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MEMORANDUM

TO: PLANNING COMMISSION
FROM: EVAN C. GARIEPY – PLANNER
SUBJECT: REQUEST FOR CONDITIONAL USE PERMIT #C3-2026 TO ALLOW FOR THE RELOCATING OF A GARAGE FROM 901 1ST AVE NW TO 903 1ST AVE NW, AS PROPOSED BY PADDY O’PROPERTIES
DATE: AUGUST 19TH, 2026

Background / History

The applicant, Paddy O’Properties, is applying for a Conditional Use Permit to allow for the relocating of an existing 940 square feet detached garage from 901 1st Ave NW to 903 1st Ave NW. The existing detached garage currently located at 901 1st Ave NW is adjacent to a residential house, which the applicant plans to demolish in a controlled burn with the Fire Department.

Both of these properties were rezoned earlier this year, from R1 Single Family Residential to I1 Light Industrial and Business Park. The applicant also applied for a minor administrative subdivision on August 5th, 2026. This minor subdivision is still being processed administratively. If, for any reason, it is not approved, the applicant would be required to obtain a Variance in addition to this CUP due to the setbacks on 903 1st Ave NW. Attachment A shows both the current property lines and the proposed property lines following this subdivision.

The Unified Development Code Section 6.002 (G) states that no person shall move a building within or from without the City without obtaining a Conditional Use Permit.

Legal Description

Notably, these legal descriptions are not updated to include the proposed minor subdivision of these parcels, nor the vacation of the right of way that runs through Parcel A or the right of way north of Parcel B. If the legal descriptions are not obtained prior to City Council passing a

potential resolution approving the Conditional Use Permit, if it is approved, the resolution shall not be filed and in effect until the final legals are provided.

Parcel A, 901 1st Ave NW, PID 24.016.0092 – The lot which the garage is currently on.

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 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, 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 West One hundred feet (100) to the point of beginning AND All of 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 B, 903 1st Ave NW 24.016.0130 – The lot that the garage is proposed to be moved to.

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, Scott County, Minnesota.

And

All that part of the Lot Nineteen (19) of New Prague Outlots, situated in the Northwest Quarter (NW ¼) 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, Scott County, Minnesota.

Zoning and UDC Requirements

Both the property from which the garage is being moved from and the property it is being moved to are zoned I1 Light Industrial and Business Park.

The shed that is currently located at 903 1st Ave NW is being utilized for storage for the applicant's real estate business. After being moved, the applicant stated the garage would be used as an accessory building to the shed as additional storage for his business, which is a permitted accessory use.

The residential property which is currently located at 901 1st Ave NW is not a permitted use, and the applicant stated he plans to demolish it.

The proposed site of the detached garage must meet all dimensional standards set by the UDC.

UDC Section 6.001 Dimensional Standards Chart

I-1 Light Industrial and Business Park

Minimum Front Yard Setback: 40 ft

Minimum Side Yard Setback: 15 ft

Minimum Rear Yard Setback: 25 ft

Maximum Height: 50 ft

Maximum Land Coverage by Structures: 40%

Additional dimensional standards for an accessory building are outlined in UDC Section 6.002 (E) (2) and (3). It states that accessory buildings may be located any place to the rear of the principal building. The proposed location is further east than the existing shed, meeting this requirement.

Contingent on the proposed minor subdivision, the proposed site would meet all of the required setbacks for this property. If, for whatever reason, the minor subdivision is not approved, the applicant would be required to obtain a Variance from the minimum rear yard setback requirement.

The Unified Development Code also lists specific standards that must be considered when evaluating a CUP for relocating a structure.

UDC Section 6.002 Character and Building Standards

(G) Relocating Structures

(1) Permit Required

No person shall move any principal building from within or without the City limits to a new location within the City without first obtaining a Conditional Use Permit in accordance with the provisions of Section 3.002 (E) of the United Development Code. An application for such Conditional Use Permit shall indicate the origin and destination of such building, and the route over which it is to be moved. The application shall also indicate the location of the lot on which the house is to be located, the dimensions of the lot, and the proposed location of the structure on the lot along with setback distances. No permit to move a building shall be issued unless and until the following conditions are fully complied with and approved by the City Council.

