



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, April 21, 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 from the March 17, 2026, Regular Meeting

6. Public Comment

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

7. Motions & General Business

7.A. Public Hearing - Motion to Recommend Approval of Interim Use Permit for a Short Term Rental at 781 E. 7th Street, Red Wing for Kelli & Jerod Gadiant.

7.B. Public Hearing - Motion to Recommend Approval of an Interim Use Permit for a Short Term Rental Use at 420 Riedell Court, Red Wing, MN, for Cheri Brinkman.

7.C. Public Hearing - Consider a Zoning Ordinance Text Amendment Related to Emergency Housing, Supportive Transitional Housing, Community Centers, Community Services, and Small-scale Food Production Operations.

7.D. Public Hearing - Conditional Use Permit Amendment Request by Northern States Power/Xcel Energy for its Ash Disposal Operation Adjacent to Bench Street

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

8. Communication Items

8.A. 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
March 17, 2026**

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

Commissioners Absent: Commissioner Brad Wronski (excused absence)

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

1. Call to Order

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

2. Pledge of Allegiance

Chair Seaberg led the recitation of the Pledge of Allegiance.

3. Roll Call

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

Commissioner Wronski previously indicated he would be absent.

4. Approval of Agenda

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

5. Approval of Minutes

A. Motion to Approve February 17, 2026, Regular Meeting Draft Minutes.

B. Motion to Approve February 25, 2026, Workshop Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Langer, to approve the regular meeting minutes from February 17, 2026, and the workshop meeting minutes from February 25, 2026, as presented. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

6. Public Comment

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

A motion was made by Commissioner Langer, seconded by Commissioner Guerber, to close the public comment period. A vote was conducted, and the motion carried

unanimously by a vote of 5:0.

7. Motions & General Business

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

Planning Manager Kohn provided background information. Manager Kohn stated the first item is a variance request submitted by Red Wing Construction on behalf of Bill and Kelsey McDonald for the property at 5840 Collischan Road. Manager Kohn explained that three variances are involved, all related to existing buildings on the site. The existing home on the property is vacant, in poor condition, and uninhabitable; the applicants intend to demolish it and convert two former art studios, formerly belonging to an internationally known artist, into living space. The western studio would become the principal structure, with a kitchen and sleeping space added. The northeastern studio would be used as living space without sleeping quarters and would remain an accessory building. Because the change of use reclassifies one accessory building as the principal structure, a two-foot variance is required for the northeastern studio, which sits eight feet from the new principal structure rather than the required 10 feet. Manager Kohn noted that the applicant and contractor are aware that special fire-rated construction may be required to meet building code, and staff will work with the building official and building inspector to ensure proper fire ratings.

Manager Kohn described the second variance, involving the garage/shed on the southern portion of the property. The western portion of the garage will be retained and given a new roof; the eastern section will be rebuilt in essentially the same footprint, shifted slightly south to maintain a consistent seven-foot setback across the structure. This requires a three-foot variance from the required 10-foot setback. Manager Kohn described the third variance, related to the front yard setback from Collischan Road. The property is unusual in that Collischan Road runs through the middle of the parcel, and there is a 100-foot-wide strip of property, formerly a railroad right-of-way, between the road and the lower portion of the property. Staff assumed a 66-foot right-of-way consistent with the National Register reference and the surveyor's notation, placing the front yard setback at 50 feet. The corner of the existing and proposed garage/shed sits approximately 30 feet, four inches from the right-of-way, requiring a variance from the 50-foot standard. Manager Kohn stated that staff from Community Development, Engineering, Police, and Public Works reviewed the application and had no concerns. Staff recommended adoption of Resolution No. 2026-1.

Commissioner Langer asked whether there is any concern about flooding given the property's location near the floodplain. Manager Kohn stated that the floodplain is located to the south of the building area and that the buildings sit at a higher elevation; the floodplain does not affect the area where the buildings are located.

Commissioner Soper asked whether the easement situation along Collischan Road poses any future risk to the property owners' ability to use the property.

Manager Kohn stated that the buildings remain more than 30 feet from the right-of-way, which is a reasonable setback, and that the road serves only a small number of residential properties and a boat launch. Manager Kohn noted that while there has been some discussion of a trail corridor from Red Wing to Hastings, other routes along the railroad are more likely, and the road itself is narrow with significant grade constraints that make widening unlikely.

Chair Seaberg opened the Public Hearing.

No one wished to address the Commission. No written comments had been received prior to the hearing, and no one was present online via Webex.

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

Planning Manager Kohn reviewed the next steps in the process and the anticipated timeline.

Commissioner Langer expressed enthusiasm for the project, comparing it to renovation programs that transform historically significant structures in unique settings. Commissioner Guerber agreed.

Commissioner Soper stated his question to Manager Kohn was intended to ensure the owners would not face future complications with their investment. Chair Seaberg noted appreciation for the information provided regarding fire code compliance, which had been his primary concern.

A motion was made by Commissioner Langer, seconded by Commissioner Soper, to adopt the Findings of Fact and approve the variance request as presented. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

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

Planning Manager Kohn provided background information. Manager Kohn stated the second variance request was submitted by Andrew Snyder of 1121 Central Avenue. The request involves two variances: a building setback variance to allow the construction of an exterior stairway along the southern property line with a 2-foot side yard setback, and a parking variance to allow the accessory apartment and the principal single-family use to share the existing off-street parking. Manager Kohn explained that an accessory apartment above the attached garage was constructed prior to the applicant purchasing the property approximately seven years ago. The unit was never permitted and was not registered in the City's Rental Housing Program. The applicant learned of this after purchase, the tenant moved out, and the unit has been vacant for

approximately six to seven years. The applicant would like to rent the unit again and is working through the permitting process to do so.

Manager Kohn explained that the property currently has an internal stairway providing access to the upper unit. The applicant would like to close off that interior access and construct an exterior stairway along the southern property line to an existing upper-level door. Because the garage sits six feet from the property line, the proposed three-foot-wide stairway with landing would result in a two-foot setback, where eight feet is normally required. Manager Kohn noted that the property has a long, narrow single-lane driveway that can accommodate up to three stacked vehicles plus one interior garage stall, for a total of four spaces. However, stacking is not permitted when two separate dwelling units share parking. Expanding the driveway to the south is not feasible due to a steep bank and limited space, and expanding into the front yard is not permitted by the Zoning Ordinance. Manager Kohn stated that staff from Community Development, Engineering, Police, and Public Works reviewed the proposal and had no concerns. Staff recommended adoption of Resolution No. 2026-2.

Commissioner Langer asked whether the neighbors had been contacted. Manager Kohn stated that the applicant had intended to reach out to the neighbors but that no response had been received, and no one was present at the meeting or online via Webex.

Commissioner Langer noted that the stairway would require some excavation into the hillside to accommodate footings. Manager Kohn confirmed that the construction will be tight given the slope, and that leaving the stairway indoors was the only alternative, which the applicant wishes to avoid.

Chair Seaberg opened the Public Hearing.

No one wished to address the Commission. No written comments had been received prior to the hearing, and no one was present online via Webex.

A motion was made by Commissioner Guerber, seconded by Commissioner Soper, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

Commissioner Guerber stated the applicant clearly faces practical difficulties given the topography of the land and the relationship of the property to the neighboring structure, and expressed support for the request.

Commissioner Soper noted that the elevation difference between the properties reduces any privacy impact from the stairway, as the neighboring property sits at a similar grade, and stated he saw no reason to deny the request. Chair Seaberg expressed support as well.

A motion was made by Commissioner Hintz, seconded by Commissioner Guerber, to adopt the Findings of Fact and approve the variance request as presented. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

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

Planning Manager Kohn stated the 2026-2030 Five-Year Work Plan has been reviewed by the Commission over the past several weeks, and no changes have been made since the last review. Manager Kohn requested a motion to adopt the work plan as drafted.

Chair Seaberg invited comments or additions from the Commission. None were offered.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz, to adopt the 2026-2030 Five-Year Work Plan as drafted. A vote was conducted, and the motion carried unanimously by a vote of 5:0.

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.

Planning Manager Kohn provided background information. Manager Kohn stated this item has been discussed at the Commission's last several meetings and at the February 25, 2026, workshop. Manager Kohn noted that Community and Economic Development Facilitator Howe prepared the majority of the draft ordinance, with additional editing by Manager Kohn. Manager Kohn reviewed the proposed changes on screen, noting that no substantive changes have been made since the last review.

Manager Kohn explained that the definition of Community Center is being moved from the general definitions section (Section 10-020) to the use definitions section (Section 10-040) to make it an active use definition. The existing definition of Community Services is being replaced with a revised definition that more clearly distinguishes service delivery from assembly and recreation. A new definition for Emergency Housing is being added to address temporary, short-term overnight accommodations, a use that was removed from the Community Services definition approximately ten years ago and has not been addressed in the Code since. Manager Kohn noted that representatives of Hope and Harbor reviewed the Emergency Housing definition at the workshop and found it appropriate.

Manager Kohn reviewed the proposed district allowances. For residential districts, Supportive Transitional Housing, formerly defined as a halfway house, would not be permitted in R-1 but would be a conditional use in all other residential districts, consistent with current regulations. Community Center would

not be permitted in R-1 but would be a conditional use in all other residential districts. Emergency Housing would not be permitted in R-1, R-2, or R-M1, but would be allowed as a conditional use in R-M2 and R-M3. For commercial and mixed-use districts, Supportive Transitional Housing would not be permitted in B-1, the Riverfront District, or the MC and MCT districts, but would be a conditional use in B-2, B-3, and the Civic district. Community Center would be a certificate of compliance in most commercial districts, with the exception of B-1 and the Riverfront District. Community Services would be permitted in all districts. Emergency Housing would not be permitted in B-1, B-2, the MC, MCT, or Riverfront districts, but would be a conditional use in B-3 and the Civic district.

Manager Kohn reviewed the proposed regulations for Small-Scale Food Production, noting the square footage threshold was reduced from 20,000 to 12,000 square feet to better reflect the scale appropriate for B-2 and B-3 districts. Manager Kohn stated that any Small-Scale Food Production use on the ground floor in the Downtown Historic District would be required to maintain a retail component and active street presence. Wholesale distribution would be permitted only in connection with on-site production.

Manager Kohn reviewed the additional performance standards proposed for Supportive Transitional Housing (Section 55-165) and Emergency Housing (Section 55-166), including prohibitions on ground-floor locations in the Downtown Historic District and the Red Wing Historic Mall District, and requirements for supervised and screened outdoor gathering areas.

Commissioner Langer asked about the "P7" notation in the district allowance chart. Manager Kohn explained that P7 refers to uses that are permitted only if they are part of the Upper Harbor Master Plan, as the Riverfront District was approved with reference to that plan and only uses specifically called out in it are allowed.

Commissioner Soper asked for examples of R-M1 zoning in Red Wing. Manager Kohn stated that most multifamily buildings in the City, including those near Southeast Technical College, are zoned R-M1. Manager Kohn noted that R-M2 properties are limited, and there is currently no R-M3 zoning in the City.

Commissioner Soper asked for examples of MC and MCT zoning. Manager Kohn stated that the MC district runs along Old West Main Street from the stoplight at Main Street to just past Jefferson Street, and then continues on the far side of Withers Harbor Drive. The MCT district covers the stretch of Old West Main Street between those two MC segments, running to Withers Harbor Drive.

Chair Seaberg invited comments from representatives of Hope and Harbor who were present in the audience. A representative of Hope and Harbor stated that the definitions work well for their organization and that the district allowances appear appropriate.

The Commission expressed general support for the draft ordinance and directed staff to schedule a public hearing at the April meeting.

E. Discussion and Direction – Potential RM-3 Rezoning Sites.

Planning Manager Kohn provided background information. Manager Kohn stated that staff has identified four sites that rose to the top of a suitability review based on criteria including connectivity and utility availability, and that these sites were discussed at the February 25, 2026, workshop. Manager Kohn noted that a land development feasibility analysis is currently underway and that it may be premature to schedule public hearings on rezonings at this time.

Manager Kohn described the four sites. The first site is a vacant platted lot to the west of Menards in the MedTech Park, currently zoned B-2 and part of the Menards Planned Unit Development (PUD), but shown as high-density residential in the Comprehensive Plan. Manager Kohn noted the site has some elevation challenges and that access could potentially be provided from Old Tyler Road rather than through the Menards lot. Community Development Director Klatt noted that the site was originally anticipated for commercial use but has remained vacant for approximately 20 years, and suggested that amending the PUD to allow multifamily residential while preserving some flexibility could be worth exploring. Commissioner Langer stated this is her preferred site and asked about its size. Director Klatt stated the site is between seven and eight acres.

Manager Kohn explained that the second site is the former Bayview Nursing Home property, located north of the former St. John's Hospital site. Manager Kohn stated the site's density potential lies in its height, as the property is four to five stories from the alley but only two stories from 4th Street due to the slope. Director Klatt noted that two developers have looked at the building; one indicated the building is not reusable and would require demolition with financial assistance to make the project viable, while the second indicated a conversion might be possible but would require significantly higher density than currently allowed.

Commissioner Langer asked about the size of the Bayview site. Manager Kohn estimated it is approximately one and one-quarter to one and one-half acres.

Commissioner Langer also asked whether there had been any discussion of a boutique hotel use. Manager Kohn stated that while that discussion has come up for other downtown-adjacent sites, the Bayview site's distance from other commercial uses would make a hotel use less viable there.

Manager Kohn stated the third site is the Jefferson School property, currently zoned R-2. Manager Kohn stated the Port Authority is completing due diligence on the property, including a Phase One environmental review and a building

condition assessment. Director Klatt stated the Port is also investigating whether the building qualifies for listing on the National Register of Historic Places, which would open up historic tax credit opportunities. Director Klatt noted the Port has until approximately the end of June to decide whether to proceed with acquisition, and that developer outreach and a potential Request for Proposals process would follow. Director Klatt stated the Comprehensive Plan's goal is to preserve the school building if feasible. Manager Kohn noted the site is approximately two acres, including potential parkland.

Manager Kohn added that the fourth site is the Briarwood Planned Unit Development, which is approximately one-third developed after more than 20 years. Manager Kohn described the potential to concentrate higher-density development on the point of the Briarwood site, which has views and proximity to commercial activity, while allowing single-family or townhouse development in other portions of the PUD. Connecting Kosec Drive through to the Briarwood area would benefit the broader neighborhood by improving utility access and reducing traffic pressure at the existing service road intersection.

Chair Seaberg noted that the Commission's chair and vice chair have been asked to participate in the land development feasibility analysis being conducted by the City's consultant, NEOO Partners. A meeting with the consultant had been scheduled but was postponed due to the blizzard and has been rescheduled for March 30, 2026, at 1:00 p.m. Chair Seaberg noted that up to three Commission members may attend without triggering open meeting requirements, and asked for a third volunteer.

Commissioner Guerber indicated availability. Commissioner Soper indicated he was not available.

Chair Seaberg confirmed that he, the vice chair, and Commissioner Guerber would attend.

Director Klatt stated that the City Council has emphasized the desire to see the Planning Commission move forward with action on residential rezonings in the first half of the year, and that staff intends to continue reporting to the Commission on these sites as the feasibility analysis progresses. Director Klatt agreed that it is premature to schedule hearings at this time but indicated the Commission should expect further discussion in the coming months.

Commissioner Soper thanked staff for keeping the Commission accountable to the work plan.

Commissioner Langer expressed that the work feels increasingly tangible and that the volume of information and the number of sites under consideration reflects significant effort by staff.

Chair Seaberg thanked the Commission and staff for their work on this item.

8. Communication Items

A. Status Report.

Community Development Director Klatt provided updates on several redevelopment projects.

Director Klatt reported that the City Council awarded a demolition contract for the former research building at the Highway 19/61 site at its meeting last month. Pre-demolition permitting activities have been completed, and the contractor is expected to begin demolition work the following week, weather permitting. Director Klatt noted that the City has secured a Memorandum of Understanding from MnDOT related to a right-of-way line adjustment and access issues on the site, and that a replat will be brought before the Planning Commission later in the year. Director Klatt noted that the City is also working to preserve the ability to use Tax Increment Financing (TIF) for future redevelopment on the site, which requires that a portion of the area remain covered by substandard buildings at the time a TIF district is created.

Director Klatt reported that the Port Authority is completing due diligence on the Jefferson School property, including a Phase One environmental review, building condition documentation, and an investigation into National Register of Historic Places eligibility. The Port has until approximately the end of June to decide whether to proceed with acquisition. Developer outreach and a potential Request for Proposals process would follow.

Director Klatt reported that the Hope Heights development, the former hospital site on 4th Street approved by the City Council last year, is still working through a development contract with City staff. The developer was not successful in obtaining a utility grant from the State but is pursuing additional fundraising. Director Klatt noted that one lot off of Minnesota Street is already platted and buildable, and the developer is working to secure a building permit for the first structure on that lot.

