



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, March 17, 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. Roll Call

4. Approval of Agenda

5. Approval of Minutes

5.A. Draft Minutes of the February 17, 2026, Regular Meeting

5.B. Draft Minutes of the February 25, 2026, Workshop 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 - Building Setback Variances at 5840 Collischan Road

7.B. Public Hearing - Building Setback Variance and Parking Variance at 1121 Central Avenue

7.C. Adopt 2026 - 2030 Five-Year Work Plan

7.D. Discussion and Direction - Potential Definition Revisions and District Allowances Related to Emergency Housing, Supportive Transitional Housing, Community Center, Community Services, and Small-Scale Food Production

7.E. Discussion and Direction - Potential RM-3 Rezoning Sites (No Attachments)

8. Communication Items

8.A. Staff Status Report (Verbal)

8.B. Commissioner 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
February 17, 2026**

Commissioners Present: Chair Ethan Seaberg; Commissioners George Hintz, Susan Langer, Bryan Soper, Brad Wronski, and Sue Guerber

Commissioners Absent: All members in attendance

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Kenzi Reuter, the Executive Director of Hope and Harbor; and Janet Hansmeier, the President of Hope and Harbor

Call to Order

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

1. Pledge of Allegiance

Chair Seaberg led the recitation of the Pledge of Allegiance.

2. Roll Call

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

3. Approval of Agenda

A motion was made by Commissioner Brad Wronski, seconded by Commissioner Susan Langer, to approve the agenda as drafted. A vote was held, and the motion carried unanimously, 6:0.

4. Approval of Minutes

A. Motion to Approve January 20, 2026, Regular Meeting Draft Minutes.

A motion was made by Commissioner Susan Langer, seconded by Commissioner Brad Wronski, to approve the regular meeting minutes as amended, with the spelling correction on page 3, paragraph 4, from "Roper" to "Soper." A vote was held, and the motion carried unanimously, 6:0.

5. Public Comment

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

Commissioner Hintz made a motion, seconded by Commissioner Soper, to close the public comment portion of the meeting. A vote was held, and the motion carried unanimously, 6:0.

6. Motions & General Business

A. Public Hearing: Rezoning of Seven Parcels South of the Spring Creek Road South and Hwy 61 Intersection.

Staff Liaison Steve Kohn reported there was no response from the public concerning the rezoning of this project. The parcels west of Spring Creek Road South were purchased by Kwik Trip a little over 20 years ago, and they wanted to put a store there. However, it was a dangerous intersection, and the City would not approve a rezoning without the highway intersection being improved. Staff Liaison Kohn stated that in the 2040 plan, this is shown as a priority development site; he referred to the map to provide a general idea of the space involved in the project. Staff Liaison Kohn stated that about 1.85 acres on the west side of Spring Creek Road South could be developed into a commercial site, with some limitations due to slope and floodplain. The potential redevelopment site on the east side of the road, including City of Red Wing parcels proposed for rezoning plus parcels owned by the motel total approximately 2.2 acres. In 2024, letters were sent to impacted property owners in the area, only Kwik Trip responded and were in favor of rezoning. Some screening would need to be put in place to separate the residential uses and districts from the potential commercial uses. A memo was prepared for the Commission's consideration.

Commissioner Wronski stated that this Commission had ample time to discuss this last month. Commissioner Langer agreed there is no reason not to move ahead with this.

A motion was made by Commissioner Wronski, seconded by Commissioner Guerber, to recommend approval of the rezoning of seven parcels, as proposed. A vote was held, and the motion carried unanimously, 6:0.

B. Review and Direction – Potential New Zoning Definition and District Allowances for Uses, including Homeless/Emergency Housing Shelters.

Staff Liaison Kohn referenced a memo included in the packet of information provided for the Commission. Several definition changes have been proposed regarding halfway houses, community services, community centers, and emergency housing. At next Wednesday's workshop, this will be discussed in length. The definition of emergency housing is as follows: "A facility that provides temporary, short-term sleeping accommodations to individuals or households on an as-needed basis, operated under continuous staff supervision, and intended to address immediate housing instability or emergency shelter needs. Emergency housing does not establish residency, tenancy, or dwelling units and is not intended for long-term habitation. Occupancy is temporary and episodic, without the assignment of a permanent room or beds, and without the formation of a household or living unit as defined in this chapter. Emergency housing may include limited ancillary services incidental to overnight accommodation, such as supervision, basic hygiene facilities, or referrals to external services, but shall not function as transitional housing, permanent housing, a halfway house, or group residential facility.

Staff Liaison Kohn stated the existing definition of a halfway house is as follows: "An establishment providing accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction, to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders". The proposed definition of a halfway house is "A residential facility that provides time-limited housing and structured supervision to individuals transitioning from incarceration, institutional care, or treatment programs to independent living. A halfway house is intended to support rehabilitation, reintegration, and stabilization through a combination of housing, supervision, and required participation in programs or services. Occupancy in a halfway house is residential in nature, may involve designed sleeping rooms or beds, and may include conditions of stay such as curfews, program participation, or behavioral requirements. A halfway house is not a correctional facility, but it may operate pursuant to court orders, agency referrals, and contractual agreements with public or nonprofit entities."

Commissioner Langer stated that the City's definitions need to align with government structures and be more clear. Commissioner Wronski would like to discuss more about what is being defined as a halfway house and the classification of a group home. Staff Liaison Kohn stated that a group home with supervision must be permitted in residential districts in Minnesota. The people living there are treated like family within the neighborhood. There are several houses in Red Wing for people who are in treatment. They are being treated as a family, which is defined as five or fewer people who are not related but live in the same household. There is no programming and no supervision, so it is not considered a halfway house. A halfway house could mean people live there for months or years, but it is not considered a long-term solution.

Chair Seaberg questioned the difference between emergency housing and what happens at the Presbyterian Church, for example, for a couple of weeks during the Hope and Harbor season. This is different, and this would be a use at a specific property. Staff Liaison Kohn stated that the churches do this now as an ancillary use, which benefits individuals and the community.

Staff Liaison Kohn reminded the Commissioners that the workshop is from 5:30 to 7:30 next Wednesday, where all of this would be discussed further.

Commissioner Soper asked whether there were any current projects that would be impacted if the Commission decides to change some of the definitions as suggested in their information packet. Staff Liaison Kohn stated that, in both existing and suggested definitions, these places are operated primarily for public assembly, public use, or non-profit purposes. They are also charitable in providing services to the community, unlike a membership organization that could actually deny membership based on certain criteria. This is more community-based.

Commissioner Wronski would like more details and the possibility of renaming a halfway house. Commissioner Langer agreed that using the term “halfway house” raises red flags for neighbors and is excited to see these definitions reviewed.

Staff Liaison Kohn asked the Commissioners for input and research on whether they have any suggestions. The Commissioners agreed that they did not want the halfway house definition to create a negative connotation.

Kenzi Reuter, the Executive Director of Hope and Harbor, and Janet Hansmeier, the President of Hope and Harbor, were asked to comment at this meeting. Commissioner Langer asked whether they use the term "emergency housing" or have a different name for it. They stated they do use the term "emergency housing." Executive Director Reuter has read through the definition and feels it is appropriate as written. The suggestion for the term “halfway house” would be to use “transitional housing” instead. Commissioner Wronski feels the transitional housing is already defined for people getting out of a bad situation and asked whether there is a level of supervision at this time where the person would be monitored and supported, as that is a crucial distinction that doesn't fit the halfway house definition. Commissioner Wronski also suggested using the term “supportive residential facilities,” as he managed some in Wisconsin.

C. Discussion and Direction – Potential New Zoning Regulations Regarding The Use of Goats for Conservation Management Efforts.

At this time, no goats or farm animals are allowed in any district, except agricultural districts. Staff Liaison Kohn spent some time researching the item, and he discovered a nonprofit called “Goats on the Go.” Staff Liaison Kohn was able to obtain some model ordinances from this group and also learned that some communities do not require a permit at all, but just allow it to occur on a temporary basis. Staff suggested it may be better to take a different route and not create a whole list of regulations, or require a permit. Chapter 10 and the Zoning Ordinance both address farm animals, so there would need to be a couple of minor changes to both. It would be much quicker and easier to make those changes, and if there were a problem, the Commission could always go back and create new rules if necessary.

The Commission's consensus was to move forward with the recommended direction.

D. Discussion and Direction - Potential New Zoning Definition and District Allowances for Small Food Processing Establishments.

Staff Liaison Kohn stated that a potential business is considering a move to Red Wing in a B-2 District, and it would be a significant reinvestment in the community. This business would produce baked goods, but would not necessarily have a retail component. At this time, there is no definition for this type of business that is allowed in the B-2 or B-3 Districts, which would mean creating a new definition. Staff asked if this definition should include at least a

small amount of retail. The Commission should consider if there is a maximum amount of square footage the use should allow in order to operate in a non-industrial area. This new definition would apply to both B-2 and B-3 districts.

Commission Soper inquired whether defining something for someone new to the area would lead other businesses to no longer need storefronts, or whether it would be retroactive at this point. Staff Liaison Kohn stated that not requiring a storefront presence is not necessarily what is wanted for downtown, and he felt storefronts should be kept in these areas. Kohn suggested a definition that includes existing food processing businesses that are already located in or near downtown.

7. Communication Items

A. Status Report.

Staff Liaison Kohn reminded the Commissioners about the workshop on Wednesday, February 25, from 5:30 to 7:30. An agenda will be forthcoming by the end of the week to the Chair and the Vice Chair. In addition, updated information on current and future projects will be provided at the workshop.

B. Commissioner Comments.

Commissioner Wronski asked to be excused from the March meeting.

C. Council Liaison Comments.

Council Liaison Ron Goggin was not present.

8. Adjournment

Chair Wronski adjourned the meeting at 7:48 p.m.

**Workshop Meeting of the Red Wing Advisory Planning Commission
Community Development Building
February 25, 2026**

Commissioners Present: Chair Ethan Seaberg, Susan Langer, Brad Wronski, George Hintz, Bryan Soper, and Sue Guerber

Commissioners Absent: None (One seat currently vacant)

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

1. Call to Order

Chair Seaberg called the meeting to order at 5:30 p.m.

2. Roll Call

All commissioners were present.

3. Workshop Items

3.A. – Discuss 2026-2030 Five-Year Work Plan. Klatt and Kohn led a brief discussion on the draft work plan that the Planning Commission has previously seen and commented on. Klatt reinforced that “housing” is a priority for the work plan. Kohn indicated that most of the discussion items on the workshop agenda are covered in the draft work plan and that any work plan revisions needed can be addressed at the end of the workshop meeting. Staff intends to have the work plan on the March 17, 2026, regular meeting agenda for approval.

3.B. – Discuss Land Development Study and Planning Commission Involvement. Klatt recapped the Minnesota Department of Employment and Economic Development (DEED) energy transition grant that the City received to complete plans for future economic development and growth in the City. The City has hired NEOO Partners out of St. Paul to lead the study and plans. Klatt discussed what topics will be covered by the study and resulting plans, including market analysis, specific site analysis, Port/waterway topics, and possible annexation. Planning Commission involvement and review of final plans were discussed. Klatt indicated that the project is scheduled to be completed by the end of 2026 and that the resulting plans will be important to developing the next comprehensive plan.

3.C. – Discuss Potential New Zoning Definitions and District Allowances for Uses Including Homeless/Emergency Housing. Howe led a brief overview and discussion on the topic. A written summary of the potential amendments were provided to the Planning Commission. The discussion focused more on district allowances than revised definitions, as the Planning Commission previously

reviewed the proposed definition revisions and came to the consensus that they were appropriate. Staff and the Planning Commission, along with representatives of Hope and Harbor who were in attendance, indicated that district allowances should focus on areas with nearby services available for individuals utilizing emergency housing or transitional sites. More discussion will take place at a later date prior to scheduling a public hearing for the proposed amendments.

3.D. – Discuss Potential New Zoning Definition and District Allowances for Small Food Processing Establishments. Kohn led a brief overview and discussion regarding the topic. Staff is working on a proposal that would clarify how small food processing facilities would be defined and regulated by the Zoning Ordinance. A potential new business is looking at a B-2 zoned site in town to produce baked goods that will mainly be sold off-site and current definitions do not clearly address the use. Staff indicated that several existing businesses in the downtown are similar and that potential text amendments could better address their current uses as well. Discussion focused on whether a retail component should be required, storefront requirements, maximum square footage, and possible logistic issues in commercial districts. Staff will provide additional information for review at a future meeting.

3.E. – Discuss Potential Rezoning Sites for Residential Development. Howe led a brief overview and discussion regarding the topic. The discussion focused on potential RM-3 sites; a suitability review list was provided to the Planning Commission for discussion purposes. Staff created the list based on several criteria and provided a preliminary ranking for discussion.

3.F. – Discuss Status of Existing Potential Redevelopment Sites. Staff provided a status report on several redevelopment sites, including the Highway 19/61 site, Jefferson School, malting building, and Bay View.

4. Adjournment

Chair Seaberg adjourned the meeting at 7:47 p.m.



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

FROM: Steve Kohn, Planning Manager, March 11, 2026

Meeting Date: March 17, 2026

Agenda Item

07.A. - Public Hearing: Building Setback Variances at 5840 Collischan Road

Attachments

- Resolution No. 2026-1
- Public Hearing Notice
- Submittals
- Aerial Photos

Recommended Action

Motion to Adopt Resolution No. 2026-1 of the Red Wing Advisory Planning Commission/Board of Adjustments, Approving Three (3) Building Setback Variances

Background

Red Wing Construction (contractor), on behalf of Bill and Kelsey McDonald, 215 10th Avenue South, Minneapolis, MN, has submitted a Variance application for building setbacks at 5840 Collischan Road. The proposal includes the demolition of the existing home on the site, the conversion of an existing accessory building to the principal structure (home), the remodeling of an existing accessory building, and the partial reconstruction of an existing accessory building (garage/shed) on the site.

The property is approximately 66 acres in size and consists of very little developable land due to steep slopes and floodplain. There are currently four (4) buildings on the property; a vacant structure that was originally constructed as a home, two (2) former art studios, and a garage/shed. The original house is in a dilapidated state and the new property owners have decided it is too expensive to rehabilitate it; due to this, they plan to demolish the house and convert the former art studios on the property into living space. One of the studios will be

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remodeled to include a kitchen and sleeping space; this will now be considered the principal structure on the property. The other studio will be remodeled for living space, but will not include a kitchen or sleeping space; this building will still be considered an accessory building. Finally, the garage/shed on the property will be partially demolished (approximately 2/3) and a new addition will be added in basically the same footprint. Square footage will be similar.

The three existing accessory buildings are located immediately adjacent to each other. The change in designation of the western most studio from an accessory building to a principal structure creates a problem with setbacks. The property is located within the (A) Agriculture Zoning District. All accessory buildings are required to have a 10' setback from a principal structure. The existing accessory buildings, including the accessory building that will be partially reconstructed, have existing setbacks from the new principal structure of 7' and 8'.

In addition, the existing accessory building that will be partially reconstructed has an existing front yard setback from Collischan Road that is approximately 30' 4" and the normal required setback is 50'. The reconstructed portion of the accessory building will not be closer to Collischan Road, but will be less than the 50' front yard setback normally required in the (A) District.

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

- The existing home is beyond repair and is uninhabitable.
- The existing concrete block studios are in good structural condition and can be reused for living space.
- The existing concrete block walls and the proposed fire rated construction for the studio roofs will meet building code requirements.
- The western portion of the garage is salvageable and the proposed garage addition will be located where the existing garage is currently located and the front yard setback will not be reduced.
- The area is isolated, with no adjacent residential structures. Collischan Road is a very low traffic, minimal construction roadway.

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

Analysis

Staff from Community Development, Engineering, Police, and Public Works reviewed the application and had no concerns regarding the proposal. The property and the proposed use are unique due to the circumstances listed above. The applicant's desire to reuse the three (3) accessory buildings is understandable and will result in a significant investment in the property.

In general, the proposal is acceptable and would not impact life/safety requirements in regard to the new principal structure. The proposed placement of the garage/shed would have no negative impacts on the character of the area.

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

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

- 1) Because of the particular physical surroundings, or the shape, configuration, topography or other conditions of the specific parcel of land involved, strict adherence to the regulations of this Zoning Ordinance would cause practical difficulties. Economic considerations alone do not constitute practical difficulties. **The applicant's property contains three existing accessory buildings that are clustered together in a small area west of the existing home, which will be demolished due to its poor condition and uninhabitable state. The proposed reuse/conversion of one of the existing accessory buildings to a principal structure creates setback nonconformities for the other two accessory buildings, due to the Zoning Ordinance's classification of the principal structure. The property has significant grade challenges and the buildable portion of the property is greatly impacted by the required 50' front yard setback. Strict adherence to the regulations would cause practical difficulties for the applicant.**
- 2) The conditions upon which a petition for variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classification. **The conditions mentioned above are unique to the applicant's parcel and situation and are not generally applicable to other property in the A District.**
- 3) The alleged practical difficulty is caused by the Zoning Ordinance and has not been created by any persons presently having an interest in the parcel of land. **The unique characteristics listed above are not typical of A zoned properties. The three buildings involved in the request already exist. A proposed change of use of one building to a principal structure requires new setback requirements for the other two buildings. Existing physical setbacks will not be reduced. Existing and proposed construction materials can address building code requirements for fire separation. The reconstruction of a portion of the southerly garage/shed will not reduce the front yard setback compared to existing conditions. The Zoning Ordinance has created the alleged practical difficulty. The applicant has not created the practical difficulty.**
- 4) The granting of the variance will not alter the essential character of the locality or be injurious to other property in the vicinity in which the parcel of

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land is located or substantially diminish property values. **The proposal will not impact the character of the area or be injurious to other property in the vicinity based on aesthetics, setback, and safety. There is no evidence that the proposal will diminish property values.**

- 5) The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety. **The proposed project will not impact public welfare or public safety.**

- 6) It has been demonstrated that the granting of the Variance will be in keeping with the spirit and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. **The proposal meets the intent of the Zoning Ordinance. The granting of the proposed Variances is consistent with the Comprehensive Plan.**

Staff Recommendation

Based on the analysis and findings above, staff recommends a motion to adopt Resolution No. 2026-1, approving the Variance as requested by the applicant.

**RESOLUTION NO. 2026-1 of the RED WING ADVISORY
PLANNING COMMISSION/BOARD OF ADJUSTMENTS**

A Resolution Approving Building Setback Variances at 5840 Collischan Road

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

WHEREAS, Red Wing Construction, 1011 Bench Street, has submitted an application on behalf of Bill and Kelsey McDonald, 215 10th Avenue South, Minneapolis, MN, hereinafter referred to as (“Applicant”), for three (3) building setback Variances to allow the conversion of an existing accessory building to a principal structure and to allow for the partial reconstruction of an existing accessory building at 5840 Collischan Road; and

WHEREAS, the property is zoned Agriculture (A) District and the A District requires a 10’ building setback for an accessory building from a principal structure and a 50’ front yard building setback for an accessory building; and

WHEREAS, the Applicant submitted said zoning application on February 19, 2026, to the Community Development Department which reviewed and determined the application to be complete on February 23, 2026; and

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

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

WHEREAS, the Red Wing Advisory Planning Commission conducted a public hearing on said matter on March 17, 2026; and

WHEREAS, the Red Wing Advisory Planning Commission reviewed a report and recommendation by Planning Manager, Steve Kohn, dated March 11, 2026, and considered said matter at its March 17, 2026, meeting.

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

FINDINGS

1. That the procedure for obtaining said Variance is in the Red Wing Zoning Ordinance, Section 90-110.
2. That all the requirements of said Section 90-110 have been met by the Applicant.
3. That the proposed Variance request involves the conversion of an existing accessory building to a principal structure for living purposes. That the reclassification of the building to a principal structure normally requires a 10' setback for any adjacent accessory buildings. That the two (2) existing adjacent accessory structures have nonconforming setbacks of 7' and 8' from the newly reclassified principal structure. That the proposed Variance request involves the partial reconstruction of an existing accessory building (garage/shed) that has an existing front yard setback of approximately 30' 4" from the Collischan Road right-of-way. That the normally required front yard setback in the A District is 50'. That the garage/shed will be rebuilt in the same footprint and will not further encroach into the existing non-conforming front yard setback.
4. That the proposed Variances will be located on property legally described in the attached Exhibit A. More commonly known as 5840 Collischan Road.
5. The applicant's property contains three existing accessory buildings that are clustered together in a small area west of the existing home, which will be demolished due to its poor condition and uninhabitable state. The proposed reuse/conversion of one of the existing accessory buildings to a principal structure creates setback nonconformities for the other two accessory buildings, due to the Zoning Ordinance's classification of the principal structure. The property has significant grade challenges and the buildable portion of the property is greatly impacted by the required 50' front yard setback. Strict adherence to the regulations would cause practical difficulties for the applicant.
6. The conditions mentioned above are unique to the applicant's parcel and situation and are not generally applicable to other property in the A District.
7. The unique characteristics listed above are not typical of A zoned properties. The three buildings involved in the request already exist. A proposed change of use of one building to a principal structure requires new setback requirements for the other two buildings. Existing physical setbacks will not be reduced. Existing and proposed construction materials can address building code requirements for fire separation. The reconstruction of a portion of the southerly garage/shed will not reduce the front yard setback compared to existing conditions. The Zoning Ordinance has created the alleged practical difficulty. The applicant has not created the practical difficulty.

8. The proposal will not impact the character of the area or be injurious to other property in the vicinity based on aesthetics, setback, and safety. There is no evidence that the proposal will diminish property values.
9. The proposed project will not impact public welfare or public safety.
10. The proposal meets the intent of the Zoning Ordinance. The granting of the proposed Variances is consistent with the Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED, that based on the testimony elicited and information received, the Advisory Planning Commission of the City of Red Wing hereby approves the request by the applicant for the Variances, as submitted and requested.

Adopted this ____ day of _____ 2026, by the Advisory Planning Commission of the City of Red Wing.

Ethan Seaberg, Chairperson

ATTEST:

Steve Kohn, Planning Manager

Exhibit A

Legal Description

PROPERTY DESCRIPTION PER TITLE COMMITMENT NUMBER 2266947

The north half (N1/2) of the northwest quarter (NW1/4) of section twenty (20) in township one hundred thirteen (113) north, of range fifteen (15) west, excepting therefrom the premises conveyed to the Chicago, Milwaukee & St. Paul Railway Company described as follows:

A strip or belt of land one hundred feet wide being fifty feet on each side of the centerline of said Companies Railway as the same is now vacated over and across the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section No. Twenty (20), Township No. One hundred and thirteen (113), Range No. Fifteen (15).

