

To: Planning Advisory Commission
From: Leah Pieper, Land Use Management Zoning Assistant
Meeting Date: May 18, 2026
Re: Rezoning Request from A-3 to R-1 In Hay Creek Township

AGENDA ITEM:

The Planning Advisory Commission will hold a public hearing and consider a request to rezone land located at 26374 Lehrbach Road Red Wing, MN 55066 to allow the parcel with ID 34.004.0600 to be re-zoned from A-3 (Urban Fringe) to R-1 (Residential).

ATTACHMENTS AND LINKS:

1. Application as submitted
2. Maps prepared by staff

APPLICATION INFORMATION:

Applicant: Richard Warnick

Property Owner: Richard Warnick, 26374 Lehrbach Road Red Wing, MN 55066

Address of zoning request: 26374 Lehrbach Road Red Wing, MN 55066

Parcel: 34.004.0600

Parcel Size: 10.2 acres

Property Zoning: A-3 (Urban Fringe)

Township: Hay Creek

Abbreviated Legal: PT OF NW1/4 OF NW1/4 SECTION 4, TOWNSHIP 114, RANGE 14 IN RED WING, MN 55066.

PUBLIC HEARING NOTICE:

The Planning Advisory Commission will hold a public hearing and consider a Map Amendment request submitted by Richard Warnick, 26374 Lehrbach Road Red Wing, MN 55066, to Rezone the parcel with ID 34.004.0600 from A-3 (Urban Fringe) to R-1 (Residential). The property is described as PT OF NW1/4 OF NW1/4 SECTION 4, TOWNSHIP 114, RANGE 14 IN RED WING, MN 55066.

PROJECT SUMMARY:

The landowner Richard Warnick is seeking approval for a map amendment for property located at 26374 Lehrbach Road Red Wing, MN 55066. The intent of the request is for the Landowners to create second lot, and build another home on the 10-acre parcel, which is not allowed under A3 zoning.

Zoning Staff have reviewed the application and determined that the site is not a suitable candidate for R-1 (Residential) zoning nor is it an appropriate location for a residential subdivision plat, which would be required with the R1 zoning change. The reasons are as follows:

1. The site lacks access to a public road
2. Sitting new residential subdivisions should only occur in areas where there has been thoughtful, collaborative growth planning done, and not simply because the property owner desires to build another home.
3. The property lies right on the border of the City limits of Red Wing, and therefore growth should be coordinated and planned with the City of Red Wing.

Property Information

- The property consists of one parcel comprising approximately 10.2 acres, that is zoned A-3 (Urban Fringe). The property is non-conforming because it does not contain the 35 acres necessary to make it a lawful building site in the A3 district.
- There are no feedlots near the subject property.
- The property is surrounded by predominantly A-3 District and the City limits of Red Wing.
- None of the property is designated Shoreland and Floodplain.
- No mining sites exist within 1000 feet of the subject property.
- No utility scale solar or wind sites exist within 1000 feet of the subject property.

Proposed Uses:

- If rezoned, the applicant has indicated that the 10.2-acre parcel would be divided into two equal portions to permit the construction of an additional dwelling.
- Would permit up to one dwelling per one-acre parcel, allowing for the potential development of up to 10 homes.

Accessibility:

- The proposed rezoned parcel is accessed via a private easement from Lehrbach Road.
- If the property is rezoned, access considerations would need to be worked out with either the City of Red Wing or Hay Creek Township.

Planning Information:

- The A-3 (Urban Fringe) District is “to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available. It is the intent that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existing urban centers or the extension of public or other centralized sewage

collection and treatment systems. It is intended that the status of all areas in this district be reviewed, jointly, by the appropriate planning bodies who shall determine whether there should be a transfer of all or any part of such area to some other appropriate land use, or to indicate any changes in the existing Land Use Plan for the particular political entity or change in the Capital Program of the community affecting this district.

