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phone: 952-758-4401 fax: 952-758-1149

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**MEMORANDUM**

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**TO:** NEW PRAGUE PLANNING COMMISSION  
**FROM:** KEN ONDICH - COMMUNITY DEVELOPMENT DIRECTOR  
EVAN C. GARIEPY - PLANNER  
**SUBJECT:** PUBLIC HEARING FOR A COMPREHENSIVE PLAN AMENDMENT AND REZONING CERTAIN PROPERTIES TO I1 LIGHT INDUSTRIAL LOCATED IN THE PLAT OF NEW PRAGUE OUTLOTS, PADDY O'PROPERTIES AND THE CITY OF NEW PRAGUE, APPLICANTS.  
**DATE:** 3/19/2026

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**Background / History**

Paddy O'Properties has submitted an application to amend the City's Comprehensive Plan and rezone some property in the plat of the New Prague Outlots, on the corner of 1<sup>st</sup> Av NW and 7<sup>th</sup> St NW, east of MVE Biological Solutions and Chart Industries, from RL-90 Single Family Residential to I-1 Light Industrial. Upon review of the application, city staff noted that adjacent property owned by the City and School District would also benefit from being rezoned and enjoined in the application to expand the request to include a larger area than originally requested.

The subject land is currently zoned RL-90 Single Family Residential. This includes land that currently is being utilized industrial, including the New Prague Area Schools Bus Garage and the City of New Prague's land. Patrick Sullivan with Paddy O'Properties owns two properties along 1<sup>st</sup> Ave NW – one of which contains an industrial building formerly used by Bevcomm for storage, and one that has an existing home that he plans to demolish and replace with industrial use, which would be more contiguous with MVE Biological Solution's industrial use on the west side of 1<sup>st</sup> Ave. NW. A map is attached that shows the proposed area for re-guiding and rezoning to I-1 Light Industrial.

The full legal descriptions of the properties is in Attachment A. The subject land is approximately 13.9 acres.

The New Prague Outlots plat has been attached, as well as a map of the properties.

In order to rezone the property, it must fit with the City's Comprehensive Plan. At this time, the current zoning of the land fits with the comprehensive plan and therefore Paddy O'Properties and City of New Prague – Comprehensive Plan Amendment and Rezoning of New Prague Outlots  
03/25/2026 Planning Commission Meeting  
Page 1 of 5

the City of New Prague are proposing to amend the City's Comprehensive Plan to rezone the property.

### **Existing Zoning**

The entirety of the proposed area for rezoning is currently zoned RL-90 Single Family Residential.

The land immediately west of the subject area is zoned I1 Light Industrial. The land south, north, and east of the property is zoned RL-90 Single Family. South of the area is open space and the New Prague Middle School which is also zoned residential.

Much of the subject area is open space that is largely undevelopable due to wetlands and flood zones. Further north along 1<sup>st</sup> Ave NW, there are four residential properties that are zoned RL-90. North of this is more land that is zoned industrial, and 1<sup>st</sup> Ave NW ends on a dead end at a parcel used by the New Prague School District.

The proposed rezoning will leave both RL-90 and I1 contiguous, with no areas cut off from its zoning district. The land is already partially utilized as industrial, and the residential portion north of the rezoning does not have any potential to expand further due to natural features.

Though the area is zoned residential, the current residential properties along 1<sup>st</sup> Ave NW north of 7<sup>th</sup> St NW are not contiguous with other residential properties. North, east, and south are open space and the schools, and west is industrial use.

### **Proposed Zoning**

The subject property is proposed to be re-guided and rezoned to I1 Light Industrial Zoning District. This district is intended to provide for industrial uses for activities that, because of their nature, are not well suited for close proximity to residential and business areas of the community. Existing industry that is located close to residential areas is allowed to continue and must meet certain performance criteria when applicable. Industrial areas have good access to highway and railroad lines because of their need to receive and distribute products and goods.

