



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: GENERAL MILL REDEVELOPMENT DISCUSSION – BILL GIBSON & RICK KAUN OF NEW PRAGUE MILL, LLC AND CYPRESS RAIL
DATE: JANUARY 15, 2025

Bill Gibson and Rick Kaun, Representatives from New Prague Mill, LLC, will be in attendance to have a general discussion of continued redevelopment of the former Mill property downtown. Specifically, they would like to discuss their thoughts and ideas for the west side of the site which includes new discussion regarding the area previously approved for exterior storage via IUP #I2-2024. This specific inquiry is in regards to a company call “Cypress Rail” which is in regards to rail car repair that they would like to do on the site. Cypress Rail will be present to provide a concept overview at the meeting.

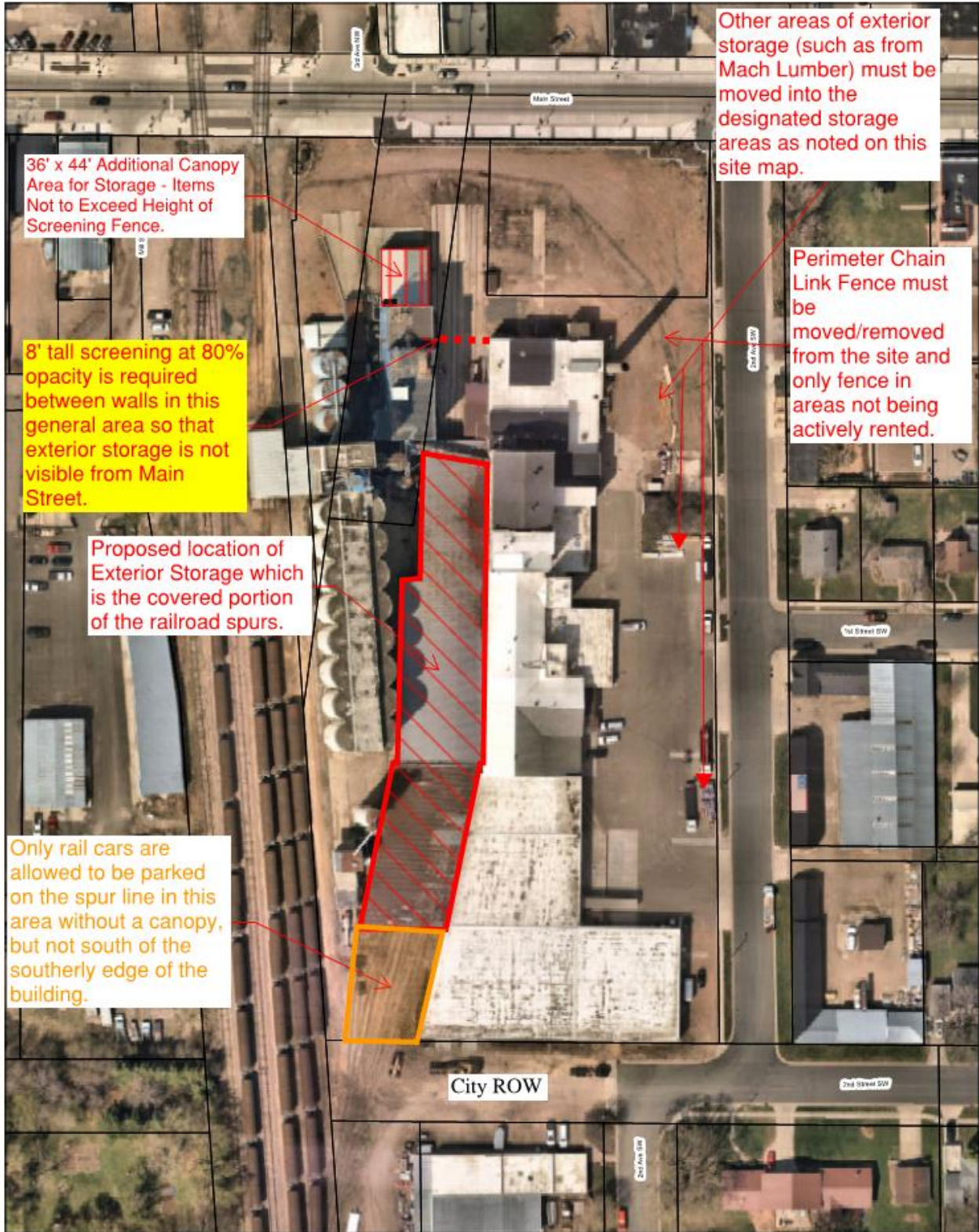
As a reminder, while the former Mill property is zoned I-1 Light Industrial, it is guided as “Downtown Flex” in the Comprehensive Plan which would have the zoning the same as the rest of the downtown area. The exact zoning requirements for the “Downtown Flex” zone will be written as part of the UDC update.

Additionally, they wanted to talk about offering tours to you as Planning Commissioners to get a firsthand look at the facility.

Staff Recommendation

I recommend that the Planning Commission have a general discussion with Mr. Gibson and Mr. Kaun regarding the former Mill property.

Site Map 9/30/24



36' x 44' Additional Canopy Area for Storage - Items Not to Exceed Height of Screening Fence.

