



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, August 18, 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 July 21, 2026, Regular Meeting

6. Public Comment

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

7. Motions & General Business

7.A. Public Hearing - Request to Rezone 1808 Chakya Street from AR to R-1

8. Communication Items

8.A. Status Report

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
July 21, 2026**

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

Commissioners Absent: All members were in attendance

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

1. Call to Order

Chair Seaberg called the meeting to order at 6:59 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, Schmidt, and Guerber were in attendance.

4. Approval of Agenda

A motion was made by Commissioner Langer, seconded by Commissioner Hintz, to approve the agenda as drafted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

5. Approval of Minutes

A. Motion to Approve June 16, 2026, Regular Meeting Draft Minutes.

A motion was made by Commissioner Guerber, seconded by Commissioner Wronski, to approve the regular meeting minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

6. Public Comment

Chair Seaberg reviewed the public comment procedure.

No one wished to address the Commission.

A motion was made by Commissioner Soper, seconded by Commissioner Langer, to close the public comment portion of the meeting. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

7. Motions & General Business

A. Public Hearing: Council Request for Planning Commission to Review Previous Recommendation Regarding the Rezoning of the Former Bay View Nursing and Rehabilitation Center Property at 1412 W. Fourth Street. Community Development Director Klatt provided background information regarding the Bay View Nursing Site and the proposed rezoning and Comprehensive Plan amendment. He reviewed the Planning Commission hearing, the actions for the Commission to consider, the City Council's direction, the site's zoning, the site's planned land use, previous zoning discussions, zoning considerations, and the recommended actions.

Director Klatt noted that the City has received concerns regarding the condition of the property. The property owner is being directed to correct the conditions on the property.

Chair Seaberg asked if the developer would be required to include parking on the site if the current parking lots were sold to a separate developer. Director Klatt replied that it would be difficult to include parking, but it is an option to include vertical parking with the building, either by doing underground parking, or parking on the main level and built up.

Chair Seaberg reviewed the Public Hearing procedure.

Kiel Ploen, Red Wing, noted that the community does not want RM-3 zoning in the residential neighborhood and felt that the Commission was not listening to the community. RM-3 zoning hands administrative control for future development to staff and developers instead of the community. If developments are handled administratively, it eliminates public input. There has been public trust erosion. RM-3 zoning belongs where density, infrastructure, and expectations align, not in the middle of a single-family residential district. He asked the Commission not to approve the RM-3 zoning.

Daryl Duden, Red Wing, updated the Commission that the boulevards in front of the Bay View site were mowed and have made a huge improvement. He noted there is still work to be done to clean the site up and encouraged the Commission to have the property owner clean the site up in order to sell it. He explained that he is against RM-3 zoning and noted that it does not allow the Commission a voice in the process. He added that the community members who spoke in favor of the RM-3 zoning were not residents and the Commission listened to them instead of the residents who spoke.

Chris Ballman, Red Wing, asked how parking would work on the Bay View site. She inquired about the buffer zones and how they would fit into the site. She wondered what zoning would be required for townhomes that are below the site. She asked the Commission to consider her questions in their decision.

Conner Ballman, Red Wing, asked why the City was talking about rezoning the property if they do not own the property. He referenced State statute 46.57 and noted that it is spot zoning.

A motion was made by Commissioner Hintz, and seconded by Commissioner Guerber, to close the Public Hearing. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

Chair Seaberg opened an opportunity for discussion.

Commissioner Wronski noted that many people would like to control what goes into the neighborhood. The Commission cannot make good decisions for the good of the community based on heightened interest due to where people live. He objected to the description of the neighborhood being traditionally single-family, when there used to be a hospital in the area.

Commissioner Langer noted that change can bring opportunity. She agreed with the community comments regarding RM-3 zoning due to the voice of the people being relinquished. Commissioner Wronski noted that there is a higher density property on the block and asked if there have been any objections to it from the neighborhood.

Director Klatt replied that the parcel Commissioner Wronski is referencing is guided high-density residential on the future land use map. The property is currently zoned RM-1. The site will either need to be renovated and reused, which will still create higher density, or it would need to be torn down. It would not economically make sense to tear down such a large facility to only put one or two homes on the property. There is no project before the City for the site, so the City does not know what will happen to the site. The parcel to the north is zoned multi-family.

Commissioner Guerber expressed support for the recommendation because the property will dictate what can go into it. She added that she supports not including the parking lot. Changing the zoning to RM-3 moves the discussion to what could be possible on the site. The height restrictions will limit what can be on the site. Commissioner Langer asked why the Commission should rezone the site to RM-3 if it was not possible to have the maximum density on the site. Commissioner Guerber replied that there needs to be flexibility for a developer.

Chair Seaberg asked how the proposal is not spot zoning. Director Klatt provided a summary of the response from the City Attorney regarding spot zoning. It is a rigorous task to prove spot zoning has occurred. The value of the properties would need to be dramatically reduced. Staff and the City Attorney would argue that it is not spot zoning.

