning of the property to encourage redevelopment.

**C. Council Liaison Comments.**

Council Liaison Goggin stated that the First Reading of the Parking Ordinance Changes, as well as the amendment, passed.

**9. Adjournment**

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



**5-Year Plan of the Advisory Planning Commission  
2025 to 2029**

Submitted to the Red Wing City Council

October 15, 2024  
(Date)

**Purpose:**

The Red Wing Advisory Planning Commission is a seven member commission that guides the future development of land within the community to ensure a safe, pleasant and economical environment for residential, commercial, industrial and public activities. The Advisory Planning Commission is the lead agency involved in developing the City's Comprehensive Plan and Zoning Ordinance.

## **History of the Advisory Planning Commission**

The Advisory Planning Commission was created in 1947 with the adoption of Ordinance No. 421. The ordinance was signed by Mayor Dr. R. F. Hedin on July 9, 1947. The commission was created to meet the need of Minnesota Statutes 471.26 through 471.33, which was brought into law in 1945.

The mission of the Planning Commission was to offer advice to the city council on how to guide future development of land to insure a safe and more economical environment for residential, commercial, industrial, and public activity and to also promote public health, general welfare and safety. The first meeting of the Commission was held on January 22, 1948. At its conception in 1947, there were 35 citizens on the Advisory Planning Commission, including seven members that held positions on the Commission due to their positions as Mayor, City Engineer, Chairman of the board of Public Works, chairman of the City Recreation Board, President of the Board of Education, County Commissioner of Goodhue County District No. 1, and Chairman of the board of Water Commissioners.

The Commission was later changed by Ordinance No. 435, which was passed on January 7, 1949. The Commission was later altered again by Ordinance No. 502 on February 4, 1960 by dissolving the existing Commission and replacing it with a new Red Wing Advisory Planning Commission. This new commission consisted of fifteen people, including eight citizen members, three City Council members, the Mayor, President of the board of Public works, President of the Water Board, and President of the Fire Board.

The Red Wing Advisory Planning Commission as it is structured today was formed in 1971 after the City of Red Wing's consolidation with Burnside Township. Ordinance No. 5, Second Series, was adopted on July 13, 1971. The ordinance repealed all ordinances pertaining to the planning commission. The Commission was restructured to have seven citizens on the commission. The current Red Wing Advisory Planning Commission guides the future development of land within the community to ensure a safe, pleasant and economic environment for residential, commercial, industrial and public activities. The Advisory Planning Commission is the lead agency involved in developing the City's Comprehensive Plan and Zoning Ordinance.

## Definitions for the 5-Year Plan

**Strategy:** An overarching role or responsibility the board/commission does as part of its work.

**Action:** A specific action, activity, or priority the board/commission will accomplish.

**Year:** The year or years of a specific initiative. *Ongoing* means the action is continuous and not limited to a particular year.

**Budget:** The range of dollars an action is expected to cost.

0 = No dollars

\$ = \$1 to \$999

\$\$ = \$1,000 to \$3,000

\$\$\$ = \$3,001 to \$5,000

\$\$\$\$ = \$5,001 or more (a dollar amount will be noted if higher than \$7,000)

**Staff Time:** The estimated staff liaison time an action is estimated to take.

None = No additional time

Small = 5 hours or less

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Large = More than 15 hours

**Equity:** How the board/commission will consider the input and experiences of all in Red Wing.

1 = The group will **collect input or feedback from more people** so a wider variety of ideas and thoughts are considered. This may involve using surveys, gathering input at public meetings, hosting events, attending community groups to learn, etc. This may include partnering with organizations, community members, and/or boards and commissions.

2 = The group will **increase its promotion or publicity in a wider variety of places** to reach more people in the community. This may include translating materials into Spanish.

3 = The group will **utilize data that identifies different population groups and how people are experiencing aspects of life** so that information can be considered during decision-making.

4 = The group will **lead or collaborate on an event or project that acknowledges history and/or provides representation or voice** to one or more identified groups\*.

