



City of New Prague Comprehensive Plan

Adopted XXXX, 2024





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Project No.: 13093000





01

Introduction and Overview



New Prague is a prosperous and growing community built by citizens and businesses who value small-town charm, education, recreational opportunities, and public health and safety. People enjoy its natural beauty, rural character, and proximity to the Twin Cities metro area. As residents and businesses come and go, and economic trends rise and fall, changes will inevitably occur. New Prague continues to place value on long-range planning to ensure that the community of today effectively evolves to meet the anticipated needs of the future.

The purpose of this Comprehensive Plan is to establish a shared vision for New Prague; guide future decisions and actions; and assist in projecting and managing growth, change, public improvements, and development in the community. This guidance provides predictability and consistency over time to help encourage investment.

The difference between this Comprehensive Plan and a zoning ordinance is that the former sets forth the objectives and goals of the community with respect to land use, while the latter is a regulatory device through which the plan's goals and policies are carried out or achieved. Other ordinances, such as subdivision regulations, are also utilized to carry out the goals of a Comprehensive Plan.

This plan is an active part of the community's efforts to attract and retain residents and businesses to New Prague's unique small-town feel and development opportunities. The content within this plan aims to create the best version of the City for future generations to live, work, play, and learn.



Chapter 1: Introduction and Overview

This chapter examines the role of the plan, the planning area boundaries, regional context, and key community indicators.

Chapter 2: Plan Process and Engagement

This chapter outlines the planning process, a description of public participation methods and a summary of feedback from all engagement activities. Public engagement is a key component of the comprehensive planning process.

Chapter 3: Community Elements | Vision, Goals, and Objectives

This chapter presents a vision for the future of the City of New Prague and describes the goals and strategies to achieve that vision. The elements of community infrastructure, housing, recreation, transportation, employment & economy, agricultural & natural resources, and intergovernmental collaboration are all addressed.

Chapter 4: Future Land Use and Growth Management

This chapter considers New Prague's future growth forecast, existing land use, land use goals and strategies, the future land use map, how to amend the future land use map, design recommendations, and guidelines for buildings and sites.

Chapter 5: Implementation

This chapter outlines how the vision and goals of the plan are implemented in everyday decisions and annual goal setting and budgeting, and how the plan should be amended when necessary.

Appendix A: Community Profile

This appendix incorporates a summary of current conditions and recent trends in New Prague, utilizing American Community Survey data provided by the US Census Bureau.

Appendix B: Survey Results


This appendix compiles the feedback received from the Community Input survey, including charts, graphs, and qualitative responses.

Appendix C: City Center Small Area Plan

The City Center Small Area Plan, which was completed in summer 2024, outlines a vision for the redevelopment of the former creamery site in western downtown New Prague.

Appendix D: Sanitary Sewer System Feasibility Study

Completed in August 2024, this feasibility study outlines the impact of future development on current and future sanitary sewer infrastructure. Five future lift stations will serve the area surrounding the City within the anticipated growth boundary, which is reflected in this Comprehensive Plan's future land use map.



This Comprehensive Plan is an effort to reinforce the long-standing planning priorities of the City, while recognizing changing conditions, trends, and new issues. The City's Comprehensive Plan reflects a shared vision for the future of New Prague.

Comprehensive plans are a general and broad analysis of the interconnections between cultural, geographical, and natural components within a city. They also provide guidelines for continued development. Technology, economic drivers, and demographic changes affect how land is managed and utilized in a city. Although this Comprehensive Plan attempts to address many possible future uses, it may not capture all of them.

This plan will provide broad recommendations to help citizens and local leaders work together more efficiently to facilitate future growth and development within the City. These recommendations come in the form of goals and objectives which express the community's aspiration for the future. As a result, City officials will be better equipped to review and evaluate incoming land use proposals.

This planning document is a "living" guide, meaning that it can be revised as New Prague grows and changes. The plan provides specific recommendations that directly manage community growth and development. To utilize the full potential of the plan, it should be used to:

- Assist City officials and staff with a variety of land use planning and growth planning tasks.
- Aid businesses, property owners, and residents in determining potential property uses and understanding the implications of future land use changes in the surrounding area.
- Help developers coordinate development plans with City goals, regulations, and infrastructure plans.
- Assist in collaborating with neighboring jurisdictions on issues and topics of mutual interest.

