



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, May 19, 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 April 21, 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 - City-Initiated Comprehensive Plan Amendments, Rezoning Requests, and PUD Amendment for three sites: the former Jefferson School property, former Bay View Nursing and Rehabilitation Center, and two parcels within the Briarwood subdivision.

8. Communication Items

8.A. Staff Status Report (Verbal)

8.B. Commissioner Comments

9. Adjournment

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

**Red Wing Advisory Planning Commission
Regular Meeting
City Council Chambers
April 21, 2026**

Commissioners Present: Chair Ethan Seaberg; Commissioners George Hintz, Bryan Soper, and Brad Wronski

Commissioners Absent: Commissioner Sue Guerber (excused absence); Commissioner Susan Langer (excused absence)

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

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, Soper, and Wronski were in attendance.

Commissioner Guerber and Commissioner Langer previously indicated they would be absent.

4. Approval of Agenda

A motion was made by Commissioner Wronski, seconded by Commissioner Soper, to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

5. Approval of Minutes

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

A motion was made by Commissioner Hintz, seconded by Commissioner Soper, to approve the regular meeting minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

6. Public Comment

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

7. Motions & General Business

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.

Planning Manager Kohn provided background information on the Interim Use Permit (IUP) request for 781 East 7th Street. Manager Kohn explained that Kelli and Jerod Gadiant purchased the property, remodeled it, and are seeking to operate it as a short-term rental. The property is zoned R-2, which requires an IUP to operate a short-term rental. Manager Kohn noted there are no other short-term rentals within 400 feet of the property, meeting the distancing requirement, and that the City remains well below its maximum cap of 50 short-term rentals. The property is a three-bedroom, three-bath home with off-street parking on a large lot located above Colvill Park.

Manager Kohn explained that the applicants have begun the State of Minnesota licensing process. Manager Kohn noted that the City and State have a coordinated process, as each requires the other's permit before issuing its own, and that Staff monitors applications through the process and notifies the State upon City approval.

Manager Kohn stated that all IUP requirements appear to be met. The applicants have not requested to hold events at the property; therefore, occupancy is limited to seven guests based on the two-per-bedroom formula plus one. Manager Kohn noted that Staff has concerns regarding work completed on the property that may have required building permits. Staff is working with the applicants and the Building Inspection Division to ensure proper permits and inspections are completed before occupancy. Manager Kohn stated that no one has occupied the home since the work was completed. Staff has prepared findings of fact and three conditions of approval requiring that building permit and inspection requirements be satisfied and a Certificate of Occupancy be issued before the property may be occupied. Manager Kohn noted no public comment had been received before the meeting.

Chair Seaberg opened the Public Hearing at 7:09 p.m. No one wished to address the Commission. Chair Seaberg closed the Public Hearing at 7:10 p.m.

Commissioner Wronski noted that the ordinance requirements have been met and that the conditions of approval are significant but appropriate given the open building permit issues. Commissioner Soper noted that parking, which is often a concern, does not appear to be an issue given the five off-street spaces available.

A motion was made by Commissioner Hintz, seconded by Commissioner Soper, to recommend approval of the Interim Use Permit with findings of fact and conditions as presented by Staff. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

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.

Planning Manager Kohn provided background information on the IUP request for 420 Riedell Court. Manager Kohn explained that Cheri Brinkman has applied for a short-term rental permit for the property, which has undergone extensive rehabilitation, including a new foundation. All building permits have been pulled and are active, and the applicant is working toward a final Certificate of Occupancy (CO). The property is zoned agricultural-residential (AR), located near the intersection of Bench Street and Highway 61. Manager Kohn noted the neighborhood predates current zoning, and many lots are grandfathered, though this property has been connected to City sewer and water.

Manager Kohn stated the property is a four-bedroom home, allowing up to nine guests under the two-per-bedroom formula plus one. The property features three garage stalls and a widened driveway. Staff from Public Works, Community Development, Engineering, Police, and Fire reviewed the application and had no concerns. There are no other short-term rentals within 400 feet of the property, meeting the distancing requirement, and the City remains well below its cap of 50 short-term rentals. The applicant has also begun the State of Minnesota licensing process. Manager Kohn noted that Staff prepared findings of fact and that a CO would be required before occupancy, consistent with standard practice for properties with active building permits. Staff recommended approval. Manager Kohn noted that one written comment had been received before the meeting.

Chair Seaberg opened the Public Hearing at 7:16 p.m. Manager Kohn summarized the written comment received from Scott Riegelman, a neighboring property owner, who expressed opposition to the short-term rental and raised concerns about parking and the general change in character of the quiet residential neighborhood. The written comment was included in the meeting packet and is part of the public record. No one else wished to address the Commission. Chair Seaberg closed the Public Hearing at 7:18 p.m.

Commissioner Soper noted that the expanded driveway and available parking appear adequate. Chair Seaberg acknowledged the concerns raised by the neighboring property owner as consistent with concerns the Commission has heard regarding short-term rentals over the years. Chair Seaberg also noted, for Staff's consideration, that it would be helpful for future staff reports to list conditions of approval directly within the recommendation section, in addition to the analysis section.

A motion was made by Commissioner Soper, seconded by Commissioner Hintz, to recommend approval of the Interim Use Permit with conditions as presented. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

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.

Planning Manager Kohn provided an overview of the proposed Zoning Ordinance text amendment to Chapter 11. Manager Kohn noted the Commission has discussed the amendment over several months, including at a prior workshop and at the March meeting, at which time the Commission directed Staff to schedule a public hearing. Manager Kohn explained that the amendment updates and refines definitions and establishes allowances for uses in various zoning districts related to emergency housing, supportive transitional housing, community centers, community services, and small-scale food production.

Manager Kohn summarized the key changes. The community center definition would be removed from Division 10 and relocated to Division 1 as a standalone permitted use. Community services definitions were updated. A new definition for emergency housing was created to address short-term overnight stays, a use not previously recognized in the Zoning Ordinance. Manager Kohn noted that emergency housing has been occurring informally through local churches and organizations providing vouchers and immediate shelter. Supportive transitional housing replaces the former "halfway house" designation and applies to longer-term, non-permanent housing situations where residents receive support services; this use was previously allowed in various districts by a conditional-use permit (CUP). Small-scale food production was added as a new definition to accommodate downtown businesses that both produce and sell goods on-site, such as bakeries and confectioneries, and to allow similar uses to locate downtown.

Manager Kohn reviewed the proposed district-by-district allowances. In residential districts, supportive transitional housing would not be permitted in R-1 and would require a CUP in R-2, RM-1, RM-2, and RM-3, consistent with current allowances. Community centers would not be permitted in R-1 and would require a CUP in all other residential districts. Emergency housing would not be permitted in R-1, R-2, or RM-1, and would be allowed in RM-2 and RM-3. In commercial and mixed-use districts, supportive transitional housing would require a CUP in B-2, B-3, and Civic districts and would not be permitted in B-1, mixed commercial, mixed commercial tourism (MCT), or the Riverfront District. Community centers would be permitted by administrative permit in B-2, B-3, mixed commercial (MC), MCT, and Civic districts. Emergency housing would require a CUP in B-3 and Civic districts and would not be permitted elsewhere in commercial zones. Manager Kohn noted that the B-3 and Civic allowances reflect the proximity of services such as Goodhue County Health and Human Services, the Police Department, the Library, and transit options. Small-scale food production would be permitted in B-2, B-3, and MC districts; require a CUP in MCT; and not be permitted in B-1, Civic, or Riverfront districts.

Manager Kohn described the performance standards created under Sections 55-165 and 55-166. Supportive transitional housing and emergency housing would both be prohibited on the ground floor of buildings with primary street frontage in the Downtown Historic District or Red Wing Historic Mall District, consistent with how retail and multi-family uses are treated in those areas. Outdoor gathering areas for both uses would be required to be supervised and screened from adjacent properties. Emergency housing facilities would additionally be required to comply with all building, fire, and life safety codes applicable to residential occupancy, given the potential for commercial structures to be converted for overnight use. Small-scale food production performance standards are intended to ensure a retail presence is maintained at the street level and that production activity does not displace commercial activity downtown. Manager Kohn confirmed that no changes had been made to the amendment since the Commission's last review.

Chair Seaberg opened the Public Hearing at 7:34 p.m. No public comment had been received before the meeting, and no one wished to address the Commission. Chair Seaberg closed the Public Hearing at 7:35 p.m.

Commissioner Wronski expressed support for the amendment, noting that the updated definitions represent a significant improvement in clarity. Chair Seaberg asked Manager Kohn to clarify the life safety requirements for emergency housing, specifically whether existing church facilities would be required to make structural modifications. Manager Kohn explained that requirements would vary depending on whether a building is sprinklered and the size of the space, and that Staff intends to ensure that nonprofits and churches considering such uses are aware of applicable code requirements before beginning the process. Commissioner Soper expressed appreciation for the time Staff invested in refining the language, noting that clear definitions will be important as the Commission considers future rezoning decisions.

A motion was made by Chair Seaberg, seconded by Commissioner Wronski, to recommend approval of the Zoning Ordinance text amendment as presented in its entirety. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

Manager Kohn noted that the amendment would not be placed on the City Council agenda for the following week and would instead be forwarded to the Council's May meeting schedule.

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

Planning Manager Kohn provided background information on the conditional-use permit (CUP) amendment request by Northern States Power, doing business as Xcel Energy. Manager Kohn explained that Xcel Energy operates an ash-

disposal facility on Bench Street, west of the former City and County municipal landfill site. The facility is classified as a landfill under the City's definitions and holds all required permits through the Minnesota Pollution Control Agency (MPCA). Manager Kohn noted the City has a long working history with Xcel Energy on CUP amendments at this site, with several amendments processed over the past decade.

Manager Kohn described the proposed amendment. Xcel Energy is not requesting to expand any disposal cells. The amendment would allow Xcel Energy to resume metal-separation operations at the facility using an existing on-site building. Manager Kohn explained that a similar operation was previously conducted at the site by a prior contractor but ceased after approximately one year due to financial reasons. Xcel Energy is now working with a new contractor, JEM, to revive the operation. Under the proposed process, fresh ash from the Red Wing generating plant on East 5th Street would be brought to the site, stockpiled briefly in an open cell to reach the appropriate moisture content, then processed in the existing building to separate ferrous and nonferrous metals before the remaining material is returned to the cell. Manager Kohn noted that all operations would be conducted inside the existing building, using established haul roads. Xcel Energy is subject to daily truck limits under its existing MPCA permits. Manager Kohn stated that during the prior operation, no complaints were received regarding noise, dust, or truck traffic.

Manager Kohn noted that ash accepted at the facility is limited by existing resolutions and agreements to material generated solely at the Red Wing facility; ash from other Xcel Energy facilities may not be brought to the site. Manager Kohn noted that the City also leases property adjacent to the site from Xcel Energy for concrete-crushing operations and Public Works storage, and that City vehicles use the same access road. Staff prepared suggested findings of fact and one condition of approval reaffirming the restriction on ash sources. No public comment had been received before the meeting, and representatives from Xcel Energy and JEM were present to answer questions.

Chair Seaberg opened the Public Hearing at 7:46 p.m. No one wished to address the Commission. Chair Seaberg closed the Public Hearing at 7:47 p.m.

Commissioner Wronski noted that the proposed operation is a resumption of a previously approved use and expressed support for efforts to recover value from the ash and reduce the volume of material entering the disposal cells. Commissioner Soper concurred, noting the prior approval history and stating no concerns with the amendment.

A motion was made by Commissioner Wronski, seconded by Commissioner Soper, to recommend approval of the conditional-use permit amendment for Xcel Energy's ash-disposal operation. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

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

Manager Kohn noted that this item would not be placed on the City Council agenda for the following week and would instead be forwarded to the Council's May 11 meeting.

Manager Kohn provided an overview of four sites identified as candidates for rezoning to the RM-3 high-density residential district, which was established in December 2025 under Ordinance No. 26, 4th Series. Manager Kohn explained that the RM-3 district is intended to allow significantly higher residential density than the RM-1 and RM-2 districts, with allowances of up to 24 to 80 units per acre. The district does not permit single-family detached structures; however, Manager Kohn noted that Staff would consider language to protect existing single-family uses in areas where RM-3 zoning might extend beyond a primary redevelopment site, ensuring those properties would not become nonconforming. Manager Kohn noted that the Commission has reviewed potential RM-3 sites over several months, including at a prior workshop, and that the four sites presented represent those with the strongest redevelopment potential.

The first site discussed was the Bay View Nursing Home, located on West 4th Street and currently zoned R-2. Manager Kohn explained that the site's significant grade change, the building is effectively four to five stories on its north side despite appearing two stories from 4th Street, makes redevelopment without demolition or substantial fill impractical. Prospective developers have indicated that the density allowed under RM-3 would be necessary to make a project financially viable, particularly given the anticipated need for underground parking. Manager Kohn noted that a Comprehensive Plan amendment would be required, as the current future land use map designates the site as public/semi-public. Staff also raised the possibility of extending the RM-3 designation northward toward 3rd Street to encourage additional density along that corridor, noting that 3rd Street no longer has direct access to Highway 61 and functions as a no-outlet street. Director Klatt confirmed that developers who have inquired about the Bay View site have consistently indicated they would be unlikely to pursue the property without RM-3 zoning in place.

Chair Seaberg asked whether extending the RM-3 boundary northward could expand the footprint available to a future developer. Manager Kohn confirmed that it could, and noted that any single-family or duplex properties in that area would be protected through proposed ordinance language. Commissioner Wronski asked whether the expanded boundary would make the Bay View site more or less attractive to developers; Manager Kohn indicated it would likely be more attractive given the site's topography and the potential for phased development. Chair Seaberg raised the concern of spot-zoning. Manager Kohn responded that spot-zoning typically involves placing an incompatible use on a small, isolated parcel, and that the proposed rezonings involve larger redevelopment sites where the economics of demolition and reconstruction

require higher density. Director Klatt added that none of the proposed sites is smaller than a full city block, and each is at least two acres in size.

The second site discussed was the Jefferson School block, currently zoned R-2, where the Port Authority holds a purchase agreement with the school district to evaluate redevelopment feasibility. Manager Kohn explained that the Comprehensive Plan encourages reuse of the existing building and shows the site as medium density, though the site profile in the plan references medium to high density, creating some ambiguity as to whether a Comprehensive Plan amendment would be required. A prior development proposal for 16 units was withdrawn before completion; Manager Kohn noted that 16 units represented the maximum allowable under R-2 for a full city block, and that RM-3 would provide greater flexibility, particularly if a developer wished to add a second building on the site.

Director Klatt summarized feedback gathered from outreach to 16 developers, ranging from local small-market developers to regional housing developers. Local developers indicated that 16 units might be viable but would require new garage construction and a cost-minimization approach. Regional developers indicated a minimum threshold of 40 to 70 units to make the project viable, which would require rehabbing the existing building and constructing an additional building on the site. Both groups stated that zoning approvals and density entitlements would need to be in place before they would submit a request for proposals (RFP). Director Klatt noted that market rents in Red Wing are lower than in the Twin Cities area, making financing difficult without assistance such as low-income housing tax credits, historic tax credits, tax increment financing, or fee waivers. The Port Authority is currently pursuing a National Register of Historic Places designation for the site, which could make it eligible for historic tax credits. Director Klatt noted that senior housing in the existing building would be challenging due to accessibility constraints and that green space preservation would need to be balanced against density requirements. Director Klatt stated that the Port Authority is committed to finding a reuse for the building and anticipated issuing an RFP later in the summer, pending completion of due diligence.

The third site discussed was the Briarwood planned unit development (PUD), which has an underlying R-2 zoning and was established in 2000 with a mix of single-family homes, attached and detached townhouses, and planned multifamily buildings that have not yet been constructed. Manager Kohn noted that approximately one-third of the PUD has been built out over 25 years. Staff proposed relocating the planned multifamily component from its original location within the PUD to the northern tip of the development, overlooking the Red Wing Plaza commercial area, where it would be buffered from existing residential units by a natural ravine and trail corridor. Manager Kohn noted that the Comprehensive Plan already supports high-density development on that portion of the site, and that a PUD amendment, but not a Comprehensive Plan

amendment, would be required. Director Klatt noted that Staff would need to contact the current property owner before proceeding, as the owner would likely need to be a co-applicant on any PUD amendment. Director Klatt indicated that the owner has been generally supportive of changes to the PUD in past conversations.

The fourth site discussed was an area in the South End of the City, near the intersection of Bush Street and Highway 58, currently zoned R-2 and B-1. Manager Kohn noted that the B-1 portion includes property owned by Hope Coalition, which has expressed interest in future development. The area also includes property owned by Concordia Lutheran Church and several residential parcels with large, relatively flat backyards, a characteristic that is uncommon in Red Wing. Manager Kohn noted that a Comprehensive Plan amendment would be required and that any rezoning in this area would need to include protections for existing single-family uses. Manager Kohn also noted that, based on the Commission's actions earlier in the evening on the Zoning Ordinance text amendment, Hope Coalition would need to rezone its property to either Civic or a high-density residential district in order to pursue its intended use.

Director Klatt provided a broader context for the RM-3 rezoning initiative. Director Klatt noted that the City Council identified housing supply as a key priority in its two-year strategic plan and that the Housing Summit held in October 2025 generated community input identifying these sites as candidates for additional housing. Director Klatt noted that the City has engaged a consultant, supported by a grant, to conduct a land feasibility study examining larger sites for long-term development potential, including areas near the Technical College and along the West Main Corridor. He noted that the four sites presented are distinct from the land feasibility study sites in that they are infill opportunities with existing services and infrastructure. Director Klatt also noted that the RM-3 district, as drafted, treats multifamily development as a permitted use subject to administrative approval only, without further Planning Commission review, a change from past practice intended to reduce regulatory barriers. Director Klatt referenced the experience of Three Rivers Community Action, whose prior rezoning application was unsuccessful, and noted that the organization has indicated it would not pursue another project in Red Wing without zoning approvals already in place.

Commissioner Soper asked whether Staff could provide illustrative examples of what RM-3 development might look like on specific sites before the public hearing, to help address community concerns about density and scale. Commissioner Wronski noted that there is a tendency for the public to assume that a rezoning will result in maximum development, and suggested that communication should emphasize that RM-3 establishes a ceiling, not a mandate. Commissioner Wronski also questioned whether the Bush Street site had a sufficiently compelling case for RM-3 compared to the other three sites.

Commissioner Hintz stated he would be in favor of pursuing the Bay View and Jefferson sites and waiting on the others.

Chair Seaberg expressed a preference for prioritizing the Bay View Nursing Home site, noting apparent developer interest and the urgency of the situation. Chair Seaberg expressed support for including the Briarwood site with appropriate protections for existing landowners, but indicated less urgency for the Bush Street site. Chair Seaberg asked whether the Bush Street area was included in the land feasibility study; Manager Kohn indicated it was likely not one of the sites selected for detailed study. Director Klatt confirmed that the Port Authority's purchase agreement on the Jefferson site runs through the end of June, creating a near-term timeline for decisions on that property.

Commissioner Soper asked whether the Commission was prepared to move forward with all four sites or focus on Bay View and Jefferson first. Chair Seaberg indicated support for including Briarwood Alongside Bay View and Jefferson, with protections for existing landowners, and expressed less certainty about the Bush Street site. Director Klatt noted that Staff had developed an internal rating system to evaluate sites and that the four presented were identified as the strongest candidates for this initial phase. Commissioner Wronski noted that bringing all four forward for a public hearing does not commit the Commission to action, but rather opens the conversation. Director Klatt confirmed that Staff could prepare draft ordinance language in time for the May meeting and noted that public hearings would generate community feedback for the Commission to weigh.

