

Collaborative Planning, LLC

Memorandum

To: Honorable Mayor and Council
From: Cindy Nash, AICP, EDFP
Date: September 3, 2026
Subject: City-Wide Zoning Map Amendment — Consistency with the 2040 Comprehensive Plan Future Land Use Map

Purpose

This memo explains the purpose of the proposed comprehensive amendment to the City of Cologne's Official Zoning Map. The amendment is intended to bring the zoning map into better alignment with the Future Land Use Map (FLUM) adopted as part of the City's 2040 Comprehensive Plan. This is not a series of isolated, parcel-specific rezonings; it is a citywide update undertaken to ensure the zoning map accurately implements the land use policy direction the City Council adopted when it approved the 2040 Comprehensive Plan.

Background

Comprehensive plans establish the City's long-range policy for how land should be used — residential densities, commercial and industrial areas, park and open space, and future growth areas. The zoning map and zoning ordinance are the regulatory tools that implement that policy on a parcel-by-parcel basis. Over time, as comprehensive plans are updated, gaps can emerge between the future land use designations shown on the FLUM and the zoning districts actually mapped on the ground. This amendment addresses the majority of those inconsistencies so that the City's regulatory map reflects its current policy map. Those not addressed now are anticipated to be reviewed during the upcoming Comprehensive Plan Update.

Copies of the existing Zoning Map, proposed Zoning Map, and the Future Land Use Map are also included in the packet.

Legal Basis — Why Zoning Must Follow the Comprehensive Plan

Minnesota law requires this alignment. Because Cologne is located in Carver County within the seven-county Twin Cities metropolitan area, the City is subject to the Metropolitan Land Planning Act (Minnesota Statutes, sections 473.851–473.871). Under that Act:

- Metropolitan-area municipalities are required to prepare and adopt comprehensive plans and to submit them to the Metropolitan Council for review (Minn. Stat. § 473.864).

- Once a comprehensive plan (or a plan update) is adopted, the municipality must review its official controls — including its zoning ordinance and zoning map — and amend them as necessary to bring them into conformance with the comprehensive plan. Minn. Stat. § 473.865, subd. 1 requires that a municipality's zoning ordinance not conflict with its comprehensive plan.
- More broadly, the state's Municipal Planning Act (Minn. Stat. §§ 462.351–462.364) authorizes cities to adopt zoning ordinances "for the purpose of promoting the public health, safety, morals, and general welfare" in accordance with the comprehensive plan, and Minn. Stat. § 462.357, subd. 2 provides that zoning ordinance provisions and amendments must be "based upon" or consistent with the comprehensive plan.

Taken together, these statutes establish that a comprehensive plan is not merely aspirational — it is the legal foundation for zoning. A zoning map that conflicts with the adopted creates uncertainty for property owners and developers about how a parcel may actually be used. Aligning the zoning map with the FLUM fulfills the City's statutory obligation.

Effect of the Amendment

This amendment will reclassify identified parcels from their current zoning district to the district that corresponds to their designated future land use category on the FLUM, per the table included following this memo. Parcels where the current zoning already matches the FLUM designation are not affected. This is a legislative, citywide action processed under the City's standard zoning map amendment procedure, including required notice and public hearing before the Planning Commission and City Council.

Planning Commission Recommendation

The Planning Commission recommended approval of the amendments to the Zoning Map as included in the draft ordinance contained in the packet.