Also excepting the following:

Commencing at the Southeast corner of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township One Hundred Thirteen (113) North, Range Fifteen (15) West; thence North along the half section line Two Hundred Seventy-five (275) feet, more or less, to the town road or cartway (Cannon Junction Road); thence Southwesterly along said town road or cartway to State Highway Number Three (3), being Five Hundred (500) feet, more or less; thence South along said State Highway Number Three (3) to the South line of said North Half (N1/2) of said Northwest Quarter (NW1/4) of said Section Twenty (20); thence East on the Southerly line of said North Half (N1/2) of said Northwest Quarter (NW1/4) of said Section Twenty (20) to point of beginning.

Also excepting the premises conveyed to Goodhue County described as follows:

Thirty-three (33) feet on each side of the following described centerline: Beginning at a point 575 feet East of the Northwest corner of Section Twenty (20), Township One Hundred Thirteen (113), Range Fifteen (15) West; thence South 20 degrees 10 minutes East 122.5 feet; thence deflect to the right on a 25 degree curve, delta angle, 28 degrees 40 minutes, 114.6 feet; thence South 8 degrees 24 minutes West, 103.7 feet; thence South 12 degrees 9 minutes West, 92.5 feet; thence deflect to the right on a 25 degree curve, delta angle, 39 degrees 20 minutes, 157.3 feet; thence South 51 degrees 29 minutes West, 189.4 feet; thence on a tangent South 61 degrees 59 minutes West, 134.7 feet; thence on a tangent South 79 degrees 27 minutes West, 165.3 feet; thence on a tangent South 87 degrees 14 minutes West, 70 feet to West line of Section 20, Township 113 North, Range 15 West.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission/Board of Adjustments will hold a public hearing in the City Council Chambers at City Hall on Tuesday, March 17, 2026, at 7:00 p.m., to hear and take action on a Variance request submitted by Red Wing Construction (contractor) on behalf of Bill and Kelsey McDonald, 215 10th Avenue South, Minneapolis, MN, for building setbacks at 5840 Collischan Road. The proposal includes the demolition of the existing home on the site, the conversion of an existing accessory building to the principal structure (home), and the partial reconstruction of an existing accessory building on the site.

The property is located within the (A) Agriculture Zoning District. The project includes several setback Variances. Two existing accessory buildings, including the accessory building that will be partially reconstructed, have existing setbacks from the new principal structure of 7' and 8' and the normal required setback is 10'. In addition, the existing accessory building that will be partially reconstructed has an existing front yard setback from Collischan Road that is approximately 30' 4" and the normal required setback is 50'. The reconstructed portion of the accessory building will not be closer to Collischan Road, but will be less than the 50' front yard setback normally required in the (A) District.

Parcel Number: 55-720-0060. The complete legal description for this property may be obtained or reviewed at the City of Red Wing Community Development Department, 419 Bush Street, Red Wing, MN. The property is more commonly known as 5840 Collischan Road.

Written or oral comments to said Variance may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be duly considered and evaluated before any formal action is taken by the Planning Commission/Board of Adjustments. This meeting will also be held virtually. If you wish to share a public comment regarding the proposal, you may send an email with your comments by 3:00 p.m. on Tuesday, March 17, 2026, to steve.kohn@redwingmn.gov or by calling 651-385-3622 to leave your contact information and a voicemail with your comments. You may also request a link to join the meeting via Webex. For Variance requests, the Planning Commission serves as the Board of Adjustments. All findings and decisions of the Board of Adjustments concerning variances shall be final; the proposal will not be reviewed by the City Council.

Melissa Hill
City Clerk
City of Red Wing, Minnesota

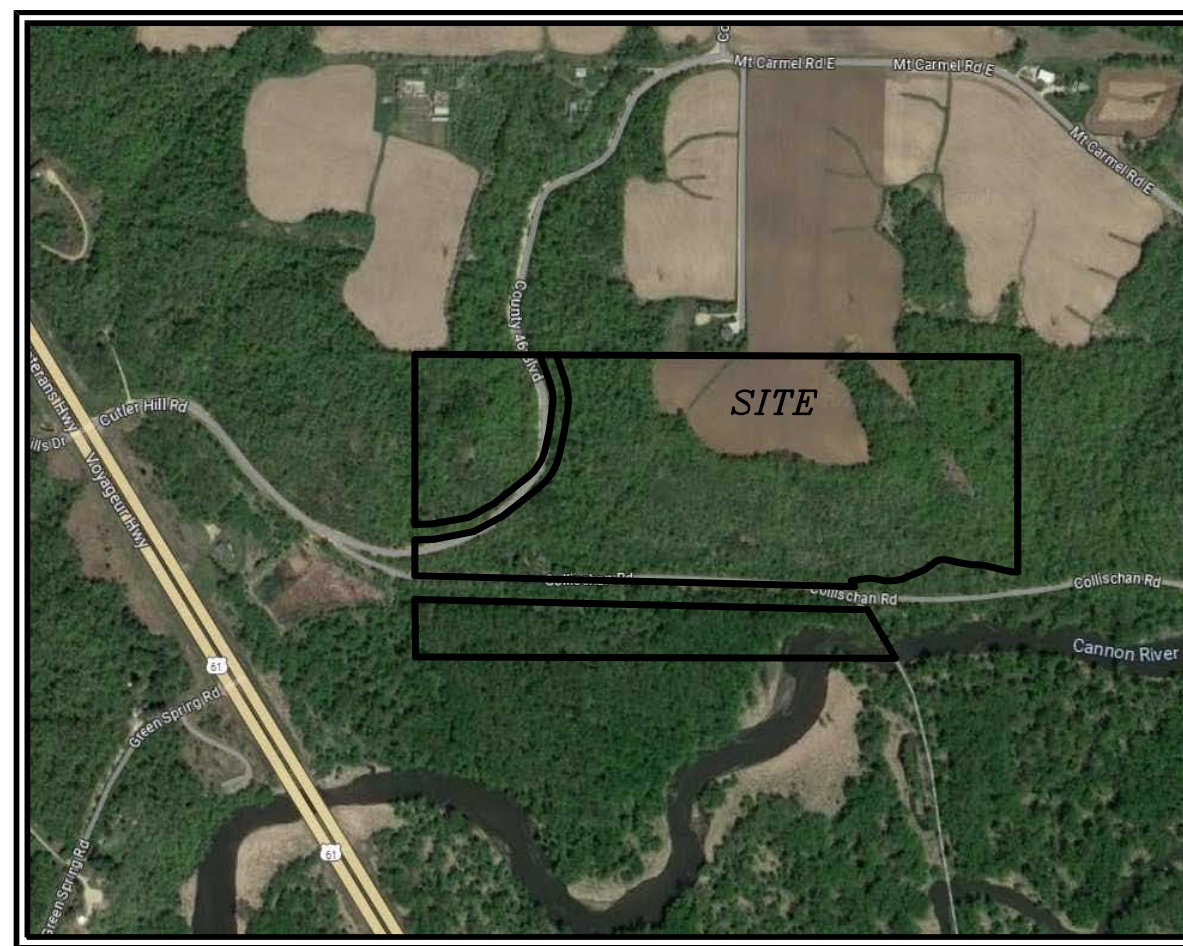
Date: **March 2, 2026**

Publish once in the Republican Eagle: **March 7, 2026**

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

VICINITY MAP

NO SCALE



LEGEND

- Legend items: DENOTES A PLACED 1" O.D. BY 18" IRON PIPE PIPE WEIGHING 1.13 LBS PER LINEAL FOOT. DENOTES GOODHUE COUNTY SECTION CORNER. DENOTES PLACED PK NAIL. DENOTES FOUND IRON MONUMENT. DENOTES WELL. DENOTES CISTERN. DENOTES SEPTIC MANHOLE. DENOTES AC UNIT. DENOTES GUY WIRE. DENOTES SEPTIC VENT. DENOTES POWER POLE. DENOTES CULVERT. DENOTES TELEPHONE PEDESTAL. DENOTES RECORD BEARING AND/OR DISTANCE. DENOTES FENCE. DENOTES OVERHEAD ELECTRIC. DENOTES POST & CABLE GUARDRAIL. DENOTES CONCRETE SURFACE. DENOTES ASPHALT SURFACE. DENOTES GRAVEL SURFACE.

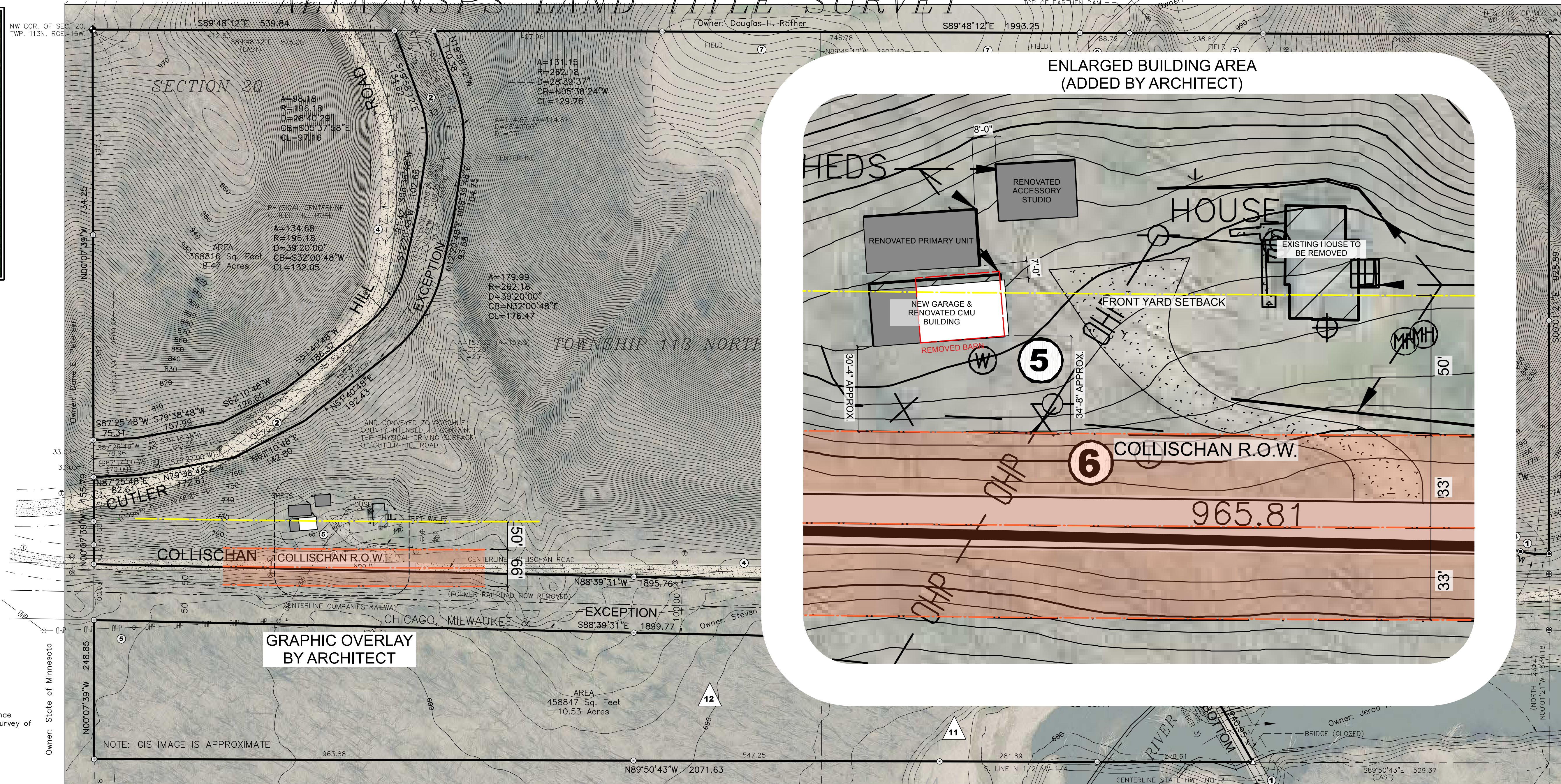
NOTES CORRESPONDING TO SCHEDULE B PART 2 EXCEPTIONS, FILE # 2266947

ONLY SURVEY RELATED ITEMS ARE LISTED

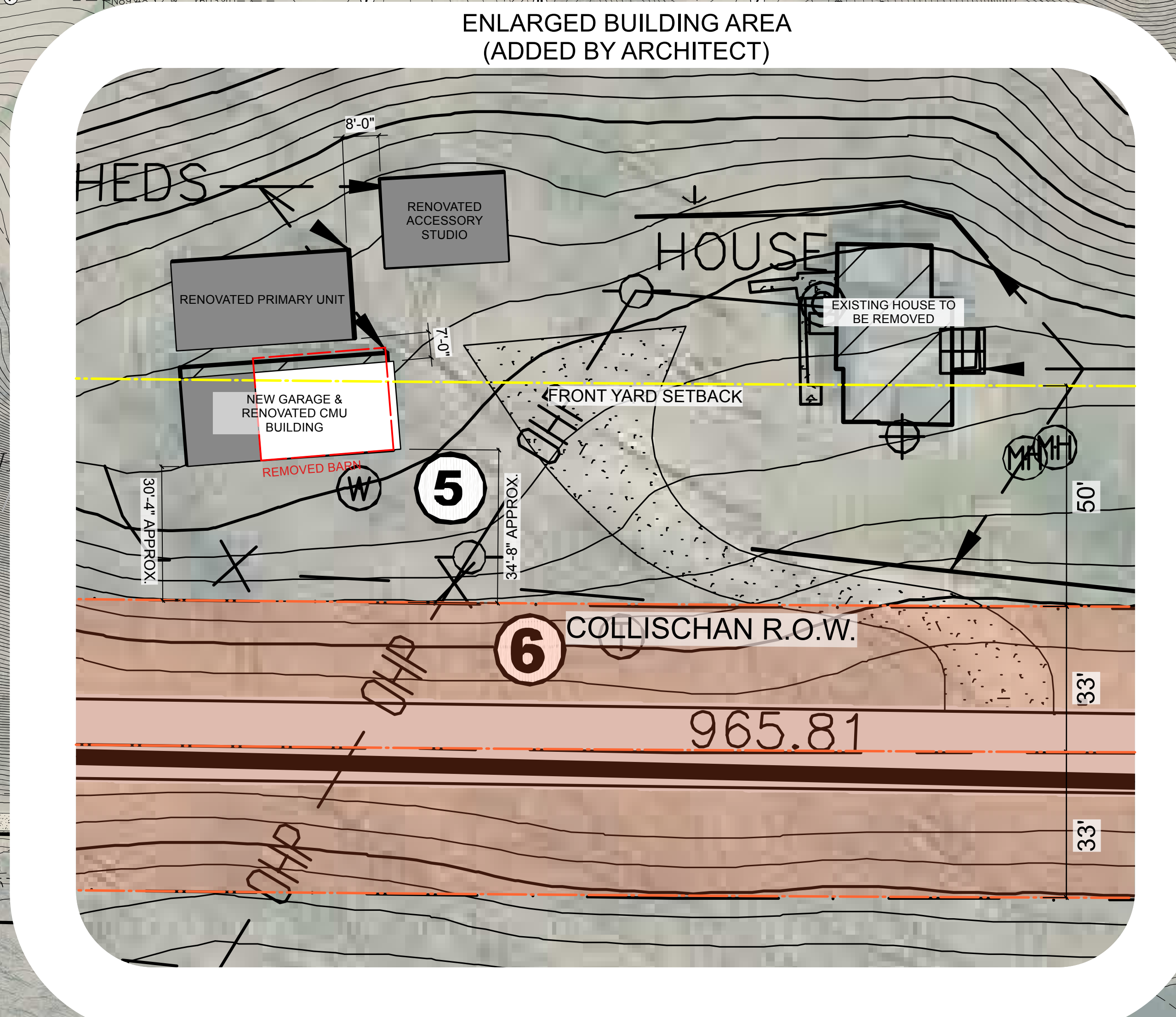
- Notes 6-12: 6 Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land. SEE ITEMS 2 4 5 6 7 8 9. 7 Easements or claims of easements not shown by the Public Records. SEE ITEMS 2 5 6 7 8 9. 8 Any claim of adverse possession or prescriptive easement. SEE ITEMS 2 4 5 6 7 8 9. 10 Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. SEE ITEMS 2 4 6. 11 Rights of the public in any portion of the Land lying below the ordinary high water mark of Cannon River, and rights of the government to regulate the use of the shore and riparian rights. This Commitment and/or Policy does not insure the exact location of any portion of the Land created by gradual buildup of the shore (accretion) or the lowering of the water level (reliction), or the title to land cut off by a change in the course of the water body (avulsion), or to artificially filled land. NO ORDINARY HIGH WATER LINES OR FLOOD BOUNDARIES WERE DETERMINED IN THIS SURVEY. CURRENT EDGE OF WATER IS ILLUSTRATED ON THIS SURVEY. IT APPEARS MOST OF THE SUBJECT PROPERTY SOUTH OF COLLISCHAN ROAD IS IN A FLOOD AREA ACCORDING TO FEMA FIRM MAP NUMBER 27049C0160E. 12 Easement for flowage purposes and other matters contained in the instrument recorded February 25, 1953 in Book K-9 of Deeds, page 458. BOOK K-9 OF DEEDS PG 458 REFERS TO DOC. NO. 112334, BOOK 71 M.R. PG 67-68. EASEMENT FOR FLOWAGE AND DRAINAGE FOR TRUNK HIGHWAY NO. 61 OVER SUBJECT PROPERTY SOUTH OF COLLISCHAN ROAD AND UNRESTRICTED RIGHT OF ACCESS GRANTED TO THE STATE OF MINNESOTA.

Owner: Tango Yang

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC OVERLAY BY ARCHITECT



NOTES CORRESPONDING TO TABLE A, ALTA/NSPS OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- Notes 1-5: 1 Illustrated on survey. No monuments were placed on road right of way lines. 2 The land conveyed to Goodhue County for Cutler Hill Road (County Road Number 46) is illustrated hereon. The physical driving surface for Cutler Hill Road meanders through a portion of the land intended to contain the road, however, the majority of the driving surface lies outside of the boundaries for said road. 3 Cannon Bottom Road (former State Highway Number 3) is closed to vehicle traffic at the north end of the bridge. Bridge location illustrated on survey. 4 Right of Way summary: Cutler Hill Road, Collischan Road, and Cannon Bottom Road provide access to the subject property. No further research was performed to determine if there are written easements granted to establish these roads. If no documents were recorded, then these road easements exist by prescription, or usage, by authority of Minnesota Statute 160.05, subdivision 1, and have a right of way width which varies based on what is actually used for the physical roadway and its appurtenances. 5 Elevations are based on NAVD 88, using 2011 LIDAR contour lines at 2 foot intervals. Contours are illustrated on sheet 2.

SURVEYORS NOTES

- Notes 1-9: 1 Centerline of former town road or cartway (Cannon Junction Road) & former State Highway Number 3 were located and determined by Brandon W. King survey dated June 2, 2005. 2 The land conveyed to Goodhue County for Cutler Hill Road (County Road Number 46) is illustrated hereon. The physical driving surface for Cutler Hill Road meanders through a portion of the land intended to contain the road, however, the majority of the driving surface lies outside of the boundaries for said road. 3 Cannon Bottom Road (former State Highway Number 3) is closed to vehicle traffic at the north end of the bridge. Bridge location illustrated on survey. 4 Right of Way summary: Cutler Hill Road, Collischan Road, and Cannon Bottom Road provide access to the subject property. No further research was performed to determine if there are written easements granted to establish these roads. If no documents were recorded, then these road easements exist by prescription, or usage, by authority of Minnesota Statute 160.05, subdivision 1, and have a right of way width which varies based on what is actually used for the physical roadway and its appurtenances. 5 Power poles, guy wires and overhead power cross subject property and serve the house. 6 Telephone/communication lines and pedestals cross subject property and follow Collischan Road. Underground lines not located. 7 The tillable field on the subject property is accessed from the north, and appears to be farmed together and continuous with the land to the north owned by Rother. 8 No documents were provided that would indicate Cannon Junction Road has been vacated. If no official vacation or termination has occurred, that portion of the subject property lying within Cannon Junction Road may still be subject to the rights of the public that were granted when it was created as a public road. 9 There is an earthen dam that benefits the adjoiners field. Said earthen dam extends southwesterly over the subject property. A drainage pipe controls water outflow to the ravine southeasterly of said earthen dam.

JOHNSON & SCOFIELD INC.

Surveying, Engineering & Planning

1203 Main Street Red Wing, MN 55066

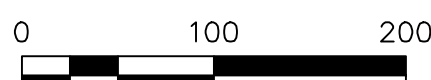
ph. 651.388.1598 fax 651.388.1559 web www.johnsonscotland.com

Property Address: 5840 COLLISCHAN ROAD RED WING, MN 55066

Project Number: JOHNSON & SCOFIELD, INC W-O 2024-364

Project Path: S:\SHARE\STR\CERTS\113-15\20\BIEDERMAN BROWN TRUST\BIEDERMAN BROWN TRUST ALTA 2024.DWG

KNIGHT BARRY TITLE UNITED LLC Commitment File Number 2266947 Commitment Date: April 1, 2024



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



UTILITY LOCATION NOTICE: ALL VISIBLE UTILITIES WERE LOCATED. JOHNSON & SCOFIELD LAND SURVEYORS DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES. OTHER UTILITIES MAY EXIST, INCLUDING UNDERGROUND UTILITIES.

PROPERTY DESCRIPTION PER TITLE COMMITMENT NUMBER 2266947

The north half (N1/2) of the northwest quarter (NW1/4) of section twenty (20) in township one hundred thirteen (113) north, of range fifteen (15) west, excepting therefrom the premises conveyed to the Chicago, Milwaukee & St. Paul Railway Company described as follows:

A strip or belt of land one hundred feet wide being fifty feet on each side of the centerline of said Companies Railway as the same is now vacated over and across the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter of Section No. Twenty (20), Township No. One hundred and thirteen (113), Range No. Fifteen (15).

Also excepting the following:

Commencing at the Southeast corner of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township One Hundred Thirteen (113) North, Range Fifteen (15) West; thence North along the half section line Two Hundred Seventy-five (275) feet, more or less, to the town road or cartway (Cannon Junction Road); thence Southwesterly along said town road or cartway to State Highway Number Three (3), being Five Hundred (500) feet, more or less; thence South along said State Highway Number Three (3) to the South line of said North Half (N1/2) of said Northwest Quarter (NW1/4) of said Section Twenty (20); thence East on the Southerly line of said North Half (N1/2) of said Northwest Quarter (NW1/4) of said Section Twenty (20) to point of beginning.

