



PLANNING COMMISSION MEETING AGENDA

City of New Prague

Wednesday, February 25, 2026 at 6:30 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

2. PUBLIC FORUM

(Public Forum is intended to afford the public an opportunity to address comments, questions and concerns with the Planning Commission. Speakers limited to five minutes)

3. APPROVAL OF REGULAR AGENDA

4. APPROVAL OF PREVIOUS MEETING MINUTES

- a. February 4, 2026 Special Meeting Minutes

5. NEW BUSINESS

- a. Request for Variance #V102026 - Variance from Landscaping Requirements at 701 6th Street NW Aventus, LLC - applicant

6. OLD BUSINESS

- a. None

7. MISCELLANEOUS

- a. Annual Community Development Reports
 - i. 2026 Lot Inventory: Commercial, Industrial, Residential
 - ii. Annual Commercial Building Audit 2026
 - iii. Summary of 2025 Growth Statistics
 - iv. Rental Licensing Map 2026
- b. Monthly Business Updates

8. ADJOURNMENT

*Anyone speaking to the Planning Commission
shall state their name and address for the record.
Thank you.*

THE PURPOSE OF THE ZONING ORDINANCE IS TO PROMOTE THE HEALTH, SAFETY, ORDER, CONVENIENCE AND GENERAL WELFARE, BY REGULATING THE USE OF LAND, THE LOCATION AND USE OF BUILDINGS AND THE ARRANGEMENT OF BUILDINGS ON LOTS, AND THE DENSITY OF POPULATION IN THE CITY OF NEW PRAGUE.

Special Meeting Minutes
New Prague Planning Commission
Wednesday, February 4th, 2026

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Chair Dan Meyer.

The following members were present: Chair Dan Meyer, Shawn Ryan, and Brandon Pike.

The following members were absent: Jason Bentson.

The following City Staff were present: Community Development Director Ken Ondich and Planner Evan Gariepy.

2. Public Forum

The public forum was not opened as there were no members of the public in attendance.

3. Approval of Regular Agenda

A motion was made by Ryan, seconded by Pike, to approve the December 17th, 2025, regular meeting agenda. Motion carried (3-0).

4. Approval of Previous Meeting Minutes

A. December 17th, 2025, Regular Meeting

A motion was made by Pike, seconded by Meyer, to approve the December 17th, 2025, regular meeting minutes. Motion carried (2-0-1), Ryan abstained.

5. NEW BUSINESS

A. None

6. OLD BUSINESS

A. Unified Development Code Public Hearing Follow Up

Planning and Community Development Director Ondich presented the update for the UDC that was provided by Senior Planner Jeff Matzke of Bolton & Menk.

Ondich stated that returning to requiring a sidewalk on only one side of the sidewalk of most residential neighborhoods is what the City had done in the past, and was better received by the Planning Commissioners at the last meeting as well as by Randy Kubes

who provided public comment at the public hearing. Ryan asked if the sidewalk ordinance applies to street reconstructions, and Ondich stated they will not and it's only for new developments. Ryan said that there should be an ordinance regarding whether reconstructions get sidewalks.

Ondich stated that he had spoken with realtor and developer Randy Kubes regarding the new proposed tree preservation language and stated that he was in support of it versus what was originally in the draft ordinance. Ondich stated staff would use common sense regarding heritage trees that have been deemed dangerous, dead, or dying by an arborist and that they would not go towards the amount of tree inches to be replaced. He also stated that reducing the required planted tree caliper size to 1.5" results in healthier and larger trees over time.

Ondich stated that the proposed language for approving alternative B-1 design requirements could require Planning Commission and/or City Council approval rather than just Zoning Administrator approval. Pike and Ryan expressed support for having it require Planning Commission and City Council approval. Ondich stated that it could be re-worded to be a variance process.

Ryan inquired if the City Council will have a public forum for the Unified Development Code, and Ondich stated that they can choose to, but it is not required.

A motion was made by Ryan, seconded by Pike, to forward the final draft of the Unified Development Code to the City Council for introduction, further discussion, and eventual approval. Motion carried (3-0).

7. Miscellaneous

A. Java Companies – Annexation and Rezoning Request

Ondich presented information regarding the proposed annexation and rezoning by Java Companies. He stated that the application was not complete, and that it is partially waiting on the Alton Ave. NE traffic study.

B. Alton Ave. NE Study Update

Ondich stated that the Alton Ave. NE traffic study is being updated due to the passage of time as well as the proposed development by Java Companies and other inquiries adjacent to the corridor. Ryan asked why Alton Ave is a County Road, and Ondich stated that it connects the County road system with the State Highway. Ondich stated a reevaluation of cost participation is a portion of the updated study. He stated the study should hopefully be done by April.

C. Monthly Business Update

Ondich presented the monthly business update as information.

8. Adjournment

A motion was made by Pike, seconded by Ryan, to adjourn the meeting at 7:22 pm. Motion carried (3-0).

Respectfully submitted,



Evan C. Gariepy
Planner



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

MEMORANDUM

TO: PLANNING COMMISSION
FROM: EVAN C. GARIEPY – PLANNER
SUBJECT: REQUEST FOR VARIANCE #V1-2026 TO REDUCE FRONTAGE TREE SCREENING REQUIREMENTS AND TO PERMIT PLANTING TREES WITHIN AN EASEMENT ON LOTS 4 AND 5, BLOCK 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION.
DATE: FEBRUARY 19TH, 2026

Background / History

The applicant, Aventus Investments, LLC, is in the process of purchasing two lots within the industrial park from the New Prague Economic Development Authority (EDA). The plots being purchased are in the I1 Light Industrial Zoning District. The applicant plans to build an approximately 50,000 square foot multi-tenant industrial flex building. The proposed building takes up two parcels of land, which are currently in the process of being combined through an Administrative Minor Subdivision by the EDA. A companion drainage and utility easement vacation is also being reviewed. The combination and easement vacation is contingent on the sale of the lot to Aventus Investments, LLC.

The applicant is requesting a variance for a reduction in the frontage tree screening requirements and to permit planting trees within a drainage and utility easement. The tree screening requirements along the street frontage require trees to be no further than 40 feet apart. The zoning ordinance also prohibits trees from being planted within easements.

The applicant is proposing a more exposed frontage from the road for better visibility of the property. The building will be a multi-tenant industrial/commercial flex building, whereas most other buildings in the industrial park are just single tenant industrial. They also propose having additional perennial plants and ornamental trees for landscaping around the property in lieu of just having perimeter trees spaced at 40’ intervals as required by the screening ordinance. The landscape is intended to enhance the appearance of the building, rather than hide it from the street. Due to the proposed design of the parking lot, this requires planting landscaping within

the utility and drainage easement on the south and west sides of the property. The proposed landscaping in the north easement is north of a storm water pond and existing storm sewer line.

Legal Description

The current legal descriptions of the properties:

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota.
Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota.

The New Prague EDA is in the process of obtaining a Minor Subdivision to combine the two lots, which would result in a single lot with the following legal description:

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota
AND
Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11th ADDITION, Scott County, Minnesota.

Neighborhood Conditions and Nearby Land Uses

The property is located within the City’s industrial park, which is all zoned I1 Light Industrial.

North: Undeveloped and unannexed land that is guided Industrial in the Comprehensive Plan.
East: I1 Light Industrial.
South: I1 Light Industrial.
West: I1 Light Industrial. One block west is undeveloped land that is zoned RM Medium Density Residential, but guided as I1 Light Industrial should expansion be considered.
South: I1 Light Industrial.

Zoning

The property is zoned I1 Light Industrial.

Section 707 Screening of the Zoning Ordinance states the following:
2. Industrial Uses Abutting Commercial or Industrial Districts
A. A single row of deciduous or evergreen trees is required and must be a minimum height of 8’ with a minimum diameter of 2.5” measured six inches above the ground level. **Tree spacing shall be 40’ around the perimeter of the property** abutting commercial or industrial districts.

The Zoning Ordinance defines an easement as follows:
71. Easement – A grant by an owner of land **for a specific use to persons or agencies other than the owner.**

Section 717 Off-Street Parking and Loading of the Zoning Ordinance states the following:
2. Design and Dimensions of Off-Street Parking Facilities

M. Landscaping

(2) Interior Landscaping Requirements. In all parking areas [...] that contain more than 50 parking spaces, planting islands must be provided to occupy a minimum of three percent of the gross parking area.

The parking area of the property is approximately 65,200 square feet. Three percent of this is approximately 2,000 square feet.

Statement of Practical Difficulties

A statement from Aventus Investments, LLC, from February 4th, 2026 has been attached.

Staff Notes

Regarding reducing landscaping screening requirements, staff believes that the proposed increase in parking lot planting islands is a suitable substitution for complete screening of the south side of the building. The ordinance requires that trees have a minimum spacing of 40 feet, and the applicant is proposing 80 foot spacing.

Within the parking lot, the applicant is required to have at least 2,000 square feet of landscaped planted islands, or approximately 3% of the total parking area. The proposed layout of the property includes approximately 4,000 square feet of landscaped planted islands. The south frontage will also not be entirely devoid of trees, but instead have small clusters of smaller trees and ornamental plants.

The City Engineer Chris Knutson with SEH, Public Works Director Matt Rynda, and Electric General Manager Bruce Reimers were all consulted due to concerns over allowing landscaping in the easements. The following is the consensus from them:

North easement: There are concerns with this due to trees being near a storm sewer line and potentially reducing access. Ultimately it’s an issue regarding maintenance of the stormwater line and the easement still exists and the trees will be moved as far away from the stormwater line itself. Staff suggests adding a condition about removal and replacement of the trees in easements if work is necessary in the future.

East easement: The single tree in the easement should be moved west by 1 foot, meaning that there is no landscaping in this particular easement.

South easement: Reimers confirmed that the fiberoptic line is 12’ deep, and should not be an issue with landscaping. The trees proposed here are smaller, and likely shouldn’t be as big of an issue as full-sized trees would be. Landscaping and grading must accommodate a future trail.

West easement: All trees are approximately 3’ into the easement, leaving approximately 7’ between the landscaping and existing sidewalk. Reimers stated that they may need to install an electrical conduit or to utilize underground boring when access is eventually required.

The City Engineer Chris Knutson with SEH stated that he would like the following conditions:

- 1. The developer will grade the south right-of-way to accommodate the future trail.
- 2. A grading plan will be provided prior to approval of a variance.

Additionally, in the event that access into the easement is required, the City recommends an additional condition be added in that the city must be reimbursed for any landscaping trimming or removal. The applicant is also responsible for replacing the landscaping within a reasonable time frame to meet the city’s landscaping/screening requirements in place at the time of removal. If the landscaping causes any damage with drain tile, the property owner is similiary responsible for maintenance or repair.

Criteria for Granting Variances - Section 507

The Zoning Ordinance defines a variance as follows: A modification or variation of the provisions of this Ordinance where it is determined that by reason of unique circumstances relating to a specific lot, that strict application of the Ordinance would cause practical difficulties. Practical difficulties is a legal standard set forth in law that cities must apply when considering applications for variances. To constitute practical difficulties, all three factors of the test must be satisfied, which are reasonableness, uniqueness and essential character. The Zoning Ordinance’s criteria addresses these standards.

The Zoning Ordinance identifies criteria for granting variances as noted below. These items must be evaluated by the Planning Commission and City Council when considering variance requests. It is important to note that variances should only be granted in situations of practical difficulties. A variance may be granted only in the event that all of the circumstances below exist. Staff has attempted to evaluate the established criteria for this specific request. Staff’s comments are highlighted in yellow below:

- A. The variance is in harmony with the general purposes and intent of this Ordinance. (The variance is in harmony with the general purposes and intent of the Ordinance because landscaping is a permitted use within the I1 Light Industrial Zoning District.)
- B. The variance is consistent with the comprehensive plan. (The proposed variance is consistent with the comprehensive plan because landscaping is a permitted use within the I1 Light Industrial Zoning District.)
- C. The applicant proposes to use the property in a reasonable manner not permitted by this Ordinance, the City Code or the City Subdivision Ordinance. (The applicant proposes to use the property in a reasonable manner by replacing the required frontage landscaped trees with smaller plants, expanded planting islands, and having a more aesthetically appealing building above and beyond what is required within the I1 Light Industrial Zoning District.)

- D. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property since enactment of this Ordinance has had no control. The unique circumstances do not result from the actions of the applicant. (Unique circumstances apply to this property in that the property will be multi-use and require additional parking above what is required, requiring that landscaping be in the easements for the parking lot to fit, and by having a more aesthetically appealing building thus requiring less visual screening from the street frontage.)
- E. The variance does not alter the essential character of the neighborhood. (The variance does not alter the essential character of the neighborhood because landscaping is a permitted use within the I1 Light Industrial Zoning District and the enhanced building appearance, despite having less perimeter trees along the front façade along 6th Street NW, will actually have an enhanced appearance over typical required buildings and landscaping plans.)
- F. That the variance requested is the minimum variance which would alleviate the practical difficulties. Economic conditions alone do not constitute practical difficulties. (The variance requested is the minimum variance which would alleviate the practical difficulties because permitting landscaping within the drainage easements will allow for a larger parking lot without reducing the landscape requirement entirely, and the applicant will still plant landscaping within the south easement that frames the building rather than hiding it.)
- G. The Board of Adjustment may impose such conditions upon the premises benefited by a variance as may be necessary to comply with the standards established by this Ordinance, or to reduce or minimize the effect of such variance upon other properties in the neighborhood, and to better carry out the intent of the variance. The condition must be directly related to and must bear a rough proportionality to the impact created by the variance. No variance shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permit standards lower than those required by federal, state, or local law. (The following additional conditions are to be imposed:
 - a. The developer must grade the south right-of-way to accommodate a future trail.
 - b. A grading plan must be provided prior to the approval of this variance.
 - c. If access to the easement is required, the City must be reimbursed for the trimming or removal of any landscaping. The applicant is also responsible for replacing the removed landscaping at their own expense.)

Staff Recommendation

Staff recommends **approval** of Variance #V1-2026 to allow a variance for a reduction in frontage tree screening requirements and to permit planting trees within an easement on Lots 4 and 5, Block

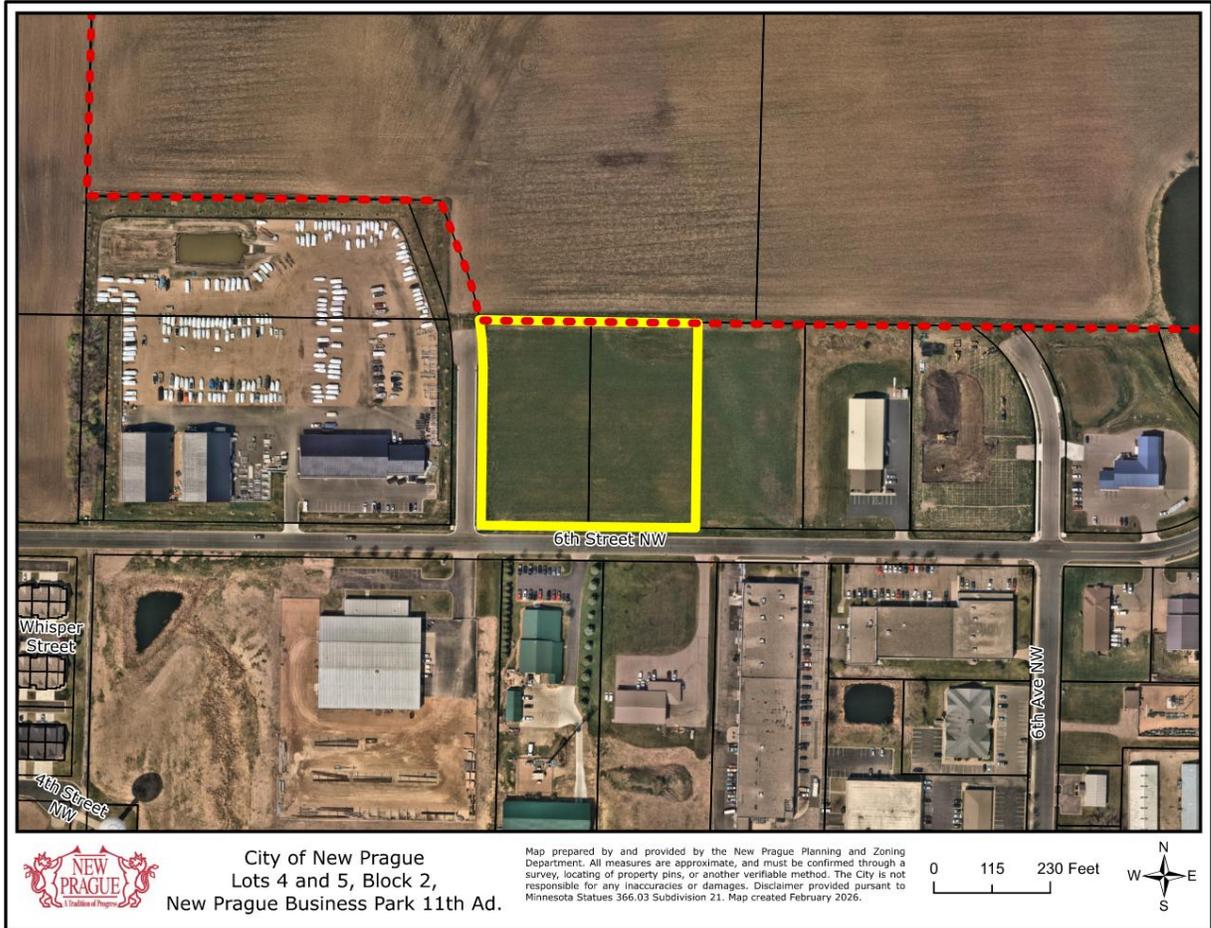
2, New Prague Business Park 11th Addition, as proposed by Aventus Investments, LLC, for the following reasons:

- A. The proposed variance is in harmony with the general purposes and intent of the Zoning Ordinance because landscaping is a permitted use within the I1 Light Industrial Zoning District.
- B. The proposed variance is in harmony with the comprehensive plan because the landscaping is a permitted use within the I1 Light Industrial Zoning District.
- C. The applicant proposes to use the property in a reasonable manner by replacing the required frontage landscaped trees with smaller plants, expanded planting islands, and having a more aesthetically appealing building above and beyond what is required within the I1 Light Industrial Zoning District.
- D. Unique circumstances apply to this property in that the property will be multi-use and require additional parking above what is required, requiring that landscape be in the easements for the parking lot to fit, and by having a more aesthetically appealing building thus requiring less visual screening from the street frontage.
- E. The variance does not alter the essential character of the neighborhood because landscaping is a permitted use within the I1 Light Industrial Zoning District and the enhanced building appearance, despite having less perimeter trees along the front façade along 6th Street NW, will actually have an enhanced appearance over typical required buildings and landscaping plans.
- F. The variance requested is the minimum variance which would alleviate the practical difficulties because permitting landscaping within the drainage easement will allow for a larger parking lot without reducing the landscaping requirements entirely, and the applicant will still plant landscaping within the south easement that frames the building rather than hiding it.
- G. The following additional conditions are to be imposed:
 - a. The developer must grade the south right-of-way to accommodate a future trail.
 - b. A grading plan must be provided prior to the approval of this variance.
 - c. If access to the easement is required, the City must be reimbursed for the trimming or removal of any landscaping. The property owner is also responsible for replacing the removed landscaping at their own expense.
 - d. The property owner is responsible for any damage to the storm drain tile line behind the curb caused by tree roots should maintenance or repair be necessary in the future.

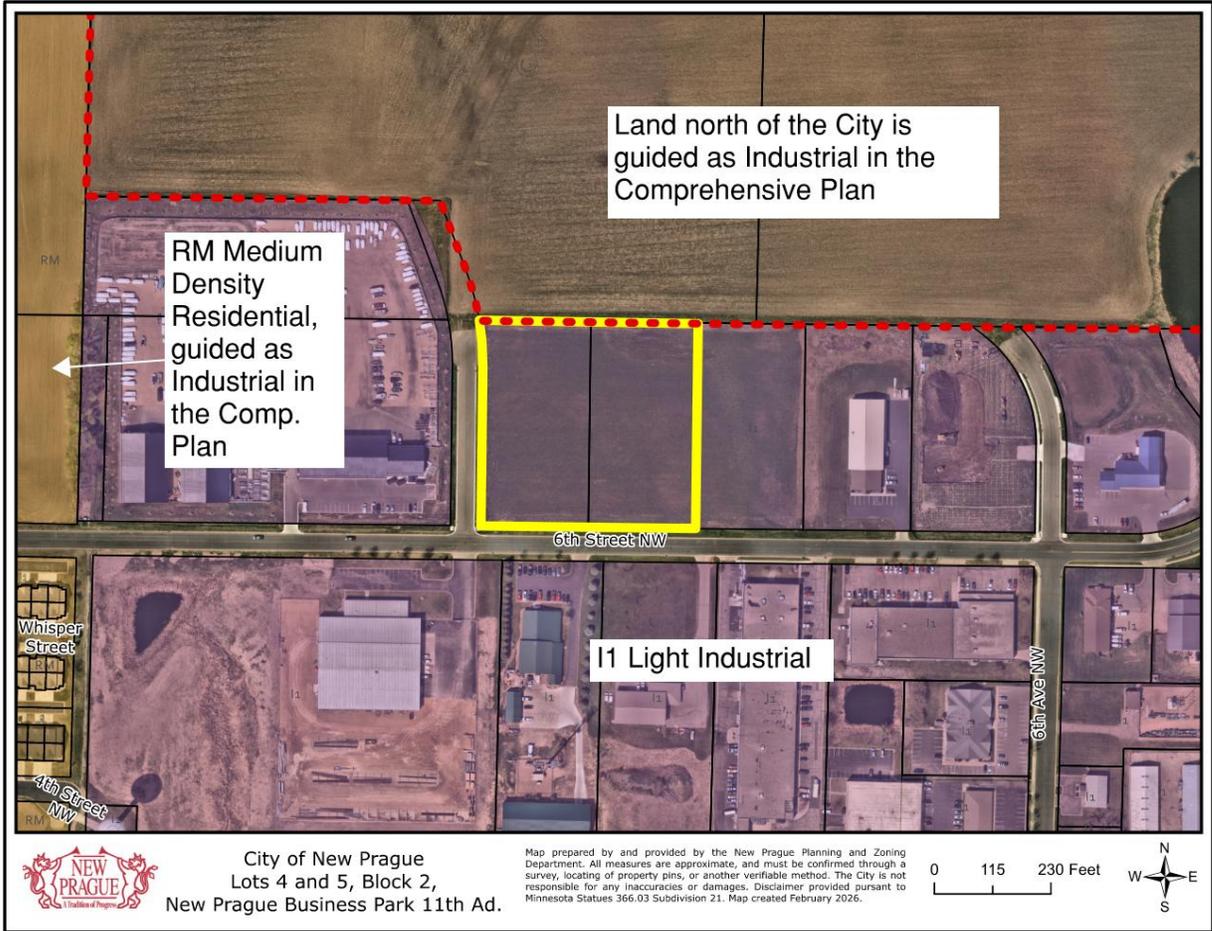
Attachments

- 1. Site Map Aerial – Dated 02/10/2026
- 2. Site Map Zoning Districts – Dated 02/19/2026

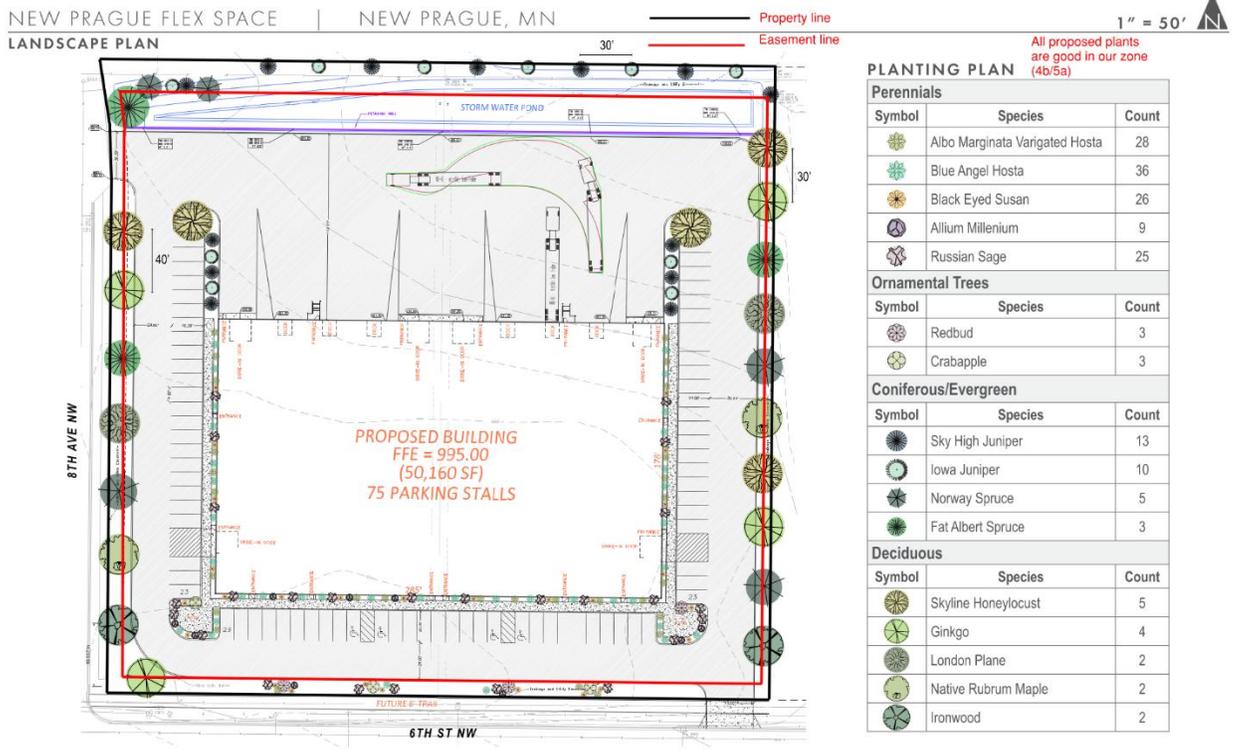
- 3. Proposed Building and Landscape Plan – Dated 02/02/2026
- 4. Exterior Render of the Landscaping – Dated 02/02/2026
- 5. Exterior Render of the Landscaping – Dated 02/02/2026
- 6-10. Images of the property – Dated 02/12/2026



1. Site map aerial of the property. Dated 02/10/2026



2. Site map of the property with the zoning districts. Dated 02/19/2026.



02.02.2026



3. The applicant's proposed landscaping plan. Dated 02/02/2026, staff notes 02/10/2026.

NEW PRAGUE FLEX SPACE | NEW PRAGUE, MN
BUILDING RENDERINGS



02.02.2026



4. Exterior render of the building from the applicant, showing the parking planting islands. Dated 02/02/2026.

NEW PRAGUE FLEX SPACE | NEW PRAGUE, MN
BUILDING RENDERINGS



02.02.2026



5. Exterior render of the building from the applicant, showing the south side of the property. Dated 02/02/2026.



6. Image of the property taken from 6th St NW. Dated 02/12/2026



7. Image of the property from 6th St NW, looking west towards 8th Ave NW and Brick's Boatworks. Dated 02/12/2026.



8. Looking east from the property. Dated 02/12/2026.



9. Looking southeast from the property. Dated 02/12/2026.



10. Looking west from the property. Dated 02/12/2026.

APPLICATION: Request for Variance from Landscape Standards

OWNER: New Prague Economic Development Authority

APPLICANT/PROPOSER: **AVENTUS INVESTMENTS, LLC**

PIDs: 241240060 and 241240050

LEGAL DESCRIPTION: Lots 4 and 5, Block 2, New Prague Business Park 11th Addition

SIZE (ACRES): 1.98 Ac. (lot 5) 1.97 Ac. (lot 4); Total: 3.95 Ac.