Director Klatt reported that the Maltrey development project is still proceeding. Extensions through the end of June have been tentatively granted on the City's grant through the Minnesota Department of Employment and Economic Development. Some initial demolition work is expected to begin on the site within the next one to two months.

Director Klatt provided an update on the Office of Energy Transition Grant study being conducted by NEOO Partners. The consultant has completed preliminary analysis and is planning a site visit to Red Wing on March 30, 2026, to meet with staff and stakeholders, including up to three members of the Planning Commission.

B. Commissioner Comments.

Chair Seaberg noted that Commissioner Hintz is dealing with a health matter and asked the Commission to keep him in their thoughts. Chair Seaberg also wished the Commission well for the upcoming baseball season.

C. Council Liaison Comments.

No additional commissioner comments were offered.

9. Adjournment

Chair Seaberg adjourned the meeting at 8:18 p.m.



Planning Commission Meeting, April 21, 2026



Agenda Item

7A. – Public Hearing - Interim Use Permit Request to Operate a Short-Term Rental at 781 E. 7th Street.

Action Requested

Motion to Adopt Staff Recommendation

Prepared By

Lisa Acker, Permits and License Manager

Attachments

- Public Hearing Notice
- Buffer Zone Map
- Submittals – Floor Plans, Exterior Photo
- Aerial Photo – Parking
- MN Realty Co Property Listing, Hastings - Post remodel - 2025
- Zillow Property Listing – Time of original sale - 2024
- STR Regulations (Division 55-119)

Background

Kelli and Jerod Gadiant, River Retreat Rentals, 1901 Red Fox Drive, Red Wing, has applied to allow a “Short-Term Rental” use at 781 E. 7th Street. The applicant is specifically proposing to operate a Short-Term Rental by leasing the three-bedroom structure to guests on a short-term basis. The property will not be occupied by the owner during rental periods. They will manage the property. The property is zoned Two Family Residential (R-2); the Red Wing Zoning Ordinance requires an IUP for Short-Term Rentals in the R-2 District.

Short-Term Rentals: An entire dwelling unit or room within a larger dwelling unit where transient lodging is provided for compensation for stays of between one and 30 consecutive nights, and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel, boarding house, or bed and breakfast. A short-term rental can be owner-occupied or non-owner-occupied.

The home is currently a three-bedroom home, three-bathroom home based on the floor plan included in the application. The maximum number of guests allowed to stay on the property

during a rental is seven, based on Division 55–119 regulations of two guests per bedroom, plus one (3 bedrooms x 2 + 1 additional guest). The application states the site can accommodate five off-street parking stalls (with vehicle stacking) and one in the shared garage.

The applicants have not requested permission to hold events at the site.

Analysis

The property is zoned R-2, which was intended for two-family and single-family dwellings and moderate density apartments and condos. The property is .67 acres and the lot measures approximately 60' W x 400' L. It is a long lot with woods and hillside and borders the bluff. The homes in this area are on deep narrow lots, with homes near each other. This particular property has a shared driveway and shares a two-stall garage that sits on the property line between 781 E. 7th and 787 E. 7th. It does appear there is a fence, of unknown type, and some trees between 781 E. 7th and the property to the west. All the homes are oriented facing a well-travelled E. 7th Street and their backyards are also aligned. Any activity that would transpire would be like a single-family home.

No major exterior changes to the structure or property were noted on the application. However, staff were made aware that improvements, requiring building, mechanical, plumbing, and electrical permits, had likely been made to the interior of the property. No building, mechanical, or plumbing permits were issued by the City of Red Wing; the State of Minnesota issues electrical permits. Through the review process, staff did an online search and located the original sales listing on multiple platforms (with photos) stating the structure was a two-bedroom, two-bathroom home when sold in 2024. The floor plan submitted with this permit application is for a 3-bedroom, 3-bathroom home. Staff also located a more recent listing, with photos, of the property. This listing is for the home as a 3-bedroom, 3-bathroom home. The photos in the new listing show the property has undergone significant improvements including new windows, new exterior doors, adjustments to the kitchen space, the addition of a bathroom, addition of some owner's suite improvements, and conversion of the former dining room to another guest room.

These improvements would not be an issue except it appears that all this work was completed without the owners obtaining a single building, mechanical, plumbing, or electrical permit. Staff doesn't know if the work was done by the homeowner or by licensed contractors and none of the work was inspected by the City of Red Wing. Chapter 4 of City Code and MN Statutes require permits to be pulled for these types of projects. MN Statutes also indicates that electrical, plumbing, and mechanical work must be completed by a licensed contractor unless the work is done in the owner's primary residence. This is not the owner's primary residence and Goodhue County property tax records indicate it was purchased for rental/investment. Division 55-119 states a short-term rental must comply with all applicable building code. Due to the amount of work completed on this home without building permits, staff cannot say this home complies with all building codes without a thorough inspection and proof the building, plumbing, electrical, and mechanical work was completed by licensed contractors.

Staff from Public Works, Community Development, Engineering, and Fire reviewed the proposal and general site development plans and were concerned about the safety of guests in a short-term rental that had been remodeled without building permits or plan review. The property did pass the Minnesota Department of Health inspection on March 5, 2026, to move forward with the state licensing process. However, the state plan review check list consists of items such as

screens on windows, no peeling paint, location of smoke detectors, having a fire extinguisher, drinkable water, smooth and easy to clean surfaces, finished walls, proper lighting, and proper bathroom facilities. A copy of their license application was submitted showing the state inspectors approval on March 5, 2026. On April 14, 2026, Kelli Gadiant brought staff a copy of her MDH license. Staff expressed concern that a license had been issued by the state prior to City approval and mentioned the number of bedrooms and bathrooms changes. Ms. Gadiant implied that all the work done on the structure did not require construction permits. Staff contacted MDH and spoke with Heather Flueger, Public Health Sanitarian 3, who inspected the home. Ms. Flueger was under the impression that the applicants had already received city approval for the Short Term Rental. Approval from the local unit of government granting approval of the home to be rented out is required by MDH. Since 781 E. 7th Street does not have city zoning approval yet, MDH has placed their license on hold, as of April 16, 2026, until proof of zoning approval is received from the City of Red Wing.

At this time, this proposal does **NOT** meet all the requirements found in Division 55-119. However, the property does meet the requirements for providing two off-street parking spaces for this use (one parking space per two guest rooms). There is only one other short-term rental at 738 Wilkenson Street in the area, but it is beyond the 400' radius and thus the spacing requirements found in Division 55-119 have been met. We currently have less than 50 registered short-term rentals as well.

The Comprehensive Plan does not specifically address this property or situation. The Comprehensive Plan does encourage continued maintenance and investment in structures and neighborhoods. The proposed use of the property appears to be consistent with the use character of the residential neighborhood. Based on these characteristics, it appears the proposed IUP is consistent with the Comprehensive Plan.

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

1. The extent, location, and intensity of the use will be in substantial compliance with the comprehensive plan. **It appears that the proposal is consistent with the Comprehensive Plan. The proposed use will function in a manner similar to the former full-time residential use.**
2. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. **The site provides at least two (2) off-street parking stalls and has adequate access from E. 7th Street.**
3. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger public health, safety, and general welfare. **The proposed use will not change the physical character of the property and will function in a manner like the former full-time residential use. However, until all required construction permits have been pulled, and the work completed requiring such permits has been inspected, staff cannot ensure there is no danger to public health, safety, and general welfare. A condition of approval has been drafted that addresses this issue. Occupation of the Short-Term Rental cannot take place until**

the condition of approval is satisfied.

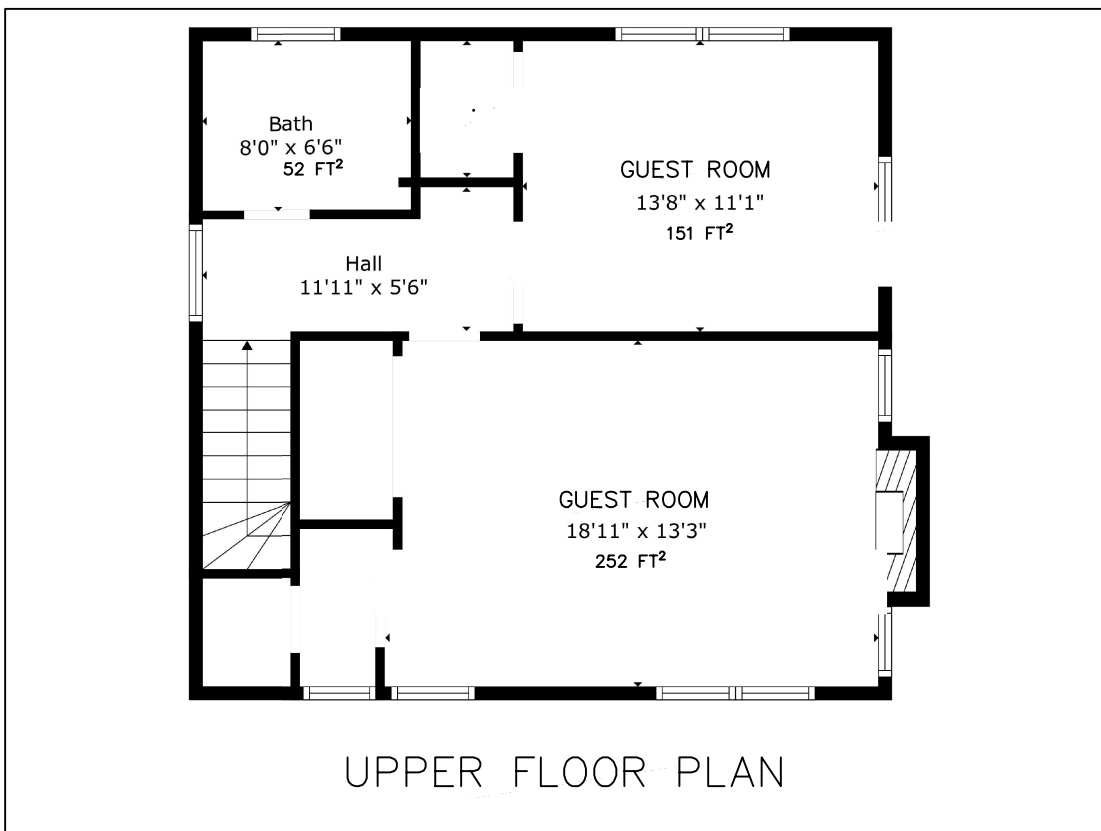
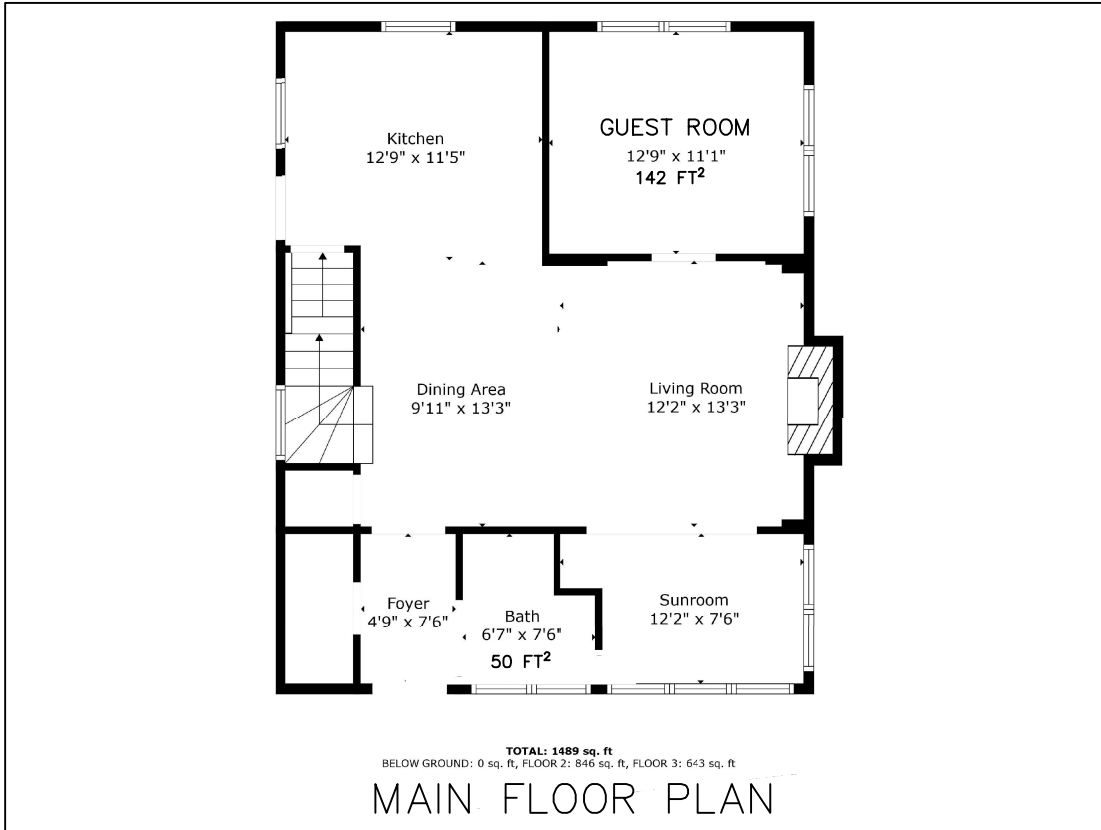
4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **The use of the property for a short-term rental, with no events allowed, is consistent with the existing residential uses in the area. No exterior changes are proposed to the property, and the property appears to be well maintained.**
5. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. **The use conforms to the R-2 District and applicable regulations found in the Zoning Ordinance.**

Staff Recommendation

Staff recommend the Planning Commission conduct the public hearing and take any testimony into consideration before acting on the request. Based on the information and analysis above, staff is recommending approval of the request, **with the following conditions of approval:**

1. All necessary building, plumbing, mechanical, and electrical permits must be pulled and paid for, from the State and City of Red Wing, for any work completed that would require a permit. See attached listing of items staff believes were completed without permits and the permits required for such work. Mechanical, plumbing, and electrical permits must be pulled by a licensed contractor.
2. All inspections related to the permits required must be completed by the City of Red Wing. Any electrical, plumbing, or mechanical work completed may require a written certification from the licensed contractor that completed the work.
3. A final inspection by the City of Red Wing Building Inspectors must be completed for any work done requiring a permit, and a Certificate of Occupancy must be issued prior to advertising or renting this short-term rental.

781 EAST 7TH STREET
RED WING, MN 55066



781 EAST 7TH STREET
RED WING, MN 55066

EAST 7TH STREET



5 ONSITE PARKING SPACES

SITE PLAN

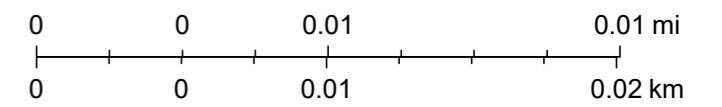
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-  Blue: Band_3

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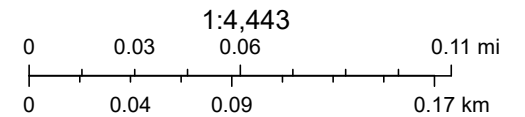


Short-Term Rental Housing Buffers -781 E. 7th Street



3/24/2026

January 02	RedWing2024_WM.tif	RedWing2024_WM.tif	RedWing2022_WM.tif
	31	 Red: Band_1	 Red: Band_1
	Parcels	 Green: Band_2	 Green: Band_2
		 Blue: Band_3	 Blue: Band_3





781

OLD - Before

Back to search

Zillow

Save Share More



\$115,500

781 E 7th St, Red Wing, MN 55066

2 beds 2 baths 1,612 sqft

Get a cash offer in 3 minutes

Find out how much your home could sell for in as little as 3 minutes with a no-obligation cash offer.

Estimated market value

\$308,400

What is this number?

Est. refi payment: \$590/mo Refinance your loan

Single Family Residence

Built in 1905

0.59 Acres Lot

\$308,400 Zestimate®

\$72/sqft

\$1,797 Estimated rent

Bedrooms & bathrooms

- Bedrooms: 2
- Bathrooms: 2
- Full bathrooms: 1
- 3/4 bathrooms: 1

NO 3rd Bath

Bedroom

- Level: Upper
- Area: 296.4 Square Feet
- Dimensions: 13x22.8

Bedroom 2

- Level: Upper
- Area: 144.2 Square Feet
- Dimensions: 10.3x14.8

Bathroom

- Level: Upper
- Area: 52 Square Feet
- Dimensions: 6.5x8

2nd floor

Bathroom

- Level: Lower
- Area: 52 Square Feet
- Dimensions: 6.5x8

Basement

Kitchen

- Level: Main
- Area: 136.5 Square Feet
- Dimensions: 10.5x13

Living room

- Level: Main
- Area: 273 Square Feet
- Dimensions: 13x21

Heating

- Forced Air

Cooling

- Central Air

Appliances

- Included: Range
- Laundry: In Basement

en-suite laundry now?