5 = The group will recommend to Council **a policy or practice that will improve the lives of more people.**

*\* "More people" or "identified groups" refers to those who are often under-represented or not focused on due to their age, race, color, creed, religion, national origin, sex, gender identity, sexual orientation, marital status, disability, status with regard to public assistance, and/or limited English proficiency. (These groups are identified by state and federal governments and are also included in the City of Red Wing's required Title VI Plan, approved by City Council on September 12, 2022.)*

**Strategic Plan:** This designates where the board/commission's actions fit with the goals of the City's 10-Year Strategic Plan.

**2040 Plan:** This designates where the board/commission's actions fit with the goals of the Red Wing 2040 Community Plan.

## Advisory Planning Commission 2023-2028

Strategies	Actions	Year	Budget	Staff Time	Equity	Strategic Plan	2040 Plan
Land Use Development and Permitting	A. Review Zoning and Subdivision Applications	Ongoing	0	Large	1		
	B. Complete Sign Ordinance Recodification	2025	\$\$\$	Large	1		4.A.1.
	C. Complete Process for Rezoning Area Surrounding the Spring Creek Road/Hwy 61 Intersection (South of Hwy 61) and Participate in Redevelopment Discussion	2025	\$	Medium	1	Goal 5.c	4.A.1.
	D. Participate in St. John's Hospital, Bay View Nursing Home, and Jefferson School Redevelopment Discussions	2025	0	Medium	1	Goal 2.a	8.A.2. 4.B.1. 4.C.1. 4.B.1.
	E. Discuss Hwy 61/19 Property Land Use and Zoning	2025	0	Medium	1		4.A.1.
	F. Consider Rezoning Properties to Support Future Residential Development	2025	\$	Medium		Goal 2.a Goal 3.a	
	G. Review Residential Driveway and Parking Standards	2026	0	Small	1		4.A.1.
	H. Review Residential Housing Design and Size Standards	2025	0	Medium	1,5	Goal 4.b	8.A.2. 4.A.1.
	I. Review and Update the Zoning Ordinance to Provide More Opportunities for all Types of Housing	2025	0	Medium		Goal 2.b	
	J. Study and Identify Areas of the City Ideal for Residential Development	2025	0	Large	1,5	Goal 2.a	8.D.2.
	K. Participate in Redevelopment of the Maltery Building Property	2025	0	Large	1,5	Goal 6.d	4.B.1.
	L. Conduct a New City of Red Wing Housing Study	2025	\$\$\$	Medium		Goal 1.a	
	M. Co-Host a Housing Summit with the HRA	2025	\$	Medium		Goal 1.b Goal 1.d	
	N. Consider Cannabis Related Zoning Regulations	2025	\$	Large		Goal 6.c	
	O. Conduct a City-Wide Review of Sites and Areas that Have Had Barriers to Development or Redevelopment, and Create a	2026	0	Medium	1	Goal 5.c	

	<b>Set of Short-Term Actions to Reverse this Trend</b>						
	<b>P. Research Opportunities to Guide Larger Tracts of Land for Industrial Development and Engage Wacouta and Featherstone townships in Discussions About Potential Future Annexation.</b>	2026	0	Medium	1	Goal 5.c	
	<b>Q. Include Areas of Potential Annexation in Development Discussions</b>	2026	0	Medium		Goal 3.f Goal 5.d	
<b>Comprehensive Plan</b>	<b>R. Implementation of 2040 Plan</b>	Ongoing		Large			4.A.1
	<b>S. Review 2025-2029 CIP for Consistency with the 2040 Plan</b>	Ongoing	0	Small			
	<b>T. Review Miscellaneous Projects for Consistency with the 2040 Plan</b>	Ongoing	0	Small			
	<b>U. Start Process to Update the 2040 Plan</b>	2028	\$\$\$\$	Large			
<b>Park and Trail Development</b>	<b>V. Participate in Upper Harbor/Bay Point Park Renewal Discussion</b>	Ongoing	0	Large	1		7.C.8. 11.B.1.
	<b>W. Participate in Final Design and Implementation of Riverfront Trail Segment from He Mni Can/Barn Bluff to Colvill Park</b>	2025	\$	Medium			7.B.4.
<b>Sustainability Initiatives</b>							
	<b>X. Consider Possible Zoning Amendment and Other City Code Amendment to Allow Goat Browsing for Conservation Management and Weed Control Projects in Non-Agricultural Districts</b>	2026		Medium	1		E.C.2. 3.C.4.
	<b>Y. Consider Development of Wind Energy Zoning Amendment</b>	2026		Large	1		3.B.3.
	<b>Z. Review Existing Solar Energy Regulations</b>	2026		Medium	1		3.B.3.