LAND USE / ZONING: I1 – Light Industrial

PROPOSED PROJECT: To develop the subject lots with an approximately 50,160 square foot industrial flex building. The multi-tenant building will be oriented with the primary frontage along 6th Street NW. A variance from the landscape standards along the primary frontage is requested.

SUMMARY OF REQUEST:

We are requesting 1) a variance from section 707 of the City’s Zoning Ordinance that requires deciduous and/or conifer tree plantings along the frontage of 6th Street NW at a maximum spacing of one (1) tree per 40-feet of frontage; and 2) a variance to permit the planting of ornamental trees within the drainage and utility easement abutting the 6th Street NW right-of-way. The primary frontage of the multi-tenant building is along the corridor and front doors, entrances and tenant signage is proposed on the south elevation. It is imperative to maintain clear visual access to tenant entrances and signage for the success of the businesses that will occupy the building post-construction; therefore, we are seeking a variance from the tree planting standard. We provide the following analysis of our proposed project based on your criteria for granting variances in Section 507 of your code (adopted Criteria per city code is *italicized*):

- A. *The variance is in harmony with the general purposes and intent of this Ordinance.*

The proposed Project will develop the site with a flex multi-tenant commercial and industrial space which is consistent with the industrial zoning district. We understand that the purpose of the landscaping standards is to provide screening, green space and visual interest in the industrial zoning district. We have designed the building to include additional architectural interest on the façade including awnings and stone accents that exceed the industrial building material standards. Our landscaping plan includes landscaped islands, employee patio spaces and ornamental trees in front of the parking area behind the future trail corridor. We believe that our site and building design is consistent and in harmony with the purpose of the landscape ordinance standards.

- B. *The variance is consistent with the comprehensive plan.*

The City guided the subject site for Industrial use and the proposed Project is consistent with the identified use. The City identifies goals within the industrial land use that promote jobs and grow and support local businesses. The proposed variance allows for a deviation from the landscape standards so that the front

doors and signage are unobstructed since it is a multi-tenant structure. We believe this deviation is consistent with the comprehensive plan as it will help the tenant businesses with visibility and customer navigability.

- C. *The applicant proposes to use the property in a reasonable manner not permitted by this Ordinance, the City Code or the City Subdivision Ordinance.*

The proposed Project will develop the site with a multi-tenant building provide opportunities for new businesses to locate in the community. The ordinance requires significant landscaping along the primary frontage that would obstruct the entries and signage of the tenants if the strict ordinance provisions are enforced. We propose to landscape the front yard area with some ornamental trees and other small scale vegetation that will provide visual interest but will not impede visual access to the businesses.

- D. *Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property since enactment of this Ordinance has had no control. The unique circumstances do not result from the actions of the applicant.*

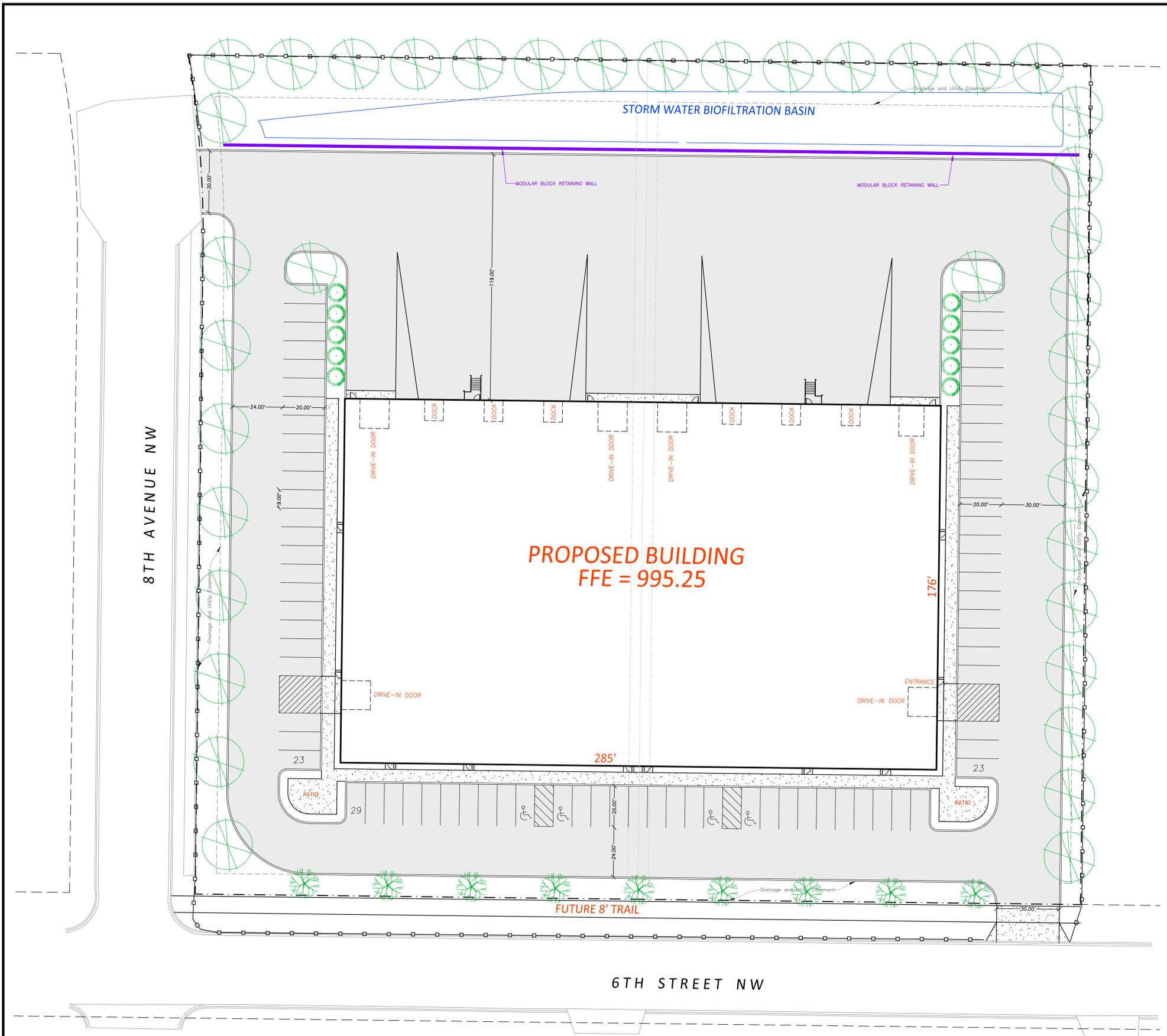
As a multi-tenant building the trailer/truck court shown on the north side of the building is essential to support new industrial/commercial tenants. The site layout is somewhat constrained since it is a corner lot with frontage along two rights-of-way. As such, the truck/trailer court must be sited on the north side of the building rather than along street frontages. The lot depth, as measured from south to north, is a fixed dimension that constrains the size of the building, truck/trailer court and front parking area for customers and employees. By siting the building and parking area as close to the front yard drainage and utility easement as possible, it creates adequate area for the truck/trailer court area and results in a functional multi-tenant site. The lots were previously created with the current dimensions, and we are doing our best to work within the constraints of the lot while creating a high-quality functional industrial development.

- E. *The variance does not alter the essential character of the neighborhood.*

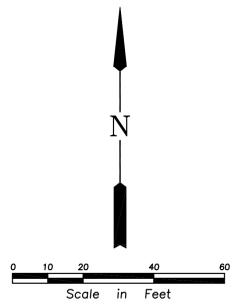
The proposed development is a flex, industrial/commercial multi-tenant building. Surrounding uses include other light industrial, commercial and agricultural uses. The proposed building includes building materials that exceed the industrial standards, landscaping that meets the code requirements along three lot lines, and landscape improvements along 6th Street NW that will provide an interesting corridor.

- F. *That the variance request is the minimum variance which would alleviate the practical difficulties. Economic considerations alone do not constitute practical difficulties.*

The requested variance would allow for a reduction in the amount of landscape screening along the primary frontage at 6th Street NW. While we are requesting a deviation from this standard, to mitigate potential adverse impacts we are proposing additional architectural details on the elevation abutting the right-of-way, and the planting of ornamental trees within the drainage and utility easement to soften the elevation. Additionally, we are proposing patio areas in the front that will create additional visual interest. We have minimized the variance to the extent possible and are confident that the proposed development will meet the City's overall intent for development within the district.



- LEGEND**
- BOUNDARY/ROW/BLOCK LINE
 - - - EASEMENT
 - LOT LINE
 - BUILDING/PARKING SETBACK LINE
 - ▨ PROPOSED CONCRETE
 - PROPOSED STD. DUTY BITUMINOUS



8TH AVENUE NW

6TH STREET NW

PROPOSED BUILDING
FFE = 995.25

285'

176'

23

23

29

29

PATIO

PATIO

FUTURE 8' TRAIL

STORM WATER BIOFILTRATION BASIN

MODULAR BLOCK RETAINING WALL

MODULAR BLOCK RETAINING WALL

DRIVE-IN DOOR

DRIVE-IN DOOR

DRIVE-IN DOOR

DRIVE-IN DOOR

DRIVE-IN DOOR

DRIVE-IN DOOR

ENTRANCE

DOCK

DOCK

DOCK

DOCK

DOCK

DOCK

DOCK

DOCK

DOCK

30.00'

19.00'

49.00'

24.00'

20.00'

20.00'

30.00'

Drainage and Utility Easement

Drainage and Utility Easement

Drainage and Utility Easement

GOPHER STATE ONE CALL

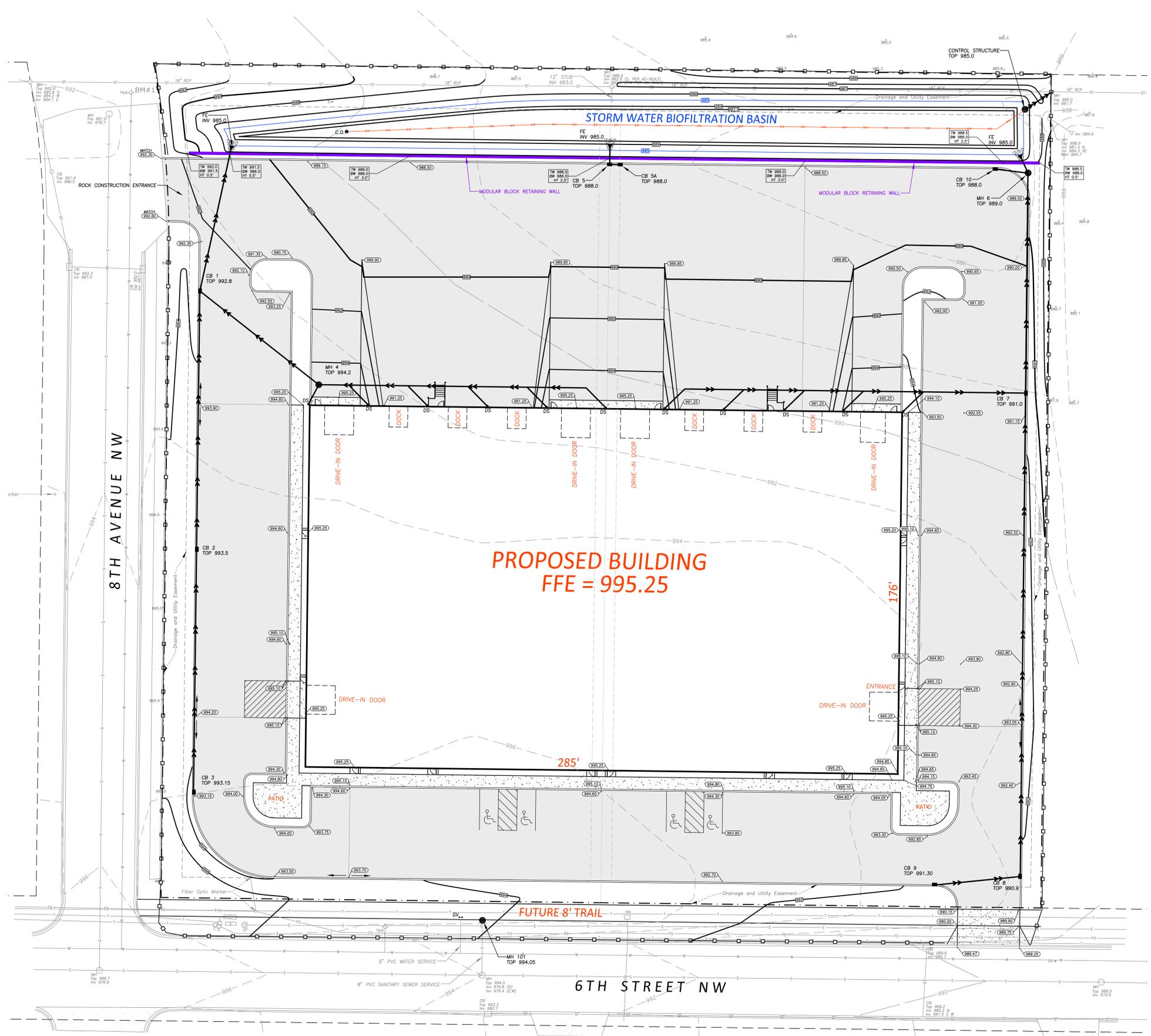
CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eden Prairie, MN 55324
www.rehder.com

PROJECT NO.: 001-XXXX-XXX DRAWING FILE: XXXXXXX.DWG



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 linear feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 linear feet must be completed within 24 hours after connecting to a surface water.
- 7 - All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- 8 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- ▲ PROPOSED GATE VALVE
- ▲ PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED STD. DUTY BITUMINOUS
- ▭ PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- - - EASEMENT
- DRAINAGE ARROW
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- T — EXISTING BURIED TELEPHONE LINE
- FO — EXISTING BURIED FIBER OPTIC LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PRELIMINARY

Name: _____ Date: _____

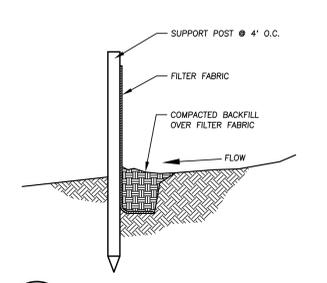
Issued FOR VARIANCE APPLICATION

2-19-26

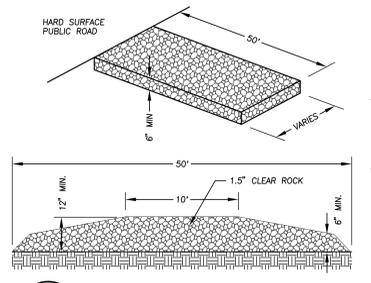
GRADING, DRAINAGE & EROSION CONTROL PLAN
NEW PRAGUE COMMERCIAL BUILDING
CITY OF NEW PRAGUE

SHEET NUMBER

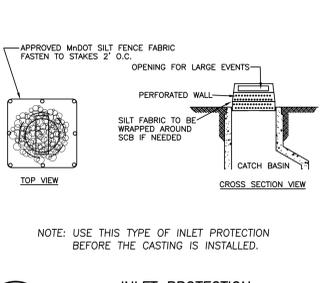
C2



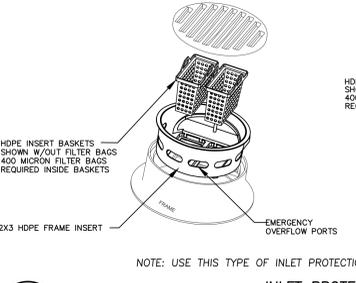
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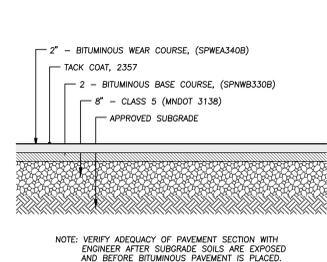
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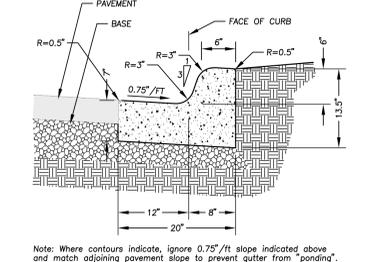
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NO SCALE



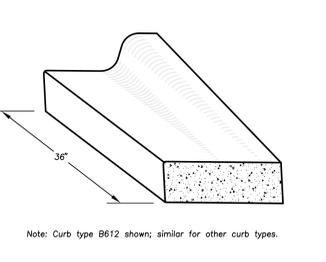
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NO SCALE



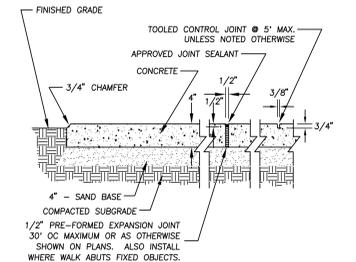
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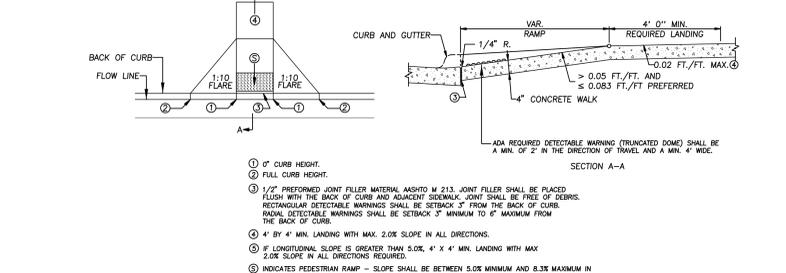
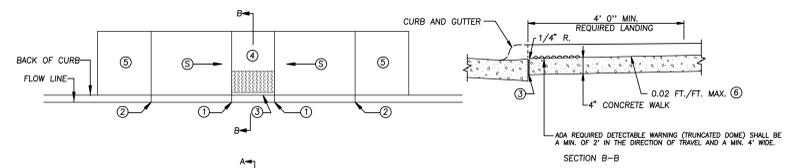
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C3
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NO SCALE



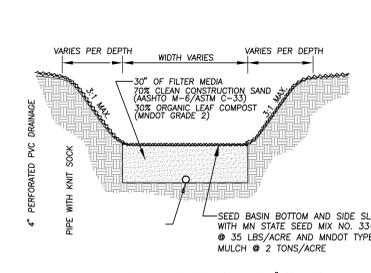
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CURB & GUTTER BEAVERTAIL
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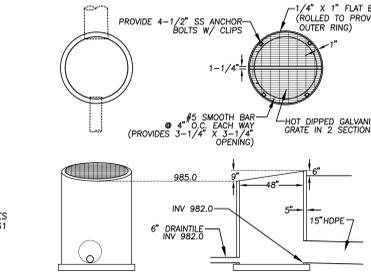
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NO SCALE



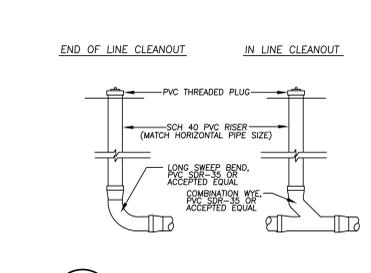
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NO SCALE



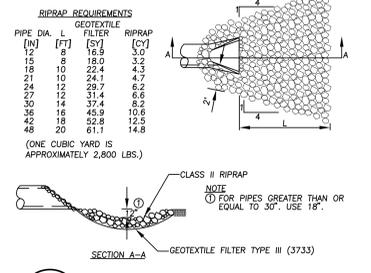
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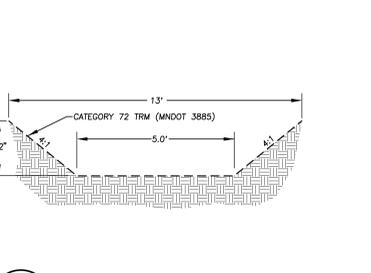
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C3
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11
C3
STORM SEWER CLEANOUT
NO SCALE



12
C3
RIPRAP DETAIL
NO SCALE



13
C3
BASIN EMERGENCY OVERFLOW OUTLET
NO SCALE

3440 Federal Drive, Suite 110
Eden Prairie, MN 55324
www.rehder.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

PROJECT NO.: 001-XXXX-XXX DRAWING FILE: XXXXXXXLWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PRELIMINARY
Name: _____ Date: _____
Reg. No. _____

Issued FOR VARIANCE APPLICATION

2-19-26

DETAILS & SPECIFICATIONS
NEW PRAGUE COMMERCIAL BUILDING
CITY OF NEW PRAGUE

SHEET NUMBER
C3



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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: EDA, PLANNING COMMISSION
FROM: EVAN C GARIEPY, PLANNER
SUBJECT: 2026 LOT INVENTORY: COMMERCIAL, INDUSTRIAL, RESIDENTIAL
DATE: JANUARY 23, 2026

Annually, Planning Staff update the inventory of all vacant lots within city limits. Attached to this memo are maps of three categories of available lots. Not all vacant lots are available for sale.

Residential Lots: There are 21 vacant residential lots available. There were 24 available lots in 2025, and 37 in 2024. Six of these lots are zoned medium density, with the remainder zoned single family. Three of the medium density parcels are intended for multi-unit townhomes. Scott County has 12 lots, and Le Sueur County has 9.

Commercial Lots: There are 7 available vacant commercial lots within the City. In 2024 and 2025, there were 8 available lots. Heartland Credit Union purchased the lot north of Coborn’s Groceries and east of O’Reilly’s Auto Parts and is currently undergoing construction. The total acreage of vacant commercial lots is 16.3 acres.

Industrial Lots: The City has two vacant industrial lots. The only shovel-ready vacant site is within the industrial park, and is 0.96 acres total. It has plans for construction. North of the industrial park, there is a vacant lot totaling 76 acres that may be annexed and developed.