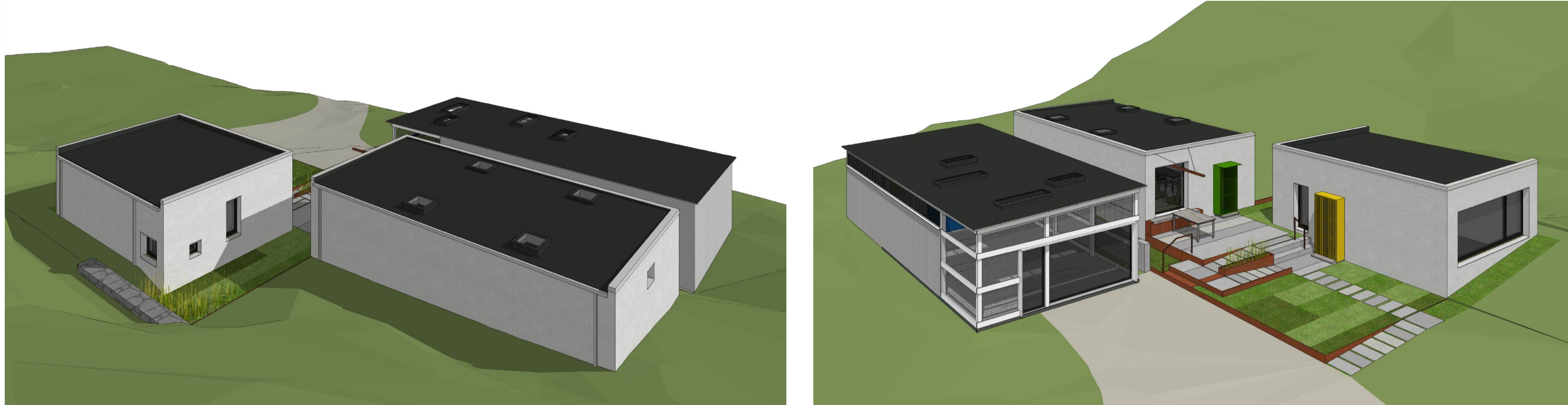
Also excepting the premises conveyed to Goodhue County described as follows:

Thirty-three (33) feet on each side of the following described centerline: Beginning at a point 575 feet East of the Northwest corner of Section Twenty (20), Township One Hundred Thirteen (113), Range Fifteen (15) West; thence South 20 degrees 10 minutes East 122.5 feet; thence deflect to the right on a 25 degree curve, delta angle, 28 degrees 40 minutes, 114.6 feet; thence South 8 degrees 24 minutes West, 103.7 feet; thence South 12 degrees 9 minutes West, 92.5 feet; thence deflect to the right on a 25 degree curve, delta angle, 39 degrees 20 minutes, 157.3 feet; thence South 51 degrees 29 minutes West, 189.4 feet; thence on a tangent South 61 degrees 59 minutes West, 134.7 feet; thence on a tangent South 79 degrees 27 minutes West, 165.3 feet; thence on a tangent South 87 degrees 14 minutes West, 70 feet to West line of Section 20, Township 113 North, Range 15 West.

BIEDERMAN STUDIO RENOVATIONS

RED WING, MN

PROJECT DATA:	
BUILDING SIZE:	600 SF DWELLING UNIT (RENOVATED STUDIO) 425 SF ACCESSORY STUDIO (RENOVATED STUDIO) + 900 SF BARN (300 SF RENOVATED / 600 SF NEW)
BEDROOMS:	1
BATHROOMS:	2



ALCHEMY LLC
856 RAMMOND
ST PAUL, MN 55114
651.647.5650

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

Biederman Studio Renovations
5840 Collischan Road
Red Wing, MN 55066

ISSUE	
DESCRIPTION	DATE
SD SET	8/8/25

REVISION	
#	DATE

DATE: 2/2/26

TITLE SHEET

0.0

MECHANICAL SYSTEM OVERVIEW

THESE DWELLINGS WILL BE ALL-ELECTRIC, USE INDIVIDUAL HEAT PUMPS AND THROUGH-WALL ERVS, WITH PRE-HEATERS FOR VERY COLD CONDITIONS. SEE THE SPECIFICATIONS FOR EQUIPMENT SELECTIONS.

THE FRESH AIR VENTILATION COMES THROUGH THE ERV VENTILATION SYSTEM. IT IS THE LUNGS OF THE HOME. THIS HAPPENS 365 DAYS A YEAR, 24 HOURS A DAY. THIS ALSO EXHAUSTS ALL STALE, AND MOISTURE LADEN AIR FROM THE HOME (KITCHEN, LAUNDRY, BATH, MECHANICAL, ETC.). IT IS A STAND-ALONE SYSTEM. IT NEVER RECIRCULATES.

HEATING/ COOLING AND DEHUMIDIFICATION CAN BE ACCOMPLISHED IN ONE SYSTEM WITH AN AIR TO AIR HEAT PUMP, A DEHUMIDIFIER (NOT USED IN THIS PROJECT) AND AN AIR HANDLER (ALSO NOT USED). THIS SYSTEM ONLY RUNS INTERMITTENTLY AND BASED ON LOADS. IT ALWAYS RECIRCULATES.

THE AMOUNT OF AIR THAT EACH OF THESE SYSTEMS MOVE IS FUNDAMENTALLY DIFFERENT. LOW CFM IN THE CASE OF VENTILATION, HIGH CFM IN THE CASE OF THE HEAT PUMP SYSTEM. THEREFORE, THE DISTRIBUTION SYSTEM NEEDS TO LOOK DIFFERENT. ADDITIONALLY, BATHROOMS ARE SUPPLY SPACES FOR THE HEATING/ COOLING/ DEHUMIDIFICATION SYSTEM WHEREAS THEY ARE EXHAUST SPACES FOR VENTILATION. IN SUM, IT IS NOT RECOMMENDED AND EFFECTIVE TO DUCT THESE TWO SYSTEMS IN ONE DISTRIBUTION SYSTEM.

THE DEHUMIDIFICATION IS ACCOMPLISHED WITH THE HEAT PUMP WHEN IT IS COOLING (WITHIN THE CAPACITY OF THAT SYSTEM AND WHEN THERE IS A CALL FOR COOLING) AND AUGMENTED WITH AN ADDITIONAL WHOLE-HOUSE DEHUMIDIFIER THAT CAN RUN INDEPENDENTLY OF HEATING AND COOLING. THIS WAY, THE HOUSE CAN BE KEPT AT THE DESIRED HUMIDITY LEVEL REGARDLESS OF COOLING (OR HEATING) LOAD.

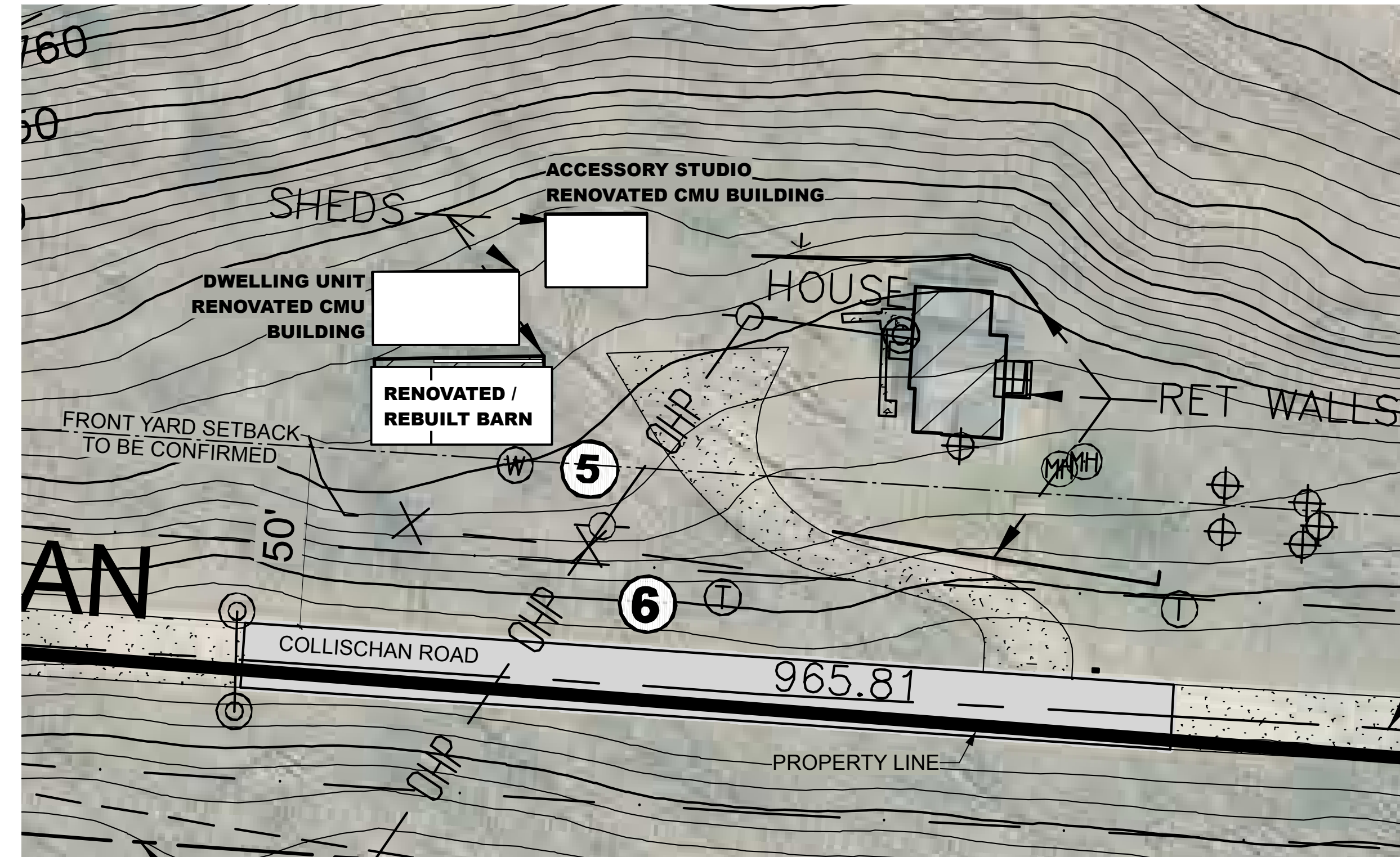
THE "ERV" VENTILATION SYSTEM WITH ENTHALPY RECOVERY (VERSUS "HRV") ASSISTS WITH MAINTAINING THE DIFFERENCE OF HUMIDITY INSIDE VS. OUTSIDE, WHICH SAVES ENERGY. AN HRV BASED SYSTEM CANNOT DO THAT. THEREFORE, ERVS ARE BETTER IN DRY, OR HUMID CLIMATES IN GENERAL (WITH SOME EXCEPTIONS, OF COURSE) AND AS LONG AS THERE IS GEAR IN THE HOME TO ALTER THE HUMIDITY LEVEL IN THE FIRST PLACE (I.E. THE DEHUMIDIFIER).

GENERAL CONDITIONS:

- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS ON THE JOB. FIELD VERIFY ALL DIMENSIONS FOR EXISTING WORK PRIOR TO EXECUTION OF NEW CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THEY CANNOT COMPLY WITH THE WORK CALLED FOR IN THE DRAWINGS. THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT ON ANY DISCREPANCIES THAT OCCUR BETWEEN THE PLANS, NOTES, SPECIFICATIONS, BEFORE STARTING WORK.
- CONTRACTOR SHALL PERFORM DECONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW WORK. ANY DECONSTRUCTION THAT REQUIRES REFINISHING OF DISTURBED SURFACES TO MATCH NEW OR OLD WORK, SHALL BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK.
- EXISTING MATERIALS AND ASSEMBLIES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AS REQUIRED. ANY DAMAGE THAT DOES OCCUR SHALL BE BROUGHT TO THE LEVEL OF FINISH AS PART OF THE SCOPE OF CONSTRUCTION WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE CODE REQUIREMENTS OF THE JOB, WHETHER OR NOT SPECIFIED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTIONS OF THEIR WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FIT AND FINISH DUE TO POOR WORKMANSHIP OR DEFECTIVE MATERIAL WHICH OCCURS WITHIN A PERIOD OF 2 YEARS FROM THE SUBSTANTIAL COMPLETION OF THE JOB.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WASTE REMOVAL THAT IS A BYPRODUCT OF THEIR WORK.
- NO CHANGES OR SUBSTITUTIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER AND THE ARCHITECT. FAILURE TO OBTAIN THIS APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE SUBSEQUENT MODIFICATION OF THE WORK REQUIRED BY THE OWNER OF ANY REGULATORY AUTHORITY.
- THE CONTRACTOR SHALL MAINTAIN A FULL SET OF PLANS AND SPECIFICATIONS ON THE JOB SITE FOR USE BY ALL TRADES DURING CONSTRUCTION.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PROCEDURES AND PROGRESS IN CONJUNCTION WITH THE WORK. NO WARRANTIES NOR MERCHANTABILITY OF FITNESS, NOR SPECIFIC USE IS EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

GENERAL NOTES:

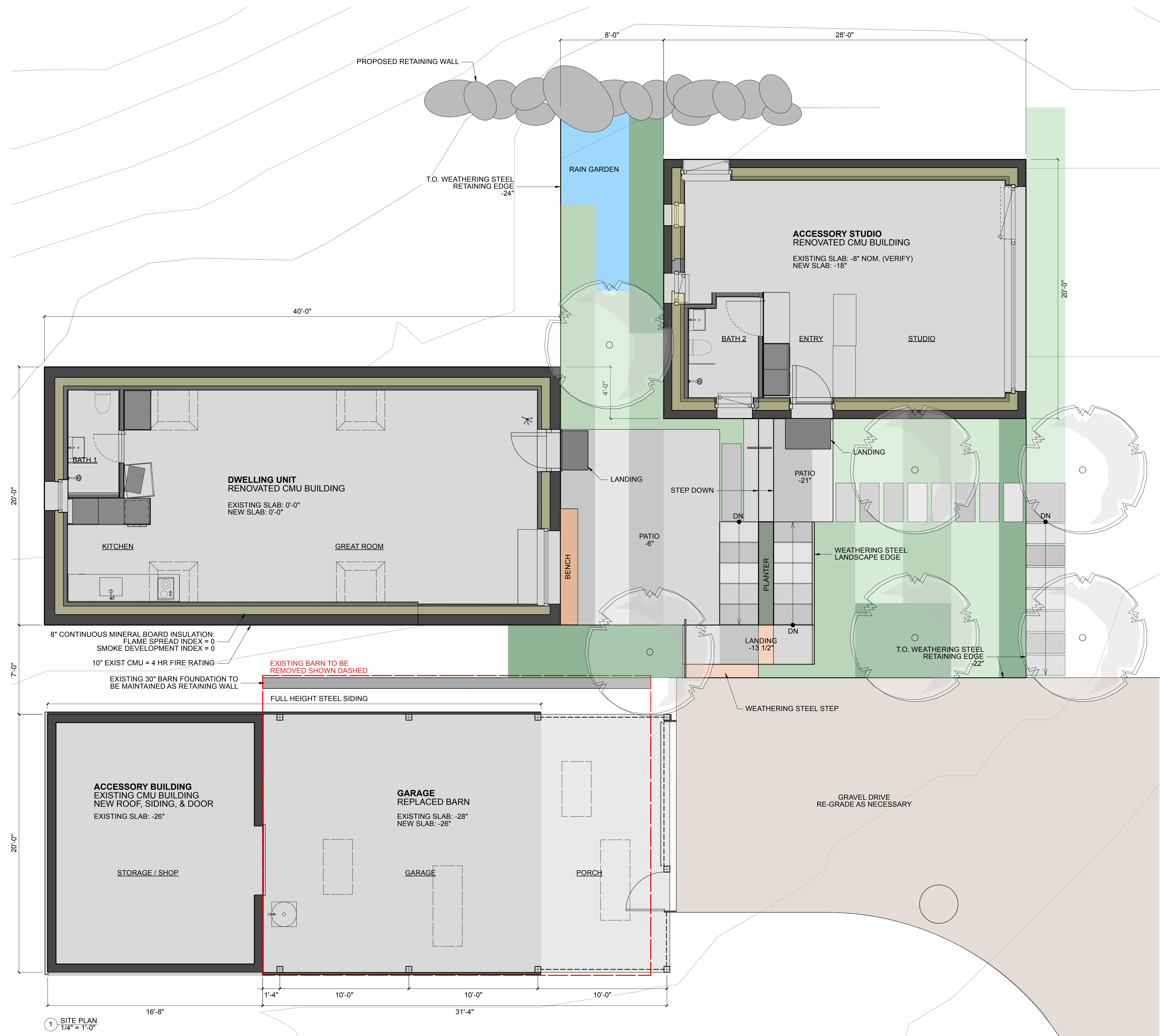
- ALL DIMENSIONS ARE AS FOLLOWS, U.N.O.
NEW WORK IS ASSUMED TO ALIGN WITH EXISTING WORK U.N.O.
EXISTING CONSTRUCTION: FACE OF EXISTING WORK.
EXTERIOR WALLS: TO FACE OF STUDS
INTERIOR WALLS: TO FACE OF STUDS FOR FRAMING
MASONRY: FACE OF MASONRY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FLASHINGS, MATERIAL TOLERANCE AND GAPPING ACCORDING TO THE ACCEPTED STANDARD OF PROFESSIONAL CARE, EVEN IF THOSE ITEMS ARE NOT EXPLICITLY SHOWN IN THE PLANS.



<input checked="" type="checkbox"/>	ISSUED FOR SCHEMATIC DESIGN
<input type="checkbox"/>	NOT ISSUED
#	DRAWING INDEX
0.0	TITLE SHEET
0.1	SITE PLAN
0.2	EXISTING STUDIO PHOTOS
1.0	DEMO PLANS
1.1	PLANS
1.2	ROOF PLAN
3.0	ELEVATIONS
3.1	ELEVATION OPENINGS
4.0	BUILDING & WALL SECTIONS
5.0	ENVELOPE DETAILS
7.0	INTERIORS
8.0	BARN REBUILD
8.1	BARN REBUILD
E.1	RCP / ELECTRICAL PLANS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURE
ASF	ABOVE SUBFLOOR
B/O	BOTTOM OF
CLG	CEILING
DEMO	DEMOLITION
DW	DISHWASHER
EQ	EQUAL
ERV	ENERGY RECOVERY VENTILATOR
GC	GENERAL CONTRACTOR
GW/B	GYP/SUM BOARD
HWAC	HEATING VENTILATION AIR CONDITIONING
HRV	HEAT RECOVERY VENTILATOR
MIN	MINIMUM
NOM	NOMINAL
NTS	NOT TO SCALE
SD	SMOKE DETECTOR
SF	SQUARE FEET
SPEC	SPECIFICATION DOCUMENT
T/O	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/D	WASHER / DRYER
WH	WATER HEATER



ALCHEMY LLC
856 RAMMOND
ST PAUL, MN 55114
651.647.6650

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

Biederman Studio Renovations
5840 Collischan Road
Red Wing, MN 55066

ISSUE

DESCRIPTION DATE

REVISION

DATE

DATE: 2/2/26

SITE PLAN

0.1



STUDIO ONE



STUDIO TWO



ALCHEMY LLC
856 RAMMOND
ST PAUL, MN 55114
651.647.5650

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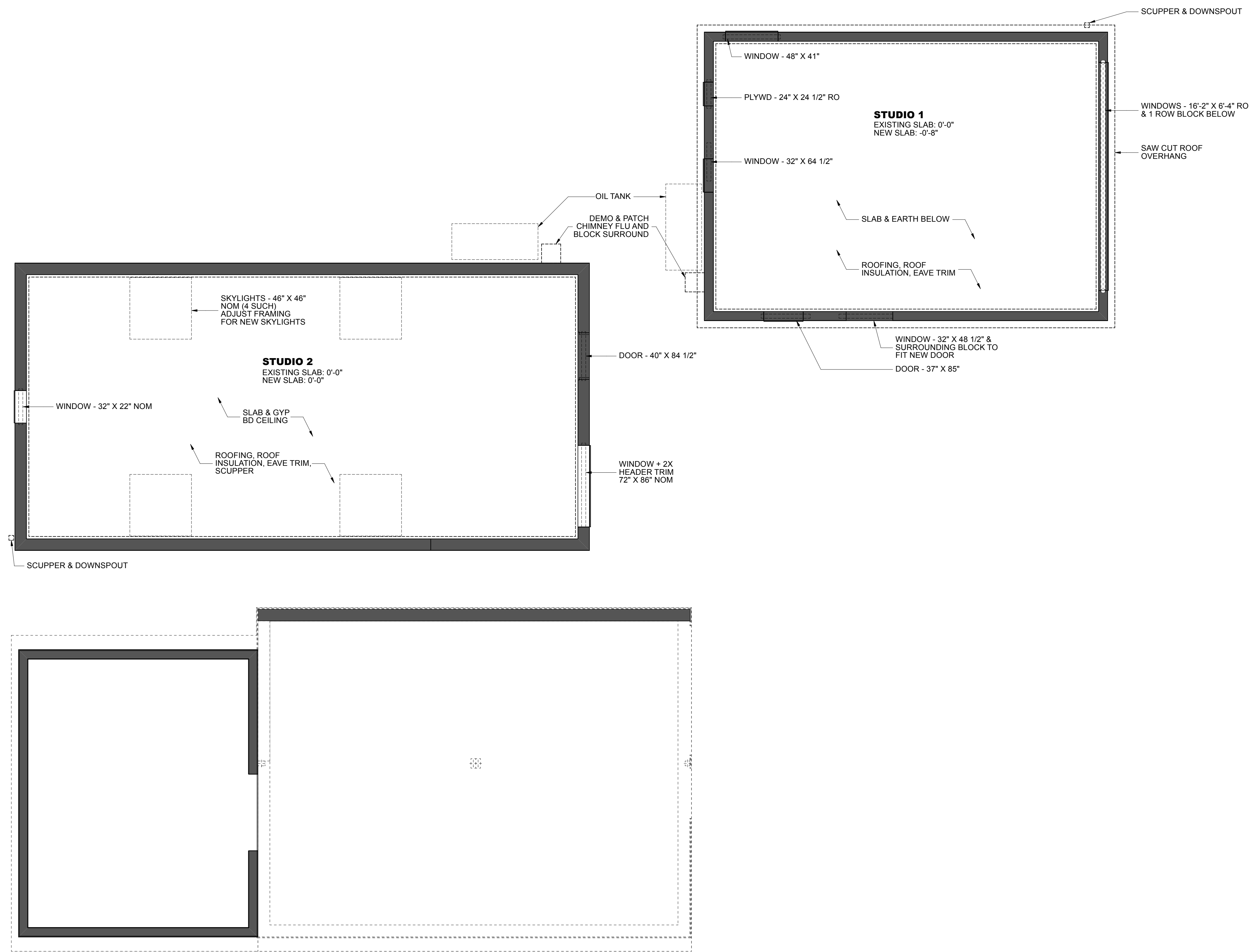
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SD SET 8/8/25