- (a) The building to be moved must comply in all respects with the State Building Code, other pertinent State rules and regulations, and the City Code.
- (b) The lot on which the building is to be located must meet all the minimum dimensional requirements of the zoning district in which it is located.
- (c) The building must be placed on the lot so as to meet all the front, side, and rear yard requirements as set forth in this Ordinance.
- (d) Payment of a deposit as set on the City fee schedule, to be refunded upon final occupancy, grading, and landscaping.
- (e) Factors that must be considered by the Planning Commission and City Council when reviewing the Conditional Use Permit application:
 1. Whether the structure is in disharmony with the established or expected pattern of development in the neighborhood that it would destroy the overall appearance of the neighborhood.
 2. The extent of disharmony, if any, of the proposed structure with the existing age, bulk, architectural style, and quality of construction surrounding it.
 3. The structure will not substantially diminish or impair property values within the neighborhood.

(2) Electrical Corrections Requirements.

- (a) In every case in which the removal or displacement of any overhead electrical or other wires is required, it shall be the duty of the person, association, or corporation owning, operating, or controlling said wires to remove or displace the same, so far as the same way may be necessary to effect the removal thereof, shall be authorized by such permit.
- (b) The person moving the structure must notify the person, association, or corporation owning, operating, or controlling said wires to remove or displace the same facilities the removal of said wires sufficiently to allow the passage of said building along the street over which said wires are suspended.

- (c) Any expenses incurred or to be incurred in the moving, removing, or displacing of such wire shall be paid for by the person moving the structure.

Additional requirements, as highlighted above, must also be addressed in consideration of this Conditional Use Permit. Overall, Planning Staff believes that the proposed relocation of the garage meets the requirements of the Unified Development Code that are specifically laid out for relocating structures, as elaborated upon below.

Section 6.002 Character and Building Standards (G)(1)(e)

1. Whether the structure is in disharmony with the established or expected pattern of development in the neighborhood that it would destroy the overall appearance of the neighborhood.

Staff believes that the garage would not be in disharmony with the established or expected pattern of development in the neighborhood so as to destroy the overall appearance of the neighborhood as it will only be moved one parcel north from where it currently sits and it is currently not at disharmony with the surrounding neighborhood.

2. The extent of disharmony, if any, of the proposed structure with the existing age, bulk, architectural style, and quality of construction surrounding it.

Staff believes that the garage will not be in disharmony with the existing age, bulk, architectural style, and quality of the construction surrounding it as the garage will be moved only one parcel north from where it was built, and because it is a standard garage which will be re-sited upon being moved.

3. The structure will not substantially diminish or impair property values within the neighborhood.

Staff believes that the structure will not diminish or impair property values within the neighborhood as it is a standard garage which is being relocated one parcel north from where it currently sits, and it will be resided upon being moved.

Neighborhood Conditions and Nearby Land Uses

The property the garage is being moved from (901 1st Ave NW) is directly south of the property the garage is being moved to (903 1st Ave NW).

North: Residential properties zoned R1 Single Family Residential.

West: Chart Industries.

South: The new site of the garage will be north of an empty parcel that the applicant states will be used industrially, and then a singular residential property zoned R1 Single Family Residential.

East: Undevelopable floodplains.

Staff Comments

City Engineer Chris Knutson with SEH stated he does not have any concerns with the proposed relocation.

Community Development Director Ken Ondich noted that structures that are moved but not immediately put on a foundation can be a safety issue. He stated that a condition should be imposed, requiring that the garage must be barricaded off if it is moved but not yet put on its permanent foundation.

Building Official Scott Sasse stated that the garage will be subject to foundation permits and inspections. If it is heated, the insulation will be required to follow current building and energy code requirements. The electrical system will need to be inspected by the State, and any code deficiencies updated. New gas utility lines would be subject to permitting and air testing.

Electric Operations Supervisor Ken Zweber noted that the electricity for the garage currently comes from the house, and that the owner will be responsible for disconnecting this. The applicant stated that he may obtain a new electric service hookup for the garage rather than connecting it to the existing building, but this is not currently required by the City.

Public Works Director Matt Rynda noted that properties further north on 1st Ave NW and emergency services must be notified prior to the building being relocated due to the potential of the road being blocked, as it is a dead end road.