Staff Recommendation:

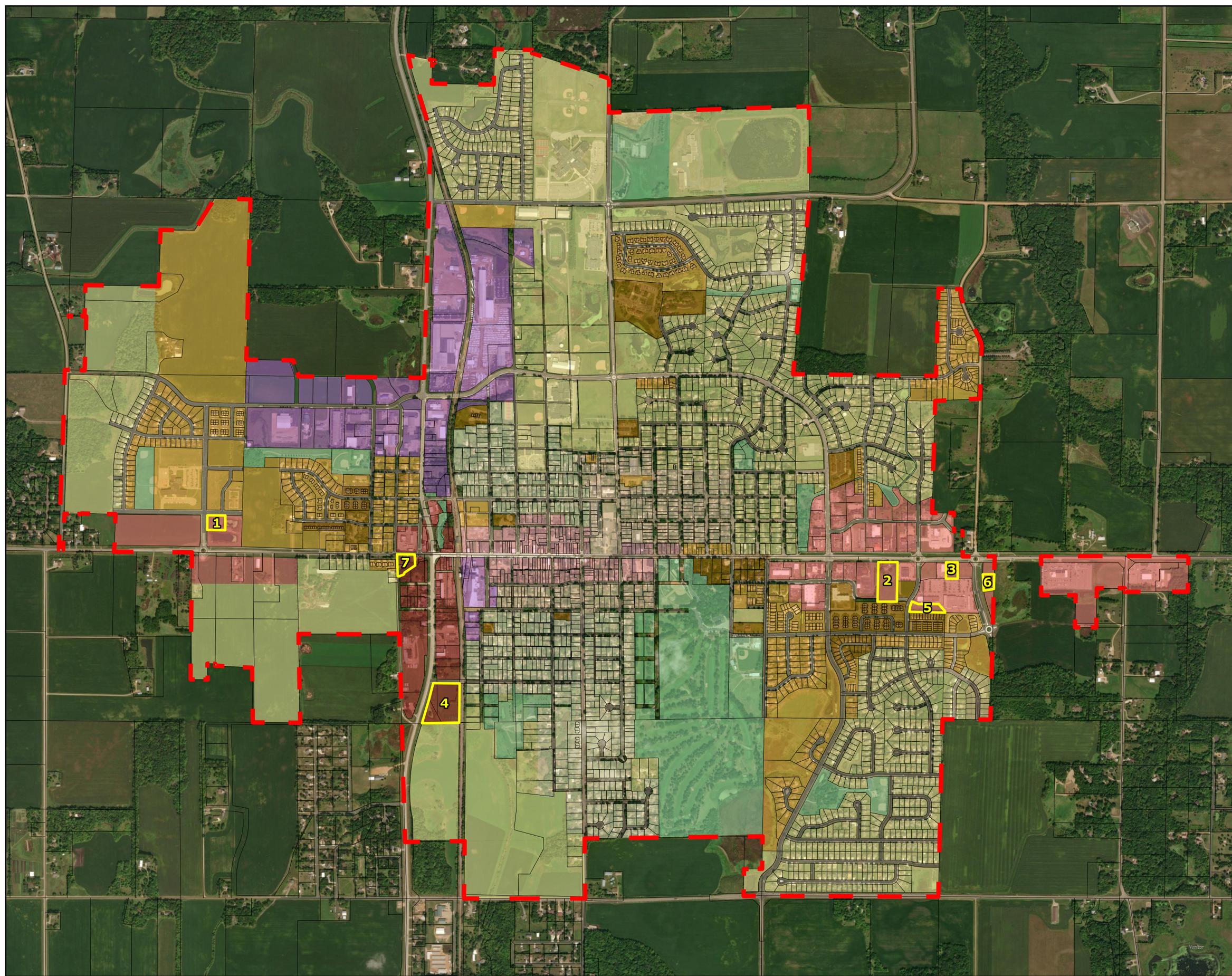
Staff recommends that the City Council, EDA, and Planning Commission review the reports as information.



City of New Prague
Vacant Lot Inventory

Commercial, Industrial & Residential Properties

January 2026



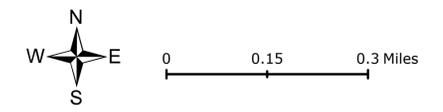
NEW PRAGUE

A Tradition of Progress

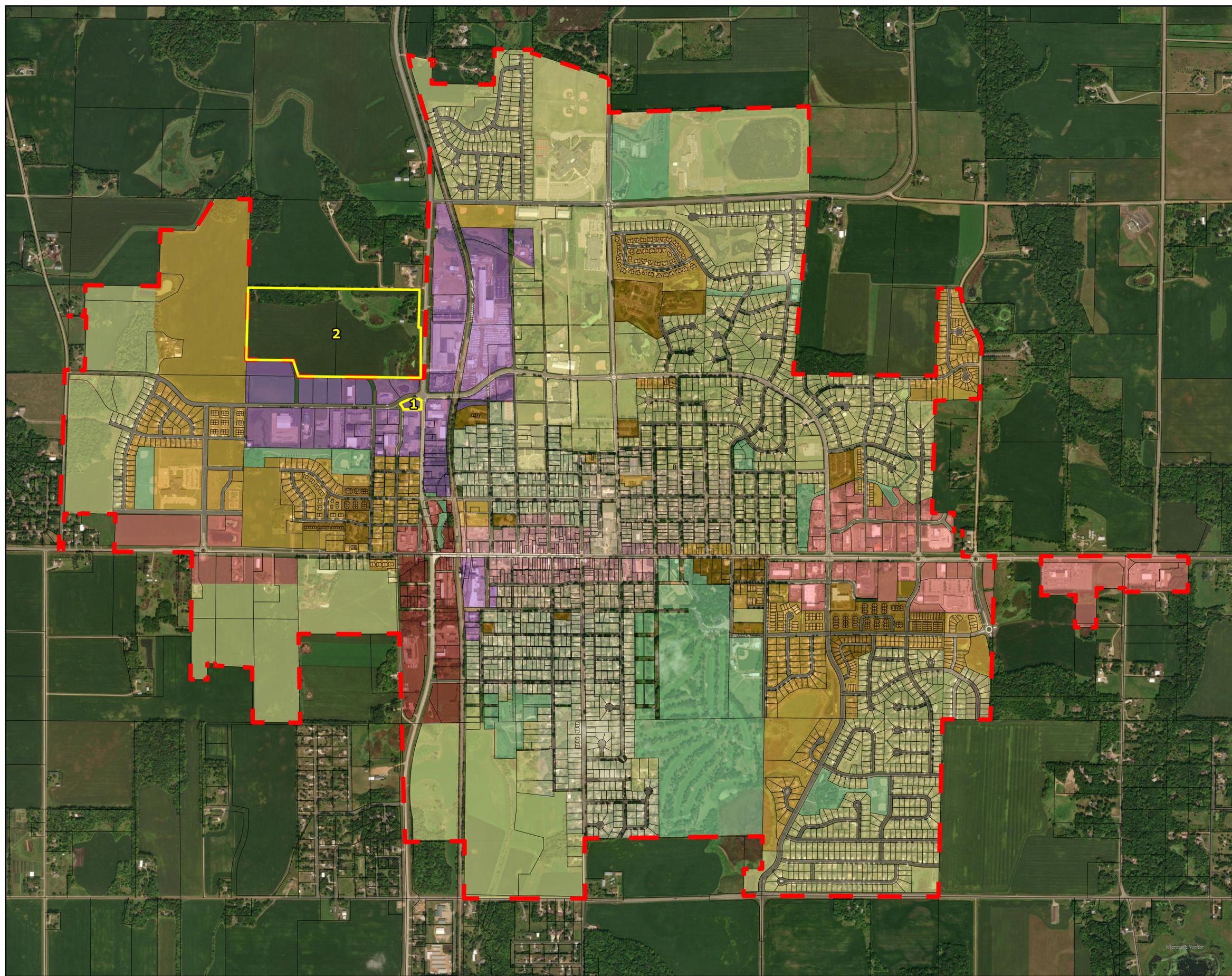
Vacant Commercial Properties

With Municipal Utilities
01/2026

 RL70	 B1
 RL84	 B2
 RL90	 B3
 RM	 Park
 RH	 I1



Current to December 2025.
Prepared by the New Prague Planning Department.
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.03 Subdivision 21.



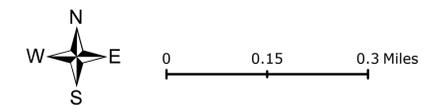
NEW PRAGUE

A Tradition of Progress

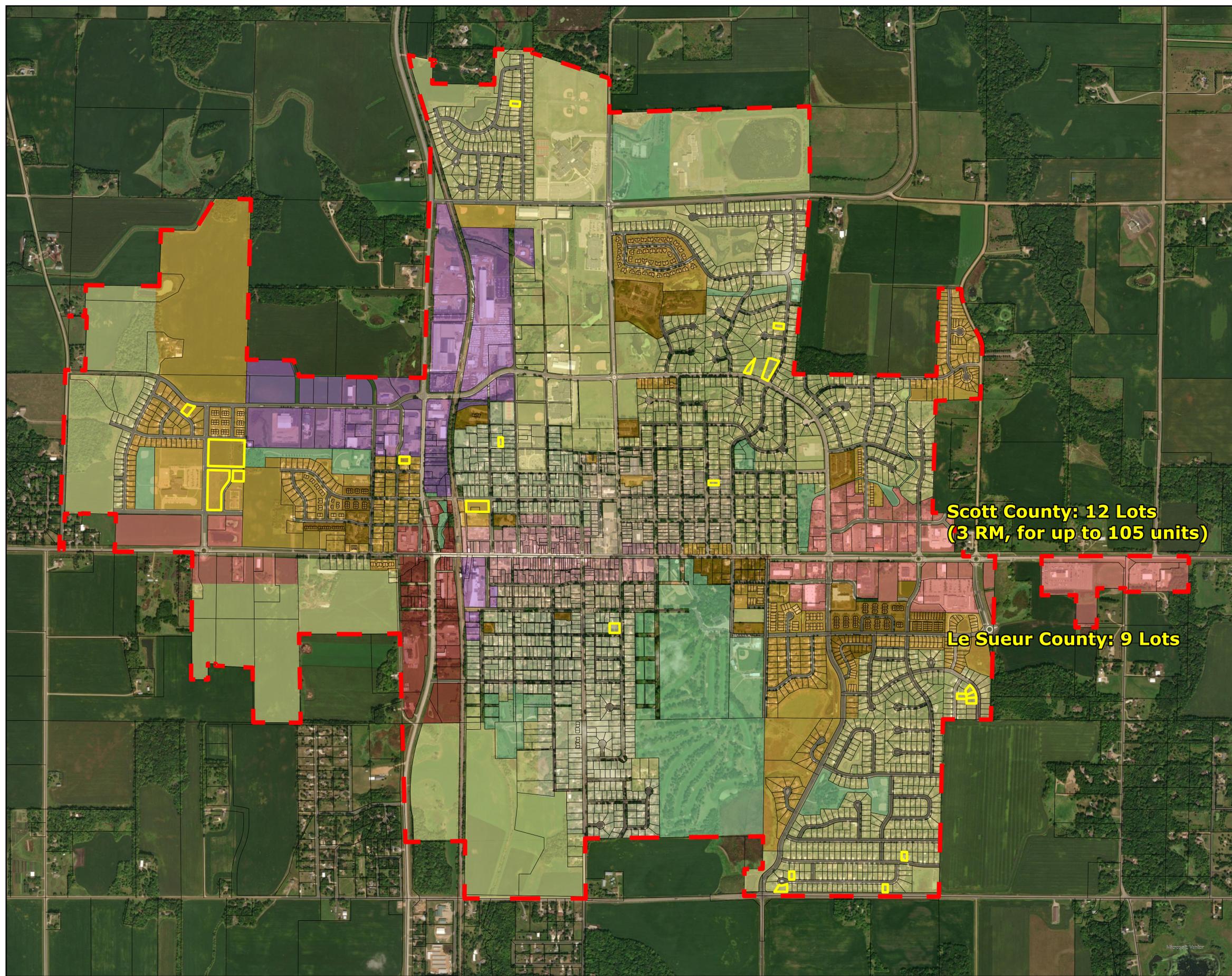
Vacant Industrial Properties

With Municipal Utilities
01/2026

	RL70		B1
	RL84		B2
	RL90		B3
	RM		Park
	RH		I1



Current to December 2025.
Prepared by the New Prague Planning Department.
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.03 Subdivision 21.



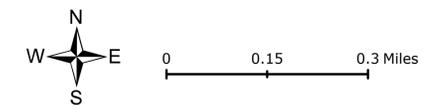
NEW PRAGUE

A Tradition of Progress

Vacant Residential Properties

With Municipal Utilities
01/2026

	RL70		B1
	RL84		B2
	RL90		B3
	RM		Park
	RH		I1



Current to December 2025.
Prepared by the New Prague Planning Department.
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.03 Subdivision 21.



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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: EDA & PLANNING COMMISSION
FROM: KEN ONDICH – COMMUNITY DEVELOPMENT DIRECTOR
EVAN GARIEPY - PLANNER
SUBJECT: ANNUAL COMMERCIAL BUILDING AUDIT 2026
DATE: 1/23/26

Staff has completed a review of the status of all commercial and industrial properties in New Prague and some properties adjoining the City and also conferred with Chamber Director Brooke Sticha on the findings of the review. A listing of occupancy and changes dating back to 2022 is attached to this memo. This cover memo makes a few observations and summarizes the changes that have occurred in the last year.

In summary, there have been 14 new business openings in New Prague and the immediate area (as opposed to 11 last year), by either new business start-ups or businesses moving into New Prague; there have been 32 business closings/changes as compared to 26 last year. Closings means actual business closings or moving out of New Prague and Changes means changes in ownership, name changes, change in business location within the city, changes in services, or expansions. There are 23 vacancies of various commercial spaces/lots (compared to 31 vacancies last year).

Some of the new businesses include:

- Brickside 19 opened at 825 1st Street SE
- Neisen’s Corner Bar II opened at 100 Main St. W.
- The Broz Event Venue opened at 212 Main St. W.
- Berg Direct Primary Care opened at 314 Main St. E., Suite 2
- Fancy Bones Pet Grooming – opened in the mill at 200 2nd Ave. SE, Suite F
- Bohemia Flats (a 54 unit apartment building) – opened at 102 Chalupsky Ave. SE.
- Case Aesthetics opened at 314 Main Street E., Suite 4

Some notable changes include:

- 2 If By Sea Tactical opened in a new location with an indoor gun range at 222 2nd Ave. SW.
- Bargain Lodge moved to a new location at 105 Main St. W.
- Bring the Light Electric moved to 104 Columbus Ave. S.
- Kubes Furniture and Flooring, located at 133 Main St. W., completed extensive exterior renovations
- Electromed, located at 500 6th Ave. NW, completed internal renovations
- Great River Energy, located at 906 6th Street NW, started construction on a 20,000 sq. ft. expansion to their building
- Heartland Credit Union began construction on a new building located at 100 Alton Ave. SE
- Wells Fargo, located at 217 Main St. W., completed internal renovations and new signage
- Starlight Productions moved back to 110 Main St. E. following remodeling due to a previous fire.
- Cedar Press Coffee at 108 Main Street E. has new ownership.

**New Prague Business Inventory
2025**

Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
411 4th Av. SW	Knights of Columbus	Knights of Columbus	Knights of Columbus	Knights of Columbus	Knights of Columbus
409 4th Av. SW	Dairy Queen	Dairy Queen	Dairy Queen	Dairy Queen	Dairy Queen
407 4th Av. SW	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipment Inc. (Plat and building permit applied for new warehousing building)	ASI Car Wash Business/Reclaim Equipment Inc	ASI Car Wash Business/Reclaim Equipment Inc
401 4th Av. SW	XpresSystems Inc.	XpresSystems Inc.	XpresSystems Inc. (Plat and building permit applied for new warehousing building)	XpresSystems Inc.	XpresSystems Inc.
307 4th Av. SW	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipoment Inc. (Plat and building permit applied for new warehousing building)	ASI Car Wash Business/Reclaim Equipment Inc. (Received a temporary certificate of occupancy for new building)	ASI Car Wash Business/Reclaim Equipment Inc. (Received a temporary certificate of occupancy for new building)
205 1/2 4th Ave SW	Lasting Impressions Salon	Lasting Impression Salon	Lasting Impressions Salon	Lasting Impressions Salon	Lasting Impressions Salon
205 4th Av. SW	New Prague Auto	New Prague Auto (New Owners)	New Prague Auto	New Prague Auto	New Prague Auto
201 4th Av. SW	EP Electric Pump - G&K Rental	EP Electric Pump - G&K Rental & Appointments USA	EP Electric Pump - G&K Rental & Appointments USA	EP Electric Pump - G&K Rental & Appointments USA	EP Electric Pump - G&K Rental & Appointments USA
408 Main St. W. Suite 100	The Depot	The Depot	The Depot	The Depot (New Ownership)	La Fete Royale
410 Main St W	Vacant Space - Apartments in the Rear on 2nd Level and One on Main Level with additional vacant commercial spaces in the rear	2 If By Sea Tactical, Apartments in the Rear on 2nd Level and One on Main Level	2 If By Sea Tactical, Apartments in the Rear on 2nd Level and One on Main Level	2 If By Sea Tactical, Apartments in the Rear on 2nd Level and One on Main Level	Vacant - Pending Tobacco Shop, Apartments in Rear on 2nd Level and One on Main Level
404 Main St. W.	West End Liquors	West End Liquors	West End Liquors	West End Liquors	West End Liquors
400 Main St W	Skuzacek Quality Meats	Skuzacek's Quality Meats	Skuzacek's Quality Meats	Skuzacek's Quality Meats	Skuzacek's Quality Meats
100 2nd Ave. SW	Mach Lumber Storage, The Urban Flea Market, Vacant Warehouse	Mach Lumber Storage, The Urban Flea Market, MVE and ASI Storage, vacant Mill	CUP approved for 2 If By Sea Indoor Firing Range, Mach Lumber Storage, MVE and ASI Storage, vacant mill	2 If By Sea Tactical Indoor Firing Range, MVE Biological Solutions, Faith, Recovery, & Music, Prime Look Home Remodeling (Approved 11-2024, 12-2024/C3-2024, V6-2024, V9-2024)	2 If By Sea Tactical Indoor Firing Range - MVE Biological Solutions - Warehouse - Faith Recovery & Music - Prime Look Home Remodelling - Velvet Veil (Process of occupancy permit) - Fancy Bones Pet Salon and Boutique (New)
212 Main St. W.	Weddings at the Broz	Weddings at the Broz	Weddings at the Broz (The Broz, LLC new owners)	Weddings at the Broz (building permit issued for an ADA lift)	The Broz Event Venue
210 Main St. W.	Weddings at the Broz	Weddings at the Broz	Weddings at the Broz (The Broz, LLC new owners)	Weddings at the Broz (building permit issued for an ADA lift)	The Broz Event Venue

**New Prague Business Inventory
2025**

Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
201 2nd Av. SW	Mach Lumber	Mach Lumber	Mach Lumber	Mach Lumber	Mach Lumber
302 2nd Av. SW	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping
306 2nd Av. SW	Emma Krumbes Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.
138 Main St. W.	North American Title	Doma	Near North Title Group (name change)	Near North Title Group	Near North Title Group
136 Main St. W.	Dr. Dvorak Dental Office	Dental On First	Dental On First	Dental On First	Dental On First
130 Main St. W.	Endeavor Trikes - Snap Fitness - To the Pointe Dance Academy	Endeavor Trikes - Snap Fitness - To the Pointe Dance Academy	Endeavor Trikes - Snap Fitness - To the Pointe Dance Academy	Vacant - Snap Fitness - To the Pointe Dance Academy	To the Pointe (New Ownership)
126 & 128 Main St. W.	Salon de Beaute - Boutique and Vacant	Salon de Beaute - Boutique and Agricultral Relations Council Foundation	Salon de Beaute - Boutique and Agricultral Relations Council Foundation	Salon de Beaute - Boutique and Agricultral Relations Council Foundation	Salon de Beaute - Boutique and Agricultral Relations Council Foundation
122 Main St. W.	Edward Jones	Edward Jones	Edward Jones	Edward Jones	Edward Jones
120 Main St. W.	Farmhouse Market	Praha Inn (Upstairs.), Vacant Main Floor	Sugar Rose Bakeshop, Praha Inn	Sugar Rose Bakeshop, The Poppy Seed Inn (Approved outdoor patio via C4-2024)	Sugar Rose Bakeshop, The Poppy Seed Inn
114 Main St. W.	Vacant / Sterling Contracting, LLC (in Back)	Chalk It Up (Under Construction)	(in progress of Bargain Lodge moving in)	Bargain Lodge	Collective Beauty in Process of Remodeling / Occupancy Permit
112 Main St. W.	New Prague Floral & Such	New Prague Floral & Such	New Prague Floral & Such	New Prague Floral & Such	New Prague Floral & Such
110 Main St. W.	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)
106 Main St. W.	China Royal	China Royal	China Royal	China Royal	China Royal
102 Main St. W.	To The Pointe Dance Academy	To The Pointe Dance Academny	To The Pointe Dance Academny	To The Pointe Dance Academny	To the Pointe (New Ownership)
100 Main St. W.	Corner Bar	Corner Bar	Corner Bar	Vacant (repairs underway)	Neisen's Corner Bar II
102 Main St. E.	Vacant(Main Floor) - Upstairs Vacant (Structural Repairs Occurred)	The Bargain Lodge - Upstairs Vacant, Duck Cup Memorial (rear)	The Bargain Lodge (in process of moving out) - Upstairs Vacant, Duck Cup Memorial (rear, but will be taking this entire space soon)	Duck Cup Memorial	Duck Cup Memorial
104 Main St. E.	Downtown Sound - Music Lessons Studios	Downtown Sound - Music Store	Downtown Sound - Music Store	Downtown Sound - Music Store	Downtown Sound - Music Store
106 Main St. E.	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs

**New Prague Business Inventory
2025**

Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
108 Main St. E.	Patty's Place	Cedar Press Coffee LLC (under construction)	Cedar Press Coffee LLC	Cedar Press Coffee LLC	Cedar Press Coffee LLC (New Ownership)
110 Main St. E.	Daleko Arts	Daleko Arts	Starlight Productions	Vacant (Building Permit for Interior Alterations due to fire)	Starlight Productions
112 Main St. E.	Sue's Quilt Shop				
116 Main St. E.	NP Nutrition & Supplements	NP Nutrition & Supplements	Vacant	Starlight Productions	Vacant
118 Main St. E. Suite 1	Deputy Registrar Office				
118 Main St E. Suite 2	Electric Beach Tanning Salon				
120 Main St. E.	Tikalsky Laser	Tikalsky Laser	Tikalsky Laser	Tikalsky Laser	Vacant
122 Main St. E.	New Prague Tobacco - Downtown	New Prague Tobacco Vape & CBD Downtown	New Prague Tobacco Vape & CBD Downtown	New Prague Tobacco Vape & CBD Downtown	New Prague Tobacco Vape & CBD Downtown
124 Main St. E.	New Prague Post Office				
126 Main St. E.	Crawfords Standard Service	Vacant	Vacant	Vacant	Vacant
200 Main St. E.	Suel Printing				
204 Main St. E.	Scott Law Firm - Bruce Scott Realty - Scott Insurance Services	Bruce Scott Law Firm PA & Beacon Real Estate Group	Bruce Scott Law Firm PA & Beacon Real Estate Group	Bruce Scott Law Firm PA & Beacon Real Estate Group	Bruce Scott Law Firm PA & Beacon Real Estate Group
208 Main St. E.	Kitty's Hair Fashions				
210 Main St. E.	Salon Paws				
222 Main St. E.	Traxler Wealth Management - Vacant				
226 Main St. E.	Truelife Real Estate Solutions / Brad Carlson Agency	Truelife Real Estate Solutions / Brad Carlson Agency / Vacation Rental Added on 2nd Floor	Truelife Real Estate Solutions / Brad Carlson Agency / Vacation rental on 2nd Floor	Truelife Real Estate Solutions / Brad Carlson Agency / Vacation rental on 2nd Floor	Truelife Real Estate Solutions / Brad Carlson Agency / The Ballinger Suite
232 Main St. E.	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office
104 Columbus Ave. S.	Daniel Hedin Leasing the Space	Bring the Light Electric			
300 Main St. E.	New Prague Public Utilities				
308 Main St. E.	Hartmann Well Co. - Apartments Upstairs				

**New Prague Business Inventory
2025**

Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
314 Main St. E.	Soak Laundromat - - New Prague Family & Sports Chiropractic - Superior Remodeling - The Well Youth Center	Soak Laundromat-Superior Remodeling-The Well Youth Center-Health Source Chiropractic, New Prague Counseling	Soak Laundromat-Superior Remodeling-The Well Youth Center-Health Source Chiropractic, New Prague Counseling	Berg Direct Primary Care Clinic, Soak Laundromat-Superior Remodeling, New Prague Counseling, Health Source Chiropractic	Case Aesthetics (New), Berg Direct Primary Care Clinic, Soak Laundromat-Superior Remodeling, New Prague Counseling, Health Source Chiropractic
400 Main St. E.	Library	Library	Library	Library	Library
400 Lexington Ave. S.	New Prague Golf Club	New Prague Golf Course	New Prague Golf Course	New Prague Golf Course	New Prague Golf Course
300 Lexington Ave. S.	Park Ballroom	Park Ballroom	Park Ballroom	Park Ballroom	Park Ballroom
205 Lexington Ave. S.	CSSW Ltd. - Tech Support of Minnesota	CSSW Ltd. -Tech Support of Minnesota	CSSW Ltd. -Minnesota Nonpublic School Accrediting Association	CSSW Ltd. -Minnesota Nonpublic School Accrediting Association	CSSW Ltd. -Minnesota Nonpublic School Accrediting Association
101 Lexington Ave. S.	New Prague Dental	New Prague Dental	New Prague Dental	New Prague Dental	New Prague Dental / Empower IV Hydration
610 Main St. E.	Bruzek Funeral Home	Bruzek Funeral Home	Bruzek Funeral Home	Bruzek Funeral Home	Bruzek Funeral Home (New Ownership)
825 1st. St. SE	Carbone's	Carbone's	Smoke & Fire	Vacant - Property purchased by JPV Properties LLC (Application for C8-2004/V1-2025)	Brickside 19
100 10th Av. SE	Hy-Vee Fast & Fresh Express - McDonalds	Hy-Vee Fast & Fresh Express - Vacant	Hy-Vee Fast & Fresh Express - Vacant	Hy-Vee Fast & Fresh Express - Vacant	Hy-Vee Fast & Fresh Express - Vacant
200 10th Ave. SE	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee
202 10th Ave. SE	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee
801 1st St. SE	Sugar Rose Bakeshop	Sugar Rose Bakeshop	T-Mobile	T-Mobile	T-Mobile
803 1st St. SE	Mainstream Boutique	Mainstream Boutique	Mainstream Boutique	Mainstream Boutique (new ownership)	Mainstream Boutique
805 1st St. SE	Great Clips	Great Clips	Great Clips	Great Clips (New sign permit)	Great Clips
807 1st St. SE	New Prague ATA Family Martial Arts	New Prague ATA Family Martial Arts	New Prague ATA Family Martial Arts	New Prague ATA Family Martial Arts	Samurai ATA Family Martial Arts (New Ownership)
809 1st St. SE	El Tequila	El Tequila	El Tequila	El Tequila	El Tequila
815 1st St. SE	Geisen Family Chiropractic	Geisen Family Chiropractic	Geisen Family Chiropractic	Geisen Family Chiropractic	Geisen Family Chiropractic
817 1st St. SE	ID Threadz	ID Threadz	ID Threadz	ID Threadz	ID Threadz
819 1st St. SE	Star Nails	Star Nails	Star Nails	Star Nails	Star Nails