- The R-1 (Residential) District’s purpose “is intended to provide a district which will define and protect areas suitable for low to medium density residential development as the principal land use and to allow related facilities desirable for a residential environment.”
- The parcel may not be suitable for rezoning to the R-1 (Residential) District because the current A-3 (Urban Fringe) designation is intended to preserve land for agricultural and open space uses until urban services and orderly urban expansion become available. The A-3 District specifically emphasizes deferring residential development until annexation or the extension of centralized sewer and utility services can support higher-density growth. In contrast, the R-1 District is intended for areas already suitable for low-to medium-density residential development with supporting residential infrastructure and services. Rezoning this parcel to R-1 could be considered inconsistent with the long-term intent of the Comprehensive Plan and the purpose of the A-3 District, particularly if urban services are not currently available or planned in the immediate future.

Goodhue County Comprehensive Plan:

- The proposed rezone appears to be incompatible with the goals of the County’s Comprehensive Plan and growth management strategies, which seek to direct residential growth toward areas with existing or planned urban services, preserve agricultural and open space lands, and encourage orderly, coordinated development patterns rather than scattered rural residential expansion.

Staff Recommendation:

To accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **DENY** the map amendment request to rezone the 10.2-acre parcel from A-3 (Urban Fringe) to R-1 (Residential), based on findings that the proposed rezone is inconsistent with the goals and policies of the County’s Comprehensive Plan. .



Staff Use Only	
Permit #	226-0041
Date	4/16/26
RECEIPT#	18897
	1600

APPLICATION FOR

Map Amendment

Applicant Information

APPLICANT OR AUTHORIZED AGENT'S NAME:

Richard Warnick

APPLICANT'S ADDRESS: TELEPHONE:

26374 Lehrbach Rd
Red Wing, MN 55066

TELEPHONE: [REDACTED]

EMAIL: [REDACTED]

CONTACT FOR PROJECT INFORMATION:

Same as Above

ADDRESS: TELEPHONE:

()

EMAIL:

- Map Amendment - Parcel: 340040600 ; Current District: A-3 Requested District: R1, or any zoning that would allow for two parcels.
- Parcel: _____ ; Current District: _____ Requested District: _____
- Parcel: _____ ; Current District: _____ Requested District: _____

1. Stated reason for map amendment(s) requested:

Our desire is to be zoned in such a way that our property could be split into two parcels.

2. Proposed future use(s) of the property to be rezoned:

We would like to build a home for our family of five on the new parcel while still keeping the existing home on a separate parcel.

3. Compatibility of the proposed zoning district with existing land uses in the area:

Multiple residential parcels on Goodhue Street are on smaller lots than the proposed two parcels would be.

4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:

We invested equity in the existing home at time of purchase and with subsequent renovation. We do not believe an addition is

feasible given the age and structural constraints of the home which was built in the 1800s. We would

- 1. The information presented is true and correct to the best of my knowledge. love to stay on the property and not lose all the invested equity.
- 2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
- 3. Other information or applications may be required.