2. Permitted Uses
  - A. Automobile repair – Major
  - B. Automobile repair – Minor
  - C. Billboard signs
  - D. Car washes
  - E. Essential services
  - F. Industry, light
  - G. Lumberyards
  - H. Manufacturing, light
  - I. Public utility
  - J. Recreation, public

- K. Research facilities
- L. Warehouse and distribution
- M. Small breweries
- N. Breweries
- O. Public building

The proposed rezoning will reflect the current usage on the eastern portion of the land, which includes the School’s Bus Garage and the City’s Filter Plant #2/Main Lift Station Site. The west portion of the subject area currently has two residential properties and one industrial use property. Upon rezoning, Patrick Sullivan stated that he plans to demolish a residential home, leaving only one legal non-conforming residential property which was constructed in 2024. These properties are all facing the MVE Biological Solutions lot, which is zoned Industrial. A large portion of the land is unused due to wetlands and flood zones, making it undevelopable.

Staff believes there is a natural division of these existing residential zoned lots versus those further north along 1<sup>st</sup> Ave. NW due to the floodplain’s existence.

### **Comprehensive Plan**

Chapter 4, Future Land Use & Growth Management, and Chapter 5, Implementation, of the 2045 Comprehensive Plan contains language that supports the rezoning of the property to I1 Light Industrial. Below are some excerpts:

#### **Existing Land Use**

Approximately 5.1% of the City’s land is dedicated to commercial uses, and another 5.6% dedicated to industrial use. It is anticipated that as the community grows, there will be additional land needed for commercial and light industrial uses.

Vacant/agricultural areas are the second largest use category at about 20.8% of the community’s total area. This category includes properties inside the current City limits that are utilized for agricultural production, undevelopable due to wetlands or floodplains, or awaiting new development. These properties should be prioritized as opportunities for further development before annexation is considered; however, these properties may require utility or infrastructure extension/improvements to support development.

#### **Land Use Goals**

Goal 1: Encourage thoughtful development in strategic areas of New Prague.

- Discourage urban sprawl in New Prague, restrict leapfrog development, encourage systematic expansion within incorporated cities, and adhere to the future land use plan when assessing requests for rezoning.
- Encourage structured, sustainable expansion that corresponds with the vision and character of New Prague.

#### **Action Plan**

Economy & Employment

Goal 2: Develop strategies to promote sustainable and holistic economic development.

- 2b. Support the needs of the growing population by actively assisting new business opportunities via programs, space, and infrastructure.
- 2c. Maintain an adequate supply of land for commercial and industrial development, either through annexation or redevelopment.

### **Lot Size**

The minimum lot size for the I1 Light Industrial Zoning District is 40,000 square feet, with a minimum lot width of 150 feet.

The smallest parcel that is proposed to be re-guided and rezoned is approximately 20,000 square feet, and 200 feet wide. The second smallest parcel is 23,400 square feet, and 150 feet wide. The third smallest parcel, directly on the corner of 1<sup>st</sup> Ave NW and 7<sup>th</sup> St NW, is approximately 30,000 square feet.

The smallest lot by area is the former Bevcomm property and contains an industrial building and the second smallest lot by area is a single family home constructed in 2024. The third smallest parcel directly on the road corner is undevelopable, and is owned by the School District.

Notably, even if the properties all made the minimum required lot size, the developable area of these lots would still be small due to the floodplains on the east.

In short, these lots would become legal non-conforming lots once zoned I-1 Light Industrial but due to existing conditions this is unavoidable.

### **Criteria for Amending the City's Comprehensive Plan and Granting Zoning Map Amendments (Rezoning)**

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan can be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan require a public notice, a public hearing conducted by the Planning Commission and City Council final review and approval. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues which were not anticipated by the Plan. Staff believes that the proposed amendment to the Comprehensive Plan and rezoning are justifiable due to the adjacent and pre-existing industrial use of much of the subject land, and the inability of the land to be developed further into residential without conflicts with adjacent existing land uses.

The Comprehensive Plan may be amended upon petition from the public, initiation by the Planning Commission or direction from the City Council. No amendment shall be adopted until a public hearing has been conducted by the Planning Commission with recommendation to the City Council. A 2/3 affirmative vote of the City Council is required to amend the Plan. In the case of this request, staff believes additional land beyond Paddy O' Properties should be included to provide a larger more cohesive expanded industrial area.

The City Council may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of a district line. Such amendments shall

not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the Comprehensive Plan or changes in conditions in the City.