Features

- Has basement: Yes
- Number of fireplaces: 2
- Fireplace features: Brick, Masonry, Living Room, Primary Bedroom

Dining room

- Level: Main
- Area: 136.5 Square Feet
- Dimensions: 10.5×13

Flex room

- Level: Main
- Area: 152.25 Square Feet
- Dimensions: 7.25×21

Property

Parking

- Total spaces: 2
- Parking features: Detached Garage, Gravel, Shared Garage/Stall
- Garage spaces: 2
- Details: Garage Dimensions (22×26)

Accessibility

- Accessibility features: None

Features

- Levels: Two
- Stories: 2
- Patio & porch: Deck

Interior area

- Total structure area: 1,612
- Total interior livable area: 1,612 sqft
- Finished area above ground: 1,612
- Finished area below ground: 0

Lot

- Size: 0.59 Acres
- Dimensions: 60 × 60 × 397 × 455
- Features: Tree Coverage - Light

Details

- Foundation area: 884
- Parcel number: 556050400
- Zoning description: Residential-Single Family

History of Home:

Sold for \$115,000 on 3/15/2024 as a 2 bedroom and 2 bathroom home

Listed for sale 3/19/2025 for \$339,000 as a 3 Bedroom, 3 bathroom home

Removed from listing 5/13/2025

Reduced price and relisted 8/28/2025 for \$338,500

Reduced again on 9/19/2025 to \$324,900

Listing removed on 1/2/2026

Submitted Plan review to MDH on ????

Had MDH inspected home on 3/5/2026

Applied for a Short-term rental license 3/23/2026

← new window



① Before



← framed in doorway
(refrig. here now)
→ New exterior door
→ added a dishwasher?
plumbing?



← new windows + trim
← archway removed and framed in for a door to be added.



this was framed differently to create a smaller door way
⑧ see after photo

Kitchen



opened up to kitchen

see #8
wall opened for
up counter w/ stools

(permit needed)
- wall element changed see 8

exterior new front door

(needs permit)

**Now Foyer
Bathroom Area**

(2)

This was the Room a front of house -

Bathroom is there now

*added 3rd bath

9

wall constructed between these windows (#10/9)



walls constructed - requires permits, bathroom - plumbing

arch made smaller w/ a doorway - door added / framed in



- Brick
- Fireplace work - new insert
- shelves removed - sheetrock work done
- arch framed in



12
all cosmetic changes in this area - no permits interior doors, paint or flooring or trim

↙ fireplace upgrades

↙ new windows



13'x22.8'

↙ made into 3rd guest room

3



Large 1st upstairs Bedroom front of house



23



new windows
- overhead lighting?
④ 10.3x14
Bedroom #2



⑥
New toilet?
New vanity?
New tub?
New windows?

→ upstairs
Bathroom



New rear
Door

⑤

Faint, illegible text in the top left corner.

Faint, illegible text in the middle left area.

Faint, illegible text in the bottom left area.

Faint, illegible text in the middle right area.

Faint, illegible text in the bottom right area.



New
After

781 E 7th St Red Wing MN 55066

Status: Off-Market
3 beds | 3 baths | 2,335 sq/ft



Photo 1 of 32

Click the Main Image to View Larger



Property Description for 781 E 7th Street Red Wing MN 55066

Welcome Home to this beautiful 3 bedroom, 2 ½ bath home overlooking the Mississippi River and the Colvill Park Area. Find your way to the backyard wooded retreat, with Memorial Park at the rear and privacy fencing on both sides. Plenty of outdoor space to relax, entertain, and enjoy the natural surroundings with the convenience of a short drive to downtown Red Wing, the Twin Cities, and Rochester. Colvill Park and Memorial Park and Marina are both a 2 minute walk to enjoy the best waterfront scenery and recreation Red Wing has to offer. This home has been breathtakingly restored to its original mission oak millwork and doors on the main floor and original painted millwork on the upper level. New kitchen and bath updates fully modernize the home for your style of living. The kitchen has been completely updated with new cabinets, countertops, and stainless steel appliances. Gorgeous hardwood floors have been seamlessly restored throughout the home, while the kitchen and upper bath have been updated with new tile flooring. Snuggle up in front of the family room gas fireplace or the Owner's retreat gas fireplace and enjoy the serenity of the Mississippi River views. The Owner's bedroom offers a walk-in closet and en-suite laundry. The exterior updates include new maintenance free windows and doors throughout the home, as well as new maintenance free soffit, fascia, and gutters. The exterior of the home is maintenance free brick and stucco, so you can focus on what matters most in life! Close to pickle ball courts, city pool, water park, marinas , boat launch and slips, paved walking trails, 2 parks, playground, hiking, frisbee golf, panoramic bluff top views within 4 blocks of your new home!

General Info

General Property Information for 781 E 7th Street Red Wing MN 55066

Bedrooms and Bathrooms

Total Bedrooms: 3

Main Floor Bedroom: Yes

Total Bathrooms: 3

Full Baths: 2

3/4 Baths: 0

1/2 Baths: 1

1/4 Baths: 0

Bath Description: Two Master Baths, Full Basement, Main Floor Full Bath, Upper Level Full Bath

Size and Home

Year Built: 1905

Type of Property: Single Family Home

Style: Single Family

Stories/Levels: 2 Stories

Total SqFt: 2,335

Total Fnsh'd SqFt: 1,489

Above Ground SqFt: 1,489

Finished Above Grade: 1,489

Below Ground SqFt: 846

Finished Below Grade: 0

Garage Stalls: 2

Garage SqFt: 512

Main Floor SqFt: 1745

Approx Lot Dimensions: 60 x 454

Approx Number of Acres: 0.6

Property Features

Property Features for 781 E 7th Street Red Wing MN 55066

Air Conditioning: Central

Amenities: Hardwood Floors, Kitchen Window, Master Bedroom Walk-In Closet, Paneled Doors, Porch, Panoramic View, Boat Slip, - Interior: Washer/Dryer Hookup, Walk-In Closet, 2nd Floor Laundry, All Living Facilities on One Level, Primary Bdr Suite, Rehabbed

Appliances: Dishwasher, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Stainless Steel Appliances

Basement Features: Partial Finished

Basement Style: Full

Construction Type: Previously Owned

Dining: Eat In Kitchen, Kitchen/Dining Room, Living/Dining Room

Exterior: Frame

Fireplace: Yes

Fire Places: 2

Fireplace Type: Brick, Family Room, Fireplace Footings, Full Masonry, Gas, Living Room, Primary Bedroom

Fuel: Natural Gas

Garage Type: Detached Garage

Heat: Baseboard, Forced Air, Fireplace(s)

Parking Features: Gravel, Asphalt, Concrete, Shared Driveway, Open

Roof: Age Over 8 Years, Asphalt

Waterfront: No

Sewer: City Sewer/Connected

Water: City Water/Connected

2

New 3rd
bathroom
entrance

New Foyer area
front
door



new lighting = new
wiring

12

stairs
only



New
outlets +
switches
for new
lights



①

← archway framed in on this side w/ sheetrock to allow door to be added. Arch can be seen on side in image # 111



wall removed

New fireplace insert it appears?

New lighting

framing! sheetrock

#11

shelves gone other cut out element



10

Not on original listing of home

New 1st floor bathroom (walls put up, new plumbing, new electrical - NO permits)

⑦

wall constructed (previously had a doorway here)

New lighting



wall doorway removed

⑦

New Door

New dishwasher plumbed



7



Filled in archway to frame a smaller opening



This space was created when bathroom was added to the main floor.

Bathroom walls erected

9

These are 3 of the 5 front windows



6



upstairs Bath

Large Master

Fireplace improved
New insert?

③



New walk in closet? House likely didn't have before (framing, sheetrock)

New light installed?



4



Looks like New ductwork

13

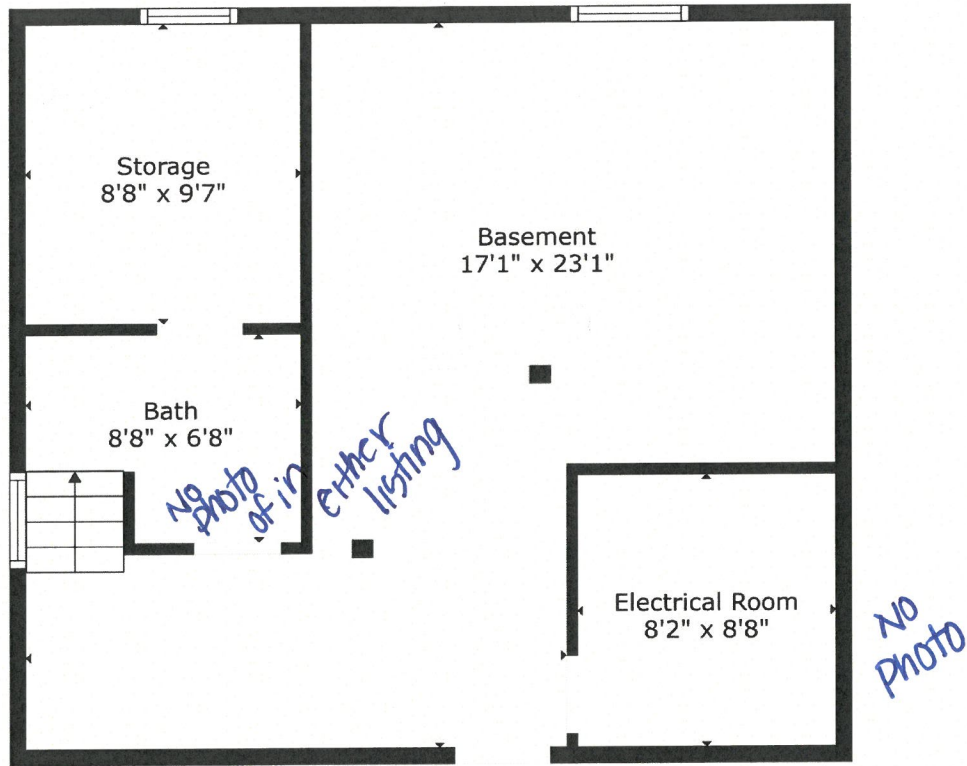


New sheetrock + concrete on floor based on brightness and cut lines

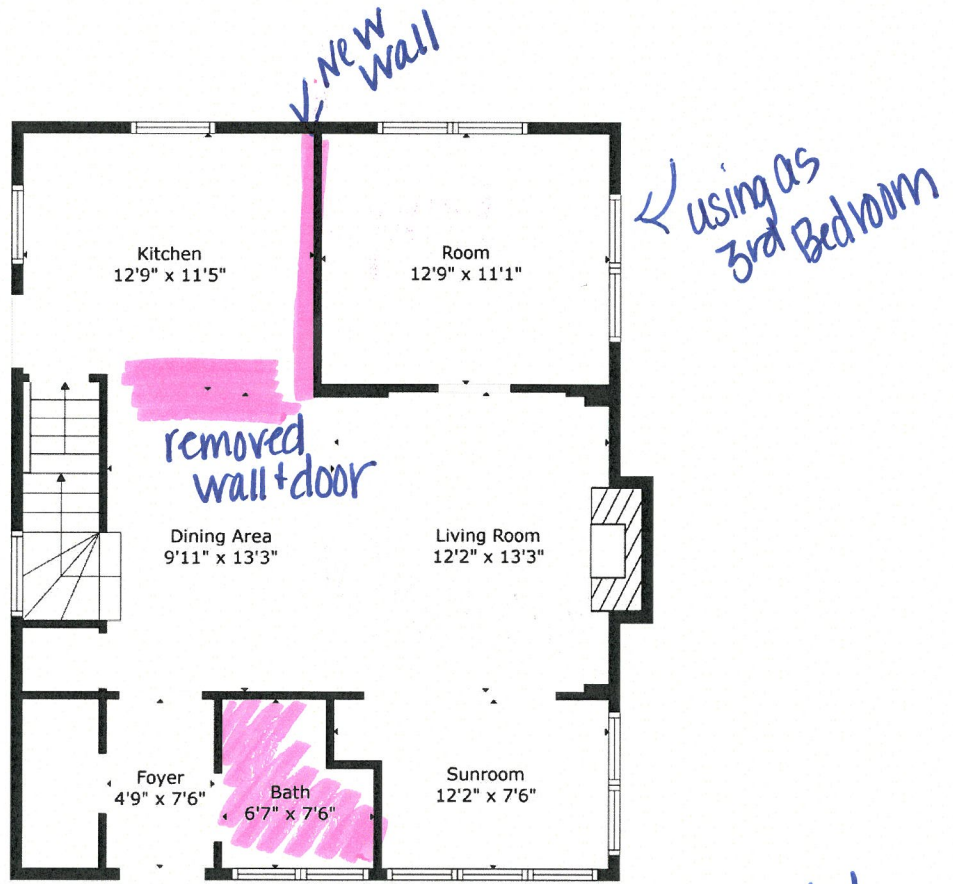


5

appears
this was
reconstructed
based on
steps, roof
& rail
removed



TOTAL: 1489 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 846 sq. ft, FLOOR 3: 643 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 77 sq. ft, STORAGE: 90 sq. ft, BASEMENT: 365 sq. ft,
 BATH: 59 sq. ft, FIREPLACE: 20 sq. ft
 Deemed Highly Reliable But Not Guaranteed



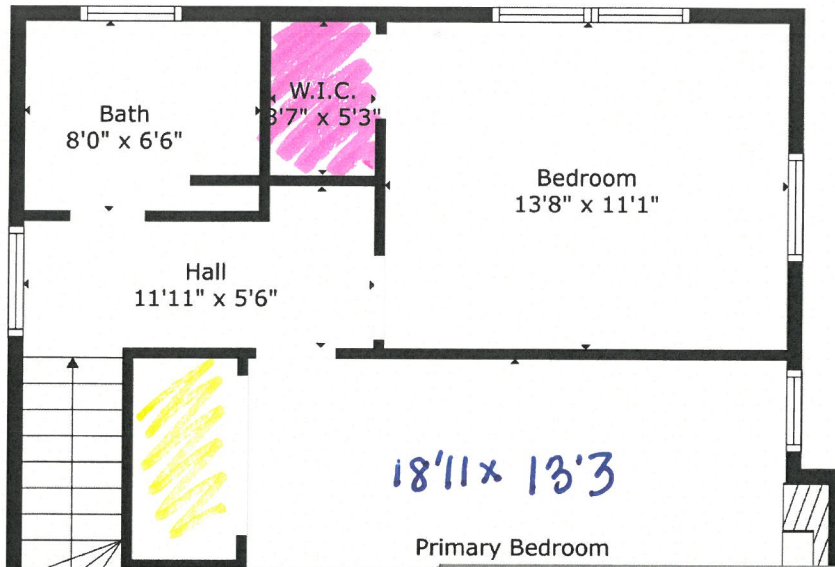
New walls + bathroom created

TOTAL: 1489 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 846 sq. ft, FLOOR 3: 643 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 77 sq. ft, STORAGE: 90 sq. ft, BASEMENT: 365 sq. ft,
 BATH: 59 sq. ft, FIREPLACE: 20 sq. ft

Deemed Highly Reliable But Not Guaranteed

likely
New-SD
More
framing

2nd floor



ensuite laundry?
walk in closet?

MNrealtyco.com

Background on 781 E. 7th Street Property

- Property was purchased by Kelli J. Gadiant on 3/14/2024, recorded on 3/20/2024 for \$115,500 and was purchased for the purpose of Residential/rental/investment. Previous use was residential/single family home according to Goodhue County property tax records. Home was built in 1905. See attached Zillow listing with photos of purchased condition. Listing was a 2 bedroom, 2 bathroom home.
- Property was listed on 3/19/2025 for \$339,000 as a 3 bedroom, 3 bathroom home. The property was on and off the sales listings during 2025 and removed completely on 1/26/2026 based on online records. See listing from MN Realty Co. for updated photos of the home's current condition.
- **City and State records do not show any building, plumbing, mechanical or electrical permits were pulled for any of the improvements or alterations made at 781 E. 7th Street.**

Building Permit Requirements in Red Wing and the State of Minnesota

- MN Department of Labor and Industry requires all mechanical, plumbing and electrical work to be completed by a licensed contractor on any home purchased for *resale or rental*. Those licensed contractors are responsible for obtaining the required permits and scheduling the required inspections for this work.
- A homeowner is only allowed to complete plumbing, electrical and mechanical work on the premises where *they reside or will reside upon the completion of the work*.
- The owner of a property to be used for rental or purchased for resale *may do construction work* (framing, sheetrock, insulation, windows, doors, etc.) without hiring a licensed contractor but they must pull the required permits, submit plans for review, and schedule the necessary inspections on the work being done.
- Plumbing, electrical, mechanical and building permits must be pulled by whomever is doing the work. You are not exempt from needing a permit if you are the homeowner.
- See the following statutes:
 - MN Statute 326B.33, Subd. 21
 - MN Statute 326B.31, Subd. 23
 - MN Statute 326B.46, Subd. 1a

Chapter 4 Building Permits & Chapter 11, Division 55-119 – Short Term Rentals (STR)

Chapter 4 of City Code lists our construction and housing regulations and permits. Section 4.02 Building Permits Required outlines that it is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building

or structure, or any part or portion thereof, including but not limited to, the plumbing, electrical, ventilating, heating or air conditioning systems therein, or cause the same to be done, without first obtaining a separate building or mechanical permit for each building, structure or mechanical components from the City.