Zoning Map Changes - August 27, 2026				
Parcel ID	Address	Current Zoning Map	Future Land Use Map	New Zoning Map
400110300		Agriculture	Low Dens Residential	R-1
400110200	504 Benton St W	Agriculture	Low Dens Residential	R-1
400120410	100 Benton St E	R-2	Low Dens Residential	R-1
401360010	104 Benton St E	R-2	Low Dens Residential	R-1
400120420	200 Benton St E	R-2	Low Dens Residential	R-1
400120430	202 Benton St E	R-2	Low Dens Residential	R-1
401000140	302 Benton St E	R-2	Low Dens Residential	R-1
401360101		R-2	Low Dens Residential	R-1
401360110	1433 Bluebird Dr	R-2	Low Dens Residential	R-1
401000170	304 Benton St E	R-2	Low Dens Residential	R-1
401000130	306 Benton St E	R-2	Low Dens Residential	R-1
401000150	310 Benton St E	R-2	Low Dens Residential	R-1
not listed		R-2	Low Dens Residential	R-1
400120600	312 Benton St E	R-2	Low Dens Residential	R-1
400120700	410 Benton St E	R-2	Low Dens Residential	R-1
402750180		R-3	Low Dens Residential	R-1
404020140	414 Paul Ave N	C-2	Low Dens Residential	R-1
404020080	408 Paul Ave N	C-2	Low Dens Residential	R-1
404020130	202 Park St E	C-2	Low Dens Residential	R-1
404010190	312 Paul Ave N	C-2	Low Dens Residential	R-1
404010200	308 Paul Ave N	C-2	Low Dens Residential	R-1
404010210	304 Paul Ave N	C-2	Low Dens Residential	R-1
404010220	302 Paul Ave N	C-2	Low Dens Residential	R-1
400500680	302 Paul Ave S	C-2	Low Dens Residential	R-1
400500690	308 Paul Ave S	C-2	Low Dens Residential	R-1
400500710	312 Paul Ave S	C-2	Low Dens Residential	R-1
400500700		C-2	Low Dens Residential	R-1
400134000	205 Louis St E	C-2	Low Dens Residential	R-1
400131600	207 Louis St E	C-2	Low Dens Residential	R-1
400134100	410 Paul Ave S	C-2	Low Dens Residential	R-1
400133700	506 Paul Ave S	C-2	Low Dens Residential	R-1
400133600	508 Paul Ave S	C-2	Low Dens Residential	R-1
404400610		Agriculture	Low Dens Residential	R-1
404400600		Agriculture	Low Dens Residential	R-1
400140400	114 Henry Ave S	C-3	Low Dens Residential	R-1
400140500	110 Henry Ave S	C-3	Low Dens Residential	R-1
400140600	114 Henry Ave S	C-3	Low Dens Residential	R-1
404390051	2240 Naples Ave	PUD	Institutional	P/I
404390050	2224 Naples Ave	PUD	Low Dens Residential	P/I

**CITY OF COLOGNE
CARVER COUNTY
STATE OF MINNESOTA**

ORDINANCE NO. 26-03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLOGNE

THE CITY COUNCIL OF THE CITY OF COLOGNE, CARVER COUNTY, MINNESOTA,
DOES ORDAIN AS FOLLOWS:

SECTION 1. ZONING MAP.

The Zoning Map attached hereto as Exhibit A is hereby adopted.

