



### **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, June 16, 2026, at 7:00 PM**

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. [Join the meeting via Webex](#) and use the password 2026. To join via telephone, please dial (415) 655-0001. Enter access code 2550 729 7694 and password 2026 when prompted.

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

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

### **3. Roll Call**

### **4. Approval of Agenda**

### **5. Approval of Minutes**

5.A. Draft Minutes of the May 19, 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 - Rezoning Request and Minor Subdivision/Final Plat Request at 1815 Chakya Street

7.B. Public Hearing - Major Change Request to the Hallstrom Sunrise Valley PUD and Minor Subdivision/Final Plat Request at 785 Hallstrom Drive

7.C. Public Hearing - An Ordinance Amending Divisions 60 and 62 of Chapter 11 - Zoning Ordinance Related to the RM-3 District Standards

7.D. Introduction to Comprehensive Zoning Code Update

### **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  
May 19, 2026**

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

**Commissioners Absent:** All members were in attendance

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

**1. Call to Order**

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

**2. Pledge of Allegiance**

Chair Seaberg led the recitation of the Pledge of Allegiance.

**3. Roll Call**

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

**4. Approval of Agenda**

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

**5. Approval of Minutes**

**A. Motion to Approve April 21, 2026, Regular Meeting Draft Minutes.**

A motion was made by Commissioner Wronski, 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 6:0.

**6. Public Comment**

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

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

**7. Motions & General Business**

**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.**

Community Development Director Kyle Klatt provided background information. He explained the requested actions for the proposed rezoning, the Comprehensive Plan amendments, and the PUD amendment. He reviewed the site evaluation process, future site evaluations, zoning considerations, past efforts made by the City, and the staff recommendation. He provided an overview of Bay View's site characteristics, the existing conditions, the key findings, and the traffic context. He gave an overview of the Jefferson School's site characteristics, building history, key findings, and development feasibility. He noted the Port Authority's review process regarding the site, the Port Authority's purchase agreement, and their findings. He provided an overview of the Briarwood PUD amendment and explained the existing context, the current situation, the existing approved pattern, the proposed revision, and the key point. He explained the next steps for the Commission and the City Council.

Commissioner Langer asked how staff determined whom they reach out to during the RFP process. Director Klatt replied that staff focus on local developers and those who have expressed interest in the past. He added that the City has a contract with a redevelopment firm that is connected with other developers.

Chair Seaberg opened the Public Hearing.

Paul Burnham, Red Wing, stated he submitted a signed petition to the City. The petition was signed by over 100 Fairground residents who oppose the rezoning of the Jefferson school site. He spoke on the lack of community participation that RM-3 density would create, the potential loss of green space, and that it would not welcome new families into the community. The Port Authority should find a developer that would fit the project instead of changing the project to fit the developer. He asked that the Commission deny support for the RM-3 rezoning proposal for the Jefferson school property.

Tara Burnham, Red Wing, noted that the Jefferson site green space is the only green space in the neighborhood. She expressed concerns regarding traffic if the density increased in the area. She asked the Commission to choose responsible growth that respects the scale of the lot.

Jennifer Bailey, Red Wing, stated that changing the structure to high-density in the area would change the structure of the neighborhood and traffic flow. She expressed concern regarding the property values of the current homes in her neighborhood, the safety of the neighborhood, and wildlife being impacted during construction. She asked the Commission to consider how the rezoning would impact the community and to vote against it.

Daryl Duden, Red Wing, stated he reviewed a previous traffic study that was conducted in front of his home and discovered about 4,000 vehicles drive by his home daily. The number of vehicles driving down 4<sup>th</sup> Street will continue to increase due to construction beginning in HOPE Heights. He agreed that there needs to be something done with the former Bay View Nursing and Rehabilitation Center, but rezoning the site to RM-3 is not the answer. Statistics show that 24.8% of Red Wing's population is aged 65 and older. He suggested finding someone who could reopen the site for a short-term care facility since there are not many options in the City.

Linda Flanders, Red Wing, expressed support for rezoning the Bay View and Briarwood subdivision sites. She noted the need for housing in the community since the housing prices have gone up 58% since 2018, while salaries have not increased at the same rate. There is not a lot of senior housing in Goodhue County, and there will be a growing need for it by 2035. In addition, workforce housing is essential for the City. She asked the Commission to consider senior and workforce housing.

Carrie Ploen, Red Wing, stated she lives right next to Bay View Nursing and Rehabilitation Center, and the vacancy of the property has created problems. She explained that she is not excited about the idea of having high-density on the site. She expressed concern regarding privacy, property values, and traffic. She asked about the 2009 plan for the Jefferson School site and if the site would become apartments. She emphasized the importance of having green space in the City.

Kiel Ploen, Red Wing, pointed out that the last time the City partnered with a developer to put in a high-density residential complex in the area, the people expressed strong opposition to it because of similar concerns as the proposed project, and the developer backed out. He asked who the buyer was for the property and why the buyer was not coming forward with their plans. He noted that the community has been requesting affordable housing, but history has shown that the apartments will likely be marked as higher-end apartments that no one in the working class could consider. The developer and the City will likely cut a deal in order not to pay taxes through a TIF district, which means the City's residents will have to shoulder the tax burden for the apartments. There are other areas in the City that could be considered for apartment buildings. He added that he would like to see a well-thought-out proposal for the site before moving forward. He expressed concern for the lot size and privacy.

James Snow, Red Wing, stated he did not believe the City should be purchasing land and having taxpayers pay for it because he would rather his tax money go towards schools and streets. The City needs a tracheostomy rehabilitation center because there are no options around the City. There are 65 places available to rent in the City, and he suggested that the City works with them for affordable housing.

Liz Crider, Red Wing, expressed support for the proposal to change outlot B to low density because it would fit the neighborhood. She mentioned that outlot F should also be low-density. She noted a commercial area on Tyler Road South and Technology Drive that would be a good area for high-density housing.

Jodi Hecker, Red Wing, agreed with the previous comments and explained that she does not want a high-density building put in the area because there are other options in the City.

Laura Aadalen, Red Wing, stated she was representing the Red Wing Area Chamber of Commerce. She noted that they support the amendments to the Red Wing 2040 Community Plan and the consideration of rezoning for the key sites. Housing availability and affordability continue to be the most significant concerns raised by employers in the region. Businesses are struggling to retain workforce talent since families cannot find attainable housing options. The City's recent housing study project demands an additional 2,400 housing units by 2035, including workforce housing, senior housing, affordable housing, townhomes, and market-rate apartments. She emphasized the need for additional housing in order to strengthen the workforce and ensure the City remains a vibrant place to live and work.

Sara McCormack Hoffman, Red Wing, shared information about high-density housing and how it can not disrupt the neighborhood. High-density housing provides housing for young people and an option to downsize for older people.

Ruth Lund, Red Wing, stated she recently moved to Red Wing and chose the home due to the historical characteristics and the owner-occupied residential makeup, and for a long-term sense of stability. She noted her experience with high-density housing and explained that she worked with high-density and multifamily housing in St. Paul for 14 years. She expressed her concerns regarding affordable housing, specifically Section 42 with tax credit properties. Affordable housing would pose a different atmosphere than the current neighborhood. She urged the Commission to be careful with what kind of affordable housing is being put into tight-knit neighborhoods.

Jason Christiansen, Red Wing, explained that he was a police officer in South St. Paul for many years and recently moved to Red Wing. He expressed concerns regarding high-density housing from a law enforcement perspective. He added the location, density, and compatibility of the development matter, especially when it is inserted into a long-established neighborhood with historic character. He encouraged the Commission to consider the criminal and quality of life impacts that can accompany a significant increase in residential density. An increase in population naturally increases the number of calls for service, and there is increased traffic, parking issues, disturbances, domestic instances, and more opportunities for property crime. He expressed concern regarding the long-

term preservation of neighborhood stability. He urged the Commission to move cautiously and to prioritize the capability in the current neighborhood.

Jim Patterson, Red Wing, stated that no one is underestimating the need for housing. The community does not want RM-3 zoning in the neighborhood and would like to be involved in the process. He explained that he worked with the City to purchase the Jefferson School property to develop the site, and quickly learned that there was only room for a 16-unit building, parking, and a park. He stated there is no room for an RM-3 building on the Jefferson School location. The Bay View site is on a hill, and no one is going to build a high-density building on it. He agreed with the comment to make the Bay View site a short-term care facility.

Nicolle Mechelke, United Way Representative, stated that United Way's stand on the proposed rezoning is that it promotes and can accelerate affordable housing development that is needed and inclusive. United Way receives the most calls regarding housing, and they are frequently asked about affordable rental homes or apartments. She stated she would provide the Commission with a copy of the ALICE Report for Goodhue County and the 2025 Minnesota ALICE Report.

Amy Anderson, Red Wing, stated she was involved in the community input for the 2040 Comprehensive Plan development. During that time, the community discussed parks, with one of the goals in the 2040 Comprehensive Plan being to retain and enhance the existing parks, and Jefferson Park was included in the plan. The park is important to the neighborhood. She asked the Commission to consider protecting the park so that it does not get lost during development.

Deb Shull, Red Wing, explained that the Jefferson School park is highly used. The community agrees that there needs to be more housing in the City, but she asked if there was a different location that the community would have more agreement on to place high-density housing.

Rachel Daley, Red Wing, stated she opposed the high-density proposal. The proposal would fundamentally change the character of the established neighborhood. She expressed her concern regarding traffic, safety, losing green space in the area, and the long-term impact of the neighborhood stability related to the local School District. She added that she looked into the Jefferson School site for a child care space, and parking was limited at the site. Increasing the density will encourage current homeowners to relocate to other areas, which could impact the City's School District's low enrollment rate. She asked the Commission to consider reducing the density.

Michelle Munt, Red Wing, stated that the letter that the City sent to her home was confusing. The community would like clarification on the current zoning in the neighborhood. She noted that the neighborhood knows each other well, and adding a 180-unit apartment building would change the character of the

neighborhood. The community is not against growth, but they want people to come to Red Wing because they want to be there.

Frank Trapanese, Red Wing, spoke about outlot B and stated he is in favor of the proposal because the low density would be consistent with the existing neighborhood. He stated he is opposed to the proposal for outlot F because high-density housing would change the character of the neighborhood. He expressed his concern regarding traffic and safety.

Susan Betcher, Red Wing, stated she is a Goodhue County Commissioner and serves half of Red Wing. She mentioned the housing study conducted by Goodhue County. The population for people 75 and older will increase by 38%, while the population of people 24 and under will decrease by 5%. She explained that the City and County have to find a way to build housing that this generation that is coming up can afford to live in.

Bill Foot, Red Wing, stated he serves as the president of the Briarwood Townhome Association #1. He referenced a letter signed by residents who live on Briarwood who agreed that outlot F should remain as low density, and outlot B should be redesignated as low density in order for there to be consistency in the neighborhood.