Chair Seaberg noted that the site provides an opportunity for the Commission to get ahead of development and provide options to developers.

Commissioner Soper expressed support for the recommended actions for the Commission to consider. The lawn care will be a precursor of what will happen to the site in the next 15 to 20 years. He explained that he supports the recommendation because staff has noted that the site is not able to be used for a medical facility, and no developer wants it zoned RM-1 or RM-2. He expressed concern that the building would sit abandoned and bring property value down. He agreed with the parking lot proposal.

A motion was made by Commissioner Wronski to recommend approval of a Comprehensive Plan planned land use amendment changing the land use designation of the former Bay View Nursing and Rehabilitation Center at 1412 West 4th Street (Parcel 55-535-0850) from Public/Semi-Public to High Density Residential and to recommend approval a zoning map amendment changing the zoning designation of the former Bay View Nursing and Rehabilitation Facility at 1412 West 4th Street (Parcel 55-535-0850) from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential. The motion was seconded by Commissioner Hintz. A vote was conducted and the motion carried by a vote of 6:1, with Commissioner Langer dissenting.

B. Minor Subdivision/Final Plat Request to Replat Outlot F of VILLAGE COOPERATIVE OF RED WING as BURDICK PLACE.

Planning Manager Kohn presented the minor subdivision and final plat request. The applicant would like to put a duplex on the site. Staff is recommending approval.

A motion was made by Commissioner Langer, seconded by Commissioner Wronski, to recommend approval of the Minor Subdivision and Final Plat, as submitted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

8. Communication Items

A. Status Report.

Director Klatt stated the Port Authority released the RFP for the Jefferson School property. The City is looking for letters of interest in submitting an RFP by the end of the month, and the proposal will be due by September 10th. Staff is continuing to work with a developer on the Fleischman's Malting site.

B. Commissioner Comments.

Commissioner Langer asked if there was an update regarding the historical designation of the Jefferson School site. Director Klatt replied that there is no update yet, but the work to be done to designate the site for eligibility to be included on the National Register has been completed.

9. Adjournment

Chair Seaberg adjourned the meeting at 8:03 p.m.



TO: Red Wing Advisory Planning Commission Members

FROM: Steve Kohn, Planning Manager, August 13, 2026

Meeting Date: August 18, 2026

Agenda Item

Item 07.A. - Public Hearing: Rezoning Request From AR to R-1 at 1808 Chakya Street

Attachments

- Public Hearing Notice
- Zoning Map
- Aerial Photo

Recommended Action

Motion to Recommend Approval of the Request as Submitted

Background

Roberta Sellers has submitted an application to rezone her property at 1815 Chakya Street from Agricultural Residential (AR) to Single-Family Residential (R-1). The applicant is requesting the rezoning in order to remove an existing home on the property and to replace it with a new home; the 0.93 acre parcel needs to be rezoned in order to comply with City of Red Wing building setback requirements.

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. No subdivision is being proposed at this time. 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). Staff fully expects that PIIC will allow the property owner to continue using these services and continue to use Chakya Street for access. PIIC was mailed a public hearing notice and staff also reached out to PIIC staff asking if written statements could

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be provided indicating that PIIC will allow continued access to the parcel via tribal roads and that the new home will be allowed to connect to the tribal water and sewer systems.

Several parcels to the north and east along 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.

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. Recently, 1815 Chakya Street was rezoned to R-1 in order to subdivide the property and to address building setback problems with the previous AR zoning.

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 house access from tribal roads and connection to tribal water and sewer services. The proposal is consistent with the Comprehensive Plan.
- 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**

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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.



PUBLIC HEARING NOTICE

Notice is hereby given that the City of Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, August 18, 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 Roberta Sellers, 8694 Callahan Trail, Inver Grove Heights, MN, to rezone her property at 1808 Chakya Street from Agricultural Residential (AR) to Single-Family Residential (R-1). The applicant is requesting the rezoning in order to remove an existing home on the property and to replace it with a new home; the 0.93 acre parcel needs to be rezoned in order to comply with City of Red Wing building setback requirements.

Parcel Number and Legal Description: 55-705-0101. That 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: Commencing at the northwest corner of said Section 5; thence on an assumed bearing of North 89 degrees 16 minutes 23 seconds East, along the north line of the Northwest Quarter of said Section 5, a distance of 759.00 feet; thence on a bearing of South, parallel with the west line of the Northwest Quarter of said Section 5, a distance of 1804.04 feet to the point of beginning of the land to be described; thence North 89 degrees 16 minutes 23 seconds East, a distance of 115.50 feet; thence on a bearing of South, parallel with the west line of the Northwest Quarter of said Section 5, a distance of 349.94 feet to a point distant 528.00 feet North of the south line of the Northwest Quarter of said Section 5; thence on a bearing of West, a distance of 115.50 feet; thence on a bearing of North, parallel with the west line of the Northwest Quarter of said Section 5, a distance of 348.47 feet to the point of beginning. Containing 0.93 acres, more or less. Subject to a roadway easement over, under, and across that part taken by Chakya Street. More commonly known as 1808 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, August 18, 2026, to 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 August 24, 2026.