Signature: Richard Warnick

Date: 4/16/2026

Print name: Richard Warnick owner or authorized agent



HOME DEPARTMENTS

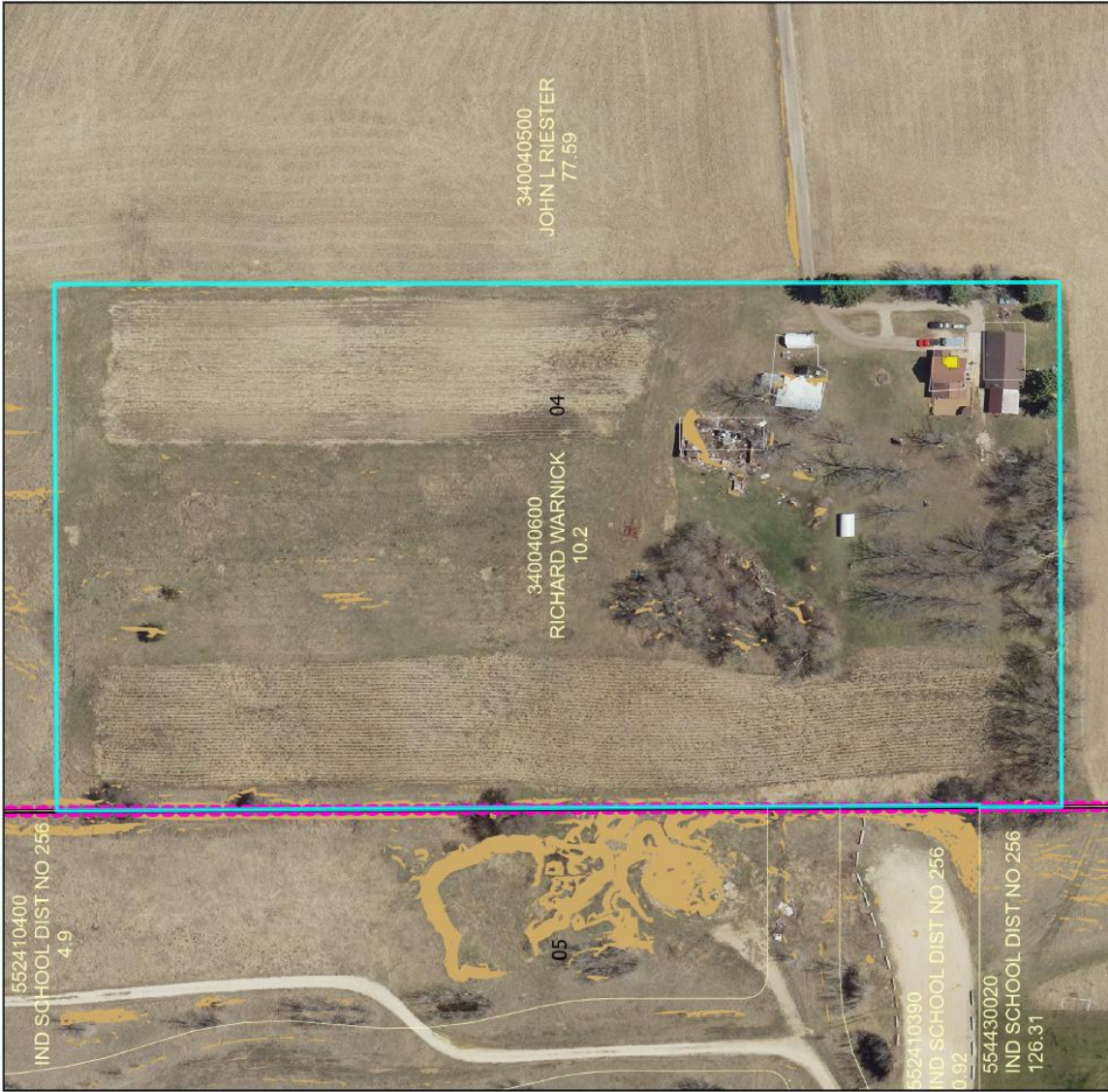
Basic Search Advanced Search Map Search



LEGAL DESCRIPTION:

DOC#701800 ID# 34-0000-02301 PT OF NW1/4 OF NW1/4 SEC 4-112-14 BEG 371. 97FT SO OF
NW COR S ALG W LINE 913.30FT E 476.20FT N9MN21SC E913.30FT W478.68FT TO BEG

