

**RESOLUTION NO. #CC-26-04-06-02**

**RESOLUTION APPROVING AN AMENDMENT TO THE CITY'S COMPREHENSIVE  
PLAN FUTURE LAND USE PLAN MAP TO RE-GUIDE PROPERTIES TO THE I1  
LIGHT INDUSTRIAL ZONING DISTRICT, NEW PRAGUE, MINNESOTA**

**WHEREAS**, Paddy O'Properties, owner of the following real estate in the County of Scott to wit:

901 1<sup>st</sup> Ave NW, New Prague, Minnesota  
903 1<sup>st</sup> Ave NW, New Prague, Minnesota

is requesting an amendment, in conjunction with the City of New Prague, to the City's Comprehensive Plan Future Land Use Plan Map to re-guide the following properties as described below:

**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 (10) 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.

instead of the Comprehensive Plan’s currently designated zoning districts, New Prague, Minnesota; and,

**WHEREAS**, pursuant to Minnesota Statute 462.355, Subd. 2; the New Prague Planning Commission may recommend to the City Council the amendment from time to time of the comprehensive plan; and,

**WHEREAS**, before adopting the comprehensive plan amendment the planning agency shall hold at least one public hearing thereon; and,

**WHEREAS**, the New Prague Planning Commission has completed a review of the application and made a report pertaining to said request for amending the City’s Comprehensive Plan Land Use Plan Map. A copy of said report has been presented to the City Council; and,

**WHEREAS**, 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,

**WHEREAS**, the New Prague City Council finds:

1. Portions of the land are currently being utilized as industrial, and the amendment will make the subject area’s zoning continuous with the large northwestern industrial zoning district as well as make the existing uses conforming.
2. Amending the future land use plan will not create a nuisance in the surrounding RL-90 Residential Zoning District, even though residential is generally seen as non-compatible with Light Industrial uses, because of the large greenspace and floodplain buffer that exists east and north of the land.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of New Prague, Minnesota, that the amendment to the City’s Comprehensive Plan Future Land Use Plan Map to re-guide the described properties to the I1 Light Industrial Zoning District is hereby **approved**.

This Comprehensive Plan Future Land Use Map amendment shall become effective immediately.

Passed this 6th day of April, 2026.

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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