Chief of Police Tim Applen noted that there are no alternative points of access for the properties further north on 1st Ave NW, and that the move could potentially fully block off this access, posing a danger if there is an emergency. He also noted that cars occasionally park on the west side of 1st Ave NW.

Following staff comments, the following conditions have been proposed:

- If the garage is to be moved and not immediately placed on its permanent foundation, the garage must be placed on its permanent foundation within 30 days of being moved, and must be barricaded off with temporary fencing during this time.
- All properties and property owners that are north of 901/903 1st Ave NW, including Chart Industries, shall be notified at least 10 days in advance of the period of time the structure will be relocated and access along 1st Ave NW may be limited or blocked.
- The police department, fire department, and emergency medical services shall all be notified at least 10 days in advance of the period of time the structure will be relocated and access along 1st Ave NW may be limited or blocked.
- 3 days prior to the relocating of the structure, temporary no parking signs shall be put in the western and eastern right of ways of 1st Ave NW for the portion of the road that will be utilized for relocating the structure. These shall be removed following the relocating of the structure.

Utilities Notes

There are no overhead powerlines along the portion of 1st Ave NW where this structure relocation would take place.

There is a streetlight and transformer along the east right of way of the road, just at the southwest corner of 903 1st Ave NW. The applicant must be particularly careful of this when relocating the structure to avoid any unwarranted damage.

The garage is currently connected to electric. Upon being relocated, the applicant stated he plans to have electric and gas hooked up, with water roughed in on the new slab but potentially not connected immediately. As noted by Building Official Scott Sasse, all applicable permits must be obtained by the applicant.

Additional comments are noted above under staff comments.

WAC/SAC Fees

No water and sewer access charges will be due until water/sewer connection is made to the structure.

Screening Requirements

Because the property north of 903 1st Ave NW is residential, all regulations regarding screening for industrial uses abutting residential districts must be followed as they are outlined in Section 6.002 (B)(1) of the Unified Development Code. Upon any redevelopment of 901 1st Ave NW to an industrial use, screening must be provided on the south side of the property to screen it from the residential property located at 803 1st Ave NW.

FEMA Floodplain Information

This property contains FEMA Floodplains with a regulatory floodway and 100 year floodplain (Zone AE – teal color, red hatched where the floodway is, as seen on Attachment B) as mapped at approximately 960.1 feet, as seen on FEMA Map 27079C0087E effective 07/17/2024.

It is noted that there is some “Zone X” floodplain (orange color) on these parcels, which does not have an established base flood elevation. The Regulatory Flood Protection Elevation (RFPE) requires that the low elevation of the structure must not be lower than 1.5’ above the 100 year floodplain official, which requires that the structure may not be any lower than 961.6’.

Applicant's Statement

Pat Sullivan with Paddy O'Properties, regarding why he wants to move the garage rather than keep it in place or build a new one on the 903 property, stated the following on August 11th:

The garage is a nice size and well built. I don't want the possibility of it being destroyed when the house is burned down or demolished. The garage by itself limits what I can do with 901 so my initial thought was to sell it. However, looking at the entire property including 903, the garage would fit well on the north side of the fenced in area. I constantly have interim storage needs in the real estate business, which is what it is presently being used for. I have siding for the outside and have contractors already lined up to do the move, concrete work, rough-in plumbing, and finishing so the garage is presentable.

Criteria for Granting Conditional Use Permits

Section 3.002 (E) of the Unified Development Code states that the purpose of a Conditional Use Permit is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health, and safety. In making the determination of whether or not the conditional use is to be allowed, the City may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises, or on any adjoining roads, and all other or further factors as the City shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health, and safety.

The applicant is requesting a Conditional Use Permit to allow for the relocating of a garage from 901 1st Ave NW to 903 1st Ave NW.

In granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the Comprehensive Plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the City Council shall evaluate the criteria noted below. Staff has attempted to evaluate the established criteria for this specific request. Staff's comments are highlighted below in yellow.