## **5-Year Plan of the Advisory Planning Commission 2026 to 2030**

Submitted to the Red Wing City Council

\_\_\_\_\_  
(Date)

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5 = The group will recommend to Council **a policy or practice that will improve the lives of more people.**

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## Advisory Planning Commission 2026-2030

Strategies	Actions	Year	Staff Time	Equity	Strategic Plan	2040 Plan
Process Applications	Review Zoning and Subdivision Applications	Ongoing	Large	1		
Land Development Study	<p>Land Development Feasibility Analysis</p> <ul style="list-style-type: none"> <li>- Identify areas ideal for residential development</li> <li>- Citywide analysis of sites and areas with barriers to development</li> <li>- Identify sites for rezoning/redevelopment</li> <li>- Identify sites for annexation</li> <li>- Develop site readiness index scoring for potential development sites</li> <li>- Develop implementation roadmap</li> </ul>	2026	Large	1	Goal 2.a Goal 3.f Goal 5.c Goal 5.d	8.D.2.
Redevelopment Projects	<ul style="list-style-type: none"> <li>- Bay View Nursing Home</li> <li>- Jefferson School</li> <li>- Maltery</li> <li>- Highway 61/19 site</li> <li>- Bauer Built</li> <li>- Sites in West End and downtown for multifamily</li> </ul>	2026-27	Large	1, 5	Goal 2.a Goal 6.d	8.A.2. 4.A.1. 4.B.1. 4.C.1. 4.B.1.
Zone/Rezone to Support Development	<ul style="list-style-type: none"> <li>- Area Surrounding the Spring Creek Road/Hwy 61 Intersection (south of Hwy 61)</li> <li>- Rezone to support future residential development                             <ul style="list-style-type: none"> <li>o Sites for high density (RM-3 zoning)</li> <li>o Site for Three Rivers</li> <li>o Briarwood PUD</li> <li>o MN State College SSE</li> <li>o Jefferson School</li> <li>o Hope Heights (evaluate if project is infeasible as proposed)</li> </ul> </li> </ul>	2026+	Medium	1	Goal 2.a Goal 3.a Goal 5.c	4.A.1.
Regulatory Review	<p>Zoning Ordinance update:</p> <ul style="list-style-type: none"> <li>- Increase opportunities for all types of housing</li> <li>- Unhoused/recovering individuals</li> </ul>	2026	Large	1, 5	Goal 4.b	E.C.2. 3.C.4. 8.A.2. 4.A.1.

	<ul style="list-style-type: none"> <li>- Residential housing design and size standards</li> <li>- Residential driveway and parking standards</li> <li>- Goat browsing for conservation management/weed control</li> </ul>					
Annexation Study	Identify and guide larger tracts for industrial development and engage Wacouta and Featherstone townships in annexation discussions	2026+	Medium	1	Goal 5.c	
Comp Plan	Implementation of 2040 Plan	Ongoing	Large			4.A.1
	Review 2026-2030 CIP for Consistency with the 2040 Plan	Ongoing	Small			
	Ensure projects are consistent with the 2040 Plan	Ongoing	Small			
	Start process to update the 2040 Plan	2028	Large			

DRAFT



Planning Commission Meeting, January 20, 2026



## **Agenda Item 9.C.**

**Discussion and Direction – Proposed Rezoning of Several Properties on the South Side of the Hwy 61/Spring Creek Road South Intersection**