MAP 01: PROPERTY OVERVIEW



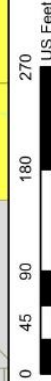
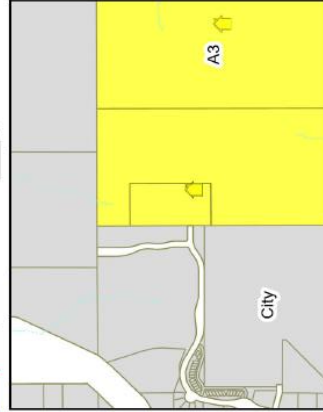
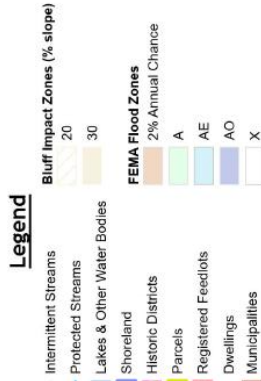
PLANNING COMMISSION

Public Hearing
May 18th, 2026

Richard Warnick (Owner)
A-3 (Urban Fringe) Zoned District.

PT OF NW1/4 OF NW1/4 SECTION 4, TOWNSHIP
114, RANGE 14 IN RED WING, MN 55066.

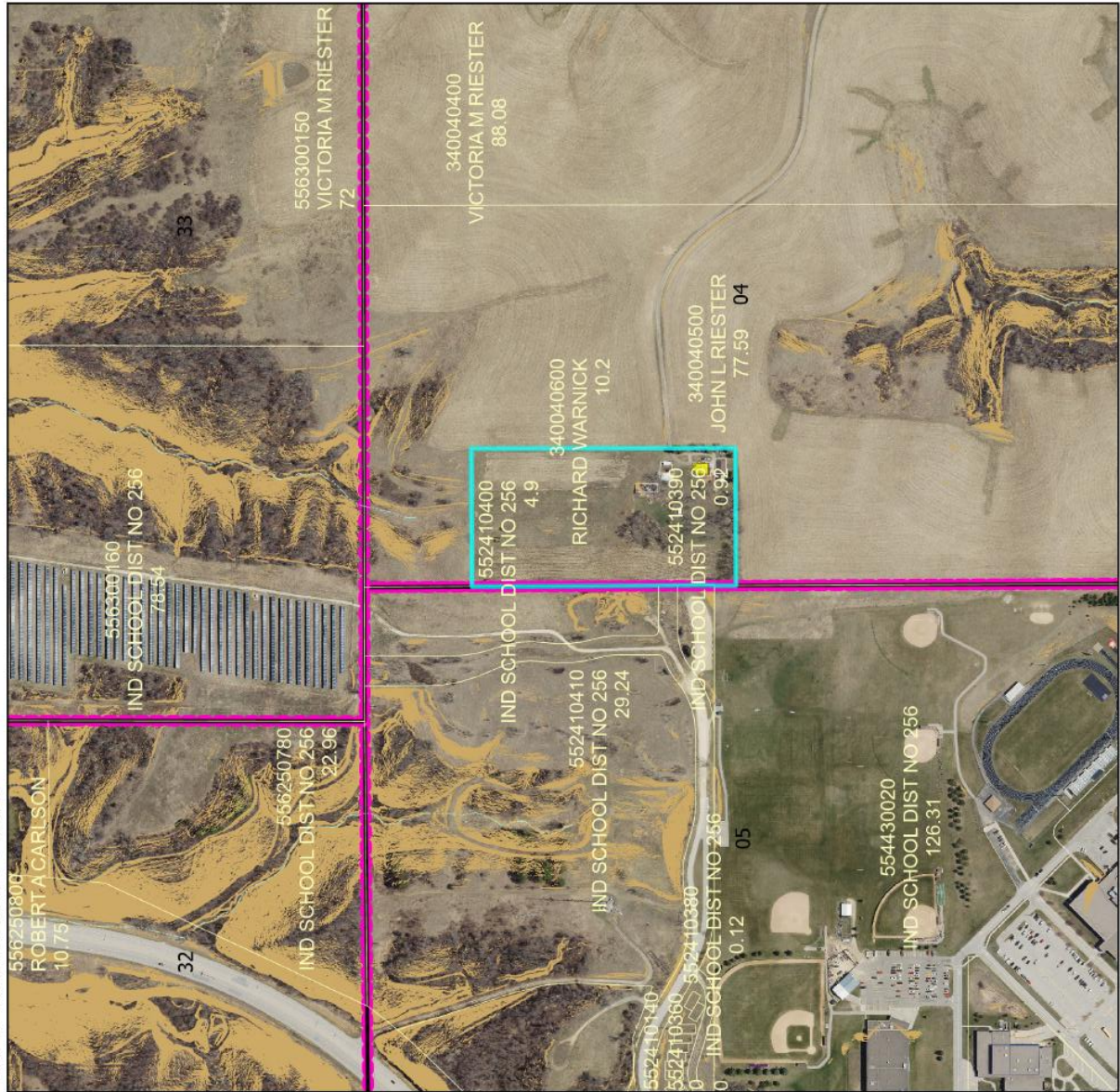
Request for Map Amendment to rezone
A-3 (Urban Fringe) to R-1 (Residential)
so applicant can split parcel to build a home.