Paul Siewert explained that he is the president of Siewert Construction, and his company purchased the original Briarwood area. He provided the history of the Briarwood area and the intention of the neighborhood. The concept created in 2007 was to have the apartment building moved to outlot F. He agreed that outlot B should decrease in density. It would make sense to have multifamily units on outlot F, and there would not be many traffic impacts since it sits alone on the site.

Dennis Patterson, Red Wing, explained he has had vehicles totaled due to speeding vehicles in the area. He expressed concerns regarding increased traffic if high-density housing were put in the area.

Carmen Bertelsen, Red Wing, explained that the City needs to preserve the area. She recommended that the City look into the historic registry for the Jefferson school building. She added that rent-to-own is an option that the City could explore for families coming into the City.

David Schultz, Red Wing, pointed out that it seems like the community all wants the same thing and agrees that there needs to be housing. He asked why the City was not looking into other locations for high-density housing.

Beth Breeden, Red Wing, mentioned she knows someone who has expressed interest in developing a property in the City that is on the edge of town. The development would include transitional housing for those who need temporary

housing. She acknowledged that the City needs additional housing. She mentioned she would like to keep the green space at the Jefferson school site and suggested converting the Jefferson school building into a recreation center.

Planning Manager Kohn noted that staff received a voicemail from Kevin Ballman, who expressed opposition to the proposals for the three sites.

A motion was made by Commissioner Guerber, seconded by Commissioner Hintz, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

Chair Seaberg asked Director Klatt to explain the original plat for the Briarwood area. Director Klatt showed the Commission a map of the Briarwood future land use and reviewed the zoning map.

Commissioner Langer stated she is not in favor of rezoning the Jefferson school and Bay View area to RM-3, but would be in favor of moving the apartments and townhouses to the front of the lot for the Briarwood site. Commissioner Hintz noted the importance of expanding businesses through more available housing and the prime location of the site for high-density housing.

Commissioner Guerber summarized that the community has concerns regarding traffic, and the neighborhood and green spaces are important to the community. The proposed rezoning can open opportunities for the City, and it is not limited to high-density housing. She stated she supported the proposal because it is for the good of the City.

Commissioner Soper expressed his concern about preserving the park and green spaces. He added that he is worried that the current properties will just sit there.

Commissioner Wronski stated the proposal for the Briarwood site would create more opportunities for the area. He noted the historic nature of the sites and explained that there used to be ambulances and helicopters in the area at the Bay View site, and many people coming and going from the Jefferson School. Therefore, the neighborhood's character would not be altered.

A motion was made by Commissioner Langer to deny the recommendation for the Bay View and Jefferson site to be rezoned to R-3, and to approve the recommendation for the Briarwood proposal.

The motion died for lack of a second.

A motion was made by Commissioner Hintz, seconded by Commissioner Wronski, to recommend approval of the staff recommendation including:

**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.

The Commission discussed including a separate recommendation within the motion to maintain the green space at the Jefferson school site and agreed that the site should maintain up to 25% green space.

Director Klatt confirmed that all of the recommended motions in the Agenda Packet were included in the motion.

Commissioner Hintz accepted the amendment to the motion.

Following discussion, a vote was conducted, and the motion carried by a vote of 4:2, with Commissioner Langer and Chair Seaberg dissenting.

## **8. Communication Items**

### **A. Staff Status Report.**

Director Klatt gave an update regarding demolition at the former Central Research property and the next steps for the property.

**B. Commissioner Comments.**

There were no Commissioner comments.

**9. Adjournment**

A motion was made by Commissioner Langer to adjourn the meeting at 9:49 p.m. The motion was seconded by Commissioner Soper. A vote was conducted, and the motion carried unanimously by a vote of 6:0.



TO: Red Wing Advisory Planning Commission Members

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

Meeting Date: June 16, 2026

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**Agenda Item**

**Item 07.A. - Public Hearing: Rezoning Request and Minor Subdivision/Final Plat Request at 1815 Chakya Street**

**Attachments**

- Public Hearing Notice
- Proposed WESTERN BOY ADDITION Plat
- Zoning Map
- Aerial Photo
- Prairie Island Indian Community Documents – Services and Access

**Recommended Action**

Motion to Recommend Approval of the Request as Submitted

**Background**

Corey Western Boy and Alexander Two Names Wells have submitted an application to rezone their property at 1815 Chakya Street from Agricultural Residential (AR) to Single-Family Residential (R-1). The applicants are requesting the rezoning in order to subdivide the 2.0 acre parcel into three (3) parcels for additional home sites. The property currently has one home on it. The application also includes a Minor Subdivision and Final Plat request, to be known as the WESTERN BOY ADDITION.

The property is located in the Agricultural Residential (AR) Zoning District, which normally requires a five (5) acre minimum parcel size and large building setbacks. The existing parcel is considered non-conforming in regard to its size and cannot be subdivided unless rezoned. AR zoned properties normally do not have access to public water and sewer services, but are in areas that will most likely see service extensions in the future. The existing home on the site is connected to the Prairie Island Indian Community's water and sewer system and has access from Chakya Street, which is controlled by the Prairie Island Indian Community (PIIC). PIIC has provided written statements for the applicant

**Item 07.A.**

indicating that PIIC will allow access to the proposed new parcels via tribal roads and that any new homes on the proposed new parcels will be allowed to connect to the tribal water and sewer systems.

The applicant is proposing a rezoning to R-1 Single-Family Residential to allow the proposed subdivision. Several parcels to the west of Chakya Street are also zoned R-1; the majority of land in this area is under the jurisdiction of PIIC. Please see the attached Zoning Map for the area.

The subdivision would result in three large residential lots ranging in size from 0.46 acres to 0.90 acres.

### **Analysis**

The property is unique in the fact that it is completely surrounded by property that is in trust for the Prairie Island Indian Community (PIIC). Chakya Street is not a City of Red Wing street; it is located on trust land and is maintained by PIIC and serves PIIC and several additional parcels that are not technically included in the reservation. In the past, Chakya Street has been treated as a “public street” for development purposes for parcels not in trust for PIIC. See the attached aerial photo. All of the non-trust parcels on Chakya Street have been allowed to connect to the PIIC water and sewer systems. The Zoning Ordinance does not allow a well and septic system on a parcel smaller than 2.5 acres.

A 1.78 acre parcel on the west side of Chakya Street was rezoned from AR to R-1 in the early 2000s in order to allow the parcel to be subdivided into three buildable parcels. This was allowed due to the existence of the PIIC water and sewer systems and PIIC’s willingness to allow connections. Due to this and the surrounding uses on PIIC land, the Comprehensive Plan (2040 Plan) shows the applicants’ property as Low Density Residential on the future land use map.

A Minor Subdivision and Final Plat are required in order to subdivide the property. Chapter 12 of City Code allows this simpler type of subdivision since there are only three parcels and no public infrastructure involved in the plat.

Staff from Community Development, Fire, Engineering, Police, and Public Works reviewed the proposal and had no major concerns regarding the proposed rezoning or platting.

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

- 1) Whether the amendment is consistent with the Comprehensive Plan.  
**Chapter 4 of the 2040/Comprehensive Plan shows the parcel as Low Density Residential in the Planned Land Use Map. The Prairie Island Indian Community has agreed to allow the proposed new parcels access from tribal roads and connection to tribal water and sewer services. The proposal is consistent with the Comprehensive Plan.**

## **Item 07.A.**

- 2) Whether the amendment is in the public interest and is not solely for the interest of a single property owner. **The proposed rezoning is in the public interest. The proposed zoning is consistent with planned future land use in the area, per the Comprehensive Plan. The proposed R-1 zoning is consistent with the zoning of other parcels in the area that fall under the jurisdiction of the City of Red Wing and is consistent with the character of residential development in the area.**
- 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. **The proposed zoning is consistent with planned future land use in the area, per the Comprehensive Plan. The proposed R-1 zoning is consistent with the zoning of other parcels in the area that fall under the jurisdiction of the City of Red Wing and is consistent with the character of residential development in the area.**
- 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. **The area has changed in character over the past several decades as the Prairie Island Indian Community expanded water and sewer services throughout their community. These services have benefited tribal and non-tribal properties by eliminating the need for individual well and septic systems, which require larger parcels, and have allowed smaller parcels to be created for additional homes. These trends and the City's planned land use for the area support the proposed AR to R-1 rezoning.**

#### **Staff Recommendation**

Based on the analysis and findings above, staff recommends a motion to recommend approval of the proposed rezoning from AR to R-1 and the approval of the proposed Minor Subdivision and Final Plat.



## **PUBLIC HEARING NOTICE**

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, June 16, 2026, at 7:00 p.m. in the City Council Chambers at City Hall to hear and make a recommendation on a Rezoning request by Corey Western Boy and Alexander Two Names Wells to rezone their property at 1815 Chakya Street from Agricultural Residential (AR) to Single-Family Residential (R-1). The applicants are requesting the rezoning in order to subdivide the 1.1 acre parcel into three (3) parcels for additional home sites. A Minor Subdivision and Final Plat have also been requested and will be reviewed by the Planning Commission at the June 16, 2026, meeting.

Parcel Number and Legal Description: 55-705-0140. Part of the West Half of the Northwest Quarter of Section 5, in Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows: Beginning 60 rods east of the southwest corner of said Northwest Quarter, thence north 53.34 rods, thence east 6 rods, thence south 53.34 rods, thence west 6 rods to the point of beginning, EXCEPT Railroad right of way. More commonly known as 1815 Chakya Street.

Written or oral comments regarding the proposed Rezoning may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be duly considered and evaluated before any formal action is taken by the Planning Commission. If you wish to share a public comment at this meeting, you may also send an email with your comments by 3:00 p.m. on Tuesday, June 16, 2026, to [steve.kohn@redwingmn.gov](mailto:steve.kohn@redwingmn.gov) or by calling 651-385-3622 to leave your contact information and a voicemail with your comments. This meeting will also be held virtually; you may request a link or call-in number to join the meeting via Webex.

The public will have the opportunity to present comments on the Advisory Planning Commission's recommendations at a City Council meeting. The purpose of allowing comments is to provide the public with the opportunity to directly address the Council on the matter. The comment period cannot be used for the presentation of new information as all relevant information needs to be provided to the Advisory Planning Commission at the public hearing. If new information is presented to the City Council that was not considered at the public hearing of the Advisory Planning Commission, the Council may vote to send the matter back to the Advisory Planning Commission. All comments will be kept to the customary 3-minute limit. The City Council meeting is scheduled for 6:30 p.m. on June 22, 2026.