Our city regulations on short-term rentals require all units to comply with all applicable building codes as noted below in section C & D.

- C) ***A short-term rental unit must be properly maintained and comply with all applicable building code***, fire code animal regulations, public nuisance regulations and pass an initial state inspection. Proof of licensing shall be submitted to the Red Wing Community Development Department by the property owner prior to commencement of operation.

- D) The building official, building inspector, fire department personnel, police officers and their respective representatives, ***are authorized to make inspections reasonably necessary to enforce this ordinance***. All authorized inspectors have the authority to enter any rental dwelling or rental dwelling unit at all reasonable times. ***Each owner of a rental dwelling or rental dwelling unit shall give the authorized city official access to any part of such rental dwelling or rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this ordinance***. If any owner, owner's agent or occupant of a rental dwelling or rental dwelling unit fails or refuses to permit entry to a rental dwelling or rental dwelling unit for an inspection pursuant to this subdivision, the inspector may seek an administrative search warrant authorizing such inspection.

Improvements/Alterations Requiring a Permit

1) Foyer

a) New Exterior Door installed

- i) City requires a building permit for installation of exterior doors, see photo #2**

2) New Bathroom (just inside the foyer)

a) Walls were framed in the former "flex" room area at the front of the house, to create a new bathroom where there previously wasn't one. Photo 9 shows the previous entrance and bay of windows where the bathroom now resides. See photo 10 of the new bathroom.

- i) A building permit is required to frame and sheetrock new walls.**
- ii) A plumbing permit is required to install a new bathtub, toilet and sink in a newly constructed bathroom**
- iii) An electrical permit would have been needed to run new wiring to the light fixture and any new outlets in this new bathroom created.**

3) Kitchen

- a) A wall was removed between the former living room and kitchen space to create a counter/buffet seating area. There were previously a doorway and a wall there. See photo 8, 12, and 7.
 - b) A doorway was removed and a wall framed in to allow for additional cabinets and refrigerator to be installed to the right of the sink. See photos labeled 7.
 - c) A new exterior door was installed in the kitchen. See photo 7 (new listing)
 - d) New windows
 - i) A building permit is required to frame and sheetrock. Plans should have been submitted to the building inspector for review prior to removing an existing wall to determine if it was a load bearing, etc. The dimensions of the kitchen in the floor plan submitted and the initial property listing also differ.
 - ii) A permit is required to replace the exterior door and install new windows.
- 4) Living Room, Dining Room, and "Room" changes**
- i) The archway between the living room and the new "room" or former dining room has been altered with sheetrock and framing to create a doorway. The former dining room is now a room to be used as a third bedroom based on the floor plan. See photo 8, 11, and 1. You can see the former arch from the living room side, but the arch is now gone from the "room" side view (#1). Dining room/Room dimensions slightly different between listings.
 - ii) There are recessed bookshelves that are now gone from both sides of the fireplace and they have been replaced with a different inset space. Photo 11
 - iii) Appears there is new recessed lighting in the living room. None visible in the old listing.
 - iv) Unsure if there was a new gas insert utilized with the existing fireplace because it looks new. If so, that would have needed a permit. Photo #11
 - (1) A building permit would be required for framing and sheetrock.
 - (2) An electrical permit would be required for wiring new light fixtures, switches, etc. See photo 8 (new & old)
- 5) Owner's Bedroom (Front of the house- 2nd floor)**
- i) According to the listing a walk-in closet exists and an en-suite laundry. Those would not have been original to the house and did not appear in any of the original sale images. See photo #3 & 3B.
 - ii) Unsure if there was a new gas insert utilized with the existing fireplace because it looks new. If so, that would have needed a permit. Photo #3
 - (1) A building permit and plan review would have been required for adding walls (closet and en-suite laundry).
 - (2) A plumbing permit for plumbing to an en-suite laundry on the second floor. Initial listing said laundry was in the basement.
 - (3) Electrical permit for additional wiring for closet lighting and en-suite laundry.

- b) Rear entry porch
 - i) It appears the steps were repaired or replaced. Likely requiring a permit.
Photo #5

6) Any electrical upgrades, such as a new breaker box, outlets, light switches, light fixtures would have needed to be done by a licensed contractor.

7) Any plumbing improvements, new piping, new drains, new bathroom, new water lines, etc. would require a licensed plumber and a permit.

8) Any framing, sheetrock, interior demo of walls, moving walls, new doors, and new windows requires a building permit and plan review regardless of who does the work (owner or contractor).

Work not requiring a permit includes cosmetic improvements such as:

- Flooring
- New cabinets
- New countertops
- Paint
- Interior door replacement
- Trim
- New appliances
- New vanity in existing location as old one
- Adding brick to an existing fireplace front

Minnesota Department of Health (MDH) Inspection & License

- Applicants were issued a Hotel/Motel license from MDH on 3/5/2026 after Heather Flueger, with MDH, conducted a walk-through of the property.
- Heather is temporarily covering this area. We work with MDH on Short-term rentals and they typically do not issue a license to an applicant until after they have confirmed with me that the applicant has been recommended by the APC and approved for an interim use permit by the City of Red Wing. Unfortunately, this process was not followed at the state level for this permit.
- Applicants had their MDH inspection completed 15 days before they applied (March 20, 2026) to the City of Red Wing for an Interim Use permit for this location.
- MDH was notified on April 14, 2026, of the work done on the property without obtaining the proper permits from the City of Red Wing and the concerns the City had with MDH issuing a license to operate at a location not permitted by the City. MDH has now suspended the state license for 781E. 7th Street until the applicant obtains zoning approval (IUP) from the City of Red Wing. Jerod Gadiant was contacted by MDH.

VHR 781 E. 7th Street: No Zoning Approval

From Flueger, Heather (MDH) <heather.flueger@state.mn.us>

Date Thu 4/16/2026 2:07 PM

To Acker, Lisa <lisa.acker@redwingmn.gov>

Lisa,

The license for Vacation Home Rental 781 E 7th Street, Red Wing is currently on hold for not having zoning approval from the City of Red Wing.

The owner is required to provide proof of zoning approval in writing to release the hold.

Please let me know if you have questions.

Heather

Heather Flueger M.P.H.

Public Health Sanitarian 3 | Food Pools and Lodging Services Section

Minnesota Department of Health

Mobile: 507-208-3096



From: Acker, Lisa <lisa.acker@redwingmn.gov>

Sent: Thursday, April 16, 2026 2:03 PM

To: Flueger, Heather (MDH) <heather.flueger@state.mn.us>

Subject: 781 E. 7th Street - Gadiant

Division 55: Special Provisions

55-119 Short Term Rentals (STR)

A) In all zoning districts, except those in which off-street parking is not otherwise required, guest parking for a short-term rental unit must be on an improved driveway or improved parking surface that is located on-site. In addition, the rental dwelling or rental dwelling unit must meet the parking requirements of the applicable zoning ordinance for that use.

B) Events are not allowed to be hosted by guests on the premises unless approved and documented as part of a Short Term Rental Interim Use Permit. For purposes of this section, an event means a gathering on the premises of more than three un-registered guests. Events hosted by the primary resident are allowed but must comply with all applicable city ordinances and policies.

C) A short-term rental unit must be properly maintained and comply with all applicable building code, fire code animal regulations, public nuisance regulations and pass an initial state inspection. Proof of licensing shall be submitted to the Red Wing Community Development Department by the property owner prior to commencement of operation.

D) The building official, building inspector, fire department personnel, police officers and their respective representatives, are authorized to make inspections reasonably necessary to enforce this ordinance. All authorized inspectors have the authority to enter any rental dwelling or rental dwelling unit at all reasonable times. Each owner of a rental dwelling or rental dwelling unit shall give the authorized city official access to any part of such rental dwelling or rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this ordinance. If any owner, owner's agent or occupant of a rental dwelling or rental dwelling unit fails or refuses to permit entry to a rental dwelling or rental dwelling unit for an inspection pursuant to this subdivision, the inspector may seek an administrative search warrant authorizing such inspection.

E) The total number of persons that may occupy the short-term rental unit is one person plus the number of bedrooms multiplied by two. If the short-term rental is a room, the occupancy shall be two people per bedroom.

F) One unlighted exterior sign shall be permitted. The sign shall not exceed two square feet in area and be attached flat to the wall of the principal structure.

G) The primary overnight and daytime occupant of a short-term rental dwelling unit must be an adult eighteen (18) years of age or older. This adult must provide a telephone number to the owner and shall be accessible to the owner by telephone at all times.

H) The permit holder shall keep a report, detailing use of the short-term rental by recording the full name, address, and phone number of the guest reserving the rental. A copy of the report shall be provided to the Zoning Administrator upon request.

J) It is the owner's responsibility to apply for state and local sales tax numbers, including hotel and motel use sales tax. It is the owner's responsibility to contact the Minnesota Department of Health about lodging license requirements.

K) The Planning Commission and the City Council reserve the right to review the interim use permit annually and either continue or modify the conditions of the permit, for at least a period of five years after approval.

L) The Planning Commission and the City Council reserve the right to terminate the interim use permit any time the owner fails to adhere to the standards or conditions established by this section or contained in the interim use permit.

M) The interim use permit shall expire upon the sale of the property, when the use ceases, or if the owner or operator changes. All interim use permits for short term rentals shall be valid for a period of five years from the date of approval and may be renewed in accordance with Section 90-045 (G).

1) An application to renew an Interim Use Permit for a short term rental use shall follow the renewal process described in Section 90-045 (G) except that a renewal request for a short term rental with no objections shall be automatically renewed for another five-year period with no further action required by the City Council.

N) Outdoor activities by patrons of the short-term rental must cease by 10pm.

O) No more than two (2) non-owner-occupied short term rental units may be located closer than four hundred (400) feet from another non-owner-occupied short term rental unit unless located within the same multi-family building in accordance with Section 55-119 (Q).

P) The maximum number of non-owner-occupied short term rentals allowed within the City of Red Wing is limited to fifty (50). No additional Interim Use Permits for non-owner-occupied short terms rentals above this number will be issued.

Q) In multi-family structures up to 33% of the total number of units in a structure with 12 or fewer units may be short-term rentals, 25% of the total number of units in a structure with 13-24 units may be short term rentals, and 10% of the total number of units in a structure with more than 25 units may be short term rentals. Each STR unit must comply with all conditions of this section of the ordinance.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing in the City Council Chambers at City Hall on Tuesday, April 21, 2026, at 7:00 p.m., to hear and make a recommendation on an Interim Use Permit (IUP) request by Kelli and Jerod Gadiant, River Retreat Rentals, 1901 Red Fox Drive, Red Wing, to allow a "Short-Term Rentals" use at their property, 781 East 7th Street, Red Wing. The applicant is specifically proposing to operate a Short-Term Rental by leasing the entire three-bedroom structure to guests on a short-term basis. The property will not be occupied by the owner during rental periods, and they will manage the property. The property is zoned Two-Family Residential (R-2); the Red Wing Zoning Ordinance requires an IUP for Short-Term Rentals in the R-2 District.

Plat and Parcel Number: 55-605-0400. The legal description of this property is as follows: Part of GOVT Lot 7, Section 28-113-14 beginning on SLY line 7th street 272.82 feet SE of Int E line Wilk Addition S10DG15MN, W 455.5 feet, N35.5DGW 83.8 feet, N10DG15MN, E397 feet SE 60 feet to Beginning, Original Plat of Red Wing, Goodhue County, State of Minnesota. More commonly known as 481 East 7th Street.

Written or oral comments to said Interim Use Permit 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. 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, April 21, 2026, to steve.kohn@ci.red-wing.mn.us 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.

The applicant and the public will have the opportunity to present comments on the Advisory Planning Commission's recommendations at a City Council meeting. The purpose of allowing comments is to provide the applicant and the public with the opportunity to directly address the Council on the matter. The comment period cannot be used for the presentation of new information as all relevant information needs to be provided to the Advisory Planning Commission at the public hearing. If new information is presented to the City Council that was not considered at the public hearing of the Advisory Planning Commission, the Council may vote to send the matter back to the Advisory Planning Commission. All comments will be kept to the customary 3-minute limit. The City Council meeting is scheduled for 6:00 p.m. on April 27, 2026.

Melissa Hill
City Clerk

City of Red Wing, Minnesota

Date: **March 26, 2026**

Publish once in the Republican Eagle: **April 11, 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.



Planning Commission Meeting, April 21, 2026



Agenda Item

7A. – Public Hearing - Interim Use Permit Request to Operate a Short-Term Rental at 420 Riedell Court

Action Requested

Motion to Adopt Staff Recommendation

Prepared By

Lisa Acker, Permits and License Manger

Attachments

- Public Hearing Notice
- Floor Plan
- Buffer map
- Aerial Photo of Area (Parking)
- Public Comment received
- STR Regulations (Division 55-119)

Background

Cheri Brinkman, CK Property Group, 35245 190th Ave, Goodhue, MN 55027, has applied for an interim use permit (IUP) for a short-term rental at 420 Riedell Court, Red Wing, MN. The applicant would like to rent the four-bedroom single-family home to guests on a short-term basis. The property will not be owner-occupied, but she will be managing it. The property is zoned Agricultural Residential (AR); Red Wing city code requires an IUP for short-term rentals in the AR zoning district.

Short-Term Rentals: An entire dwelling unit or room within a larger dwelling unit where transient lodging is provided for compensation for stays of between one and 30 consecutive nights, and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel, boarding house, or bed and breakfast. A short-term rental can be owner-occupied or non-owner-occupied.

The property consists of a four-bedroom home with detached garage. The maximum number of guests allowed to stay on the property during a rental is nine, based on Division 55–119

regulations of two guests per bedroom, plus one (4 bedrooms x 2 = 9 guests). The application states the site can accommodate four off-street parking stalls, all four will be available to guests. Eventually there will be 1-2 spaces available inside the garage also. The applicants have not requested permission to hold events at the site.

The applicant has submitted all required documents and plans for the proposal, including proof a plan review application has been submitted to the Minnesota Department of Health.

This is a new short-term rental applicant. The applicant is in the process of completing a total renovation of this home that has been vacant for years.

Analysis

As mentioned above, the property is zoned AR and is in a small residential area west of Bench Street. Access to the property is provided from Riedell Court. This neighborhood was platted in 1855 and did not have access to City water and sewer until Bench Street/County Hwy 1 was reconstructed approximately 25 years ago. Most of the homes in the area are still private well and septic and do not meet the minimum lot size of five acres for the AR District, although they are located on large lots with generous distance between each home.

No additional interior or exterior changes to the structure or property are planned at this time as the home has been completely renovated and connected to city water and sewer services as part of the improvements undertaken by the new property owner.

Staff from Public Works, Community Development, Engineering, Police, and Fire reviewed the proposal and general site development plans and found them adequate. The Minnesota Department of Health (MDH) has not yet inspected the property for compliance with its regulations. City of Red Wing Building Inspectors have been onsite, conducting inspections related to the building, mechanical, and plumbing permits pulled for the renovation project. Several inspections have been completed and passed; however, ***a Certificate of Occupancy has not been issued yet as a final inspection of the property has not been completed. MDH will not approve the plan review or issue the applicant a license until the property passes their inspection. The IUP will be issued with the condition the home must pass MDH inspection, all final building inspections with the city, and must have a certificate of occupancy issued by the city prior to renting the property as a short-term rental.***

It appears the proposal meets all the requirements found in Division 55-119 and other sections of the Zoning Ordinance. The property is required to provide two off-street parking spaces for this use (one parking space per two guest rooms). There are no other short-term rentals within the 400' radius and thus the spacing requirements found in Division 55-119 would be met. The city has over 20 remaining IUP's to issue before reaching the maximum number of short-term rentals.