**New Prague Business Inventory
2025**

Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
821 1st St. SE	Massage 4 U	Massage 4 U	Massage 4 U	Massage 4 U	Integrated Tax Solutions (In the process of occupancy permit)
823 1st St. SE	Uncle Earl's Pet Center	Uncle Earl's Pet Center	Uncle Earl's Pet Center	Uncle Earl's Pet Center	Uncle Earl's Pet Center
1101 1st St. SE	First Bank and Trust	First Bank and Trust	First Bank and Trust	First Bank and Trust	First Bank and Trust
1100 1st St. SE	Praha Village	Praha Village	Praha Village	Praha Village	Praha Village
1701 1st St. SE			Scooters Coffee (applied for a buidling permit and minor subdivision).	Scooters Coffee (Received Final Certificate of Occupancy)	Scooters Coffee
1703 1st Street SE				Vacant Lot	Vacant Lot
1300 Main St. E.	Holy Trinity Lutheran Church	Holy Trinity Lutheran Church	Holy Trinity Lutheran Church	Holy Trinity Lutheran Church (Internal remodeling permit issued)	Holy Trinity Lutheran Church (constructed 1st Street SE)
100 Chalupsky Ave SE	Walgreens	Walgreens	Walgreens	Walgreens	Walgreens
102 Chalupsky Ave. SE	Vacant Lot	Vacant Lot	Vacant Lot	Ebert Apartment (construction for the 54-unit apartment building)	Bohemia Flats (54 Unit Apartment Building)
201 Chalupky Ave. SE	Vacant (New Construction)	Vacant	Tobacco E-Cig's Center	Tobacco E-Cig's Center	Tobacco E-Cig's Center
203 Chalupsky Ave. SE	Vacant (New Construction)	Vacant	Tobacco E-Cig's Center	Tobacco E-Cig's Center	Tobacco E-Cig's Center
205 Chalupsky Ave. SE	Vacant (New Construction)	Vacant	Vacant	Vacant	Vacant
207 Chalupsky Ave. SE	Vacant (New Construction)	Edward Jones	Edward Jones	Edward Jones	Edward Jones
209 Chalupsky Ave SE	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare
211 Chalupsky Ave SE	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare
213 Chalupsky Ave SE	Verizon Wireless Store	Verizon Authorized Retailer - Victra	Verizon Authorized Retailer - Victra	Verizon Authorized Retailer - Victra	Verizon Authorized Retailer - Victra
215 Chalupsky Ave SE	New Prague Vape & Tobacco	New Prague Vape & Tobacco	Vacant	Style Revival	Style Revival
217 Chalupsky Ave SE	Papa Murphy's	Papa Murphy's	Papa Murphy's	Papa Murphy's	Papa Murphy's
219 Chalupsky Ave SE	Hairchitects	Hairchitects	Hairchitects	Hairchitects	Hairchitects
221 Chalupsky Ave SE	Anytime Fitness - interior alterations	Anytime Fitness	Anytime Fitness	Anytime Fitness	Anytime Fitness
225 Chalupsky Ave SE	Heartland Credit Union	Heartland Credit Union	Heartland Credit Union	Heartland Credit Union	Heartland Credit Union
200 Alton Ave SE	Coborns - Caribou Coffee	Coborns - Caribou Coffee	Coborns - Caribou Coffee	Coborns - Caribou Coffee	Coborns - Caribou Coffee
103 Chalupsky Ave. SE	O'Reilly Auto Parts	O'Reilly Auto Parts	O'Reilly Auto Parts	O'Reilly Auto Parts	O'Reilly Auto Parts
101 Chalupsky Ave. SE	Permit Applied for New McDonalds	McDonalds	McDonalds	McDonalds	McDonalds

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100 Alton Ave SE		Vacant Lot (purchased by Heartland Credit Union)	Vacant Lot	Vacant Lot	Heartland Credit Union (Under Construction)
102 Alton Ave SE		Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot
1185 280th St.	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram
939 280th St. W.	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet
169 280th St. W.	Tri County Auto Body	Tri County Auto Body	Tri County Auto Body	Tri County Auto Body	Tri County Auto Body
3105 LeRoy Av.	Deutsch Construction	Deutsch Construction	Deutsch Construction	Deutsch Construction	Deutsch Construction
200 E. 280th St.	HillSpring Church	HillSpring Church	HillSpring Church	HillSpring Church	HillSpring Church
27980 Koeper Ave	Hands of Friendship	Hands of Friendship	Hands of Friendship	Hands of Friendship	Hands of Friendship
27851 Koeper Ave	McGuire Landscaping	McGuire Landscaping	McGuire Landscaping	McGuire Landscaping	McGuire Landscaping
530 280th St. W.	Spirit of Life Church	Spirit of Life Church	Spirit of Life Church	Spirit of Life Church	Spirit of Life Church
27934 Koeper Ave.	Praha Distributing	Praha Distributing	Praha Distributing	Praha Distributing	Praha Distributing
27920 Koeper Ave.	Vacant	Vacant	Vacant	Vacant	Vacant
27800 Koeper Ave.	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control
1530 280th St. W.	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty
1409 Main St. E.	Gerold Bros. Construction / Vacant	Vacant / Prodena Auction Services	Hertaus Flooring (submitted a building permit)/ Prodena Auction Services	Vacant (Hertaus Flooring owns the buidling)	Vacant (Hertaus Flooring owns the buidling)
1401 Main St. E.	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot
1501 1st St. NE	Memories & Milestones Academy (Expansion Completed)	Memories & Milestones Academy (New Ownership)	Early Childhood Academy (new name)	Early Childhood Academy	Early Childhood Academy
101 Chalupsky Ave. NE	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip
1305 1st Street NE			Bishop Investments (office under construction)	Bishop Investments (Temp Certificate of Occupancy provided)	Bishop Investments
1400 1st. St. NE	Parkview Medical Clinic- Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy
1403 1st St NE		Lonsdale Construction	Lonsdale Construction	Lonsdale Construction	Lonsdale Construction
1407 1st St. NE	Lonsdale Construction Company / MN Grain & Feed Association - 3 Apartments Upstairs	MN Grain & Feed Association - 3 Apartments Upstairs	Tech Support Minnesota, Apartments Upstairs	Tech Support Minnesota, Apartments Upstairs	Tech Support Minnesota, Apartments Upstairs
1200 1st St. NE	Quality Inn & Suites	Quality Inn & Suites	Quality Inn & Suites	Quality Inn & Suites	Quality Inn & Suites
1306 1st St. NE	Giesenbrau Bier Co. (outdoor patio expansion)	Giesenbrau Bier Co.	Giesenbrau Bier Co.	Giesenbrau Bier Co.	Giesenbrau Bier Co.
1300 1st St. NE	ACE Hardware	ACE Hardware	ACE Hardware	ACE Hardware	ACE Hardware

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1201 1st St. NE	New Day Church	New Day Church	New Day Church	New Day Church	New Day Church
1301 1st St. NE	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title
1102 1st St. NE	Pizza Ranch	Pizza Ranch	Pizza Ranch (temporarily closed)	Vacant	Vacant
1100 1st St. NE	MinnWest Bank	MinnWest Bank	MinnWest Bank	MinnWest Bank	MinnWest Bank
1101 1st St. NE	Goldsmith Eye Care	Goldsmith Eye Care	Goldsmith Eye Care	Goldsmith Eye Care	Goldsmith Eye Care
203 10th Ave NE		Valley Accounting & Tax - Keepsake Insurance Agency, LLC	Valley Accounting & Tax - Keepsake Insurance Agency, LLC	Valley Accounting & Tax - Keepsake Insurance Agency, LLC	Valley Accounting & Tax - Keepsake Insurance Agency, LLC
205 10th Ave. NE	New Prague Ceska Louisville Insurance - Valley Accounting & Tax - Keller Property Management - Keepsake Insurance	New Prague Ceska Louisville Insurance	New Prague Ceska Louisville Insurance	New Prague Ceska Louisville Insurance	New Prague Ceska Louisville Insurance
211 10th Ave. NE	Main Street Dental	Main Street Dental	Main Street Dental	Main Street Dental	Main Street Dental
212 Ladyslipper Av.	Midwest Assistance / Ameriprise	Midwest Assistance / Ameriprise	Midwest Assistance / Ameriprise	Midwest Assistance / Ameriprise, New Prague Garage Door Repair	Midwest Assistance / Ameriprise, New Prague Garage Door Repair
212 10th Ave. NE	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague
200 10th Ave. NE	Fishtale Grill	Fishtale Grill	Fishtale Grill	Fishtale Grill	Fishtale Grill
104 10th Ave. NE	Subway - The Yoga Tree	Subway - The Yoga Tree	Subway - The Yoga Tree	Subway - The Yoga Tree	Subway - The Yoga Tree
102 10th Ave. NE	Holiday	Holiday	Holiday	Circle K (Rebranded from Holiday Station)	Circle K (Rebranded from Holiday Station)
1003 Main St. E.	NP Vet Clinic	NP Vet Clinic	NP Vet Clinic	NP Vet Clinic	NP Vet Clinic
411 Main St. E.	Adelphia Metals	Adelphia Metals	Adelphia Metals	Adelphia Metals	Adelphia Metals
301 Main St. E.	H&R Block - Secure Base Counseling Center	H&R Block - Seure Base Counseling Center	H&R Block - Seure Base Counseling Center	H&R Block - Seure Base Counseling Center	H&R Block - Seure Base Counseling Center

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115 1st Ave. SE	Kubes Realty - South Suburban Oral Surgeons - Restoration Fitness & Wellcare - Brusseau Diversified Wealth Management - South Metro Couseling - Scott Equipment - Shimota Project Management	Kubes Realty-South Suburban Oral Surgeons-Brusseau Diversified Wealth Management-South Metro Counseling-Scott Equipment-Shimota Project Management-Amy Wold Licensed Psychologist	Kubes Realty - South Suburban Oral Surgeons - Brusseau Diversified Weakth Management - South Metro Counseling - Scott Equipment - Shimota Project Management - Amy Wold Licensed Psychologist	Kubes Realty - South Suburban Oral Surgeons - Brusseau Diversified Weakth Management - South Metro Counseling - Vacant - Shimota Project Management - Amy Wold Licensed Psychologist	Kubes Realty - South Suburban Oral Surgeons - Brussea Diversified Wealth Management - South Metro Counseling - Clever Computer Concepts (New) - Shimota Project Management - Amy Wold Licensed Psychologist - Bella Vida Candles (New)
227 Main St. E.	St. Wenceslaus Church & School	St. Wenceslaus Church & School	St. Wenceslaus Church & School	St. Wenceslaus Church & School	St. Wenceslaus Church & School
201 Main St. E.	Back & Neck Clinic	Back & Neck Clinic	Back & Neck Clinic	Back & Neck Clinic	Back & Neck Clinic
129 Main St. E.	Vacant - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs
127 Main St E	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern
125 Main St. E.	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern
123 Main St. E.	Cedar and Sage	Cedar and Sage	Cedar and Sage	Honey Lou Boutique	Honey Lou Boutique
123A Main St. E.	Velvet Touch Catering	Velvet Touch Catering	Velvet Touch Catering	Velvet Touch Catering	Velvet Touch Catering
121 Main St. E.	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors
121 Main St. E. Suite A	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors
119 Main St. E.	Wornson Goggins	Wornson Goggins	Wornson Goggins	Wornson Goggins - Close At Title	Wornson Goggins - Close At Title
111 Main St. E.	Tupy Insurance	Tupy Insurance	Tupy Insurance	Tupy Insurance	Tupy Insurance
107 E. Main Street	The Local 105	The Local 105	The Local 105	The Local 105	The Local 105
105 Main St. E.	The Local 105	The Local 105	The Local 105	The Local 105	The Local 105
103 Main St. E.	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC
101 Central Av. N.	Dr. Doug Vayda	Dr. Doug Vayda	Dr. Doug Vayda	Dr. Doug Vayda	Dr. Doug Vayda
101 Main St. E.	New Prague Chamber of Commerce	New Prague Chamber of Commerce	New Prague Chamber of Commerce	New Prague Chamber of Commerce	New Prague Chamber of Commerce

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107 Central Av. N.	Vacant - Keller Williams Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant
111 Central Av. N.	US Bank	US Bank	US Bank	US Bank	US Bank (external landscaping upgrade)
201 Central Av. N.	House of Grace Church	House of Grace Church	House of Grace Church	House of Grace Church	House of Grace Church
118 Central Av. N.	City of New Prague	City of New Prague	City of New Prague	City of New Prague	City of New Prague
101 Main St. W.	Central Plaza (pending construction)	Central Plaza	Central Plaza	Central Plaza	Central Plaza
103 Main St. W.	Pioneer Bar	Pioneer Bar	Outlaw Saloon	Outlaw Saloon (C2-2024 was approved - outdoor patio for eating and drinking)	Outlaw Saloon
105 Main St. W.	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - The Bargain Lodge
111 Main St. W.	O'Neill Brothers - Hear Hear - Ultimate Hearing - Sandra Fleming Piano Studio - Insurarates Insurance Agency Jaime Prip - The Thoughtful Realtor	O'Neil Brothers-Hear Here Hearing Center-Sandra Fleming Piano Studio-Insurarates Insurance Agency Jaime Prip - The Thoughtful Realtor (Natalie Watson)-Assured Polygraph	O'Neil Brothers-Hear Here Hearing Center-Vacant-Insurarates Insurance Agency Jaime Prip - The Thoughtful Realtor (Natalie Watson)-Assured Polygraph	O'Neil Brothers-Hear Here Hearing Center-Vacant-Insurarates Insurance Agency Jaime Prip - Main Stream Boutique Studio Space -Assured Polygraph	O'Neil Brothers - Hear Here Hearing Center - Vacant - Insurarates Insurance Agency Jaime Prip - Tikalsky Laser (New) - Assured Polygraph
115 Main St. W.	Bevcomm	Bevcomm	Bevcomm	Bevcomm	Bevcomm
119 Main St. W. Suite B	Marquardt Jewelers (new upper level apartments)	Marquardt Jewelers	Marquardt Jewelers	Marquardt Jewelers (New ownership)	Marquardt Jewelers
119 Main St. W. Suite B	Barr Taxidermy	Barr Taxidermy	Barr Taxidermy	Barr Taxidermy	Barr Taxidermy
119 Main St W Suite C		Driftwood Builders	Close At Title	Vacant	Vacant
119 Main St. W. Suite D	K-Bid	Mikhail Bondarenko handyman service	Arty's Auto	Arty's Auto	Arty's Auto
121 Main St. W.	Lau's Bakery	Lau's Bakery	Lau's Bakery	Lau's Bakery	Lau's Bakery (New Ownership)
123 Main St. W.	Main Street Massage	Main Street Massage	Main Street Massage	Main Street Massage	Main Street Massage
125 Main St. W.	International Quality Home Care/Omega Medical Supply, LLC	Vacant	Minnesota Grain and Feed Association	Minnesota Grain and Feed Association	Minnesota Grain and Feed Association
133 Main St. W.	Kubes Furniture & Flooring - ReSee	Kubes Furniture & Flooring - Resee	Kubes Furniture & Flooring - Resee	Kubes Furniture & Flooring - Resee (approved V4-2024 for exterior alterations)	Kubes Furniture & Flooring (Exterior Alterations) - Resee

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131 Main Street W.	Kubes Furniture & Flooring - Apartments Upstairs	Kubes Furniture & Flooring - Apartments Upstairs	Kubes Furniture & Flooring - Apartments Upstairs	Main Street Massage	Main Street Massage
201 Main St. W.	State Farm Insurance (McGillen) - NP Music Institute	State Farm Insurance (McGillen) - NP Music Institute	State Farm Insurance (McGillen) - NP Music Institute	Minnesota Grain and Feed Association	Minnesota Grain and Feed Association
203/205 Main St. W.	Dorzinski Barber - Vacant - Advanced Concepts Skincare - Gliszinski Law Office	Vacant - Vacant - Advanced Concepts Skincare - Gliszinski Law Office	Hair Force Barbershop- Calvary Church - Advanced Concepts Skincare - Gliszinski Law Office	Hair Force Barbershop- Calvary Church - Advanced Concepts Skincare - Gliszinski Law Office	Hair Force Barbershop- Calvary Church - Advanced Concepts Skincare - Gliszinski Law Office
207 Main St. W.	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs
215 1/2 Main St. W.	Humble Pie / Storage Area	Lark Studio Arts (under construction) / Storage Area	Lark Studio Arts / Storage Area	Lark Studio Arts / Storage Area	Lark Studio Arts / Storage Area
217 Main St. W.	Wells Fargo	Wells Fargo	Wells Fargo	Wells Fargo	Wells Fargo (alterations)
309 Main St. W.	Strike Force Bowl	Strike Force Bowl	Strike Force Bowl	Strike Force Bowl	Strike Force Bowl
325 Main St. W.	Joe's Shoe Repair	Joe's Shoe Repair	Joe's Shoe Repair	Joe's Shoe Repair	Joe's Shoe Repair
329 Man St. W.	The Rusty Spoke (remodeling underway)	The Rusty Spoke (remodeling underway)	The Rusty Spoke (remodeling underway)	Rusty Spoke (opened officially on 8/1/24)	The Rusty Spoke
401 Main St. W.	The Car Lot New Prague	The Car Lot New Prague	The Car Lot New Prague	The Car Lot New Prague	Vacant
201 4th Av. NW	Caseys	Casey's	Casey's	Casey's	Casey's
201 4th Av. NW	New Prague Touchless Car Wash	New Prague Touchless Car Wash	New Prague Touchless Car Wash	New Prague Touchless Car Wash	(New Ownership by ASI - Under Rennovations)
27252 Helena Blvd	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary
409 2nd St. NW	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary
415 4th Ave NW	New Prague Animal Care	New Prague Animal Care	New Prague Animal Care	New Prague Animal Care	New Prague Animal Care
413 4th Av. NW	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too
417 4th Ave. NW	Vacant	Vacant	Vacant	Vacant	Vacant
509 4th Ave NW	Al's Car Wash	Al's Car Wash	Al's Car Wash	Al's Car Wash	Al's Car Wash
605 4th Av. NW	Scott Equipment	Scott Equipment	Scott Equipment	Scott Equipment	Scott Equipment
407 7th St. NW	Chart (Hydrogen Test Site Added)	Chart	Chart	Chart	Chart
201 7th Street NW	MVE Biological Solutions (interior remodel)	MVE Biological Solutions (expansion underway)	MVE Biological Solutions (expansion underway)	MVE Biological Solutions	MVE Biological Solutions

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435 Main St. W.	Speedway	Speedway	Speedway	Speedway	Sold - Transitioning to new ownership
104 4th Av. NW	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip
609 Main St. W.	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets
(West of Town)	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome
442 Main St. W.	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)
438 Main St. W.	Hanzel Refinishing & Upholstering	Hanzel Refinishing & Upholstering	Vacant	Vacant	Natureworks
436 Main Street W	Vacant	Vacant	Vacant	Vacant	Vacant
208 4th Av. SW	Ettlins Café	Ettlins Café	Ettlins Café	Ettlins Café	Ettlins Café
400 4th Av. SW	Nick Slavik Painting and Restoration (interior alterations)	Nick Slavik Painting and Restoration	Nick Slavik Painting and Restoration	Nick Slavik Painting and Restoration (new sign permit)	Nick Slavik Painting and Restoration
470 5th Ave. SW	Four Seasons Tires, LLC	Four Seasons Tires, LLC	Four Seasons Tires, LLC	Four Seasons Tires, LLC	Four Seasons Tires, LLC
500 4th Av. SW	Tracker Management - D&K Auto Repair	Tracker Management - DNK Auto Repair	Tracker Management - U-Haul Neighnorhood Dealer	Tracker Management - U-Haul Neighborhood Dealer (Plat for Tracker Addition so they can do a new building addition)	Tracker Management - U-Haul Neighborhood Dealer
603 4th Av. SW	Palmer Welcome Auto	Palmer Welcome Auto	Palmer Welcome Auto	Palmer Welcome Auto	Palmer Welcome Auto
830 4th Ave. SW.	Word of Life Church	Word of Life Church	Word of Life Church	Word of Life Church	Word of Life Church
2191 4th Ave. SW	Nieman Roofing	Nieman Roofing	Nieman Roofing	Nieman Roofing	Nieman Roofing
698 15th St. SW	A&W Automotive	A & W Automotive	A & W Automotive	A & W Automotive	A & W Automotive
1574 3rd Av. SW Suite 1	Cities Edge Collision and Glass	Cities Edge Collision and Glass	Cities Edge Collision and Glass	Cities Edge Collision and Glass	Cities Edge Collision and Glass
1574 3rd Av. SW Suite 2	Vacant	Vacant	Vacant	Vacant	Vacant
1658 3rd Av. SW	Pete's Repair	Legacy Autoworx (formerly Pete's Repair), Euroworx	Legacy Autoworx , Euroworx	Legacy Autoworx , Euroworx	Legacy Autoworx , Euroworx (new ownership)
1776 3rd Ave SW	New Prague Mini Storage	New Prague Mini Storage	New Prague Mini Storage	New Prague Mini Storage	New Prague Mini Storage

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294 15th Street SW	Otero Trucking	Vacant	Vacant	Vacant	(New Building Constructed)
1111 4th Av. NW	Radon, Ivy Brook Parking (exterior storage)	Radon, Ivy Brook Parking (new electronic variable message sign)	Radon, Ivy Brook Parking	Radon, Ivy Brook Parking	Radon, Ivy Brook Parking
100 12th St. NW	New Prague Area Community Center	New Prague Community Center (rennovations)	New Prague Community Center	New Prague Community Center	New Prague Community Center
4975 Le Sueur Av.	KA Witt Facility	KA Witt Facility	KA Witt Facility	KA Witt Facility	KA Witt Facility
27252 Helena Blvd.	Laker's New Prague Sanitary	Laker's New Prague Sanitary	Laker's New Prague Sanitary	Laker's New Prague Sanitary	Laker's New Prague Sanitary
200 12th St. NE	New Prague Gymnastics Club	New Prague Gymnastics Club	New Prague Gymnastics Club	New Prague Gymnastics Club	New Prague Gymnastics Club
510 6th St. NW	Neil Dornbush & Assoc. - Dornbusch Asset Management	Anderson Process	Anderson Process	Anderson Process	Anderson Process
520 6th St. NW	D&D Mechanical	D & D Mechanical	D & D Mechanical	D & D Mechanical	D & D Mechanical
600 6th St. NW	Busch Brothers - Midwest Food Processing - Lutgen Technologies - Filetech - Central McGowan, Inc.	Busch Brothers (Orion Machining) - Midwest Food Processing -Lutgen Technologies	Busch Brothers (Orion Machining) - Midwest Food Processing -Lutgen Technologies	Busch Brothers (Orion Machining) - Midwest Food Processing -Lutgen Technologies	Busch Brothers (Orion Machining) - Midwest Food Processing - Lutgen Technologies
618 - 628 6th Street NW	BevComm (Storage) - CVF Racing (Expanded)	Bevcomm (Storage) - CVF Racing	Bevcomm (Storage) - CVF Racing	CVF Racing (expansion)	CVF Racing (expansion)
700 6th St. NW	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems
800 6th St. NW	Quality Flow - Quality Control & Integration - Sprint Cell Tower	Quality Flow - Quality Control & Integration -Sprint Cell Tower	Quality Flow - Quality Control & Integration -Sprint Cell Tower (new storage building under construction)	Quality Flow - Quality Control & Integration -Sprint Cell Tower	Quality Flow - Quality Control & Integration (Merger) - Sprint Cell Tower
906 6th St NW	Great River Energy	Great River Energy	Great River Energy	Great River Energy	Great River Energy (Expansion)
504 6th Av. NW Suite 1	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services
502 6th Ave. NW	Electromed	Electromed	Electromed	Electromed	Electromed (internal remodeling)
505 6th Av. NW	Vacant	Vacant	Vacant	Vacant	Vacant
503 6th Av. NW	Picha Electric	Picha Electric	Picha Electric	Picha Electric	Picha Electric
412 5th Av. NW	Steele 7 Associates LLC (Technipac)	Vacant (for sale)	City of New Prague Park Maintenance Building	City of New Prague Park Maintenance Building	City of New Prague Park Maintenance Building
411 5th Ave. NW	Semi Truck Storage	Semi Truck Storage	Semi Truck Storage	Semi Truck Storage	Demo
505 5th Ave. NW	New Prague Fire & Ambulance Facility	New Prague Fire & Ambulance Facility	New Prague Fire & Ambulance Facility	New Prague Fire & Ambulance Facility	New Prague Police (Under Construction), Fire & Ambulance Facility

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Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
1001 Columbus Av. N.	Mala Strana Nursing Home	Mala Strana Nursing Home	Mala Strana Nursing Home	Mala Strana Nursing Home	Mala Strana Nursing Home
201 2nd St. NE	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague (Expansion underway for Oncology and Infusion Services)	Mayo Clinic Health Systems New Prague (Expansion underway for Oncology and Infusion Services)
311 Columbus Av. N.	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (new ownership)
313 Columbus Ave. N.	Peace Center	Peace Center	Peace Center	Peace Center	Peace Center
1101 1st Ave. NW	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility
206 3rd Ave. NW	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage
507 1st Street SW	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment
1826 Rolling Meadows Ct	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair
501 6th Street NW	Braith Auto	Braith Auto (expansion)	Braith Auto	Braith Auto	Braith Auto
601 6th Street NW	Vacant Lot	Vacant Lot	Scott Equipment (submitted a building permit for new office building)	Scott Equipment	Scott Equipment
603 6th Street NW	Paul Hanzel Homes / Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks
605 6th Street NW	Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot (purchased by Bevcomm)	Bevcomm Warehouse (New)
701 6th Street NW	Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot	Pending Sale to Aventus
703 6th Street NW	Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot (sale pending by Qfive Properties)	Pending Sale to Aventus
801 6th Street NW	Vacant Lot	Vacant Lot	Brick's Boatworks	Brick's Boatworks (Issued a permit for adding a paint booth to their Main shop)	Brick's Boatworks



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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: EDA & PLANNING COMMISSION
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SUMMARY OF 2025 GROWTH STATISTICS
DATE: JANUARY 23, 2026

Attached to this memo is the “Summary of 2025 Growth Statistics” report as compiled by the Community Development Department. This report is provided as information to the Council, Planning Commission and EDA on an annual basis.