SECTION 2. EFFECTIVE DATE

This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

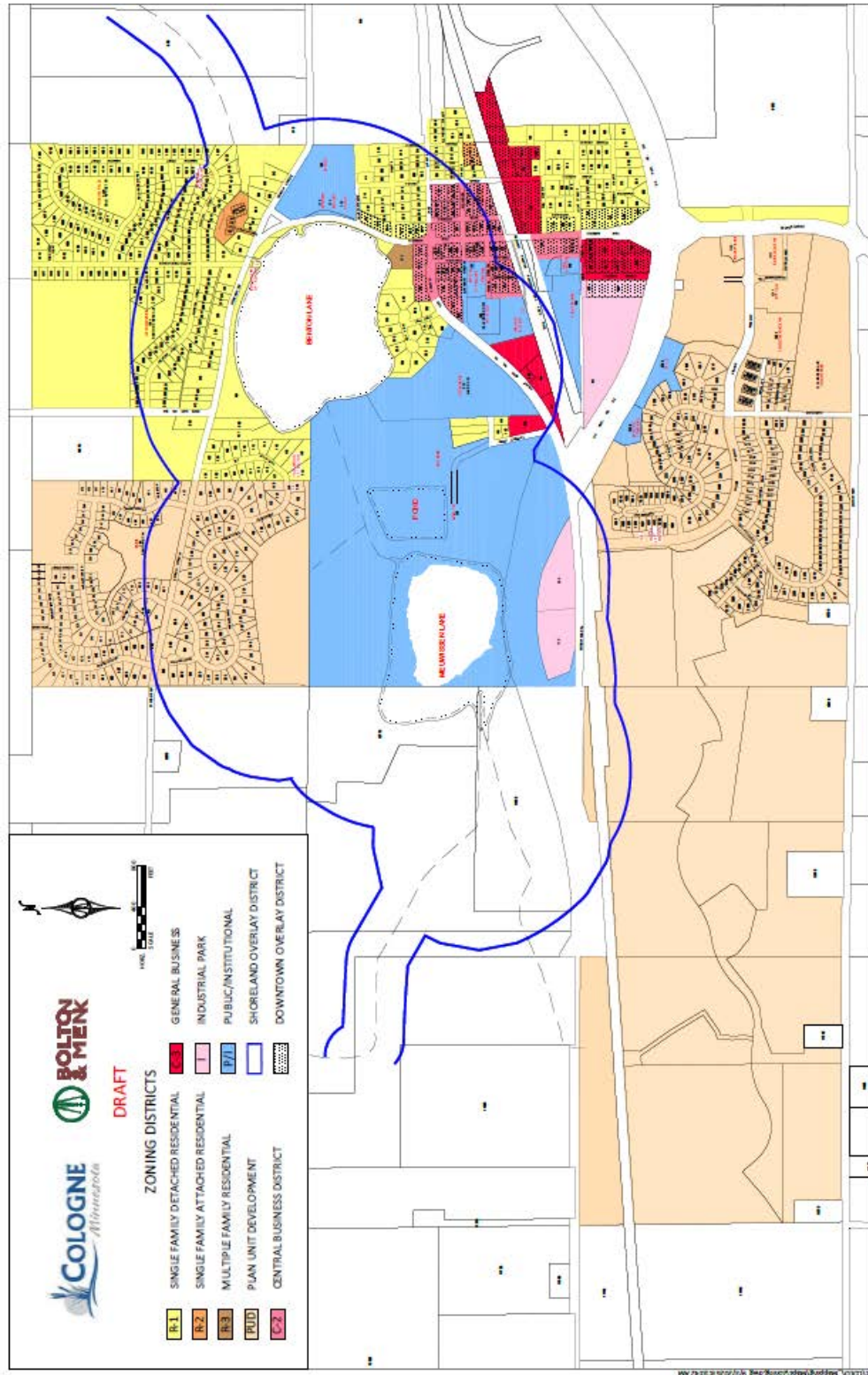
Passed by the City Council of Cologne this _____ day of _____, 2026.

Matt Lein, Mayor

ATTEST:

Michelle Morrison, City Clerk

EXHIBIT A



CITY OF COLOGNE
CARVER COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLOGNE

On September 8, 2026, the Cologne City Council adopted Ordinance Number 2026 -03“An Ordinance Amending the Zoning Map of the City of Cologne”. This Ordinance is to amend the official zoning map to change the zoning of various parcels to correspond with the Future Land Use Map in the 2040 Comprehensive Plan.

This notice is a summary of the Ordinance that was adopted by the City. A full copy of the Ordinance is available by contacting the City Clerk. This amendment goes into effect upon publication.