Kinds of Amendments:

- A. A change in a district's boundary (rezoning).
- B. A change in a district's regulations; and
- C. A change in any other provision of this ordinance.

### **Recommendation**

Staff recommends approval of the Comprehensive Plan amendment and associated rezoning to re-guide and rezone the following described properties from RL-90 Single Family Residential to I-1 Light Industrial:

See Attachment A and associated maps.

With the following findings supporting the Comprehensive Plan amendment:

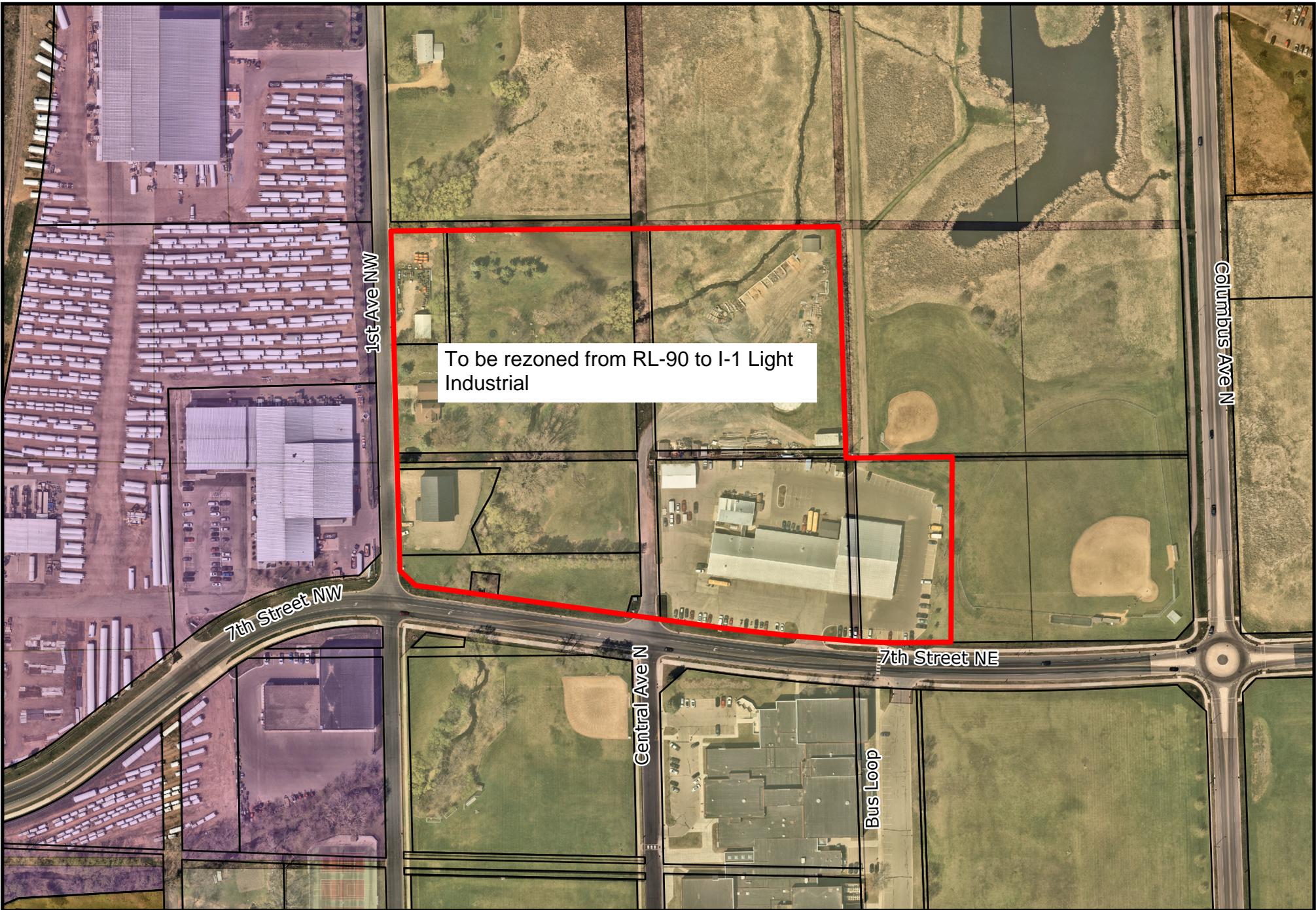
1. Portions of the land are currently being utilized as industrial, and the amendment will make the subject area's zoning continuous with the large northwestern industrial zoning district as well as making more of the existing uses conforming.
2. Amending the future land use plan will not create a nuisance 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.