A few key points to note are the following:

- Number of new single-family construction permits decreased from 10 in 2024 to 3 in 2025.
- Value of the constructed new single-family home permits decreased by approximately \$2,193,046 from 2024 to 2025.
- Average new construction single family home values decreased from \$292,098 in 2024 to \$242,645 in 2025.
- There were 54 multifamily units constructed in 2025 with a valuation of \$8,695,510 compared with \$0 in multifamily valuation in 2024.
- The number of commercial/industrial permits decreased from 56 in 2024 to 32 in 2025.
- Value of commercial/industrial permits decreased from \$9,137,548 in 2024 to \$7,603,770 in 2025. Some commercial/industrial projects permitted in 2025 include Heartland Credit Union, addition to Great River Energy and Bevcomm’s new warehouse just to name a few. The value of commercial/industrial permits issued, while down from 2024, was still a top 5 year within the past 15 years.
- The number of public permits decreased from 20 in 2024 to 10 in 2025.
- The value of public permits increased from \$2,297,674 in 2024 to \$7,215,981 in 2025. The largest public permit was the Police Station addition. Other public permits included alterations at Falcon Ridge Elementary, a new roof at Raven Stream Elementary, alterations at Mayo Clinic Hospital, POPS, new dug outs at the Memorial Park ball fields and finally the “German” deck at Memorial Baseball Stadium. The value of public permits issued was a 15-year high.

2025 remained a very busy year for construction activity particularly in the public and commercial/industrial projects.

Staff Recommendation:

No action is needed. This memo was provided for informational purposes only.

City of New Prague

Summary of 2025 Growth Statistics



Published by the New Prague Community Development Department
January 21, 2026

2025 PERMIT SUMMARY
January - December

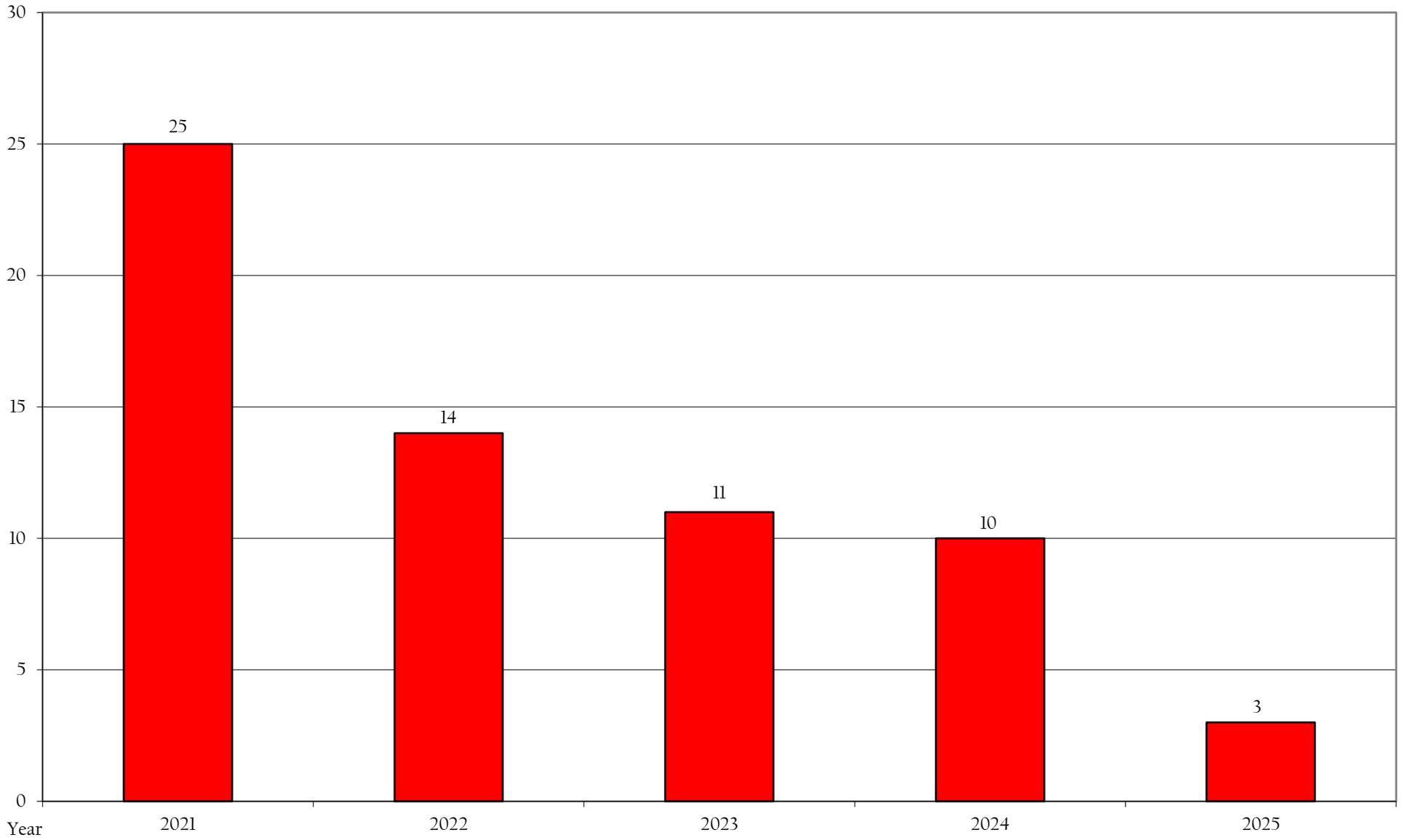
Section 7, Item a.

	Le Sueur County		Scott County		Totals	
	Number	Value	Number	Value	Number	Value
Single Family Homes	1	\$267,695.00	2	\$460,242.00	3	\$727,937.00
Townhomes (owner occupied)	0	\$0.00	0	\$0.00	0	\$0.00
Multi - Family (renter occupied)	1	\$8,695,510.00	0	\$0.00	1	\$8,695,510.00
*Misc.	74	\$1,200,973.00	91	\$1,206,218.00	165	\$2,407,191.00
Commercial/Industrial	16	\$2,140,217.00	16	\$5,463,553.00	32	\$7,603,770.00
Public - Schools, Churches, City, Hos	2	\$50,000.00	8	\$7,165,981.00	10	\$7,215,981.00
	94	\$12,354,395.00	117	\$14,295,994.00	211	\$26,650,389.00

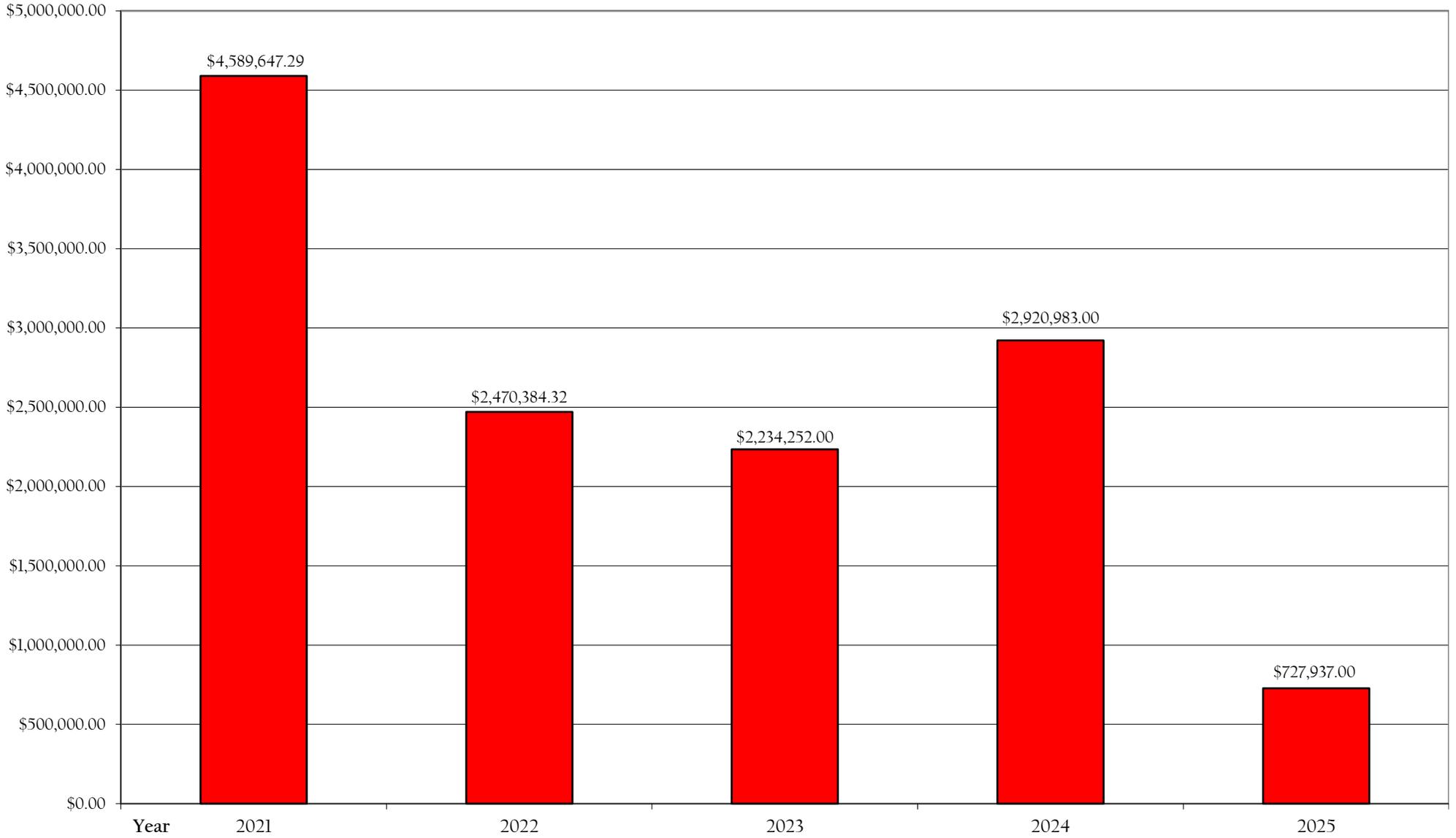
***Includes permits for:** Alterations, Addition, Bathroom Alterations, Deck, Redecking, Doors, Foundation Only, Above Ground Pool, In Ground Pool, Lower Level Finish/Basement Finish, New Houses, Repair Walls/Drain Tile/Sump Pump, Reside, Reroof, Solar, Windows

Large Commercial/Industrial/Public projects include: Commercial Reroofs, Commercial Fire Suppressions/Fire Alarms, Commercial Resides, Commercial Alteration/Remodels, Bevcomm Warehouse, Police Station, GRE Addition, Heartland Credit Union

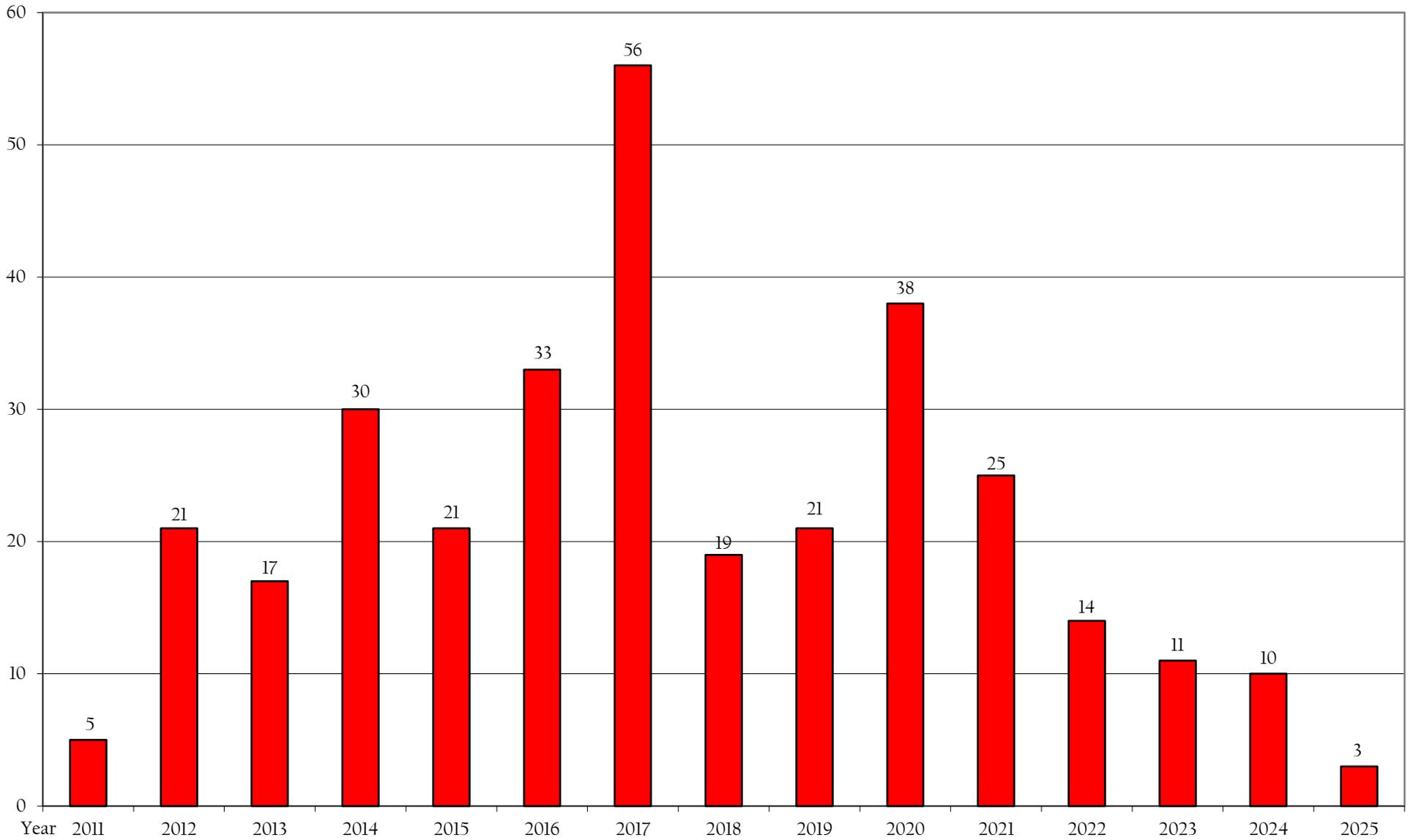
Single Family Home Permits 5 Year (2021 - 2025)



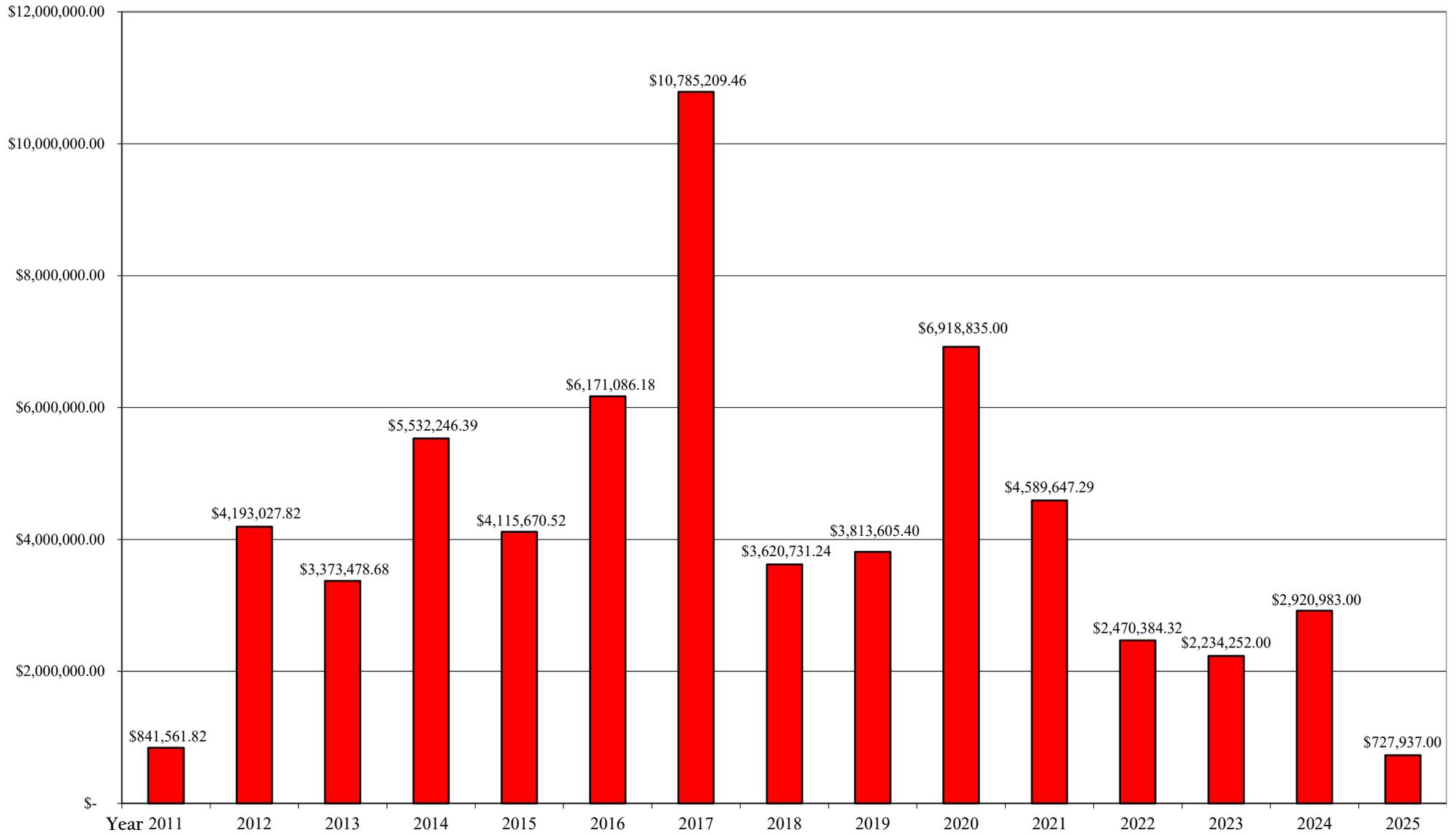
Values of Single Family Homes 5 Year (2021 - 2025)



Single Family Home Permits 15 Year (2011 - 2025)

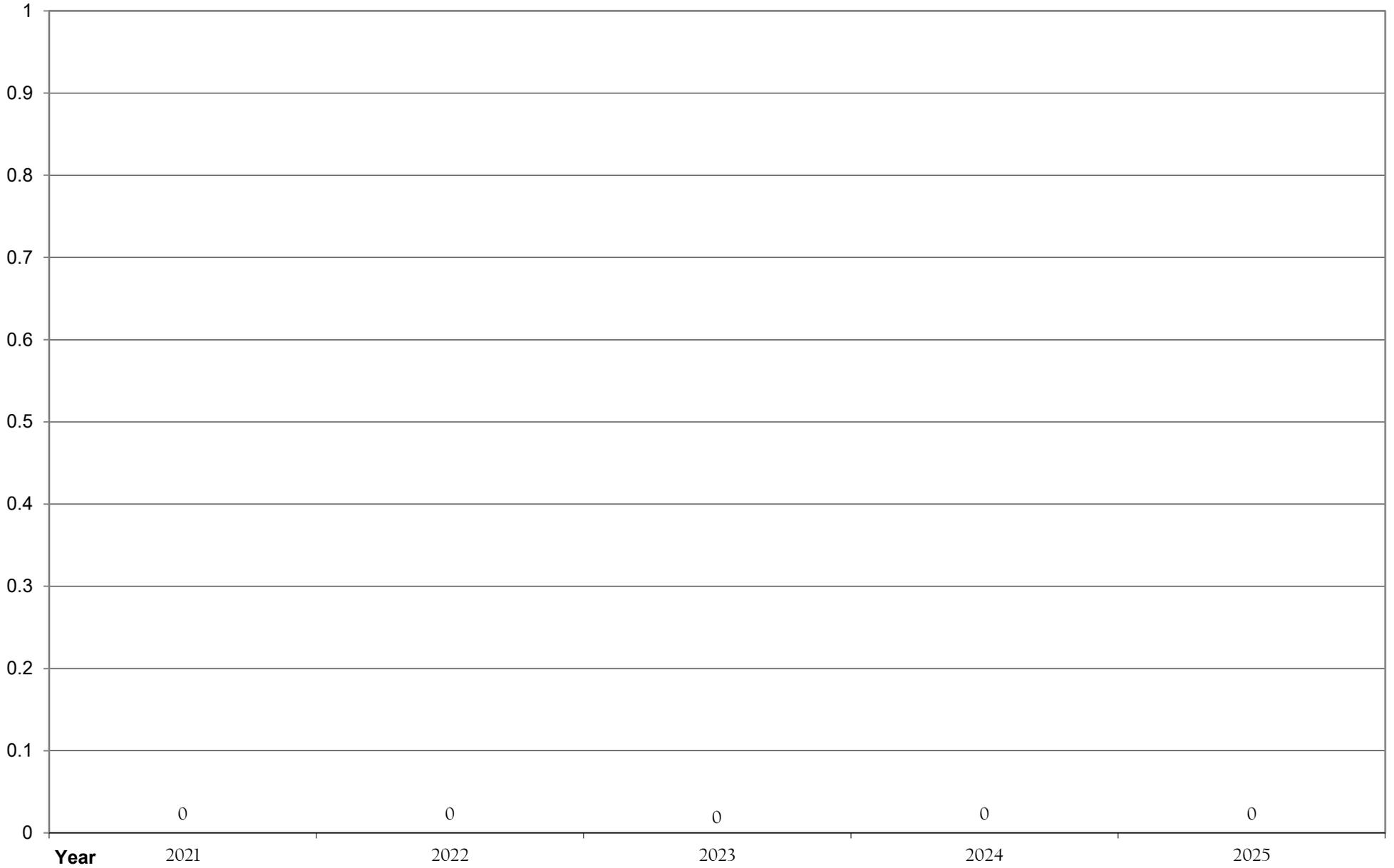


Values of Single Family Homes 15 Year (2011 - 2025)



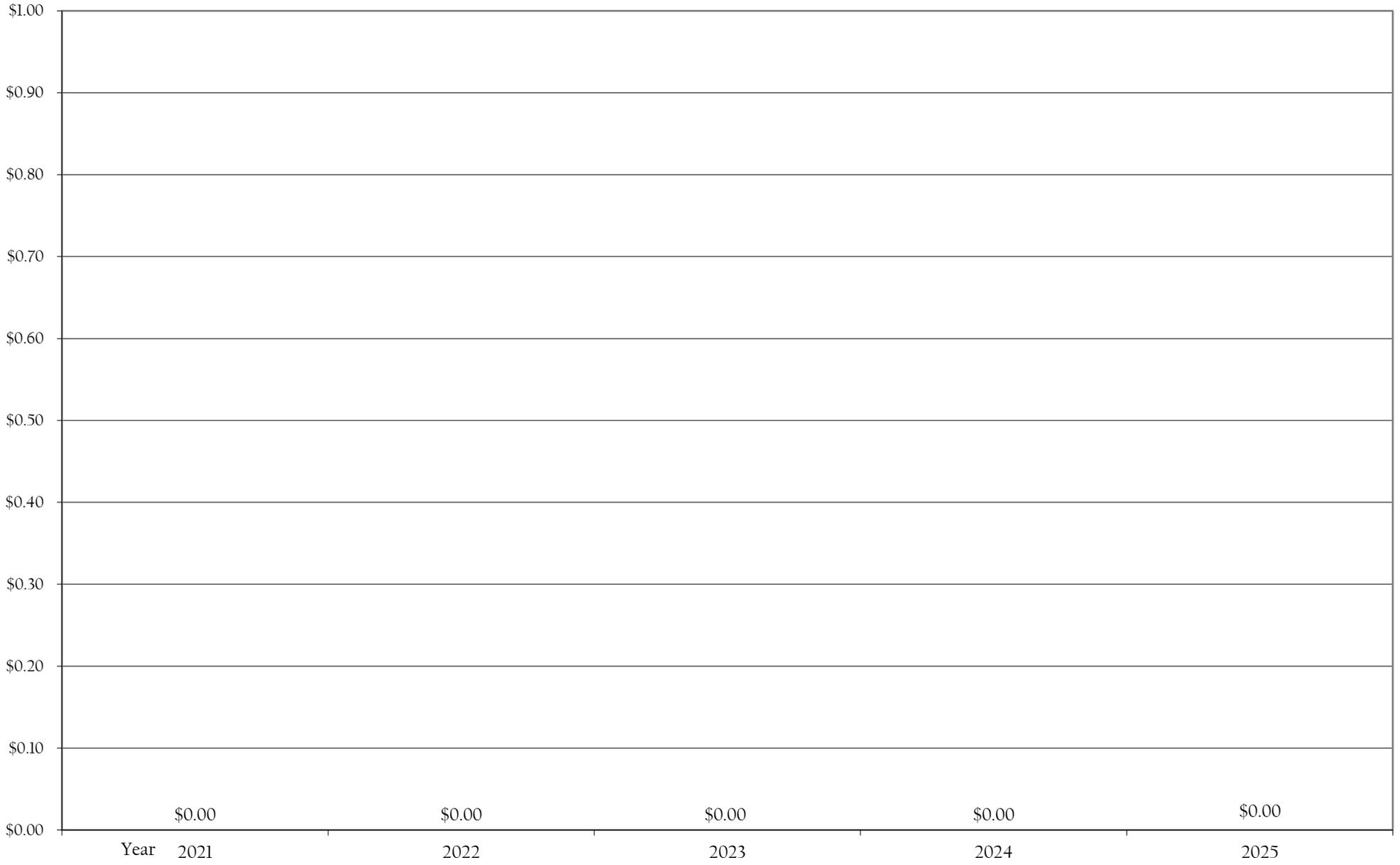
Townhouse Permits 5 Year (2021 - 2025)

Section 7, Item a.