Matt Lein, Mayor

Michelle Morrison, City Clerk

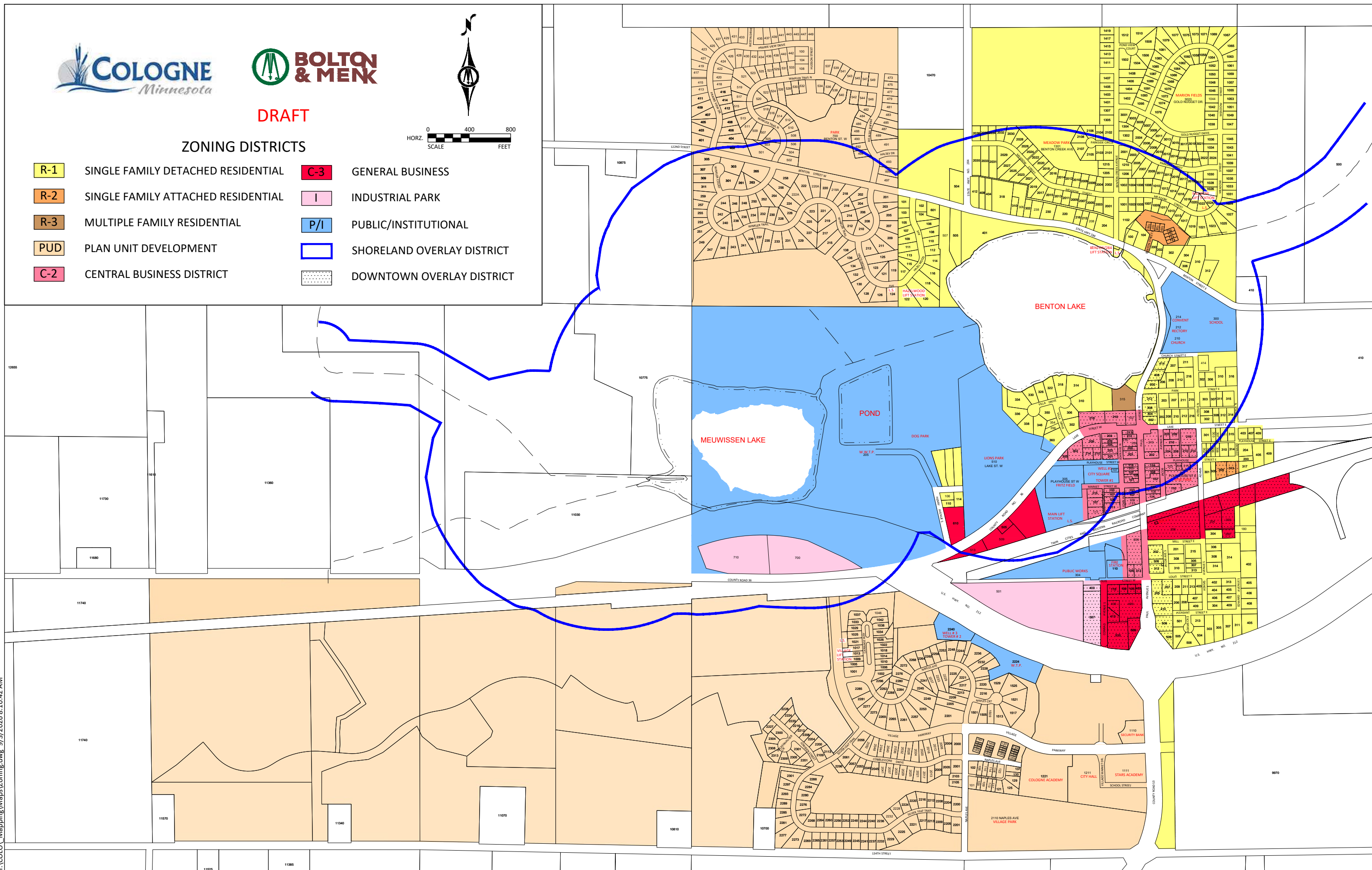


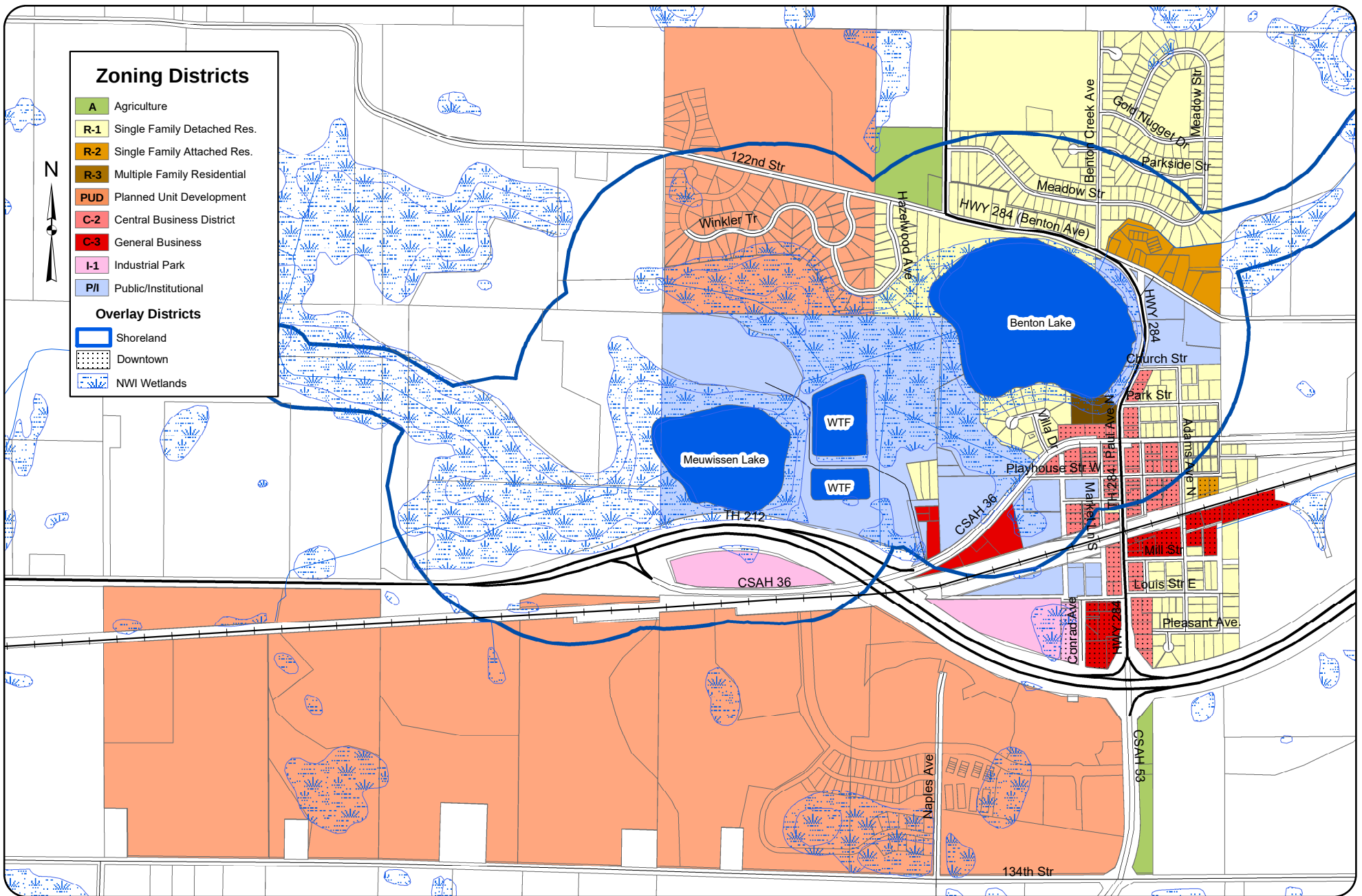
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ZONING DISTRICTS

- | | | | |
|------------|------------------------------------|------------|----------------------------|
| R-1 | SINGLE FAMILY DETACHED RESIDENTIAL | C-3 | GENERAL BUSINESS |
| R-2 | SINGLE FAMILY ATTACHED RESIDENTIAL | I | INDUSTRIAL PARK |
| R-3 | MULTIPLE FAMILY RESIDENTIAL | P/I | PUBLIC/INSTITUTIONAL |
| PUD | PLAN UNIT DEVELOPMENT | | SHORELAND OVERLAY DISTRICT |
| C-2 | CENTRAL BUSINESS DISTRICT | | DOWNTOWN OVERLAY DISTRICT |