and with the following findings supporting the rezoning request:

1. Rezoning the land described to I1 Light Industrial will make the industrial uses conforming, while creating only one single legal non-conforming residential home.
2. Rezoning the land described to I1 Light Industrial Zoning will conform to the City's Comprehensive Plan.

### **Attachments**

1. Site map with proposed rezoning – 03/06/2026
2. Site map with FEMA flood zones – 03/06/2026
3. Zoomed out site map – 03/06/2026
4. Future Land Use Map – 02/03/2025
5. New Prague Outlots Plat – 1884
- A. Legal descriptions of the property.

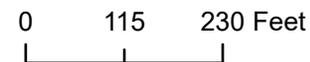


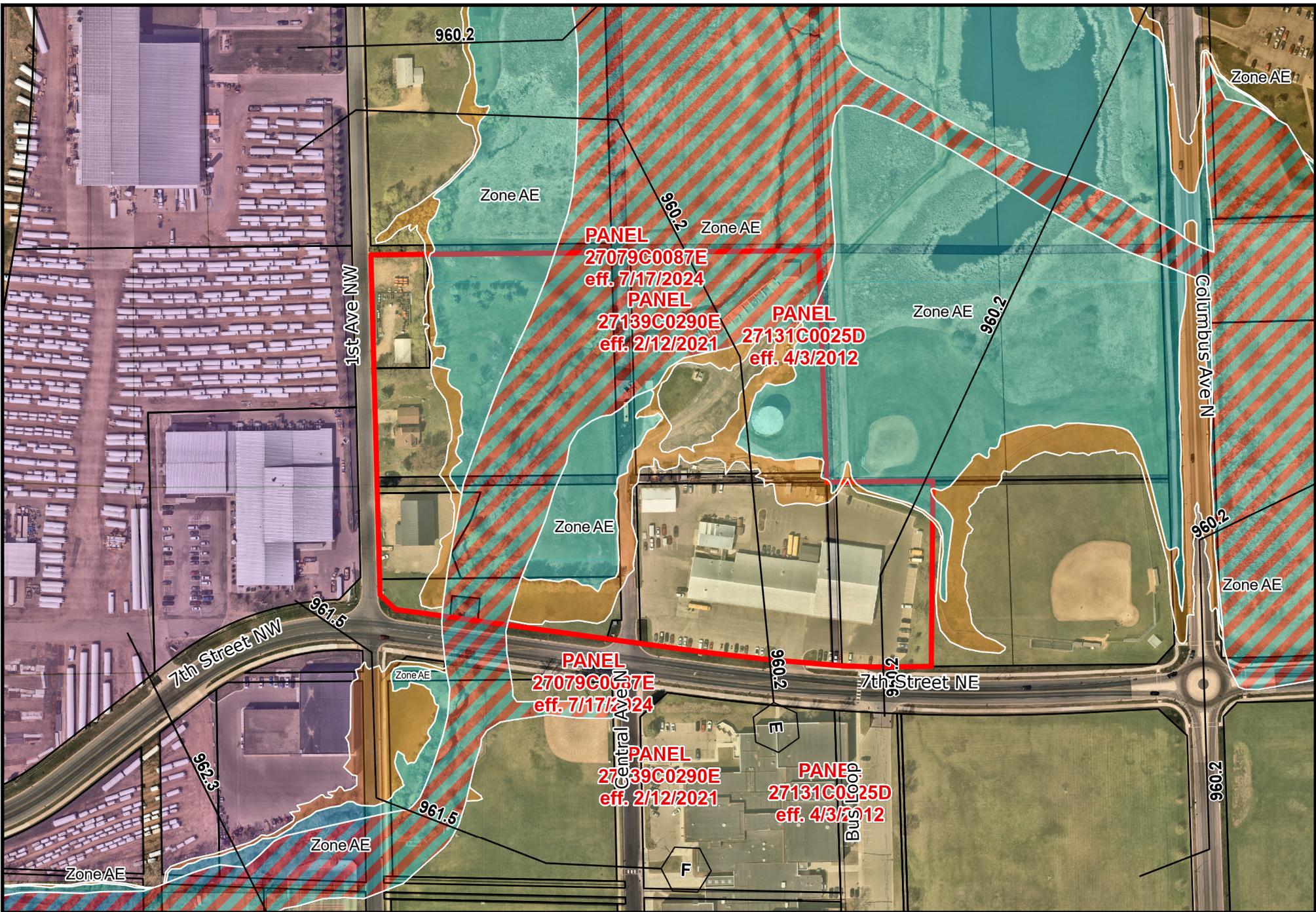
To be rezoned from RL-90 to I-1 Light Industrial