8' tall screening at 80% opacity is required between walls in this general area so that exterior storage is not visible from Main Street.

Proposed location of Exterior Storage which is the covered portion of the railroad spurs.

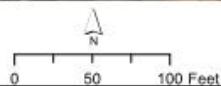
Only rail cars are allowed to be parked on the spur line in this area without a canopy, but not south of the southerly edge of the building.

Other areas of exterior storage (such as from Mach Lumber) must be moved into the designated storage areas as noted on this site map.

Perimeter Chain Link Fence must be moved/removed from the site and only fence in areas not being actively rented.

City ROW

Prepared by:
City of New Prague
Planning Department
Date: 9/30/24
For Reference Purposes Only.



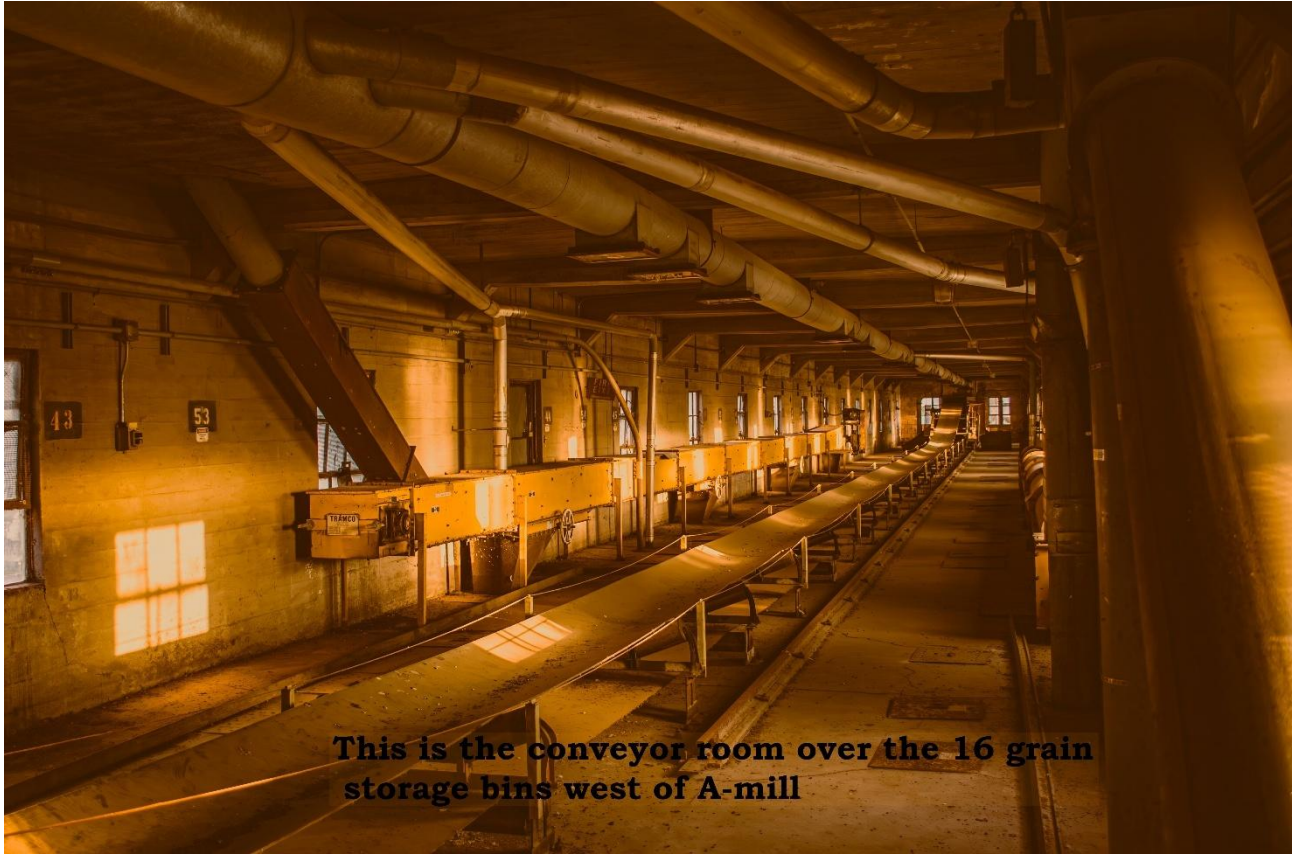
Disclaimer: This map was prepared using the City's GIS and is based on the County and City Street Data maintained by the County and City. While the City believes that this data is accurate, the City does not warrant that data is the GIS or other data and the City does not warrant that the GIS data can be used for purposes such as navigation or any other application requiring the most up-to-date and accurate information. The accuracy of geographic features is not guaranteed. This disclaimer is provided to Minnesota Statutes 466.02 Subd. 2'. This map of the map area is provided for the City and the user. No liability shall be assumed for any changes that may arise from this map or the information it contains.

New Prague Mill renters

- CVF Motorsports
- 2 if by Sea
- MVE
- First Look Remodeling
- Fancy Bones Dog Grooming
- Faith Recovery Music
- Post Office
- Cory Newsome
- Cypress Railway
- Future retail/restaurant

Handwritten in red:
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 CVF
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 First Look
 Faith Recovery
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 Cory Newsome
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This is the conveyor room over the 16 grain storage bins west of A-mill