The Comprehensive Plan does not specifically address this property or situation. The Comprehensive Plan does encourage continued maintenance and investment in structures and neighborhoods. The proposed use of the property appears to be consistent with the use character of the residential neighborhood in which it sits. Based on these characteristics, it appears the proposed IUP is consistent with the Comprehensive Plan.

The Planning Commission and City Council shall make findings with respect to the following prior to acting on the request; Staff recommended findings are in **bold**):

1. The extent, location, and intensity of the use will be in substantial compliance with the comprehensive plan. **It appears that the proposal is consistent with the Comprehensive Plan. The proposed use will function in a manner like the former full-time residential use.**
2. The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. **The site provides at least four off-street parking stalls and has adequate access from the street.**
3. The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger public health, safety, and general welfare. **The proposed use will not change the physical character of the property and will function in a manner like the former full-time residential use once the Certificate of Occupancy has been issued and all final building inspections have passed.**
4. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **The use of the property for a short-term rental, with no events allowed, is consistent with the existing residential uses in the area, there are no agriculture uses occurring in this AR district. No additional exterior changes are proposed to the home, and the home is now well maintained.**
5. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. **The use conforms to the AR District and applicable regulations found in the Zoning Ordinance.**

Staff Recommendation

Staff recommend the Planning Commission conduct the public hearing and take any additional testimony into consideration before acting on the request. Based on the information and analysis above, staff recommend approval of the interim use permit request with the conditions noted in the analysis.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing in the City Council Chambers at City Hall on Tuesday, April 21, 2026, at 7:00 p.m., to hear and make a recommendation on an Interim Use Permit (IUP) request by Cheri Brinkman, CK Property Group, 35245 190th Street, Goodhue, MN 55027, to allow a "Short-Term Rentals" use at their property located at 420 Riedell Court, Red Wing. The applicant is specifically proposing to operate a Short-Term Rental by leasing the entire four-bedroom structure to guests on a short-term basis. The property will not be occupied by the owner during rental periods, and they will manage the property. The property is zoned Agricultural Residential (AR); the Red Wing Zoning Ordinance requires an IUP for Short-Term Rentals (non-owner occupied) in the AR District.

Plat and Parcel Number: 55-285-0170. The legal description of this property is as follows: Hoyts outlots plat, E 150 Ft of S 109 8/10 Ft of N 144 8/10 Ft of Lot 13, Red Wing, Goodhue County, State of Minnesota. More commonly known as 420 Riedell Court.

Written or oral comments to said Interim Use Permit 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. 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, April 21, 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.

The applicant and the public will have the opportunity to present comments on the Advisory Planning Commission's recommendations at a City Council meeting. The purpose of allowing comments is to provide the applicant and the public with the opportunity to directly address the Council on the matter. The comment period cannot be used for the presentation of new information as all relevant information needs to be provided to the Advisory Planning Commission at the public hearing. If new information is presented to the City Council that was not considered at the public hearing of the Advisory Planning Commission, the Council may vote to send the matter back to the Advisory Planning Commission. All comments will be kept to the customary 3-minute limit. The City Council meeting is scheduled for 6:00 p.m. on April 27, 2026.

Melissa Hill
City Clerk
City of Red Wing, Minnesota

Date: **April 2, 2026**

Publish once in the Republican Eagle: **April 11, 2026**

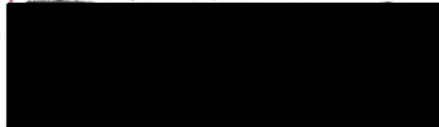
NOTE: The City of Red Wing Zoning Ordinance requires that this notice be mailed to each of the owners of all property located within 500 feet of the property described above.

Acker, Lisa

From: Kohn, Steve
Sent: Tuesday, April 14, 2026 1:05 PM
To: Acker, Lisa
Subject: FW: Interim Use Permit (IUP)



Steve Kohn | Planning Manager
Community Development Department



From: Scott Riegelman [redacted]
Sent: Tuesday, April 14, 2026 9:49 AM
To: [redacted]
Subject: Interim Use Permit (IUP)

Steve,

I am responding in writing to a letter sent out from Melissa Hill regarding a change of zoning permit submitted by Cheri Brinkman located at 420 Riedell Ct.

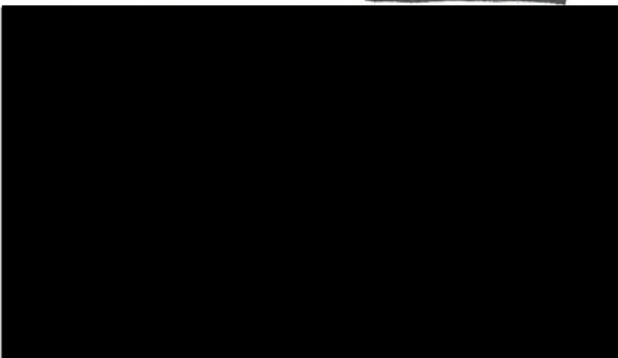
I live at 410 Riedell Ct, and strongly oppose her request to change to a IUP from current AR zoning.

Reasons: Very limited parking, example, I have allowed work vehicles to park on my property along my Blvd. and up and down my private driveway, so they could complete their work, location has very limited private parking.

Our properties have never been zoned for VRBO type rentals properties and want to keep it that way.

Best,

SCOTT RIEGELMAN Vice President



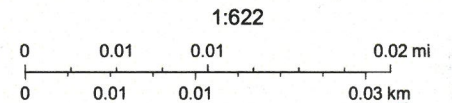
420 Riedell Ct



4/8/2026, 3:07:00 PM

- ArcGIS World Geocoding Service Imagery2025
- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3

- Driveway can hold 4 vehicles
- 2 in garage - eventually

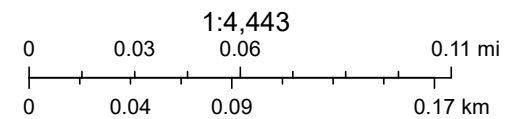


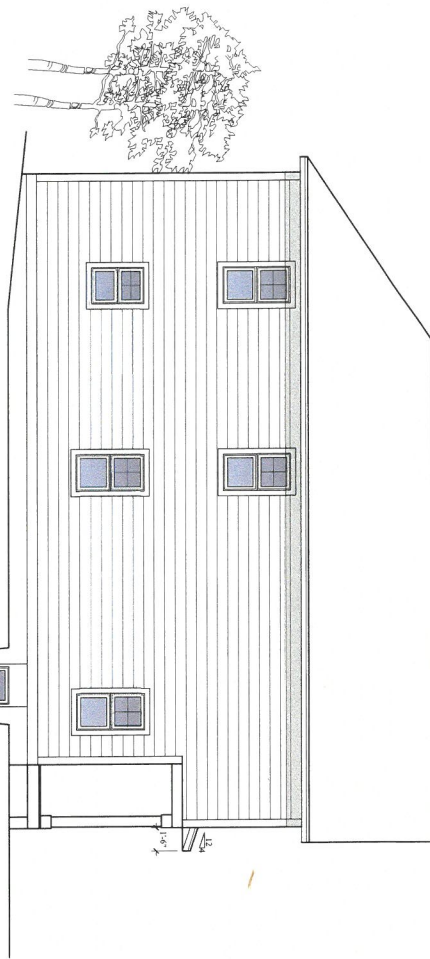


Short-Term Rental Housing Buffers - 400; 420 Riedell

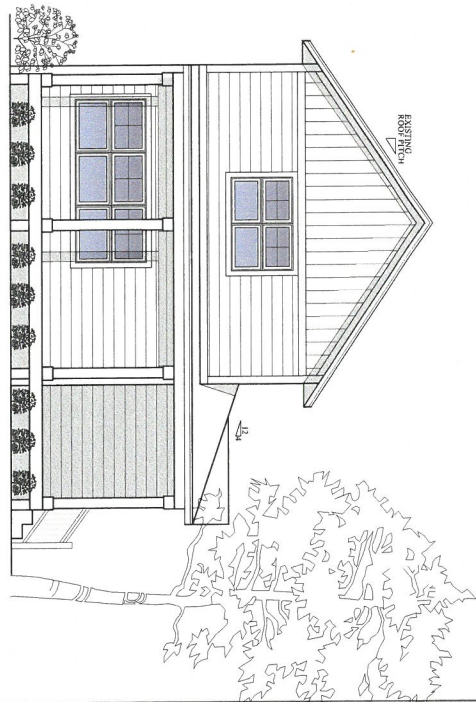


4/15/2026

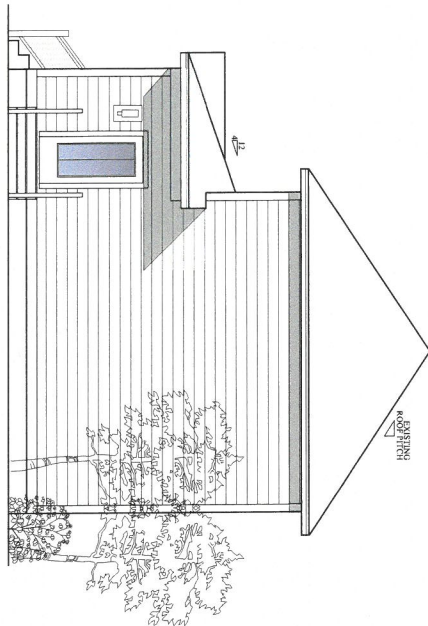




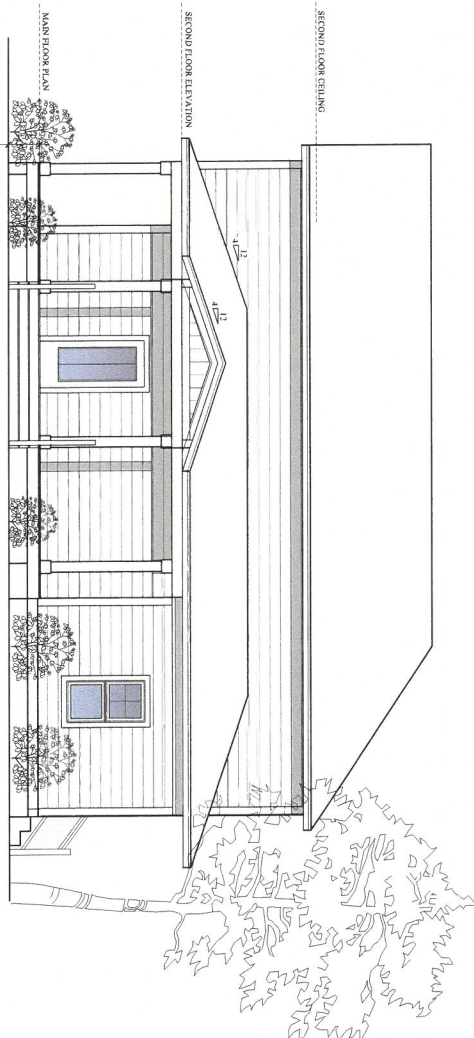
1 LEFT ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

A.4
DRAWING
4 OF 5

WORKING DRAWINGS FOR:
420 RIEDELL COURT

RED WING

MINNESOTA

DRAWN BY: CHRIS PETERSON
DATE: 20 APRIL 2015
CROSSINGS
XIS 210618K
REVISIONS:

THIS SET OF WORKING DRAWINGS IS THE PROPERTY OF TRIMENSION DESIGN AND SHALL REMAIN THE PROPERTY OF TRIMENSION DESIGN. NO PART OF THIS SET OF WORKING DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRIMENSION DESIGN. TRIMENSION DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Trimension
DESIGN
301 S. WASHINGTON ST., SUITE 1000, MINNEAPOLIS, MN 55402
PHONE: 612.338.1100



Division 55: Special Provisions

55-119 Short Term Rentals (STR)

A) In all zoning districts, except those in which off-street parking is not otherwise required, guest parking for a short-term rental unit must be on an improved driveway or improved parking surface that is located on-site. In addition, the rental dwelling or rental dwelling unit must meet the parking requirements of the applicable zoning ordinance for that use.

B) Events are not allowed to be hosted by guests on the premises unless approved and documented as part of a Short Term Rental Interim Use Permit. For purposes of this section, an event means a gathering on the premises of more than three un-registered guests. Events hosted by the primary resident are allowed but must comply with all applicable city ordinances and policies.

C) A short-term rental unit must be properly maintained and comply with all applicable building code, fire code animal regulations, public nuisance regulations and pass an initial state inspection. Proof of licensing shall be submitted to the Red Wing Community Development Department by the property owner prior to commencement of operation.

D) The building official, building inspector, fire department personnel, police officers and their respective representatives, are authorized to make inspections reasonably necessary to enforce this ordinance. All authorized inspectors have the authority to enter any rental dwelling or rental dwelling unit at all reasonable times. Each owner of a rental dwelling or rental dwelling unit shall give the authorized city official access to any part of such rental dwelling or rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this ordinance. If any owner, owner's agent or occupant of a rental dwelling or rental dwelling unit fails or refuses to permit entry to a rental dwelling or rental dwelling unit for an inspection pursuant to this subdivision, the inspector may seek an administrative search warrant authorizing such inspection.

E) The total number of persons that may occupy the short-term rental unit is one person plus the number of bedrooms multiplied by two. If the short-term rental is a room, the occupancy shall be two people per bedroom.

F) One unlighted exterior sign shall be permitted. The sign shall not exceed two square feet in area and be attached flat to the wall of the principal structure.

G) The primary overnight and daytime occupant of a short-term rental dwelling unit must be an adult eighteen (18) years of age or older. This adult must provide a telephone number to the owner and shall be accessible to the owner by telephone at all times.

H) The permit holder shall keep a report, detailing use of the short-term rental by recording the full name, address, and phone number of the guest reserving the rental. A copy of the report shall be provided to the Zoning Administrator upon request.

J) It is the owner's responsibility to apply for state and local sales tax numbers, including hotel and motel use sales tax. It is the owner's responsibility to contact the Minnesota Department of Health about lodging license requirements.

K) The Planning Commission and the City Council reserve the right to review the interim use permit annually and either continue or modify the conditions of the permit, for at least a period of five years after approval.

L) The Planning Commission and the City Council reserve the right to terminate the interim use permit any time the owner fails to adhere to the standards or conditions established by this section or contained in the interim use permit.

M) The interim use permit shall expire upon the sale of the property, when the use ceases, or if the owner or operator changes. All interim use permits for short term rentals shall be valid for a period of five years from the date of approval and may be renewed in accordance with Section 90-045 (G).

1) An application to renew an Interim Use Permit for a short term rental use shall follow the renewal process described in Section 90-045 (G) except that a renewal request for a short term rental with no objections shall be automatically renewed for another five-year period with no further action required by the City Council.

N) Outdoor activities by patrons of the short-term rental must cease by 10pm.

O) No more than two (2) non-owner-occupied short term rental units may be located closer than four hundred (400) feet from another non-owner-occupied short term rental unit unless located within the same multi-family building in accordance with Section 55-119 (Q).

P) The maximum number of non-owner-occupied short term rentals allowed within the City of Red Wing is limited to fifty (50). No additional Interim Use Permits for non-owner-occupied short terms rentals above this number will be issued.

Q) In multi-family structures up to 33% of the total number of units in a structure with 12 or fewer units may be short-term rentals, 25% of the total number of units in a structure with 13-24 units may be short term rentals, and 10% of the total number of units in a structure with more than 25 units may be short term rentals. Each STR unit must comply with all conditions of this section of the ordinance.



TO: Red Wing Advisory Planning Commission Members

FROM: Brandy Howe, Community and Economic Development Facilitator

DATE: April 21, 2026

ITEM: 07.C.3.

Title

Public Hearing – 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 prepared zoning text amendments to clarify and modernize land use definitions related to community services and community centers, emergency sheltering, and transitional housing, while maintaining consistency with the City's broader zoning framework and land use goals. Specifically, the amendments are intended to:

- Clearly distinguish emergency housing from residential uses and transitional housing.
- Update and refine the definition of halfway house to reflect contemporary transitional housing models.
- Maintain the integrity of community services as a non-residential use category, while avoiding unintended land use interpretations in residential zoning districts.
- Reduce ambiguity in use classification and improve administrative consistency when reviewing shelter- and housing-related proposals.

Discussion

In recent months, City staff have received several inquiries from the public, nonprofit organizations, and service providers regarding the establishment of emergency sheltering, transitional housing, or related community-based service uses within the city. These inquiries have highlighted areas that the existing zoning ordinance does not adequately address these uses.

Staff has prepared a draft ordinance addressing issues related to emergency housing, transitional housing, community services, community centers, and small-scale food production. The proposed amendments focus on clarifying and refining relevant land use definitions to ensure consistent interpretation and predictable application of the Zoning Ordinance.

The Planning Commission reviewed a preliminary draft ordinance at its February and March meetings. Staff is now requesting that the Planning Commission consider recommending approval of the draft ordinance.