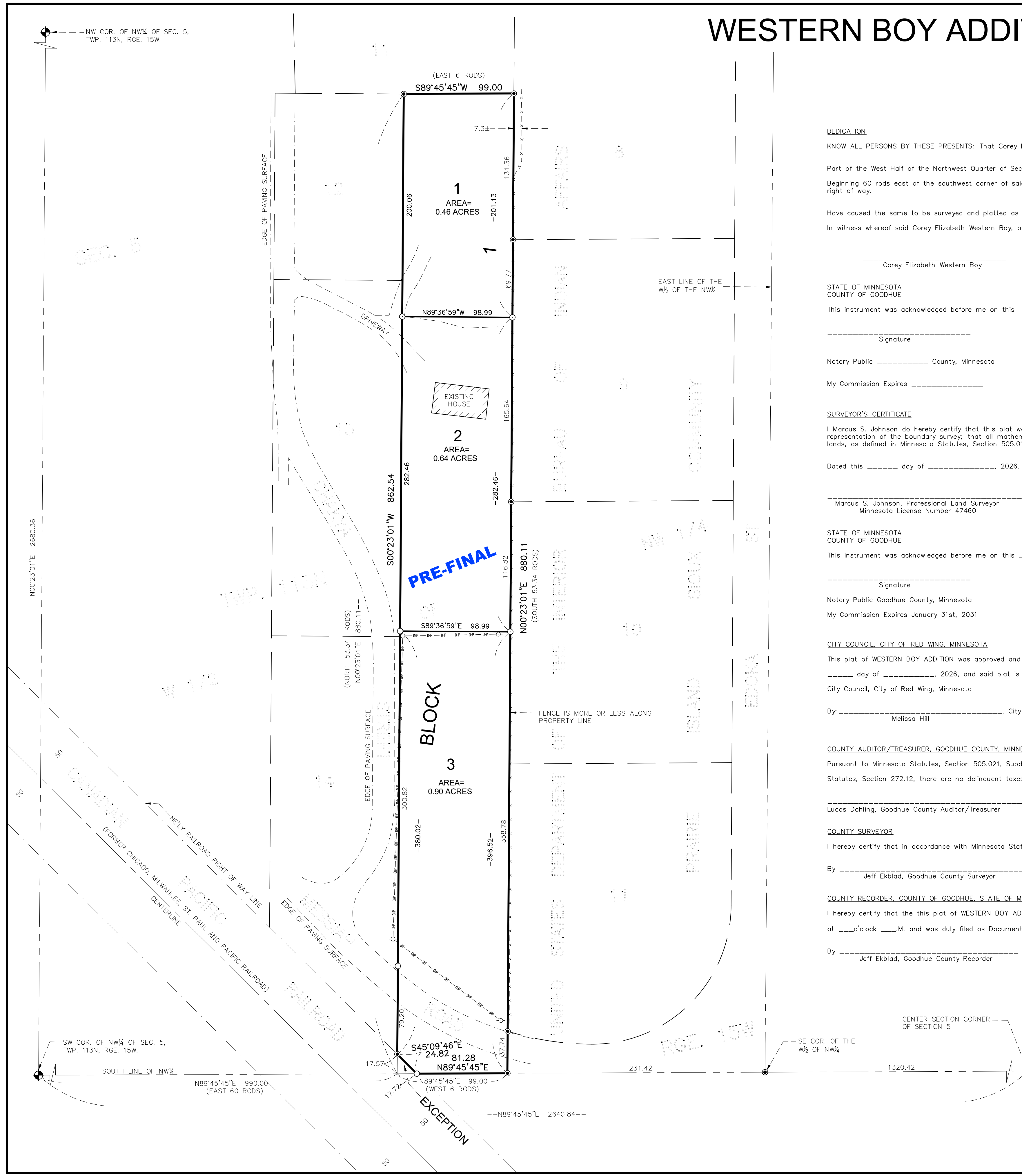
Melissa Hill  
City Clerk  
City of Red Wing, Minnesota

Date: **June 2, 2026**

Publish once in the Republican Eagle: **June 6, 2026**

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

# WESTERN BOY ADDITION



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: That Corey Elizabeth Western Boy, an unmarried person, and Alexander Two Names Wells, an unmarried person, owners, of the following described property:

Part of the West Half of the Northwest Quarter of Section 5, in Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Beginning 60 rods east of the southwest corner of said Northwest Quarter, thence north 53.34 rods, thence east 6 rods, thence south 53.34, thence west 6 rods to the point of beginning, EXCEPT Railroad right of way.

Have caused the same to be surveyed and platted as WESTERN BOY ADDITION.

In witness whereof said Corey Elizabeth Western Boy, an unmarried person, and Alexander Two Names Wells, an unmarried person, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Corey Elizabeth Western Boy  
\_\_\_\_\_  
Alexander Two Names Wells

STATE OF MINNESOTA  
COUNTY OF GOODHUE

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by Corey Elizabeth Western Boy and Alexander Two Names Wells.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

Notary Public \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Marcus S. Johnson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Marcus S. Johnson, Professional Land Surveyor  
Minnesota License Number 47460

STATE OF MINNESOTA  
COUNTY OF GOODHUE

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Marcus S. Johnson, Professional Land Surveyor.

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

Notary Public Goodhue County, Minnesota

My Commission Expires January 31st, 2031

**CITY COUNCIL, CITY OF RED WING, MINNESOTA**

This plat of WESTERN BOY ADDITION was approved and accepted by the City Council of the City of Red Wing, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 2026, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Red Wing, Minnesota

By \_\_\_\_\_ City Clerk  
Melissa Hill  
By \_\_\_\_\_ Mayor  
Gary Iocco

**COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA**

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Lucas Dahling, Goodhue County Auditor/Treasurer

**COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

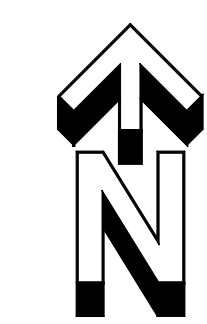
By \_\_\_\_\_  
Jeff Ekblad, Goodhue County Surveyor

**COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA**

I hereby certify that the this plat of WESTERN BOY ADDITION was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly filed as Document No. \_\_\_\_\_

By \_\_\_\_\_  
Jeff Ekblad, Goodhue County Recorder

**PRE-FINAL**



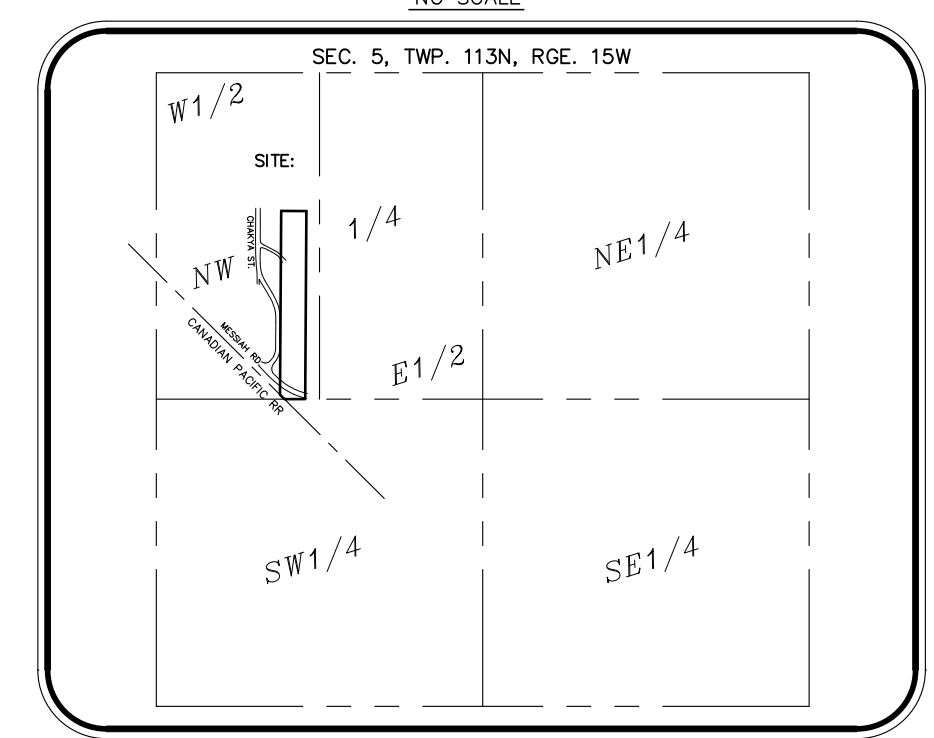
**LEGEND**

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER.
- ⊖ DENOTES POWER POLE.
- - - DENOTES EXISTING FENCE
- w- DENOTES EXISTING OVERHEAD POWER LINE.



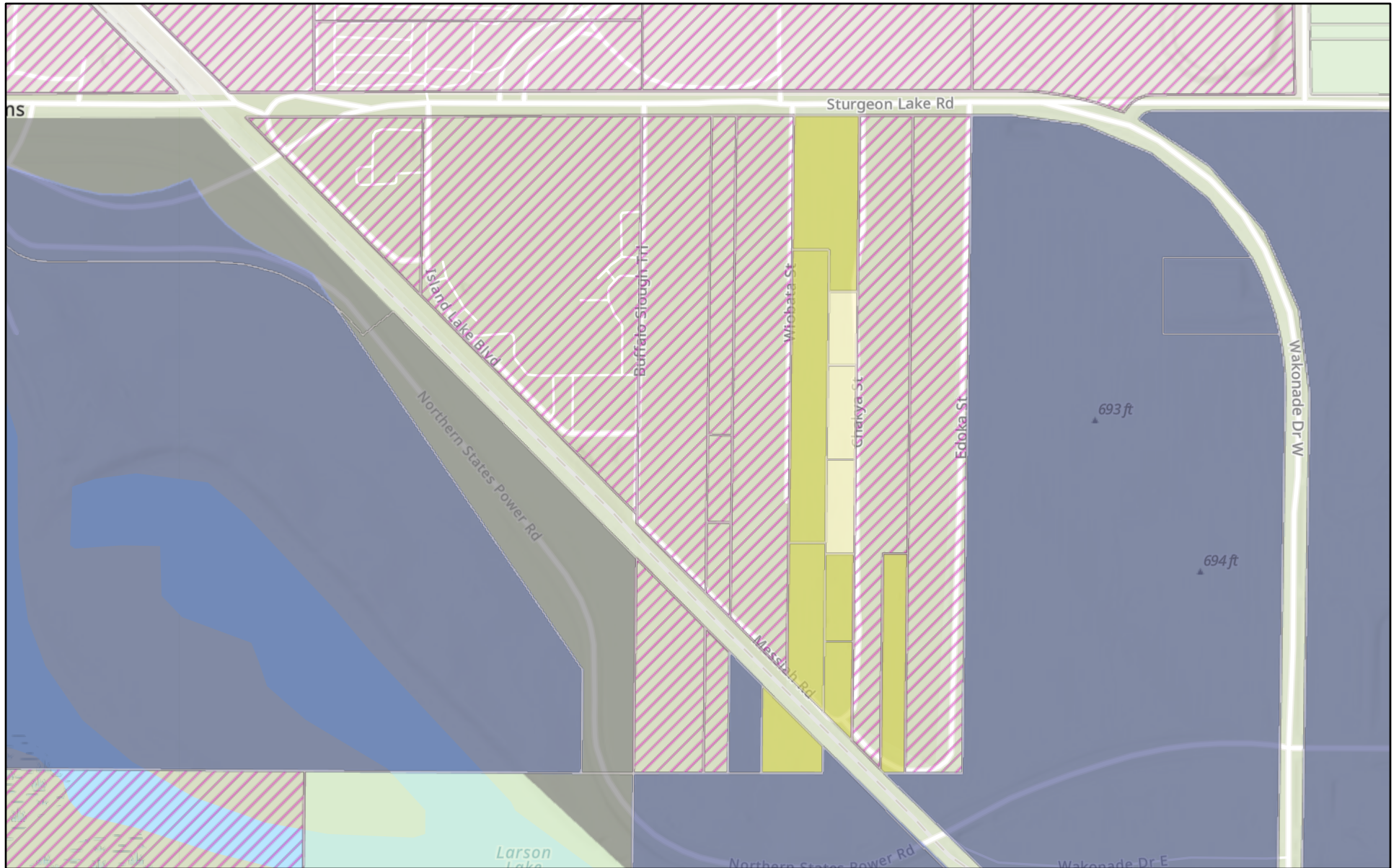
1"=50', SCALE IN FEET  
BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN).