Chair Seaberg directed Staff to prepare draft ordinance language and schedule public hearings for the May meeting, with materials distributed to the public earlier than the standard Friday deadline, given the significance of the items. Chair Seaberg noted that if the Commission was not prepared to take action following the public hearing, the matter could be continued to the June meeting. Director Klatt confirmed that Staff could work within that timeline. The Commission expressed consensus in support of proceeding.

8. Communication Items

A. Status Report.

Director Klatt reported that demolition of the former Central Research property on Highway 19/61 began on April 2, 2026, and is funded in part through a loan from the Minnesota Department of Transportation (MnDOT). Work is expected to be completed within a few weeks, after which the building will be removed and the site restored. Director Klatt noted that the Port Authority intends to bring forward a resubdivision of the property to realign the Highway 19 right-of-way. Staff have been working with MnDOT on a memorandum of understanding (MOU) to facilitate a land swap that would straighten the right-of-way line and increase the buildable area on the site. Director Klatt noted that the City is also working to preserve the ability to use tax increment financing on the property in the future,

which may affect how the site is replatted. The property currently consists of two parcels, one containing the building footprint and one encompassing the remaining acreage, and Staff may need to maintain that separation going forward. Director Klatt noted that the Central Research property is included in the land feasibility study, and Staff intends to bring forward a broader discussion with the City Council later in the year regarding the site's long-term development strategy.

B. Commissioner Comments.

Chair Seaberg noted that the Commission wished to extend well-wishes to Commissioners Guerber and Langer, who were absent from the meeting.

9. Adjournment

Chair Seaberg adjourned the meeting at 8:49 p.m.



TO: Red Wing Advisory Planning Commission

FROM: Kyle Klatt, Community Development Director

Meeting Date: May 19, 2026

AGENDA ITEM

Public Hearing for a City-initiated Comprehensive Plan map and text amendments, PUD amendment, and zoning map amendments related to three sites: the former Jefferson School property, the former Bay View Nursing and Rehabilitation Center, and two parcels within the Briarwood subdivision.

ATTACHMENTS

- Public Hearing Notices (including proposed rezoning and land use maps)
- Public Hearing Public Comments
- 2025 Red Wing Housing Study – Executive Summary
- New History Memorandum – Developer Feedback Summary
- Port Authority Board Letter of Support
- Draft Resolution Approving Comprehensive Plan Map and Text Amendments
- Draft Resolution Approving Conditional Use Permit for a Major Change to the Siewert Briarwood Planned Unit Development (PUD) to Reallocate Previously Approved Residential Density Between Outlots B and F
- Draft Ordinance Rezoning Certain Property within the City of Red Wing

RECOMMENDED ACTION

The Advisory Planning Commission is being asked to conduct a public hearing and make recommendations to the City Council regarding the following land use actions amending the Red Wing 2040 Community Plan and zoning map regulations:

1. Comprehensive Plan Text Amendment
 - Update the density range within the High Density Residential planned land use category for consistency with the density standards per the Zoning Ordinance. The current range is eight to 24 units per acre and would be amended to specify eight to 80 units per acre.
2. Former Bay View Nursing and Rehabilitation Center (1412 West 4th Street)
 - Comprehensive Plan Amendment: Change the Planned Land Use designation from Public/Semi-Public and Medium Density Residential to High Density Residential
 - Rezoning: R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
3. Former Jefferson School (601 Buchanan Street)

- Comprehensive Plan Amendment: Change the Planned Land Use designation from Medium Density Residential to High Density Residential
 - Rezoning: R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
4. Siewerts Briarwood Subdivision
- Rezoning (Outlot F): R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
 - Comprehensive Plan Amendment: Change the Planned Land Use designation of Outlot B from High Density Residential to Low Density Residential
 - Planned Unit Development Amendment to reallocate previously approved residential multi-family units from Outlot B to Outlot F and reallocate previously approved low-density units from Outlot F to Outlot B.

BACKGROUND

City Council identified the creation of new housing across all types and price points as a top priority in its 2024-26 Strategic Plan. This direction stems from a series of efforts over the past several years to listen to community members, businesses, and housing experts to understand Red Wing’s housing and land use needs. Despite these efforts, most recent residential growth, particularly multifamily housing, has occurred primarily in downtown and business park areas, with limited expansion elsewhere in the community. Since 2019, only 6.5 acres in River Bluffs Business Park have been rezoned to accommodate new housing. Past efforts to expand housing opportunities outside of these areas have been unsuccessful due to a combination of zoning limitations, infrastructure and utility extension costs, challenging topography, archaeological and environmental constraints, market feasibility concerns, and neighborhood resistance to higher-density development. In some cases, developers expressed interest in projects but did not move forward due to uncertainty surrounding the approval process or were unable to make projects financially feasible under existing regulations and market conditions.

Planning and Priority Setting

Comprehensive Plan

In 2019, the City adopted the Red Wing 2040 Community Plan (Comprehensive Plan) that recognized the city faces significant housing challenges including cost burden, the need for more affordable options, a shortage of lifecycle housing (senior, workforce, rentals, and starter homes) among several other issues. The plan provides direction to 1) develop more new and diversified housing annually, particularly affordable, senior, workforce, and apartments/ townhomes, and 2) proactively guide more land on the Planned Land Use Plan Map and Zoning Map for medium- and high-density housing.

Strategic Plan

The City Council later adopted the 2024-26 Strategic Plan that set “increase housing for all” as one of four strategic priorities to address during the three-year period. This plan notes that housing construction has not kept up with the demand and sets the following goals: 1) understand the issues and housing need, 2) remove barriers to new housing, 3) create more housing across all affordability levels, 4) improve and maintain existing housing. The following actions were set to achieve these goals, many of which have been completed or are under consideration with the current proposals:

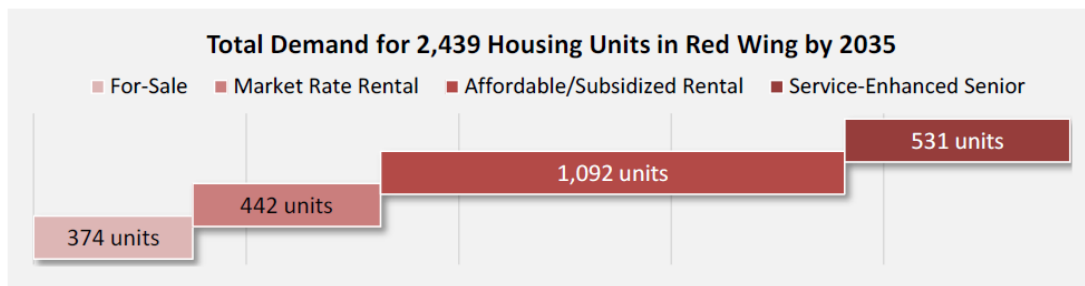
- Conduct a Red Wing housing study. (Completed)

- Co-host a housing summit with the Housing and Redevelopment Authority to investigate how to encourage new housing construction in Red Wing. (Completed)
- Update the Zoning Ordinance to provide more opportunities for all types of housing. (Completed)
- Identify and target sites for rezoning to multi-family residential .(In Process)
- Complete rezoning and a PUD amendment for Briarwood to move multifamily development area closer to Tyler Road South. (In Process)

Implementation Actions

Housing Study

In late 2024 the City hired Maxfield Research and Consulting to complete a Housing Study that involved a comprehensive review of factors related to housing in Red Wing including demographics, employment trends, housing characteristics, the various market segments, and demand estimates. One of the key findings from the study noted that: *“there are needs across the housing continuum, but feedback from area stakeholders suggests that moderately priced housing, both ownership and rental, targeted to the area’s workforce and housing alternatives targeted to older adults and seniors (townhomes, twin homes) are two of the most pressing needs in Red Wing. Demand is also strong for affordable and subsidized housing, especially for seniors”*. Overall, the study found total demand for 2,439 housing units allocated across the housing spectrum as noted in the chart below.



Attached to this report is a copy of the executive summary for the Housing Study. A link to the full study in addition to a short presentation about the study by the project consultant is available at the following link: <https://www.redwingmn.gov/m/newsflash/home/detail/942>.

Housing Summit

Following completion of the Housing Study, the City partnered with the Housing and Redevelopment Authority to host a Housing Summit in October 2025. Attendees included employers, realtors, developers, housing advocates, elected officials, and other stakeholders. Discussions identified several recurring barriers to housing production in Red Wing, including restrictive zoning, high construction and infrastructure costs, limited land availability, financing challenges, environmental constraints, and community resistance to higher-density or affordable housing. Participants emphasized the need for zoning reform, streamlined permitting, flexible development standards, infill redevelopment, adaptive reuse, and broader public education regarding housing needs.

Zoning Ordinance Text Amendment

The City then took a more proactive approach in 2025 with a Zoning Code amendment to permit a broader range of housing types and densities. The RM-3 multifamily district was established to accommodate higher-density housing at a scale of 25 to 80 dwelling units per acre. The

amendments also updated several lower-density residential districts to allow duplexes, triplexes, and fourplexes by right in certain districts where they had previously been restricted. While the ordinance amendments created the regulatory framework for expanded housing opportunities, no zoning map changes were approved at that time.

Zoning Map Amendments (Action In Process)

Following adoption of the RM-3 district, staff and the Planning Commission began evaluating locations within the community where higher-density residential zoning may be appropriate. The intent of this effort is to proactively identify locations that can realistically support additional housing opportunities. As part of this process, 18 candidate sites were evaluated for RM-3 suitability based on parcel size, utility availability, access, proximity to services and transportation corridors, redevelopment readiness, and consistency with adopted housing policies. The review also considered longstanding development barriers in Red Wing, including challenging topography, environmental and archaeological constraints, utility extension costs, and fragmented ownership patterns. Following this review, three sites were identified as the strongest initial candidates for near-term RM-3 zoning.

Two of the sites under consideration for rezoning, Bay View and Jefferson School, are former institutional properties, the latter of which was identified as a potential redevelopment and infill opportunity. Following adoption of the Comprehensive Plan, the City created a special zoning provision intended to encourage redevelopment of former institutional properties by allowing residential density based on the intensity of surrounding development patterns. However, the ordinance created uncertainty regarding the amount and type of housing that could ultimately be supported on these sites, leaving both developers and surrounding neighborhoods without clear expectations regarding future redevelopment potential. The ordinance was later repealed by the City Council, which left several institutional properties without zoning clearly aligned with their anticipated reuse or the redevelopment concepts identified in the Comprehensive Plan. The creation and application of the RM-3 district is intended to provide greater clarity regarding permitted uses and density expectations in advance of potential redevelopment activity for the sites under consideration.

Each of the three sites under consideration for RM-3 zoning present different redevelopment circumstances:

- Bay View is a distressed institutional site undergoing foreclosure with ongoing vacancy, safety concerns, and redevelopment challenges that make proactive zoning important to support reinvestment. The City has received inquiries from interested buyers; however, with the current zoning the site is unlikely to see any serious interest in redevelopment of the existing building or construction of a new structure.
- Jefferson School involves significant public-sector participation through the Port Authority, including site acquisition efforts, environmental review, historic tax credit work, and redevelopment preparation activities intended to position the property for reuse.
- Briarwood is a partially completed Planned Unit Development originally approved more than 25 years ago. Since that time, surrounding land uses, housing demand, financing conditions, and market preferences have changed substantially, and portions of the original development program no longer reflect current market realities. Several large outlots within the subdivision also remain undeveloped. The proposed amendments would reallocate previously approved density within the subdivision to better align with current development patterns, improve long-term development feasibility, and provide greater clarity regarding the zoning and land use expectations that will apply to each area moving forward.

The proposed rezonings (described in greater detail in the following sections) represent the first phase of a broader effort to meet the City Council's housing goals. These sites were prioritized because they are either publicly influenced, already guided for redevelopment, partially planned for higher density, or experiencing conditions where redevelopment barriers are unlikely to be resolved through market forces alone. Additional work is anticipated in several areas, including:

- Evaluation of additional multifamily housing sites, including more complex redevelopment areas that may require parcel assembly, utility coordination, or public infrastructure planning.
- Identification of opportunities for one- and two-family housing through the ongoing land feasibility analysis process.
- Continued efforts to encourage infill housing, adaptive reuse, and mixed-use residential development within downtown and business district areas.

Although the RM-3 district provides a much greater range of residential density than the City's other residential districts, it includes development standards that will ultimately be a limiting factor for new development depending on the characteristics of each site. Regulations for storm water management, minimum parking requirements, building setbacks, and required open space (among other requirements) will impact site development. Furthermore, working around an existing building or other site constraints can further reduce the maximum development potential for a site. As an example, the R-1 (single family) district allows up to five units per acre; however, most single-family subdivisions max out around 3 units per acre. Likewise, the Briarwood Subdivision is zoned R-2 (two family) with a max density of eight units per acre and was approved and developed with an overall density of 4.1 units per acre.

Broader Housing Implementation Efforts

These rezonings represent the first phase of a broader housing implementation effort intended to:

- Help address the City's identified need for approximately 2,400 additional housing units, particularly multifamily, workforce, senior, and affordable housing.
- Support reinvestment in underutilized or distressed properties.
- Encourage efficient use of existing infrastructure, transportation corridors, and public services.
- Reduce regulatory barriers and improve redevelopment certainty.
- Advance adopted goals related to housing choice, economic competitiveness, workforce retention, and long-term community vitality.

The City recognizes that housing development in Red Wing is often more difficult and costly than in many comparable communities due to challenging topography, environmental and archaeological constraints, infrastructure extension costs, fragmented redevelopment sites, relatively modest achievable rents and sales values, and uncertainty associated with entitlement and neighborhood acceptance of higher-densities.

DISCUSSION

Information about each of the three proposed rezoning sites is included in the following sections along with a general analysis and discussion of the pertinent land use issues.

BAY VIEW NURSING AND REHAB CENTER – 1412 W. 4TH STREET

The former nursing facility is on a 1.4-acre redevelopment site that has experienced numerous issues since closure a little over a year ago including ongoing vacancy, deferred maintenance,

nuisance and security concerns, and a burst water pipe that caused significant water damage. Public safety officials have declared the building hazardous and unsafe. The property went into foreclosure shortly after closure of the nursing facility, and a buyer has since agreed to purchase the note from the mortgage holder, the Department of Housing and Urban Development (HUD), in March of this year. There is a six-month redemption period for the note, at which time the buyer will be free to develop or sell the property for development consistent with HUD's guidance for the sale.

Site Description and Neighborhood Context

The Bay View property is directly across from the former St. John's Hospital, which was planned for high-density redevelopment. Conceptual drawings in the Comprehensive Plan envisioned 58 to 150 housing units across the two-block area. That concept is no longer moving forward, instead, Habitat for Humanity is advancing the 26-unit Hope Heights subdivision. While this is a valuable affordable ownership housing project, it represents a different product type and fewer units than anticipated for this area. As a result, Bay View becomes a logical nearby site to absorb some of the density contemplated for the former hospital site. It is located within the same neighborhood and contains a large institutional structure that reflects its past as a more intensive land use.

The existing building, constructed in 1970, contains a roughly 10,745 square-foot footprint with 81,892 square feet of gross floor area. The former nursing facility employed 117 staff and housed 58 residents prior to closure. Due to the steep topography, the structure appears as a two-story building from West 4th Street, while two additional floors are exposed on the downhill side of the property. The site is well-situated for a new building with parking underneath. The property benefits from views of the Mississippi River and bluffs, proximity to the downtown and the West End neighborhoods, parks, services, and existing public infrastructure.

Removal of the building could be an option, but such action would be expensive and leave the site and downhill properties subject to significant potential drainage and erosion problems. Reconstruction of a similarly-size building would also be challenging, but could avoid some of the problems with maintaining a steep slope next to a public street. Demolition and full site reconstruction would also present significant grading, erosion, and stormwater challenges due to the steep slope conditions on the property.

Traffic and Access Considerations

West 4th Street is classified as a major collector street, which is significant when evaluating redevelopment potential. Collector streets are designed to carry more activity than local residential streets. They are appropriate corridors for moderate-intensity development. Additional traffic generated by higher density redevelopment of the Bay View site is consistent with the function of the roadway. A multifamily or senior housing project would be expected to generate regular daily trips, with peak activity during morning and evening commute periods, rather than the heavier service, employee, visitor, and delivery traffic historically associated with the nursing facility.

Conceptual Redevelopment Capacity Analysis

Staff reviewed the Bay View property in relation to parcel size, site topography, and the standards of the RM-3 zoning district. At approximately 1.4 acres, the site has a theoretical zoning capacity of:

- Low End (25 du/ac): ~35 units
- Mid Range (40 du/ac): ~56 units

- Upper Range (80 du/ac): ~112 units

Actual yield would depend on building design, grading, setbacks, and parking. These unit counts should be viewed as a maximum potential rather than an expected outcome. A conceptual image of a high-density structure on a similarly shaped site generated using ChatGPT is depicted below.



Planning and Zoning Considerations

The property is currently zoned R-2 Two-Family Residential and guided Public/Semi-Public on the Planned Land Use Map. The site is well-positioned for high-density residential redevelopment for several reasons:

- Existing utilities and access on a collector street.
- The prior large institutional building footprint demonstrates the site can accommodate a more intensive residential use.
- Nearby services support residential infill housing in an established area.
- The topography creates opportunities for stepped building forms to reduce perceived massing.
- Redevelopment would reactivate a distressed and underutilized property in a visible corridor location.
- Bay View is directly across from the former St. John's Hospital site, where redevelopment is proceeding at substantially lower density than previously contemplated, making it a logical location to absorb some of that planned housing capacity.

RM-3 zoning would remove a key regulatory barrier, align the site with realistic redevelopment potential, and position a distressed property for future housing investment consistent with City housing goals. To support RM-3 zoning, a Comprehensive Plan amendment is required to change the Planned Land Use designation from Public/Semi-Public to High Density Residential.

JEFFERSON SCHOOL – 601 BUCHANAN STREET

The former Jefferson School is a prominent 2.17-acre infill redevelopment site within an established neighborhood. The school was constructed in 1916 with additions in 1937, 1966, and remodeling in 1996. It was closed in 2003 following consolidation of students to Sunnyside and Burnside Schools. From 2003 to 2015, the building was used by the Goodhue County Education District and River Bluff Education Center. Since then, the property saw intermittent use for summer programming, temporary office space, and limited reopening during the Covid-19 pandemic. The building has otherwise remained vacant in recent years.

The School District has expressed interest in divesting the property to eliminate ongoing maintenance and holding costs. In 2019, the site was under purchase agreement for a proposed 16-unit residential conversion with adjacent open space, but the project did not proceed.

In December 2025, the Red Wing Port Authority entered into a purchase agreement to facilitate redevelopment of the site for new housing, with the goal of finding a new use for the current building, and to return the property to the tax rolls. The Port Authority has since taken steps to better position the site for reuse, including: a Phase I environmental review, ordering a Phase II environmental review to address identified environmental concerns, including further investigation of asbestos containing materials on the site and potential hazards from a previous tank, boundary and title survey work, and submittal of a Part 1 historic tax credit evaluation. These actions all signal a significant public-sector commitment to making the site redevelopment-ready.