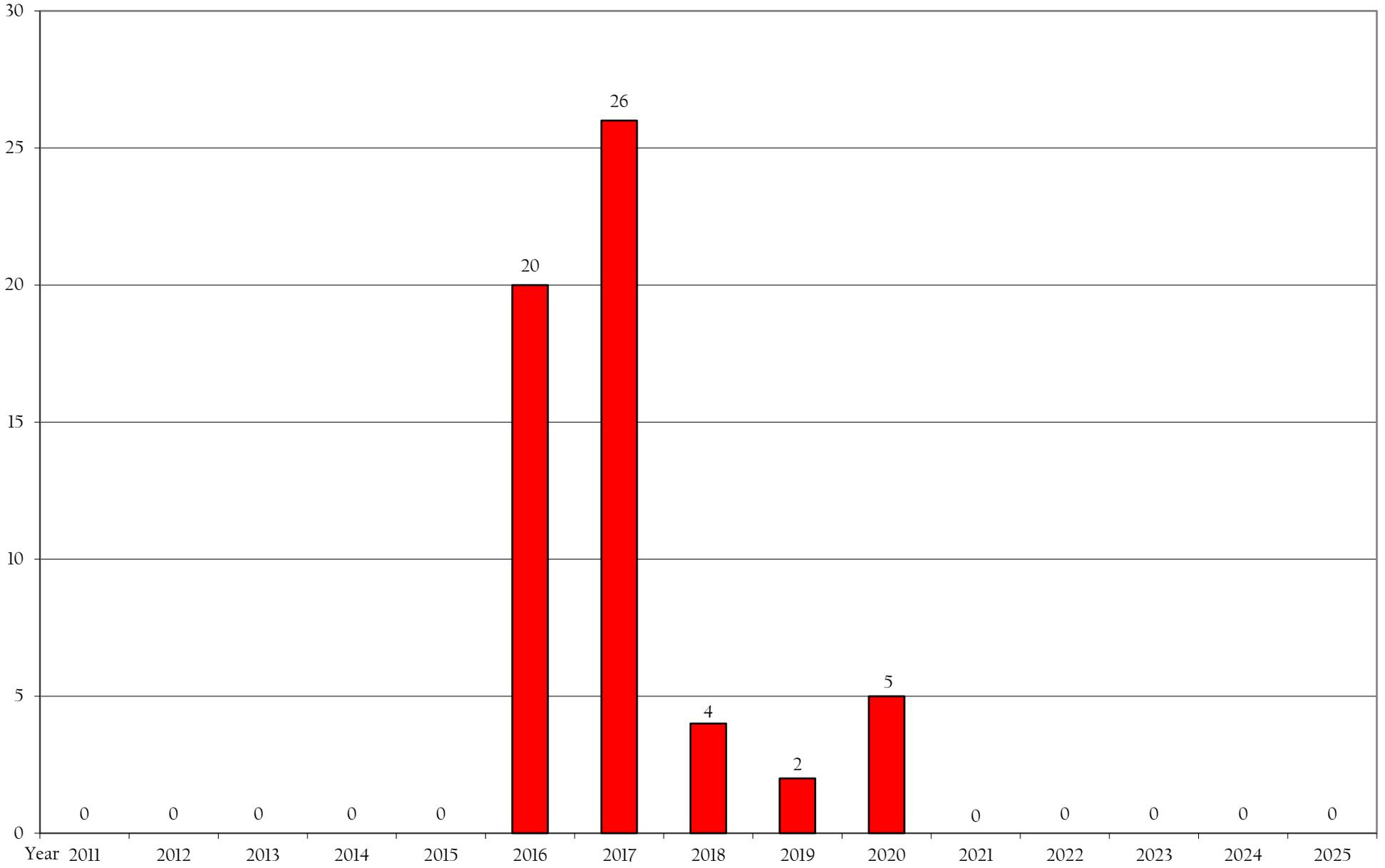


Values of Townhouses 5 Year (2021 - 2025)

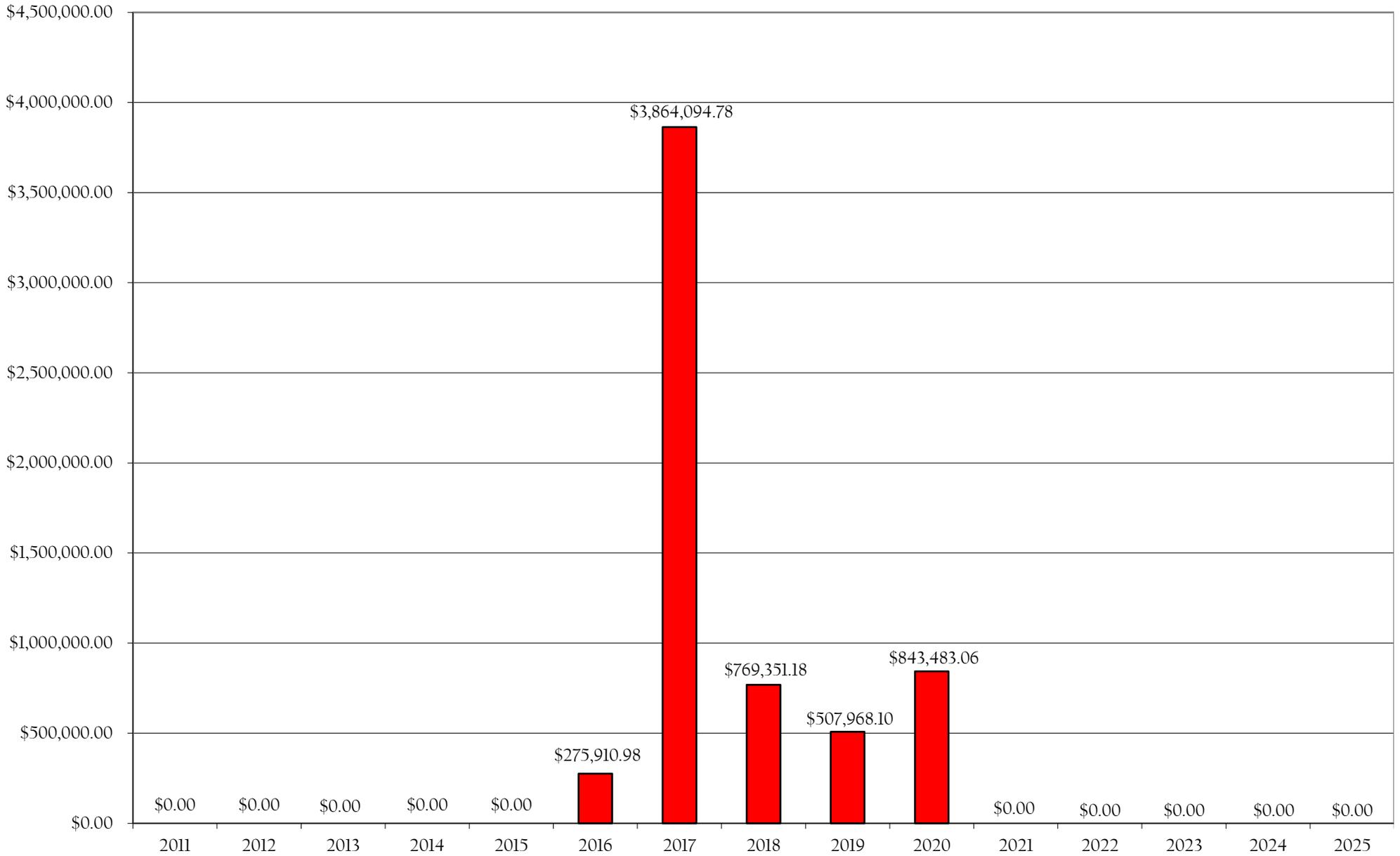
Section 7, Item a.



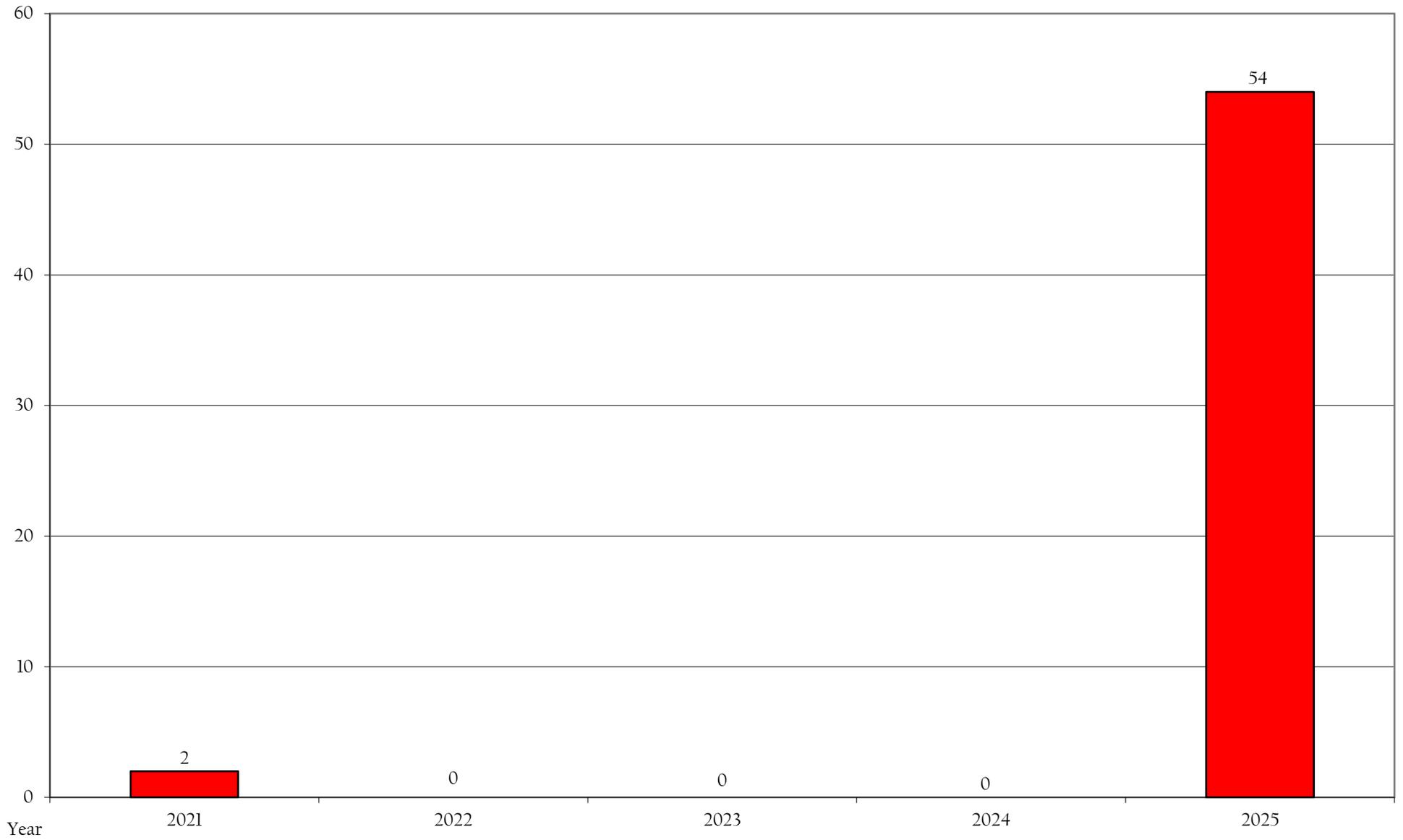
Townhouse Permits 15 Year (2011 - 2025)



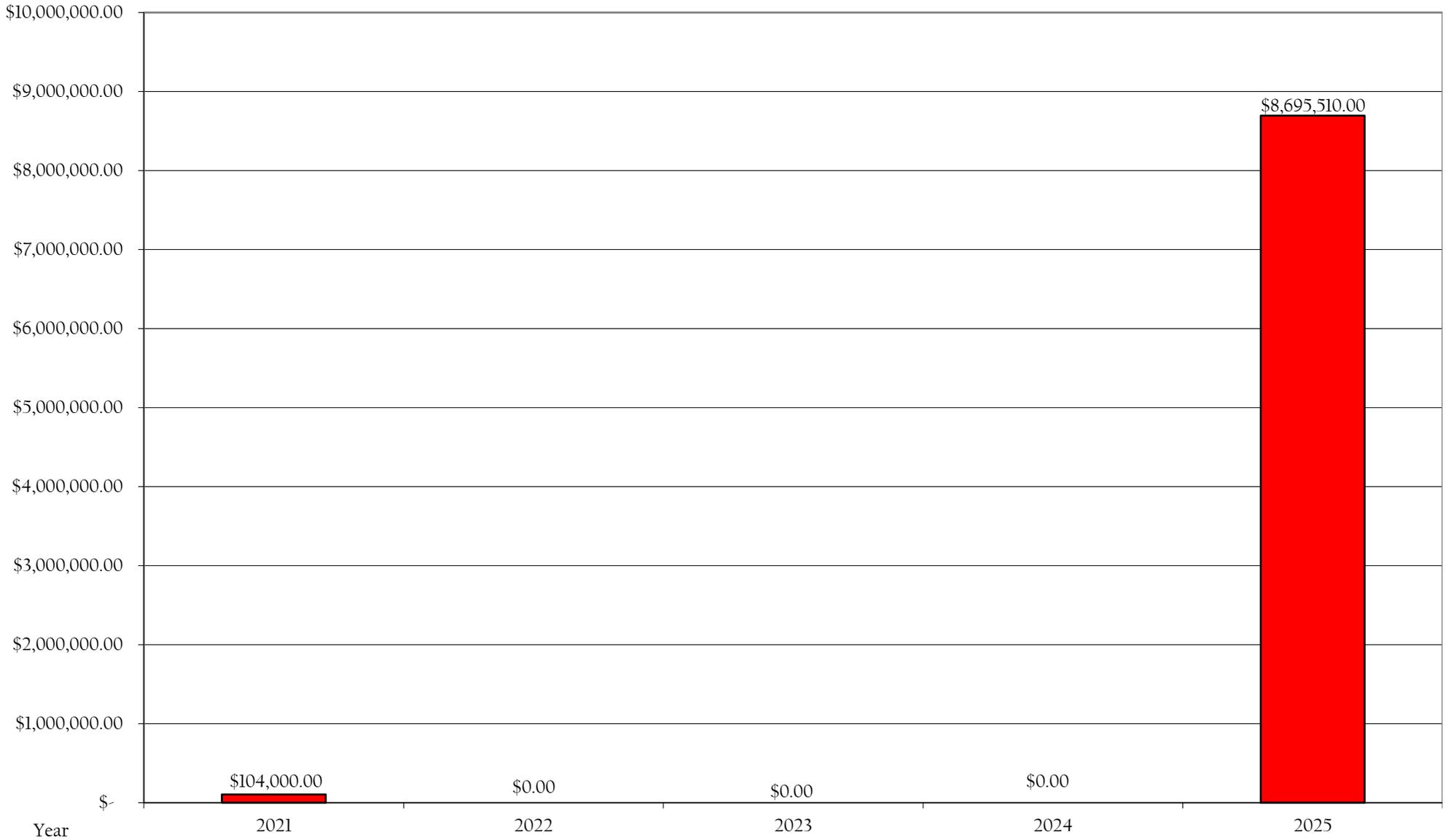
Values of Townhouses 15 Year (2011 - 2025)



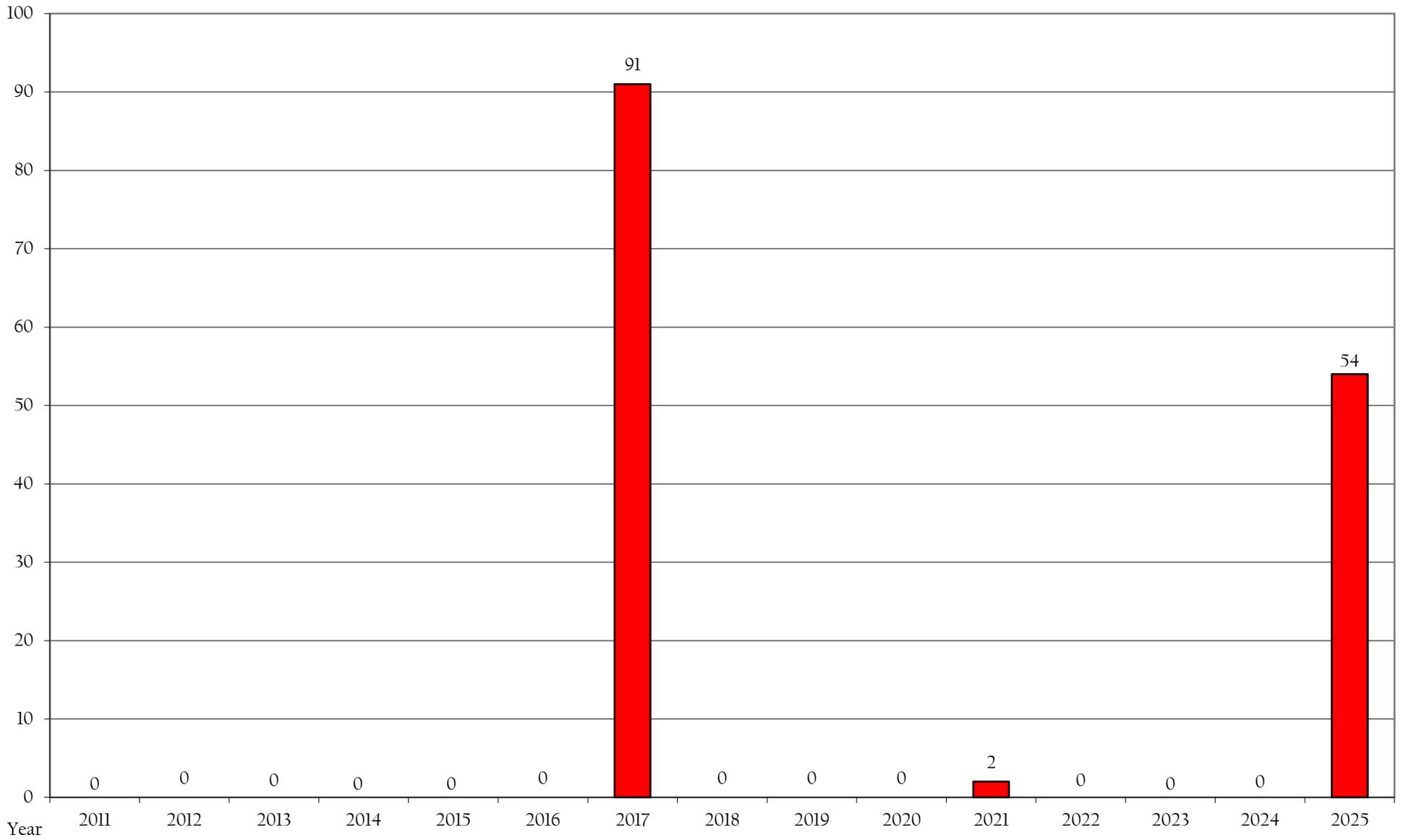
Multi Family Permits 5 Year (2021 - 2025)



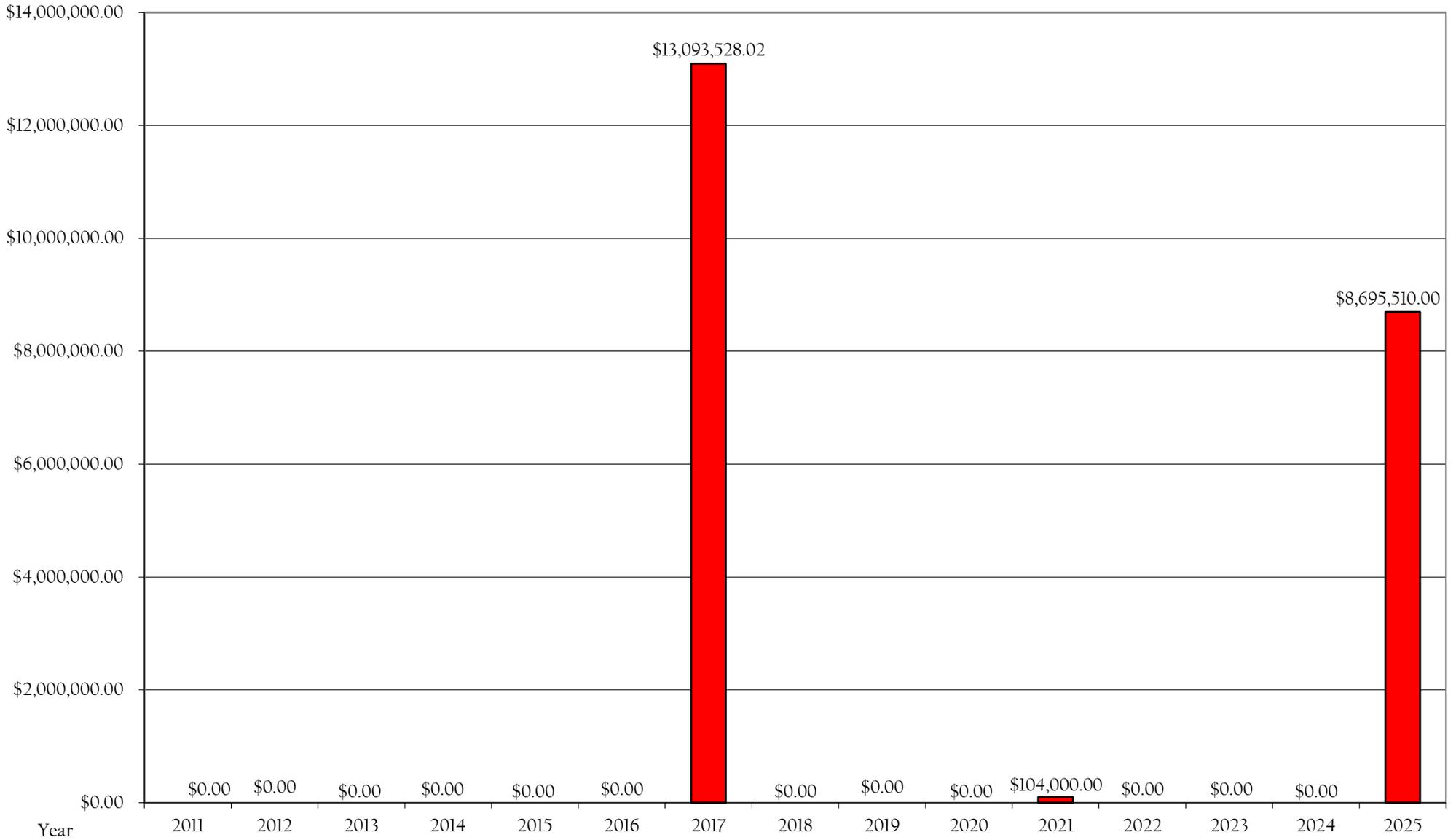
Values of Multi Family Permits 5 Year (2021 - 2025)



