

**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.