From a financial perspective, if the property is deemed eligible by the historic evaluation for inclusion on the National Register of Historic Places, it would open up the use of historic tax credits to help pay for renovations to the building which would be a fairly significant incentive for the right developer. The environmental reviews will identify potential issues and remediation costs associated with hazardous materials on the site. These costs could be substantial for redevelopment of the site, and more so if the building is razed.

Site Description and Neighborhood Context

The property occupies an entire city block bounded by Buchanan Street, Jefferson Street, and West 6th and West 7th Streets. The site benefits from multiple street frontages and strong connectivity to the surrounding neighborhood. The surrounding area consists primarily of single-family homes and duplexes. The property presents a rare infill redevelopment opportunity not commonly available within established neighborhoods.

Traffic and Access Considerations

Buchanan Street is classified as a major collector street that is intended to accommodate higher volumes than local streets. The multiple street frontages allow access points to be distributed rather than concentrated, creating flexibility for driveways, internal circulation, parking, and service access. If redeveloped with multifamily housing, senior housing, or a mixed residential project, the site would likely generate regular daily residential trips with peak activity during morning and evening commute periods. These traffic patterns are compatible with a collector street and are typically less intensive than the former school which involved drop-off and pick-up activity, staff traffic, buses, deliveries, and event-related surges. In comparison, residential redevelopment would likely shift traffic to a steadier and more predictable daily pattern.

Conceptual Redevelopment Capacity Analysis

This site was identified in the 2040 Comprehensive Plan as a “Redevelopment and Infill Development Focus Area.” Concept plans were prepared following public engagement efforts intended to guide long-term reuse of the property. These concepts contemplated reuse of the existing school building along with additional residential development on the site. The layouts envisioned the reuse of the school building for approximately 20 to 24 units, plus an additional residential building of roughly 28 units, while retaining open space or a neighborhood park. Redevelopment potential ranged from 48 to 52 units, which closely aligns with the lower end of the RM-3 range.



① *Preserve for school or nonprofit use or reuse school building for live/work residential + neighborhood park.*



② *Reuse of school building for residential + additional residential and smaller park.*

Developer Outreach – Port Process

As part of its due diligence work, the Red Wing Port Authority reached out to several developers to solicit their feedback about the site and found that the property is generally viewed as a viable redevelopment site, but two major issues consistently emerged as barriers: the lack of clarity concerning the density allowed on the site and the need for significant financial assistance. Key themes from the feedback included:

- Most developers stated that a 16-unit project would likely be too small to support redevelopment economics. Regional developers generally indicated a minimum threshold of approximately 40–70 units to justify investment.
- Developers repeatedly emphasized that certainty regarding zoning, allowable density, and City support would be essential before responding to any RFP. Concerns about community opposition to housing type and density were consistently identified as a major risk factor.
- Market conditions in Red Wing were viewed as challenging for new housing construction. Developers noted that achievable rents are generally below the level needed to support construction and financing costs, particularly for adaptive reuse projects.
- Developers generally viewed the most feasible redevelopment scenarios as either a higher-density affordable housing project (40+ units), or a smaller-scale local “workforce” housing project with limited new construction. Senior housing and for-sale condominiums were viewed as less feasible due to accessibility limitations, lack of an elevator, construction costs, and local sales values.

This feedback indicates that lower-density zoning materially constrains redevelopment potential. RM-3 zoning would remove a significant regulatory barrier, better align the site with market conditions, and position this publicly-controlled property for future housing investment consistent with City housing goals.

The Port Authority’s continued involvement with the site means that there will be a public process to find a buyer. The Port intends to solicit development proposals through an RFP process, which will provide residents with an opportunity to see and comment on any proposals that are advanced to the Port Board for consideration. The Port could accept a proposal with

less density or it could decide to reject all proposals depending on how well they meet the objectives for the site. The Port will also be able to set the parameters and expectations for the site, which, based on feedback from the most recent Port Board meeting, will include the reservation of a portion of the site for public park space. With its current purchase agreement in place, the Port Authority is in a position to ultimately control what happens on the site. If there is not a realistic path for sale of the property to a developer, the Port Authority could decide not to execute the agreement. In this scenario, the school district would need to decide how it wants to proceed with the property and could decide to sell to another party or keep the building mothballed.

Planning and Zoning Considerations

The property is currently zoned R-2 Two-Family Residential and guided for Medium Density Residential on the Planned Land Use Map. The site is well-positioned for residential redevelopment because:

- Full public utilities and street infrastructure are available.
- The parcel size can accommodate meaningful additional housing.
- Public ownership supports redevelopment readiness.
- Reuse or redevelopment would reactivate a long-vacant public property.
- The block layout provides flexibility for parking, access, open space, and building placement.

Jefferson School is one of the City’s strongest infill redevelopment opportunities. As mentioned previously, developer outreach found that the site is feasible for housing if higher-density zoning and community support are established in advance. To support RM-3 zoning, a Comprehensive Plan amendment is required to change the Planned Land Use designation from Medium Density Residential to High Density Residential.

BRIARWOOD (PUD) - TYLER ROAD / KOSEC DRIVE

Briarwood is a large master-planned development that was approved by Planned Unit Development (PUD) in the early 2000s. Portions of the site have been developed, but many areas remain undeveloped. The original PUD approved 365 dwelling units at 4.1 units per acre with a mix of housing types and coordinated neighborhood design. Subsequent final development plans and plats incrementally implemented portions of the project. Based on available records, approximately 87 units have been constructed to date.

Approval	Housing Type	Approved / Built Units
1 st Addition	Single Family	22
	Townhomes	28
	Parkland	14 acres
2 nd Addition	Townhomes	23
3 rd Addition	Single-Family Townhomes	14

Conceptual Capacity

The proposed PUD amendment alters the undeveloped areas to better reflect market conditions and housing demand. Rather than increasing overall project density, the proposal reallocates previously approved unit capacity to different areas:

- Outlot B – previously approved for 200 condominium/apartment units and now proposed for ~45 townhomes.

- Outlot F – previously approved for 21 single-family lots and now proposed for ~150 apartment units and ~20 condo units.

The proposal increases total units from 365 to 376 units, a net gain of 11 units, while maintaining a relatively low overall density of 4.2 units per acre. This is not a dramatic expansion, but rather a modest recalibration within an already approved planned neighborhood. The most notable change is the increase in townhomes from 72 to 110 units. This suggests a shift toward housing products that are more attainable to build and market than condominiums or large-lot detached homes. The proposal retains 150 apartments and 50 condominiums. This preserves the site’s long-term ability to contribute meaningful multifamily housing supply.

Planning and Zoning Considerations

The 2040 Planned Land Use Map designates Outlot B and Outlot F as High Density Residential, with adjacent areas planned for lower-density residential uses. Because the amendment would replace previously planned higher-density residential development on Outlot B with townhomes, a Comprehensive Plan Planned Land Use Map amendment should be considered to redesignate Outlot B from High Density Residential to Low Density Residential to better reflect the revised development pattern. Higher-density designations would remain more appropriate for areas such as Outlot F where apartment development is proposed.

Briarwood remains one of the City’s most logical locations for additional housing growth because it is already planned, partially built, and served by infrastructure. The proposed amendment is best understood as an effort to restart incomplete phases through modest density adjustments and a more market-responsive housing mix, rather than a major intensification of the site.



ZONING AMENDMENT FINDINGS

Prior to approval of a zoning amendment, the Zoning Ordinance identifies several findings that must be made by the Planning Commission. Staff has drafted the following proposed findings with respect to the zoning amendments described above as follows:

1. Whether the amendment is consistent with the Comprehensive Plan.

The proposed rezonings are consistent with the Comprehensive Plan goals supporting housing choice, efficient land use, reinvestment in underutilized land, and use of existing infrastructure. Bayview and Jefferson also include corresponding Planned Land Use amendments to High Density Residential, creating direct policy alignment.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

These rezonings were initiated by the City, not private applicants. The purpose is to expand housing opportunity, remove regulatory barriers, and create development capacity consistent with adopted strategic goals. The action serves a broad public purpose rather than the interests of any one owner.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

RM-3 allows multifamily housing in locations where infrastructure, access, parcel size, and surrounding context can support higher density residential use. Each site can accommodate development subject to setbacks, height, parking, and design standards. Compatibility issues can be mitigated through future site plan and permitting review.

4. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

Since the sites were originally zoned, Red Wing has experienced changing housing demand, smaller household sizes, affordability, redevelopment interest, and a need for additional multifamily and attached housing types. The creation of the RM-3 district itself reflects an updated policy response to current market and community conditions. Note that any future development proposals will require detailed review of the following, which could impact the possible unit yield on each site.

- Traffic generation and site access
- Parking adequacy
- Building height and setbacks
- Retaining walls and grading impacts
- Stormwater management
- Neighborhood compatibility and transitions
- Fire access and life safety requirements

BRIARWOOD PUD AMENDMENT FINDINGS

Prior to approval of a PUD amendment, per the Zoning Ordinance, the Planning Commission must consider the following questions. Staff has drafted the proposed findings concerning the proposed amendment to the Briarwood Planned Unit Development.

1. The proposed PUD is in conformance with the Comprehensive Guide Plan.

The proposed amendment to change the permitted uses for Outlots B and F is consistent with the Comprehensive Plan to the extent that it provides flexibility for land that has remained undeveloped under prior approvals.

2. The uses proposed will not have an adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.

The proposed land uses remain residential in character and are compatible with surrounding existing and planned neighborhoods. Because the amendment continues a residential development pattern within an established growth area, adverse impacts are expected to be limited and manageable through site design, landscaping, setbacks, street design, and applicable development standards. The proposal should not be detrimental to nearby properties and may enhance surrounding areas by completing unfinished development patterns and improving infrastructure connectivity.

3. Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units, commercial businesses, and open space are balanced and coordinated.

Each proposed phase can be structured as a functional and marketable increment of development with necessary street access, utility service, stormwater management, and usable lots or building sites. The phasing approach allows infrastructure and housing supply to be delivered in a measured manner that responds to market demand.

4. The PUD 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.

The property is located in an area intended for urban residential growth and can be served through planned extensions or connections to existing public infrastructure.

5. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

The previously-approved and proposed PUD creates a more cohesive neighborhood environment.

COMPREHENSIVE PLAN AMENDMENT FINDINGS

In addition to the site-specific Planned Land Use Map amendments, staff recommends a text amendment to the 2040 Comprehensive Plan to update the density guidance within the High Density Residential land use category.

The current Comprehensive Plan describes High Density Residential areas as land guided for predominantly multiple-family dwellings, with densities ranging from eight to twenty-four dwelling units per net acre. That density range was established prior to adoption of the RM-3 zoning district and no longer reflects the City's current housing policy direction or recently adopted zoning framework.

In fall 2025, the City established the RM-3 district to create opportunities for multifamily housing in appropriate locations served by infrastructure, transportation access, and nearby services. The district allows residential densities ranging from 25 to 80 dwelling units per acre, subject to site design standards, parking, setbacks, grading, stormwater, and other development regulations. Maintaining a Comprehensive Plan cap of 24 units per acre creates an internal inconsistency between the City's adopted land use policy and zoning ordinance.

The current text also creates inconsistencies with prior redevelopment concepts for the former Jefferson School property. Earlier Comprehensive Plan concept plans illustrated reuse

scenarios involving the existing school building, additional residential construction, and total unit counts that would exceed 24 units per acre when applied to the approximately 2.17-acre site. Updating the High Density Residential category helps reconcile those earlier planning concepts with the stated density framework.

Accordingly, staff recommends amending the Comprehensive Plan text for the High Density Residential category to revise the density range from 8–24 dwelling units per net acre to 8–80 dwelling units per net acre.

This amendment would:

- Align the Comprehensive Plan with the City’s adopted RM-3 zoning district.
- Remove policy inconsistencies that could complicate rezonings or future housing proposals.
- Recognize a broader range of multifamily housing types, including townhomes, senior housing, workforce housing, and apartment buildings.
- Preserve flexibility so that actual project density can respond to market demand, neighborhood context, and site constraints.
- Support City housing goals identified in the Strategic Plan and 2025 Housing Study.

Although the RM-3 district permits a broader range of residential density than other City residential districts, actual development intensity is constrained by numerous site-specific standards and physical limitations. Requirements related to setbacks, parking, stormwater management, grading, retaining walls, open space, fire access, and building configuration all influence achievable unit counts. Existing site constraints, redevelopment costs, and market conditions may further reduce achievable density below the theoretical zoning maximum.

The amendment does not entitle any specific property to develop at 80 units per acre. Future rezonings and development proposals would still require separate approvals and detailed review of compatibility, access, utilities, parking, traffic, stormwater, and site design. Rather, the amendment updates the policy framework so the Comprehensive Plan accurately reflects the range of densities the City may consider in appropriate locations.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt motions related to the actions listed under “Recommended Action” above as follows:

Comprehensive Plan Text Amendment

- 1) Motion to recommend approval of a resolution approving Comprehensive Plan text amendments to update the density range within the High Density Residential planned land use category to eight to 80 units per acre.

Bay View

- 2) Motion to approve a Comprehensive Plan planned land use amendment changing the land use designation from Public/Semi-Public and Medium Density Residential to High Density Residential.
- 3) Motion to approve a zoning map amendment changing the zoning designation from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential.

Jefferson School

- 4) Motion to approve a Comprehensive Plan planned land use amendment changing the land use designation from Medium Density Residential to High Density Residential.
- 5) Motion to approve a zoning map amendment changing the zoning designation from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential.

Siewerts Briarwood Subdivision

- 6) Motion to approve a Comprehensive Plan planned land use amendment changing the land use designation of Outlot B from High Density Residential to Low Density Residential.
- 7) Motion to approve a zoning map amendment changing the zoning designation of Outlot F from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential.
- 8) Motion to approve a Planned Unit Development amendment to reallocate previously approved residential multifamily units from Outlot B to Outlot F and reallocate previously approved low-density units from Outlot F to Outlot B.



PUBLIC HEARING NOTICE

Notice is hereby given that the Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, May 19, 2026 at 7:00 p.m. to consider the following proposals. The hearing will be held in the Council Chambers, City Hall, 315 W. 4th Street, Red Wing.

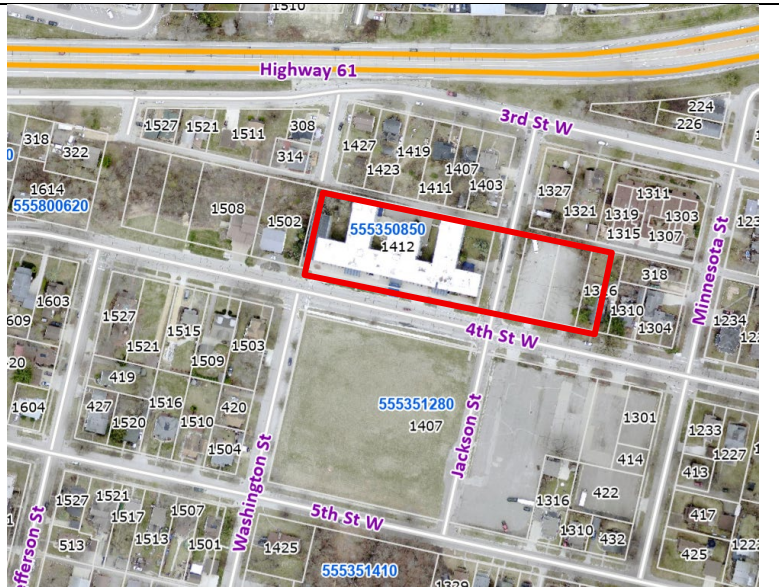
Proposals Under Consideration:

Comprehensive Plan Text Amendment

Update the density range within the High Density Residential planned land use category for consistency with the density standards per the Zoning Ordinance. The current range is eight to 24 units per acre and would be amended to specify eight to 80 units per acre.

Former Bay View Nursing and Rehabilitation Center
1412 4th Street, Red Wing, MN
PINs: 555350850, 555350920, and 555350930

1. Proposed Comprehensive Plan Amendment to change the Planned Land Use designations from Public/Semi-Public and Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.



Former Jefferson School
601 Buchanan Street, Red Wing, MN
PIN: 555801360

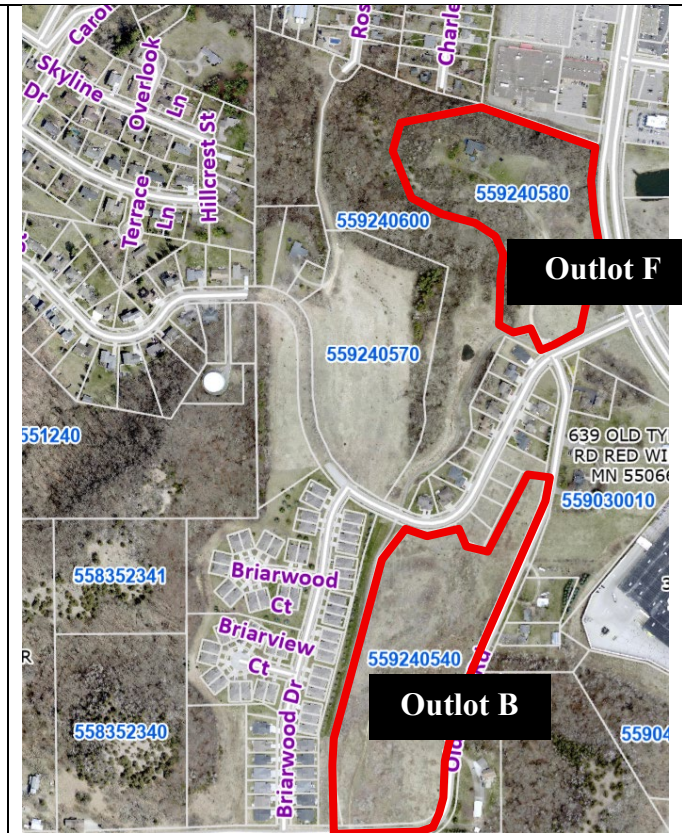
1. Proposed Comprehensive Plan Amendment to change the Planned Land Use designation from Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.



Outlots B and F, Siewerts Briarwood subdivision

PINs: 559240540 and 559240580

1. Proposed rezoning of Outlot F from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.
2. Proposed amendment to the Briarwood Planned Unit Development to allow high-density multifamily housing on Outlot F and revise the land use designation of Outlot B from high density residential to low-density residential.
3. Proposed Comprehensive Plan Amendment to change the Planned Land Use designation of Outlot B from high density residential to low-density residential.



The purpose of the hearing is to consider whether these properties should be guided and zoned to allow future housing opportunities, including multifamily housing. No specific development proposal is under consideration at this time.

All interested persons are invited to attend the hearing and provide comment. Written comments may be submitted to the City Clerk prior to the hearing. A Webex participation link may be requested from the City.

If you wish to submit comments in advance, please do so by 3:00 p.m. on Tuesday, May 19, 2026, by email to brandy.howe@redwingmn.gov or by calling 651-385-5137 and leaving a voicemail.

Melissa Hill
City Clerk
City of Red Wing, Minnesota

Publish once in the Republican Eagle: **May 9, 2026**



May 6, 2026

RE: 1412 West 4th Street
PINs: 555350850, 555350920, and 555350930

Dear Property Owner:

You are receiving this notice because City records indicate you own property near the above-referenced site.