- A. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area.
 - i. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area because the existing garage will be moved north by one parcel and will be utilized for storage as it was before, except this time for industrial/commercial purposes.
- B. The use will be sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

- i. The use will be sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land because the garage will be moved to a site where exterior storage previously was, which is zoned industrially, screened by trees and distance from a residential property to the north, and because the land east of the garage is undevelopable due to floodplains.
- C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
 - i. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties because the garage will only be moved north by one parcel and the site must meet all industrial screening requirements set forth within the Unified Development Code.
- D. The use, in the opinion of the City Council, is reasonably related to the overall needs of the City and to the existing land use.
 - i. The use is reasonably related to the overall needs of the City and to the existing land use because the garage is being moved to change from a residential use to an industrial use on land that was rezoned from R1 Single Family Residential to I1 Light Industrial and Business Park.
- E. The use is consistent with the purposes of the Unified Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - i. The use is consistent with the purposes of the Unified Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use because a garage used for storage is a permitted accessory use within the I1 Light Industrial and Business Park district.
- F. The use is not in conflict with the Comprehensive Plan of the City.
 - i. The use is not in conflict with the Comprehensive Plan of the City because the land is zoned as Industrial.
- G. The use will not cause traffic hazard or congestion.
 - i. The use will not cause traffic hazard or congestion because the garage is moving one parcel north and will not see an increase of traffic, and the congestion that will be caused by moving the property will be communicated to surrounding property owners in advance and will be momentary.
- H. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.
 - i. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided because the structure will require minimal utilities, access, and facilities beyond what it already utilizes.

Additional factors must also be considered by the Planning Commission and City Council regarding relocating structures, as outlined in the Unified Development Code Section 6.002 (G)(1)(e).

1. Whether the structure is in disharmony with the established or expected pattern or development in the neighborhood that it would destroy the overall appearance of the neighborhood.
 - i. The structure would not be in disharmony with the established or expected pattern or development in the neighborhood so to destroy the overall appearance of the neighborhood because it will only be moved one parcel north from where it currently sits and it is currently not at disharmony with the surrounding neighborhood.
 2. The extent of disharmony, if any, of the proposed structure with the existing age, bulk, architectural style, and quality of construction surrounding it.
 - i. The structure would not be in disharmony with the existing age, bulk, architectural style, and quality of construction surrounding it as the garage will be moved only one parcel north from where it was built, and because it is a standard garage which will be re-sided upon being moved.
 3. The structure will not substantially diminish or impair property values within the neighborhood.
 - i. The structure would not substantially diminish or impair property values within the neighborhood as it is a standard garage which is being relocated one parcel north from where it currently sits, and it will be re-sided upon being moved.
- I. Section 3.002 (E) (2) of the Unified Development Code states that conditions may be placed upon the approval as are considered necessary to protect the public health, safety, and welfare.
- a. The applicant must follow all requirements of the Building Official, Utilities Department, Public Works Department, and Police Department for moving of the structure.
 - b. This Conditional Use Permit is contingent on the minor subdivision A3-2026 to move the property line of the two affected properties. If the minor subdivision is not granted, a Variance will be required to execute this Conditional Use Permit due to the site of the garage no longer meeting the required rear setback. If the minor subdivision or Variance is not obtained within one calendar year, this Conditional Use Permit shall be revoked.
 - c. If the garage is to be moved and not immediately placed on its permanent foundation, the garage must be placed on its permanent foundation within 30 days of being moved, and must be barricaded off with temporary fencing during this time.
 - d. All properties and property owners that are north of 901/903 1st Ave NW, including Chart Industries, shall be notified by the applicant at least 10 days in advance of the period of time the structure will be relocated and access along 1st Ave NW may be limited or blocked.

- e. The Police Department, Fire Department, and Emergency Medical Services shall all be notified at least 10 days in advance of the period of time the structure will be relocated and access along 1st Ave NW may be limited or blocked.
- f. Three (3) days prior to the relocating of the structure, temporary no parking signs shall be put in the western and eastern right of ways of 1st Ave NW for the portion of the road that will be utilized for relocating the structure. These shall be removed following the relocating of the structure.
- g. This Conditional Use Permit is only valid for moving the existing 940 square feet detached garage that is currently located at 901 1st Ave NW to 903 1st Ave NW.
- h. All requirements of the Unified Development Code must be met, including Section 6.002 (G).
- i. Prior to being occupied, the structure must have its siding replaced, must meet Minnesota State Building Code Requirements, and must be approved by the City's Building Official.
- j. Any damage to the street or public utilities from the moving of the structure will be the responsibility of the applicant.