**VICINITY MAP**



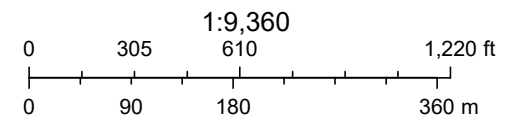
**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING  
1203 MAIN STREET, RED WING, MN 55066  
(651)-388-1558

# ArcGIS Web Map



6/11/2026, 10:25:57 AM

- |               |                                 |                                       |
|---------------|---------------------------------|---------------------------------------|
| Parcels       | AR-Agriculture Residential      | R1-Residential One (3.5-5 units/acre) |
| Zoning Public | I2-General Industrial           | Split Zoning                          |
| A-Agriculture | Prairie Island Indian Community | World_Hillshade                       |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

# ArcGIS Web Map



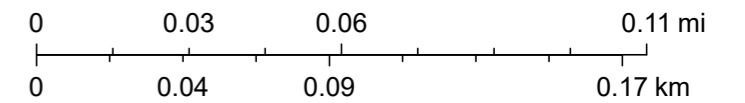
6/12/2026, 11:06:45 AM

Parcels

Imagery2025

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:3,078



**Grant Johnson**  
President



**Ronald Johnson**  
Vice President

**Valentina Mgeni**  
Secretary

**Constance Campbell**  
Treasurer

**George M. Taylor Jr.**  
Assistant Secretary/Treasurer

June 1, 2026

Steve Kohn, Planning Manager  
City of Red Wing  
Community Development Department  
419 Bush Street  
Red Wing, MN 55066

Via email to [steve.kohn@redwingmn.gov](mailto:steve.kohn@redwingmn.gov)

Re: Road use for Western Boy Addition

Dear Mr. Kohn:

This letter, and the enclosed letter from Public Works, relate to the proposed Western Boy Addition subdivided properties (the "Addition"), located in Welch, Minnesota. The Prairie Island Indian Community (the "Tribe") confirms that the Tribe does not object to the Addition property owners using Chakya Street, Messiah Road, or other Tribal roads subject to all applicable laws and regulations. Crossing the trust property situated between Chakya Street and the Addition is authorized as long as it is consistent with any valid ROW/easement rights that currently exist, and/or rights that the Tribe and the Addition property owners may agree upon, subject to any necessary Federal approval.

Should you require additional information regarding this matter, please contact Travis Dunn, Director of Public Works, Infrastructure, and Housing.

Pidámaya do (Thank you),

Grant Johnson  
Tribal Council President

Cc: Yvonne Oberly, Tribal Administrator  
Travis Dunn, Director of Public Works, Infrastructure, and Housing  
Wayne Bohn, Assistant Legal Counsel  
Corey Western Boy



Date: June 1, 2026

City of Red Wing  
Community Development Department  
419 Bush Street  
Red Wing, MN 55066

RE: Utility Service Availability - Western Boy Addition

To Whom It May Concern:

The Prairie Island Indian Community hereby confirms that community water and sanitary sewer services are available to serve the parcels proposed within the Western Boy Addition subdivision located near Chakya Street and Messiah Road in Welch, Minnesota.

The proposed lots are located within an area presently capable of being served by the Prairie Island Indian Community utility systems, subject to normal utility connection requirements, permitting, review of final site conditions, and compliance with applicable Tribal regulations.

Should you require additional information regarding utility service availability, please contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Dunn".

**Travis Dunn**  
**Director of Public Works, Infrastructure, and Housing**  
**Prairie Island Indian Community**  
**5636 Sturgeon Lake Road**  
**Welch, MN 55089**  
**651-764-2945**



**AGENDA REPORT**

**TO:** Red Wing Advisory Planning Commission Members

**FROM:** Steve Kohn, Planning Manager; June 12, 2026

**Meeting Date:** June 16, 2026



**Agenda Item**

**7.B.** - Public Hearing: Major Change Request to the Hallstrom Sunrise Valley PUD and Minor Subdivision/Final Plat Request at 785 Hallstrom Drive

**Action Requested**

Motion to Recommend Approval of the Major Change and Final Plat as Submitted with Conditions

**Attachments**

- Public Hearing Notice
- Applicant Narrative
- Proposed GADIENT SUNRISE VALLEY Plat
- Long Term Site Plan for Site
- Aerial Photo

**Background**

Jerod and Kelli Gadiant, 1901 Red Fox Drive, have submitted an application for a Conditional Use Permit for a Major Change to the Hallstrom Sunrise Valley Planned Unit Development (PUD), which was approved in 1995. The applicants are proposing to subdivide Outlot C, of SUNRISE VALLEY, which was approved in the PUD for commercial use and is the former site of Hallstrom’s Greenhouse. Specifically, the applicant is proposing to change the 5.9 acre parcel’s designated use to residential and to subdivide it into three (3) new parcels, all for single-family residential use. The underlying zoning of the property is Single-Family Residential.

A parcel would be created for the existing two-story farmhouse on the property, a large parcel would be created for the former office building, which would be converted to a residential dwelling, and a parcel would be created for the construction of a new three-bedroom home. It is the intent of the applicants to further subdivide the largest parcel in the future; however, the proposed Major Change to the PUD does not currently request

that action. The request also includes a Minor Subdivision as a Final Plat, to be known as GADIENT SUNRISE VALLEY.

As mentioned above, the Hallstrom Sunrise Valley PUD was approved in 1995. The PUD was approved to develop 27 single family parcels with an extension of Hallstrom Drive to the east of the existing greenhouse business. Several outlots were created in the PUD for conservation purposes, storm water purposes, potential subdivision for additional housing (Outlot D), and to allow the greenhouse business to continue specifically on Outlot C. An existing farmhouse owned by the Hallstrom family was also approved to remain on Outlot C.

The greenhouse business closed several years ago and the applicants bought the property in 2022 and have spent the past several years removing greenhouses and other equipment from the site. The existing farmhouse has been rented during this period. The applicants are also working on converting the former office building on the site to a single family home; however, the structure cannot be occupied until a final Certificate of Occupancy is issued and the PUD is changed to allow the new residential use. Additional accessory buildings on the property are planned to be removed in the near future.

The applicants are considering a larger development on the parcel that would eventually create another 25 single family housing units; however, at this time, the concepts are only being provided to show the general plan for reference. The submitted application is only asking that Outlot C be changed from a commercial use to a residential use and that only three parcels be platted at this time. The underlying zoning for the entire PUD is R-1 Single-Family Residential. As mentioned above, the applicant would like to create a parcel for the existing farmhouse, a parcel for the former office building (the bulk of the property), and a parcel for a new single family home in the northeast corner of the property.

### **Analysis**

According to the Zoning Ordinance, a Planned Unit Development shall be developed only according to the approved and recorded Final Development Plan and Final Plat and all supporting data. Changes which alter the concept or intent of the Planned Unit Development including increases in the density, change in location and types of nonresidential land-uses, increases in the height of buildings, reduction of proposed open space, more than a 15 percent modification in proportion of housing types, changes in road standards or alignment, utilities, water, electricity, and drainage or changes in the final governing agreements, provisions, or covenants, may be approved only by submission of a new General Development Plan and supporting data.

The proposed Major Change involves the change of Outlot C from commercial to residential and the platting of three parcels. A Minor Subdivision and Final Plat are required in order to subdivide the property. Chapter 12 of City Code allows this simpler type of subdivision since there are only three parcels and no public infrastructure involved in the plat. Another Major Change to the PUD, a preliminary plat, and final plat will be required in the future if the applicants decide to move ahead with their concept plan for additional home sites, a new street, and storm water improvements. Again, this is not being proposed at this time.

Staff from Community Development, Public Works, Engineering, Fire, and Police have reviewed the proposal and the schematic site plan.

The proposal does not include any new public infrastructure and only minor grading will be required to prepare the site for the proposed new residential use. All proposed parcels meet minimum size and frontage requirements.

The applicant is proposing a flag lot design for the parcel containing the existing farmhouse (Lot 1, Block 1). This parcel is also being shown with a smaller rear yard setback (8') than normally required in the R-1 District (25'). This is due to an existing shared driveway to the west and future parcel needs to the north and south. The proposed parcel does not currently include a garage; a garage will need to be constructed on the parcel to be compliant with off-street parking requirements.

The proposed lot (Lot 2, Block 1) that includes the former office building contains the bulk of Outlot C. If the applicants move ahead with another Major Change to the PUD in the future, this parcel will be replatted. Again, the former office building cannot be occupied until the PUD is changed to allow the residential use and not until a Certificate of Occupancy is granted by the City's Building Inspection Division. It should be noted that a garage has been added to the former office building.

The third lot (Lot 1, Block 2) is being created for a new home that will be constructed on the site as soon as possible. The home is a three bedroom, two bath structure with a full basement and attached garage. This home will be located in the northeast of the site, adjacent to one of the original 27 single family lots in the PUD.

Staff reviewed the future concept and has no concerns that the proposal will not negatively impact the ability to move ahead with a larger development in the future, including the construction of a new street and storm water management infrastructure. As mentioned in the applicants' narrative, their plan is to develop the site in three phases.

The Comprehensive Plan/Red Wing 2040 Plan shows the property as Low Density Residential in the Future Land Use Map. The proposed density, including the future phases, would be just above four units per acre; the R-1 District calls for 3-5 units per acre. It should be noted that a large portion of the property (southern portion) has slopes that cannot be developed. Due to this, the planned density is clustered to roughly the northern 2/3 of the site.

The proposal will not result in any changes to the existing street design/patterns in the PUD boundaries; all infrastructure has been previously installed and is in good condition.