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DATE

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EXISTING STUDIO PHOTOS

02



1 Demo Plan
1/4" = 1'-0"



ALCHEMY LLC
858 RAYMOND
ST PAUL, MN 55114
651.647.6650

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DEMO PLANS



ALCHEMY LLC
555 RAYMOND
ST PAUL, MN 55114
651.647.6650

GENERAL CONTRACTOR

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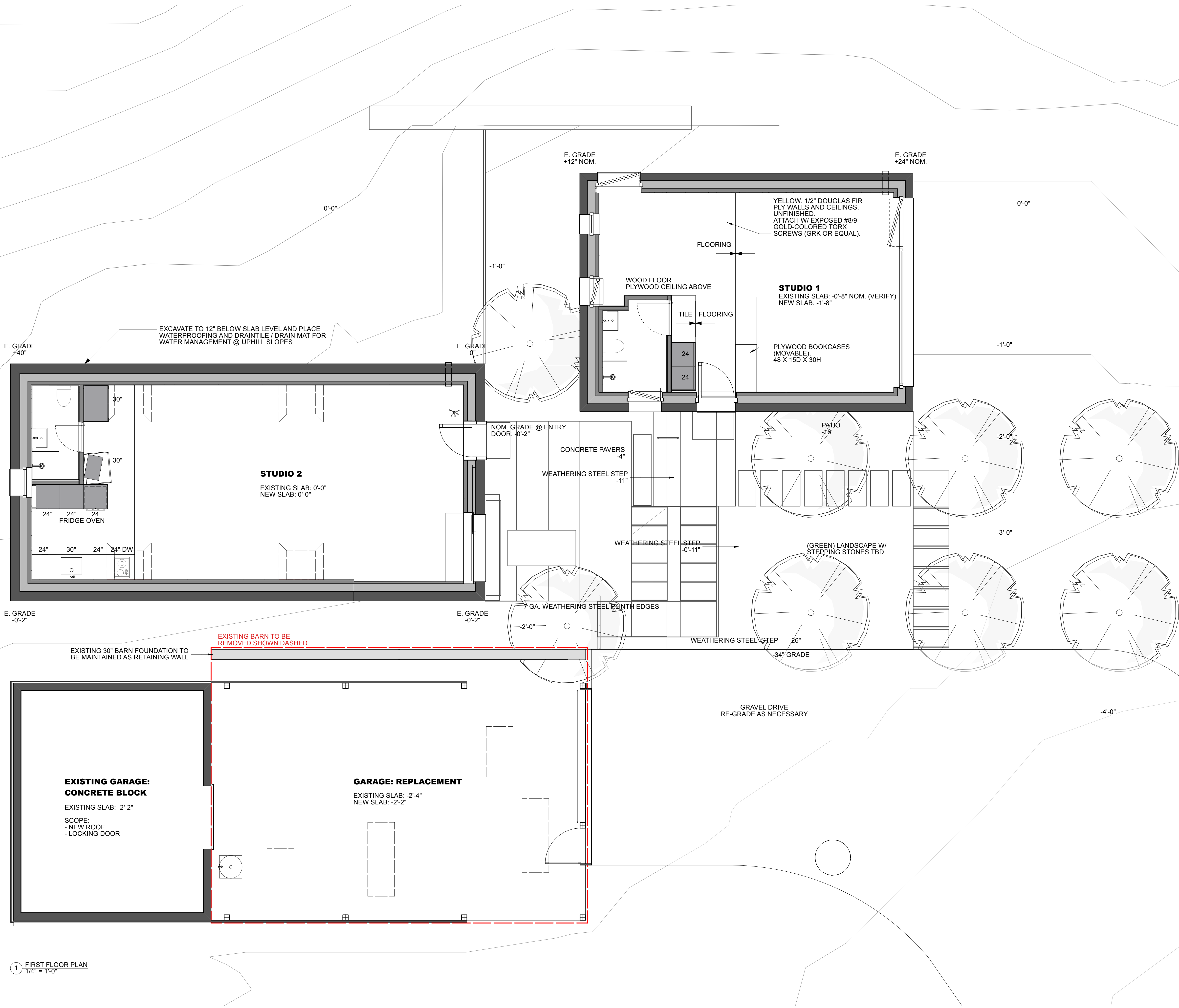
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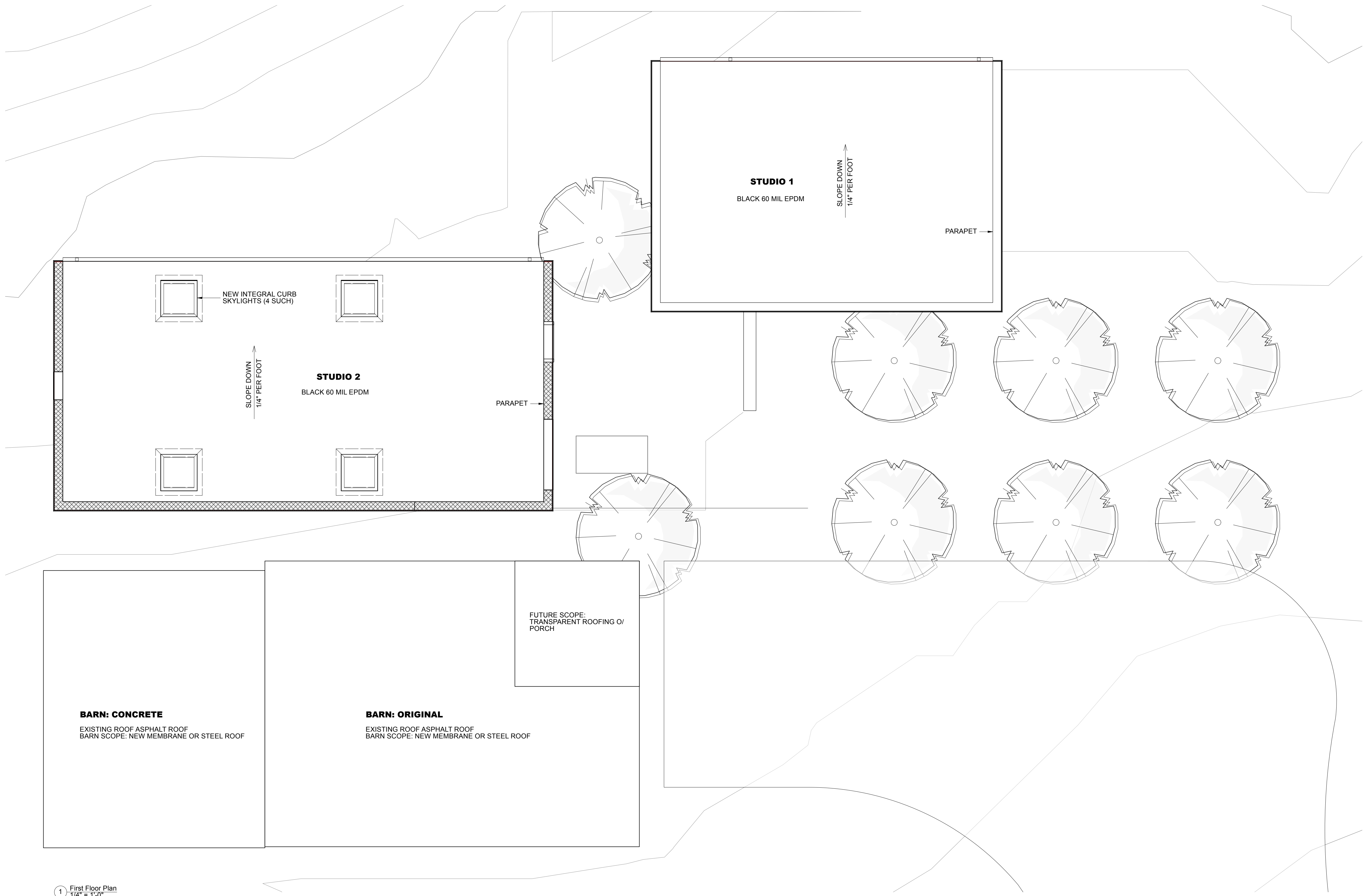
DATE: 2/2/26

PLANS

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1 FIRST FLOOR PLAN
1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



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ROOF PLAN



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ST PAUL, MN 55114
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Red Wing, MN 55066

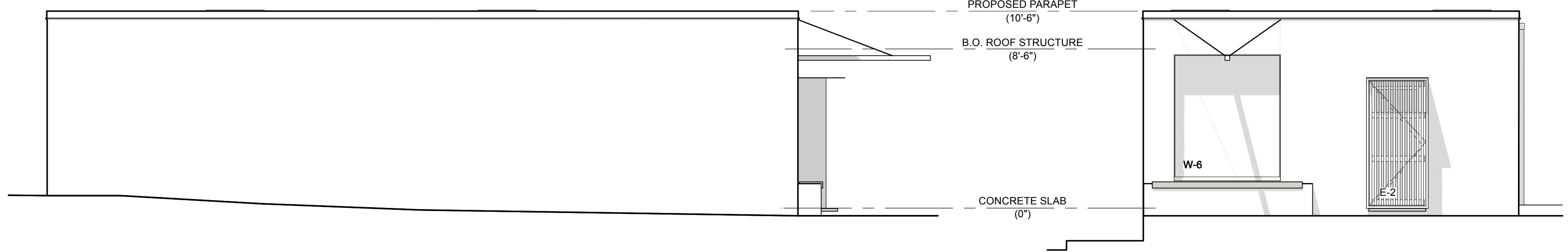
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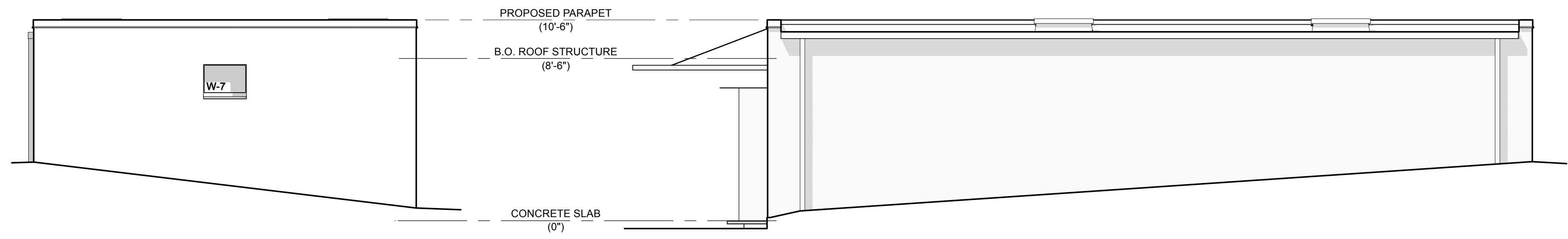
ELEVATIONS

30



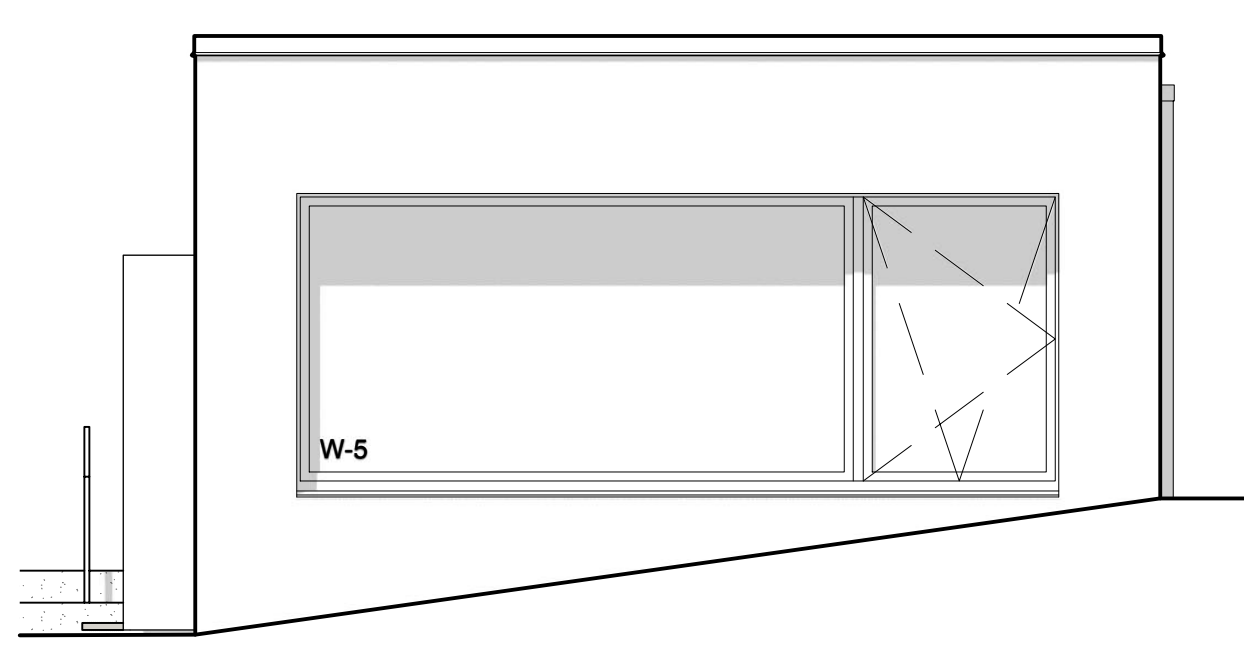
8 ELEVATION - SOUTH - DWELLING UNIT
1/4" = 1'-0"

7 ELEVATION - EAST - DWELLING UNIT
1/4" = 1'-0"

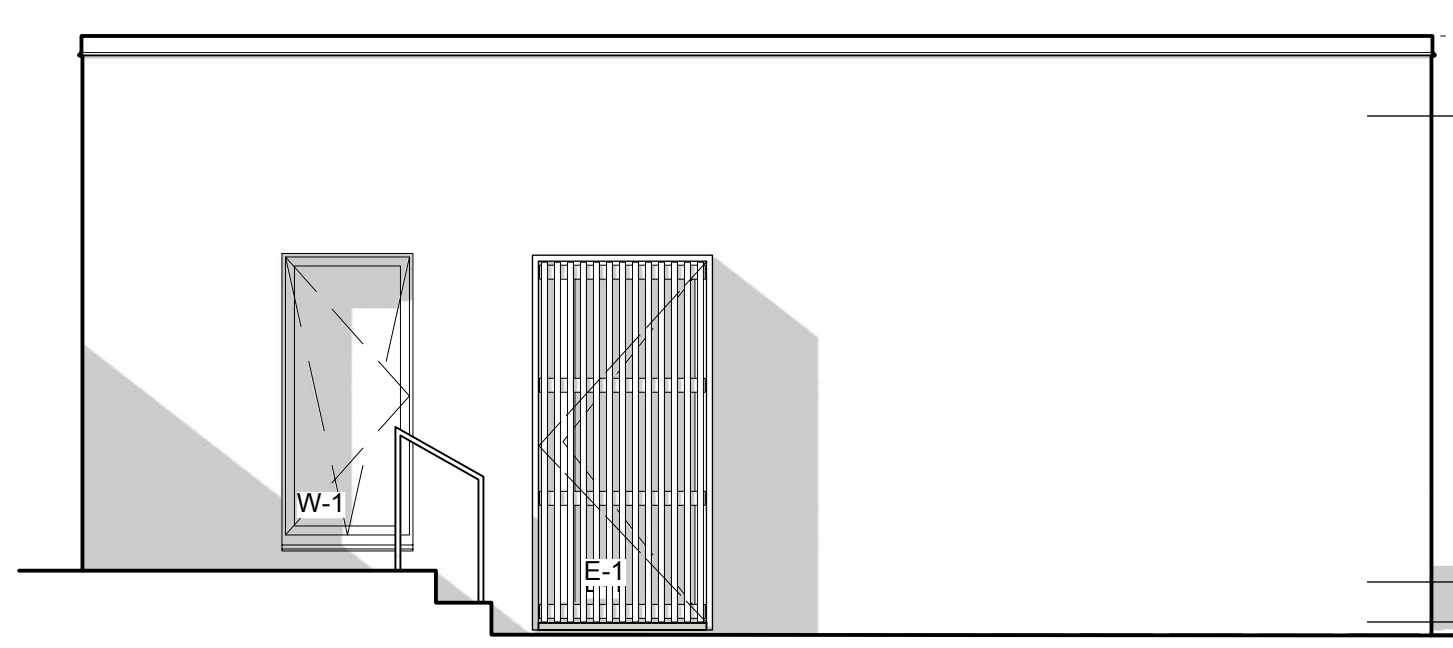


6 ELEVATION - WEST - DWELLING UNIT
1/4" = 1'-0"

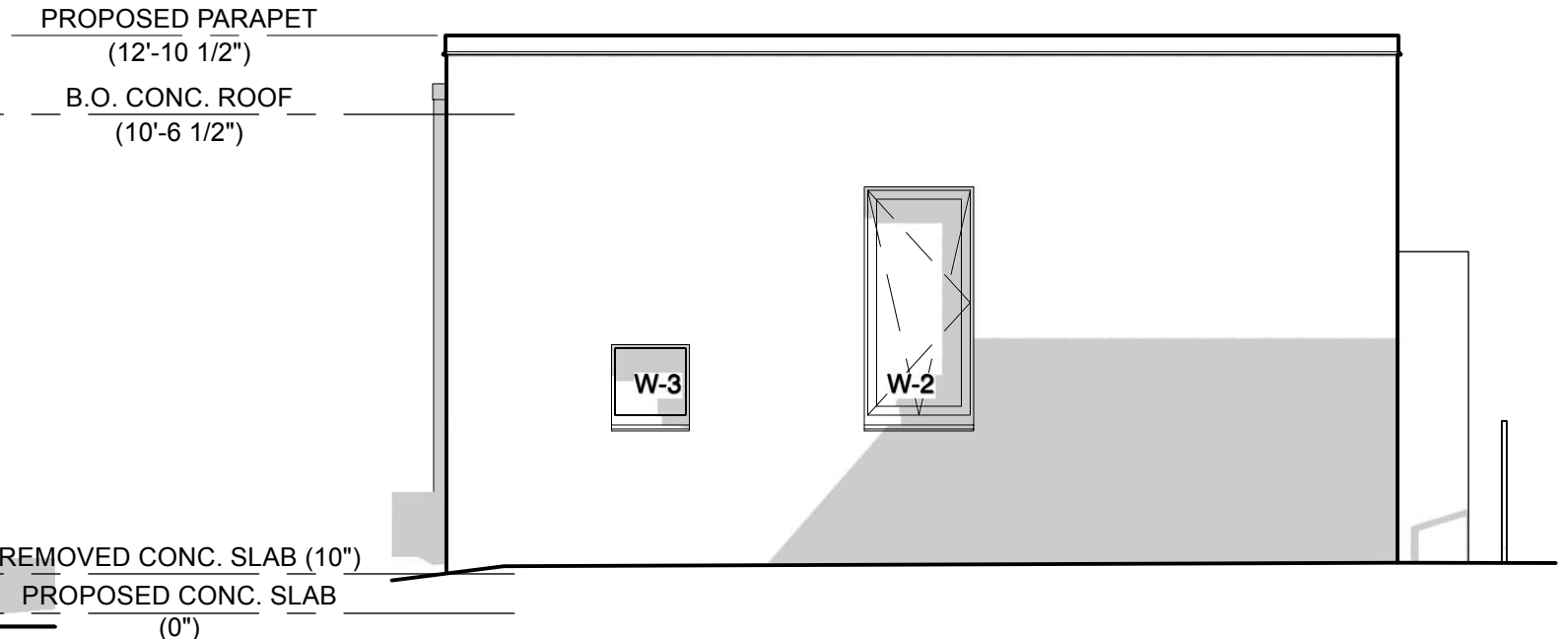
5 ELEVATION - NORTH - DWELLING UNIT
1/4" = 1'-0"



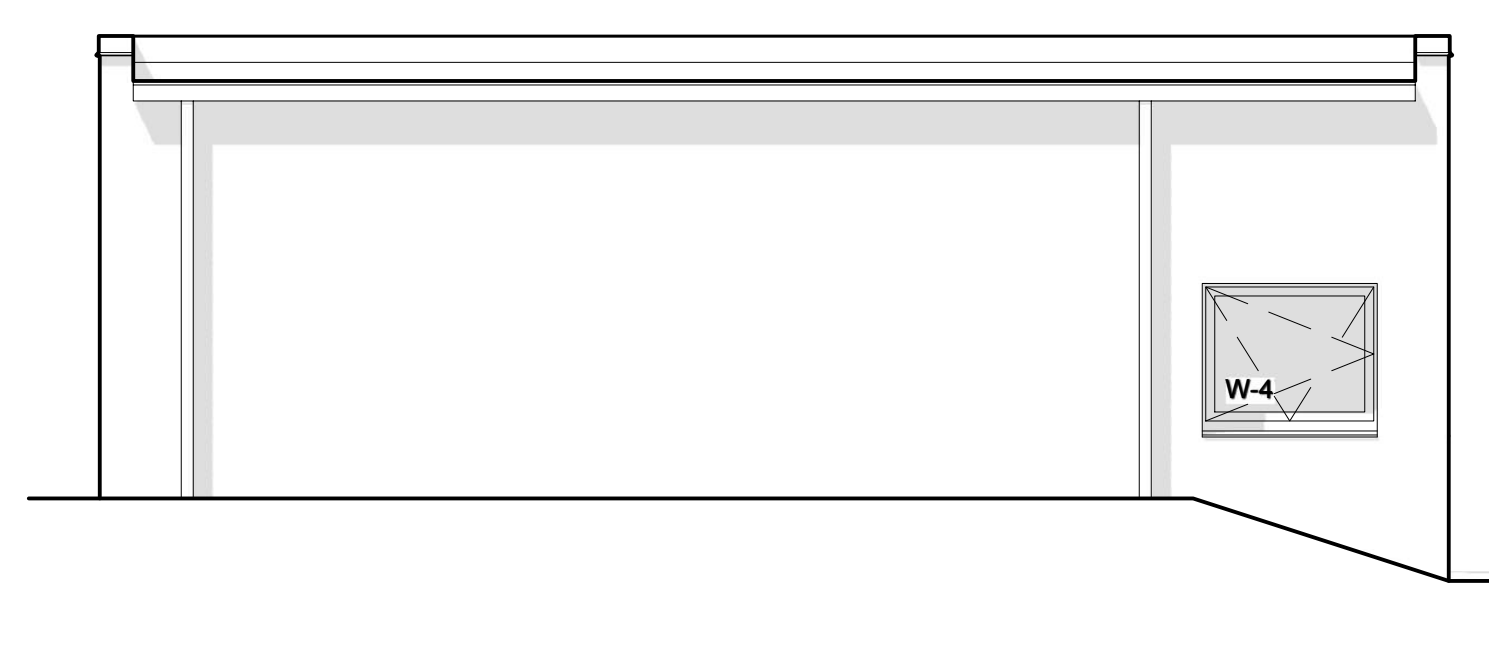
4 ELEVATION - EAST - ACCESSORY STUDIO
1/4" = 1'-0"



3 ELEVATION - SOUTH - ACCESSORY STUDIO
1/4" = 1'-0"



2 ELEVATION - WEST - ACCESSORY STUDIO
1/4" = 1'-0"



1 ELEVATION - NORTH - ACCESSORY STUDIO
1/4" = 1'-0"

WINDOW GRAPHIC SCHEDULE						
36"	31"	23"	47"	193 3/4"	72"	31"
76"	63 1/2"	23 1/2"	40"	77 1/2"	82 3/4"	23 3/4"
W-1	W-2	W-3	W-4	W-5	W-6	W-7

DOOR GRAPHIC SCHEDULE	
42"	39"
94"	82"
E-1	E-2

EXTERIOR DOOR AND WINDOW SCHEDULE									
	QTY	TYPE	R.O. SIZE (W x H)	UNIT SIZE (W x H)	HEAD HT AFF	EXT. FINISH	INT. FINISH	HARDWARE FINISH	NOTES
E- 1	1	Inswing	43" x 92 1/2" (New/Adjusted)	3'6" x 7'10"		Black	White	White	
E- 2	1	Inswing	40" x 84 1/2" (Exist)	3'3" x 6'10"		Black	White	White	
W- 1	1	Tilt-Turn	37" x 77" (Reduced)	3'0" x 6'2 1/2"	7'10"	Black	White	White	
W- 2	1	Tilt-Turn	32" x 64 1/2" (Exist)	2'7" x 5'2"	9'2"	Black	White	White	
W- 3	1	Fixed	24" x 24 1/2" (Exist)	1'11" x 1'10"	5'10"	Black	White		
W- 4	1	Fixed	48" x 41" (Exist)	3'11" x 3'2 1/2"	7'2 1/2"	Black	White		
W- 5	1	Fixed & Tilt-Turn	16'1 3/4" x 72 1/2" (Adjusted)	16'1 3/4" x 6'4"	9'1"	Black	White	White	
W- 6	1	Fixed	72" x 85 1/4" (Exist)	6'0" x 6'10 3/4"	8'4 1/4"	Black	White		
W- 7	1	Fixed	32" x 24 3/4" (Exist)	2'7" x 1'10 1/4"	8'4 1/4"	Black	White		

WINDOW NOTES:
SUPPLIER TO VERIFY HANDLING, SAFETY GLASS, HARDWARE, SIZES, QUANTITIES AND NOTIFY ARCHITECT OF DISCREPANCIES. HEAD HEIGHTS: REFERENCED FROM TOP OF FINISHED FLOOR.