### City of New Prague Proposed Rezoning and Reguiding Area from RL-90 to I-1

Map prepared by and provided by the New Prague Planning and Zoning Department. All measures are approximate, and must be confirmed through a survey, locating of property pins, or another verifiable method. The City is not responsible for any inaccuracies or damages. Disclaimer provided pursuant to Minnesota Statues 366.03 Subdivision 21. Map created March 2026.

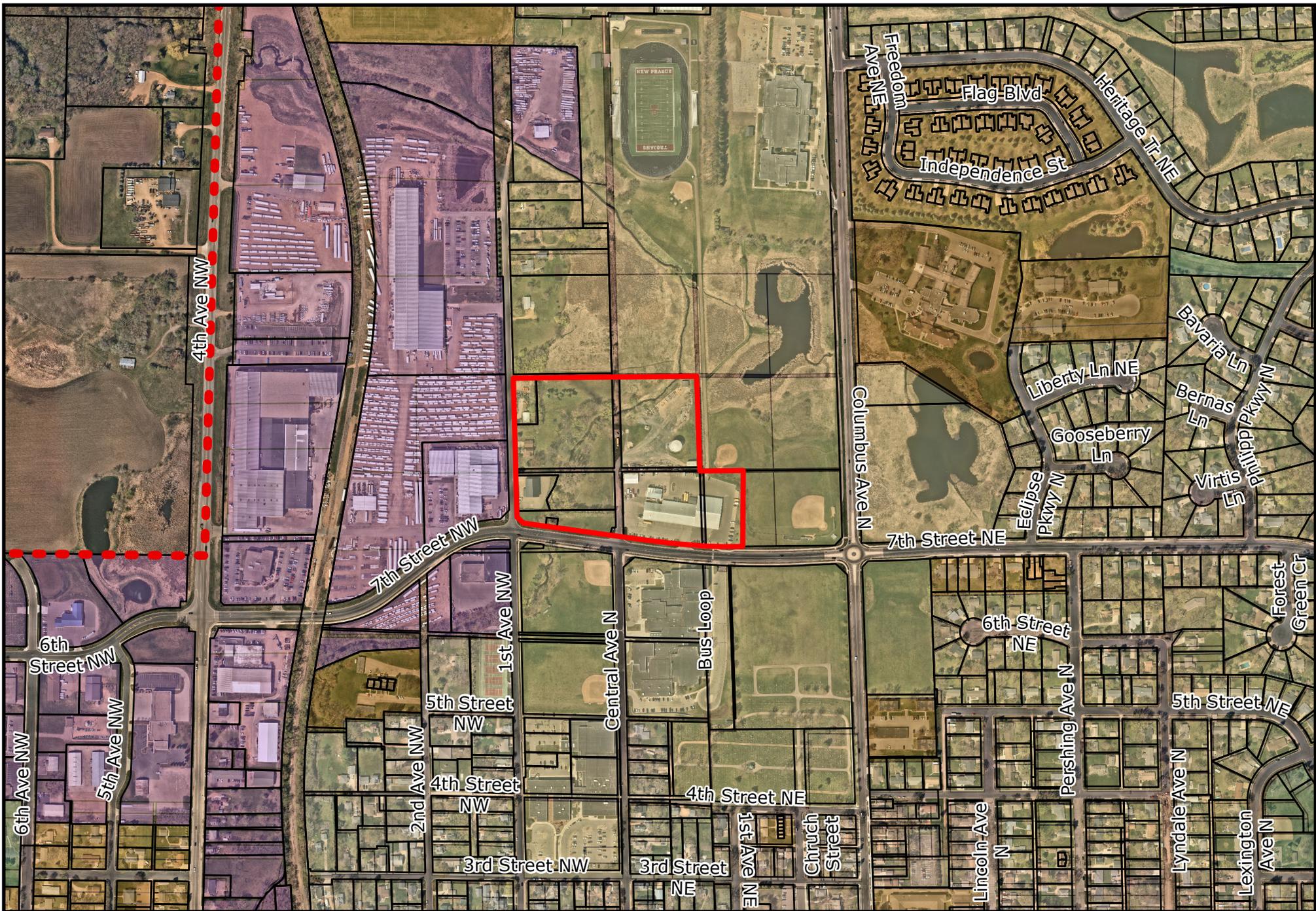




City of New Prague  
 Proposed Rezoning and Reguinding  
 Area from RL-90 to I-1

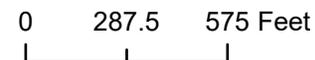
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**City of New Prague**  
**Proposed Rezoning and Reguinding**  
**Area from RL-90 to I-1**

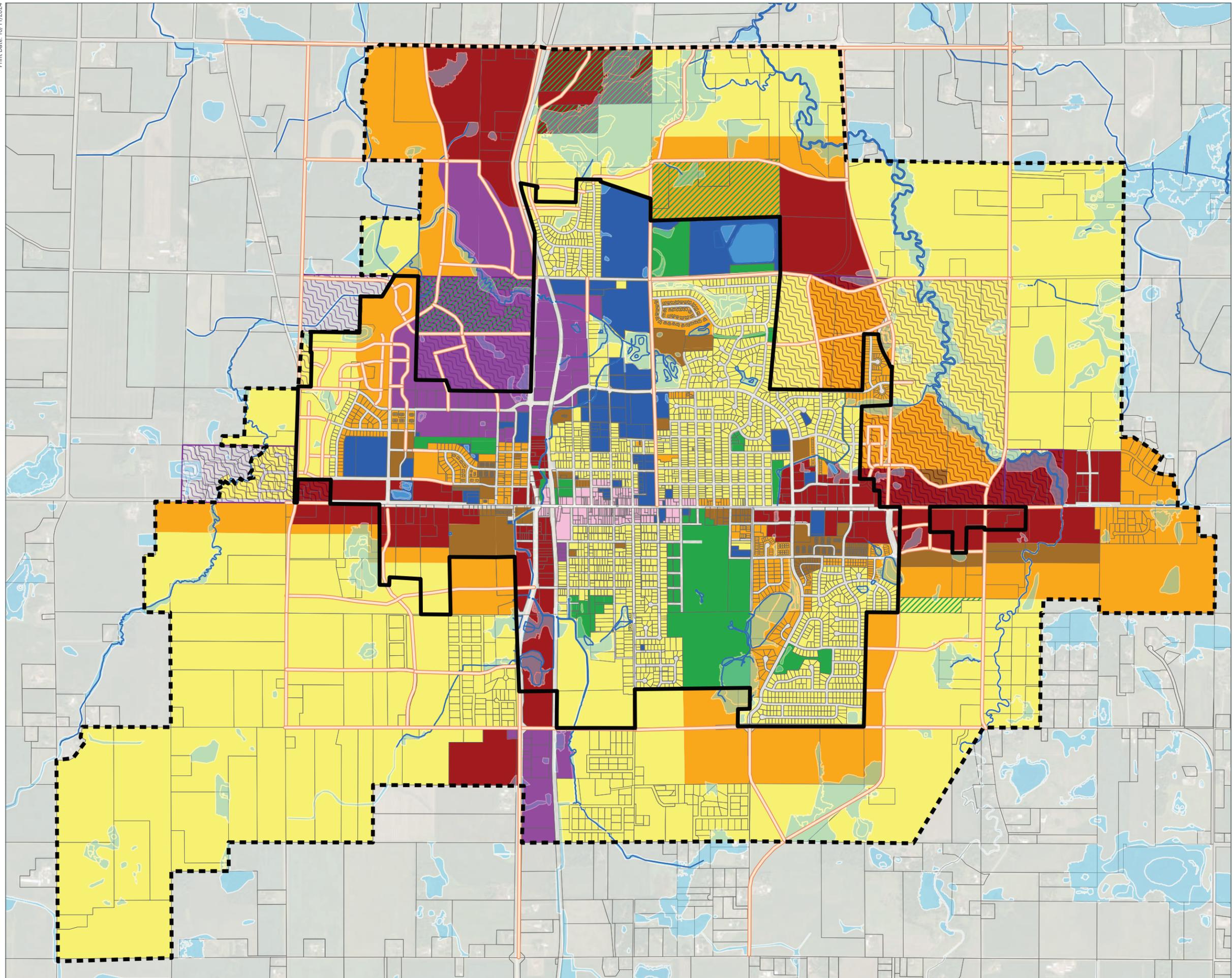
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# FUTURE LAND USE