It appears that the proposal does not change the original intent or general plan of the PUD. The Major Change request would allow a use that is compatible with the existing residential use in the PUD and area.

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

- 1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. **The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed conversion of the allowed use of Outlot C from**

**commercial to residential is compatible with the other residential uses found in the PUD and the area.**

- 2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement or surrounding property for uses permitted in the district, or substantially diminish property values. **The proposed conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement or surrounding property for uses permitted in the district. The PUD will now become a fully residential based PUD, by eliminating the only commercial parcel in the development. The proposed project should not diminish property values in the area.**
- 3) Adequate utilities, access roads, drainage, or other necessary facilities have been or will be provided. **Existing access roads, drainage, and other facilities are currently adequate.**
- 4) Adequate measures have been or will be taken to minimize traffic congestion in public streets. **The proposed project will not increase traffic congestion in public streets. The proposal converts a commercial site to residential and involves a net increase of only two dwelling units.**
- 5) The conditional use permit is consistent with the applicable policies of the Comprehensive Plan. **The Red Wing 2040 Comprehensive Plan supports this area for residential use and shows the subject parcel as Low Density Residential in the Future Land Use Map.**
- 6) The conditional use shall, in all other respects, conform to the applicable regulations or the district in which it is located. **The proposed use is consistent with the intent of the original PUD, and meets all requirements of the Red Wing Zoning Code.**

### **Staff Recommendation**

Based on the above analysis and recommended findings of fact, staff recommends a motion to recommend approval of the proposed Major Change to the Hallstrom Sunrise Valley PUD and the proposed Minor Subdivision/Final Plat, with the following conditions of approval:

1. A garage for the dwelling unit on Lot 1, Block 1, shall be constructed within six (6) months of the recording of GADIENT SUNRISE VALLEY.
2. The dwelling unit on Lot 2, Block 1, may not be occupied for residential purposes until a Certificate of Occupancy has been granted by the City's Building Inspection Division.
3. Public sidewalk installation along Hallstrom Drive for Lot 1, Block 1, and Lot 1, Block 2, shall be the responsibility of the applicant, and shall be installed as required by City Code.
4. Public sidewalk installation along Hallstrom Drive for Lot 2, Block 1, shall be the responsibility of the applicant, and shall be installed as required by City Code

within five years of the recording of GADIENT SUNRISE VALLEY, or when the parcel is replatted and developed, whichever is earlier.



## **PUBLIC HEARING NOTICE**

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, June 16, 2026, at 7:00 p.m., in the Council Chambers at City Hall, to hear and make a recommendation on a Conditional Use Permit request by Jerod and Kelli Gadiant, 1901 Red Fox Drive, for a Major Change to the Hallstrom Sunrise Valley Planned Unit Development (PUD), which was approved in 1995. The applicants are proposing to subdivide Outlot C, of SUNRISE VALLEY, which was approved in the PUD for commercial use and is the former site of Hallstrom's Greenhouse. Specifically, the applicant is proposing to change the 5.9 acre parcel's designated use to residential and to subdivide it into three (3) new parcels, all for single-family residential use. The underlying zoning of the property is Single-Family Residential.

A parcel would be created for the existing two-story house on the property, a large parcel would be created for the former office building, which would be converted to a residential dwelling, and a parcel would be created for the construction of a new three-bedroom home. It is the intent of the applicants to further subdivide the largest parcel in the future; however, the proposed Major Change to the PUD does not currently request that action. The Planning Commission will also review a Minor Subdivision as a Final Plat at the June 16, 2026, meeting.

Plat and Parcel No. 55-516-0300. The legal description of this property is as follows: Outlot C, SUNRISE VALLEY, City of Red Wing, Goodhue County, Minnesota. More commonly known as 785 Hallstrom Drive.

Written or oral comments regarding the proposed CUP/PUD may be presented at this public hearing or filed with the City Clerk prior to this hearing. Each response will be duly considered and evaluated before any formal action is taken by the Planning Commission. If you wish to share a public comment at this meeting, you may also send an email with your comments by 3:00 p.m. on Tuesday, June 16, 2026, [steve.kohn@redwingmn.gov](mailto:steve.kohn@redwingmn.gov) or by calling 651-385-3622 to leave your contact information and a voicemail with your comments. You may also request a link or call-in number to join the meeting virtually via Webex.

The applicant and the public will have the opportunity to present comments on the Advisory Planning Commission's recommendations at a City Council meeting. The purpose of allowing comments is to provide the applicant and the public with the opportunity to directly address the Council on the matter. The comment period cannot be used for the presentation of new information as all relevant information needs to be provided to the Advisory Planning Commission at the public hearing. If new information is presented to the City Council that was not considered at the public hearing of the Advisory Planning Commission, the Council may vote to send the matter back to the Advisory Planning Commission. All comments will be kept to the customary 3-minute limit. The City Council meeting is scheduled for 6:30 p.m. on June 22, 2026.

Melissa Hill, City Clerk  
City of Red Wing, Minnesota

Date: **June 2, 2026**

Publish once in the Republican Eagle: **June 6, 2026**

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

# Gadient Sunrise Valley

## Concept Overview

We appreciate the opportunity to share plans for a proposed residential neighborhood addition designed to complement the existing community while providing new housing opportunities. Gadient Sunrise Valley is being proposed in multiple phases. The application for consideration is presently for Phase 1 only. Phase 2 and 3 will be undertaken in a future request along with submittal of full subdivision plans, preliminary plat, and final plat.

- **Phase 1** - 3 lot subdivision creates 3 new single-family parcels; a new parcel for the original 2-story home, one new parcel for the retail building proposed for residential use, and one new parcel for construction of a new 3-bedroom 2-bathroom single family home
- **Phase 2** – two single family homes, six twin homes (12 residential units)
- **Phase 3** – 10 row town homes for single family ownership

Gadient Sunrise Valley is a low density Planned Unit Development residential neighborhood featuring a mix of housing types that create variety while maintaining tranquility of the surrounding neighborhood. Phase 1 creates three new parcels featuring two existing structures and proposes construction of a new single-family home along Hallstrom Drive. See Image I and Image II. Phase 2 creates two single family parcels along with 6 twin structures resulting in 12 single family units. The conceptual images of the proposed Twin Homes are shown in Image III and IV. Phase 3 creates

two Five-Row Townhomes for a total of 10 single family units. Conceptual images of the Row Townhomes are shown in Image V.

Phases 2 and 3 create a peaceful, safe, and quiet residential environment along a new internal street with a cul-de-sac. The southern end of the cul-de-sac is surrounded by a mature forested natural area to maintain the natural beauty and terrain of the area. A central feature of the development is two five-unit row townhome structures around a shared courtyard area. Open space between the row townhomes offers a landscaped gathering space where neighbors come together, enjoy community, and savor the beauty of Gadiant Sunrise Valley.

## The Vision

Our vision is to create a high-quality residential neighborhood that offers tastefully imagined new housing opportunities and enhances the surrounding area through thoughtful design and seamless integration. The project will encourage sense of community while respecting the character of the surrounding neighborhood. Gadiant Sunrise Valley will be a highly desirable housing option today and for years to come.

## Challenges Of Site Design

Community Input – Neighbors have voiced opposition to high density proposals for this neighborhood. We are receptive. Our proposal maintains the single-family neighborhood character to ensure enjoyment by both long-time and new residents.

Terrain – The south end of the property features steep grades, natural forestry, and receives stormwater run-on from the Hi Park Drive area to the South. For these

reasons, approximately 25% of the property is not financially or environmentally feasible for development.

Parcel Configuration – The property is irregularly shaped and has been extremely challenging to meet basic geometric site design requirements while maintaining a commitment to desirable and aesthetically pleasing housing options and neighborhood features.

### Conceptual Image I



### Conceptual Image II



### Conceptual Image III



**Conceptual Image IV**



**Conceptual Image V**



# GADIENT SUNRISE VALLEY

## INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Jerod A. and Kelli Jean Gadient, owners, of the following described property:

OUTLOT C of SUNRISE VALLEY PLAT, according to the plat thereof on file and of record in the office of the County Recorder for Goodhue County, Minnesota.

Have caused the same to be surveyed and platted as GADIENT SUNRISE VALLEY and do hereby dedicate to the public for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof Jerod A. and Kelli Jean Gadient, husband and wife have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

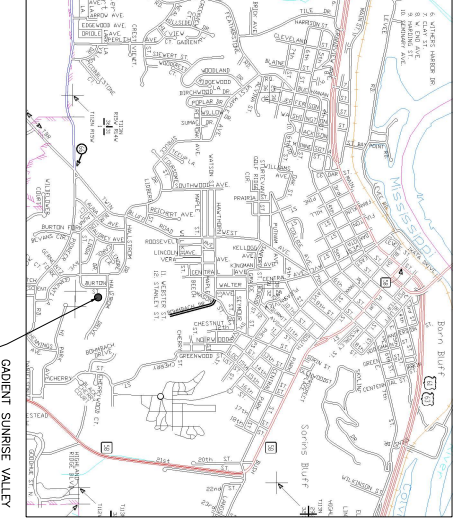
Jerod A. Gadient \_\_\_\_\_ Kelli Jean Gadient \_\_\_\_\_  
 STATE OF MINNESOTA \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

This foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ by Jerod A. Gadient and Kelli Jean Gadient.