Staff Recommendation

Staff recommends **approval** of Conditional Use Permit #C3-2026 to allow for the relocation of a garage from 901 1st Ave NW to 903 1st Ave NW, as proposed by Paddy O'Properties, for the following reasons:

- A. The use will not create an excessive burden on existing parks, schools, streets, and other public facilities which serve or are proposed to serve the area because the existing garage will be moved north by one parcel and will be utilized for storage as it was before, except this time for industrial/commercial purposes.
- B. The use will be sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land because the garage will be moved to a site where exterior storage previously was, which is zoned industrially, screened by trees and distance from a residential property to the north, and because the land east of the garage is undevelopable due to floodplains.
- C. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties because the garage will only be moved by one parcel and the site must meet all industrial screening requirements set forth within the Unified Development Code.
- D. The use is reasonably related to the overall needs of the City and to the existing land use because the garage is being moved to change from a residential use to an industrial use on land that was rezoned from R1 Single Family Residential to I1 Light Industrial and Business Parks.

- E. The use is consistent with the purposes of the Unified Development code and the purposes of the zoning district in which the applicant intends to locate the proposed use because a garage used for storage is a permitted accessory use within the I1 Light Industrial Business Park district.
- F. The use is not in conflict with the Comprehensive Plan of the City because the land is guided as Industrial.
- G. The use will not cause traffic hazard or congestion because the garage is moving one parcel north and will not see an increase of traffic, and the congestion that will be caused by moving the property will be communicated to surrounding property owners in advance and will be momentary.
- H. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided because the structure will require minimal utilities, access, and facilities beyond what it already utilizes.
- I. The structure would not be in disharmony with the established or expected pattern or development in the neighborhood so to destroy the overall appearance of the neighborhood because it will only be moved one parcel north from where it currently sits and it is currently not at disharmony with the surrounding neighborhood.
- J. The structure would not be in disharmony with the existing age, bulk, architectural style, and quality of construction surrounding it as the garage will be moved only one parcel north from where it was built, and because it is a standard garage which will be re-sided upon being moved.
- K. The structure would not substantially diminish or impair property values within the neighborhood as it is a standard garage which is being relocated one parcel north from where it currently sits, and it will be re-sided upon being moved.

And with the following proposed conditions to protect the public health, safety, and welfare:

- a. The applicant must follow all requirements of the Building Official, Utilities Department, Public Works Department, and Police Department for moving of the structure.
- b. This Conditional Use Permit is contingent on the minor subdivision A3-2026 to move the property line of the two affected properties. If the minor subdivision is not granted, a Variance will be required to execute this Conditional Use Permit due to the site of the garage no longer meeting the required rear setback. If the minor subdivision or Variance is not obtained within one calendar year, this Conditional Use Permit shall be revoked.
- c. If the garage is to be moved and not immediately placed on its permanent foundation, the garage must be placed on its permanent foundation within 30 days of being moved, and must be barricaded off with temporary fencing during this time.

- d. All properties and property owners that are north of 901 1st Ave NW, including Chart Industries, shall be notified by the applicant at least 10 days in advance of the period of time the structure will be relocated and access along 1st Ave NW may be limited or blocked.
- e. The Police Department, Fire Department, and Emergency Medical Services shall all be notified at least 10 days in advance of the period of time the structure will be relocated and access along 1st Ave NW may be limited or blocked.
- f. Three (3) days prior to the relocating of the structure, temporary no parking signs shall be put in the western and eastern right of ways of 1st Ave NW for the portion of the road that will be utilized for relocating the structure. These shall be removed following the relocating of the structure.
- g. This Conditional Use Permit is only valid for moving the existing 940 square feet detached garage that is currently located at 901 1st Ave NW to 903 1st Ave Nw.
- h. All requirements of the Unified Development Code must be met, including Section 6.002 (G).
- i. Prior to being occupied, the structure must have its siding replaced, must meet Minnesota State Building Code Requirements, and must be approved by the City's Building Official.
- j. Any damage to the street or public utilities from the moving of the structure will be the responsibility of the applicant.