## CITY OF NEW PRAGUE COMPREHENSIVE PLAN UPDATE

### CITY OF NEW PRAGUE SCOTT/LE SUEUR COUNTY, MINNESOTA



#### Future Land Use Categories

- Single Family Res
- Medium Density Res
- High Density Res
- Downtown Flex
- Business Flex
- Industrial
- Public
- Parks and Green Space
- Proposed Parks
- Future Road Corridors
- Wetlands
- Surface Water
- Helena Township OAA
- New Prague City Limits
- 2040 Comprehensive Plan Boundary
- New Prague Parcels

Data Sources:

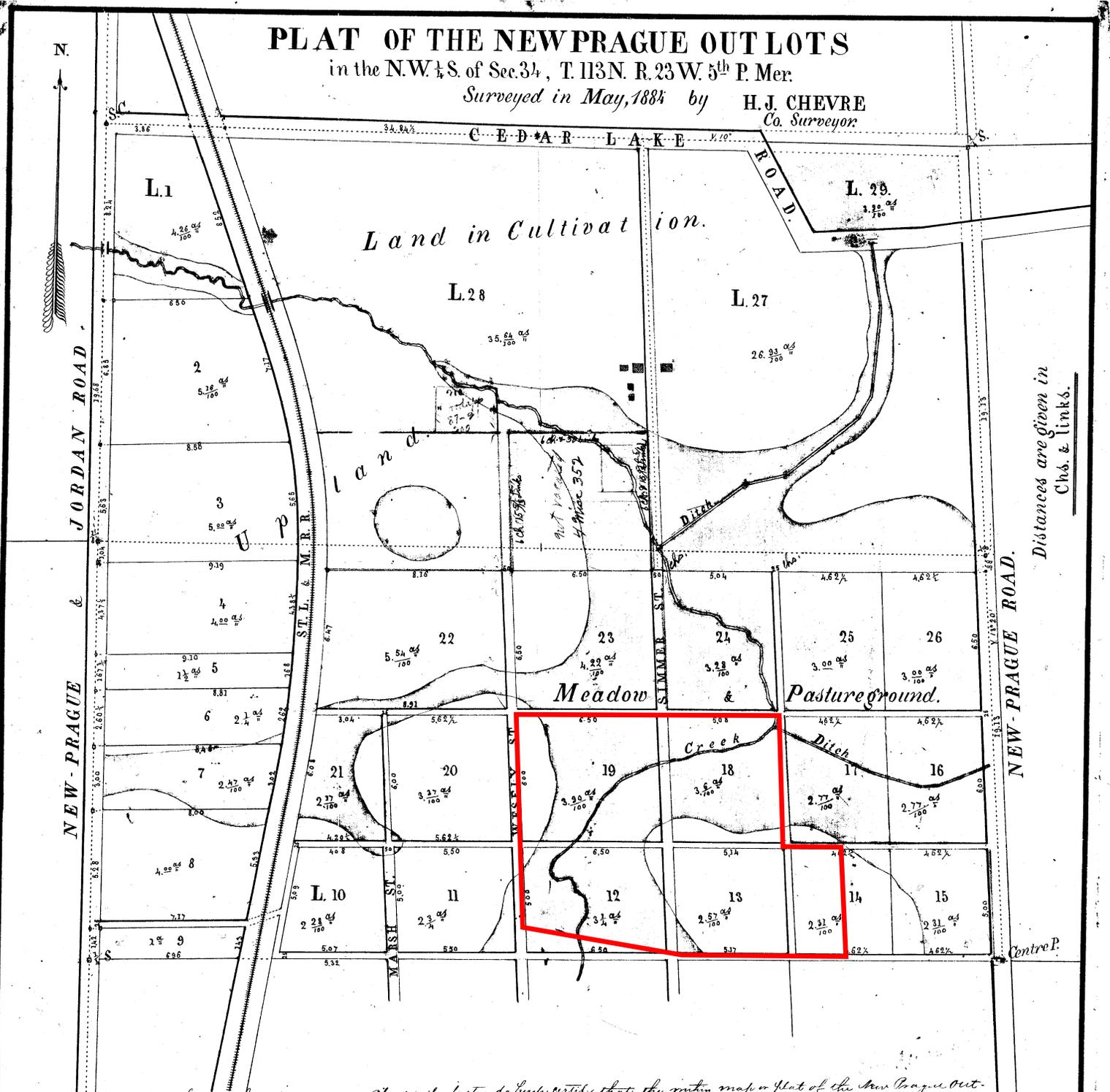
Scott County, Le Sueur County, City of New Prague, FEMA