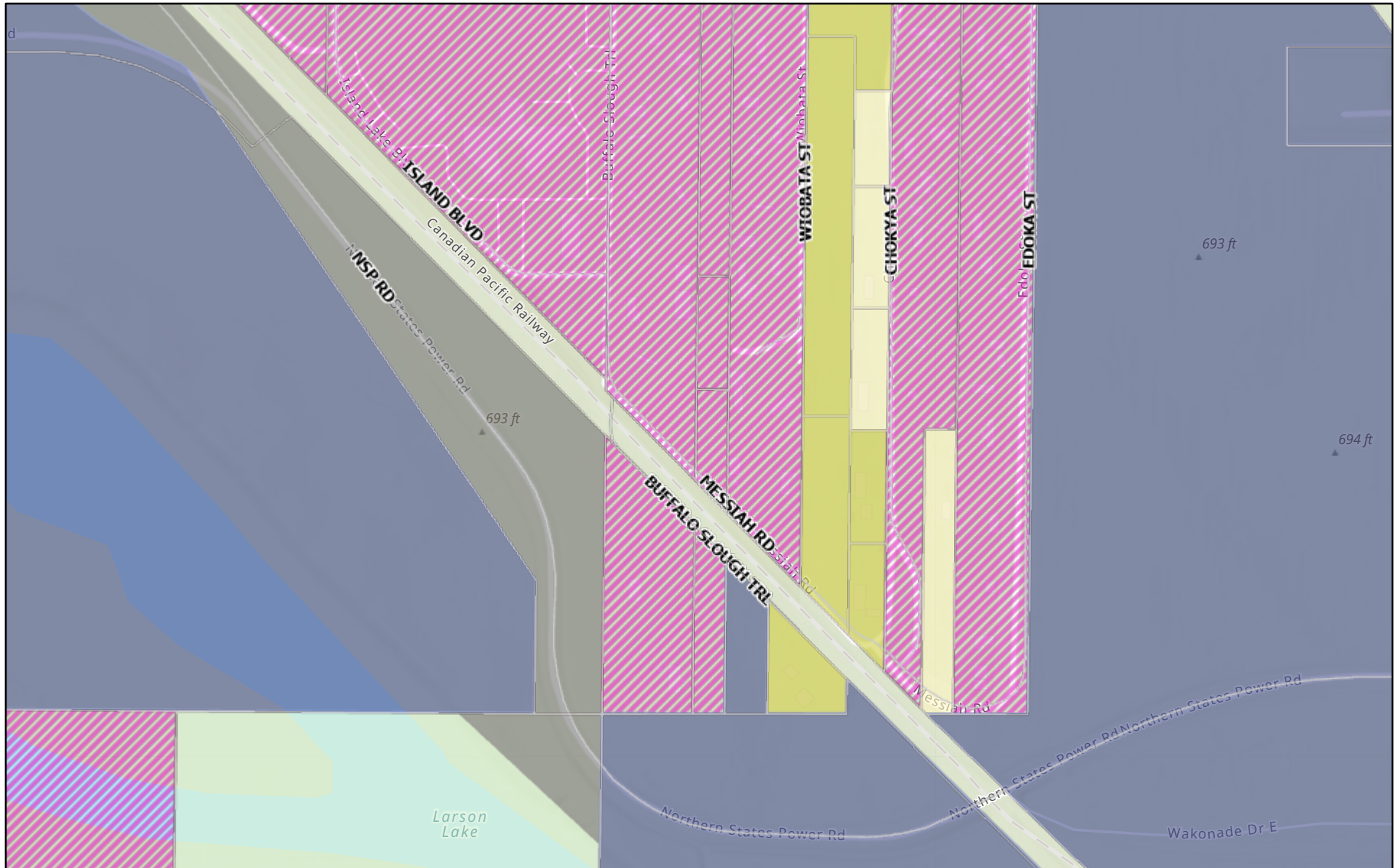
Melissa Hill
City Clerk
City of Red Wing, Minnesota

Date: **August 4, 2026**

Publish once in the Republican Eagle: **August 8, 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.

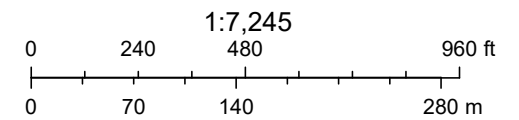
ArcGIS Web Map



8/14/2026, 8:16:56 AM

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

- Split Zoning
- World_Hillshade



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

ArcGIS Web Map



8/13/2026, 4:51:32 PM

- Parcels
- Imagery2025
- Red: Band_1
- Green: Band_2
- Blue: Band_3