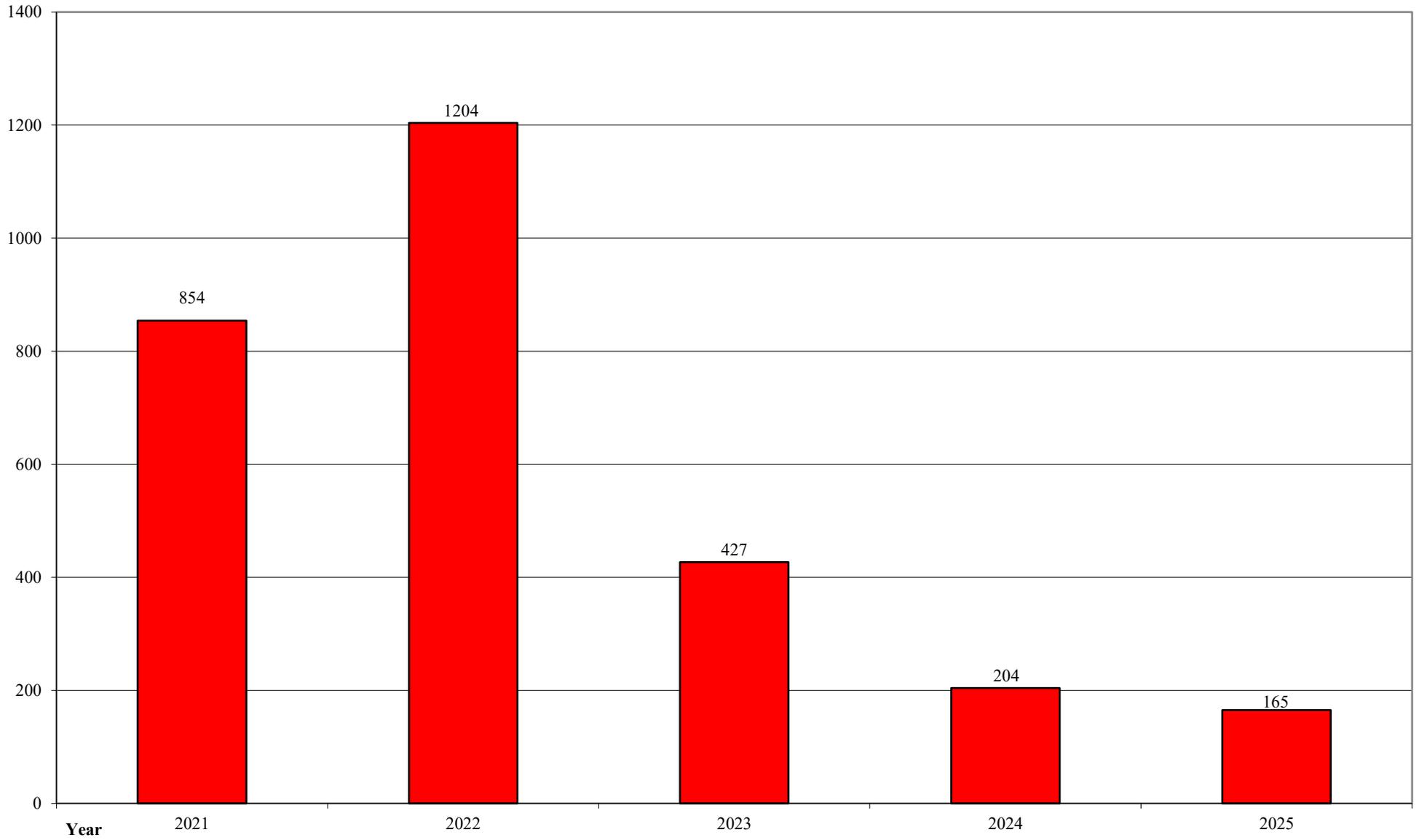
Multi Family Permits 15 Year (2011 - 2025)



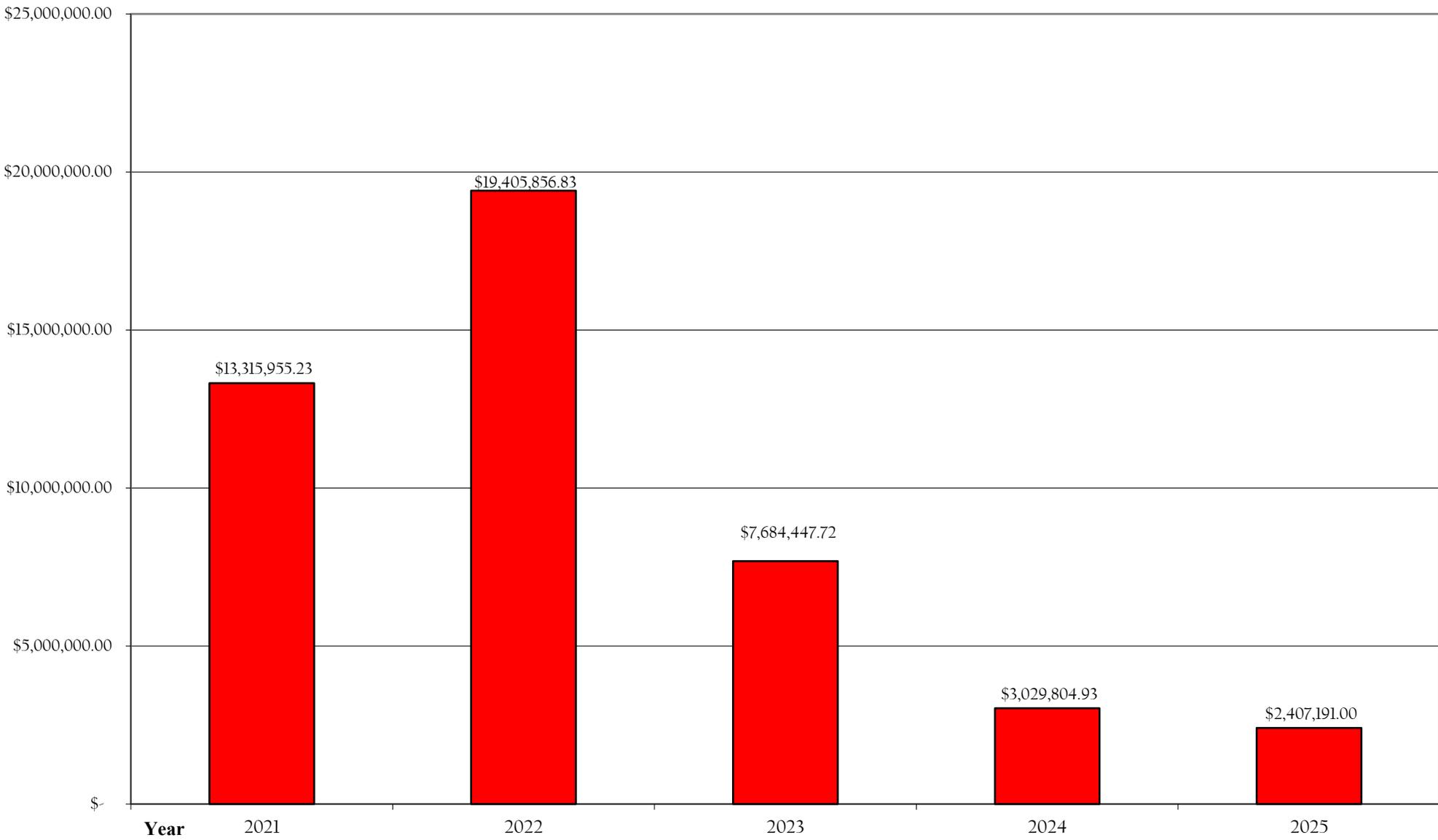
Values of Multi Family Permits 15 Year (2011 - 2025)



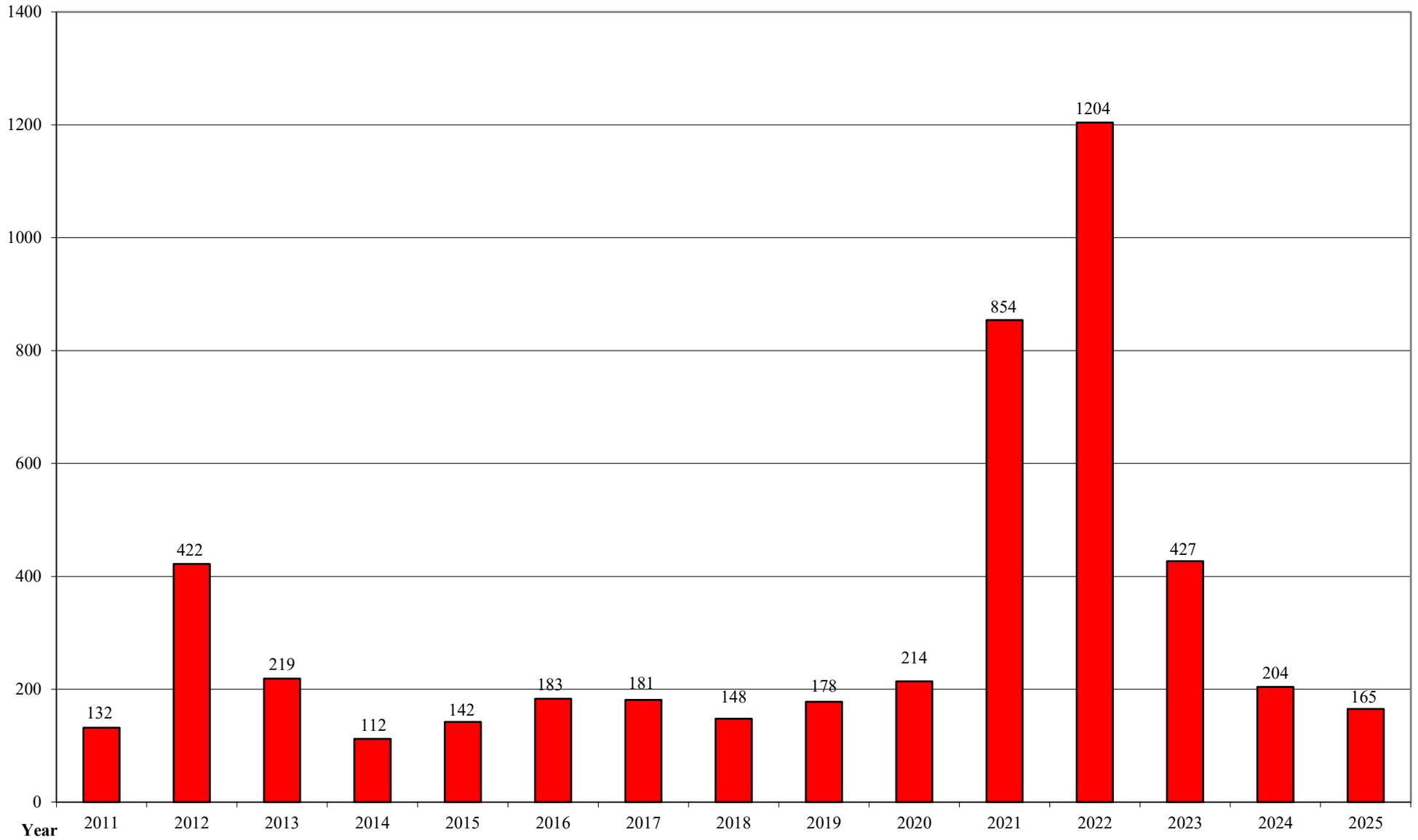
Misc. Permits 5 Years (2021 - 2025)



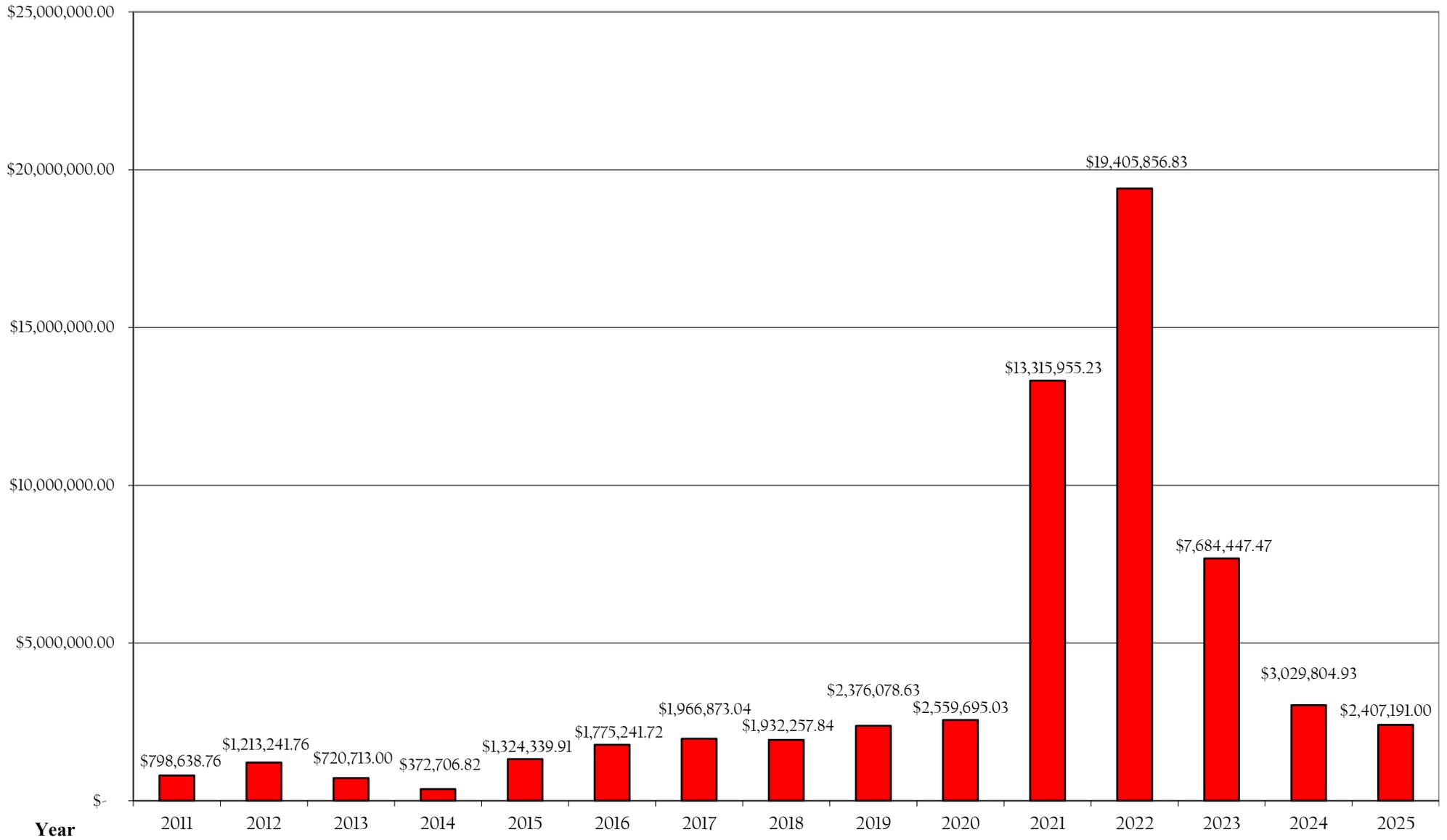
Values of Misc. Permits 5 Year (2021 - 2025)



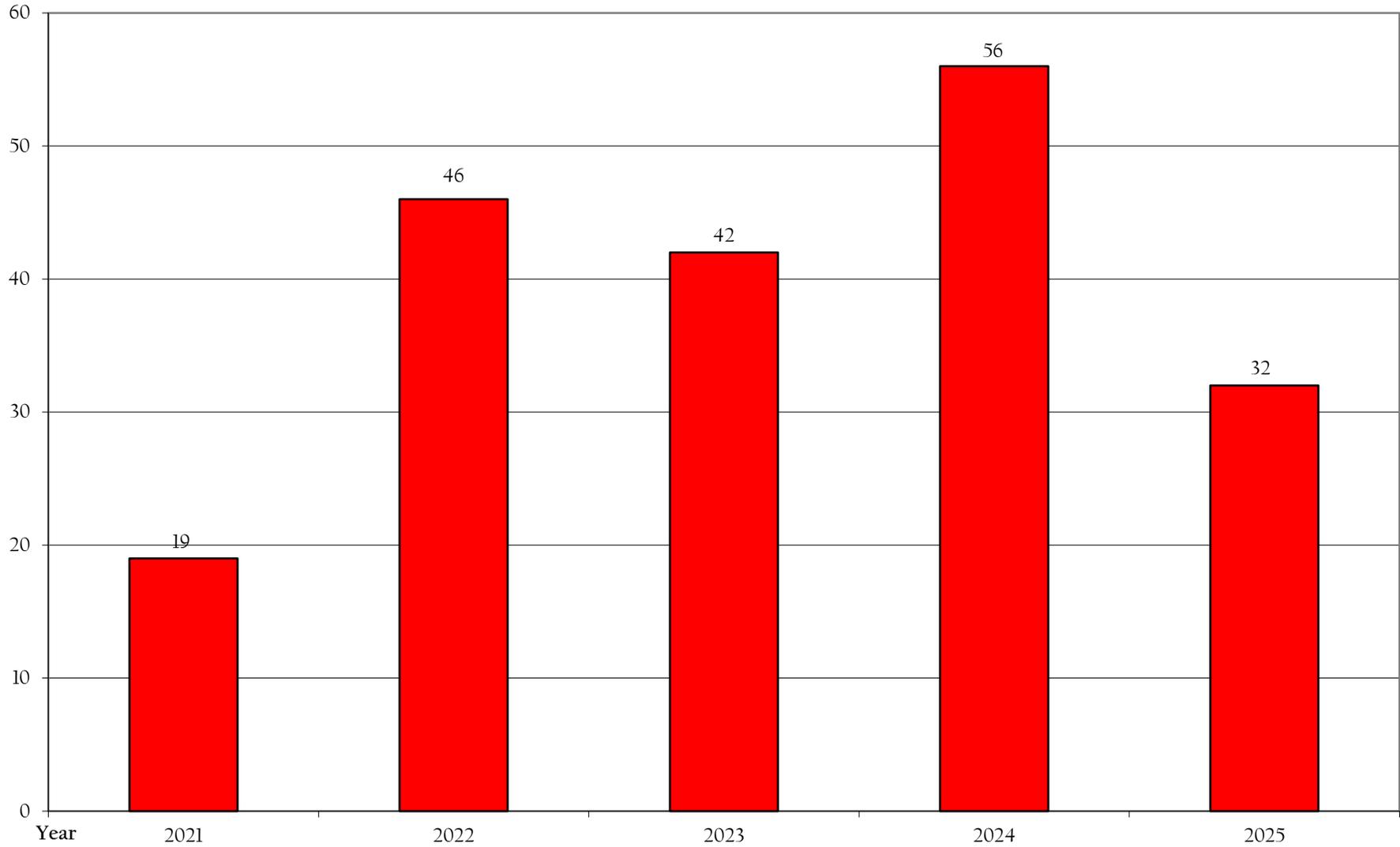
Misc. Permits 15 Years (2011 - 2025)



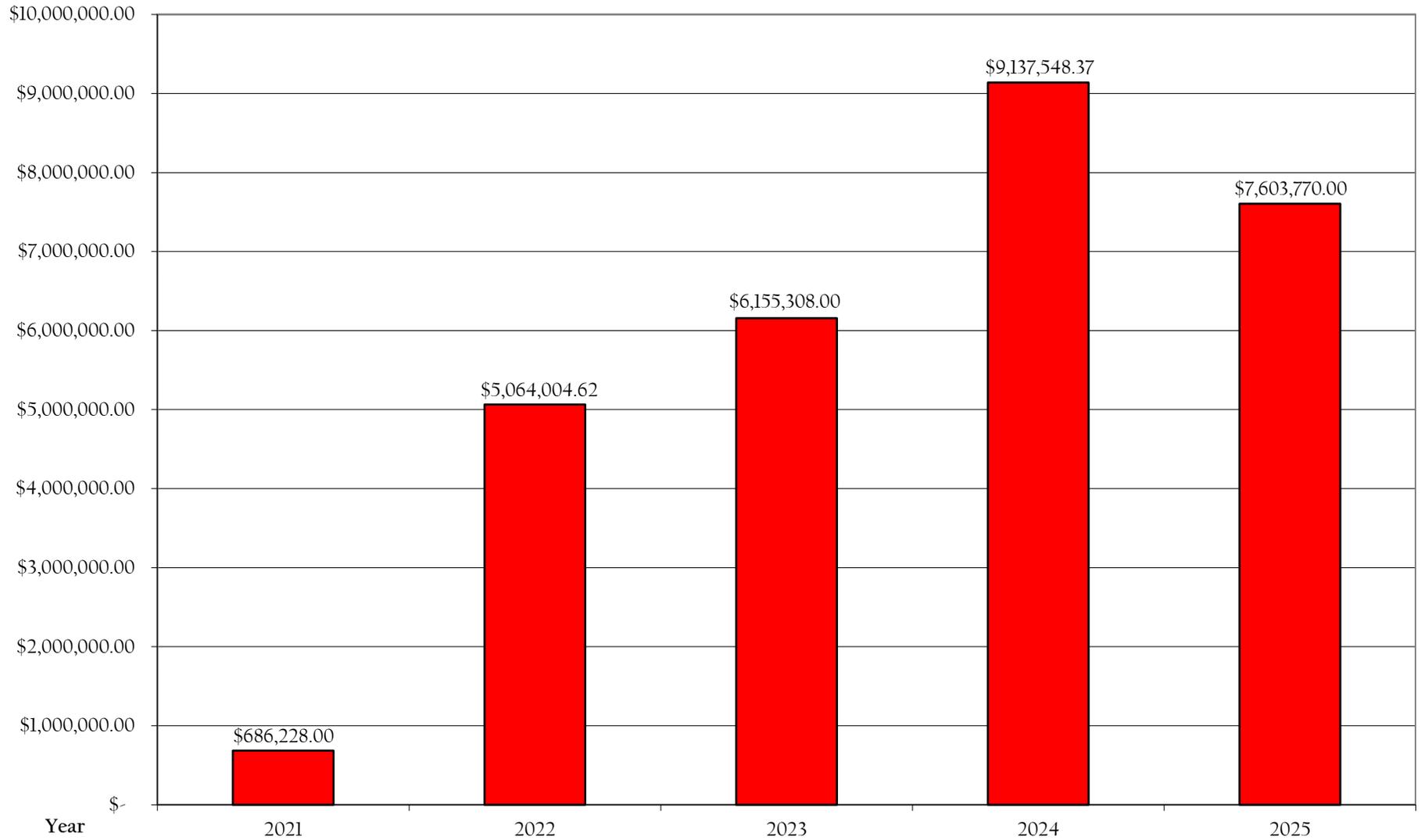
Values of Misc. Permits 15 Year (2011 - 2025)



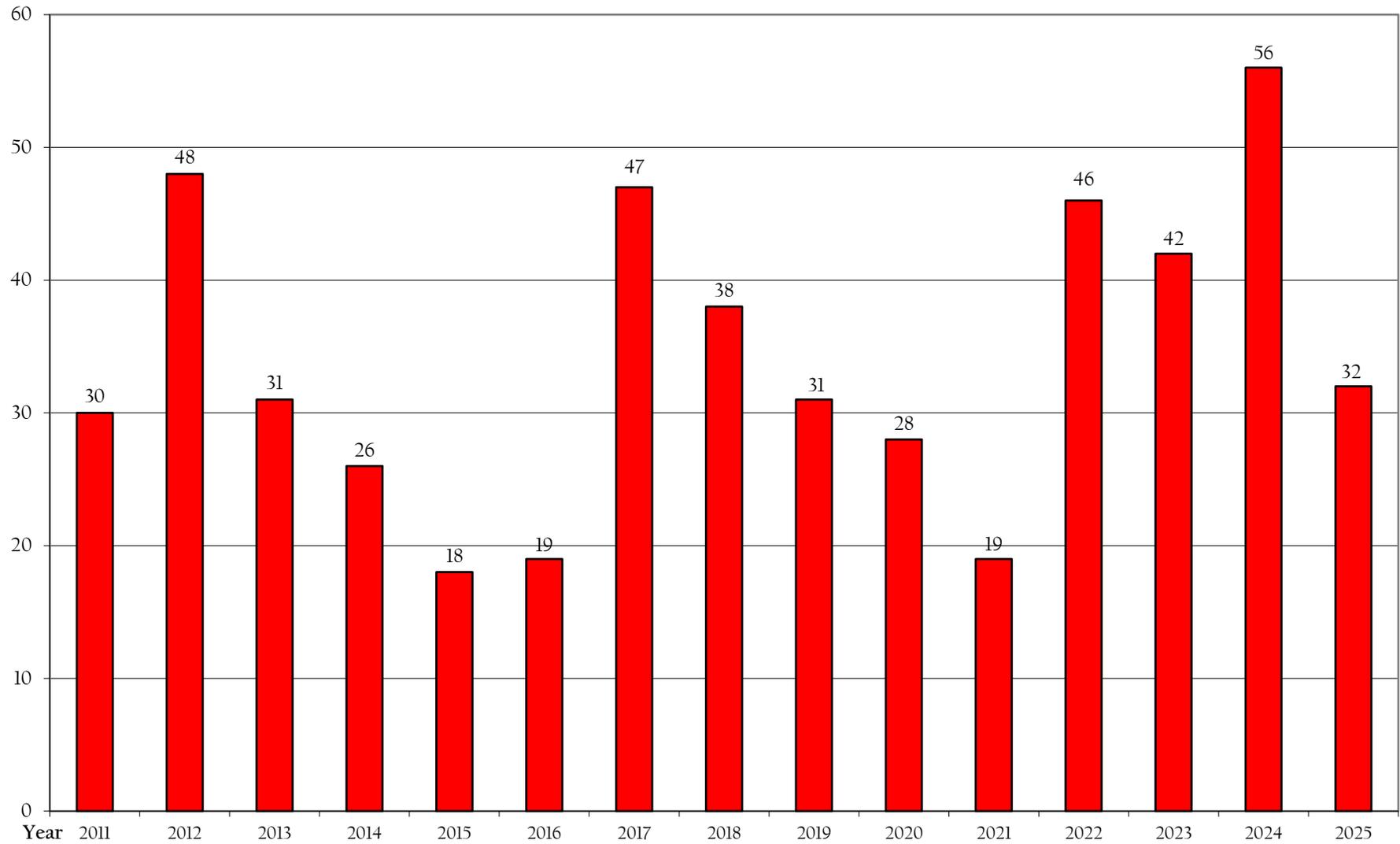
Commercial / Industrial Permits 5 Year (2021 - 2025)