### **Action Requested**

Discussion and Direction

### **Prepared By**

Steve Kohn, Planning Manager, January 15, 2026

### **Attachments**

- Existing Zoning
- Page 80, Chapter 4; 2040 Community Plan
- Aerial Photo with Potential Development Sites

### **Background**

One of the items on the Planning Commission’s 2025-2029 Work Plan is to “Complete Process for Rezoning Area Surrounding the Spring Creek Road/Hwy 61 Intersection (South of Hwy 61) and Participate in Redevelopment Discussion”. The highway intersection construction work was substantially wrapped up in 2019 and right-of-way acquisition settlements were completed in 2022. The project created a new controlled intersection at Highway 61 and Spring Creek Avenue North/Spring Creek Road South/County 53. The project also involved the extension of North Service Drive and South Service Drive to provide stacking and safe connections to the surrounding neighborhoods.

In 2022, the Planning Commission reviewed and recommended approval of the rezoning of thirteen properties owned by the Siewert family northeast of the new intersection. The City Council approved the rezoning with the adoption of Ordinance No. 183, Fourth Series. All of the rezoned parcels were located south of the new North Service Drive extension and are adjacent to the Siewert family business. It was noted at the time that the Planning Commission would address the rezoning of several parcels at the south edge of the intersection in the near future. In January of 2023, the Planning Commission discussed the process to move forward with a rezoning proposal and a letter was sent to the property owners that would be directly impacted

09.C.

(either owned a property planned for rezoning or shared a property line with a property planned for rezoning).

Only one of the property owners responded to the January 2023 letter and the process stalled. A planned neighborhood meeting was never scheduled. The potential rezoning has been on the Planning Commission's work plans since.

The current zoning in the area south of the new intersection (see attached map) consists of B-2 General Business, R-1 Single Family Residential, and R-2 Two Family Residential. The construction of the new intersection and an extension of South Service Drive has impacted multiple parcels in regard to their potential for development or redevelopment. Staff is recommending that the Planning Commission discuss the area's zoning and provide staff with direction on how to proceed with potential rezoning in the area.

### **Analysis**

The new intersection project involved the removal of several single family homes along Spring Creek Road South and Helen Lane that were located on parcels zoned R-1. The vacant parcels or remnants, owned by the City of Red Wing, now sit adjacent to an existing commercial use, the Parkway Motel, and are not good candidates for residential development. The Parkway Motel property and two adjacent vacant parcels are zoned B-2.

The southwest corner of the intersection was bought multiple years ago for a potential convenience store/gasoline station location. Due to the projected volume of traffic and the substandard intersection, City staff informed the owner that a rezoning from R-2 to B-2 would not be supported until an improved intersection was constructed. This site consists of three parcels which are currently zoned R-2. The site appears to be better suited for commercial use/redevelopment due to its location adjacent to Highway 61 and the new intersection. These vacant parcels have been marketed for commercial development for multiple years, even though the zoning does not currently allow commercial development. The intersection was designed in a manner that would allow the southwest corner of the intersection to be developed for a higher intensity use and is a logical candidate for rezoning. The property is owned by Kwik Trip, Inc.

One single family house exists just to the south of the Kwik Trip Inc. property. This property is zoned R-2. The property is owned by Alejandro Carrillo and Veronica Castellanos. This property is a logical expansion of a potential B-2 District, but could remain as a residential use, with a residential zoning. If the property remains residentially zoned, development to the north would need to include buffering requirements.

It should be noted that floodplain issues could be a factor in potential development of this area as portions of the four parcels west of Spring Creek Road South are adjacent to the Spring Creek floodplain.

The 2040 Community Plan highlighted this area for possible redevelopment; see attached page 80, Chapter 4. The 2040 Plan encourages the development/redevelopment of commercial uses at all four corners of the intersection and thus also supports the rezoning of multiple properties to ensure adequate sites and compatible uses.