PROVIDE WINDOW SILL PER SPEC.
TYPICAL GLASS: LOW-E.
ALL OPERABLE WINDOWS TO BE SUPPLIED WITH SCREENS

(FINISH FLOORING IS TYPICALLY 5/8" FOR ENGINEERED WOOD FLOORING; VERIFY WITH SPEC. KEYED LOCK. ALL DOORS TO BE KEYED THE SAME. TRIM INTERIOR TO MATCH WINDOW FINISH.

DOOR NOTES: ALL DOORS TO BE HUNG BY FACTORY



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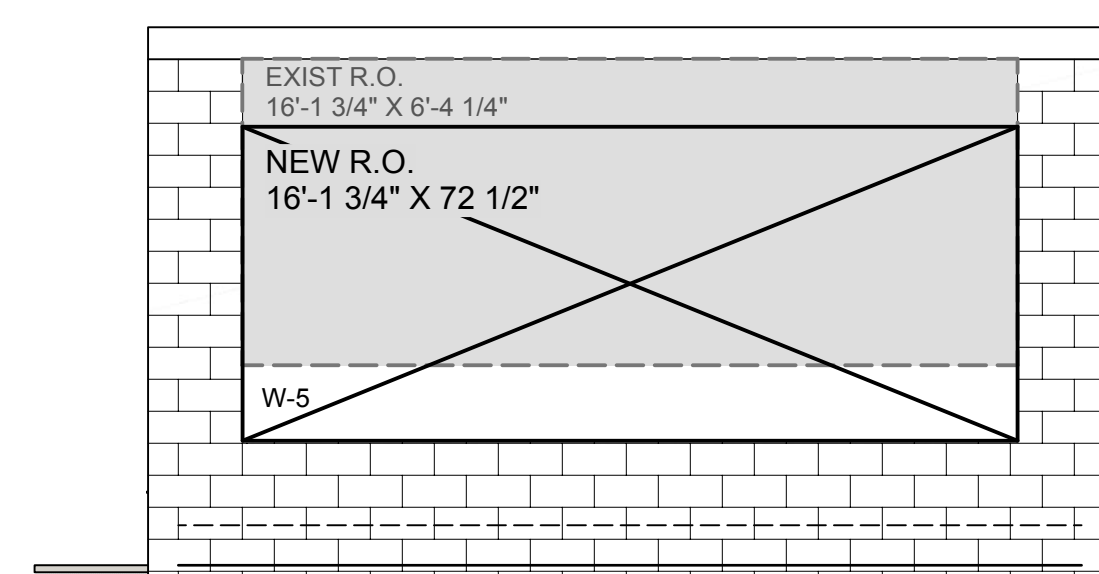
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REVISION	
#	DATE

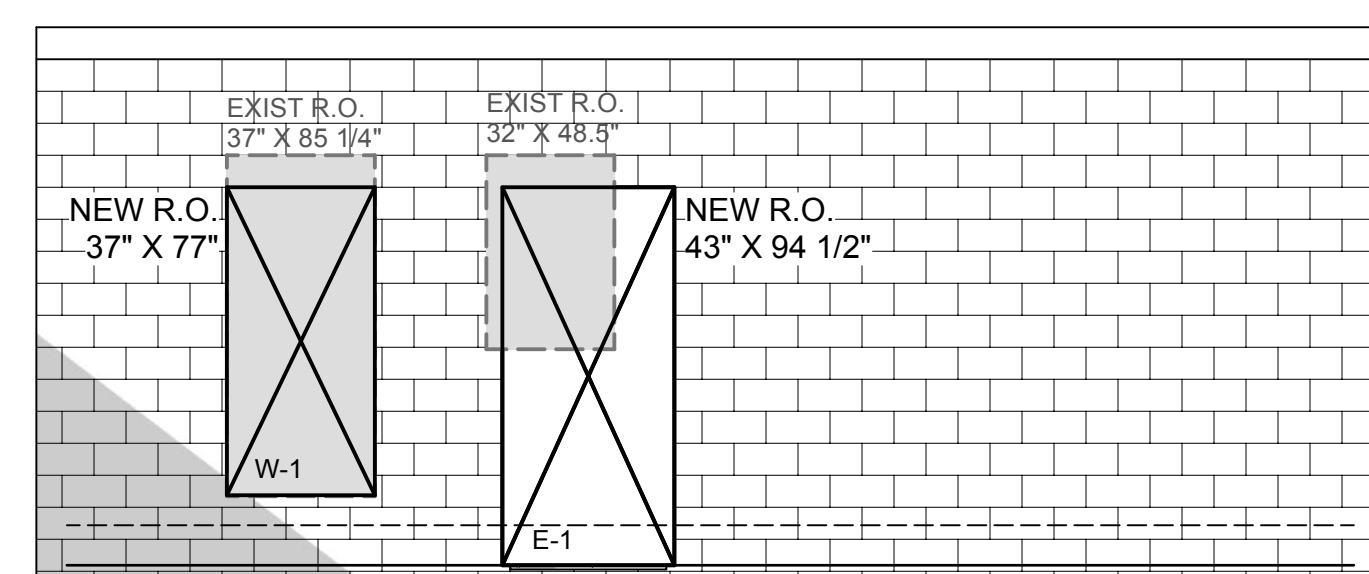
DATE: 2/2/26

ELEVATION OPENINGS

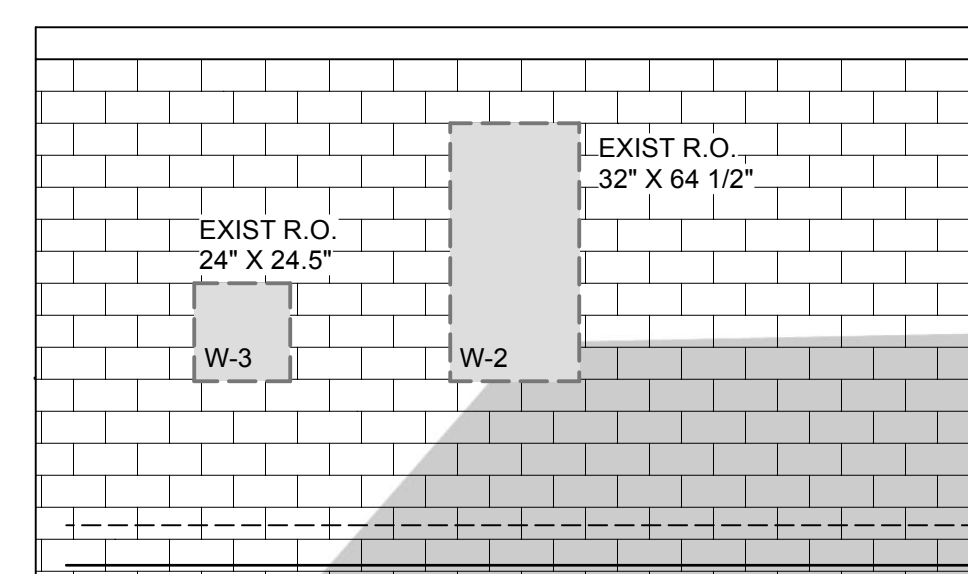
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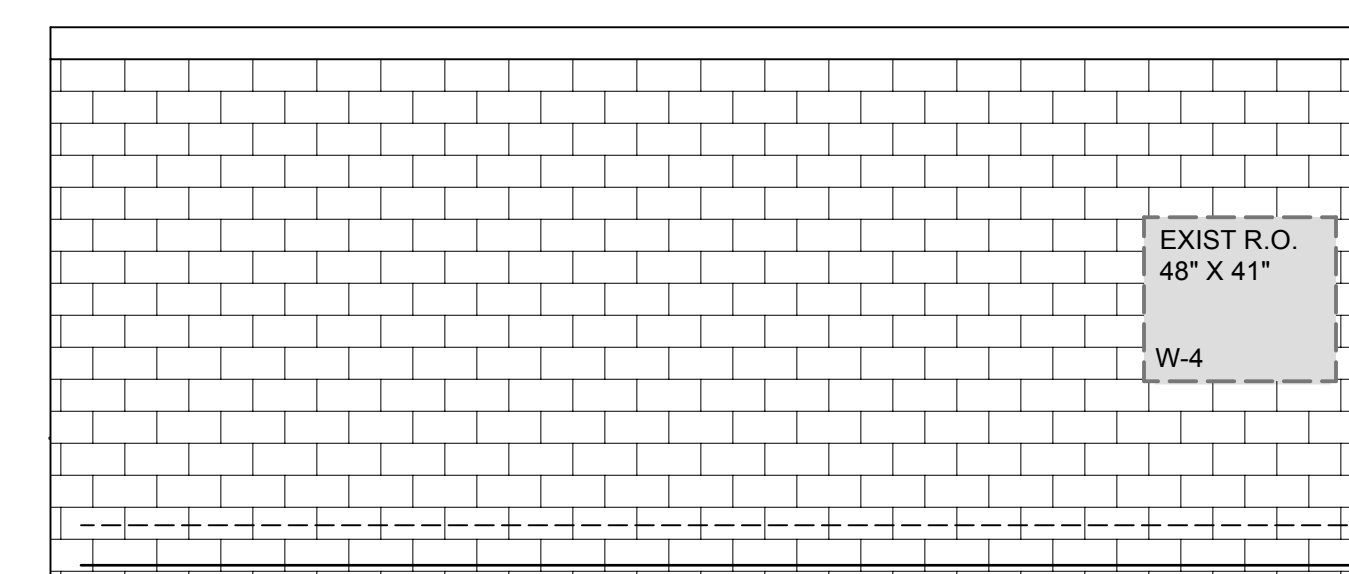
4 ELEVATION - EAST - ACCESSORY STUDIO OPENINGS
1/4" = 1'-0"



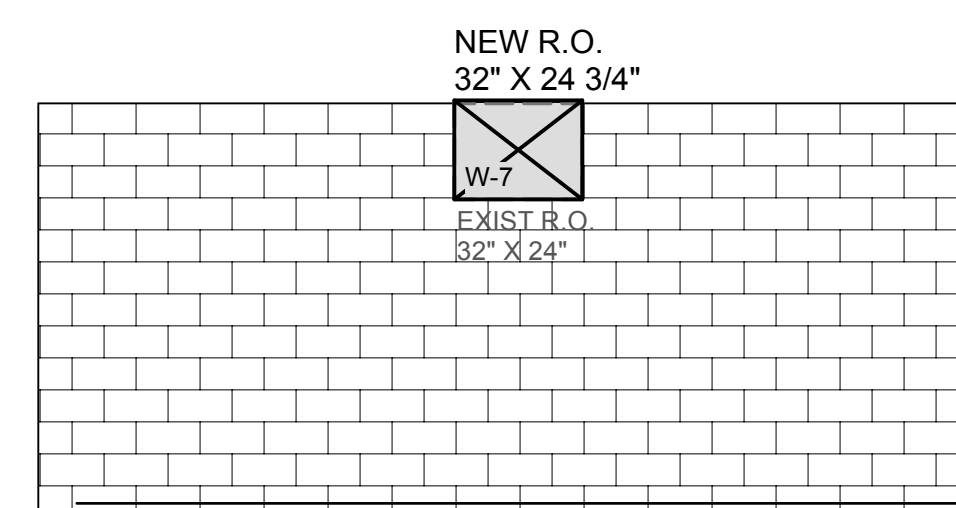
3 ELEVATION - SOUTH - ACCESSORY STUDIO OPENINGS
1/4" = 1'-0"



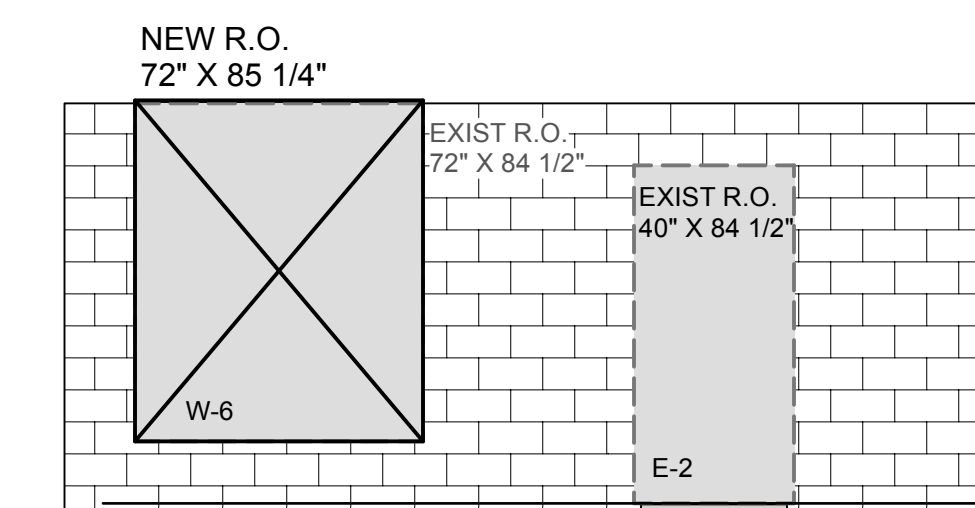
2 ELEVATION - WEST - ACCESSORY STUDIO OPENINGS
1/4" = 1'-0"



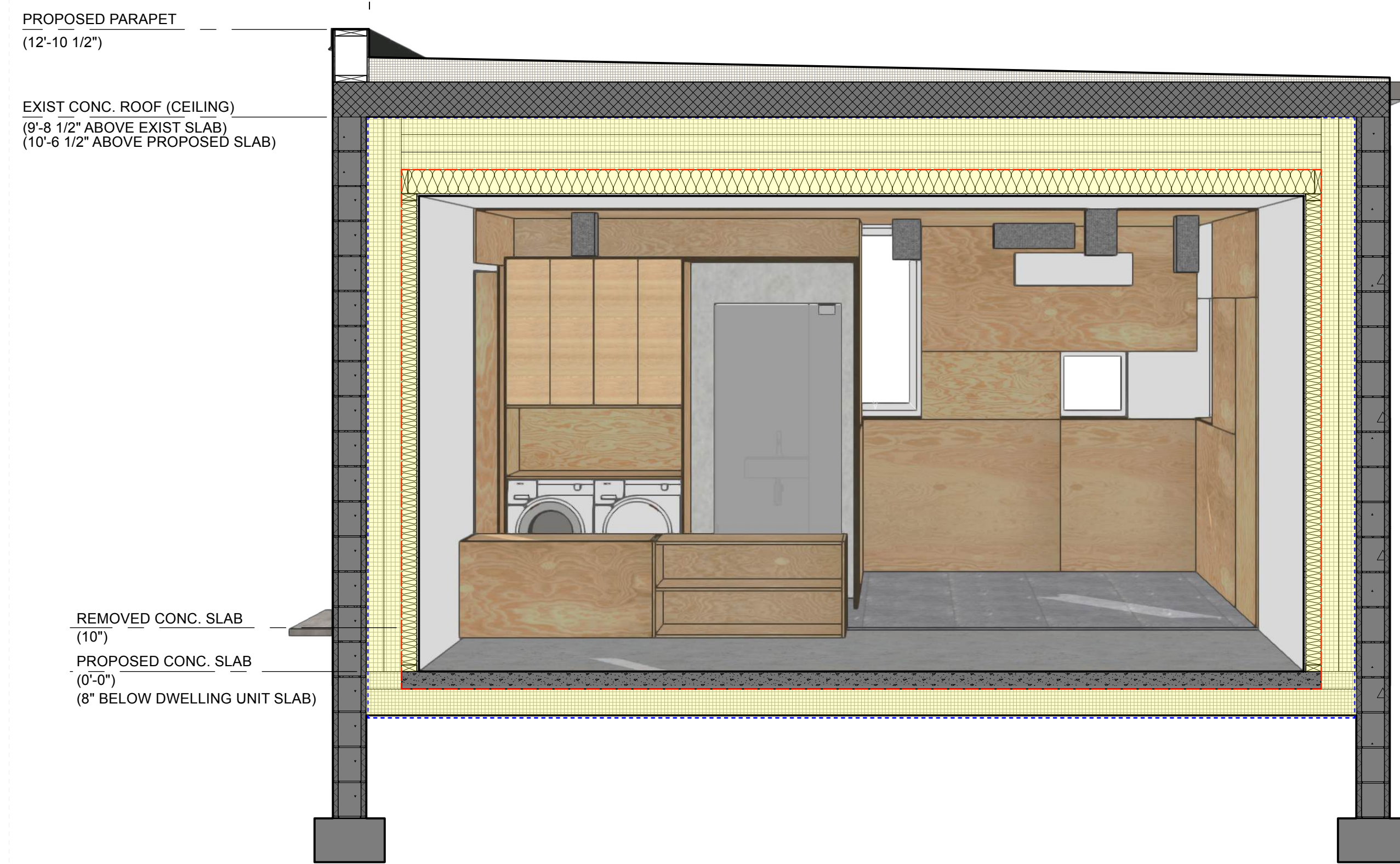
1 ELEVATION - NORTH - ACCESSORY STUDIO OPENINGS
1/4" = 1'-0"