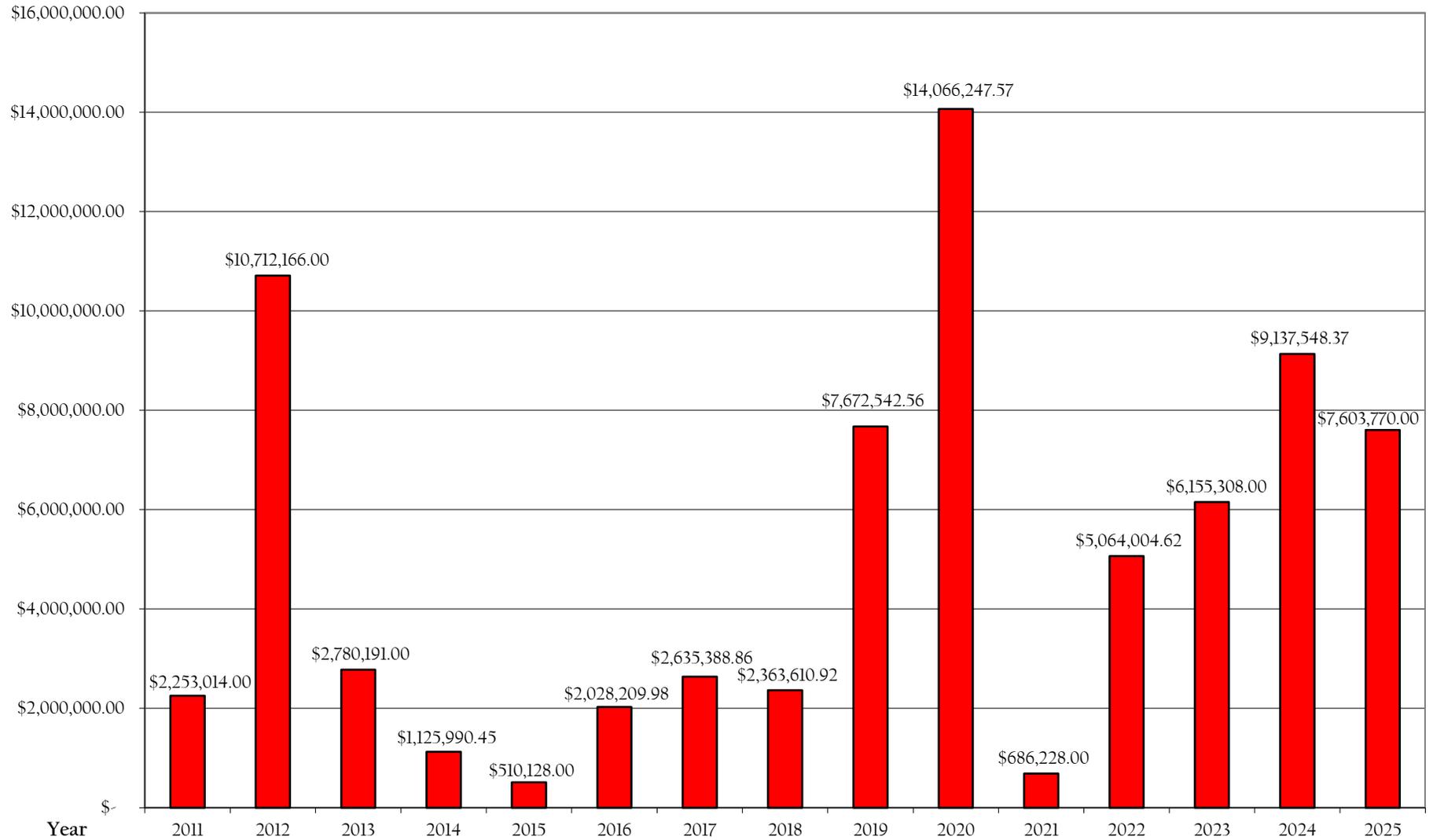
Values of Commercial / Industrial Permits 5 Year (2021 - 2025)



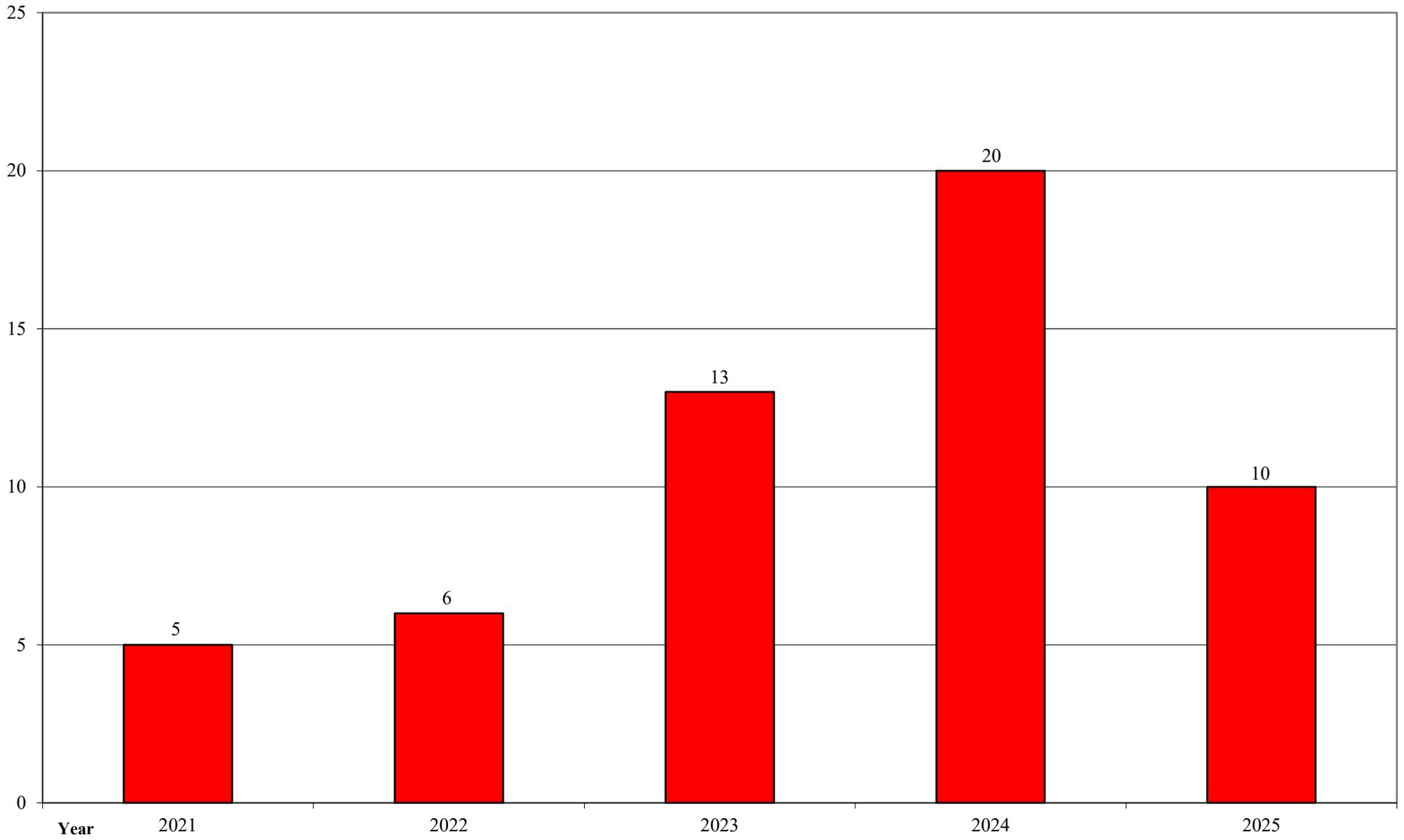
Commercial / Industrial Permits 15 Year (2011 - 2025)



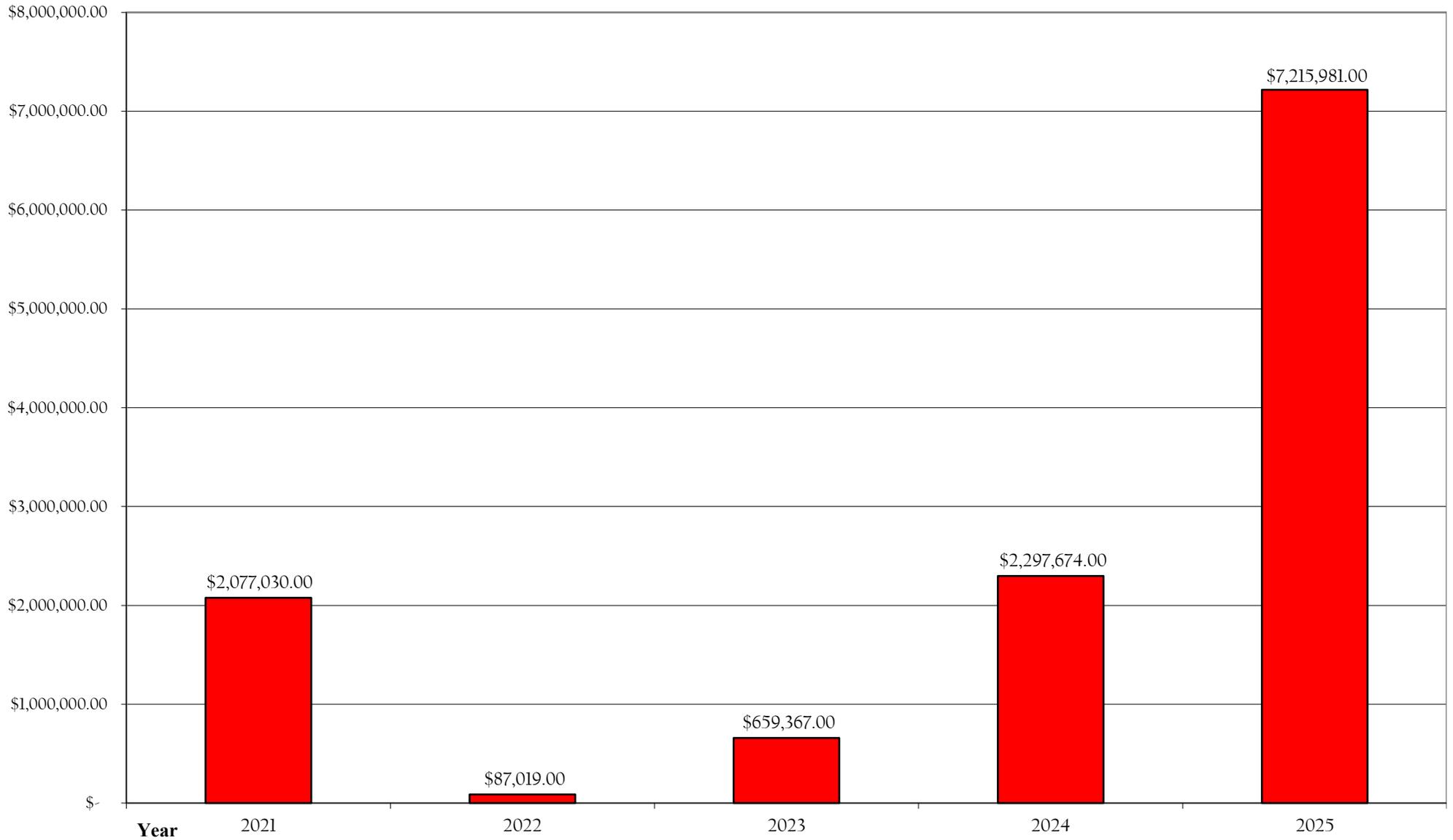
Values of Commercial / Industrial Permits 15 Year (2011 - 2025)



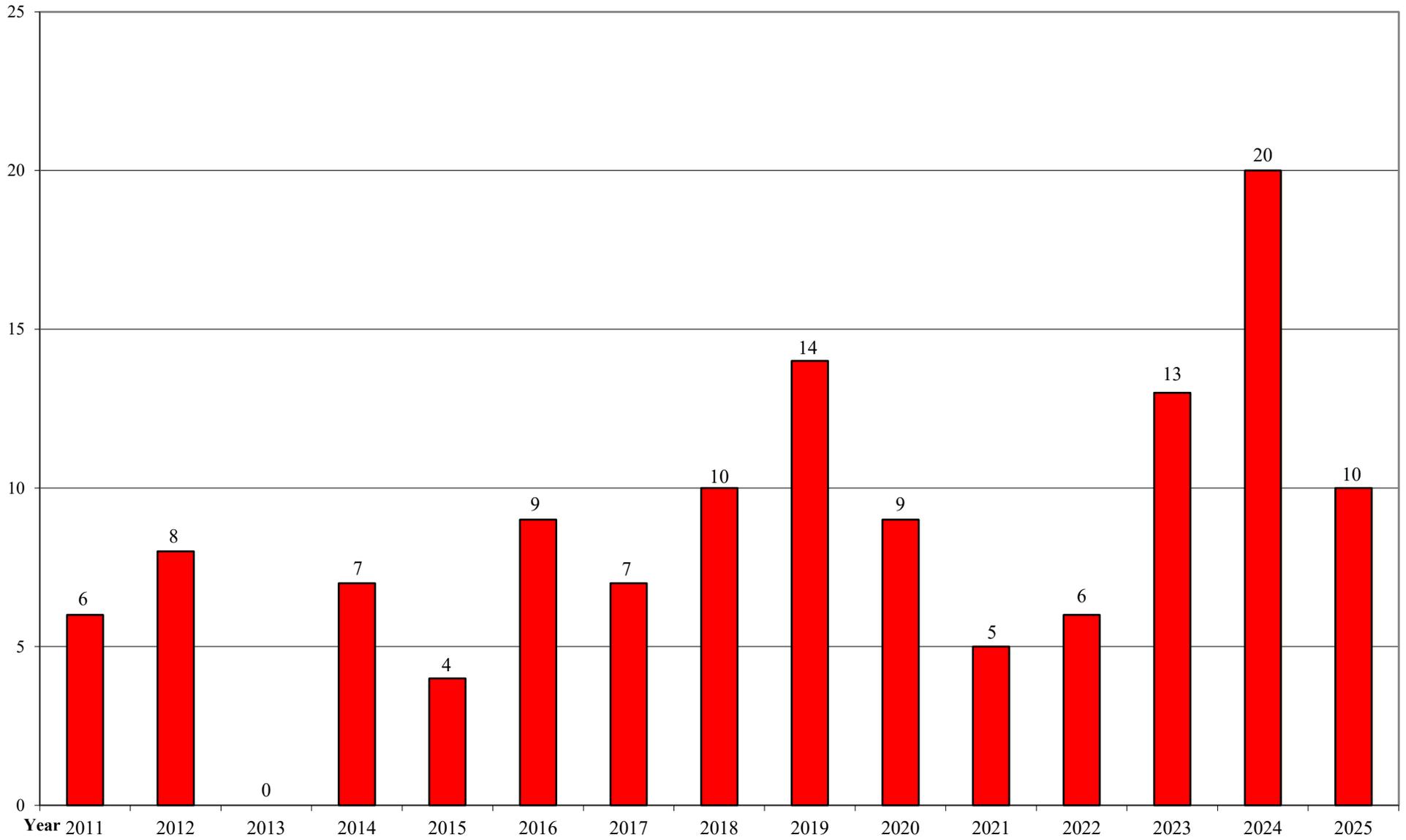
Public Permits 5 Years (2021 - 2025)



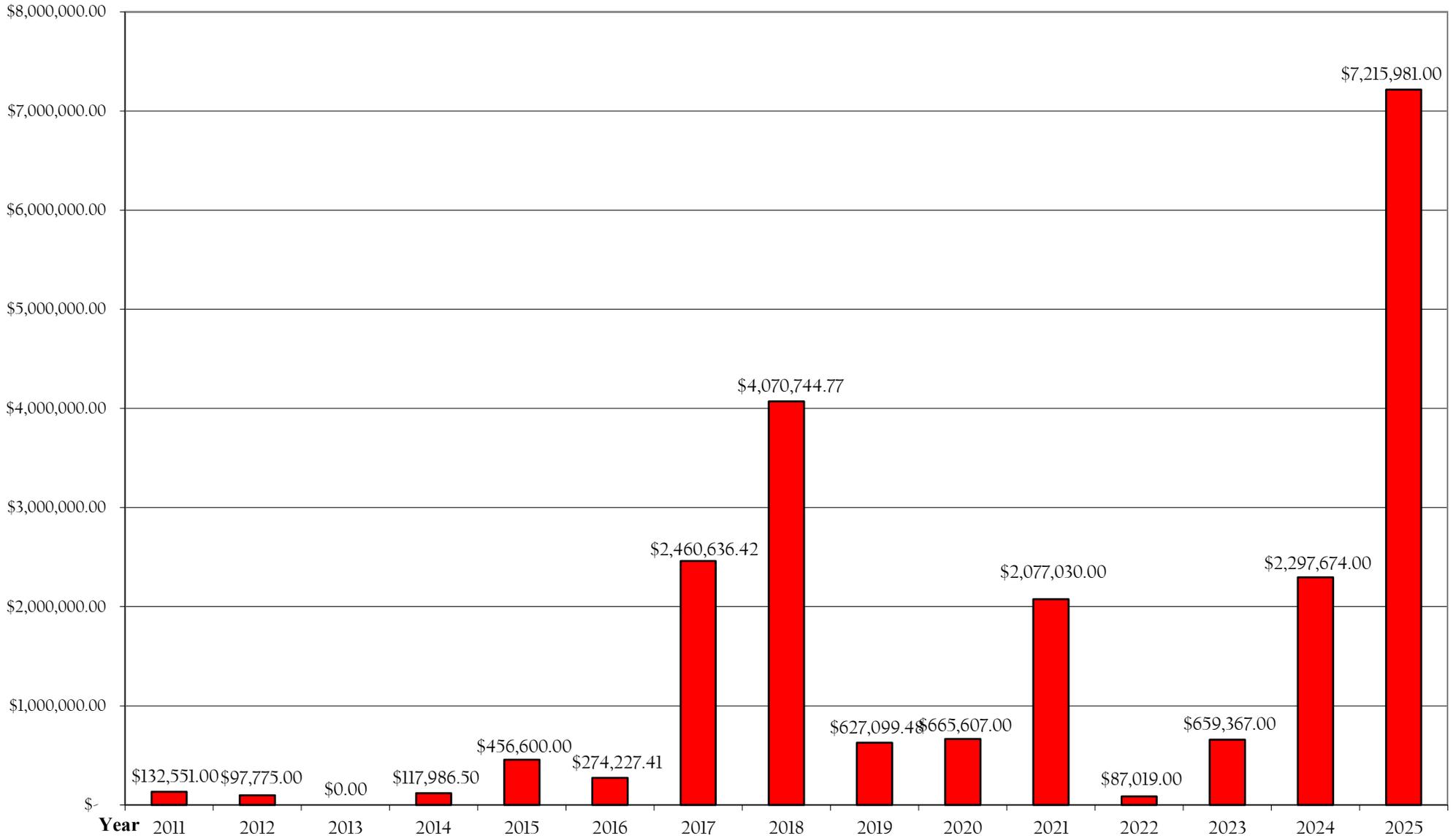
Values of Public Permits 5 Year (2021 - 2025)



Public Permits 15 Years (2011 - 2025)



Values of Public Permits 15 Year (2011 - 2025)





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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESIDENTIAL RENTAL LICENSES SUMMARY AND MAP
DATE: JANUARY 23, 2026

The first two year license period of the City’s Residential Rental Inspection Ordinance wrapped up at the end of 2025. While a new license period began on 1/1/26, City Staff wanted to provide some information on the number and location of rental units from the first period of licenses under the new ordinance (which went into effect in 2024).

All licenses are issued for a two-year period and were staggered with properties in each county being on a different license year so that all units weren’t due at the same time. The current ongoing renewal period does allow a 2-year extension without requiring a new license inspection as long as the ownership/tenant hasn’t changed since the initial inspection and as long as a violation has not occurred.

As noted on the attached map, there are 470 licensed residential units. This total does not include rental units inspected by another government agency (such as Millpond, Philipps Square, Praha Village, Mala Strana, Philipps Square and Westgate). This number tracks closely with the number of registered rental units that were being tracked prior to the inspection ordinance going into effect.

Overall, the process has been well received by both tenants and landlords.

Staff Recommendation

This item was provided for informational purposes only.

Attachments:

1. Residential Rental Map – Dated 1/1/2026

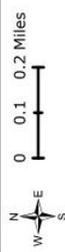


Residential Rentals 01/2026

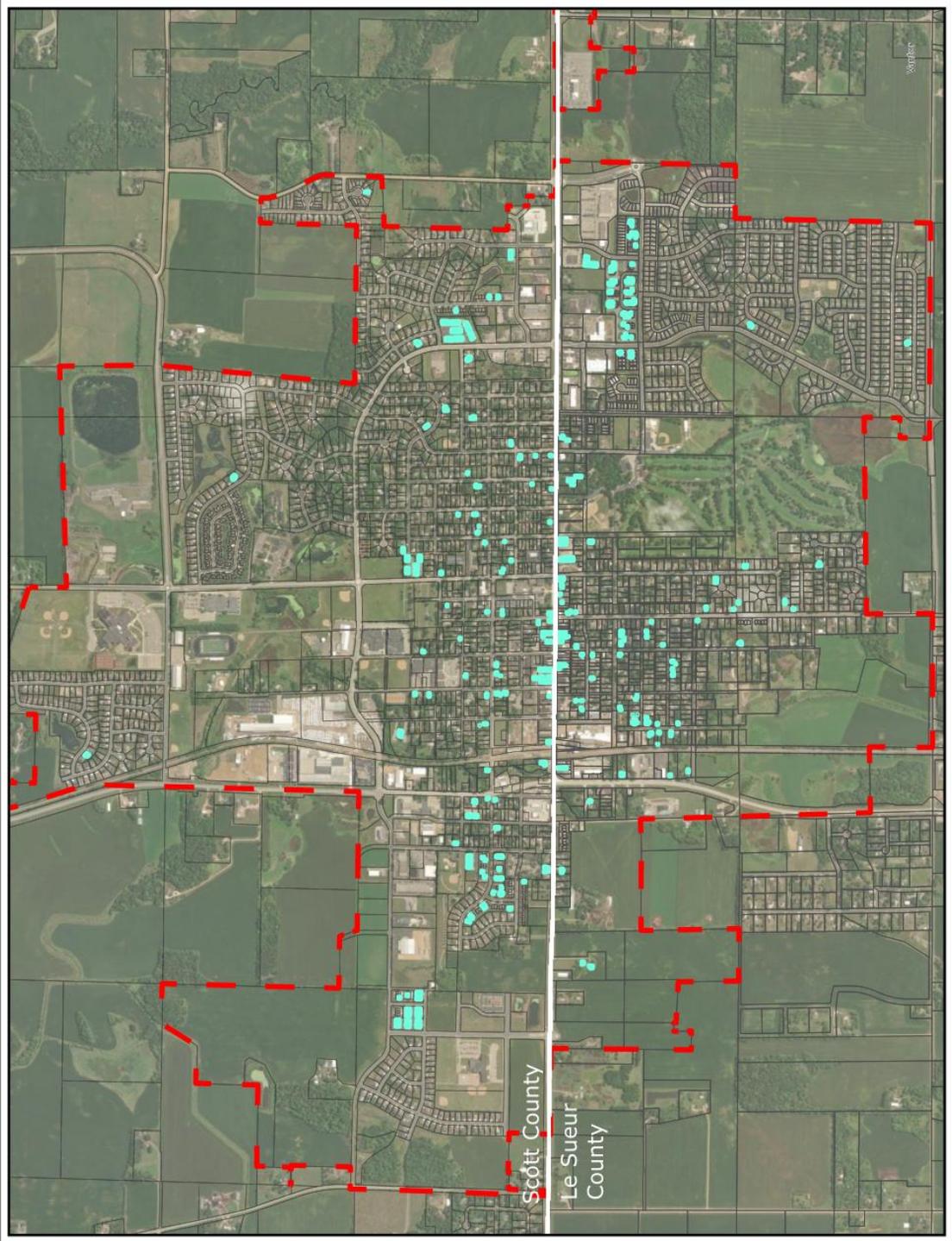
Rental

Scott County
141 Properties
266 Units

Le Sueur County
122 Properties
204 Units



Current to January 2026.
Prepared by the New Prague Planning Department.
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.07 Subdivision 21.



February 2026 EDA Business Updates:

- **0 new home permits** were issued in January (0 single family homes, 0 townhome units and 0 apartment units).
- **Cedar Press Coffee**, located at 108 Main St. E., was sold to new owners on 1/1/26. According to the article in the 1/8/26 New Prague Times, they plan to expand food offerings.
- **Heartland Credit Union** merged with Novation Credit Union. The merger will take effect this summer.
- **Collective Beauty** is in the process of remodeling 114 Main Street W. which was the former location of Bargain Lodge (who had previously moved to a new location at the end of 2025).
- SEH was hired by the City in January to complete an update of the **Alton Ave. corridor study** to determine appropriate access points and roadway design in coordination with Scott County and Helena Township. This study should be completed in early April and at that time will allow the annexation and rezoning application by Java Companies for a possible 8.5-acre commercial development on the east side of Alton Ave. NE to continue.