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MAP 02: VICINITY MAP



PLANNING COMMISSION

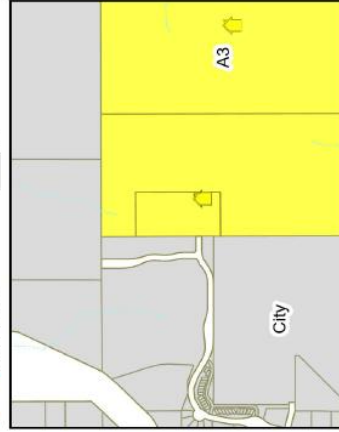
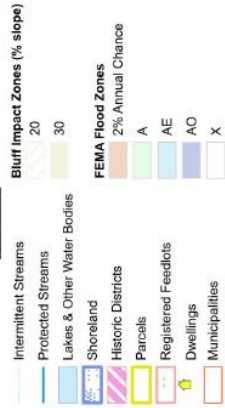
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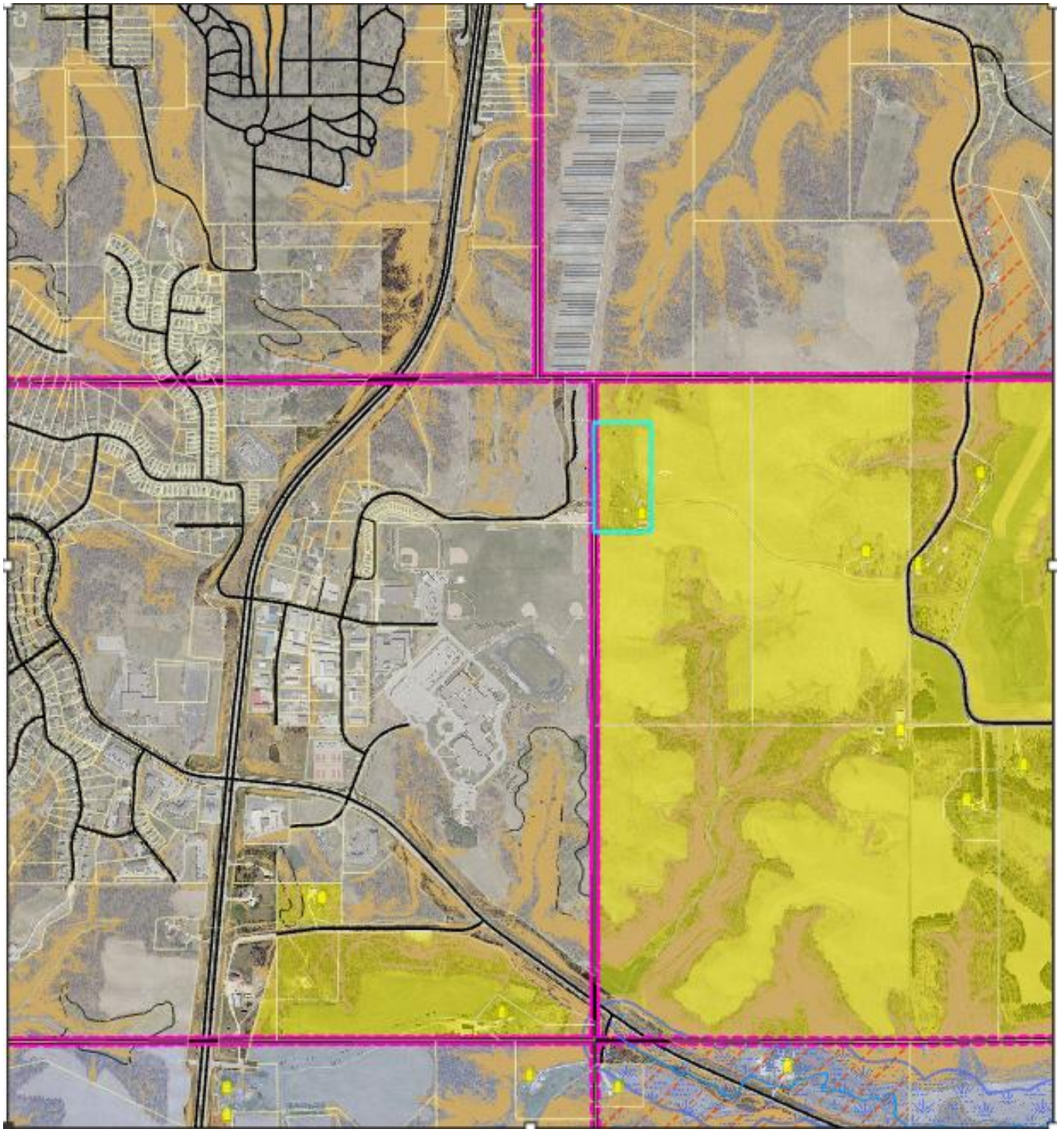
Legend