6 ELEVATION - WEST - DWELLING UNIT OPENINGS
1/4" = 1'-0"



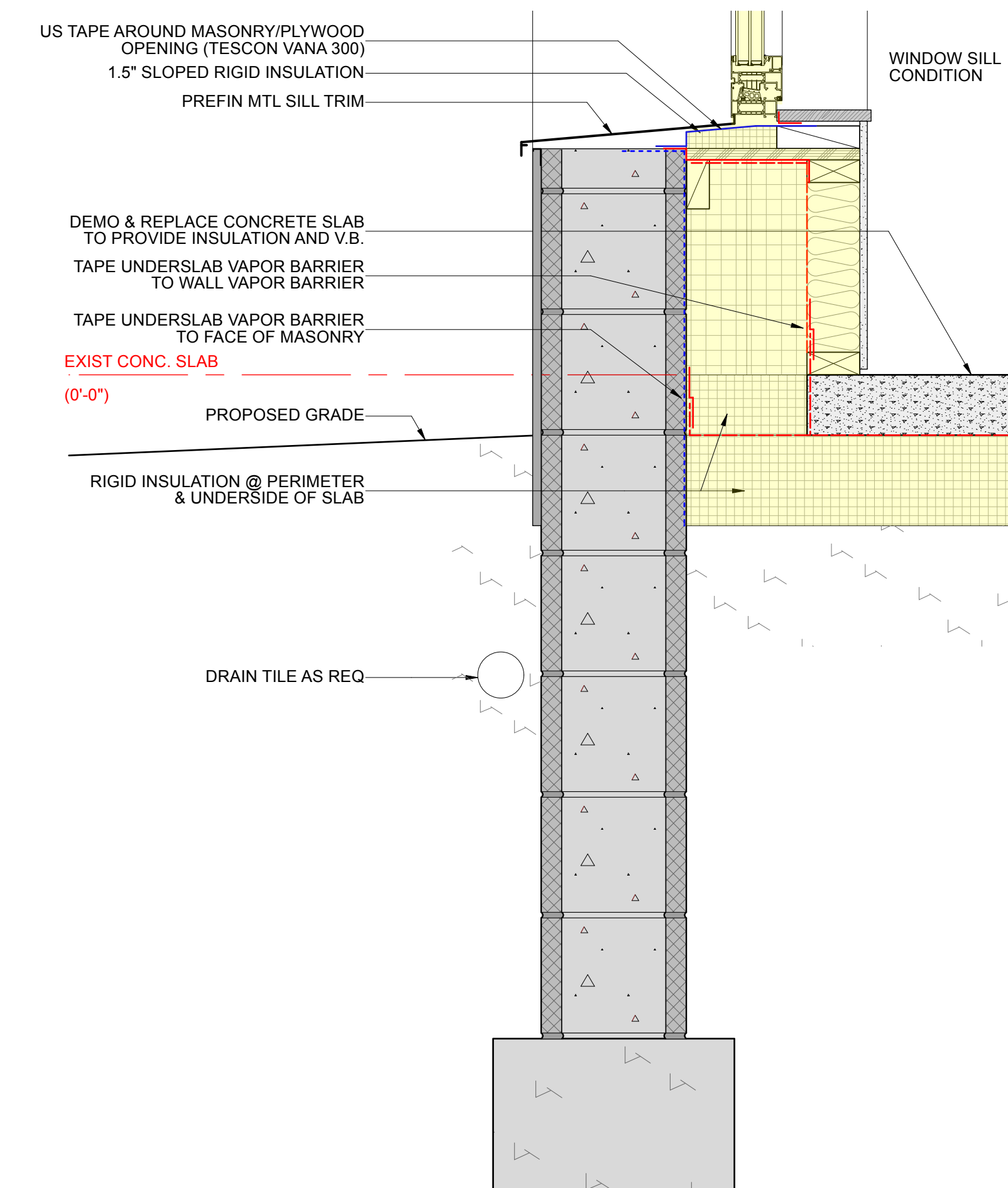
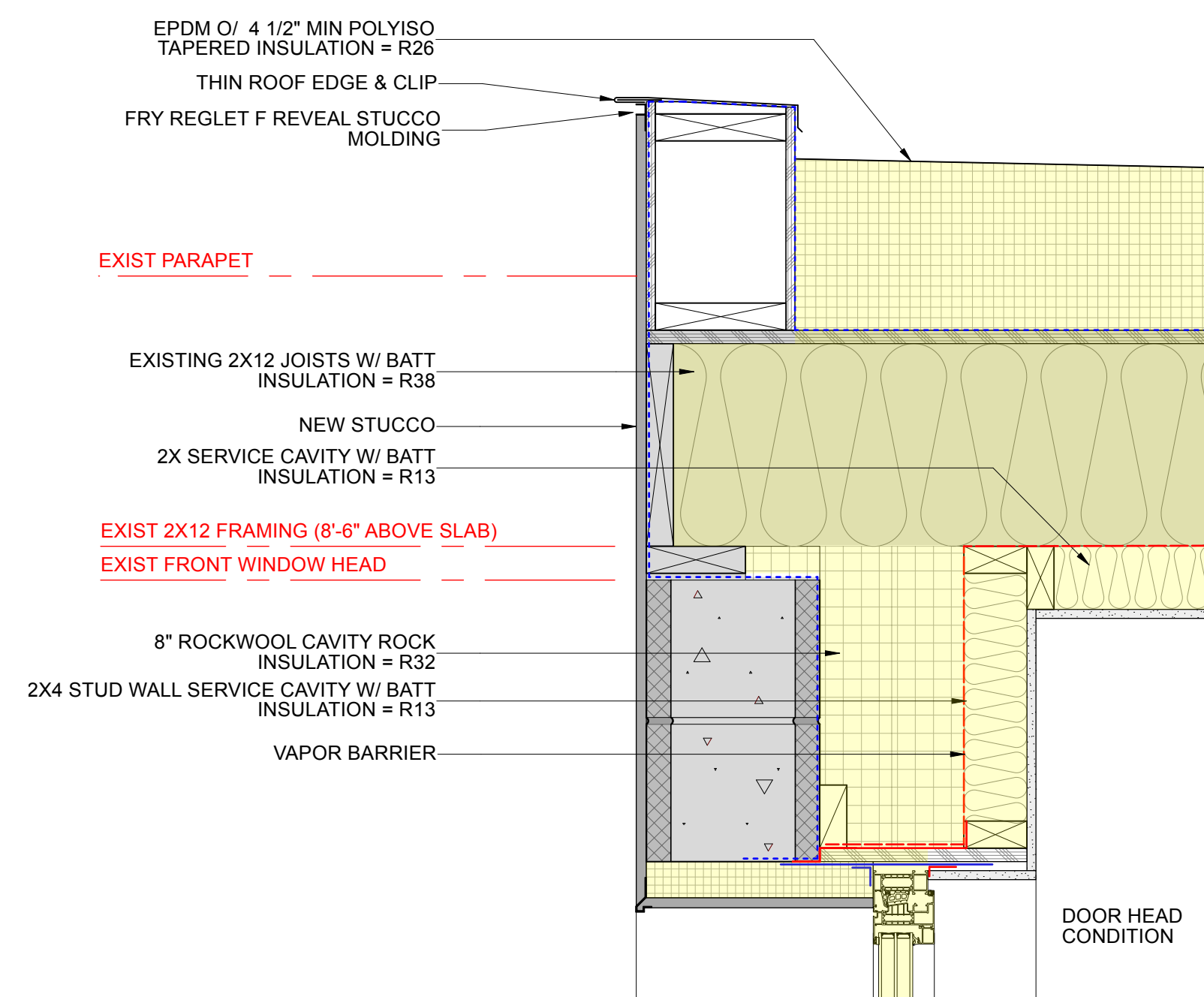
5 ELEVATION - EAST - DWELLING UNIT OPENINGS
1/4" = 1'-0"



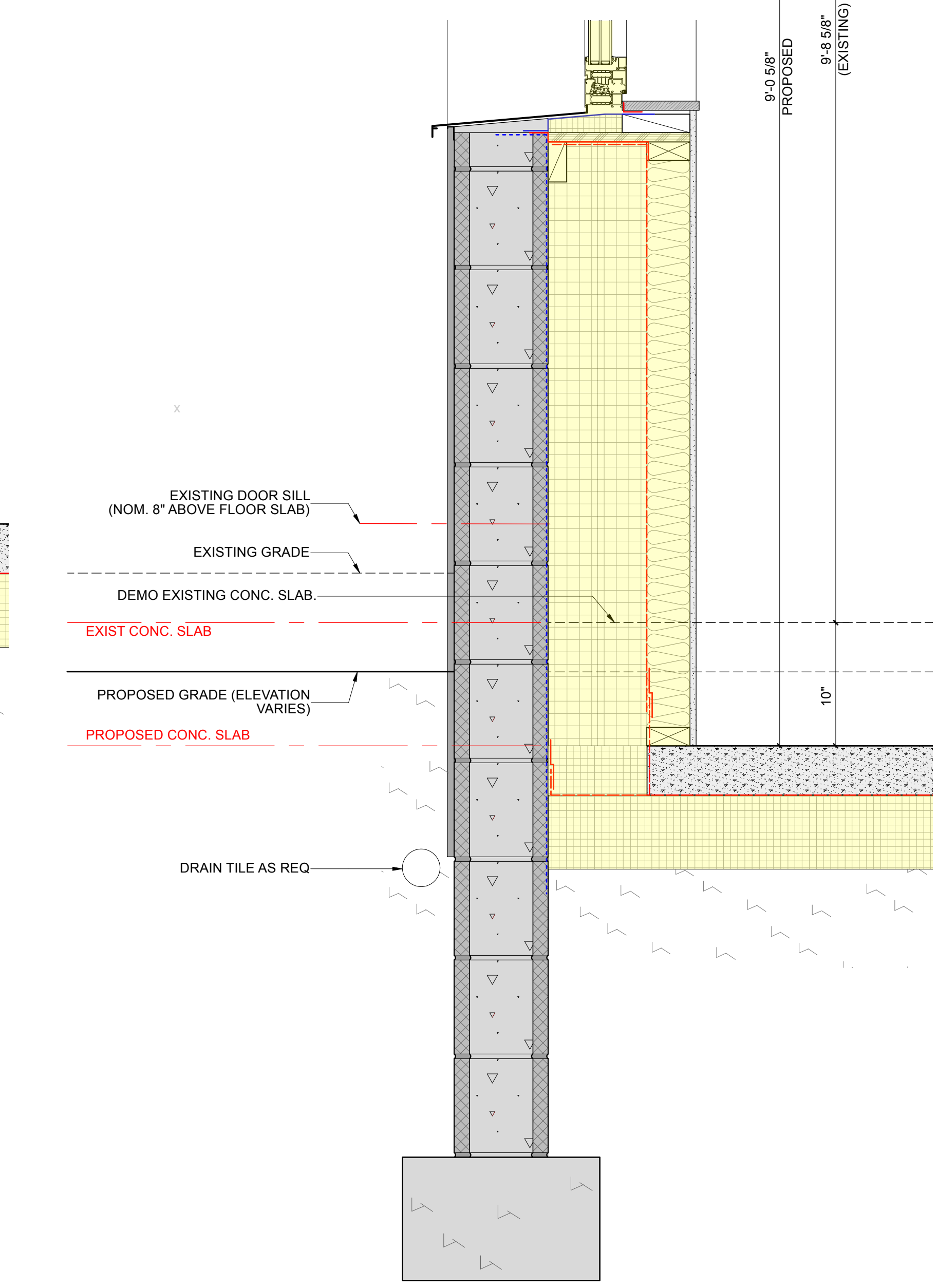
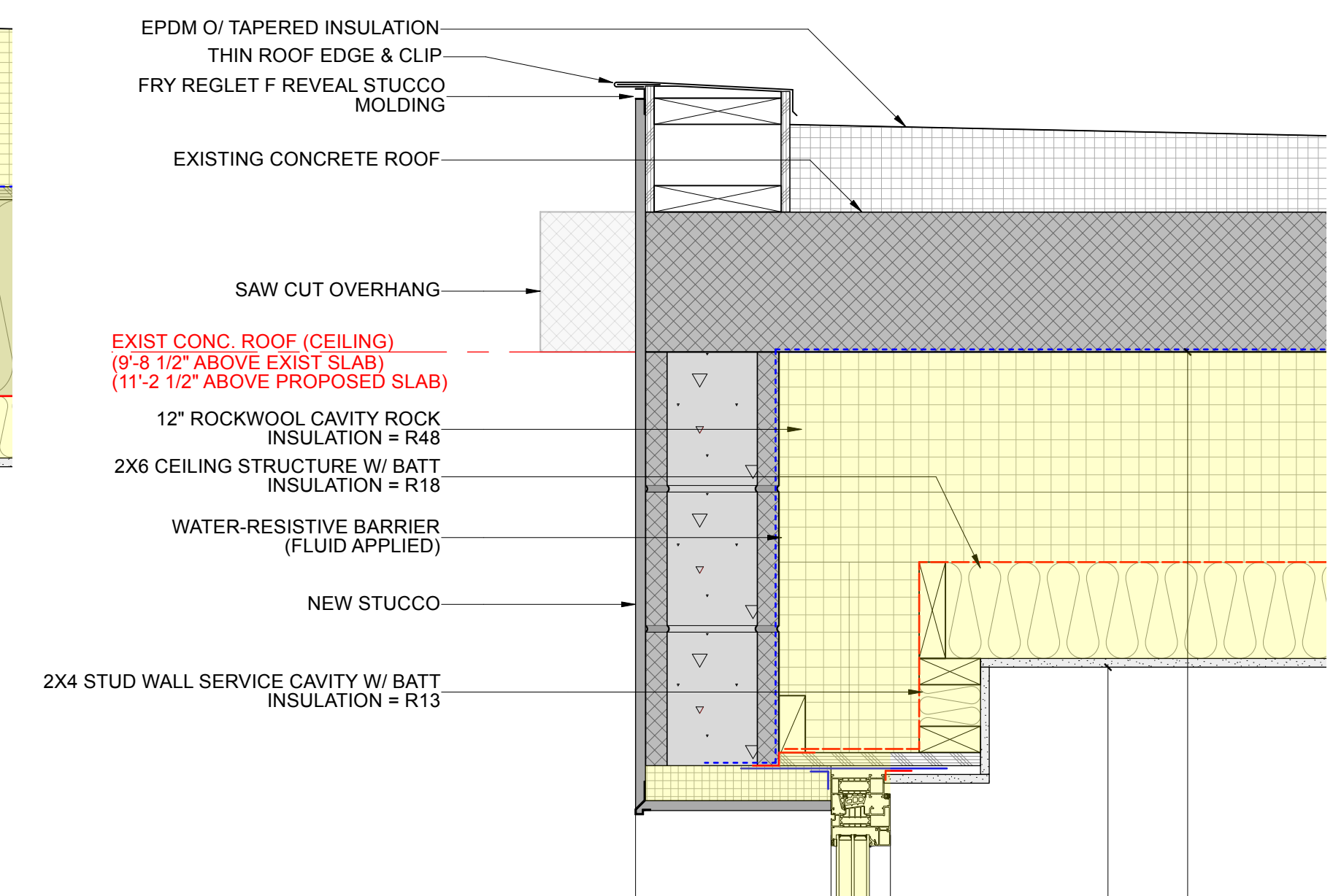
7 ACCESSORY STUDIO BUILDING SECTION
1/2" = 1'-0"



2 DWELLING UNIT BUILDING SECTION
1/2" = 1'-0"



4 STUDIO 2 - TYPICAL WALL SECTION
1 1/2" = 1'-0"



3 STUDIO 1 - TYPICAL WALL SECTION
1 1/2" = 1'-0"



ALCHEMY LLC
856 RAMMOND
ST PAUL, MN 55114
651.647.6650

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

Biederman Studio Renovations
5840 Collischan Road
Red Wing, MN 55066

ISSUE
DESCRIPTION DATE
SD SET 8/8/25

REVISION # DATE

DATE: 2/2/26

BUILDING & WALL SECTIONS



ALCHEMY LLC
856 RAYMOND
ST PAUL, MN 55114
651.647.6650

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

**Biederman Studio
Renovations**
5840 Collischan Road
Red Wing, MN 55066

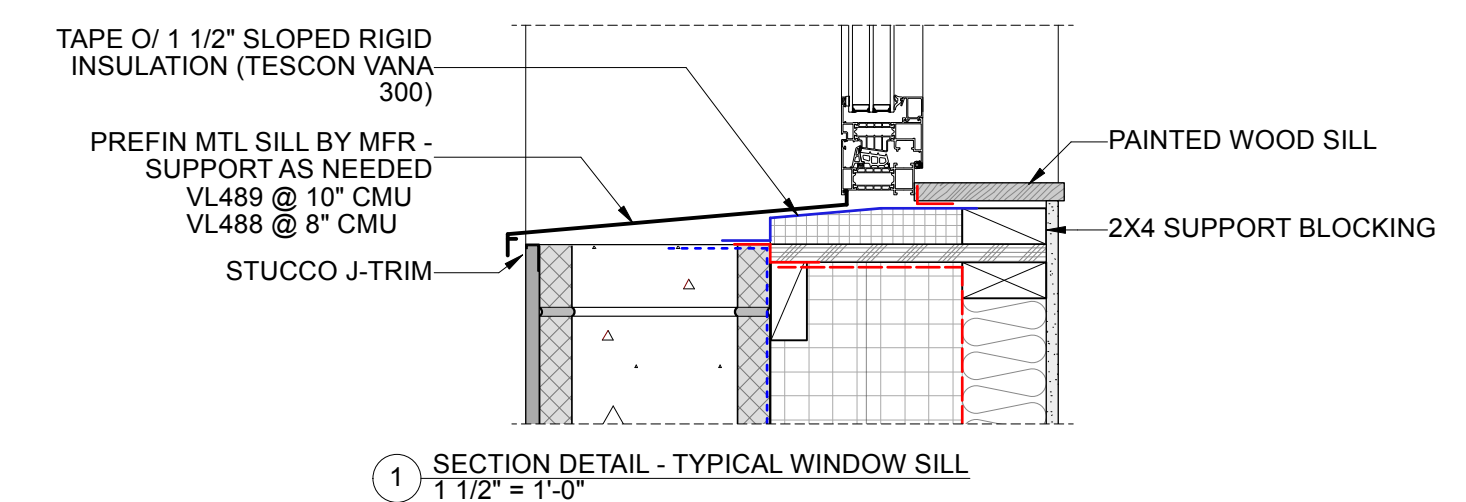
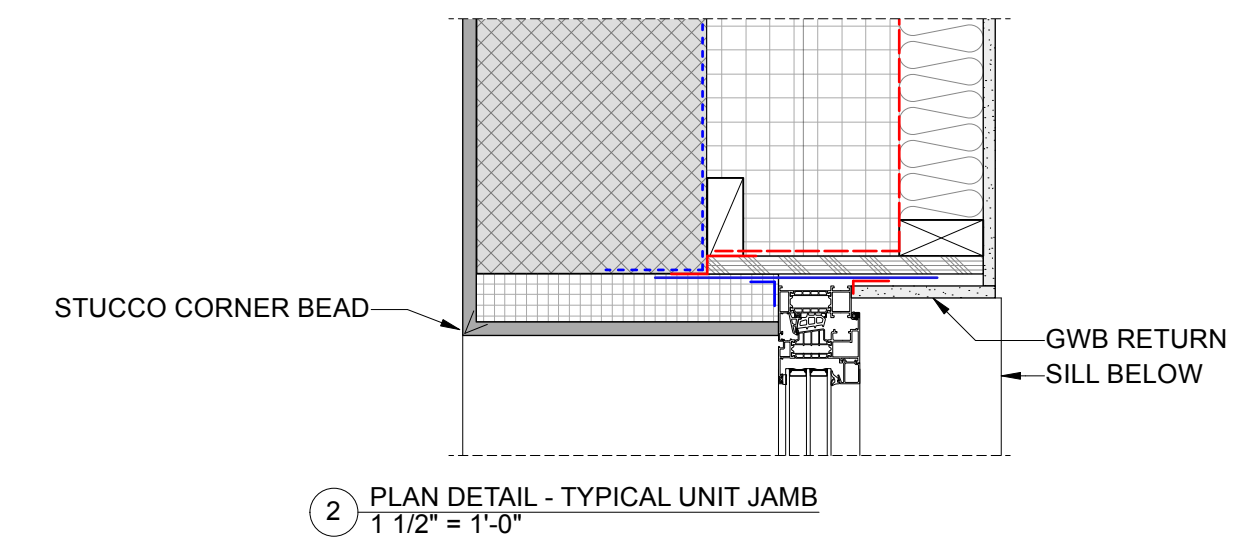
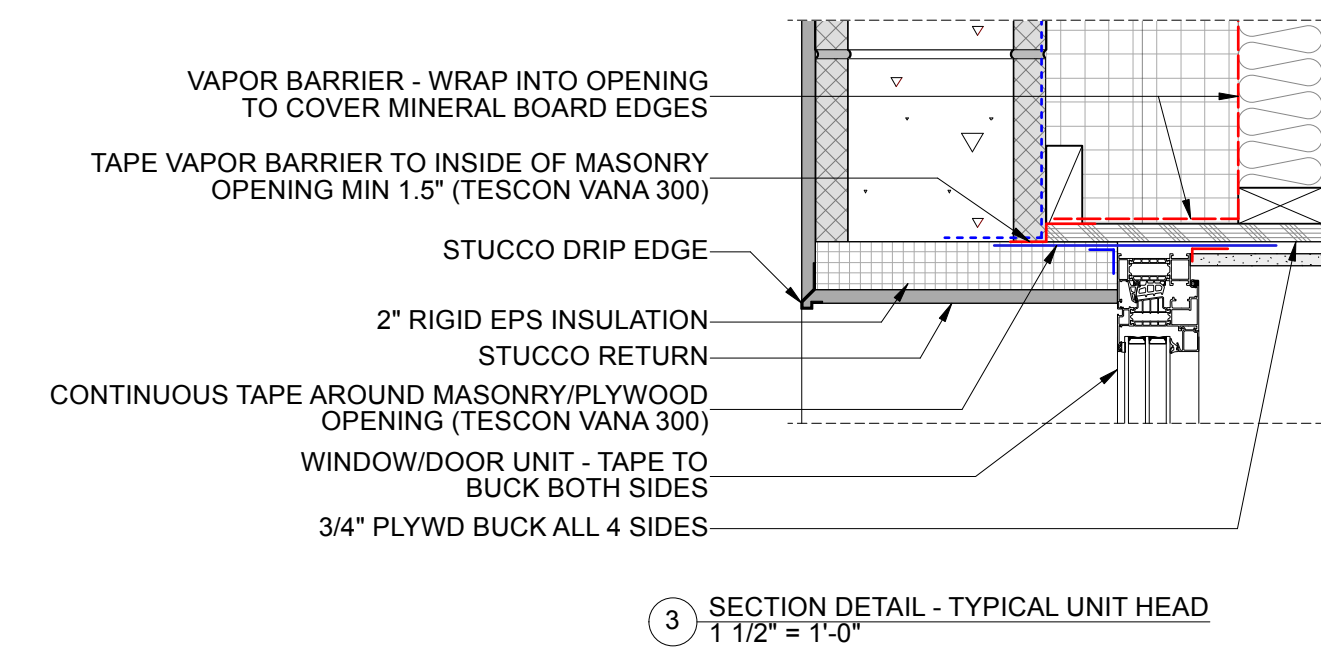
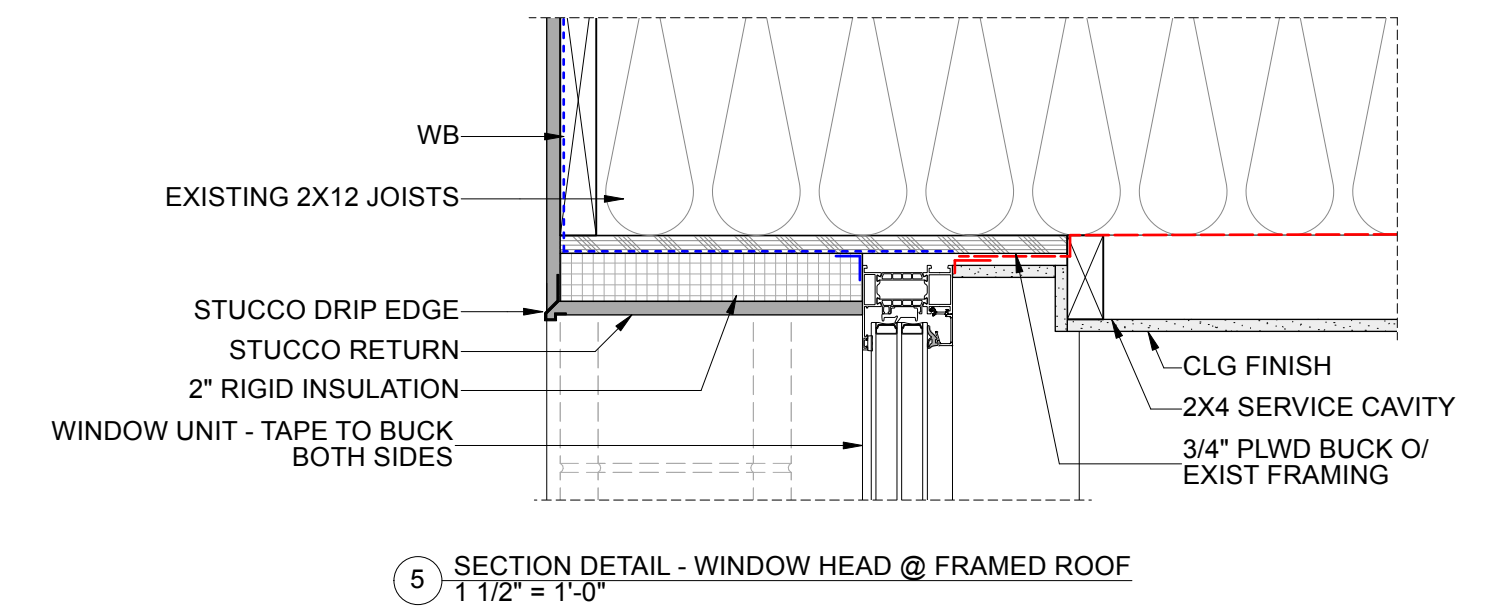
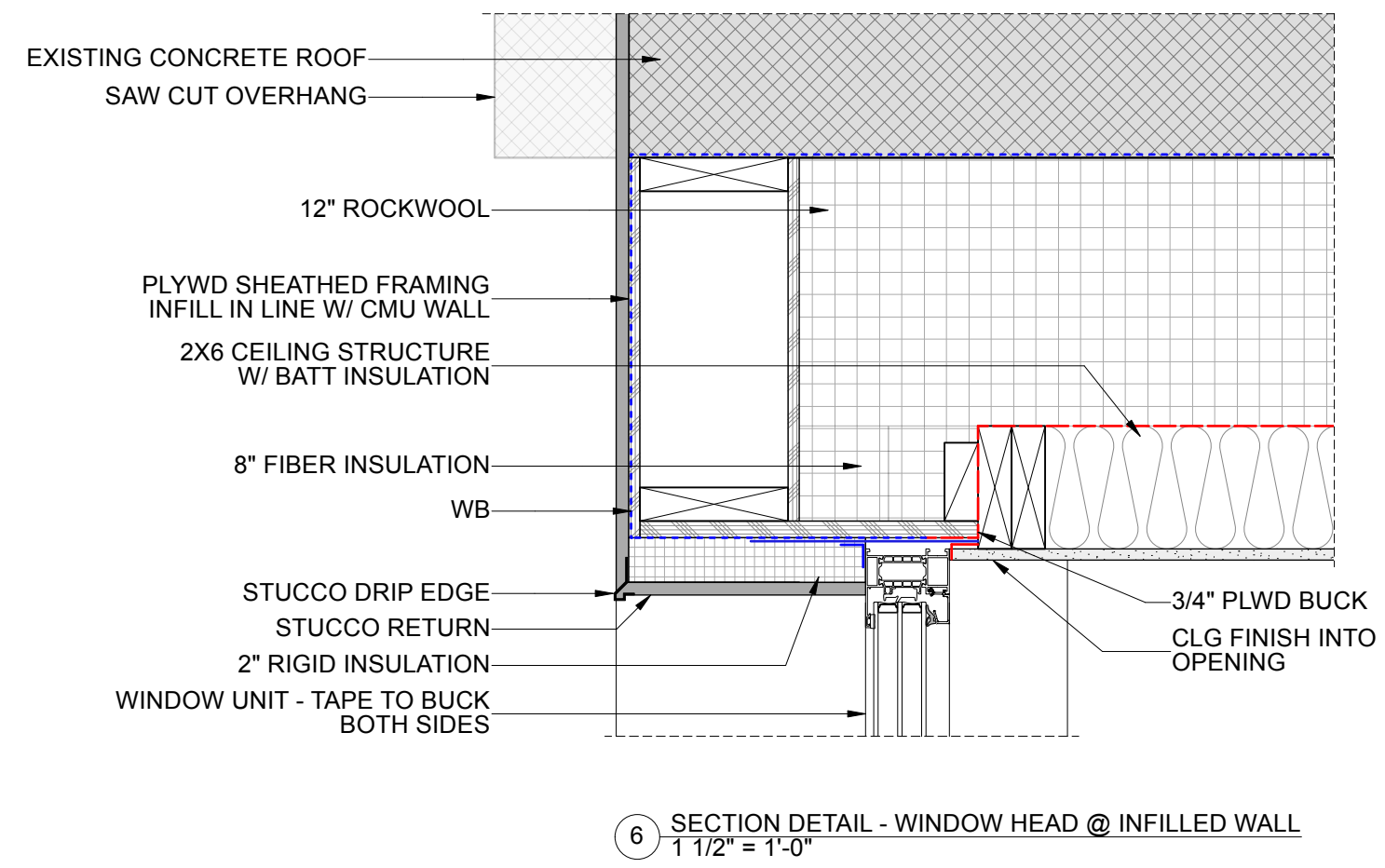
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DESCRIPTION	DATE
SD SET	8/8/25

