

ORDINANCE #360

AN ORDINANCE REZONING CERTAIN PROPERTIES TO THE II LIGHT INDUSTRIAL AND BUSINESS PARK ZONING DISTRICT, AS PROPOSED BY PADDY O'PROPERTIES AND THE CITY OF NEW PRAGUE, NEW PRAGUE, MINNESOTA

SECTION 1. Paddy O'Properties and the City of New Prague, as applicants, are requesting rezoning of certain property to the II Light Industrial Zoning District, with said properties legally described as follows:

Parcel 1. Northwestern most house (Paddy O'Properties)

PID 24.016.0130

All that part of Lot Nineteen (19) of New Prague Outlots, situated in the Northwest Quarter (NW1/4) of Section Thirty-four (34), Township One hundred thirteen (113) North, Range Twenty-three (23) West, Scott County, Minnesota, according to the recorded plat thereof, described as follows, to-wit:

Beginning at the Northwest corner of said Lot Nineteen (19), thence running South One hundred two (102) feet; thence running East one hundred (100) feet; thence running North One hundred two (102) feet; thence running West One hundred feet (100) to the point of beginning;

AND

Beginning at a point on the west line of said Lot Nineteen (19) which point is one hundred two (102) feet south of the northwest corner of said Lot Nineteen (19), and running thence east a distance of one hundred (100) feet, running thence south a distance of one hundred (100) feet, running thence west a distance of one hundred (100) feet to the west line of said Lot Nineteen (19), and running thence north along the west line of said Lot Nineteen (19) a distance of one hundred (100) feet to the point of beginning.

Parcel 2. Large western parcel (Paddy O'Properties)

PID 24.016.0092

Lot Nineteen (19) and the north half of Lot Twelve (12) of New Prague Outlots, situated in the Northwest Quarter (NW1/4) of Section Thirty-four (34), Township One Hundred Thirteen (113) North, Range Twenty-three (23) West, Scott County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Scott County, Minnesota, EXCEPTING therefrom the

following described parcel:

That part of the North Half of Lot 12, NEW PRAGUE OUTLOTS, City of New Prague, Scott County, Minnesota, described as follows: Commencing at the Northwest Corner of said Lot 12; thence South 01 degrees 30 minutes 43 seconds East (bearings based on the Scott County Coordinate System NAD83, 1996 Adjustment) on the west line of said Lot 12, a distance of 11.95 feet to the point of beginning; thence continuing South 01 degrees 30 minutes 43 seconds East of said west line of said Lot 12, a distance of 153.05 feet to the Southwest Corner of the North Half of said Lot 12; thence North 89 degrees 26 minutes 13 seconds East on the South line of said North Half of Lot 12, a distance of 145.05 feet; thence North 20 degrees 11 minutes 52 seconds West, a distance of 47.73 feet; thence North 29 degrees 49 minutes 43 seconds East, a distance of 70.50 feet; thence North 19 degrees 02 minutes 31 seconds East, a distance of 49.98 feet; thence South 89 degrees 28 minutes 12 seconds West, a distance of 184.02 feet to the point of beginning;

And also EXCEPTING: Beginning at the northwest corner of Lot Nineteen (19) of New Prague Outlots Scott County, Minnesota, in Section 34, Township 113 North, Range 23 West. Thence running South One hundred two (102) feet; thence running East One hundred (100) feet; thence running North One hundred two (102) feet; thence running West One hundred feet (100) to the point of beginning

AND

All that part of Lot Nineteen (10) of New Prague Outlots, situated in the Northwest Quarter (NW1/4) of Section Thirty-four (34), Township One hundred thirteen (113) North, Range Twenty-three (23) West, Scott County, Minnesota, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said Scott County, Minnesota, described as follows, to-wit:

Beginning at a point on the west line of said Lot Nineteen (19) which point is one hundred two (102) feet south of the northwest corner of said Lot Nineteen (19), and running thence east a distance of one hundred (100) feet, running thence south a distance of one hundred (100) feet, running thence west a distance of one hundred (100) feet to the west line of said Lot Nineteen (19), and running thence north along the west line of said Lot Nineteen (19) a distance of one hundred (100) feet to the point of beginning.

Parcel 3. Storage (City)

PID 24.016.0120

Lot 18, NEW PRAGUE OUTLOTS, according to the plat thereof, Scott County, Minnesota.

Parcel 4. Bus garage (School)

PID 24.016.0100

That part of Lot 13, PLAT OF NEW PRAGUE OUTLOTS, according to the recorded plat thereof, Scott County, Minnesota described as beginning at the northwest corner of said Lot 13, thence on an assumed bearing of North 89 degrees 26 minutes 07 seconds East, along the north line of said Lot 13, a distance of 220.00 feet; thence South 00 degrees 33 minutes 53 seconds a distance of 129.72 feet; thence South 58 degrees 03 minutes 05 seconds west a distance of 216.80 feet to the west line of said Lot 13;

thence North 1 degree 56 minutes 55 seconds West, along said west line of Lot 13, a distance of 135.00 feet to the point of beginning.

Parcel 5. East bus garage parcel (School)

PID 24.016.0110

The West half of Lot 14, NEW PRAGUE OUTLOTS, according to the plat thereof, Scott County, Minnesota.

SECTION 2. The New Prague Planning Commission has completed a review of the application and made a report pertaining to said request for establishing a change in the zoning classification for the described properties. A copy of said report has been presented to the City Council; and,

SECTION 3. The New Prague Planning Commission on the 25th day of March, 2026, following proper notice held a public hearing regarding the request, and following due consideration of presented testimony and information, voted 3-0 to forward the matter to the City Council with a recommendation for approval; and,

SECTION 4. The New Prague City Council finds:

1. Rezoning the land described to I1 Light Industrial will make the industrial uses in this area conforming, while creating only one single legal non-conforming residential home of which the property owner stated he plans to demolish.
2. Rezoning the land described to I1 Light Industrial Zoning District will conform to the City's Comprehensive Plan.

SECTION 5. NOW, THEREFORE BE IT ORDAINED, by the City Council of New Prague, Minnesota, that the rezoning of certain properties to the I1 Light Industrial Zoning District is hereby **approved** for the land as described on the legal descriptions in described above and as shown outlined in bright red in Exhibit A.

SECTION 6. This ordinance shall take effect and be in force upon its publication, in accordance with Section 3.13 of the City Charter.

Introduced to the City Council of the City of New Prague, Minnesota, this 6th day of April, 2026.

The required 10 days posted notice was completed on the city website and city hall bulletin board on or before April 7th, 2026.

Adopted by the Council this 20th of April, 2026.

EFFECTIVE DATE: Immediately upon its publication in the April 30th, 2026 New Prague Times.

Charles L. Nickolay, Mayor

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____,
2026.

Notary Public

ATTEST: _____
 Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____,
2026.

Notary Public