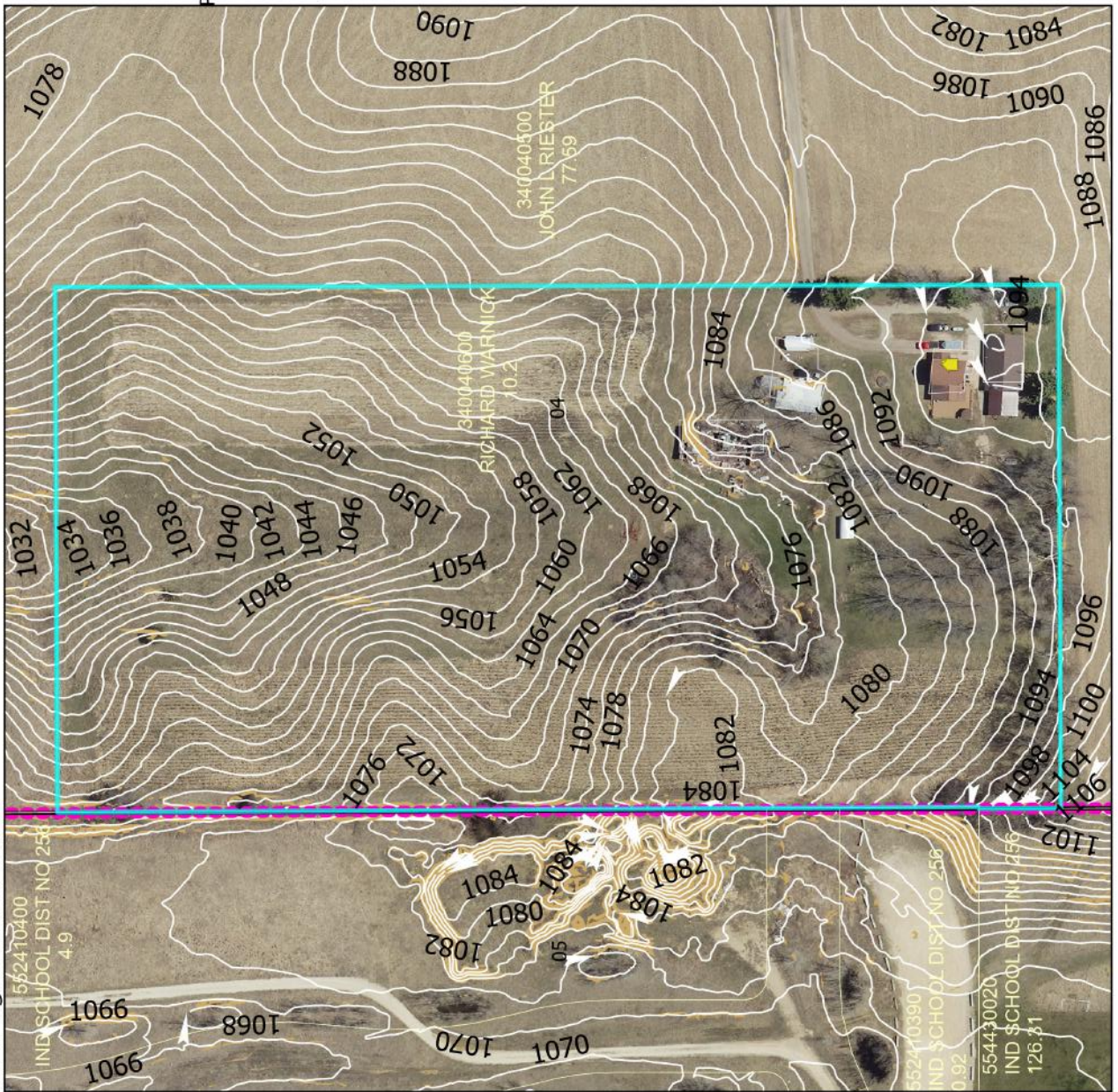
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MAP 03: ELEVATIONS