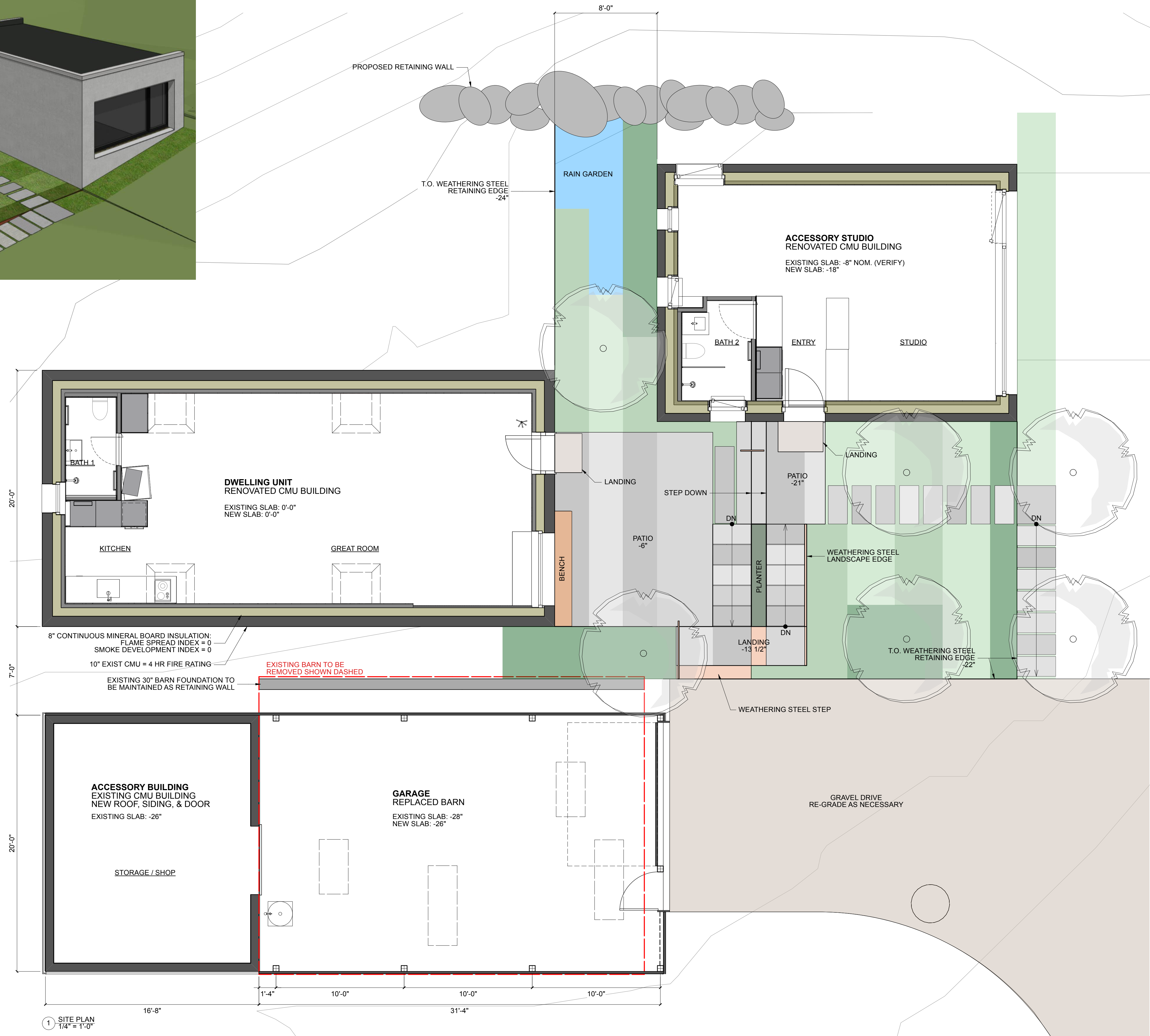
REVISION

#	DATE

DATE: 2/2/26

ENVELOPE DETAILS





ALCHEMY LLC
856 RAYMOND
ST PAUL, MN 55114
651.647.6650

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

Biederman Studio Renovations
5840 Collischan Road
Red Wing, MN 55066

ISSUE

DESCRIPTION DATE

REVISION

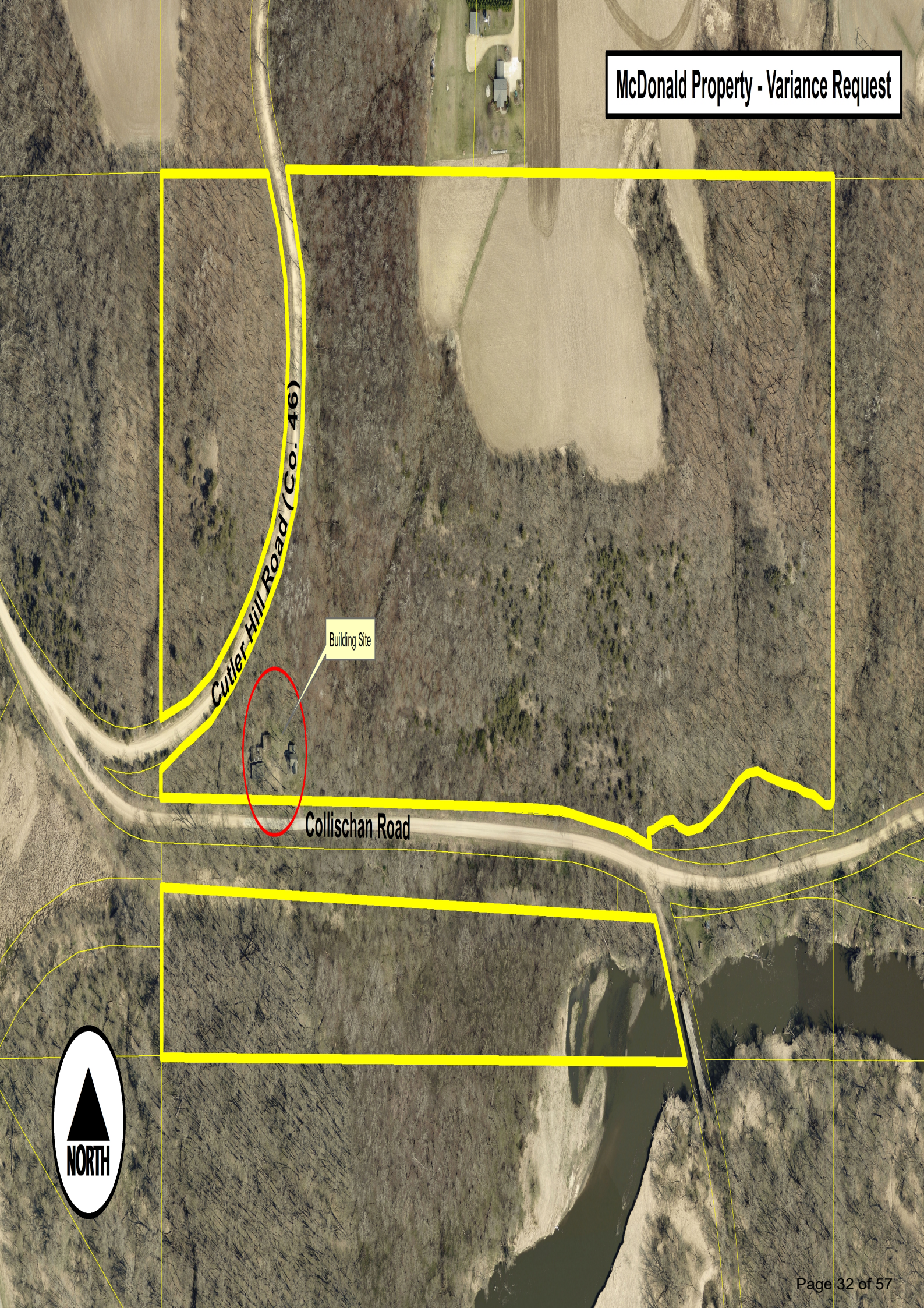
DATE

DATE: 2/17/26

SITE PLAN

0.1

McDonald Property - Variance Request



Cutler Hill Road (Co. 46)

Building Site

Collischan Road



Cutler Hill Road (Co. 46)

Remodeled Accessory Building

"Principal Structure"

Gararage/Shed

5840

To be Demolished

Collischan Road



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

FROM: Steve Kohn, Planning Manager, March 12, 2026

Meeting Date: March 17, 2026

Agenda Item

07.B. - Public Hearing: Building Setback Variance and Parking Variance Request at 1121 Central Avenue

Attachments

- Resolution No. 2026-2
- Public Hearing Notice
- Submittals
- Aerial Photo
- Photo of Property

Recommended Action

Motion to Adopt Resolution No. 2026-2 of the Red Wing Advisory Planning Commission/Board of Adjustments, Approving a Side Yard Setback Variance of 2' and Allowing Shared Parking for a Single Family Detached Use and Accessory Apartment Use

Background

Andrew Snyder, 1121 Central Avenue, has submitted an application to allow the construction of an exterior stairway along the southern property line with a 2' side yard setback. The stairway would provide access to a proposed accessory apartment located above the property's attached garage. The property is located in the Two-Family (R-2) Zoning District, which normally requires an 8' side yard setback. The Variance request also involves a proposal to allow the accessory apartment use and the principal use (single-family home) to share the existing off-street parking, which consists of a three-stall deep, single lane driveway, and one interior parking space. The single-family home use requires two off-street parking spaces, one of which must be in a garage, and the proposed accessory apartment requires a single un-covered space. Stacking of the required spaces for the different dwelling units is not normally allowed.

Item 07.B.

The applicant bought the property in 2019. The accessory apartment existed at the time of purchase and was being rented. The tenant moved out and the applicant soon learned that the accessory apartment had not received a permit and was not registered in the City's Rental Housing Program. According to the applicant, the accessory apartment has been vacant since 2019. The applicant would like to rent the unit again. An accessory apartment (see below) is allowed with a Certificate of Compliance. The applicant is working with Community Development staff to get all needed permits (zoning, building, rental) to rent the space again.

55-050 F) Accessory Apartments. Accessory apartments shall require a Certificate of Compliance issued from the Zoning Administrator prior to construction and are permitted in existing single family detached dwellings if the following requirements are met:

- 1) The dwelling is owner occupied.
- 2) One paved on-site parking stall for the accessory apartment is provided.
- 3) The unit shall meet one of the following criteria:
 - a) It shall not exceed 600 square feet in size; or
 - b) It shall not have more than one bedroom.
- 4) Entrances for an accessory apartment in dwellings constructed after January 1, 2000 shall not be placed on the building front; no new entrances shall be established along the building front of an existing dwelling to serve as an accessory apartment.
- 5) The total number of adults that may occupy an accessory apartment is two.
- 6) An accessory apartment may not be established where a home occupation is already located on the property except through a conditional use permit.

The existing entrance to the upper level accessory apartment is located inside the main level of the house (via an exterior door near the overhead garage door); however, an existing upper level door exists on the south side of the garage. This door/entrance cannot be used due to the fact that no external stairway exists. The applicant is proposing to remove the interior stairway and construct a new external stairway, to the existing upper level entrance door. Due to the placement of the garage at 6' from the property line, the proposed uncovered stairway would be setback at 2' from the southerly property line. As mentioned above, the normal side yard setback for the property is 8'.

The property currently has a single lane driveway that leads to an existing one stall garage (attached). The driveway can accommodate up to three (3) cars, but

Item 07.B.

requires stacking. Including the garage, the property can accommodate up to four (4) cars in total. The single family use requires two (2) off-street parking stalls, one of which must be in a garage; the proposed accessory apartment use requires one (1) off-street parking stall, which can be uncovered. When more than one residential use is contained in a structure, stacking is not allowed when determining off-street parking compliance.

In order to provide an unstacked parking space for the accessory apartment, the applicant would need to pave the front yard in front of the house, which is not allowed by the Zoning Ordinance, or expand the driveway to the south. Expanding the driveway to the south is not an option due to a steep bank along the southern property line and minimal space between the existing driveway and the property line. (See attached aerial photo).

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

- The accessory apartment unit existed when he purchased the property.
- An existing upper level door to the accessory apartment is located on the south side of the garage/house, but has no stairway to utilize it.
- The existing home (including the existing attached garage) already has a nonconforming setback of 6'.
- The parcel has elevation challenges along the southern and eastern property lines, which prevent expanded parking alternatives.
- The property has four (4) existing off-street parking stalls, and only three (3) off-street parking stalls are required.

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

Analysis

Staff from Community Development, Engineering, Police, and Public Works reviewed the proposal and had no concerns about the proposed stairway setback or driveway parking proposal. The property and the proposed use are unique due to the circumstances listed above.

The applicant's desire to rent the existing accessory apartment unit is understandable and the applicant is properly maneuvering through the permitting process to legally use the unit.

In general, the proposal is acceptable and the proposed placement of the stairway and the off-street parking situation would have minimal impact on the character of the area. The applicant's garage sits approximately 12' lower than the residential structure on the adjacent property to the south. There is also approximately 24' to 28' of distance between the two homes. This distance and elevation change reduces potential impacts resulting from the stairway and the increased traffic on the south side of the applicant's property.

Item 07.B.

There does not appear to be any feasible alternatives to address the off-street parking issue. The Zoning Ordinance does not allow the existing driveway to be expanded into the portion of the front yard that is located in front of the house. Expanding the driveway to the south is not possible due to the limited distance to the property line and the steep bank. An unimproved alley to the east has similar grade challenges (approximately 14' elevation change) and is not well suited to potentially provide access for an alternative parking location.

The property can currently accommodate up to four (4) vehicles to meet off-street parking requirements. However, this requires stacking for the two different dwelling unit occupants. Central Avenue allows parking on the east side, in front of the property, and can accommodate residential parking. Most properties in the area meet minimum off-street parking requirements. The road is classified as a snow emergency route for the City of Red Wing. With proper coordination, it would be possible for the occupants of the two dwelling units to park off-street during snow emergencies.

The Comprehensive Plan does not directly address the applicant's situation, but it does appear that the proposal would maintain the existing character of the property and neighborhood and can be considered an investment in the property, which is supported by the Comprehensive Plan. The Comprehensive Plan and the Council's Strategic Plan also encourages additional residential unit options within the community. This proposal would allow an existing vacant accessory apartment to be available for rent.

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

- 1) Because of the particular physical surroundings, or the shape, configuration, topography or other conditions of the specific parcel of land involved, strict adherence to the regulations of this Zoning Ordinance would cause practical difficulties. Economic considerations alone do not constitute practical difficulties. **The applicant's property has an existing attached garage with a setback of 6' at its closest point to the southerly property line. An existing second story access door is located on the southern façade of the attached garage, but has no external stairway for access. The construction of an external stairway to the upper entrance door cannot be completed without a setback Variance. The location of the existing driveway and garage only allows for a single lane driveway, due to property line location. The southern and eastern edges of the property have extremely steep slopes that prevent the creation of additional parking options. The existing parking on the site can accommodate four (4) vehicles, but requires stacking. The upper level of the attached garage has an existing accessory apartment that has been vacant for approximately seven years; the applicant would like to utilize this space. Strict**

Item 07.B.

adherence to the regulations would cause practical difficulties for the applicant.

- 2) The conditions upon which a petition for variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classification. **The conditions mentioned above are unique to the applicant's parcel and situation and are not generally applicable to other property in the R-2 District.**
- 3) The alleged practical difficulty is caused by the Zoning Ordinance and has not been created by any persons presently having an interest in the parcel of land. **The unique characteristics listed above are not typical of R-2 zoned properties. The applicant bought the property in its current configuration. The Zoning Ordinance has created the alleged practical difficulty. The applicant has not created the practical difficulty.**
- 4) The granting of the variance will not alter the essential character of the locality or be injurious to other property in the vicinity in which the parcel of land is located or substantially diminish property values. **The proposal will not impact the character of the area or be injurious to other property in the vicinity based on aesthetics, setback, and safety. There is no evidence that the proposal will diminish property values.**
- 5) The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety. **The proposed project will not impact public welfare or public safety. The addition of an external stairway on the south side of the building to an existing door will not impact the adjacent neighbor. Potential on-street parking for the proposed accessory apartment can be accommodated on Central Avenue.**
- 6) It has been demonstrated that the granting of the Variance will be in keeping with the spirit and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. **The proposal meets the intent of the Zoning Ordinance. The granting of the proposed Variance is consistent with the Comprehensive Plan.**

Staff Recommendation

Based on the analysis and findings above, staff recommends a motion to adopt Resolution No. 2026-2, approving the Variance request as submitted and requested by the applicant.

**RESOLUTION NO. 2026-2 of the RED WING ADVISORY
PLANNING COMMISSION/BOARD OF ADJUSTMENTS**

***A Resolution Approving a Building Setback Variance and Parking Variance at
1121 Central Avenue***

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

WHEREAS, Andrew Snyder, 1121 Central Avenue, hereinafter referred to as (“Applicant”), has submitted an application for a building setback Variance and an off-street parking Variance to allow the construction of an exterior staircase with a 2’ side yard setback and to allow four (4) existing off-street parking stalls to be shared by the principal use of the property (single-family detached) and a proposed accessory apartment; and

WHEREAS, the property is zoned Two-Family Residential (R-2) District and the R-2 District requires an 8’ side yard setback for the proposed external staircase and the Zoning Ordinance does not allow required parking stalls to be “stacked” for structures containing more than one dwelling unit; and

WHEREAS, the Applicant submitted said zoning application on February 26, 2026, to the Community Development Department which reviewed and determined the application to be complete on February 26, 2026; and

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

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

WHEREAS, the Red Wing Advisory Planning Commission conducted a public hearing on said matter on March 17, 2026; and

WHEREAS, the Red Wing Advisory Planning Commission reviewed a report and recommendation by Planning Manager, Steve Kohn, dated March 12, 2026, and considered said matter at its March 17, 2026, meeting.