Signature \_\_\_\_\_ Printed Name, Notary \_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
 My Commission expires \_\_\_\_\_

## VICINITY MAP

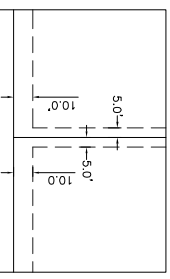
NOT TO SCALE



NO.	BEARING
B1	S89° 28' 19"W
B2	S89° 28' 19"W
B3	S89° 28' 19"W
B4	S89° 28' 19"W
B5	S89° 28' 19"W
B6	S89° 28' 19"W
B7	S89° 28' 19"W
B8	S89° 28' 19"W
B9	S89° 28' 19"W
B10	S89° 28' 19"W
B11	S89° 28' 19"W
B12	S89° 28' 19"W
B13	S89° 28' 19"W
B14	S89° 28' 19"W
B16	S89° 28' 19"W
B17	S89° 28' 19"W
B18	S89° 28' 19"W
B19	S89° 28' 19"W
B20	S89° 28' 19"W
B21	N72° 44' 57"W
B22	S83° 35' 03"E
B24	S89° 28' 19"W
B25	S89° 28' 19"W
B26	S89° 28' 19"W

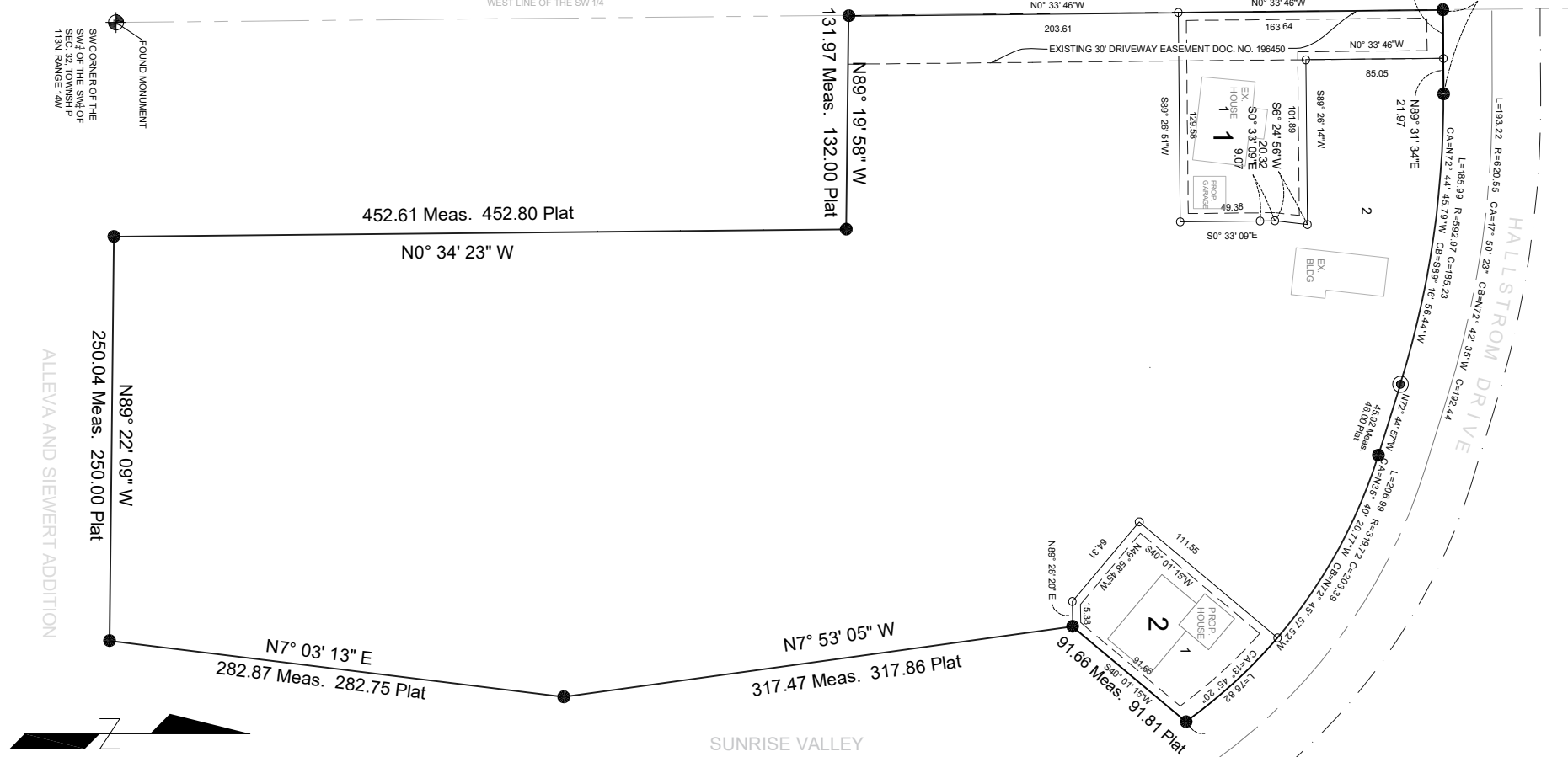
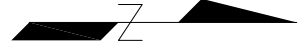
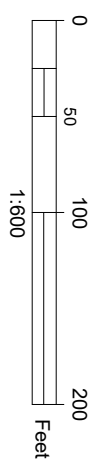
Basis of Bearings:  
 The west line of the SW 1/4, SEC. 28, TOWNSHIP 119N, RANGE 14W, bears N00° 33'46.28"W, Goodhue County Coordinate System, NAD 1983, 1986 Adjustment.

Drainage and Utility Easements are shown thus:



Being 5 feet in width, unless otherwise indicated, at all points the width of the easements shown on this plat shall be 5 feet, unless otherwise shown on the plat.

- Legend:
- Denotes a found 1" o.d. iron pipe
  - ⊙ Denotes a found 3/4" iron rebar
  - Denotes set 1/2" x 1/2" iron rod with cap marked 42597



**SURVEYOR'S CERTIFICATE**

I hereby certify:

That I have surveyed or directly supervised the survey of the property described on this plat, and that this survey was conducted in accordance with the requirements of the Minnesota Statutes, Chapter 505, and that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

dated this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Brandon W. King, Licensed Land Surveyor,  
 Minnesota License No. 42597

STATE OF MINNESOTA \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

This foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ by Brandon W. King.

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_  
 Notary \_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
 My Commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF RED WING, MINNESOTA

This plat was approved by the City Council of Red Wing, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, and hereby certifies compliance with all the requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: \_\_\_\_\_ By: \_\_\_\_\_  
 Mayor Clerk

COUNTY SUPERVISOR, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11 and Goodhue County Ordinance 2-78, this plat has been reviewed and approved this day of \_\_\_\_\_, 202\_\_.

Jeff Ekblad, Goodhue County Surveyor

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Goodhue County Auditor/Treasurer \_\_\_\_\_  
 By: \_\_\_\_\_, Deputy

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that this plat of GADIENT SUNRISE VALLEY was filed in the Office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. as Document Number \_\_\_\_.

By: Jeff Ekblad, Goodhue County Recorder

**GADIENT ENGINEERING LLC**  
 RED WING, MN  
 651-380-7027

Contact: Kelli Gadient, PE  
 kgadient@gadientengineering.com

# GADIENT SUNRISE VALLEY PHASE 2 AND 3 CONCEPT ONLY - NOT FOR REVIEW

## INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Jerod A. and Kelli Jean Gadient, owners, of the following described property:

OUTLOT C of SUNRISE VALLEY PLAT, according to the plat thereof on file and of record in the office of the County Recorder for Goodhue County, Minnesota.

Have caused the same to be surveyed and platted as GADIENT SUNRISE VALLEY and do hereby dedicate to the public for public use, the public way and the drainage and utility easements as created by this plat.

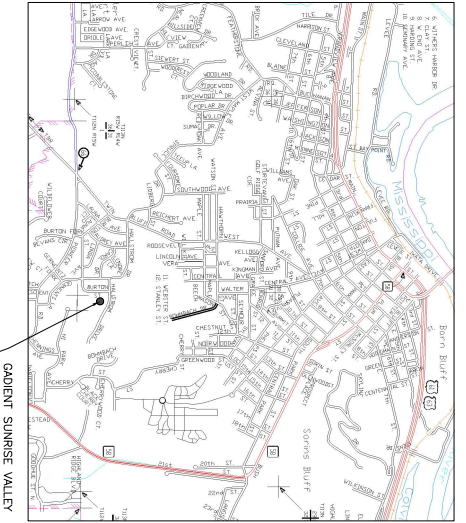
In witness whereof said Jerod A. and Kelli Jean Gadient, husband and wife have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Jerod A. Gadient \_\_\_\_\_ Kelli Jean Gadient \_\_\_\_\_  
 STATE OF MINNESOTA  
 COUNTY OF \_\_\_\_\_

This foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ by Jerod A. Gadient and Kelli Jean Gadient.

Signature \_\_\_\_\_ Printed Name, Notary \_\_\_\_\_  
 Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
 My Commission expires \_\_\_\_\_

### VICINITY MAP NOT TO SCALE

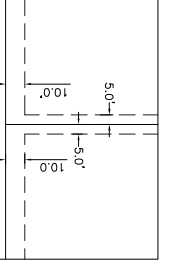


Basis of Bearings:  
 The west line of the SW 1/4, SEC. 20, TOWNSHIP 119N, RANGE 14W, bears N00° 33'46.20"W, Goodhue County Coordinate System, NAD 1983, 1986 Adjustment.

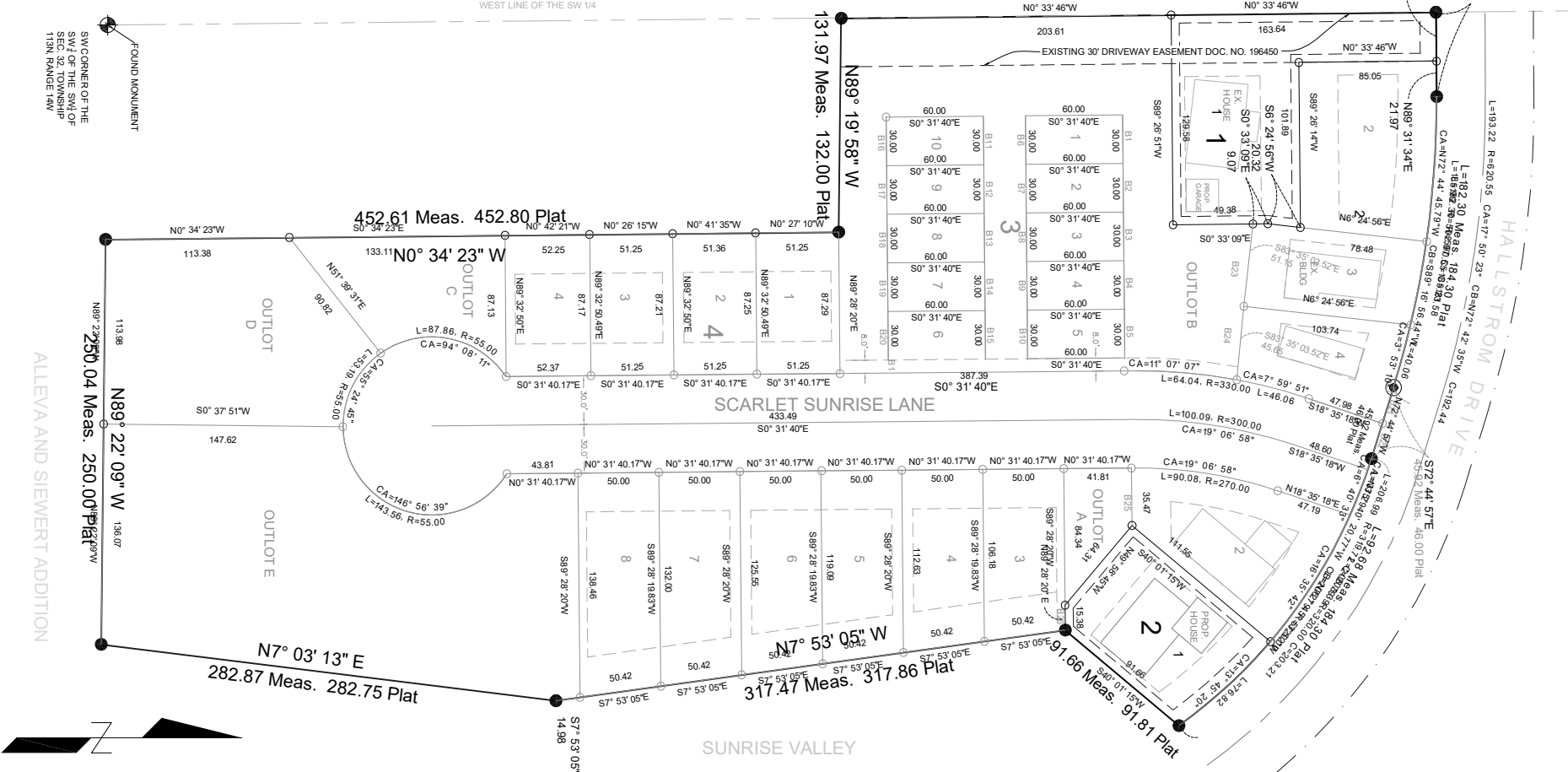
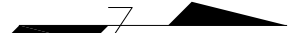
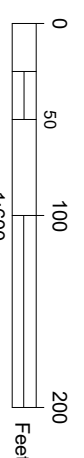
NO.	BEARING
B1	S89° 28' 19"W
B2	S89° 28' 19"W
B3	S89° 28' 19"W
B4	S89° 28' 19"W
B5	S89° 28' 19"W
B6	S89° 28' 19"W
B7	S89° 28' 19"W
B8	S89° 28' 19"W
B9	S89° 28' 19"W
B10	S89° 28' 19"W
B11	S89° 28' 19"W
B12	S89° 28' 19"W
B13	S89° 28' 19"W
B14	S89° 28' 19"W
B16	S89° 28' 19"W
B17	S89° 28' 19"W
B18	S89° 28' 19"W
B19	S89° 28' 19"W
B20	S89° 28' 19"W
B21	N72° 44' 57"W
B22	N72° 44' 57"W
B23	S83° 35' 03"E
B24	S83° 35' 03"E
B25	S89° 28' 19"W
B26	S89° 28' 19"W