0 0.125 0.25 0.5 Miles

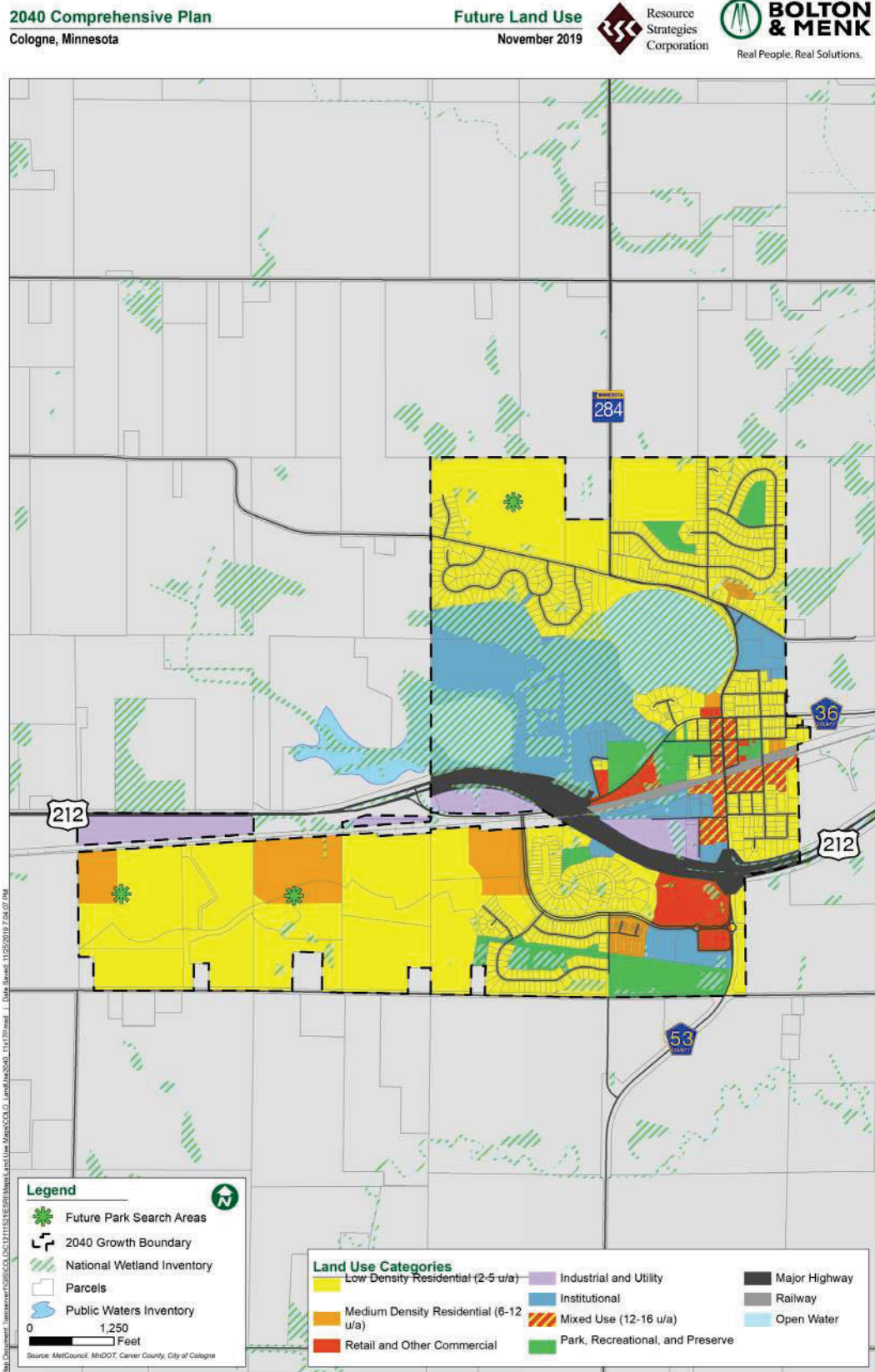


Zoning Map City of Cologne



April 2015

Figure 2.2: Future Land Use





Memo

To: Mayor Lein and Council Members

From: Michelle Morrison – City Administrator

Date: July 17, 2026

Re: Administrator Update

In addition to items presented in the packet please see the following notes of interest:

- As mentioned in the last update, League of Mn Cities – our property insurance provider – did a city-wide appraisal of all city property. Their analysis reflects an increase in the value of city property just under \$12 million. This looks like a 16% increase in value - - total value is \$74 million. The increase in property value results in a 40% increase to our premium. Our premium in 2025 was \$60,542. We increased our deductible to lower the premium to \$48,210. The 40 % increase will now take our premium to \$67,500 for 2027 budgeting. Just under a \$20,000 increase. **I have inquired about options to lower the premium – going from \$10k to \$25k deductible saves ~ \$4k per year. That is a 4-year payback if there are no claims. Any interest in moving the deductible up?**

- League of Women Voters in Eastern Carver County will have a candidate forum here in the Community Room from 6 pm to 9 pm on September 9th.
- Kickoff meeting with Met council Small Communities Planning Program for 2050 Comprehensive Plan is Friday September 11.