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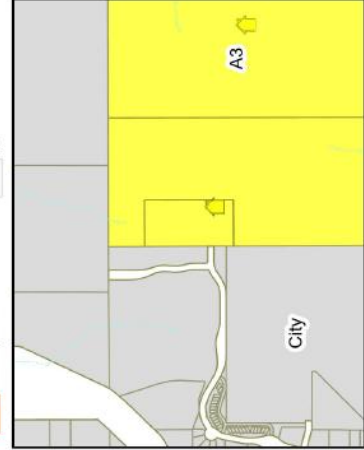
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Legend

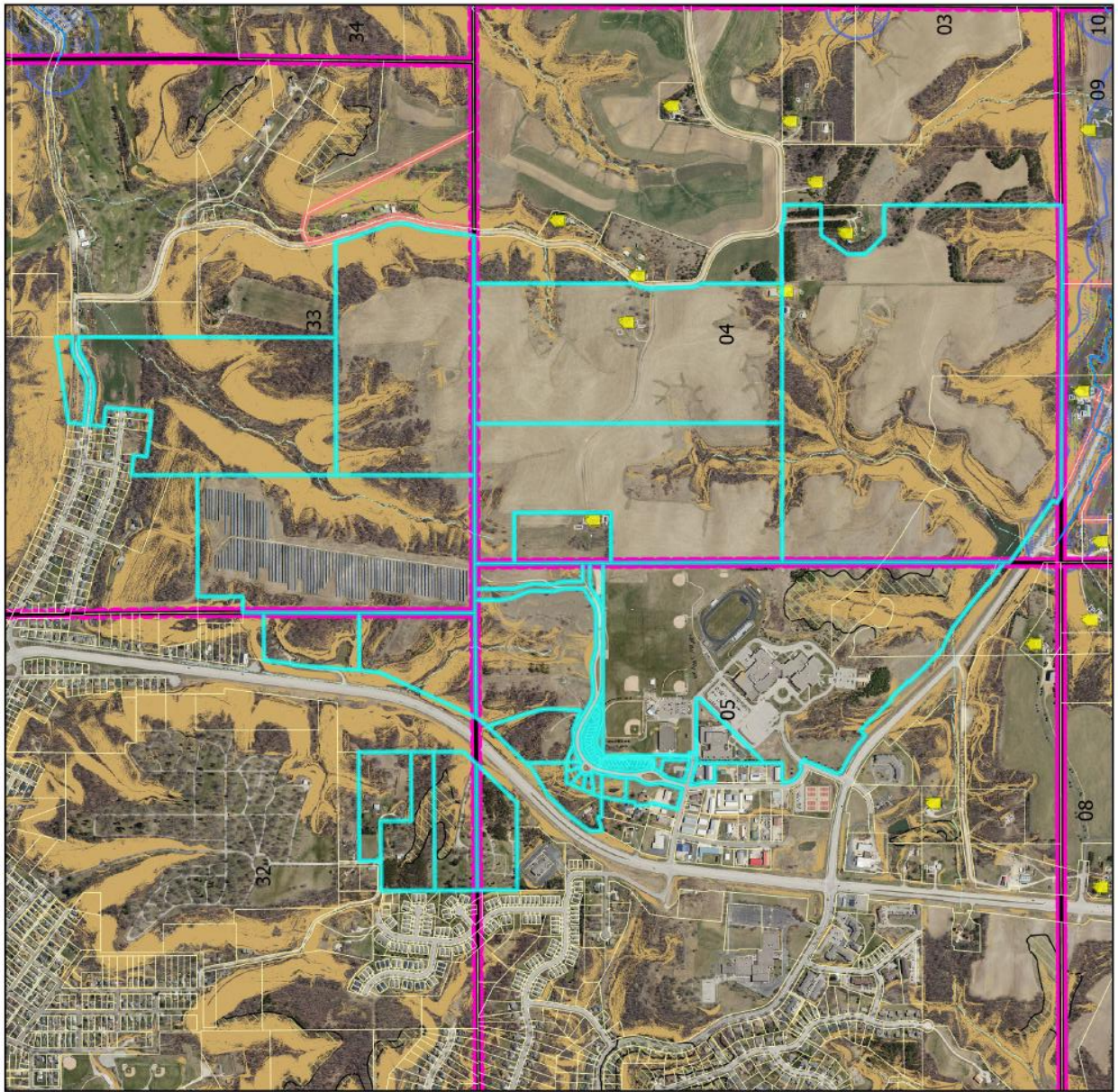
- Intermittent Streams
 - Protected Streams
 - Lakes & Other Water Bodies
 - Shoreland
 - Historic Districts
 - Parcels
 - Registered Feedlots
 - Dwellings
 - Municipalities
- Bluff Impact Zones (% slope)
 - 20
 - 30
- FEMA Flood Zones
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP



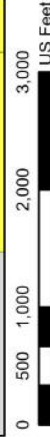
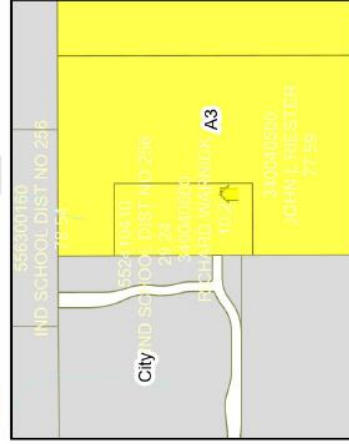
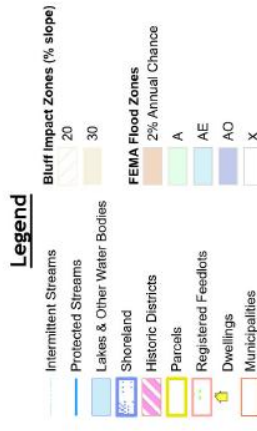
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