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

DRAFT



TO: Red Wing Advisory Planning Commission Members

FROM: Steve Kohn, Planning Manager; April 17, 2026

Meeting Date: April 21, 2026

Agenda Item

Item 7.D. - Public Hearing: Conditional Use Permit Amendment Request by Northern States Power/Xcel Energy for its Ash Disposal Facility Operation Adjacent to Bench Street

Action Requested

Motion to Recommend Approval of the CUP Amendment Request as Submitted, with a Single Condition of Approval

Attachments

- Public Hearing Notice
- Application Narrative
- Submitted Plans
- Resolution No. 6492
- Resolution No. 7898

Background

Northern States Power (DBA Xcel Energy), 414 Nicollet Mall, Minneapolis, MN, has submitted an application for a Conditional Use Permit (CUP) amendment to its Ash Disposal Facility operation adjacent to Bench Street. The applicant is proposing to expand the use of the existing facility to process municipal solid waste combined combustor ash generated at Xcel Energy's Red Wing Generating Plant to remove metals prior to permanent deposit in the ash landfill.

Ash will be temporarily staged within the lined landfill cell and subsequently processed for metal recovery prior to final disposal back within the lined cell. No reclamation and processing of existing, permanently disposed ash will occur. The applicant is proposing to use an existing 31,428 square foot building on the site to process the ash; this building was originally built for the same purpose and was operated by a third-party (LabUSA) from 2018-2019. The CUP amendment

Item 7.D.

previously approved for this use has expired. The applicant is working with a new third-party (GEM-Ash) to process only new ash directly from the Red Wing (Steam) Generating Plant. Existing roads within the site would be used, no new roads will be created to accommodate the proposed use.

Xcel Energy continues to operate the Ash Disposal Facility and construct cell phases in accordance with MPCA Solid Waste Permit No. 307 approvals and existing conditions of CUP Resolution No. 6492.

Please see the applicant's attached narrative for additional information related to the proposed process and the history of the site. Please see the attached site plans and floor plans.

The use is defined by the Red Wing Zoning Ordinance as a Landfill, which requires a CUP in the Agricultural Residential (AR) Zoning District. A CUP for the Landfill was approved in 1987 and amended in 2012 by Resolution No. 6492, and in 2017 by Resolution No. 7097. The proposal does not involve any changes or expansion to the ash cells as approved in 2012 and utilizes existing roadways/facilities; no external construction is required.

The actual landfill, approved by the CUP, is located on a 94.27 acre parcel, platted as Lot 1, Block 1, TYLER HILLS 5. This parcel contains the ash disposal cells, an operations/storage building (which is planned for removal), storm water facilities, and an access road from Bench Street that serves the cells and the existing operations/storage building.

The access road on Lot 1, Block 1, TYLER HILLS 5, also connects with a separate access road, platted as Outlot B, TYLER HILLS 4, to the south that leads to a parcel the City of Red Wing leases from NSP for a service yard and another parcel that contains the existing metal recovery building.

Another road located west of the vacant metal recovery building provides access to the ash landfill from the vacant building to the south edge of the ash cells on the main landfill property. This road was created to specifically provide access to the ash cells for the metal recovery operation.

Analysis

Staff from Public Works, Engineering, Community Development, and Fire reviewed the proposal. No concerns were raised about the proposal. Operations at the landfill will proceed as previously planned and approved. The use allows up to 18 trucks a day (weekly average) to deliver ash to the landfill and hours of operation will remain the same (between the hours of 6:00 am and 10:00 pm). The existing operations/metal recovery building is located south of the active ash cells at the facility and will utilize existing haul roads. Both the roads and the building are buffered from adjacent properties by wooded bluffside and substantial elevation changes. All recovery activities will take place within the existing building. It does not appear the proposed metal recovery process will impact nearby properties. The similar use of the building from 2018 to 2019 did

Item 7.D.

not result in any complaints from nearby property owners in regard to noise, dust, lighting, etc.

All of the conditions of approval previously approved in the adoption of Resolution 6492 will remain in effect, with the exception of condition F. which was amended by Resolution No. 7097 in 2017. This condition of approval stated that no ash or processed ash shall be accepted from any other site than the Xcel Energy RDF Plant in Red Wing. The amendments approved by Resolution No. 7097 became void once the ash processing facility (Lab USA) ceased operations in 2019. However, staff feels it is important to clarify the City's desire to ensure that only ash from the Xcel Energy RDF Plant in Red Wing is accepted at the Ash Disposal Facility; a proposed condition of approval below addresses this topic, as intended by the now void Resolution No. 7097.

The Comprehensive Plan does not specifically address this property or situation. The proposed use of the property appears to be consistent with the use character of the large parcel area. The main landfill parcel is shown as Industrial on the Planned Land Use map. The parcel containing the existing operations/metal recovery building, which is immediately adjacent to the large landfill property and is also zoned AR, is shown as Public/Semi-Public, although it is owned by NSP/Xcel Energy and has historically had industrial related uses, including the former metal recovery operations associated with the landfill and the City's service yard for Public Works. No change in character will take place. Based on these characteristics, it appears the proposed CUP is consistent with the Comprehensive Plan.

The Planning Commission must consider the following before making a recommendation to the City Council regarding the proposed CUP amendment; staff comments are in **bold**:

- 1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. **The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed use utilizes existing haul roads and an existing building on the site. The proposal will not change the physical character of the property.**
- 2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement or surrounding property for uses permitted in the district, or substantially diminish property values. **The proposed use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property. No evidence has been provided that indicates the proposed use would negatively impact property**

Item 7.D.

values in the area. The proposal does not involve new haul roads or buildings and all ash processing will be completed indoors.

- 3) Adequate utilities, access roads, drainage, or other necessary facilities have been or will be provided. **Adequate utilities, access roads, drainage, and other facilities exist.**
- 4) Adequate measures have been or will be taken to minimize traffic congestion in public streets. **Access to the site is adequate and has been in place for multiple years. Truck traffic will not increase on the site. The site provides adequate buffering from adjacent properties due to its size, topography, and vegetation.**
- 5) The conditional use permit is consistent with the applicable policies of the Comprehensive Plan. **The proposal is consistent with the Comprehensive Plan.**
- 6) The conditional use shall, in all other respects, conform to the applicable regulations or the district in which it is located. **The proposed project meets all requirements of the AR Zoning District and the Red Wing Zoning Ordinance.**

Staff Recommendation

Staff recommends approval of the Conditional Use Permit amendment as submitted, with the following condition of approval.

1. All other conditions of approval as listed in Resolution No. 6492 shall remain in effect, except for condition F. shall be amended to read: The applicant shall not accept ash or processed ash from any other site except the Xcel Energy RDF Plant in Red Wing. No ash shall be accepted from any other source including the Xcel Energy French Island Facility in La Crosse, Wisconsin.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing in the City Council Chambers at City Hall on Tuesday, April 21, at 7:00 p.m., to hear and make a recommendation on a Conditional Use Permit (CUP) amendment request by Northern States Power (DBA Xcel Energy), 414 Nicollet Mall, Minneapolis, MN, to its Ash Disposal Facility operation adjacent to Bench Street in Red Wing. The applicant is proposing to expand the use of the existing facility to process municipal solid waste combined with combustor ash generated at Xcel Energy's Red Wing Generating Plant. Ash will be temporarily staged within the lined cell and subsequently processed for metal recovery prior to final disposal back within the lined cell. No reclamation and processing of existing, permanently disposed ash will occur. Xcel Energy continues to operate the Ash Disposal Facility and construct cell phases in accordance with MPCA Solid Waste Permit No. 307 approvals and existing conditions of CUP Resolution No. 6492.

The use is defined by the Zoning Ordinance as a Landfill, which requires a CUP in the Agricultural Residential (AR) Zoning District. A CUP for the Landfill was approved in 1987 and amended in 2012 by Resolution No. 6492 and again in 2023 by Resolution No. 7898.

Plat and Parcel Numbers: 55-948-0010. The legal description of this property is as follows: Lot 1, Block 1, TYLER HILLS 5, City of Red Wing, Goodhue County, State of Minnesota. No address has been assigned to this property.

Plat and Parcel Numbers: 55-947-0040. The legal description of this property is as follows: Outlot B, TYLER HILLS 4, City of Red Wing, Goodhue County, State of Minnesota. No address has been assigned to this property.

Plat and Parcel Numbers: 55-947-0020. The legal description of this property is as follows: Lot 2, Block 1, TYLER HILLS 4, City of Red Wing, Goodhue County, State of Minnesota. More commonly known as 1550 Bench Street.

Written or oral comments to said Conditional Use Permit may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be considered and evaluated before the Commission takes action. 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, April 14, to steve.kohn@ci.red-wing.mn.us 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.

The public will have the opportunity to present comments on the Advisory Planning Commission's recommendations at a City Council meeting. The purpose of allowing

comments is to provide the applicant and the public with the opportunity to directly address the Council on the matter. The comment period cannot be used for the presentation of new information as all relevant information needs to be provided to the Advisory Planning Commission at the public hearing. If new information is presented to the City Council that was not considered at the public hearing of the Advisory Planning Commission, the Council may vote to send the matter back to the Advisory Planning Commission. All comments will be kept to the customary 3-minute limit.

Melissa Hill
City Clerk
City of Red Wing, Minnesota

Publish once in the Republican Eagle: **April 11, 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.

April 3, 2026

City of Red Wing – Planning and Zoning
315 W 4th St
Red Wing, MN 55066
Steve Kohn – Planning Manager

Re: Conditional Use Permit Amendment Request – Xcel Energy Red Wing Ash Disposal Facility
Address: 1550 Bench St, Red Wing, MN 55066
PID: 559470020

Dear Mr. Kohn,

Please find enclosed General Zoning Application for the Northern States Power Company (dba Xcel Energy) Red Wing Ash Disposal Facility. Xcel Energy is requesting an amendment to an existing Conditional Use Permit (CUP) to allow metals recovery at the Ash Disposal Facility.

Existing Conditional Use Permits:

On July 27, 1987, City of Red Wing adopted Resolution No. 2475 issuing the initial CUP to Northern States Power Company allowing construction and operation of an Ash Disposal Facility. Several additional CUPs were adopted over subsequent years following construction, all of which were superseded with Resolution No. 6492 on November 26, 2012, which allowed for a major modification and expansion of the Ash Disposal Facility. Resolution No. 6492 is still applicable, and Xcel Energy operates the facility in accordance with the conditions of the CUP.

Resolution Nos. 7096 and 7097 were adopted on April 24, 2017. Resolution No. 7096 was issued to Xcel Energy and City of Red Wing, allowing operation of a Public Works Maintenance Shop and Yard – Material Processing Facility. Resolution No. 7097 was issued to Xcel Energy, amending existing Resolution No. 6492 by allowing modified operations in the landfill to support Metals Recovery at the adjacent ash processing facility. Collectively, Resolution Nos. 7096 and 7097 allowed for development of a Metals Recovery system, which was operated by a third-party, LabUSA. When in operation, a portion of previously placed ash was loaded from the Ash Disposal Facility, transported to the onsite Ash Processing Building, and run through a mechanical process that separates recoverable metal from ash. The recoverable product was recycled by the third-party and residual ash was placed back into the Ash Disposal Facility. Similar activity was performed with fresh ash delivered directly from Red Wing Generating Plant. The ash processing activity lasted approximately one year, from 2018 to 2019. Due to cessation of the ash processing system by the third-party, both Resolution Nos. 7096 and 7097 were terminated in accordance with the terms of the CUPs. No ash processing has occurred since 2019. The ash processing system was decommissioned, and the Ash Processing Building was in idle use.

On July 24, 2023, City of Red Wing adopted Resolution No. 7898, issuing a CUP to Xcel Energy that incorporates the existing roadway for long term landfill access and to utilize a portion of the vacant ash processing building for routine landfill operations at the site. Since approval of Resolution No. 7898, the existing roadway has served as primary access to the Ash Disposal Facility and will continue to be the long-term access for the site. Additionally, the Landfill Operations Building has been used for landfill equipment storage, light equipment maintenance, and office space in accordance with the issued CUP. Resolution No. 7898 is still applicable, and Xcel Energy operates the facility in accordance with the conditions of the CUP.

Proposed Activity:

Xcel Energy is requesting an amendment to Resolution No. 7898 to allow expanded use of the existing Landfill Operations Building by incorporating Metals Recovery by a third-party, GEM-Ash, LLC. GEM-Ash is an established, Minnesota owned business that has been successfully separating recoverable metals from waste combustor ash in Minnesota for over 10 years. In that time, they successfully recovered metal from approximately 1.1 million tons of waste combustor ash at an alternate site.

GEM-Ash is proposing to utilize the existing ~31,428 square foot Ash Processing Building (Landfill Operations Building) at the Ash Disposal Facility that was previously occupied by LabUSA under the Solid Waste Facility Permit Number SW-670. The resource recovery facility will process municipal solid waste (MSW) combined combustor ash currently being generated at Xcel Energy's Red Wing Generating Plant. The existing building will house all processing operations indoors. GEM-Ash utilizes a purely mechanical system that does not change the classification of combined combustor ash because of its additive-free process. The proposed operations include:

- Offloading
- Screening Processing (oversized material removal)
- Magnetic Separator Processing (mid-fraction ferrous and non-ferrous removal)
- Eddy Current Processing (mid and fine-fraction non-ferrous removal)
- Loading Operations

Based on operational capacity, it is anticipated that the proposed facility can process up to 90,000 tons of combustor ash each year, with an anticipated processing rate of approximately 55,000 tons per year based on present ash generation rates from Red Wing Generating Plant.

No reclamation and processing existing, permanently disposed ash will occur. This is a distinguishing difference with the prior operation in 2018-2019. Instead, fresh ash will be transported from Red Wing Generating Plant to the Ash Disposal Facility, consistent with present practice, stockpiled in the lined cell, which conditions the ash making it more suitable for processing, then loaded and transported to the Ash Processing Building for metal recovery. Once through the mechanical process, residual ash will be loaded and hauled back to the Ash Disposal Facility for final disposal. All recovered metal will be stockpiled indoors or in covered containers and subsequently recycled. No reclamation and processing of existing, permanently disposed ash will occur, as a result, annual processing throughput is less than the prior arrangement with LabUSA.

GEM-Ash is in the process of developing application materials to permit operation through the Minnesota Pollution Control Agency (MPCA). Xcel Energy owns the property and the

building in which the proposed Metals Recovery will take place. Due to ownership of the parcel and building and continued use of the building for existing landfill support, Xcel Energy will be the primary permittee for the CUP. The building will be leased to GEM-Ash for their operation and also occupied by Xcel Energy to support routine landfill operations.

Lastly, Resolution No. 6492 issued to Xcel Energy in 2012 requires the pursuit of alternative methods of ash disposal and/or reuse. If approved, permanent disposal of ash will continue consistent with existing operations, however, recovery of metal from ash prior to disposal will allow for reuse of the recyclable fraction. Xcel Energy feels the proposed effort conforms with City of Red Wing's expectation to pursue alternate methods of ash disposal and/or reuse.