The City of Red Wing has initiated land use applications to change the planned land use designation and zoning of former Bay View Nursing and Rehabilitation Center property located at 1412 West 4th Street. The site is approximately 1.4 acres in size and contains the vacant former nursing and rehabilitation facility and adjacent parking lot. Since the facility closed in late 2024, the property has remained vacant and went into foreclosure. It has been acquired by a new owner pending completion of a six-month redemption period. There are no proposed development plans for the site at this time; the Red Wing Advisory Planning Commission is considering actions to rezone the property in advance of any future redevelopment proposal.

The property is located along West 4th Street and directly across from the former St. John's Hospital site. The City's 2040 Comprehensive Plan recognizes this corridor as an area with redevelopment potential for additional housing. The Advisory Planning Commission has identified the former Bay View Nursing and Rehabilitation Center property as one of the stronger near-term opportunities for redevelopment because of its size, location, access to existing streets and utilities, and prior history as a more intensive institutional use. This property also presents many challenges for lower density housing due to the expected costs of removing the existing building and extensive site grading needed to support such uses.

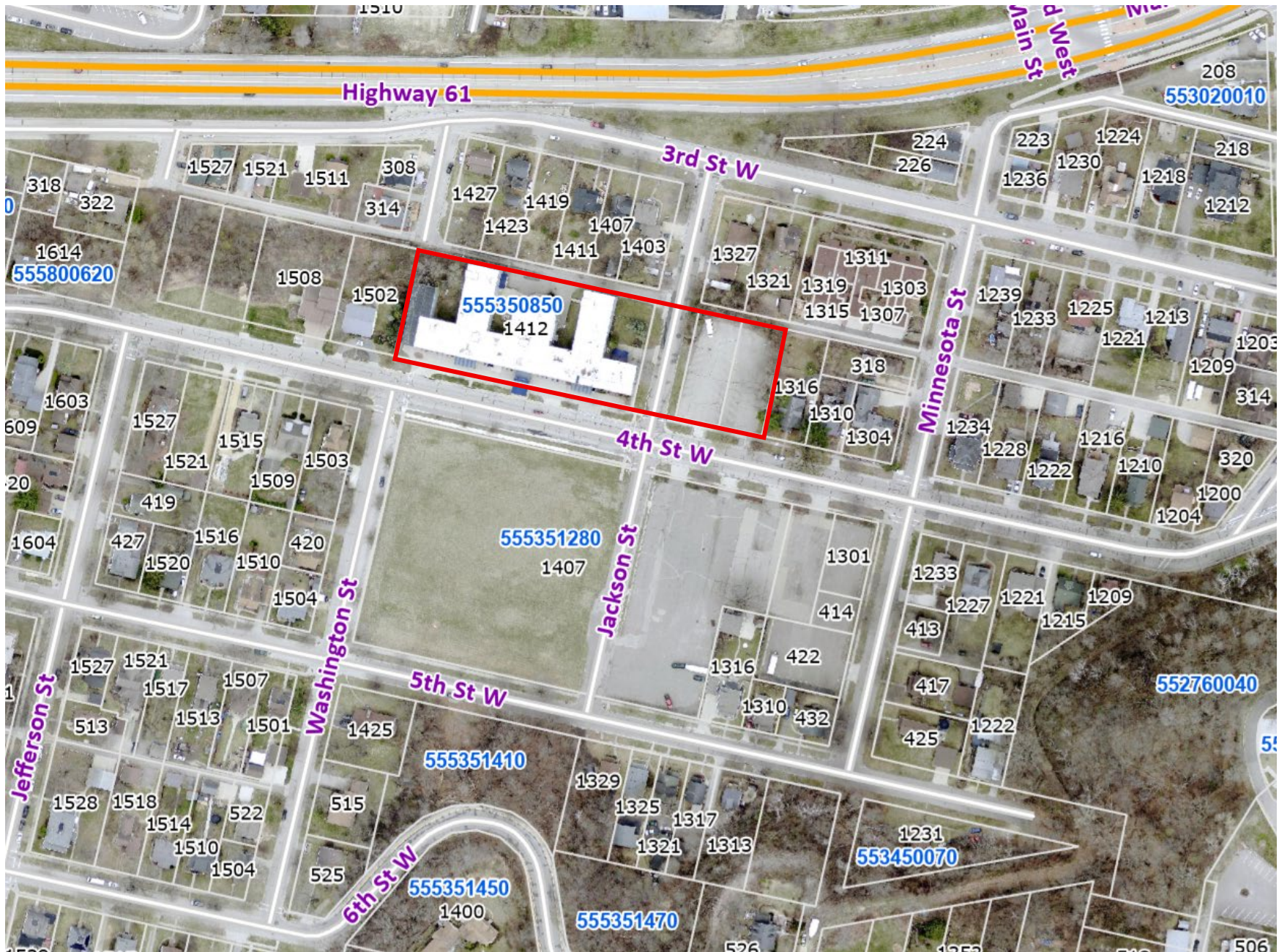
The requests under consideration are:

1. Proposed Comprehensive Plan Amendment to change the Planned Land Use designations from Public/Semi-Public and Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family. The RM-3 zoning district allows residential densities up to 80 units per acre.

The proposed actions are intended to align the property's future land use guidance and zoning with the possibility of future residential redevelopment, including multifamily or senior housing, subject to all future development approvals and applicable regulations.

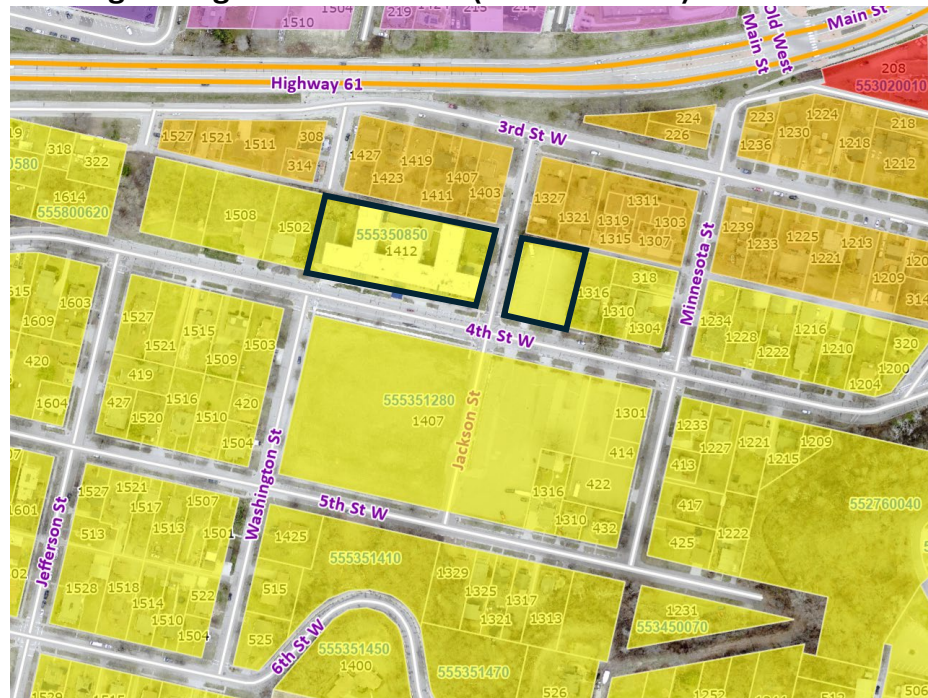
The Red Wing Advisory Planning Commission will hold a public hearing on **Tuesday, May 19, 2026, at 7:00 p.m.** in the City Council Chambers at Red Wing City Hall to consider these requests and receive public comment. If you have questions or would like additional information, please contact Brandy Howe at (651) 385-5137.

Bay View Site

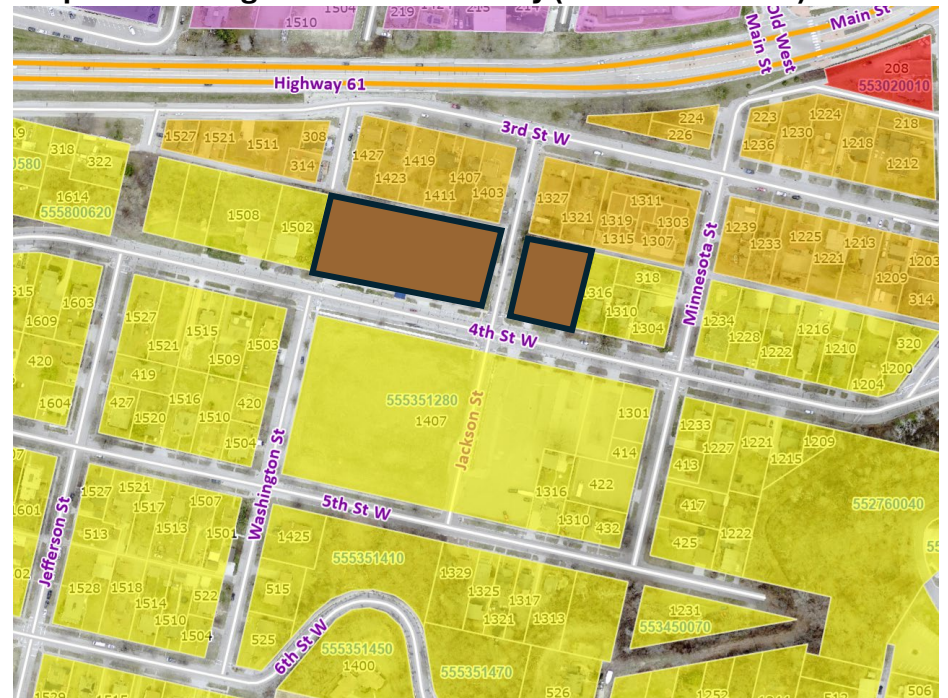


Bay View Site


















Existing Zoning – R2 Residential (5-8 units/acre)



Proposed Zoning – RM-3 Multi-Family (24-80 units/acre)

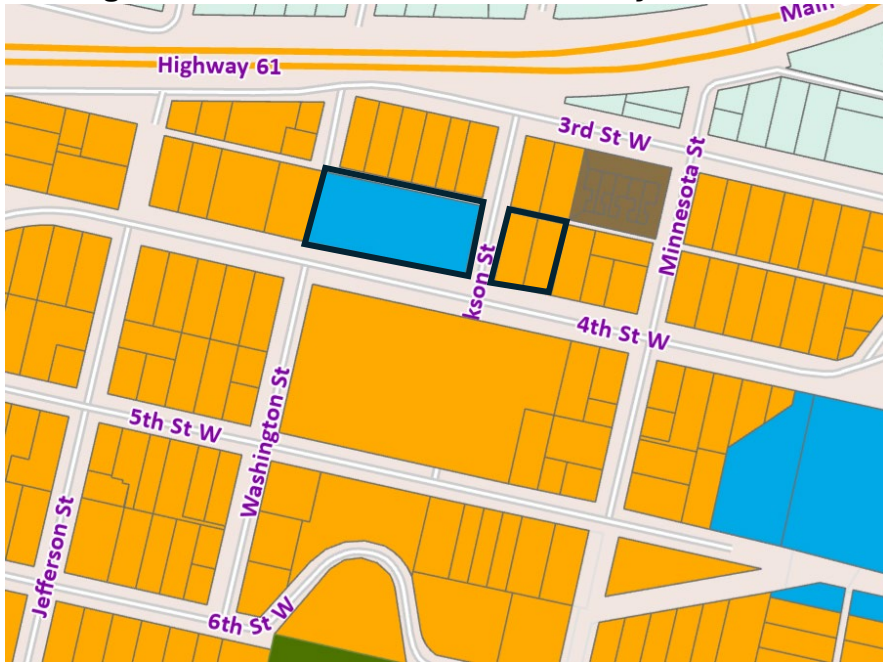


Zoning Public

- | | |
|---|---|
|  A-Agriculture |  MC-Mixed Use/Industrial/Office Commercial |
|  AC-Agriculture Conservation |  MCT-Mixed Use Commercial Tourism |
|  AR-Agriculture Residential |  Prairie Island Indian Community |
|  B1-Local Business |  R1-Residential One (3.5-5 units/acre) |
|  B2-General Business |  R2-Residential Two (5-8 units/acre) |
|  B3-Central Business |  RF-Riverfront |
|  CI-Civic |  RM1-Residential Multi-Family (9-16 units/acre) |
|  I1-Light Industrial |  RM2-Residential Multi-Family (12-24 units/acre) |
|  I2-General Industrial |  RM3-Residential Multi-Family (24-80 units/acre) |

Bay View Site

















Existing Planned Land Use – Medium Density Residential



Proposed Planned Land Use – High Density Residential



Planned Land Use

- | | |
|---|--|
|  Agriculture |  Outside Recreation Facility |
|  Business Park/Innovation/Tech |  Open Space |
|  Community Commercial |  PIIC |
|  High Density Residential |  Public/Semi-Public |
|  Industrial |  Park (public) |
|  Low Density Residential |  Regional Commercial |
|  Medium Density Residential |  Rural Density Residential |
|  Mixed Use Corridor | |
|  Mixed Use Downtown | |



May 6, 2026

RE: 601 Buchanan Street, Red Wing, MN
PIN: 555801360

Dear Property Owner:

You are receiving this notice because City records indicate you own property near the above-referenced site.

The City of Red Wing has initiated land use applications to change the planned land use designation and zoning of the former Jefferson School property located at 601 Buchanan Street. The site is approximately 2.17 acres in size and occupies an entire city block. There are no proposed development plans for the site at this time; the Red Wing Advisory Planning Commission is considering actions to rezone the property in advance of any potential redevelopment proposals.

The property contains the former Jefferson School building, originally constructed in 1916 with later additions. The school closed in 2003, and the site has experienced only intermittent institutional use in the years since. In recent years, the building has been largely vacant. The Red Wing School District has previously expressed interest in selling the property due to ongoing maintenance and holding costs, and redevelopment of the site for housing has been discussed for several years. The Red Wing Port Authority recently entered into an agreement to purchase the site from the School District with the intent of redeveloping the site for new housing and increasing the City's tax base by finding and working with a private developer on a redevelopment project.

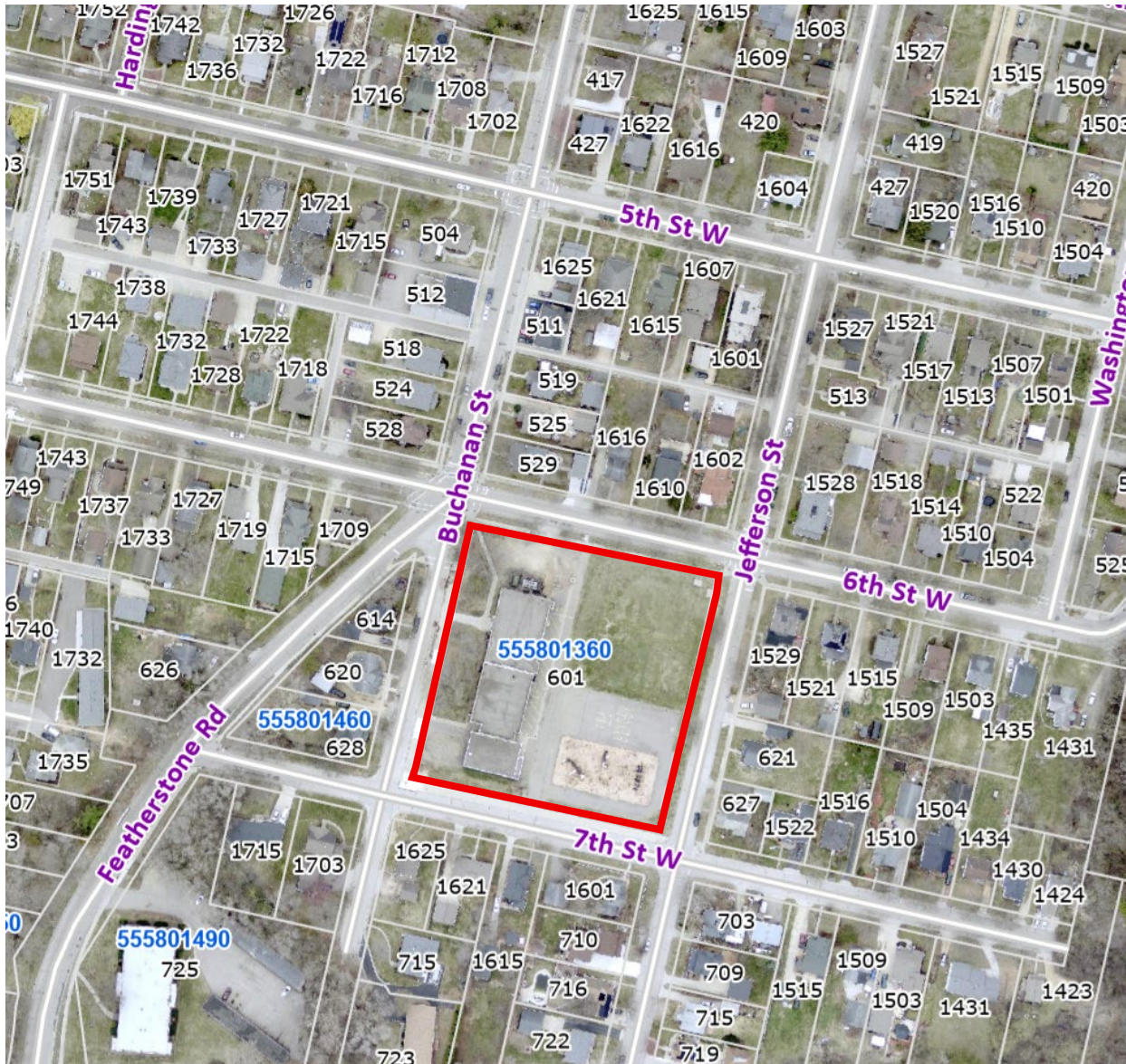
The Planning Commission has identified the former Jefferson School property as one of the strongest infill redevelopment opportunities because of its size, central location, frontage on multiple public streets, and access to existing utilities and infrastructure. The proposed actions are intended to better align the site's future land use guidance and zoning with the potential for future residential redevelopment, including reuse of the existing building and additional new housing, subject to all future approvals and applicable regulations.

The requests under consideration are:

1. Proposed Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family. The current R-2 zoning district allows residential densities of 4-8 units per acre; the proposed RM-3 zoning district allows residential densities up to 80 units per acre.