## 09.C.

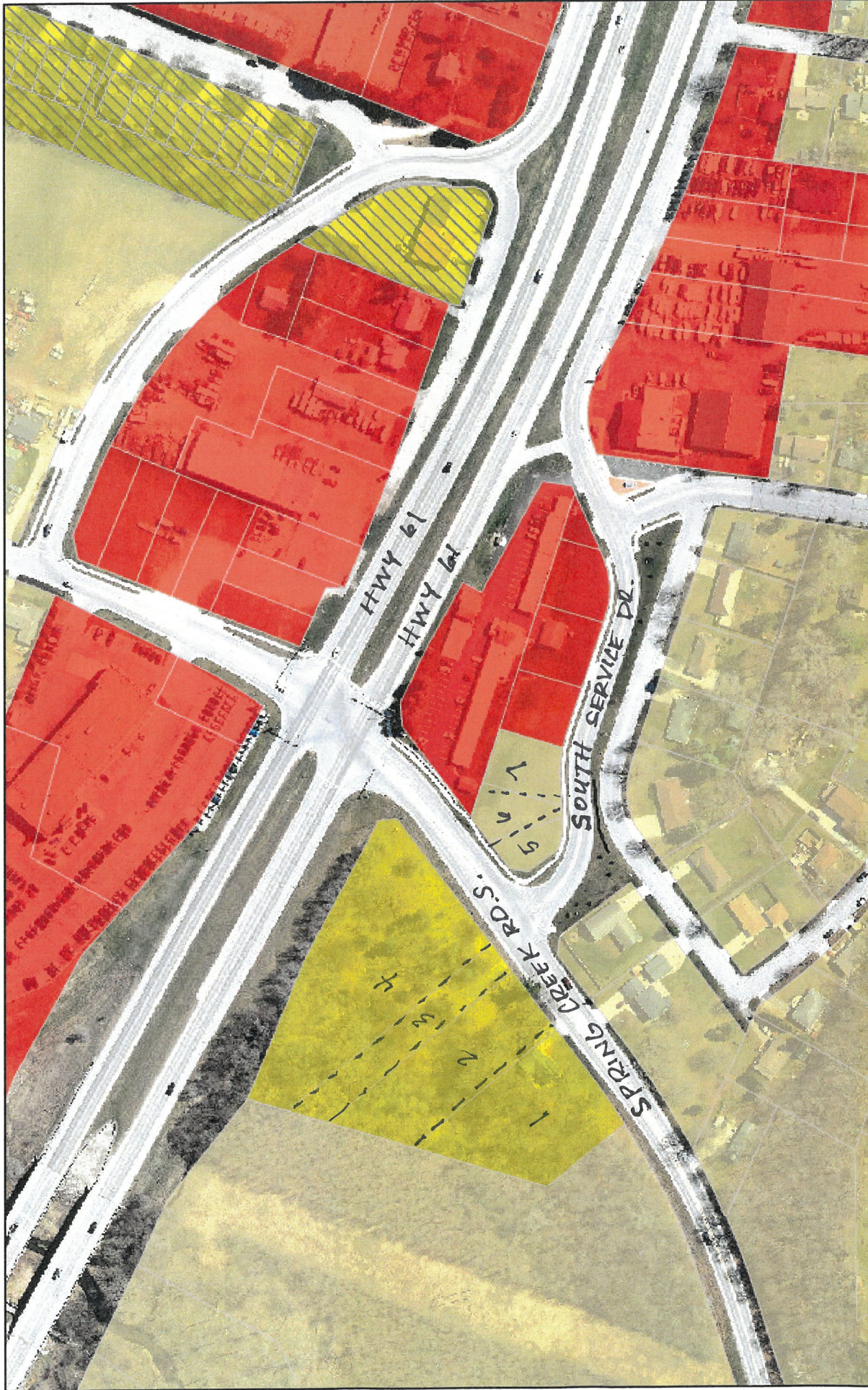
Please see the attached aerial photo showing potential redevelopment sites in the area.

**Staff Recommendation**

Staff is recommending discussion and direction.

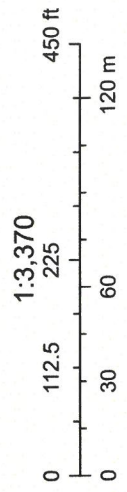
09.C.