Application Materials:

- Completed General Zoning Application Form
- GEM-Ash Site Building Plans

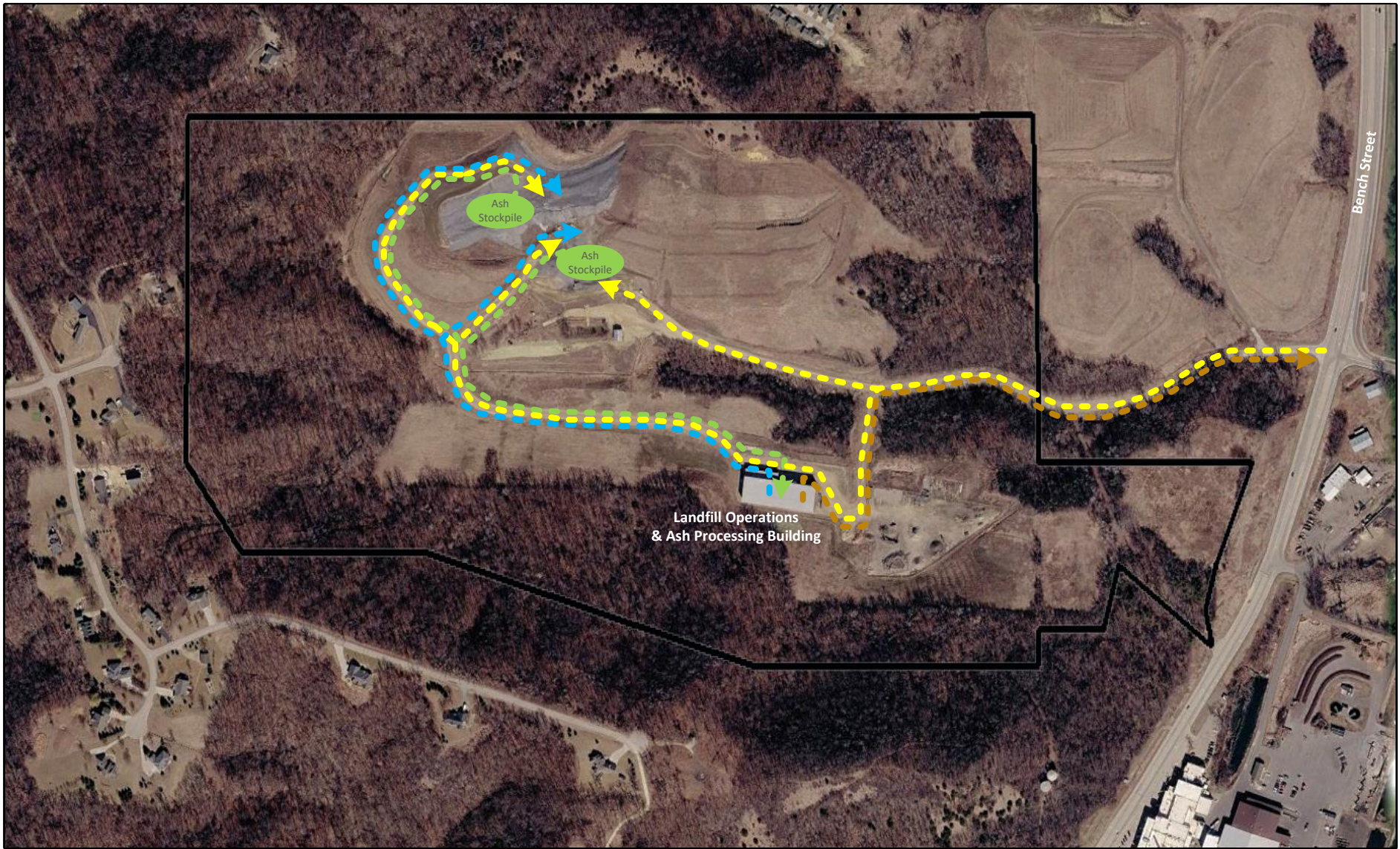
If you have any questions regarding this submittal or need additional information, please contact me at (773) 677-4574 or george.r.wojcicki@xcelenergy.com.

Sincerely,



George Wojcicki
Siting and Land Rights Agent
773-677-4574
george.r.wojcicki@xcelenergy.com

cc: Leon Lenertz – Xcel Energy
Brian Schmidt – Xcel Energy
Ross Lexvold – Xcel Energy
Jerry Goodwald – GEM-Ash, LLC



- Fresh Ash from plant to stockpile in Ash Disposal Facility
- Conditioned Ash from stockpile to Ash Processing Building
- Residual Ash for final disposal in Ash Disposal Facility
- Recovered Metal to vendors & Unprocessed Material back to Plant for reburn
- NSP/Xcel Energy Property Boundary

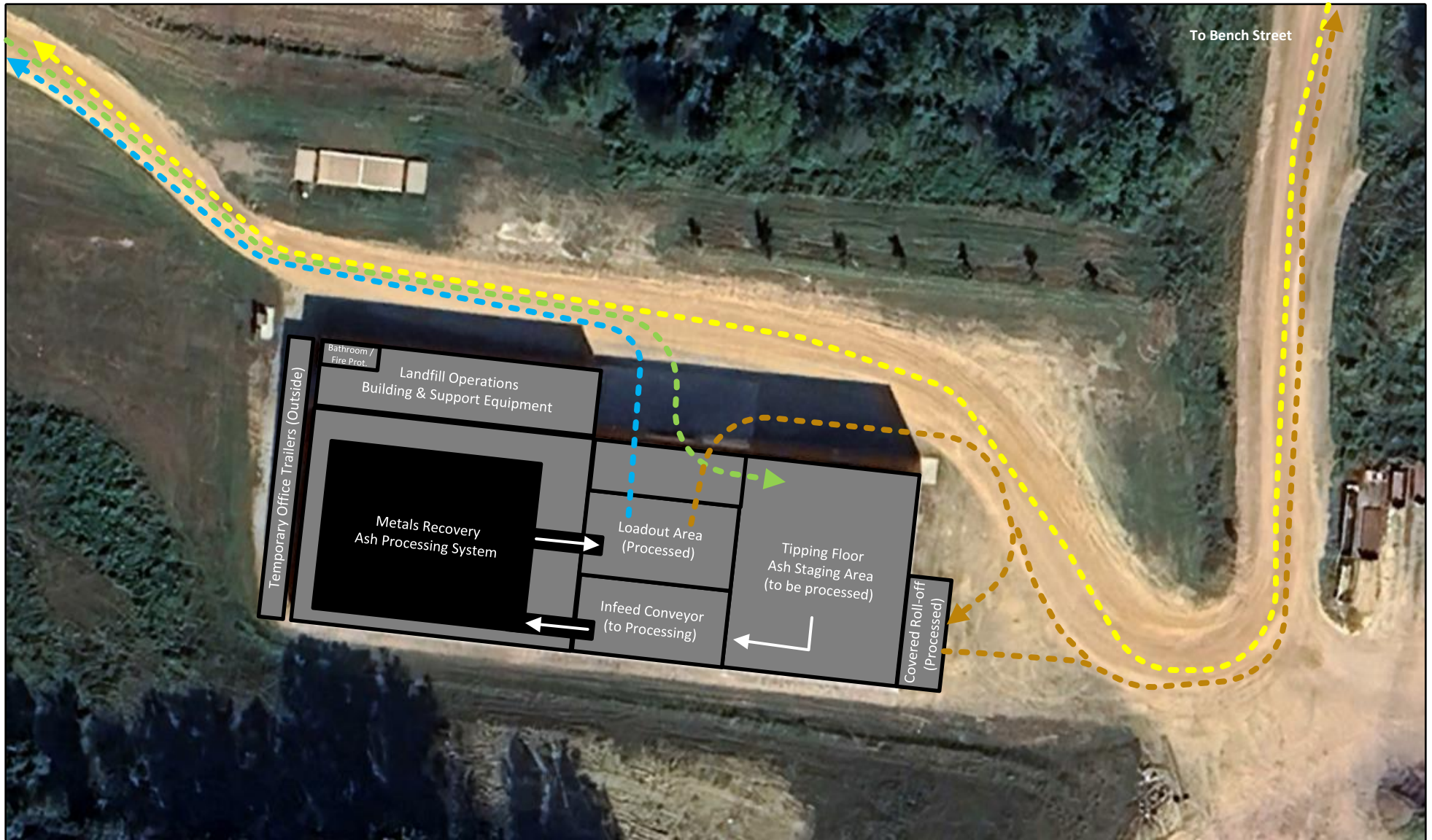
**Location of traffic patterns and property boundary are approximate.*



Red Wing Ash Disposal Facility
 1520 Bench Street
 Red Wing, MN 55066

GEM-Ash Processing Facility
 1550 Bench Street
 Red Wing, MN 55066

Landfill Operations & Ash Processing
Exhibit A – Landfill Traffic
 Rev 0; 4/3/2026



- Fresh Ash from plant to Ash Disposal Facility
- Condition Ash from stockpile to Ash Processing Building
- Residual Ash for final disposal in Ash Disposal Facility
- Recovered Metal to vendors & Unprocessed Material back to Plant for return
- Building and interior boundaries

**Location of traffic patterns and building boundaries are approximate.*



Red Wing Ash Disposal Facility
 1520 Bench Street
 Red Wing, MN 55066

GEM-Ash Processing Facility
 1550 Bench Street
 Red Wing, MN 55066

Landfill Operations & Ash Processing
Exhibit B – Building Operations
 Rev 0; 4/3/2026

Certified, Filed, and or Recorded on:
December 05, 2012 11:58 AM
Signed:  Deputy
LISA M HANNI
GOODHUE COUNTY RECORDER
Fee Amount: \$46.00

RESOLUTION NO. 6492

A Resolution Approving a Conditional Use Permit Request by Xcel Energy to expand the existing RDF Ash Landfill and to Remove Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development

WHEREAS, NSP, dba Xcel Energy, 414 Nicollet Mall, Minneapolis, Minnesota, 55401, (“Applicant”), has submitted an application to the City of Red Wing (the “City”) for a Conditional Use Permit (“C.U.P.”) with two parts: 1) to expand the existing RDF Ash Landfill from its existing capacity of 1,453,300 cubic yards to include an additional 981,500 cubic yards for a total capacity of 2,434,800 cubic yards. This expansion request also involves a request to allow for the placement of RDF ash from the City of Red Wing’s Incinerator, the NSP French Island RDF Plant in Lacrosse County, Wisconsin, in addition to the RDF Steam Plant in Red Wing; 2) to remove Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development in order to use a portion of Outlot A for future storm water management improvements associated with the Xcel Energy Ash Landfill Facility, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed landfill expansion and request to change the Planned Unit Development is located on property owned by the applicant and legally described in the attached Exhibit B; and

WHEREAS, the property described in Exhibit B is located on property zoned AR (Agriculture Residential Zoning District); and

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

WHEREAS, the Planning Advisory Commission held a public hearing on said matter on September 18, 2012, continued on October 16, 2012 and further continued on November 20, 2012 ; and

WHEREAS, the Planning Advisory Commission also conducted a public Site Visit at the proposed development site on October 30, 2012; and

WHEREAS, the Planning Advisory Commission has submitted its report and recommendation to the City Council as part of a report from Brian C. Peterson, AICP, Planning Director, dated November 21, 2012 with attachments including the packet of information that went to the Planning Advisory Commission dated November 16, 2012 ; and

WHEREAS, the City Council considered said matter at a meeting on November 26, 2012.

NOW, THEREFORE, based on the testimony elicited and information received, the City Council makes the following:

FINDINGS

1. The procedures for obtaining said C.U.P. are found in the Red Wing Zoning Ordinance, Section 90-040.
2. That all the submission requirements of said Section 90-040 have been met by the Applicant.
3. That Part 1 of the proposed C.U.P. is to expand the existing RDF Ash Landfill from its existing capacity of 1,453,300 cubic yards to include an additional 981,500 cubic yards for a total capacity of 2,434,800 cubic yards. This expansion request also involves a request to allow for the placement of RDF ash from the City of Red Wing's Incinerator, the NSP French Island RDF Plant in Lacrosse County, Wisconsin, in addition to the RDF Steam Plant in Red Wing; and Part 2 of the proposed C.U.P is to approve a major change to a Planned Unit Development by removing Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development in order to use a portion of Outlot A for future storm water management improvements associated with the Xcel Energy Ash Landfill Facility.
4. That the City Council makes the following findings of fact related to the Conditional Use Permit requirements found in Section 90-040 of the Red Wing Zoning Ordinance:
 - a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. This finding is based on the fact that the applicant's ash landfill has been operated since 1987 and has been managed in a way that meets this requirement. The Ash Landfill Facility construction and operation is stringently regulated through a Minnesota State permit process administered by the Minnesota Pollution Control Agency. The applicant has provided information submitted as part of an Environmental Assessment

Worksheet and the Permit with the Minnesota Pollution Control Agency that addresses a number of environmental safe guards that include but are not limited to the protection of ground water from contamination, the treatment of leachate from the facility by the City of Red Wing's Industrial Pre-Treatment facility, test wells that are located strategically to identify any ground water issues that may arise from the site, operational best management practices associated with controlling dust and other particulate matter, and storm water management improvements that will improve water quality of surface water flowing off of the site. The ash that is to be placed in the expanded facility is not considered hazardous by the Minnesota Pollution Control Agency. In addition, 28 conditions of approval are listed with the approval of this C.U.P. that will further protect the public health, safety, morals, comfort or general welfare.

- b. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement or surrounding property for uses permitted in the district, or substantially diminish property values. This finding is based on the fact that the proposed expansion does not change the basic footprint of the landfill facility other than some storm water management improvements that once completed will not have any impact on the surrounding properties. The expansion of the landfill facility will raise the overall height of ash landfill facility by approximately 50 feet but all of the nearest residential sites are 46 to 72 feet above this highest point of the facility and located at least 950 feet away from the high point of the expanded Ash Landfill Facility. All of the expanded Ash Landfill Facility will be located further away from the nearest existing residential structures than the existing west cell of the facility that was established prior to the construction of homes in the area. Because of this distance and elevation difference it does not appear that the expansion project will be injurious to the use and enjoyment of other property in the vicinity or impede the normal and orderly development and improvement of uses permitted in the district. The amount of trucks per day will increase from 12 to 18 per day and this is a small increase that should not be noticed by surrounding property owners. Buffer open space property will remain intact as it exists and will be protected with a new scenic easement. In addition, the applicant supplied testimony based on an Environmental Impact Statement related to the West Lakes Site that was related to an effort to site a new ash landfill facility for the King Plant and was completed by the Minnesota Pollution Control Agency in 2007. This Environmental Impact Statement studied three landfill developments and evaluated actual home sales and other data within a two mile radius of the facilities. The evaluation concluded that "the preponderance of the evidence leads to the conclusion that an ADF at the West Lakeland Site would have no significant adverse effect on single family residential properties within the one-mile impact evaluation area." Testimony was presented at the Public Hearings that claimed that the proposed expansion of the ash landfill would diminish property values on surrounding properties; however, no market analysis was

supplied to substantiate these claims that appeared to be based entirely on anecdotal information. It is also noted that the neighboring homes were constructed after the existing landfill was in operation and the use did not appear to deter the construction of single family housing in the neighborhood. Based on the testimony supplied by the applicant, the City finds that the proposed expansion of the ash landfill facility will not substantially diminish property values of the surrounding property.

- c. No additional utilities, access roads or other facilities will be needed with the expansion of the ash landfill. Additional storm water management improvements are needed and have been provided for in the plans for the expansion project and will be completed according to plans reviewed and approved by the City Engineer.
 - d. Adequate measures have been or will be taken to minimize traffic congestion in public streets. Bench Street (County Highway #1) is built more than adequate to accommodate traffic for the expansion project.
 - e. The conditional use permit is consistent with the applicable policies of the Comprehensive Plan. Based on the staff review of the Comprehensive Plan contained in the staff report, it appears that the proposal meets the city's comprehensive plan. Steep bluffs will be protected as part of the Green Infrastructure as part of a new scenic easement that will be granted to the City and the balance of the property will be developed with a land use consistent with the current land use.
 - f. The conditional use shall, in all other respects, conform to the applicable regulations or the district in which it is located. The project meets all requirements of the AR zoning district regulations.
5. That the City Council makes the following findings of fact related to the Conditional Use Permit request to Change the Tyler Hills Planned Unit Development by Removing Outlot A of Tyler Hills Second Addition from the Planned Unit Development. These finding of facts related to the requirements found in Section 47-080 of the Red Wing Zoning Ordinance:
- a. The proposed PUD is in conformance with the Comprehensive Guide Plan. The proposed major change appears to be in conformance with the Comprehensive Plan because the proposal will protect steep bluff sides identified by the City with its Open Space Preservation Plan by granting a scenic easement and the proposed land use is unchanged from the current land uses on the property. The Comprehensive Plan does not provide specific guidance for the development of the balance of Outlot A of Tyler Hills Second Addition other than to indicate that it is part of an "Activity Center". Activity Centers are broadly defined in the City's Comprehensive Plan as "places where a variety of activities occur with an

emphasis mostly on commercial retail and service uses, institutions and higher density residential.” Since this Activity Center shown in Figure 5-1 (Future Land Use Map) in the Comprehensive Plan, is primarily located in the area of the existing Xcel Energy Landfill, it is the City Council’s interpretation that this activity center indicates that the City expects more intense development to occur on the site. Other activity areas indicated on the same Figure 5-1 are existing industrial areas (like the Red Wing Industrial Park). Although the Comprehensive Plan does not provide a great deal of guidance for specifically how the area in question should be developed, it clearly does not express the idea that the entire area should be kept in open space or developed as residential use.

- b. Removal of Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development will not have an adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses. This is based on the fact that removal of Outlot A of Tyler Hills Second Addition does not change the proposed use of the Outlot A. Based on the current application, Outlot A will continue to be used in its current agricultural use, other than some storm water management improvements on Outlot A, there will be no other changes to the current use. The proposed expansion to the landfill facility does not change the basic footprint of the landfill other than some storm water management improvements noted above that once completed will not have any impact on the surrounding properties. The amount of trucks per day will increase from 12 to 18 per day and this is a small increase that should not be noticed by surrounding property owners. Buffer open space property will remain intact as it exists and will be protected with a new scenic easement.