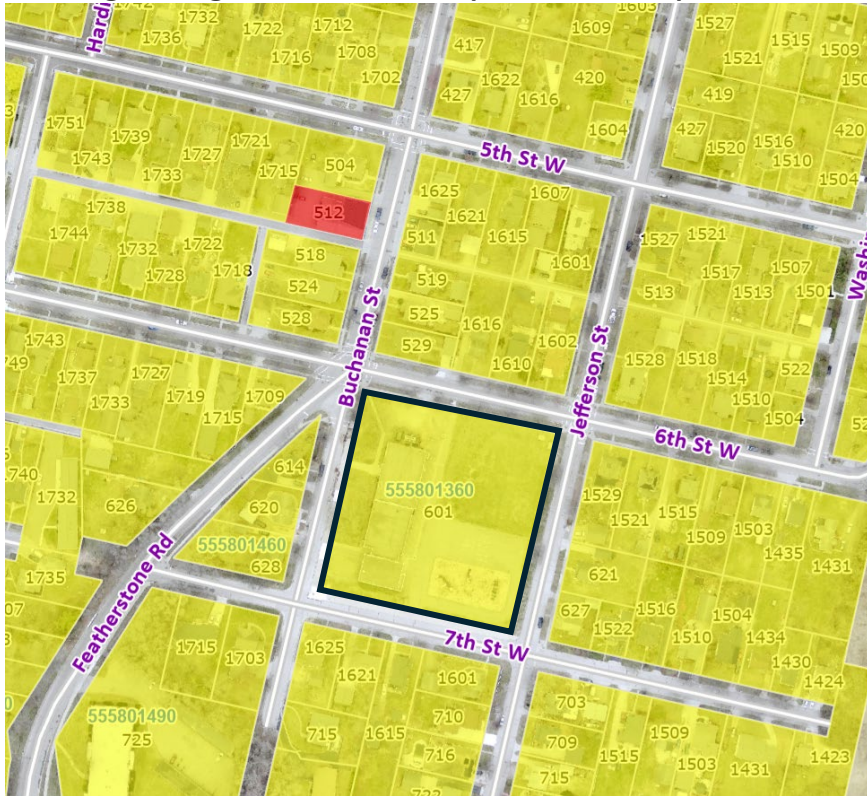
The Red Wing Advisory Planning Commission will hold a public hearing on **Tuesday, May 19, 2026, at 7:00 p.m.** in the City Council Chambers at Red Wing City Hall to consider these requests and receive public comment. If you have questions or would like additional information, please contact Brandy Howe at (651) 385-5137.

Jefferson School

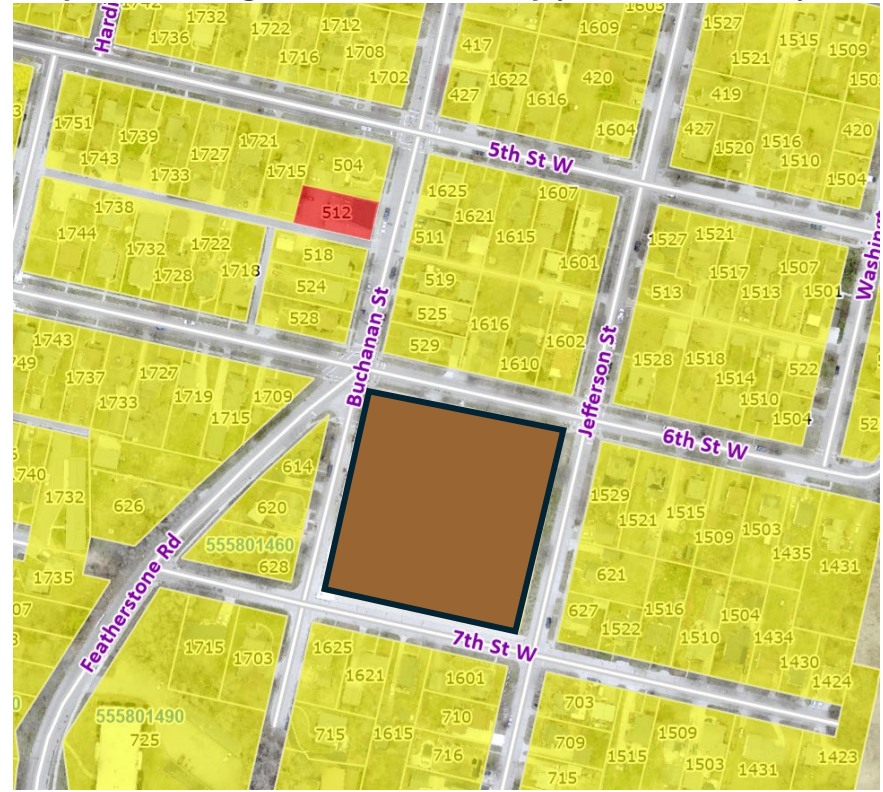


Jefferson School Site



















Existing Zoning – R2 Residential (5-8 units/acre)



Proposed Zoning – RM-3 Multi-Family (24-80 units/acre)

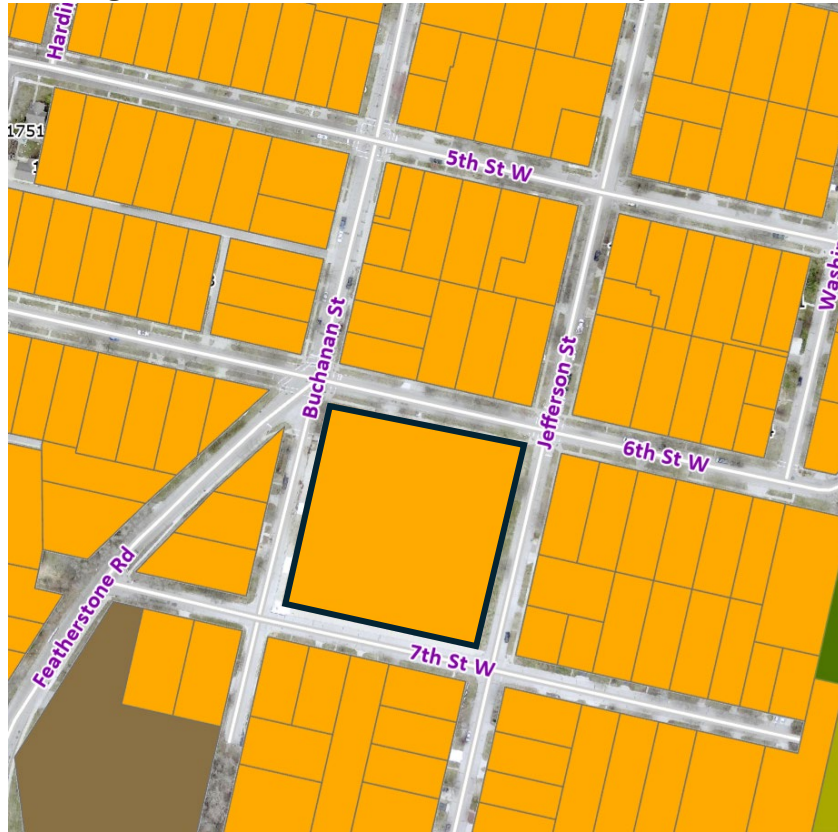


Zoning Public

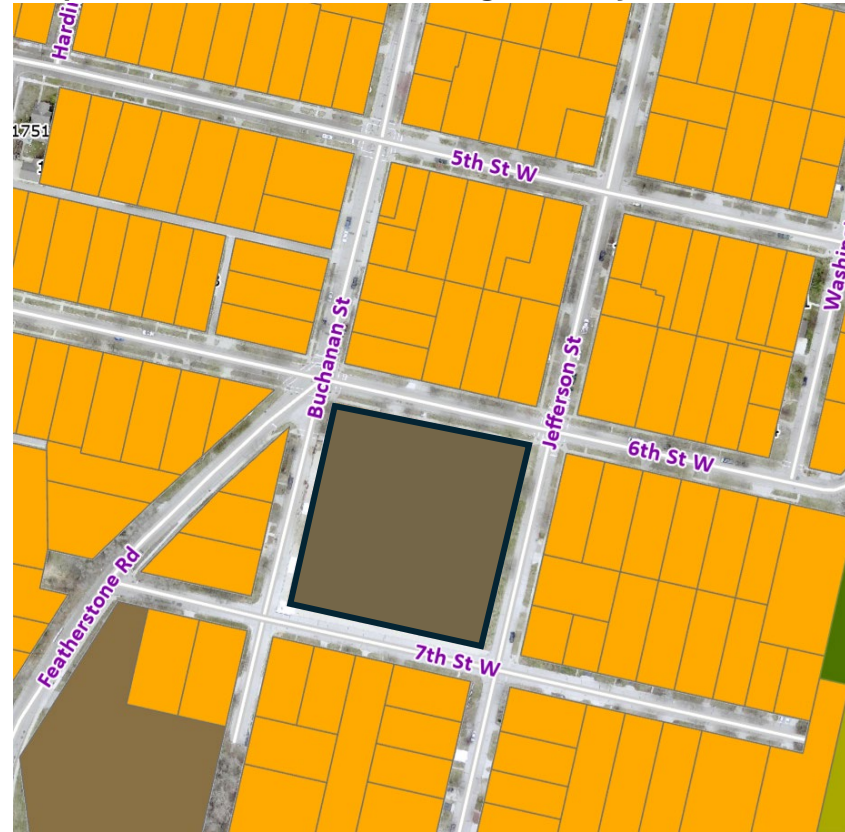
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|---|---|
|  A-Agriculture |  MC-Mixed Use/Industrial/Office Commercial |
|  AC-Agriculture Conservation |  MCT-Mixed Use Commercial Tourism |
|  AR-Agriculture Residential |  Prairie Island Indian Community |
|  B1-Local Business |  R1-Residential One (3.5-5 units/acre) |
|  B2-General Business |  R2-Residential Two (5-8 units/acre) |
|  B3-Central Business |  RF-Riverfront |
|  CI-Civic |  RM1-Residential Multi-Family (9-16 units/acre) |
|  I1-Light Industrial |  RM2-Residential Multi-Family (12-24 units/acre) |
|  I2-General Industrial |  RM3-Residential Multi-Family (24-80 units/acre) |

Jefferson School Site

Existing Planned Land Use – Medium Density Residential



Proposed Planned Land Use – High Density Residential



Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown

Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown



May 6, 2026

RE: Briarwood Planned Unit Development
PINs: 559240540 and 559240580

Dear Property Owner:

You are receiving this notice because City records indicate you own property near the above-referenced sites.

Briarwood is a large master-planned residential neighborhood originally approved through the Planned Unit Development (PUD) process in the early 2000's. Portions of the development have been completed; however, substantial portions of the original project remain undeveloped, including areas previously approved for apartments and condominiums.

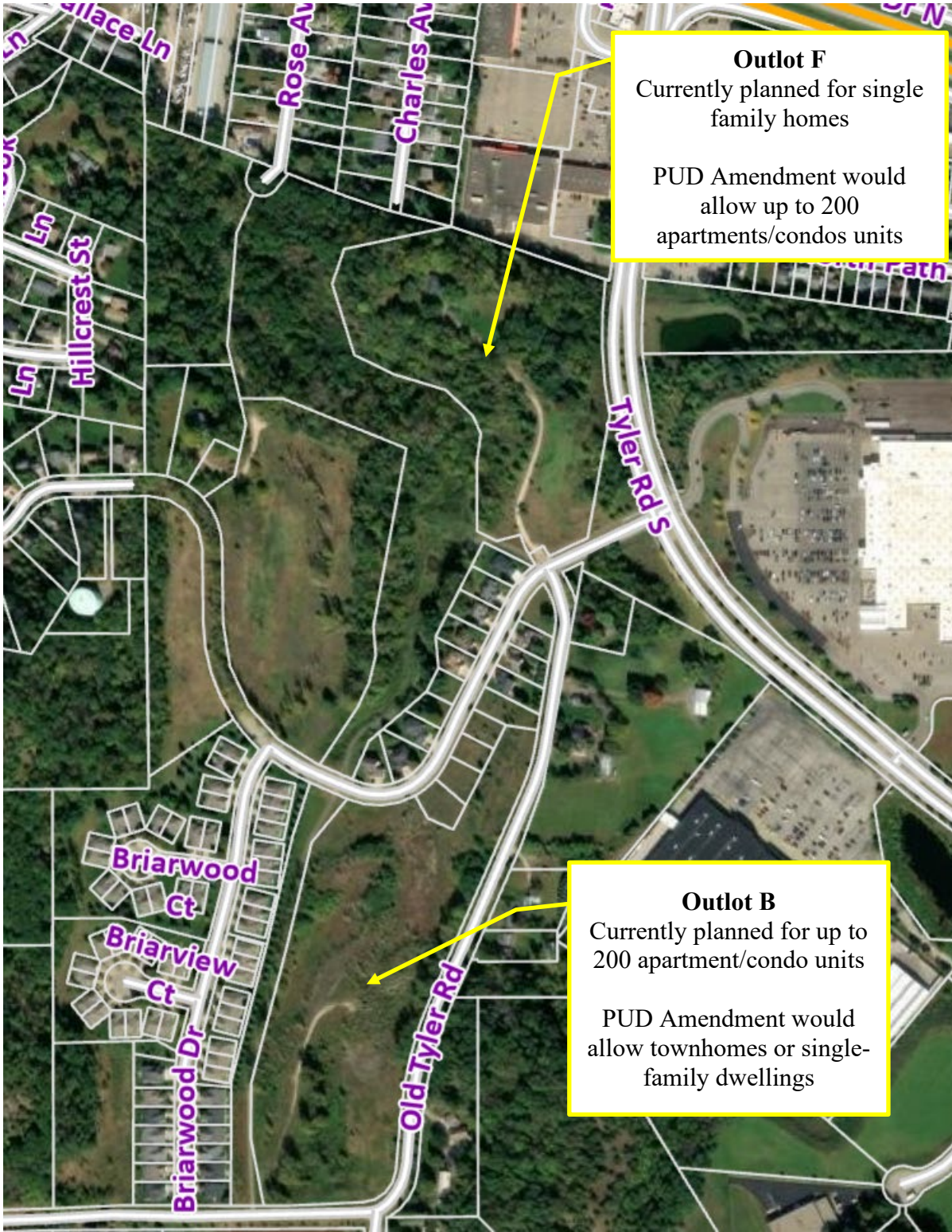
The proposal would update the remaining phases to better reflect current housing demand and development feasibility. It would shift previously approved higher-density residential capacity from Outlot B to Outlot F, where access, infrastructure, and site conditions are more favorable for multifamily development (see enclosed map). Under the proposal, Outlot B, previously planned for approximately 200 condominium/apartment units, would instead be redesigned for lower-density single-family or townhome development. Outlot F, previously planned for approximately 21 single-family lots, would be revised to accommodate the transferred residential density. Overall, the amendment would redistribute housing intensity within the existing planned development rather than increase total approved units.

The proposed amendments are intended to help respond to current market conditions within an already approved development and are expected to help encourage new development within unplatted phases while maintaining the housing mix anticipated in the original development plans.

The requests under consideration are:

1. Proposed rezoning of Outlot F from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.
2. Proposed Comprehensive Plan Amendment to change the Planned Land Use designation on Outlot B from High Density Residential to Low Density Residential.
3. Proposed amendment to the Briarwood Planned Unit Development to reallocate previously approved unit capacity and revise the housing mix within remaining undeveloped phases.

The Red Wing Advisory Planning Commission will hold a public hearing on **Tuesday, May 19, 2026, at 7:00 p.m.** in the City Council Chambers at Red Wing City Hall to consider these requests and receive public comment. If you have questions or would like additional information, please contact Brandy Howe at (651) 385-5137.



Outlot F
Currently planned for single family homes

PUD Amendment would allow up to 200 apartments/condos units

Outlot B
Currently planned for up to 200 apartment/condo units

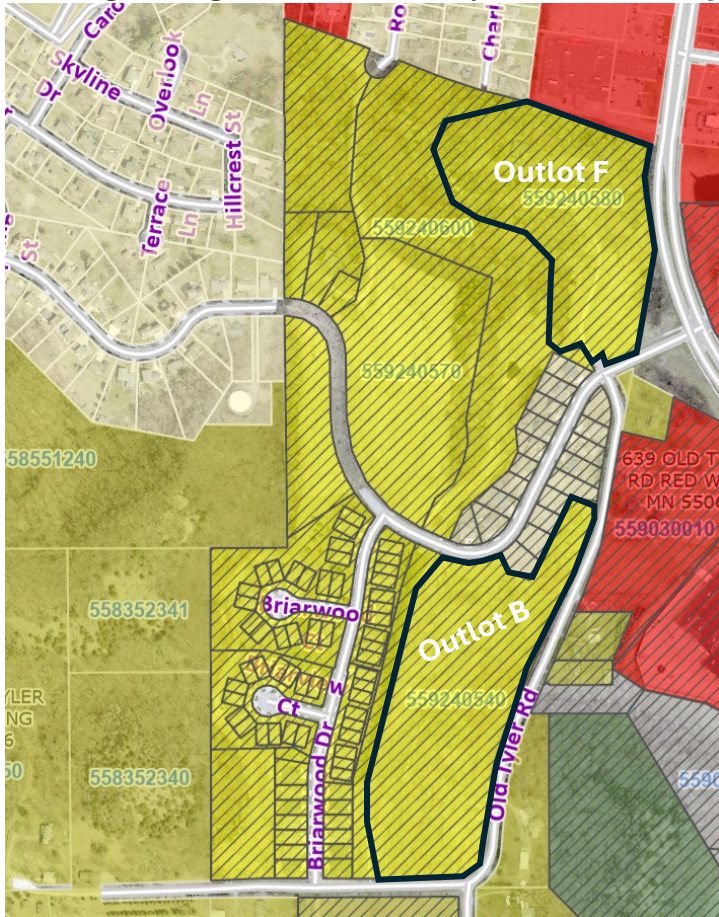
PUD Amendment would allow townhomes or single-family dwellings

Briarwood Sites

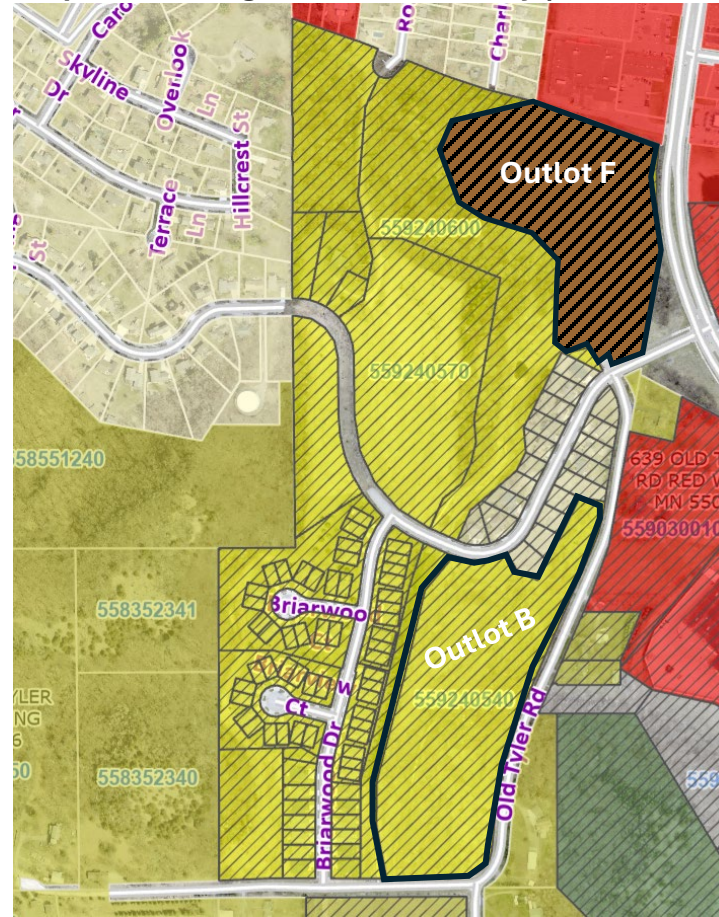


Briarwood Sites

Existing Zoning – R2 Residential (with PUD overlay)