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

FINDINGS

1. That the procedure for obtaining said Variance is in the Red Wing Zoning Ordinance, Section 90-110.
2. That all the requirements of said Section 90-110 have been met by the Applicant.
3. That the proposed Variance request involves the construction of an exterior staircase to an existing access door on the south side of the home/garage, with a 2' side yard setback. That the proposed staircase will provide access to an existing accessory apartment unit that has been vacant for approximately seven years. That the proposed Variance request involves the sharing of four (4) existing off-street parking spaces on the property by the two separate dwelling units and that the use of the spaces will require stacking.
4. That the proposed Variances will be located on property legally described as: Lot 3, Block 6, of BOXRUD'S SUBDIVISION of part of LOT 16 of AUDITOR'S SUBDIVISION OF BLOCK 5 OF FREEBORN & CO'S ADDITION to the City of Red Wing, Goodhue County, Minnesota. More commonly known as 1121 Central Avenue.
5. The applicant's property has an existing attached garage with a setback of 6' at its closest point to the southerly property line. An existing second story access door is located on the southern façade of the attached garage, but has no external stairway for access. The construction of an external stairway to the upper entrance door cannot be completed without a setback Variance. The location of the existing driveway and garage only allows for a single lane driveway, due to property line location. The southern and eastern edges of the property have extremely steep slopes that prevent the creation of additional parking options. The existing parking on the site can accommodate four (4) vehicles, but requires stacking. The upper level of the attached garage has an existing accessory apartment that has been vacant for approximately seven years; the applicant would like to utilize this space. Strict adherence to the regulations would cause practical difficulties for the applicant.
6. The conditions mentioned above are unique to the applicant's parcel and situation and are not generally applicable to other property in the R-2 District.
7. The unique characteristics listed above are not typical of R-2 zoned properties. The applicant bought the property in its current configuration. The Zoning Ordinance has created the alleged practical difficulty. The applicant has not created the practical difficulty.

8. The proposal will not impact the character of the area or be injurious to other property in the vicinity based on aesthetics, setback, and safety. There is no evidence that the proposal will diminish property values.
9. The proposed project will not impact public welfare or public safety. The addition of an external stairway on the south side of the building to an existing door will not impact the adjacent neighbor. Potential on-street parking for the proposed accessory apartment can be accommodated on Central Avenue.
10. The proposal meets the intent of the Zoning Ordinance. The granting of the proposed Variance is consistent with the Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED, that based on the testimony elicited and information received, the Advisory Planning Commission of the City of Red Wing hereby approves the request by the applicant for the Variances, as submitted and requested.

Adopted this ____ day of _____ 2026, by the Advisory Planning Commission of the City of Red Wing.

Ethan Seaberg, Chairperson

ATTEST:

Steve Kohn, Planning Manager



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission/Board of Adjustments will hold a public hearing in the City Council Chambers at City Hall on Tuesday, March 17, 2026, at 7:00 p.m., to hear and take action on a Variance request submitted by Andrew Snyder, 1121 Central Avenue, to allow the construction of an exterior stairway along the southern property line with a 2' side yard setback. The stairway would provide access to a proposed accessory apartment located above the property's attached garage. The property is located in the Two-Family (R-2) Zoning District, which normally requires an 8' side yard setback. The Variance request also involves a proposal to allow the accessory apartment use and the principal use (single-family home) to share the existing off-street parking, which consists of a three stall deep, single lane driveway, and one interior parking space. The single-family home use requires two off-street parking spaces, one of which must be in a garage, and the proposed accessory apartment requires a single un-covered space. Stacking of the required spaces for the different dwelling units is not normally allowed.

Parcel Number: 55-100-0030. The legal description of record for this property is as follows: Lot 3, Block 6, of BOXRUD'S SUBDIVISION of part of LOT 16 of AUDITOR'S SUBDIVISION OF BLOCK 5 OF FREEBORN & CO'S ADDITION to the City of Red Wing, Goodhue County, Minnesota. More commonly known as 1121 Central Avenue.

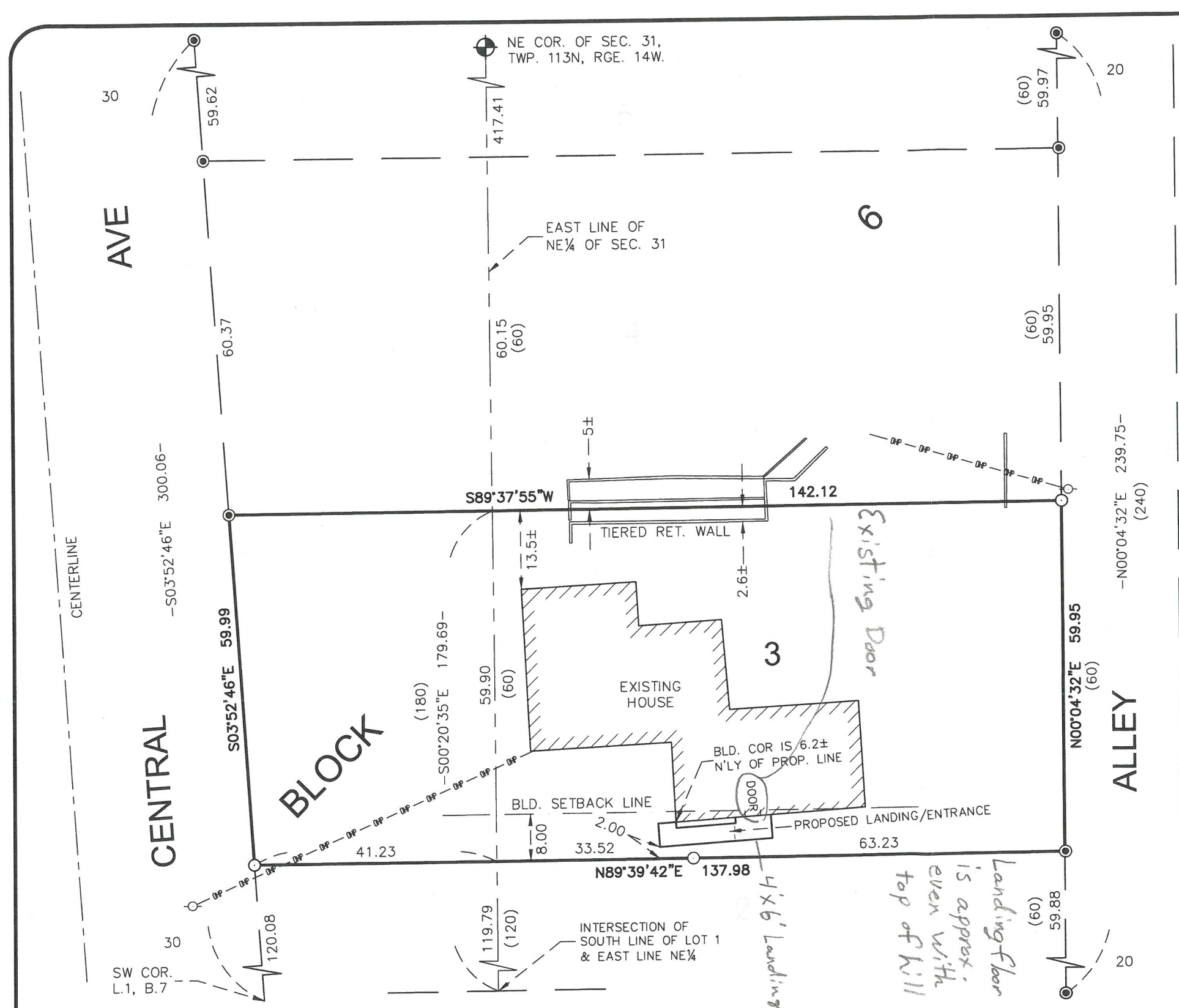
Written or oral comments to said Variance may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be duly considered and evaluated before any formal action is taken by the Planning Commission/Board of Adjustments. This meeting will also be held virtually. If you wish to share a public comment regarding the proposal, you may send an email with your comments by 3:00 p.m. on Tuesday, March 17, 2026, to steve.kohn@redwingmn.gov or by calling 651-385-3622 to leave your contact information and a voicemail with your comments. You may also request a link to join the meeting via Webex. For Variance requests, the Planning Commission serves as the Board of Adjustments. All findings and decisions of the Board of Adjustments concerning variances shall be final; the proposal will not be reviewed by the City Council.

Melissa Hill
City Clerk
City of Red Wing, Minnesota

Date: **March 2, 2026**

Publish once in the Republican Eagle: **March 7, 2026**

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

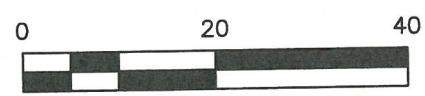


LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER.
- (60) DENOTES BEARING AND/OR DISTANCE OF RECORD.
- DENOTES POWER POLE.
- DP- DENOTES OVERHEAD POWER LINE.
- ▬ DENOTES RETAINING WALL.

PROPERTY DESCRIPTION OF RECORD (DOC. NO. 708264)
 Lot three (3) Block six (6) of Boxrud's Subdivision of part of Lot sixteen (16) of Auditor's Subdivision of Block five (5) of Freeborn & Co.'s Addition to Red Wing, according to the plat.

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



path: S:\Share\PLATS\BOXRUDS SUBD\ANDREW SNYDER\ANDREW SNYDER.dwg

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

CERTIFICATE OF SURVEY FOR:
ANDREW SNYDER
 1121 Central Ave

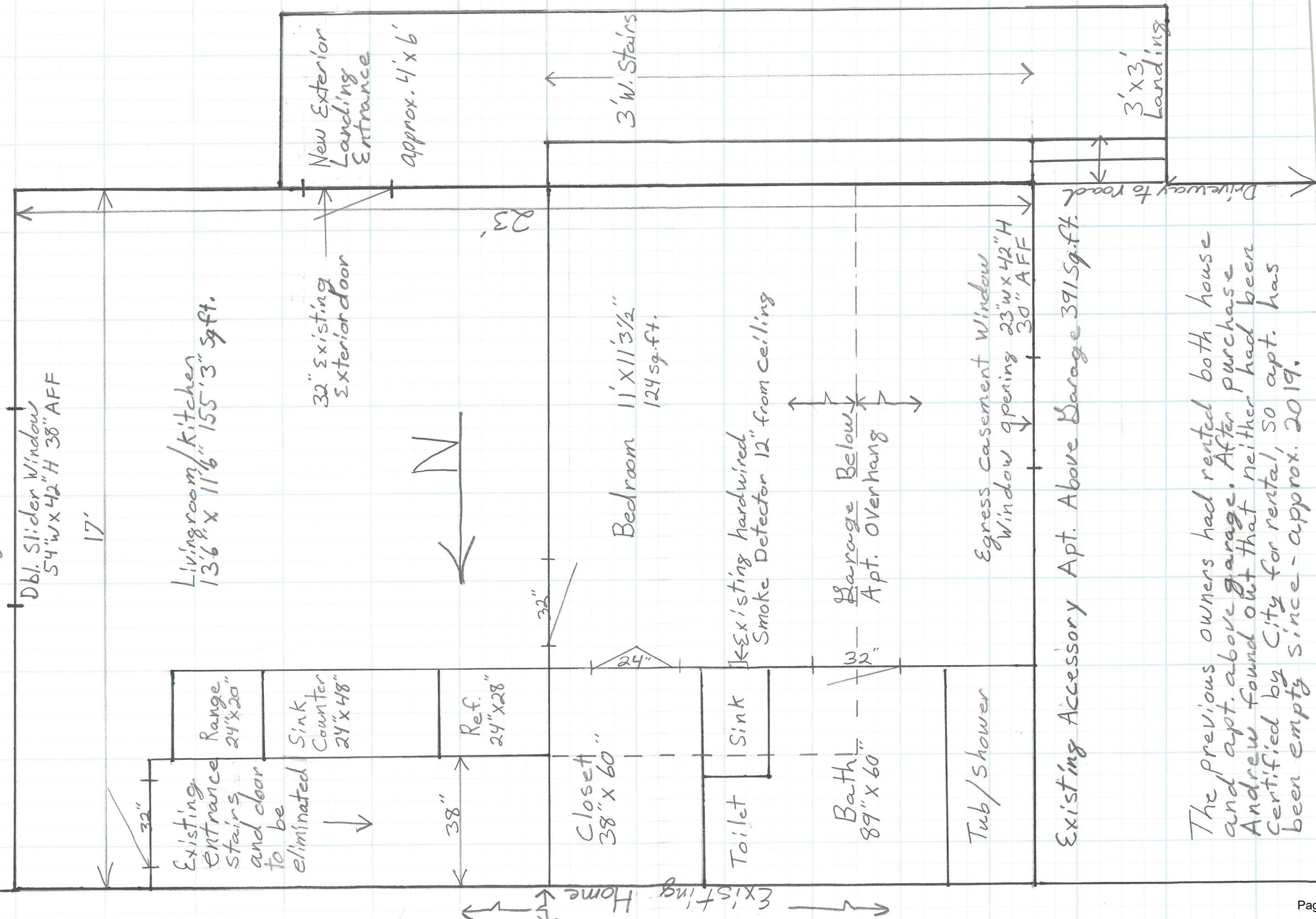
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

 Marcus S. Johnson
 Minnesota License No. 47460
 Date: February 20, 2026

W.O.# 26-186 DRAWING NUMBER S-12451
 SHEET 1 OF 1 SHEETS

Homeowner - Andrew Snyder
1121 Central Ave
Red Wing Mn.

Contact Clete Weatherly - Grandparent
612-384-3328



The previous owners had rented both house and apt. above garage. After purchase Andrew found out that neither had been certified by City for rental, so apt. has been empty since - approx. 2019.

Snyder Variance Request

Central Avenue

1121

Expansion Limit

9'







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

Submitted to the Red Wing City Council

(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

Medium = 6 to 15 hours

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 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	Land Development Feasibility Analysis <ul style="list-style-type: none"> - Identify areas ideal for residential development - Citywide analysis of sites and areas with barriers to development - Identify sites for rezoning/redevelopment - Identify sites for annexation - Develop site readiness index scoring for potential development sites - Develop implementation roadmap 	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"> - Bay View Nursing Home - Jefferson School - Maltery - Highway 61/19 site - Bauer Built - Sites in West End and downtown for multifamily 	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"> - Area Surrounding the Spring Creek Road/Hwy 61 Intersection (south of Hwy 61) - Rezone to support future residential development <ul style="list-style-type: none"> o Sites for high density (RM-3 zoning) o Site for Three Rivers o Briarwood PUD o MN State College SSE o Jefferson School o Hope Heights (evaluate if project is infeasible as proposed) 	2026+	Medium	1	Goal 2.a Goal 3.a Goal 5.c	4.A.1.
Regulatory Review	Zoning Ordinance update: <ul style="list-style-type: none"> - Increase opportunities for all types of housing - Unhoused/recovering individuals 	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"> - Residential housing design and size standards - Residential driveway and parking standards - Goat browsing for conservation management/weed control 					
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



TO: Red Wing Advisory Planning Commission Members

FROM: Steve Kohn, Planning Manager; and Brandy Howe, Community and Economic Development Facilitator

DATE: March 13, 2026

Meeting Date: March 17, 2026

ITEM: 07.B.

Title

Discussion and Direction – Potential Definition Revisions and District Allowances Related to Emergency Housing, Supportive Transitional Housing, Community Center, Community Services, and Small-Scale Food Production

Attachments

- Draft Ordinance with Proposed Text Amendments

Purpose

Staff is working on zoning text amendments to clarify and modernize land use definitions related to community services and community centers, emergency sheltering, small scale food processing, and transitional housing, while maintaining consistency with the City's broader zoning framework and land use goals.

Discussion

Based on past discussions with the Planning Commission over the past several months, staff has put together a draft ordinance addressing multiple issues addressing emergency housing, transitional housing, community services, community centers, and small-scale food production. Staff is requesting Planning Commission comments and direction.

Ordinance No. _____, Fourth Series

AN ORDINANCE AMENDING CHAPTER 11 – ZONING OF THE RED WING CITY CODE

THE CITY COUNCIL OF THE CITY OF RED WING DOES ORDAIN:

SECTION 1: Chapter 11 of the City Code is hereby amended by deleting the ~~over struck~~ language and inserting the underlined language as shown below:

SECTION 2: Strike the definition for “Community Center” in Section 10-020 and renumber subsequent definitions accordingly.

~~**41. Community Center.** A place, structure, area, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.~~

SECTION 2: Strike the definition for “Community Services” and create new definitions for “Community Center”, “Community Services”, “Emergency Housing,” and “Small-Scale Food Production” to Section 10-040 and renumber subsequent definitions accordingly.

~~Community Services. Establishments of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (for instance, any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, non-profit, or charitable nature. Accessory uses may include offices, meeting areas, food preparation areas, parking, health and therapy areas, day care uses, and athletic facilities. Examples include libraries, museums, senior centers, community centers, police stations, fire stations, social service facilities, post offices, and environmental centers.~~

Community Center. A place, structure, or facility designed and operated primarily for public assembly, recreation, social interaction, or civic engagement, and intended to accommodate gatherings, events, classes, or activities serving significant segments of the community. Community Centers may include facilities for meetings, performances, recreation, educational classes, or social events, and may be operated by public, nonprofit, or private entities. Accessory uses may include offices, meeting rooms, food preparation or concession areas, athletic or recreational facilities, day care uses, and parking. Community Centers do not include facilities primarily engaged in the delivery of social services, counseling, or assistance, which are classified as Community Services.

Community Services. Establishments of a public, nonprofit, or charitable nature that provide social, civic, educational, health, cultural, or humanitarian services to the general public or defined community populations. Community Services are characterized by the delivery of

services, programs, counseling, or assistance, rather than by assembly, recreation, or residential occupancy. Community Services generally provide services on site or have employees present on a regular basis, and such services are ongoing rather than limited to special events. Accessory uses may include offices, meeting rooms for program activities, food preparation areas, parking, health and therapy areas. Community Services do not include facilities primarily designed for public assembly, recreation, or social gathering, which are classified as Community Centers.

Emergency Housing. A facility that provides temporary, short-term sleeping accommodations to individuals or households on an as-needed basis, operated under continuous staff supervision, and intended to address immediate housing instability or emergency shelter needs. Emergency Housing does not establish residency, tenancy, or dwelling units, and is not intended for long-term habitation. Occupancy is temporary and episodic, without the assignment of permanent rooms or beds, and without the formation of a household or living unit as defined by this Chapter. Emergency Housing may include limited ancillary services incidental to overnight accommodation, such as supervision, basic hygiene facilities, or referrals to external services, but shall not function as transitional housing, permanent housing, supportive transitional housing, or a group residential facility.

Small-Scale Food Production. A use involving the preparation, processing, assembly, packaging, or manufacture of food or beverage products within an enclosed building containing 12,000 square feet or less of gross floor area, where production activities are primary and on-site retail sales to customers may occur. The use may include storage and wholesale distribution. This category does not include light or heavy industrial processing, large-scale distribution centers, or outdoor storage.

SECTION 3: Strike the definition of “Halfway House” and replace it with “Supportive Transitional Housing” in Section 10-040 and renumber subsequent definitions accordingly.

~~**Halfway House.** An establishment providing accommodations, rehabilitation, counseling, and supervision to persons suffering from alcohol or drug addiction, to persons reentering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders.~~

Supportive Transitional Housing. A residential facility that provides time-limited housing and structured supervision to individuals transitioning from incarceration, institutional care, or treatment programs to independent living. Supportive Transitional Housing is intended to support rehabilitation, reintegration, and stabilization through a combination of housing, supervision, and required participation in programs or services. Occupancy in Supportive Transitional Housing is residential in nature, may involve assigned sleeping rooms or beds, and may include conditions of stay such as curfews, program participation, or behavioral requirements. Supportive Transitional Housing is not a correctional facility, but may operate pursuant to court orders, agency referrals, or contractual agreements with public or nonprofit entities.

SECTION 4: Amend Section 25-020 to add the following land uses to the Residential Zoning District Use Classification Chart.

Land Use Category	R-1	R-2	RM-1	RM-2	RM-3	Add'l Regs
Institutional Residential						
<u>Halfway House Supportive Transitional Housing</u>	NP	C	C	C	C	<u>55-165</u>
Institutional and Public						
<u>Community Center</u>	NP	C	C	C	C	
Community Services	NP	C	C	C	C	
<u>Emergency Housing</u>	NP	NP	NP	C	C	<u>55-166</u>

SECTION 5: Amend Section 30-020 to add the following land uses to the Commercial and Mixed Use Zoning District Use Classification Chart.

Land Use Category	B-1	B-2	B-3	MC	MCT	Civic	RF	Add'l Regs
Residential								
<u>Supportive Transitional Housing</u>	NP	C	C	NP	NP	C	NP	<u>55-165</u>
Institutional and Public								
<u>Community Center</u>	NP	CC	CC	CC	CC	CC	NP	
Community Services	P	P	P	P	P	P	P ⁷	
<u>Emergency Housing</u>	NP	NP	C	NP	NP	C	NP	<u>55-166</u>
Commercial								
<u>Small-Scale Food Production</u>	NP	P	P	P	C	NP	NP	<u>55-195</u>

7. If use is part of the Upper Harbor Master Plan for the area approved by the City Council on May 14, 2007.

SECTION 6: Create new Section 55-165 establishing performance standards for Supportive Transitional Housing.

55-165 Supportive Transitional Housing. Any application to establish a Supportive Transitional Housing use, where permitted under this Chapter, shall comply with the following special provisions:

- A) Supportive Transitional Housing shall not be located on the ground floor of a building with primary street frontage in the Downtown Historic District or Red Wing Historic Mall District as established by Chapter 16 of City Code.

B) Outdoor gathering areas shall be supervised and screened when adjacent to residential uses.

SECTION 7: Create new Section 55-166 establishing performance standards for Emergency Housing.

55-166 Emergency Housing. Any application to establish Emergency Housing, where permitted under this Chapter, shall comply with the following special provisions:

- A) Emergency Housing shall not be located on the ground floor of a building with primary street frontage in the Downtown Historic District or Red Wing Historic Mall District as established by Chapter 16 of City Code.
- B) Outdoor gathering areas shall be supervised and screened from adjacent properties and public spaces.
- C) The facility shall comply with all building, fire, and life-safety codes applicable to residential occupancy.

SECTION 8: Create new Section 55-195 establishing performance standards for Small-Scale Food Production.

55-195 Small Scale Food Production. Any application to develop a site as Small Scale Food Production, where permitted under this Chapter, shall comply with the following special provisions:

- A) **Enclosed Operations** All production, processing, packaging, and storage activities shall occur entirely within a fully enclosed building. No outdoor processing or outdoor storage of materials, equipment, or waste is permitted.
- B) **Retail Component.**
 - 1) Small-Scale Food Production uses occupying a main/street level of a building in the Downtown Historic District, established in Chapter 16 of City Code, must maintain a main/street level retail presence and shall be required to be open to the public during normal business hours.
 - 2) The required retail area for Small Scale Food Production uses located in the Downtown Historic District, established in Chapter 16 of City Code, shall be located along the primary street frontage and positioned at the front of the building to maintain an active streetscape presence.
- C) **Wholesale and Distribution.** Wholesale distribution shall be related to on-site production. The use shall not function primarily as a warehousing or distribution center.

SECTION 9: 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 _____, 2026.

Adopted this _____ day of _____, 2026.

Janie Farrar, Council President

ATTEST:

Melissa Hill, City Clerk

(seal)

Presented to the Mayor at _____ on this _____ day of _____,

2026. Approved this _____ day of _____, 2026.

Gary James Iocco, Mayor

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