- c. The removal of Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development will not have an adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses. Removal of Outlot A of Tyler Hills Second Addition does not change the proposed use of the property. This proposed development does not change the basic footprint of the landfill other than some storm water management improvements that once completed will not have any impact on the surrounding properties. The amount of trucks per day will increase from 12 to 18 per day and this is a small increase that should not be noticed by surrounding property owners. Buffer open space property will remain intact as it exists and will be protected with a new scenic easement. In addition, the applicant supplied testimony based on an Environmental Impact Statement related to the West Lakes Site that was related to an effort to site a new ash landfill facility for the King Plant and was completed by the Minnesota Pollution Control Agency in 2007. This Environmental Impact Statement studied three landfill developments and evaluated actual home sales and other data within a two mile radius of the facilities. The evaluation concluded that “the preponderance of the evidence

leads to the conclusion that an ADF at the West Lakeland Site would have no significant adverse effect on single family residential properties within the one-mile impact evaluation area.” Testimony was presented at the Public Hearings that claimed that the proposed expansion of the ash landfill would diminish property values on surrounding properties; however, no market analysis was supplied to substantiate these claims that appeared to be based entirely on anecdotal information. It is also noted that the neighboring homes were constructed after the existing landfill was in operation and the use did not appear to deter the construction of single family housing in the neighborhood. Based on the testimony supplied by the applicant, the City finds that the proposed expansion of the ash landfill facility will not substantially diminish property values of the surrounding property.

- d. The removal of Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the district. This is based on the fact that the use of Outlot A will be unchanged from its current agricultural and open space use other than some storm water management improvements that are part of the proposed expansion of the ash landfill facility and neither the proposed use of Outlot A or the expansion of the Ash Landfill facility will create demand for any additional parks, schools, streets or other public facilities and utilities needed to serve the proposed development.
 - e. The removal of Outlot A of Tyler Hills Second Addition from the Tyler Hills Planned Unit Development has no impact on the design of the Tyler Hills Planned Unit development in terms of being designed in such a manner as to form a desirable and unified environment within its own boundaries. Outlot A of Tyler Hills Second Addition has never had a development plan associated with it. The original developers did not offer a plan for Outlot A and so the original Planned Unit Development was approved with the condition that Outlot A would require future approval of a planned development. No development plan has been presented for Outlot A over the past 13 years. It does not appear that Outlot A is an integral part of the Tyler Hills development. The proposed addition of the scenic easement that will provide future protection of the steep bluff side and the storm water management improvements that will manage storm water that flows off of the residential development make this proposed change consistent with the overall design of the Tyler Hills development.
6. The proposed project appears to meet all requirements of the AR Agriculture Residential Zoning District, and the Red Wing Zoning Code.

CONCLUSIONS AND DECISION

1. Based on the foregoing, the Applicant's application for a Conditional Use Permit to expand the Xcel Energy Ash Landfill as requested and the Conditional Use Permit to Change the Tyler Hills Planned Unit Development by removing Outlot A of Tyler Hills Second Addition from the area of the Planned Unit Development is granted, as submitted, with the following condition of approval.
 - A. For the purpose of these conditions, the word "applicant" means Northern States Power Company, its successors or assigns, and any other future owners and/or operators of the Ash Landfill. Any individual or entity that becomes an owner and/or operator of the Ash Landfill must comply with these conditions in order to engage in landfilling activity as authorized by this permit.
 - B. Any extension of sanitary sewer, as may be required for the Ash Landfill is to be fully paid for by the applicant. In addition, the ordinary rate for sanitary sewer service shall be paid by the applicant. Any wells proven to be contaminated by the Ash Landfill shall either be replaced by the applicant at no cost to the City or affected property owners or the applicant shall supply City water to affected property owners at no cost. The applicant shall supply interim water at no cost until new wells or city water service is established. The City will share in the cost of these mitigation measures, but only in proportion to the City's use of the Ash Landfill.
 - C. In the event that additional essential equipment is specifically required by the City to service the Ash Landfill facility, such as fire or road equipment, the applicant shall pay the cost of that equipment.
 - D. Prior to closing the existing east cell and expanding landfilling activity into the proposed center cell, the applicant shall provide a plan to the City for grass seeding closed cells. The City Zoning Administrator must approve of the applicant's seeding plan before the applicant commences closure of the east cell and transitions into the proposed central cell.
 - E. It is anticipated the applicant may engage in storm water management improvements that require tree removal in the area around the Ash Landfill. Prior to making any additional storm water management improvements that necessitate tree removal, the applicant shall provide a tree removal plan that meets the requirements of the Zoning Code, tree preservation regulations, Chapter 11, Division 62-090 of the City Code. If it is not practical to replace healthy trees on site that are a caliper of 5 inches or more, the plan may include planting trees off-site. The Zoning Administrator must approve of the applicant's tree removal plan before the applicant commences any storm water management improvement that requires tree removal.
 - F. The applicant shall not accept ash from any other site except Xcel Energy RDF Plant in Red Wing, City of Red Wing Incinerator, and French Island Facility in La Crosse, Wisconsin.

- G. To the extent that the applicant is required to seek a “major modification” amendment to its Minnesota Pollution Control Agency (“MPCA”) permit prior to increasing the capacity of the Ash Landfill, the applicant shall also seek an amendment to this permit prior to increasing capacity. For the purposes of this permit, “major modification” means any amendment to the MPCA permit that is not considered a “minor modification” as the term is defined by applicable law. The landfilling activity at the Ash Landfill shall be limited to the existing and proposed cells identified in the attached Exhibit A.
- H. To the extent that the applicant is required to seek a “major modification” amendment to its MPCA permit prior to accepting waste streams other than combustor ash, the applicant shall also seek an amendment to this permit prior to accepting new waste streams.
- I. To the extent that the applicant is required to seek a “major modification” amendment to its MPCA permit prior to construction additional sedimentation ponds not identified in the attached Exhibit B, the applicant shall also seek an amendment to this permit prior to constructing additional ponds.
- J. The applicant will allow disposal of City incinerator ash in the Ash Landfill upon the City’s request and issuance of necessary permits. The City will pay a per ton fee for disposal, Based upon negotiated terms that are part of a future contract/agreement between the parties.
- K. Except for emergencies, the hours of operation shall be limited to the hours between 6 a.m. and 10 p.m.
- L. The number of trucks delivering ash to the Ash Landfill shall be a limited of to 18 trucks per day on a weekly average.
- M. The applicant shall provide the City with a Biennial Report addressing its compliance with the requirements of this permit beginning in 2014. Permit compliance shall be reviewed every two years, unless the City determines in its sole discretion that a more frequent review is necessary. The City has the right to inspect the Ash Landfill whenever it deems necessary to ensure compliance with solid waste regulations and conditions of the conditional use permit.
- N. The applicant shall provide the City with any documents related to new Minnesota Pollution Control Agency (“MPCA”) permit applications, any documents related to any request to change or modify an existing MPCA permit, and any documents seeking approval of an industrial solid waste management plan at the same time it submits the documents to the MPCA for the MPCA’s review and approval. The MPCA’s approval of future requests to expand the Ash Landfill or accept additional waste streams shall have no bearing on the applicant’s obligations to comply with the requirements outlined in Conditions G, H, and I.
- O. The applicant shall take all necessary steps to prevent ash, dust, and particulate from escaping from the Ash Landfill site.

- P. Trucks delivering ash to the site shall be fully covered to prevent the escaping of fugitive dust or particulate.
- Q. The applicant shall respond to all complaints regarding fugitive ash, dust, particulate, and any other materials within 24 hours of receiving the complaint. In the event the applicant cannot respond to the complaint within 24 hours, the applicant shall respond in a reasonable timeframe given the circumstances of the situation.
- R. The applicant shall work appropriately with the City to mitigate any legitimate concerns that the Ash Landfill may create a nuisance to adjoining landowners or that the Ash Landfill may otherwise threaten the health, safety, and welfare of City residents.
- S. The applicant shall diligently pursue alternative methods of ash disposal and/or reuse and shall report such efforts at the two year review.
- T. All conditions of the Minnesota Pollution Control Agency Permit sw 307 shall be made a part of this conditional use permit.
- U. To the extent that the applicant is required to seek an amendment to the applicant's MPCA permit for any new construction, the applicant shall not construct any building, new cell that is not specifically identified in Exhibit A or sedimentation pond that is not specifically identified in the attached Exhibit B, without the review and approval of the City Council.
- V. If no landfilling activity takes place at the Ash Landfill for a period of 365 consecutive days at any point following the issuance of this permit, this permit shall expire and shall no longer be valid.
- W. The City Council is issuing this permit and has developed these conditions based upon representations made by the applicant's representatives during the hearing process. The minutes from all City Council meetings or Planning Commission meetings related to the review and approval of this permit are hereby incorporated by reference. Any deliberate and material misrepresentation made by applicant during the process of issuing this permit may be grounds for revoking the permit.
- X. This permit authorizes the applicant to perform the activities described in this permit under the conditions of this permit. In issuing this permit, the City assumes no responsibility for damage to persons, property, or the environment caused by the activities of the applicant in the conduct of its actions, including those activities authorized, directed, or undertaken under this permit.
- Y. If the applicant or its successors or assigns violates any term or condition imposed by this permit, or any solid waste facilities license or permit issued for operation of the Ash Landfill, this permit may be revoked and terminated. Without limiting the foregoing, the violation of any statute, regulation, ordinance, permit or license condition imposed by lawful governmental authority and governing operations on the Ash Landfill property is grounds for suspension, revocation, or termination of this permit. In the event that any such statute, regulation, ordinance, permit or license condition is amended in the future

by any governmental authority other than the City and made less stringent, the applicant shall continue to comply with any more stringent provision of any statute, regulation, ordinance, permit or license condition that is in effect on the date of the original issuance of the permit, unless compliance is waived or excused by the City Council.

- Z. Except in emergency circumstances requiring immediate action, no revocation of this permit shall occur unless ten days prior written notice of the violation is provided. If the violation is not cured within ten days of the date written notice is sent by the City or within such extended period as agreed upon, this permit may be revoked by the City. If an emergency requires immediate action, the City may immediately take action to revoke the permit. Upon the applicant's failure to cure a violation or in an emergency situation, the City shall provide written notice of its intent to revoke this permit. Upon request, the applicant shall be entitled to a hearing on the proposed revocation before the City Council. The applicant must request a hearing within five business days of the date the City provides notice of the proposed revocation. Notice shall be deemed provided upon mailing. A revocation shall be treated as a closure under Paragraph 15 and responsibilities thereunder shall be followed by the applicant.
- AA. This permit terminates, supersedes, and extinguishes any and all prior permits related to the applicant's operation of an Ash Landfill. The permits granted in Resolution No. 2475, Resolution No. 4456, and Resolution No. 5111 are hereinafter void and replaced by this permit.
- BB. Within ninety days of council approval of this resolution, the applicant shall grant a scenic easement to the City of Red Wing over Outlot A of Tyler Hills Second Addition as per Figure 7 dated Nov. 2012 in a form acceptable to the City Attorney.

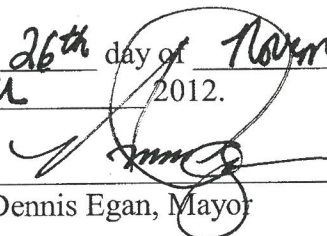
Adopted this 26th day of November 2012, by the City Council of the City of Red Wing.


Ralph Rauterkus, Council President

ATTEST:


Kathy Seymour Johnson, City Clerk

Presented to the Mayor at 11:08pm on this 26th day of November 2012.
Approved this 26th day of November 2012.


Dennis Egan, Mayor

Certified, Filed, and or Recorded on:

July 28, 2023 11:16 AM

Signed  Deputy

LISA M HANNI

GOODHUE COUNTY RECORDER

Fee Amount: \$46.00

RESOLUTION NO. 7898

A Resolution Approving a Conditional Use Permit Request by Northern States Power, 414 Nicollet Mall, Minneapolis, MN for a Conditional Use Permit to Amend the Current Conditional Use Permit to Allow for a Change to its Existing Ash Disposal Facility.

WHEREAS, Northern States Power (dba Xcel Energy), 414 Nicollet Mall, Minneapolis, MN (“Applicant”), has submitted an application to the City of Red Wing (the “City”) for a Conditional Use Permit (“C.U.P.”) to allow for a change in the operations of the existing Ash Disposal Facility, adjacent to Bench Street; and

WHEREAS, the Applicant submitted said zoning application on June 29, 2023, to the Community Development Department which reviewed and determined the application to be complete on June 29, 2023; and

WHEREAS, the applicant has an existing C.U.P. to operate an Ash Disposal Facility, defined as a “Landfill” by the Red Wing Zoning Ordinance, that was approved in 1987 and Amended in 2012 by Resolution No.6492 adopted on November 26, 2012; and

WHEREAS, the site of the existing and proposed development is zoned AR (Agriculture Residential District) and a C.U.P. is required to operate a Landfill in the AR District; and

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

WHEREAS, the Red Wing Advisory Planning Commission conducted a Public Hearing regarding the proposal at its July 18, 2023, meeting; and

WHEREAS, the Advisory Planning Commission has submitted its report and recommendation to the City Council as part of a report from Steve Kohn, Planning Manager, dated July 19, 2023; and

WHEREAS, the City Council reviewed the matter at a meeting held on July 24, 2023.

NOW, THEREFORE, based on the testimony elicited and information received, the City Council makes the following:

FINDINGS

- 1) The procedures for obtaining said C.U.P. are found in the Red Wing Zoning Ordinance, Section 90-040.
- 2) That all the submission requirements of said Section 90-040 have been met by the Applicant.
- 3) That the proposed C.U.P. is to allow for a change in the operations of the existing Ash Disposal Facility/Landfill by eliminating a portion of an existing access road, removal of an existing storage/operations building, by using an existing roadway the applicant owns immediately south of the existing Ash Disposal Facility to provide routine and long term access for landfill support, and to use a portion (approximately 16,000 square feet) of an existing vacant building along the roadway, formerly occupied by a metal recovery facility, for operations and equipment storage use related to the Ash Disposal Facility. The proposed C.U.P. would incorporate two additional parcels into the site due to the location of the roadway and storage/operations building; the proposal does not involve any changes or expansion to the ash cells as approved in 2012 and utilizes existing roadways/facilities.
- 4) That the proposed C.U.P. is on property in the City of Red Wing, legally described as:

Plat and Parcel Number: 55-948-0010. The legal description of this property is as follows: Lot 1, Block 1, TYLER HILLS 5, City of Red Wing, Goodhue County, State of Minnesota. No address has been assigned to this property.

Plat and Parcel Number: 55-947-0040. The legal description of this property is as follows: Outlot B, TYLER HILLS 4, City of Red Wing, Goodhue County, State of Minnesota. No address has been assigned to this property.

Plat and Parcel Number: 55-947-0020. The legal description of this property is as follows: Lot 2, Block 1, TYLER HILLS 4, City of Red Wing, Goodhue County, State of Minnesota. More commonly known as 1550 Bench Street.
- 5) It appears that the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed use moves the existing access route to the ash cells further to the south and west to an existing roadway that was previously used for a related metal recovery use and also utilizes a portion of an existing building along said new route for operations and equipment storage related to the landfill use. The proposal will not change the physical character of the property.

- 6) It does not appear that the proposed use will be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property. No evidence has been provided that indicates the proposed use would negatively impact property values in the area.
- 7) Adequate utilities, access roads, drainage, and other facilities exist or will be provided.
- 8) Access to the site appears to be adequate. Truck traffic will not increase on the site but will be rerouted to an existing roadway to the south. The site provides adequate buffering from adjacent properties due to its size, topography, and vegetation.
- 9) It appears that the proposal is consistent with the Comprehensive Plan.
- 10) The proposed project appears to meet all requirements of the AR Zoning District and the Red Wing Zoning Ordinance.

CONCLUSIONS AND DECISION

1. Based on the foregoing, the Applicant's application for a Conditional Use Permit to allow for a change in the operations of the existing Ash Disposal Facility/Landfill is granted with the following condition of approval:
 - A. All other conditions of approval as listed in Resolution No. 6492 shall remain in effect, except for condition F. shall be amended to read: The applicant shall not accept ash or processed ash from any other site except the Xcel Energy RDF Plant in Red Wing. No ash shall be accepted from any other source including the Xcel Energy French Island Facility in La Crosse, Wisconsin.
2. If any conditions of this C.U.P. are violated, the City Council may revoke it on ten (10) days notice to the Applicant, who may request a hearing before the Council within five (5) days of the City mailing notice to the site. If the Applicant fails to request a hearing within said five days, his right to a hearing is waived.

Adopted this 24th day of July 2023, by the City Council of the City of Red Wing.



Kim Beise, Council President

ATTEST:

Teri L. Swanson

Teri L. Swanson, City Clerk

Presented to the Mayor at 9:30 pm on this 24 day of July 2023.
Approved this 24 day of July 2023.

Michael Wilson

Michael Wilson, Mayor