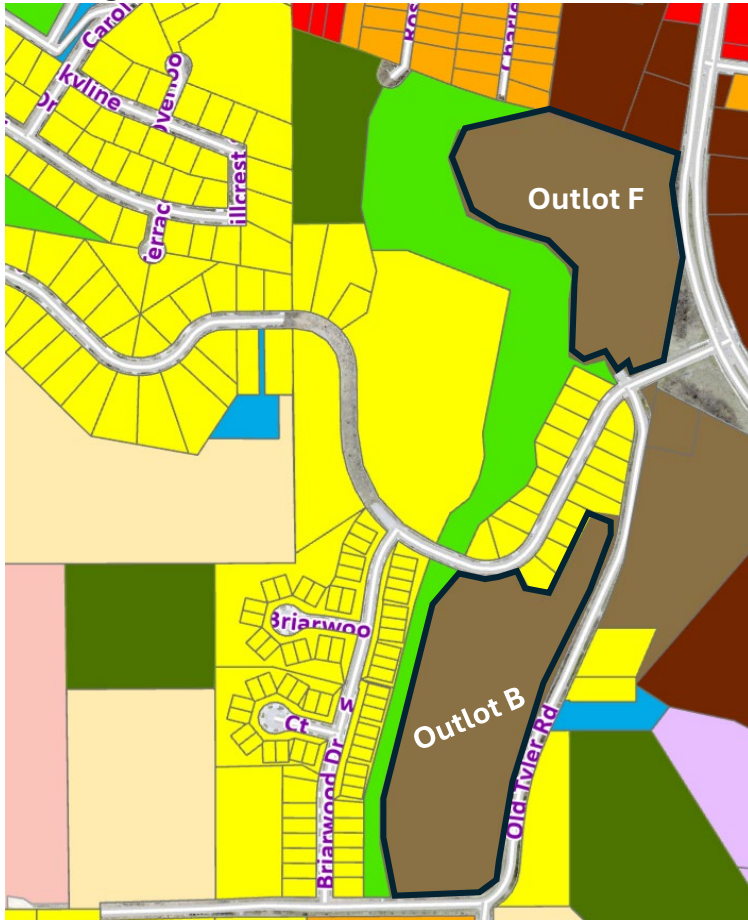
Proposed Zoning – RM3 Multi-Family (with PUD overlay)



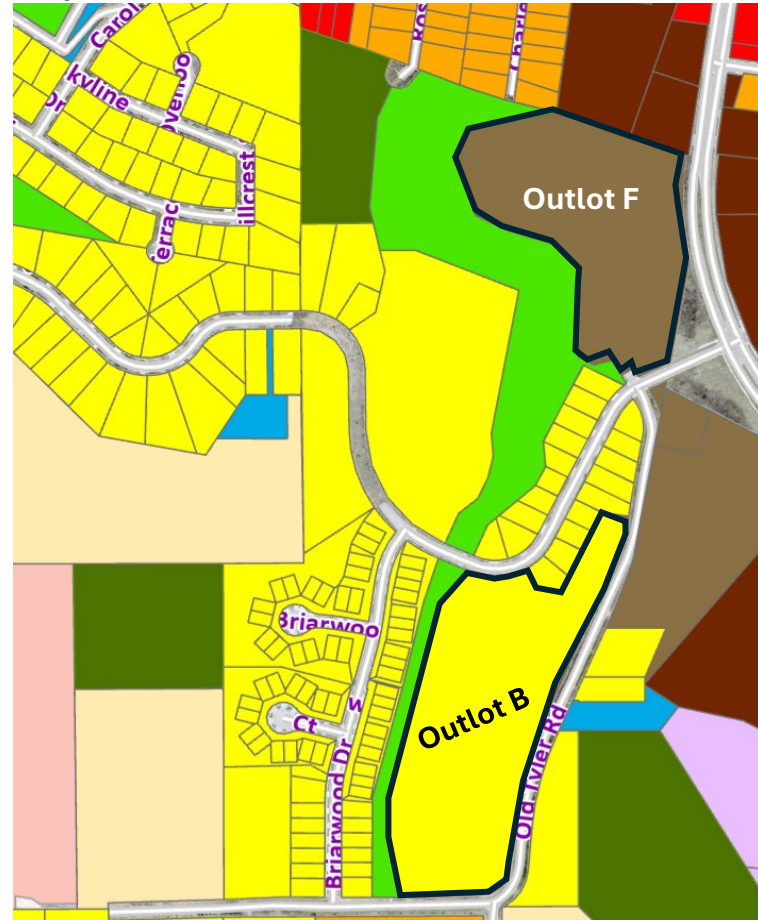
- | | |
|-----------------------------|---|
| Zoning Public | MC-Mixed Use/Industrial/Office Commercial |
| A-Agriculture | MCT-Mixed Use Commercial Tourism |
| AC-Agriculture Conservation | Prairie Island Indian Community |
| AR-Agriculture Residential | R1-Residential One (3.5-5 units/acre) |
| B1-Local Business | R2-Residential Two (5-8 units/acre) |
| B2-General Business | RF-Riverfront |
| B3-Central Business | RM1-Residential Multi-Family (9-16 units/acre) |
| CI-Civic | RM2-Residential Multi-Family (12-24 units/acre) |
| I1-Light Industrial | RM3-Residential Multi-Family (24-80 units/acre) |
| I2-General Industrial | PUD Overlay |

Briarwood Site

Existing Planned Land Use



Proposed Planned Land Use



Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown

Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown

Hello Council Members,

We live at 3306 Kosec Drive. We are the home that is closest to Outlot F in the Briarwood development.

We are longtime RW residents who grew up in Red Wing and attended local schools and churches. We left RW while Marc served in the Air Force, returning to raise our children here and work our career jobs as a mailman and nurse. Now we are retired and enjoy volunteering for AARP tax prep and the Senior Center. We love Red Wing-it is our home!

In 2023, we bought the lot at 3306 Kosec Drive and built our “forever” home. There were no plans for developing Outlot F at that time. IF we had known that high density zoning would ever become a consideration, we would never have built here! Houses or townhomes we would welcome, but high density in this small area ABSOLUTELY NOT!!!

As an alternative we’d suggest the large “shovel ready” area on Technology Drive, across from Alliance Bank. Change that zoning to accommodate the supposed housing need. There is no established neighborhood to disrupt, and there is already high density buildings on the other side of the water tower, so it would fit right in! No one seems interested in it for business development, so why not use it for housing?

I would think that the Council would value neighborhoods, like ours, where you have longterm RW residents who have helped make Red Wing what it is today.

PLEASE, don’t ruin, what we and our neighbors in Briarwood, consider our little slice of heaven. We have worked hard for what we have.

NO HIGH DENSITY HOUSING on Outlot F!!!

Respectfully,
Marc and Ann Vogel

Dear Red Wing Advisory Planning Commission,

I support the proposal to change Outlot B in Briarwood to low-density residential housing. It would fit better with the existing housing in that area. My concern with Outlot F being used as high density housing is the increase in traffic. We already have Walmart, Menards, Culvers, the hospital, 2 assisted living facilities, and 3 large apartment buildings that use that short stretch of Tyler Road in addition to the 76 housing units already in Briarwood Development. I feel that a better area for high density housing would be in or near the downtown area where people can walk to grocery stores, restaurants and shopping.

Thank you,

Elizabeth Crider

3464 Briarwood Ct

Red Wing

Greetings Advisory Planning Commission Members:

It's a wonderful sunny spring day as I type this note to all of you. However, ...

I wish the subject matter was not so dark and worrisome to my immediate quaint neighborhood. That being of the ill-conceived idea of making catastrophic zoning changes to two very historic traditional nearly all single-family neighborhoods. **That being changing density from 4-8 units per acre to up to 80 UNITS PER ACRE! Now for a moment, imagine if this was being proposed next to your current homes. How would each of you react?**

The Red Wing Planning department must have some very short memories of what works and what doesn't work for this part of town. Did we not all have these discussions about the St John's redevelopment just a few years ago? These very same neighborhoods have been to this rodeo before. Why are we wasting valuable time to hash over all the reasons that high density housing or other community uses are a bad fit for this part of town? Did our planning department not take notes? Or do they need to be reminded of the traffic studies, the objections of the public works department staff and the fire and police departments that high density in these two spots is really a bad idea?

I've been told that this is being proposed all in the name of "big city modern urban planning" and making it easier for potential developers to maximize their profits by getting savings from building on scale. Having the zoning in place prior to even bringing any ideas forward saves them money. Not having to discuss their ideas with the public saves them grief and potential pushback from existing neighbors. (I urge all of you to listen to the comments of the last PORT Authority meeting (start at the 25 minute mark) where the quiet part was said out loud..."We don't want to have to subject our developers to the neighborhood's questions and backlash with a public meeting"

Yes, developers should have to face the affected neighborhoods in person. However, how convenient that the RM-3 zoning designation does not require a CUP and therefore the public is excluded from having a voice on what gets built next-door. For a city government that claims to have such great transparency, this seems to me to be quite the opposite. The stroke of a permit pen and the developer is on his or her way.

Newsflash,... Red Wing does not need "Big Metro Area planning ideas. Full stop."

Red Wing is an old riverside settlement that doesn't easily fit the mold of wide-open urban sprawl PUD's of the southern metro. A much more precise scalpel approach needs to be mastered. Plopping 40-160 units on the 2.1 acre Jefferson parcel might seem nice on paper but is a non-starter for everyone except those bound to an outdated ill-conceived 2040 plan. In general, plans such as those should never have specific properties mentioned but

instead serve as an idea book of what might be considered rather than followed like it was written in stone.

Prior to penning my thoughts, I personally reached out to fellow neighbors (all unaware of what was being proposed as only those within 500' by statute were notified), developers both local and friends I have worked with in the Metro, representatives of local philanthropic organizations and school board members. I also attended a 90-minute school board meeting where the transfer was briefly mentioned, and I plowed through recently finished 4th quarter 2025 housing study (180 pages). What I found when I explained the proposal was that they were stunned that such a proposal was even being considered. Even your own housing study bears out that multi-family has been adequately built out but the real need is for entry-level single-family housing for a slice of first time buyers that make too much to qualify for the Habitat model but not enough to jump into current single-family stock that comes onto the market. I have some ideas for that but that's another discussion.

To be fully transparent, I live in one of the neighborhoods and personally would be heavily affected by the proposed changes from RM-1 or R-2 to massively densely zoning RM-3 which does not allow or require public meetings prior to approval but instead just a stroke of a permit pen by Kyle Klatt. It also does not require a Conditional Use Permit either thereby fully squelching any neighborhood objections prior to breaking ground on any multitude of uses.

I have been told developers won't take an interest until the zoning is pre-approved, I find that a very weak argument. More creativity is needed not greasing the property for the sole benefit and convenience of a future developer. The existing neighbor's opinions come first, not after the fact when it's too late to affect change.

I have also been told that, "don't worry Tom, we will watch out for the neighborhood and not let anything bad happen..." To that end, I call BS. And as my example, I'll use the battle over St John's.

Had the neighborhood not said anything, we would now have a 156 unit poorly developed high rise sitting right in the middle of the most historic neighborhood in town. I also firmly believe the (4) properties should not be bundled but each discussed separately by your commission. As we all know, one size does not fit all, especially in our beautiful little river town.

In closing, my ask is that you all vote no to this zoning proposal and send planning back to their offices to get more creative with the properties. A unanimous decision of no deal would send a very strong message to the city council too.

I truly appreciate all of you for your service to the community. Thank you.

Tom Wilder

I will be out of town May 19th when the Red Wing Planning Advisory Committee meeting will be held to discuss the amendment of the Outlots B and F, Siewerts Briarwood subdivision. As a resident at 3418 Briarwood Court I ask that the zoning not be changed but to adhere to the original plans of building out "patio homes". This would allow the lifestyle of seniors living with peace, quiet and safety continue which is why we invested to live here.

I would appreciate updates on this matter.

Sincerely,

LaVone Kay

Hi LaVone,

Thank you for your comments and for sharing your concerns regarding the proposed changes at Briarwood.

I wanted to provide some clarification regarding the proposal currently under consideration. Outlot B was originally approved in the Briarwood PUD for higher-density residential development, including apartments and condominiums. The current proposal would shift that previously approved density to Outlot F. Under the proposal, Outlot B would instead be redesigned for lower-density patio home or townhome-style development similar in character to portions of Briarwood Drive.

Based on your email, it sounds like the proposed concept for Outlot B may be more consistent with the type of development you would prefer to see adjacent to the neighborhood.

Best regards,

Brandy Howe

Brandy,

I appreciate the clarification.

Have a great day!

LaVone Kay

Dear Ms. Hill and Members of the City of Red Wing Advisory Planning Commission,

In advance of the APC's public hearing, I would like to share several concerns regarding the proposed rezoning plan for the Briarwood Subdivision.

When I purchased my home three years ago, I did so with the understanding that this was a quiet, low-density residential neighborhood. Rezoning the Briarwood Subdivision for higher-density housing would significantly alter the character of the area, including increased traffic and congestion. I am also concerned about the potential negative impact on surrounding property values.

In addition, the subdivision and adjacent woodland areas support native plant life and wildlife, including species such as the Pileated Woodpecker. Changes in land use could disrupt this local ecosystem, which is an important feature of our community.

While I recognize that growth is an important part of a vibrant city, I respectfully ask that you reconsider this proposal and vote against the rezoning of the Briarwood Subdivision.

Respectfully,

Dr. Jennifer Bailey

3312 Kosec Drive

This does not appear to have an immediate effect on outlot B which is behind our homes. This zone change "could" have more impact on other outlots near us in future developments.

Certainly if we were home, we would go to the meeting May 19th. We are out of state in VA. We are concerned for our neighbors and the family homes on Kosec and Tyler Road.

We believe it would definitely change the traffic intersection @ Tyler Road & Kosec putting more pressure on it. It also would lower our property value as population becomes more dense with less open areas for wildlife and parkland.

To us there are other parcels better suited for this zone such as Parcel 55.891.0110 that are not in a residential area.

On a side note. Is there a manufacturer or industry on tract for Red Wing who would employ all of these residents?

Jake & Pam Dahl

1090 Briarwood Drive

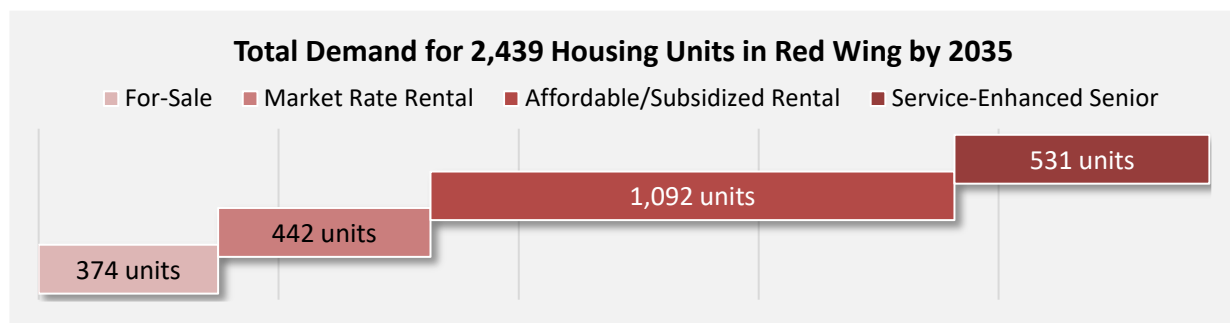
Purpose and Scope of Study

Maxfield Research and Consulting was engaged by the City of Red Wing to prepare a Comprehensive Housing Needs Analysis for the City. The analysis provides recommendations on the amount and types of housing that may be developed to meet the needs of current and future households in the community.

The scope of this study includes an analysis of the demographic and economic characteristics of Red Wing and the surrounding Primary Market Area (PMA), a review of existing housing stock characteristics, and market analyses covering the for-sale, rental, and senior housing markets. Additionally, the study includes an assessment of housing affordability in the area. Detailed housing demand calculations to 2035 and development concept recommendations are provided for the community. The study concludes with an evaluation of challenges and opportunities associated with housing development in Red Wing.

Key Findings

- There are needs across the housing continuum, but feedback from area stakeholders suggests that moderately priced housing, both ownership and rental, targeted to the area’s workforce and housing alternatives targeted to older adults and seniors (townhomes, twin homes) are two of the most pressing needs in Red Wing. Demand is also strong for affordable and subsidized housing, especially for seniors.
- Nearly half (45%) of the projected demand will be for affordable and subsidized rental housing (general occupancy and senior), while 22% will be for service-enhanced housing (independent living, assisted living, memory care). Another 18% will be for market rate rental housing (general occupancy and active adult), and 15% of the demand is for owned housing units (all ages).



- It’s important to note that much of this projected demand may not be satisfied, particularly senior housing as many seniors prefer to age in place instead of moving into alternative housing. Additionally, funding availability for affordable and subsidized housing is limited, which will make it difficult to develop enough new housing to meet the projected demand.

Demographic Analysis

- As of the 2020 Census, Red Wing contained 16,547 people and 7,194 households. Between 2010 and 2020, Red Wing's population increased 0.5%, adding 88 people, while the household base expanded 2.5% (177 households). We estimate that Red Wing experienced solid growth since the COVID-19 pandemic, adding 427 people (2.6% growth) and 208 households (2.8% growth) between 2020 and 2025.
- Red Wing's population is projected to increase 1.7%, adding 281 people between 2025 and 2030, while the household base expands 2.8% (206). Red Wing is expected to add another 234 people (1.4% growth) and 131 households (1.7% growth) between 2030 and 2035.
- Achieving any population and household growth in Red Wing will be highly dependent on the availability of suitable housing options in the community catering to a variety of household types, age groups, and income levels. Growth will also be impacted by increased, or decreased, hiring at area employers.
- In 2025, the largest adult cohorts by age in Red Wing are 55 to 64 and 65 to 74, totaling an estimated 2,206 people (13.0% of the population) and 2,260 people (13.3%), respectively. Age 75 and older is projected to become the largest age group in Red Wing by 2035, representing 14.2% of the total population.
- Notable population shifts projected for Red Wing between 2025 and 2035, include solid growth among the 35 to 44, 45 to 54, and 75 and older age groups and contraction for the age 55 to 64 and 65 to 74 cohorts.
- In 2025, Red Wing's median household income is estimated to be \$73,042, roughly -14% lower than Southeast Minnesota (\$85,362). The projected average annual median household income growth of 3.0% in Red Wing between 2025 and 2030 will exceed the historic annual inflation rate of 2.7% over the past ten years.
- In Red Wing, 68.1% of all households own in 2025, giving it a homeownership rate that is lower than Southeast Minnesota (74.0%). The total number of renter households residing in Red Wing grew by an estimated 138 households between 2010 and 2025 (6% increase) while owner households expanded 5% (246).
- In Red Wing, households living alone are estimated to be the most common household type (38% of all households) in 2025, followed by married couple households without children (27%).
- Between 2010 and 2025, family households experienced modest contraction in Red Wing, declining by an estimated -150 households (-3.5%). The number of non-family households increased 20%, adding 535 households, including 25% growth among households living alone (572 households).