# ArcGIS Web Map



1/15/2026, 12:42:25 PM

- Parcels
- Overlay PUD
- Zoning Public
- R2-Residential Two (5-8 units/acre)
- B2-General Business
- R1-Residential One (3.5-5 units/acre)
- World\_Hillshade
- RedWing2024\_WM.tif
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyleisen, Rijkswaterstaat, GSA, Geoland.

## Spring Creek Road

This area is located at the new Spring Creek Road interchange on Highway 61. Construction of the Spring Creek Road and Highway 61 intersection is currently underway. The new intersection will include a traffic light and added frontage roads to the east of Spring Creek Road. The new road configuration provides an opportunity to guide future land use redevelopment in the area.

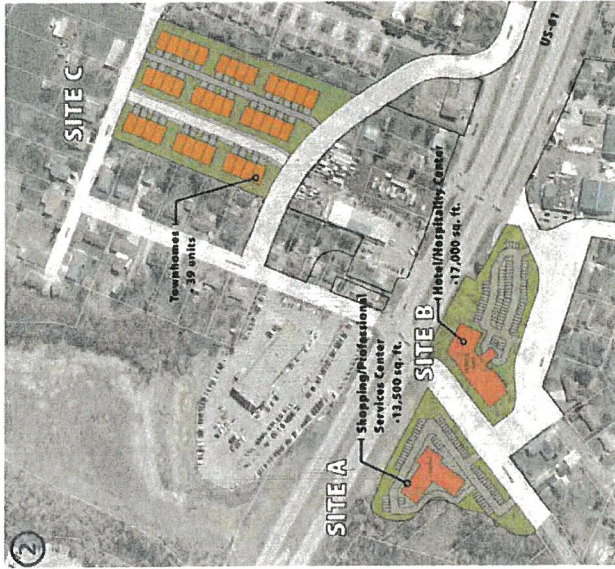
### Site Redevelopment Guiding Principles

- » Cluster regional commercial (and/or offices) along Highway 61
- » Hotel use could be appropriate on either site south of Highway 61
- » Residential, medium and/or high density north of North Service Drive
- » Develop an east-west street connection to the regional commercial center
- » Develop pedestrian/bike connections for residents, e.g. North Service Drive or Lake Street North
- » New commercial development should be designed to be compatible with and buffered from adjacent residential
- » Commercial buildings should front Highway 61, at least in part, to strengthen the identity of the commercial nodes



Key Site Considerations

FIGURE 4.19 SPRING CREEK ROAD REDEVELOPMENT CONCEPT 1



### Concept 1 Summary

- » Site A - 13,500 sq. ft. shopping/professional services center
- » Site B - 17,000 sq. ft. hotel/hospitality center
- » Site C - 39 townhome lots



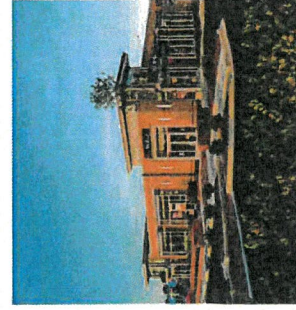
Future Road Layout

FIGURE 4.20 SPRING CREEK ROAD REDEVELOPMENT CONCEPT 2

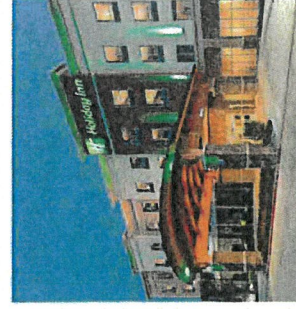


### Concept 2 Summary

- » Site A - Three 4,500-5,000 sq. ft. office/retail pad sites
- » Site B - 3,500 sq. ft. fast food and 13,500 sq. ft. retail sites
- » Site C - 12 townhomes and 90 multi-family housing units



Retail/Professional Services



Hotel/Hospitality Center



Hwy 61

2.02 Acres

2.2 Acres

South Service Drive

Helen Lane

Spring Creek Road South/Cnty 53

0.1314 Acres