Attachments

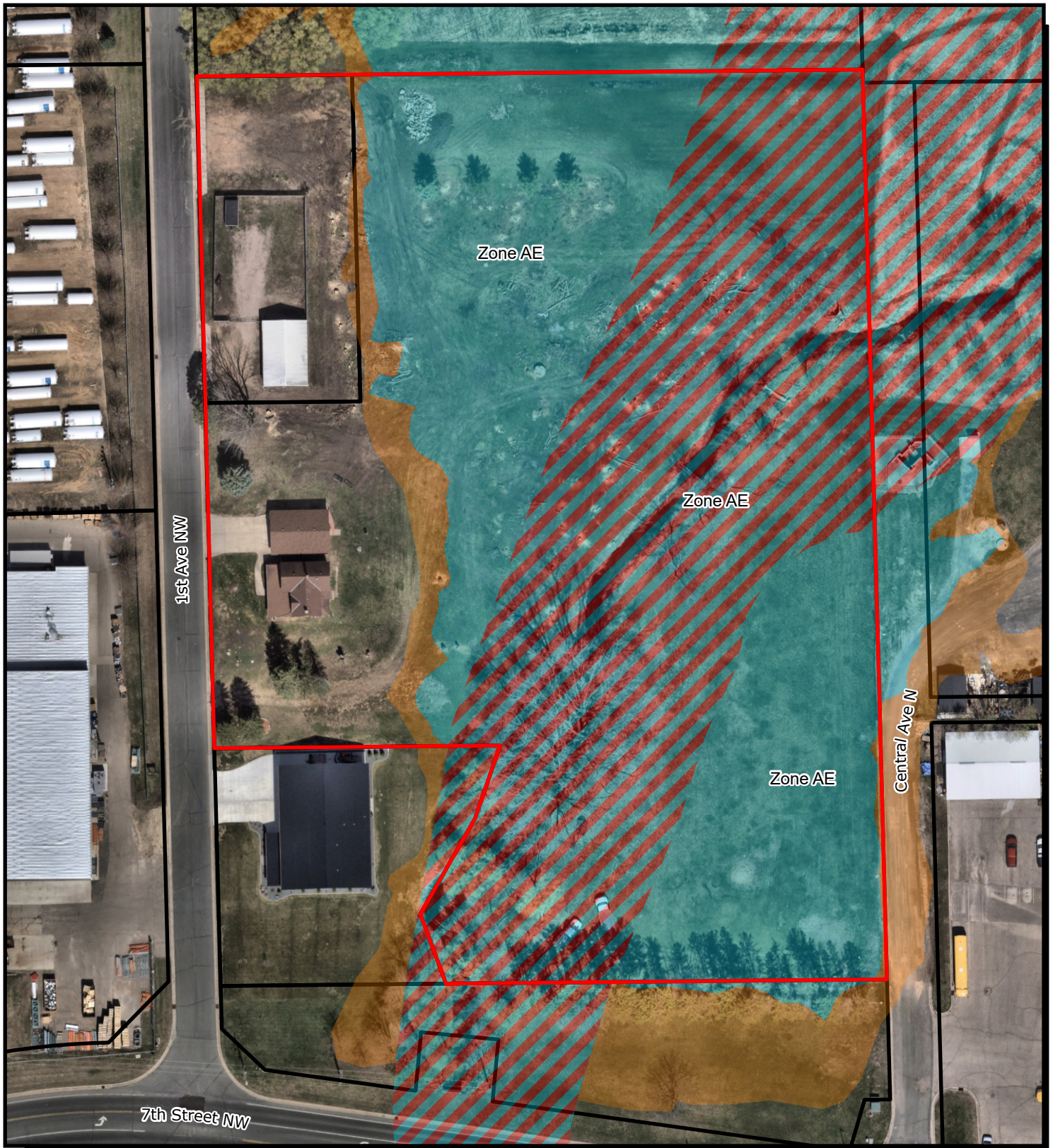
- A. Site Map Aerial – Dated 08/14/2026
- B. Site Map Flood Plains – Dated 08/14/2026
- C. Site Map Zoning Districts – Dated 08/14/2026
- D. Pictures of the Site – Dated 08/14/2026



CUP 3-2026
901 and 903 1st Ave NW



August 14, 2026.
New Prague Planning Department.
The City is not responsible for any inaccuracies or
damages arising from the use of this map. Disclaimer
provided pursuant to Minnesota Statute 466.03 21.