Employment Analysis

- Red Wing and Goodhue County have historically maintained annual unemployment rates that have tracked consistently with Southeast Minnesota and below equilibrium (generally considered to be 5.0% vacancy). The 2023 average annual unemployment rates of 2.5% in Red Wing, 2.6% in Goodhue County, and 2.5% in the Region were well-below equilibrium and lower than Minnesota (2.8%).
- The Market Area experienced a solid recovery of jobs post-COVID, and the area is expected to sustain modest employment growth over the next several years. Goodhue County is projected to add 946 jobs between 2024 and 2035 (4.4% growth), including 3.5% growth in Red Wing (410 jobs), compared to 5.1% growth in the Region. Labor availability will greatly impact the ability of Red Wing to sustain employment levels and achieve the projected job growth. New housing will be needed to support economic development in the area.
- Approximately 6,582 workers commute into Red Wing for employment daily (inflow), while 3,956 resident workers leave the community (outflow). An estimated 3,537 people both live and work in the City (interior flow).
- Overall, Red Wing is an importer of workers as a higher number of nonresidents commute into the City for employment than resident workers commute out. With 6,582 workers commuting into the City for employment daily, many commuting more than 50 miles away, there is an opportunity to provide housing options for a portion of this workforce.
- A household earning the average weekly wage in Red Wing (\$1,207) would be able to afford an apartment renting for approximately \$1,569 per month to not exceed 30% of its monthly income on housing costs, higher than the average rent for market rate rental housing units in the community (\$1,268).
- Assuming that a potential home buyer has good credit and makes a 10% down payment, a household would need a minimum annual income of \$89,642 to be able to afford a single-family home sold at the 2024 median resale price of \$276,500 in Red Wing. The average weekly wage in Red Wing equates to an annual income of roughly \$62,764.
- This data indicates that rental housing in Red Wing is relatively affordable proportionate to wages, but much of the for-sale housing would not be affordable for many workers.

Housing Characteristics

- There are an estimated 7,869 housing units in Red Wing, roughly 94% of which are occupied (7,402). By comparison, an estimated 93% of the housing units in Southeast Minnesota are occupied.

- Compared to the Region, Red Wing has notably higher proportions of units in multifamily structures with 20 to 49 units and 50 or more units, as well as mobile homes. The proportion of detached single-unit structures in Red Wing (56% of all occupied units) is substantially lower than the Region (72%).
- Roughly 23% of the housing units in Red Wing were built prior to 1940, higher than the Region (19%). The 1970s and 1980s were the most active decades in Red Wing for housing unit production. An estimated 16% of Red Wing's housing stock was built from 1970 to 1979 (1,231 units) and 12% of the housing units were constructed from 1980 to 1989 (920 units).
- From 2015 through 2024, 537 new housing units were permitted in the City of Red Wing for an average of 53.7 new units per year, including 10.8 new detached single-family units, 14.2 townhomes, and 28.7 multifamily units per year.
- The pace of new detached single-family home construction increased from 10.4 units per year from 2015 through 2019 to 11.2 units per year from 2020 through 2024, while townhome development activity accelerated from 10.2 units per year (2015 to 2019) to 18.2 units per year (2020 to 2024). Multifamily unit production slowed from 33.8 units per year (2015 to 2019) to 23.6 units per year since 2020.

For-Sale Housing Market Analysis

- Increased competition for homes (as indicated by the decreasing supply of available housing and shortened marketing times) caused strong price appreciation in recent years.
- In Red Wing the median price for detached single-family homes increased 50%, climbing from \$185,000 in 2018 to \$276,500 in 2024, averaging 7.2% increases annually. Median multifamily (townhomes, twin homes, condominiums) resale prices jumped 130% from \$138,500 in 2018 to \$318,500 in 2024 (16.8% average annual increases).
- Detached single-family homes comprised 85% of all closed resales in Red Wing since 2018, and the remaining 15% were multifamily (townhome, twin home, condominium) units.
- New construction detached single-family homes have a median price of \$399,900 in Red Wing (45% higher than the median resale price) and \$371,175 throughout Goodhue County. New construction multifamily units have a median price of \$433,614 in Red Wing (36% higher than the median resale price) and \$313,950 in the County.
- Based on the supply of available for-sale housing in Red Wing as of February 2025, there is a 1.6-month supply of homes available for sale on the market.
 - Equilibrium in the for-sale housing market is generally considered to be a six-month supply, indicating that there is pent-up demand for homes in Red Wing.

- As of February 2025, there were 28 residential lots listed for sale on the MLS in the PMA, including 16 lots in Red Wing and 12 lots in the Remainder of the PMA.
- Actively-marketing lots in Red Wing have a median list price of \$4.06 psf (\$177,593 per acre) based on the median list price of \$47,950 and a median lot size of 11,805 square feet (0.27-acre). Lot prices in Red Wing range from \$13,900 for the 8,712 square-foot lot in the Boxruds Addition (\$1.60 psf) to \$144,000 for a 7.7-acre lot in Hubbards Addition (\$0.43 psf).

Rental Housing Market Analysis

- Nationally, the equilibrium vacancy rate for market rate rental housing is considered to be 7.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters.
 - Based on our February 2025 survey of general occupancy apartment buildings in Red Wing, we found that the existing market rate rental properties are 4.7% vacant, while the affordable and subsidized facilities are 1.0% vacant (four vacancies), many with wait lists. This data indicates that there is pent-up demand for rental housing in Red Wing.
- Additionally, according to American Community Survey (ACS) estimates, rental housing vacancy rates in Red Wing have tracked well-below equilibrium, averaging 1.4% vacancy over the past five ACS survey periods.
- We identified 233 units pending in seven separate projects, including 165 market rate units and 68 affordable units. Among these pending projects, 26 units are under construction and 207 units have been proposed but not yet fully approved.
- The average monthly rental rate across all market rate general occupancy properties is \$1,268 (\$1.21 per square foot). There is a notable difference in rents between older and newer properties, as the four newest properties (opened in the past ten years) have an average rent of \$1,544, 49% higher than the average rent of \$1,035 among older properties.

Senior Housing Market Analysis

- Strong growth is occurring among seniors in the PMA. Aging of baby boomers led to 70% growth in the 65 to 74 population between 2010 and 2025 (1,477 people). As this group ages, the 75 and older age group is expected expand 34% by 2035, adding 938 people.
- Maxfield Research identified a total of 11 senior housing facilities in the PMA, totaling 586 units, including ten in the City of Red Wing (566 units) and one 20-unit facility in Welch. In total, there are 178 market rate active adult rental units, 44 active adult owned cooperative units, 118 affordable and subsidized rental units, and 246 service-enhanced units. Among the service-enhanced facilities, an estimated 50 units are independent living, 126 are assisted living units, and 62 are memory care units.

- The affordable and subsidized rental properties were 4.2% vacant at the time of our survey, with five vacant units, while the stabilized market rate active adult property was fully occupied. Many of these facilities are maintaining lengthy wait lists. The below-equilibrium vacancy, coupled with extensive wait lists, suggests that there is pent-up demand for affordable/subsidized and market rate active adult senior rental housing in Red Wing.
- The service-enhanced facilities were approximately 98% occupied (2.1% vacancy rate), which is well below equilibrium (considered to be 7.0% vacancy for assisted living and memory care). Because the existing assisted living and memory care facilities are near full occupancy, there appears to be pent-up demand for additional service-enhanced senior housing in the area.
- Maxfield Research finds that many assisted living facilities in Minnesota, and the Midwest, have experienced elevated vacancy rates since the COVID-19 pandemic. However, vacancy rates in Red Wing are tight, despite impacts of the pandemic, suggesting strong demand for assisted living and memory care senior housing in the community.

Housing Affordability

- As of February 2025, the Red Wing Housing and Redevelopment Authority (HRA) has 124 active Housing Choice Vouchers under lease with 309 applicants on a wait list.
- An estimated 31% of all households in Red Wing are considered cost-burdened (paying more than 30% of their income for housing costs), including 21% of owner households and 51% of renter households. By comparison, 17% of owner households and 44% of renter households are cost burdened in Southeast Minnesota.
- An estimated 12.9% of all households in Red Wing are severely cost-burdened (paying 50% or more of their income toward housing), higher than 10.2% in Southeast Minnesota. In Red Wing, 7.9% of owner households and 23.6% of renter households are severely cost-burdened.
- Based on current home prices, roughly 57% of owner households in the PMA could afford to purchase an entry-level detached single-family home priced at \$250,000. The proportion drops to 31% that could afford a new construction move-up detached single-family home priced at \$400,000.
- Roughly 48% of renter householders could afford to rent a studio or one-bedroom unit at older market rate rental properties in the community at the average rent of \$960 per month. However, the income-qualified percentage drops to 28% that could afford monthly rents for a new construction one-bedroom unit priced at \$1,300 per month.

Housing Demand Analysis

- As summarized in the following figure, we find demand for 1,060 general occupancy (not age-restricted) housing units in Red Wing between 2025 and 2035, including 287 for-sale units and 773 rental housing units.
- We also estimate that there is excess demand for 1,115 housing units targeting older adults and seniors in Red Wing in 2025, increasing to 1,379 units in 2035.
- There are a total of 173 existing vacant lots among 28 active subdivisions in Red Wing with 16 lots listed for sale on the MLS as of February 2025. Based on the for-sale housing demand calculations, there is just a 0.6-year supply of actively-marketing lots in Red Wing, increasing to 6.0-year supply when all vacant lots are included, although many may or may not be available for future development. Additional lots will need to be platted to meet long-term demand for new ownership housing in the community.

**Summary of Housing Demand in Red Wing
2025 to 2035**

General Occupancy Housing Demand 2025 to 2035	
For-Sale Units	287
Detached Single-Family Units	158
Other/Multifamily Units*	129
General Occupancy Rental Units	773
Market Rate	295
Affordable^	239
Subsidized^	239
Total General Occupancy Housing Units	1,060

Excess Senior Housing Demand			
	2025	2030	2035
Market Rate Active Adult	160	212	234
Ownership Units	65	81	87
Rental Units	95	131	147
Affordable & Subsidized Senior Housing^	574	594	614
Subsidized Units	203	212	221
Affordable Units	371	382	393
Service-Enhanced Senior Housing	381	497	531
Independent Living (IL)	205	255	269
Assisted Living (AL)	82	128	145
Memory Care (MC)	94	114	117
Total Senior Housing Units	1,115	1,303	1,379

*Includes twin homes, townhomes, condominiums

^Subsidized = affordable to households at 30% AMI or less

^Affordable = affordable to households at 30% to 60% AMI

Recommendations

- Based on findings from this analysis, we recommend for-sale and rental housing development concepts in Red Wing. These proposed concepts are intended to act as a development guide to meet the housing needs of existing and future households in the community to 2035.
- The following figures summarize recommended development concepts and price points for various housing product types in Red Wing. Detailed findings are described in the *Conclusions & Recommendations* section of this report.
- The following table summarizes a potential pricing breakdown for new construction for-sale housing units in Red Wing, including “entry-level”, “move-up”, and “executive” housing.

New Construction For-Sale Housing Pricing Recommendations

	Purchase Price*	Pct.	Units
Detached Single-Family			
Entry-level	Less than \$300,000	25%	40
Move-up	\$350,000 to \$450,000	65%	103
Executive/Luxury	\$600,000+	10%	16
Detached Single-Family Total:		100%	158
Townhome/Twin Home			
Entry-level	Less than \$280,000	40%	52
Move-up	\$300,000 to \$400,000	60%	77
Townhome/Twin Home Total:		100%	129
*Pricing is in 2025 dollars and can be adjusted to account for inflation.			

- Based on anecdotal feedback from area real estate professionals, we consider new construction detached single-family homes priced below \$300,000 to be entry-level housing, while move-up new construction detached single-family homes would likely be priced in the \$350,000 to \$450,000 range. Pricing for a move-up townhome or twin home unit would likely begin at roughly \$300,000.
- We anticipate that 65% of the new detached single-family units (103 units) will target move-up buyers and recommend that 25% (40) be priced for less than \$300,000 to target moderate income buyers (entry-level). A limited number (10%) are expected to be priced for the executive/luxury market.
 - A household would need to have a minimum income of \$97,261 to afford a home purchased at \$300,000, which falls within the upper range considered to be “moderate-income” (i.e. \$85,400 at 100% AMI to \$102,480 at 120% AMI for a two-person household).

- We anticipate that 60% of the new construction townhome/twin home units (77) will target move-up buyers and/or empty nesters and recommend that 40% (52 units) should be priced below \$280,000 to target moderate income buyers.
- The development of any new for-sale housing products in Red Wing priced to target moderate income buyers will likely require a public-private partnership or alternative development concept (i.e. community land trust, affordable housing cooperative).
- Entry-level home demand will primarily be satisfied through turnover of the existing supply of older single-family homes in Red Wing by increasing the supply of move-up housing or with the increased development of townhome and twin home products.
- In addition to demand for owned housing products, we find strong demand for additional general occupancy rental housing options in Red Wing.
- Below-equilibrium vacancies at the existing market rate, affordable and subsidized rental properties suggest pent-up demand for new rental housing in the community.
- The following figure provides a summary of the recommended rental housing by product type, including monthly rent ranges, development timing, and target markets.

General Occupancy Rental Housing Recommendations

		Monthly Rent Range¹		No. of Units	Development Timing
Market Rate & Workforce Rental					
Apartments	Studio	\$1,100 - \$1,440	2BR	46 - 52	2025+
Townhomes	2BR	\$1,600 - \$1,850	3BR	12 - 16	2025+
Target Markets: An apartment building would likely attract younger workforce renters, lifestyle renters, older adults, and seniors. Rental townhomes would target young family households, empty-nesters, and seniors.					
Affordable Rental²					
Apartments	Studio	\$930 - \$1,200	2BR	46 - 52	2025+
Townhomes	2BR	\$1,400 - \$1,600	3BR	12 - 16	2025+
Target Markets: We recommend projects targeting households at 40% to 60% AMI which would likely be comprised of singles, single-parent households, older adults and seniors.					
¹ Pricing in 2025 dollars and can be adjusted to account for inflation.					
² Affordability subject to income guidelines; recommended rent ranges based on max rents at 50% and 60% AMI					
Note - Recommended development concepts do not equate to total demand.					

- We recommend modestly sized projects (i.e. 46- to 52-unit apartment buildings, 12- to 16-unit rental townhome projects). We also recommend a phased approach to rental housing development in the community, beginning with a new market rate project priced to target the community’s workforce.
- Feedback from area employers indicates that many workers that need moderately priced housing (i.e. young teachers, manufacturing workers) earn roughly \$21.00 to \$25.00 per hour, which equates to approximately \$44,000 to \$52,000 per year. We recommend a market rate workforce rental housing project with rent limits set to target households earning between 60% and 120% AMI (\$44,820 to \$89,640 for a one-person household).
- The growing older adult and senior population will support long-term demand for senior housing units in Red Wing through 2035. Demand exists for a variety of senior housing products, and we recommend the development of additional senior housing units to provide housing options for these residents as they age.
- The development of new senior housing will satisfy housing needs in Red Wing by increasing the number of options for older adult and senior residents that want to relocate into new age-restricted housing. Additionally, the development of housing alternatives for seniors will stimulate the turnover of existing homes and rental units occupied by seniors, creating more opportunities for general occupancy buyers and renters.
- The following table summarizes a recommended mix of senior housing units by service level including product type, pricing, project size, and development timing.

Recommended Senior Housing Development Concepts

	Pricing Range ¹	No. of Units	Development Timing
Age Restrictd Senior Housing			
<u>Active Adult Rental Housing</u>			
Market Rate ²	\$1,200/1BR - \$1,600/2BR	26 - 30	2025+
Affordable ^{2,3}	\$859/1BR - \$1,031/2BR	36 - 42	2025+
<u>Market Rate Service-Enhanced Senior Housing</u>			
Independent Living	\$1,800/1BR - \$2,800/2BR	30 - 34	2025+
Assisted Living	\$3,200/Studio - \$5,000/2BR	16 - 20	2027+
Memory Care ⁴	\$4,500/Studio - \$6,000/1BR	12 - 16	2025+
¹ Pricing in 2025 dollars. Pricing can be adjusted to account for inflation. ² Alternative concept is to combine affordable and market rate active adult into mixed-income building. ³ Affordability subject to income guidelines; rates based on max rents at 50% AMI ⁴ Memory care housing could be a component of an assisted-living or service-intensive building. Note - Unit amounts reflect recommended size of property that for a single project, but do not equal total calculated long-term demand			

NEW HISTORY

MEMORANDUM

Date: April 21, 2026
To: Red Wing Port Authority
Attn: Kyle Klatt, Kyle.Klatt@redwingmn.gov
Project: Jefferson School
601 Buchanan St, Red Wing, MN 55066
Regarding: Developer Feedback Summary
New History Project No.: 2021-C29-316
Written By: Molly Burns, burns@newhistory.com
Meghan Elliott, elliott@newhistory.com
Peter Brown, peter@peterhendeebrown.com

New History is working with Port staff to facilitate redevelopment of the former Jefferson School site. The most likely use of the former school building and site is housing. In preparation for a future Request for Proposals (RFP) to private developers, New History conducted outreach and interviews to housing developers located in Red Wing, Winona, and the Twin Cities area. Developers included small-, mid-, and large-scale local and regional housing developers and owners/operators with experience in market-rate, affordable, and for-sale housing. Feedback on the redevelopment feasibility of the site was obtained from 16 developers through emails and interviews. This email summarizes private and non-profit industry feedback grouped by theme. **In summary, the site appears to be a good candidate for housing redevelopment, but will only attract a response to an RFP if two key hurdles are resolved: 1) community-wide acceptance of housing and/or rezoning of higher density on the site, and 2) commitment of city funding sources to a housing redevelopment on the site.**

Summary of Developer Feedback

Density

- The majority of respondents remarked that 16 units is small for a housing project.
- Local market-rate developers indicated that 16 units might be viable, but new construction might be needed for garages.
- Regional developers indicated a minimum threshold of 40-70 units.
- Both developers of smaller scale (16 units) and higher density housing (40+ units) need assurance of city and community approval of allowable housing type (market rate, workforce, affordable) and density on the site prior to investing time and resources in a RFP response.
- Concerns were consistently repeated about neighborhood and/or city support of housing type and density on this site.



Market/Economics

- The most recent housing study combined with market research of current comparable projects shows that rents are likely to be under \$2.00 per square foot.
 - “\$3,000 net rent per month needed but \$1,500 achievable.”
 - “Rents in Red Wing are tough.”
 - “Rents under \$2.00 (SF) just don’t work.”
- The cost of housing production (new or historic redevelopment) far exceeds the income-producing capacity of the site. Therefore, significant additional funding tools are needed, such as:
 - Some form of affordable-housing support, such as low-income housing tax credits (LIHTC) (Note: This site does not score well for competitive LIHTC programs.)
 - Historic tax credits (HTC)
 - Tax increment financing (TIF)
 - Waiver of fees
 - Low to \$0 site acquisition cost
 - Site cleanup costs
 - Other gap funding

Product

- Given the achievable rents, a housing development is most likely to be a higher density affordable project (40+ units) or a smaller scale local project. A smaller scale project (without significant new construction) would likely be a “workforce” or entry-level housing type.
- Senior housing is unlikely due to accessibility concerns and the lack of an elevator.
- For-sale condos are unlikely due to the cost of construction and current housing sales prices.
- The city’s expectations for public green space and parking should be clarified. The available open land may be required to achieve an economically viable level of density, and may reduce or preclude the previously envisioned park. This would also require community buy-in.

Building and Site

- “Neat building and cool site! School’s classrooms seem perfect for housing.”
- In general, the building appears to be in good condition.
- “Location is good.”