#### Legend:

- Denotes a found 1" o.d. iron pipe
- Denotes a found 3/4" iron rebar
- Denotes set 1/2" x 1/2" iron rod with cap marked 42597



Being 5 feet in width, unless otherwise indicated, at least 10 feet from the centerline of the easement, unless otherwise shown on the plat.



**GADIENT ENGINEERING LLC**  
**RED WING, MN**  
**651-380-7027**

Contact: Kelli Gadient, PE  
 kgadient@gadientengineering.com

By: \_\_\_\_\_  
 Jeff Ekblad, Goodhue County Recorder

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA  
 I hereby certify that this plat of GADIENT SUNRISE VALLEY was filed in the Office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. as Document Number \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
 Mayor

By: \_\_\_\_\_  
 Clerk

COUNTY SUPERVISOR, COUNTY OF GOODHUE, STATE OF MINNESOTA  
 I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11 and Goodhue County Ordinance 2-78, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
 Jeff Ekblad, Goodhue County Supervisor

COUNTY AUDITOR/TREASURER, GOODHUE COUNTY, MINNESOTA  
 Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_, Deputy  
 Goodhue County Auditor/Treasurer

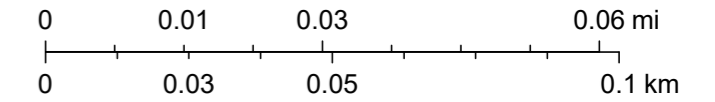
# ArcGIS Web Map



6/12/2026, 1:32:20 PM

1:1,847

-  Parcels
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3





FROM: Brandy Howe, Community & Economic Development Facilitator

Agenda Item No.: 7.A.

Meeting Date: June 16, 2026

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**ACTION REQUESTED:**

Public Hearing - An Ordinance Amending Divisions 60 and 62 of Chapter 11 - Zoning Ordinance Related to the RM-3 District Standards

**BACKGROUND:**

The RM-3 District was adopted by City Council in 2025 to provide opportunities for higher-density residential development in appropriate locations throughout the community. Following the Planning Commission's recommendation and City Council consideration of the Bay View, Jefferson School, and Briarwood rezoning proposals in spring 2026, questions were raised by members of the public and City Council regarding the application of certain parking, landscaping, and buffering standards to RM-3-zoned properties. Staff subsequently reviewed the ordinance and determined that several sections of Divisions 60 and 62 did not specifically reference the RM-3 district. The omission was unintentional and resulted in uncertainty regarding the applicability of certain development standards.

The proposed amendments are intended to correct those omissions and ensure that RM-3 developments are subject to the same parking setback, buffering, and landscaping requirements that currently apply to other multifamily residential zoning districts. The amendments do not alter the permitted uses, density standards, building heights, setbacks, or other core development standards of the RM-3 district. Instead, they clarify and codify standards that were intended to apply when the district was originally established.

**DISCUSSION:**

**Off-Street Parking Setbacks**

Sections 60-030(B)(2)(a) and 60-030(B)(2)(d) establish setback requirements between parking areas and property lines or principal structures within residential zoning districts. The proposed amendments add RM-3 to the existing list of multifamily districts that require:

- A five-foot setback between parking areas and property lines.
- A five-foot separation between parking areas and principal buildings.

These standards are currently applied to properties zoned RM-1 and RM-2 and are intended to provide consistency among multifamily residential districts.

**Bufferyard Requirements**

Section 62-030 establishes landscape buffering requirements between properties of differing land use intensities. The proposed amendment adds RM-3 to the existing bufferyard matrix. As proposed, RM-3 developments would be subject to the same buffering requirements currently applicable to RM-1 and

RM-2 districts when adjacent to lower-intensity residential, commercial, or industrial districts. This amendment ensures that future RM-3 developments provide appropriate screening and transitions when located adjacent to less intensive uses.

### **Tree Canopy Requirements**

Section 62-100 establishes minimum tree canopy coverage requirements for new development. The proposed amendment adds RM-3 to the existing category containing RM-1 and RM-2 districts and requires that at least 10 percent of the site be covered by tree canopy within twenty years of planting. This requirement is consistent with existing standards for multifamily, mixed-use, and commercial zoning districts.

### **Findings**

When evaluating a zoning amendment, the Planning Commission must make findings related to the following questions.

- **The proposed amendment is consistent with the Comprehensive Plan.**

The proposed amendment supports the Comprehensive Plan's goals related to housing choice, quality site design, neighborhood compatibility, and predictable development standards. The amendments do not increase permitted density or expand development opportunities within the RM-3 High-Density Multifamily Residential District. Rather, they clarify the application of existing parking, landscaping, and bufferyard requirements and ensure that future RM-3 developments are subject to standards intended to promote compatibility with surrounding properties.

- **The proposed amendment is in the public interest and is not solely for the interest of a single property owner.**

The proposed amendments apply citywide to all properties zoned RM-3 and are not associated with a specific development proposal or property owner. The amendments are intended to correct omissions identified following the adoption of the RM-3 district.

- **Whether the existing uses of property and zoning classifications within the general area are compatible with the proposed zoning classification.**

This finding is not applicable because the proposed action is a zoning text amendment and does not change the zoning classification of any particular property.

- **Whether there has been a change in the character or trend of development in the general area since the property was placed in its present zoning classification.**

This finding is not applicable because the proposed action is a zoning text amendment and does not involve the rezoning of a specific property.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Based on the information contained in the staff report and testimony received during the public hearing, I move that the Advisory Planning Commission recommend approval of Ordinance No. \_\_\_\_, Fourth Series, amending Divisions 60 and 62 of Chapter 11 of the City Code related to RM-3 High-Density Multifamily Residential District standards.

**Ordinance No. ##, Fourth Series**

***AN ORDINANCE AMENDING DIVISIONS 60 AND 62 OF CHAPTER 11 –  
ZONING CODE OF THE CITY OF RED WING RELATED TO RM-3 DISTRICT  
STANDARDS***

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

**Section 1.** Section 60-030 (B)(2), Division 60 of Chapter 11 of the City Code is hereby amended by deleting the ~~overstruck~~ language and inserting the underlined language as shown below:

**2) In a Residential District:**

- a) In the R-1 district, the required setback for all parking areas shall be three feet. In the R-2 district, there shall be no required setback for off-street parking areas. In the RM-1, RM-2, and RM-~~3~~ districts, the required setback areas shall be five feet.
- b) In a front yard or street side yard on an established driveway. One additional space may be provided outside of the driveway, but not in that part of the front yard in front of the dwelling located upon the lot, if the following conditions are met:
  - i) Such space is improved with an all-weather surface.
  - ii) The area of the driveway and associated space does not cover more than 25 percent of the front yard or side street yard.
  - iii) Access to the space is from the driveway and not the result of a separate or wider curb cut.
  - iv) The space is landscaped along the side away from the established driveway with a minimum of five shrubs meeting the requirements of Division 62, Buffer Yards, Screening, Landscaping Regulations.
- c) The Zoning Administrator may permit the encroachment of circulation aisles into the front yard for a multifamily residential use when such arrangement will permit the development of a larger, more usable open space on the site.

Such aisles shall not cover more than 50 percent of the front yard and shall not be closer than eight feet to the right-of-way line. Landscaping shall be provided between the aisles and the right-of-way equal in intensity to Buffer yard A as defined in Section 62-030. A berm at least four feet in height may be substituted for required canopy and understory trees.

- d) In the R-1 and R-2 districts, no off-street parking shall be located within three feet of a principal structure. In the RM-1, RM-2, and ~~RM-3~~ districts, no off-street parking shall be located within five feet of a principal structure.

**Section 2.** Section 62-030(I), Division 62 of Chapter 11 of the City Code is hereby amended by deleting the ~~overstruck~~ language and inserting the underlined language as shown below:

- I) Buffer yard dimensions and screening requirements shall be provided as detailed in the table below:

	<b>Abutted District (Lower Intensity)</b>				
<b>Abutting District</b>	AR, R-1, R-2, <del>R-3</del>	RM-1, RM-2, <u>RM-3</u>	CIVIC, MC, MCT, B-1, RF	B-2, B-3	I-1, I-2
AR, R-1, R-2, <del>R-3</del>	N/A	N/A	N/A	N/A	N/A
RM-1, RM-2, <u>RM-3</u>	B	N/A	N/A	N/A	N/A
CIVIC, MC, MCT, B-1, RF	B	A	N/A	N/A	N/A
B-2, B-3	C	B	N/A	N/A	N/A
I-1, I-2	D	C	C	C	N/A

...

**Section 3.** Section 62-100(A), Division 62 of Chapter 11 of the City Code is hereby amended by inserting the underlined language as shown below:

- A) Trees and shrubs shall be provided within the limits of construction to the extent that at 20 years from the date of planting, tree canopies or shrub beds cover at least the following minimums:

<b>Zoning District</b>	<b>Tree Canopy</b>
AR, RF	20%
R-1	20%
R-2, Civic	15%
RM-1, RM-2, <u>RM-3</u> , MC, MCT	10%
B-2, I-1, I-2	10%
B-3	0%
Planned Unit Development	Per Uses Above

**Section 4.** Effective Date: This Ordinance is effective 14 days following the publication of the ordinance in accordance with the City Charter.