# PLAT OF THE NEWPRAGUE OUT LOTS

in the N.W. 1/4 S. of Sec. 34, T. 113 N. R. 23 W. 5th P. Mer.

Surveyed in May, 1884 by H. J. CHEVRE  
Co. Surveyor



Distances are given in  
Chs. & links.

We, H. J. Chevre Surveyor and Anton Philipp Proprietor do hereby certify that the within map or plat of the New Prague Out-Lots was made from an actual survey of the land included therein, situate in the County of Scott and State of Minnesota and consisting of the whole of the Smith's tract quarter (171/4) of section thirty four (34) Township number one hundred and thirtieth (113) North, Range number twenty three (23) West. That the number of lots in the within map is twenty nine (29) numbered from one to twenty nine, that the acreage of each lot is given in said map, and also the width and bounds of each lot, that the width of the streets are as designated in said plat. And I the said Proprietor do hereby dedicate to the public use all the streets mentioned and indicated in above map.

In testimony whereof on the said survey and Proprietor have hereunto subscribed our names.

H. J. Chevre  
Anton Philipp

State of Minnesota }  
County of Scott } on this 4th day of June A.D. 1884 personally came before me H. J. Chevre and Anton Philipp to me well known to the said persons described in and who acknowledged that they executed the same for the uses and purposes therein expressed.

Frank N. Hager  
Notary Public Minn.

State of Minnesota }  
County of Scott } I hereby certify that the within Plat of the said Out-Lots was filed in this office for record with my day of June A.D. 1884 and the certificate recorded in Book 17 of Plats page 30.

L. Hilgerson Reg. & Deeds



## Attachment A

Legal property definitions for the proposed rezoning and Comprehensive Plan amendment for properties along 1<sup>st</sup> Ave NW, as proposed by Paddy O'Properties and the City of New Prague. 03/11/2026

### **Parcel 1. Northwestern most house**

#### **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**

#### **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. Southwest angular-shaped parcel**

**PID 24.016.0091**

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 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 on said west line 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 70.59 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.

**Parcel 4. Southwestern most parcel**  
**PID 24.016.0080**

The portion of Lot 12, NEW PRAGUE OUTLOTS, according to the plat thereof, Scott County, Minnesota, that lies North of the Right Of Way of 7<sup>th</sup> Street Northwest.

**Parcel 5. Storage (City)**  
**PID 24.016.0120**

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

**Parcel 6. Bus garage (School)**  
**PID 24.016.0100**

That part of Lot 13, PLAT OF NEW PRAGUE OUTOTS, 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 7. 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.