May 5, 2026

Advisory Planning Commission
City of Red Wing
315 West 4th Street
Red Wing, MN 55066

Re: Letter of Support – Jefferson School Rezoning

Members of the Advisory Planning Commission:

On behalf of the Red Wing Port Authority Board, we respectfully submit this letter in support of the proposed rezoning of the former Jefferson School property at 601 Buchanan Street to the RM-3 High Density Residential District. The Port Authority has executed a purchase agreement with the Red Wing School District to acquire the property and is currently completing due diligence work to help set the stage for redevelopment of the site with the goal of finding a developer interested in reusing the existing building and site in a manner that supports economic development activity in the City. Specifically, the Port Authority has an interest in expanding housing opportunities that support workforce attraction, business retention, tax base growth, and reinvestment in an underutilized property. The Jefferson School site represents one of the City's best infill redevelopment opportunities. It is a 2.17-acre full city block with existing public infrastructure, multiple street frontages, and proximity to employment, services, and local businesses.

As reflected in recent developer outreach by the Port Authority, market feedback indicates that lower-density redevelopment concepts are difficult to finance and are generally not viable for this site. Developers noted that reusing the existing building alone, with a maximum potential of 16 residential units, or redeveloping the site for single family housing, does not generate sufficient scale to absorb acquisition, rehabilitation, demolition, parking, and construction costs. By contrast, respondents indicated that a project with a higher-density range, generally around 40 to 70 units with an additional building or addition on the site, would be substantially more realistic from a financing and development standpoint.

Without zoning that allows sufficient residential density, the likelihood of continued vacancy or underinvestment in the site will increase. The Port Authority would also like to note that it does not have a specific project or plans for the site in advance of the proposed zoning discussion. Instead, the rezoning removes a potential regulatory barrier and allows the private market to evaluate feasible redevelopment options through future review processes. The Port Authority

plans to issue a request for proposals later this year and will be able to evaluate which proposal provides the strongest benefit to the City. Many of the developers that spoke to the Port Authority noted that they would be unlikely to submit a proposal without clear understanding of the allowed uses and number of units that could be built on the site.

Absent rezoning and a viable redevelopment path, the long-term outlook for preserving the existing school building becomes significantly weaker. If no qualified redevelopment partner emerges, the Red Wing Public Schools may ultimately determine that demolition is the most practical option to address ongoing maintenance, liability, and holding costs. In that scenario, the community could be left with a cleared but underutilized site for an extended period, delaying reinvestment and neighborhood revitalization. In either scenario, the public will incur the expense of either maintaining the site or demolishing the building and abating existing environmental conditions on the property.

The Port Authority also recognizes that redevelopment of this site can provide broader public benefits, including:

- Productive reuse of a vacant institutional property;
- Additional housing supply without costly extensions of urban services;
- Support for local employers seeking workforce housing options;
- Increased property tax revenue from a site currently exempt from property taxes;
- Reinvestment in an established neighborhood without requiring greenfield expansion.

For these reasons, the Red Wing Port Authority Board encourages the Advisory Planning Commission to recommend approval of the Jefferson School Comprehensive Plan amendment and rezoning request to the Red Wing City Council.

Sincerely,



Paul Reding, President
Red Wing Port Authority Board



Kyle Klatt, Community Development Director
City of Red Wing / Red Wing Port Authority

RESOLUTION NO. ###

A Resolution Approving Comprehensive Plan Map and Text Amendments

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

WHEREAS, the City of Red Wing 2040 Community Plan (aka, “Comprehensive Plan”) adopted February 5, 2019, guides future land use, housing, infrastructure, and redevelopment decisions within the City; and

WHEREAS, the City Council has identified housing availability and affordability as a community priority and has recognized the need for additional multifamily and workforce housing opportunities within the City; and

WHEREAS, the City commissioned and approved a 2025 Housing Study which identified a need for approximately 2,400 additional housing units by 2035, including significant demand for multifamily, senior, workforce, and market-rate housing options; and

WHEREAS, in the fall of 2025, the Red Wing City Council amended the Zoning Ordinance to establish the RM-3 High-Density Multifamily Residential zoning district to allow higher density housing in appropriate locations within the City; and

WHEREAS, since the adoption of that new zoning district, the Advisory Planning Commission analyzed areas within the City for potential rezoning and identified 19 candidate sites that were evaluated based on seven core factors, including site availability, access, parcel size, availability of utilities, proximity to services and amenities; and

WHEREAS, of those 19 sites reviewed, three areas were identified as locations most suitable for higher density housing based on the factors evaluated as well as market or redevelopment potential; and

WHEREAS, the proposed Comprehensive Plan amendments are intended to align the Planned Land Use Map and related policy language with the City’s housing objectives and anticipated redevelopment opportunities; and

WHEREAS, the proposed amendments include revisions to the High Density Residential land use category for consistency with the density ranges permitted by the RM-3 zoning district and revisions to the Planned Land Use Map; and

WHEREAS, the proposed amendments are intended to support infill redevelopment, efficient use of existing infrastructure and utilities, expanded housing choice, and implementation of the City’s adopted housing and redevelopment goals; and

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

WHEREAS, the Advisory Planning Commission held a public hearing on the proposed amendments on May 19, 2026 has submitted its report and recommendation to the City Council; and

WHEREAS, the City Council considered said matter at a meeting on [REDACTED], 2026.

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

Findings

1. The proposed Comprehensive Plan Amendments are consistent with the goals and policies of the Red Wing 2040 Community Plan related to housing availability, redevelopment, and efficient use of infrastructure.
2. The proposed amendments support the City Council Strategic Plan to remove barriers and expand housing options across all affordability levels.
3. The proposed map amendments primarily affect properties identified as suitable for redevelopment, infill housing, or completion of previously approved residential development areas.
4. The proposed amendments help address the City’s identified need for approximately 2,400 additional housing units identified in the 2025 Housing Study prepared by Maxfield Research, particularly multifamily, workforce, senior, and affordable housing.
5. The proposed Comprehensive Plan Amendment involves the following revisions in Chapter 4 of the 2040 Plan:

- a. Page 65 – Revise the High Density Residential land use category description as follows:

Land guided for predominately multiple-family dwellings, but also allowing single-family attached dwellings, connected to urban services with a density of eight to ~~twenty-four~~ **eighty** units per net acre.

- b. Page 67 – Modify the Planned Use Map as follows:

- Parcel 55-535-0850 (1412 W. 4th Street)
From Public / Semi-public to High Density Residential
- Parcel 555-535-0920 (no present address)
From Medium Density Residential to High Density Residential
- Parcel 55-535-0930 (no present address)
From Medium Density Residential to High Density Residential
- Parcel 55-580-1360 (601 Buchanan Street, the former Jefferson School)
From Medium Density Residential to High Density Residential
- Parcel 55-924-0540 (Outlot B of Siewerts Briarwood plat)
From High Density Residential to Low Density Residential

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Red Wing hereby approves the proposed Comprehensive Plan text and map amendments as submitted.

Adopted this _____ day of _____ 2026, by the City Council of the City of Red Wing.

Janie Farrar, Council President

ATTEST:

Melissa Hill, City Clerk

Presented to the Mayor at _____ on this _____ day of _____ 2026. Approved
this _____ day of _____ 2026.

Gary James Iocco, Mayor

RESOLUTION NO. ###

A Resolution Approving Conditional Use Permit for a Major Change to the Siewert's Briarwood Planned Unit Development (PUD) to Reallocate Previously Approved Residential Density Between Outlots B and F

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

WHEREAS, the City of Red Wing has initiated a Conditional Use Permit (CUP) for a Major Change to the Siewert's Briarwood Planned Unit Development (PUD) to amend the approved General Development Plan for portions of the Briarwood subdivision; and

WHEREAS, the Siewerts Briarwood PUD was approved on September 25, 2000, by Resolution No. 4474; and

WHEREAS, the proposed amendment would shift previously approved higher-density residential development potential from Outlot B to Outlot F, and shift lower-density development to Outlot B, thereby modifying the locations of the approved housing mix within the PUD area; and

WHEREAS, the proposed amendment is intended to better reflect present housing demand, construction feasibility, infrastructure access, and current market conditions while facilitating completion of long undeveloped phases of the Briarwood development; and

WHEREAS, the sites of the proposed CUP is designated as a Planned Unit Development (PUD), which requires a Major Change approval to amend approved housing types, residential density distribution, and portions of the approved General Development Plan; and

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

WHEREAS, the Advisory Planning Commission held a public hearing on said matter on May 19, 2026 and submitted its report and recommendation to the City Council; and

WHEREAS, the City Council considered said matter at a meeting on June __, 2026;

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

Findings

1. The procedures for obtaining said Conditional Use Permit are found in Red Wing Zoning Ordinance, Section 90-040 and the procedures for obtaining said amendment for a Planned Unit Development are found in Red Wing Zoning Ordinance, Section 47-080.
2. The proposed CUP involves a Major Change to the Siewert's Briarwood Planned Unit Development to reallocate previously approved residential density between Outlots B and F of the Siewerts Briarwood plat and amend approved housing types within the development.
3. The proposed amendment largely reallocates previously approved residential density within the existing Briarwood development area and does not substantially increase the overall approved residential capacity of the PUD.
4. The proposed amendment will not be injurious to the use and enjoyment of surrounding properties and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
5. Adequate utilities, access roads, drainage facilities, and other necessary infrastructure have been or will be provided to serve the development.
6. The proposed amendment primarily redistributes approved residential density within the existing Briarwood development area and utilizes planned public street connections and infrastructure.
7. The proposed amendment is generally consistent with the applicable policies of the Red Wing 2040 Comprehensive Plan, including policies supporting a mix of housing types, efficient use of public infrastructure, and expanded housing opportunities within the community.
8. The proposed amendment is aligned with the Zoning Code, subject to future platting, engineering review, and construction plan approvals.

CONCLUSIONS AND DECISION

1. Based on the foregoing, the Conditional Use Permit for a Major Change to the Siewert's Briarwood Planned Unit Development to reallocate previously approved residential density between Outlots B and F and amend approved housing types within the development is hereby approved, subject to the following conditions:
 - a. Submission and approval of updated development plans, grading and drainage plans, utility plans, erosion control plans, and final plat documents for all affected phases of development.
 - b. Approval of all associated Comprehensive Plan amendments, rezoning actions, plats, and engineering approvals required for implementation of the revised development plan.
 - c. No building permits shall be issued for future phases requiring additional public street connectivity until required roadway improvements and access connections are completed or secured through development agreements acceptable to the City.
 - d. Future plats or development of any further lots outside of Outlot E shall first require an agreement with the City to finish construction of Kosec Drive from its

current terminus at Briarwood Drive to the western edge of the subdivision per Resolution No. 7694.

- 2. If any conditions of this Conditional Use Permit are violated, the City Council may revoke said permit following notice and hearing procedures established by the Red Wing Zoning Ordinance.

Adopted this _____ day of _____ 2026, by the City Council of the City of Red Wing.

Janie Farrar, Council President

ATTEST:

Melissa Hill, City Clerk

Presented to the Mayor at _____ on this _____ day of _____ 2026. Approved this _____ day of _____ 2026.

Gary James Iocco, Mayor

Ordinance No. ##, Fourth Series

An Ordinance Rezoning Certain Property within the City of Red Wing

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

Section 1. Property Rezone. The property identified and illustrated in the attached Exhibits A, B, and C, are hereby rezoned to High-Density Multi-Family Residential (RM-3) District.

Section 2. Effective Date: This Ordinance is effective 14 days following the publication of the ordinance in accordance with the City Charter.

Introduced the ____ day of June 2026

Adopted this ____ day of _____ 2026

Janie Farrar, Council President

ATTEST:

Melissa Hill, City Clerk

(seal)

Presented to the Mayor at ____ pm on this ____ day of _____ 2026.

Approved this ____ day of _____ 2026.

Gary James Iocco, Mayor

Exhibit A

Parcel ID: 55-535-0850
More commonly known as 1412 West 4th Street

Parcel ID: 555-35-0920
No addressed assigned

Parcel ID: 55-535-0930
No addressed assigned

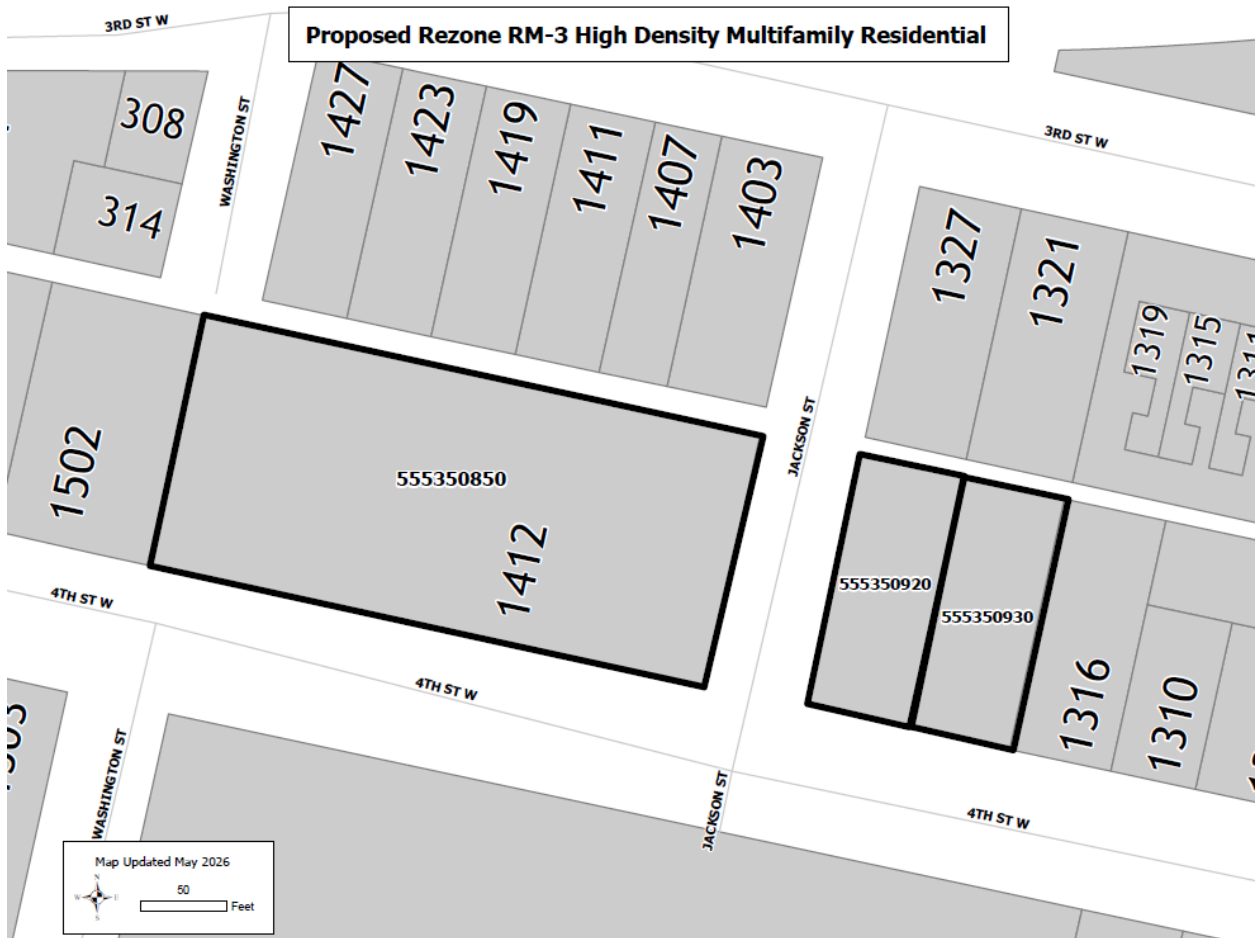


Exhibit B

Parcel ID: 55-580-1360
More commonly known as 601 Buchanan Street

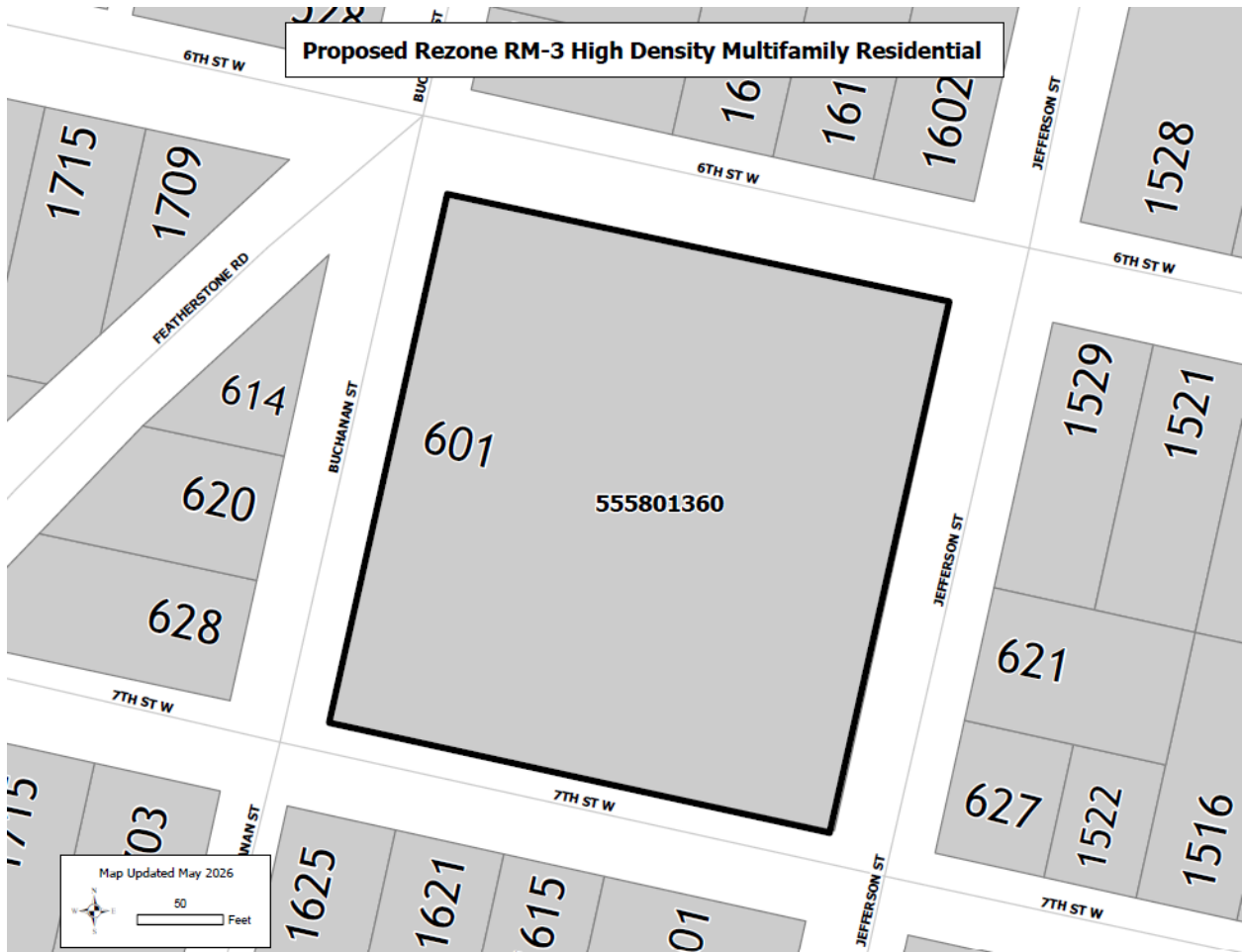


Exhibit C

Parcel ID: 55-924-0580

More commonly known as Outlot F of Siewerts Briarwood plat