Introduced the \_\_\_\_ day of July 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



## **PUBLIC HEARING NOTICE**

Notice is hereby given that the Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, June 16, 2026 at 7:00 p.m. to consider amendments to Chapter 11 of the Red Wing City Code (Zoning Ordinance). The hearing will be held in the Council Chambers, City Hall, 315 W. 4<sup>th</sup> Street, Red Wing.

The proposed amendments would update Division 60, Off-Street Parking and Loading Regulations, and Division 62, Bufferyard, Screening, and Landscaping to establish standards applicable to the RM-3 High-Density Multifamily Residential Zoning District.

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 Thursday, June 11, 2026, by email to [brandy.howe@redwingmn.gov](mailto: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: **June 6, 2026**



TO: Red Wing Advisory Planning Commission

FROM: Brandy Howe, Community & Economic Development Facilitator

Meeting Date: June 16, 2026

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**AGENDA ITEM**

Proposed Zoning Ordinance Rewrite Process and Organizational Framework

**BACKGROUND**

Staff has begun a comprehensive review of the City's Zoning Ordinance. While the ordinance continues to function as the City's primary land use regulatory tool, it has been amended numerous times over several decades. Although the code was recodified in 2016, much of its underlying structure and content remained unchanged. As a result, the ordinance has become increasingly difficult to administer, navigate, interpret, and update.

Review completed to date indicates the following issues throughout the ordinance, including:

- Significant duplication of regulations, definitions, procedures, and administrative provisions.
- Inconsistent terminology and conflicting provisions between Articles.
- Organizational structures that make regulations difficult for property owners, developers, staff, and decision-makers to locate and understand.
- Outdated references to state and federal regulations, statutes, technical standards, and planning practices.
- Regulations that are no longer necessary or that may be more appropriately addressed elsewhere in City Code.
- Administrative procedures that have become overly complex or inefficient.
- Multiple Articles that contain a mixture of policy statements, administrative provisions, definitions, procedures, and regulations that could be more logically organized.

While some policy changes will likely be recommended, the primary focus of the project is to improve organization, eliminate redundancy, modernize language, improve consistency, and ensure the ordinance remains legally defensible and easy to administer.

**PROPOSED ORGANIZATIONAL FRAMEWORK**

The reorganization is intended to be more easier for users to navigate. While the final organization may evolve during the review process, the current framework under consideration includes the following articles. This framework is intended to place similar regulations together, eliminate duplication, and make the ordinance easier to understand and administer.

Article 1 – General Provisions	<ul style="list-style-type: none"> <li>• Purpose and authority</li> <li>• Applicability</li> <li>• Rules of interpretation</li> <li>• Definitions</li> <li>• General administration provisions</li> </ul>
Article 2 – Zoning Districts	<ul style="list-style-type: none"> <li>• Residential districts</li> <li>• Mixed-use districts</li> <li>• Commercial districts</li> <li>• Industrial districts</li> <li>• Civic and special districts</li> <li>• Lot and yard standards</li> <li>• Building height</li> </ul>
Article 3 – Overlay Districts	<ul style="list-style-type: none"> <li>• Downtown overlay</li> <li>• Shoreland overlay</li> <li>• Floodplain overlay</li> </ul>
Article 4 – Use Regulations	<ul style="list-style-type: none"> <li>• Use classifications</li> <li>• Use table</li> <li>• Use-specific regulations</li> <li>• Accessory uses</li> <li>• Temporary uses</li> </ul>
Article 5 – Development Standards	<ul style="list-style-type: none"> <li>• Accessory structures</li> <li>• Fences and walls</li> <li>• Parking and loading</li> <li>• Landscaping</li> <li>• Lighting</li> <li>• Signs</li> </ul>
Article 6 – Environmental and Resource Protection Standards	<ul style="list-style-type: none"> <li>• Steep slopes</li> <li>• Blufflands</li> <li>• Natural resource protection</li> <li>• Stormwater and erosion control references</li> </ul>
Article 7 – Performance Standards	<ul style="list-style-type: none"> <li>• Noise</li> <li>• Vibration</li> <li>• Dust</li> <li>• Odor</li> <li>• Glare</li> <li>• Other operational impacts</li> </ul>
Article 8 – Nonconformities	<ul style="list-style-type: none"> <li>• Nonconforming lots</li> <li>• Nonconforming structures</li> <li>• Nonconforming uses</li> </ul>
Article 9 – Administration	<ul style="list-style-type: none"> <li>• Zoning Administrator</li> <li>• Planning Commission</li> </ul>

	<ul style="list-style-type: none"> <li>• City Council</li> <li>• Board of Adjustment</li> </ul>
Article 10 – Procedures	<ul style="list-style-type: none"> <li>• Permits</li> <li>• Site plan review</li> <li>• Conditional use permits</li> <li>• Interim use permits</li> <li>• Variances</li> <li>• Appeals</li> <li>• Amendments</li> <li>• Enforcement</li> </ul>

**REVIEW PROCESS**

Staff proposes to complete the rewrite on a section by section basis rather than attempting to review the entire ordinance at once. This approach will allow the Commission to focus on manageable portions of the ordinance, provide meaningful input throughout the process, and avoid delaying the project until a complete draft of the entire ordinance has been prepared.

## ARTICLE I – GENERAL PROVISIONS

### DIVISION 05: GENERAL PROVISIONS

05-010 **Short Title.** This Chapter of the Red Wing City Code shall be known and cited as the Red Wing Zoning Ordinance and may be referred to herein as the Zoning Code.

05-020 **Authority.** This Chapter hereafter referred to as the Zoning Chapter or Chapter is enacted pursuant to the authority granted by Minnesota Statutes, Sections 462.351 to 462.365, as amended.

05-030 **General Purposes.**

A) The general purposes of this Chapter are to provide for the orderly growth and renewal of the community; to protect and conserve its natural resources, its ecological systems, and its economic stability by fostering appropriate land use so as to preserve and promote the health, safety, and general welfare of the public.

B) It is hereby determined by the City Council that in order to accomplish the general purposes of this Chapter as set forth above, it is necessary and proper to establish and enforce the regulations contained in this Chapter for the following specific purposes:

- 1) To promote and protect the health, safety, comfort, and general welfare of the public.
- 2) To encourage development and redevelopment to be consistent with the Comprehensive Plan.
- 3) To stage development and redevelopment to coincide with orderly growth and the availability of necessary public services.
- 4) To divide the community into districts, restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, retail commercial, industrial, and other specified uses.
- 5) To protect the architectural and site planning character and maintain the stability of residential, commercial, business, and industrial areas within the community, and prohibit uses, buildings, or structures which are incompatible with the character of development in such areas.
- 6) To provide adequate light, air, privacy, and convenience of access to property.
- 7) To limit congestion in public streets and to foster public safety and convenience in travel and transportation.
- 8) To protect against fire, explosions, obnoxious fumes, loud obnoxious noise and other hazards in the interest of public health, safety, and comfort.
- 9) To prevent environmental pollution.
- 10) To prevent the destruction or imprudent exploitation of community natural resources.
- 11) To preserve the value of land and buildings throughout the community.
- 12) To provide for the gradual elimination of those uses of land, buildings, or structures which do not conform to the standards for the district in which they are located and which may adversely affect the development and the value of property in such area.

**Commented [BH1]:** Suggest replacing with: To conserve and protect natural resources, environmentally sensitive areas, and ecological functions important to the community.

**Commented [BH2]:** Recommend removing. Courts generally uphold zoning because it serves public purposes, not because it protects property values. Property value preservation is often accepted as an incidental benefit, but it can become problematic if cited as the primary purpose of regulation.

**Commented [BH3]:** Reword: To reduce and limit the expansion of nonconforming uses, structures, and lots while encouraging eventual compliance with current zoning standards.

13) To provide for and protect agricultural lands, sensitive natural resource areas and common open space.

14) To provide for the enforcement of this Chapter and to define and limit the powers and duties of the administrative officers and bodies responsible therefor.

05-040 **Conflicting Regulations.** When the provisions of this Chapter impose restrictions or higher standards than those imposed by any other applicable law, ordinance, regulation, or provision of City Code, the provisions of this Chapter shall govern. Where any other applicable law, ordinance, regulation or provision of the City Code imposes greater restrictions or higher standards than those imposed by this Chapter, the more restrictive shall govern.

05-050 **Applicability to Private Property.** This Chapter applies within the municipal limits of the City of Red Wing as now and hereafter established, along with those areas outside the established municipal limits where, through joint legislative agreement with the appropriate governing body, the Chapter shall be put into effect.

05-060 **Compliance With Zoning Code.** Except as herein provided, no building or structure shall be erected, moved, altered, or extended, and no land, building, or structure or part therefor, shall be occupied or used unless in conformity with regulations specified in this Chapter for the district in which it is located.

05-070 **Minimum Requirements.** The provisions of this Chapter shall be regarded as the minimum requirements for the protection of the public health, safety, and general welfare.

05-080 **Interpretation of Zoning Map.**

A) **Zoning of Vacated Areas.** Whenever any street, alley, or other public way shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

B) **Lots Adjoining Alleys.** In calculating the area of a lot that adjoins any alley for the purpose of applying lot area requirements of this Chapter, one-half the width of such alley abutting the lot shall be considered as part of such lot.

C) **Zoning District Boundaries.** Zoning district boundary lines of this Chapter follow lot lines, center lines of roads and streets, railroad right-of-way lines, the center of water courses, the mean high waterline of lakes, and corporate limit lines, all as they exist on June 22, 2000.

05-090 **Essential Services Exempted.** Essential Services shall be exempt from the regulations of this Chapter. Provided, however, that the installation shall conform to Federal Communications and Federal Aviation Administration rules and regulations, and shall be subject to obtaining a Certificate of Compliance from the Zoning Administrator.

05-100 **Severability.** This Chapter and the various articles and paragraphs thereof are hereby declared to be severable. If any article, section, subsection, paragraph, sentence, or phrase of this Chapter is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of the Chapter shall not be affected hereby.

05-110 **Zoning of Annexed Areas.** On land hereafter annexed to, or consolidated with, the City, no building or structure shall be erected, enlarged, or moved, and no change in the use of land or existing buildings or structures shall be made until an ordinance designating the zoning district classification of such annexed land is duly adopted by the City Council. Within 60 days of the annexation, the Advisory Planning Commission shall file and take action on an application for an amendment to establish the zoning district classification of such land. Action shall be taken by the City Council regarding the classification of annexed land within 120 days of the annexation.

**Commented [BH4]:** The first part of this is a “compliance required” provision, that belongs with 05-060. The remainder is “annexation procedure” language that can be separated.