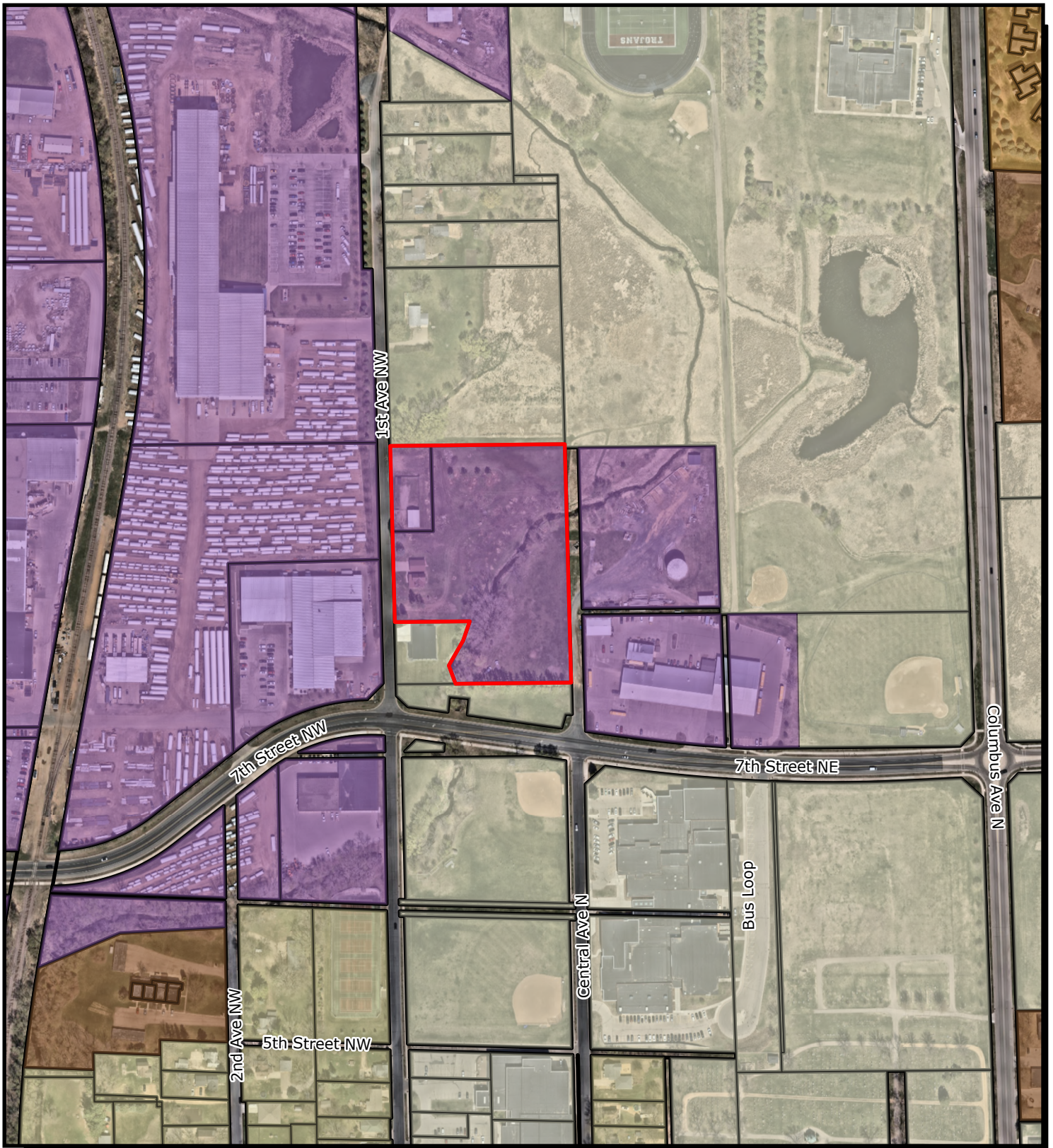


CUP 3-2026
901 and 903 1st Ave NW



0 60 120 ft.

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CUP 3-2026 901 and 903 1st Ave NW



0 235 470
ft.

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Garage where it currently is on 901 1st Ave NW.



Garage where it currently is on 901 1st Ave NW.



Garage currently located at 903 1st Ave NW



View of both 903 and 901 1st Ave NW. Garage will go approximately where blue trailer currently is.



Looking north along 1st Ave NW



Looking south along 1st Ave NW