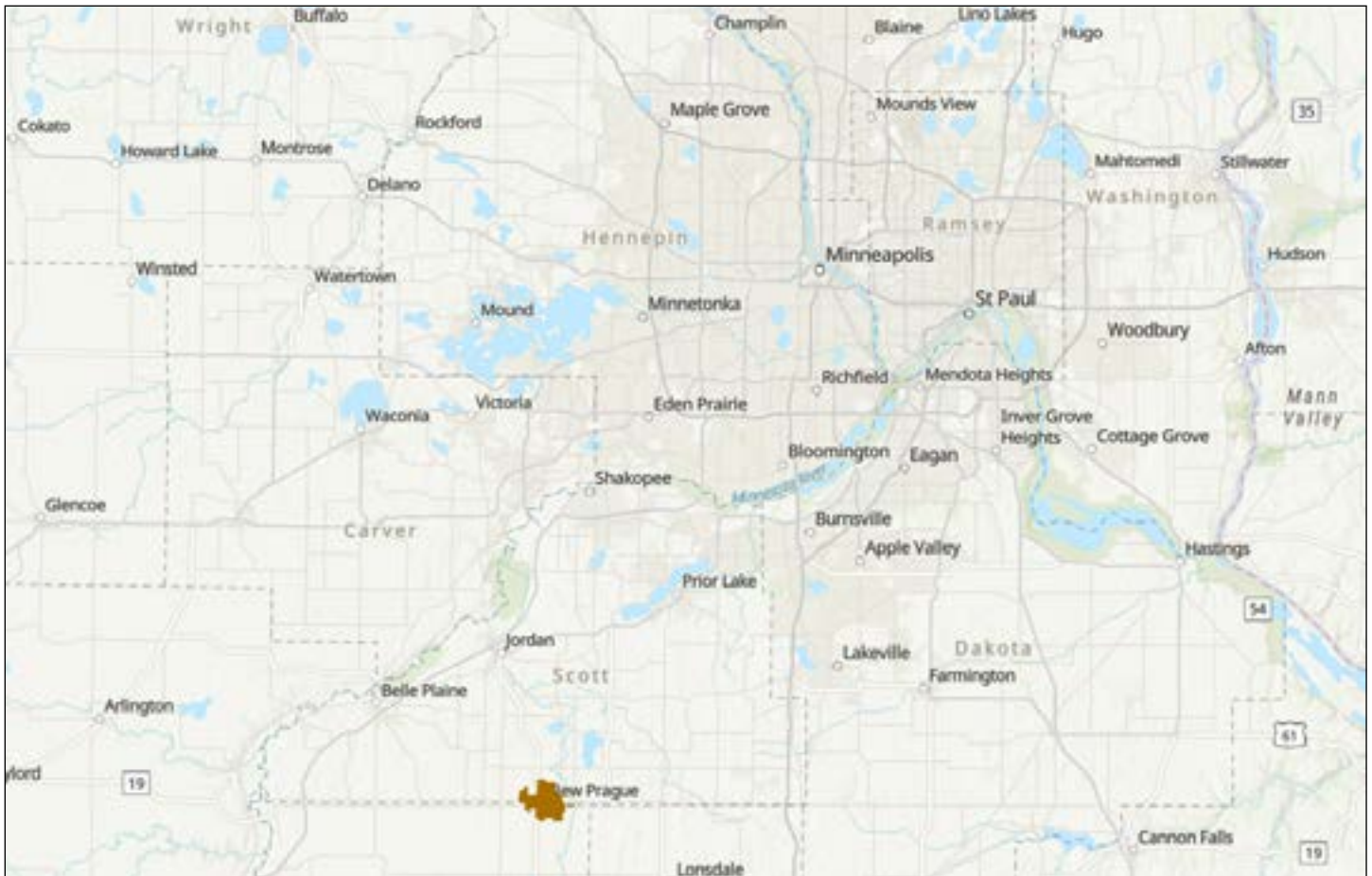
Community Overview

Local and Regional Context

The City of New Prague is located in south central Minnesota, approximately 45 miles southwest of Minneapolis and 45 miles northeast of Mankato. The City's northern half is in Scott County and its southern half is in Le Sueur County. The closest communities to New Prague are Montgomery (to the south), Heidelberg (southwest), Lonsdale (southeast), Jordan (north), and Belle Plaine (northwest).

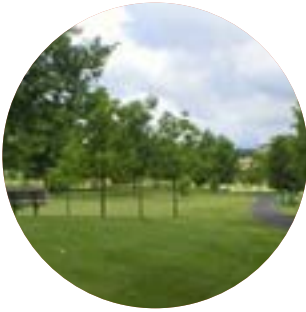


New Prague's proximity to the Twin Cities metropolitan area



Community Assets

New Prague is in a great community for residents who desire a rural feel and relatively close proximity to the resources, employment opportunities, and entertainment options of the Twin Cities metropolitan area and Mankato. Other community assets include:



Recreational Opportunities



Highly-Rated School District



Safety



Reasonable Housing Prices & Options

History

The Dakota were the last Native Americans to control the area around New Prague. In 1851, the Dakota signed the Traverse des Sioux and Mendota treaties with the U.S. Government, forcing their relocation to two adjoining reservations flanking the Minnesota River. The last known battle between the Shakopee band of the Dakota and the Ojibwa occurred near Shakopee, just 20 miles from New Prague, on May 27, 1858. By then, there were already a substantial number of European settlers that had established homes in this area.

German immigrant Anton Philipp first occupied the land that is now New Prague in 1850, after hearing about favorable farming conditions of the southern Minnesota Territory. Originally called Praha, the City of New Prague was laid out and inhabited by Czech immigrants in the mid-1850s. The name was changed to Praha to Prague in 1897, then to New Prague in 1884. The extension of the Minneapolis & St. Louis (M & St. L) Railway through the City jump-started its industrial development, enabling local farmers to share their produce with surrounding communities and beyond. Soon after the M & St. L Railway reached New Prague, the City gained a newly-constructed flour mill and grain elevator, inspiring its nickname of the "Flour City."

The 1880s-90s saw frequent construction and significant economic development in New Prague. By the end of the 1880s, the City had a bank, opera house, foundry, two public schools, and two hotels; by the turn of the century, New Prague had electrical and telephone lines, graded and wooden sidewalks, and a population of over 1,200 residents.

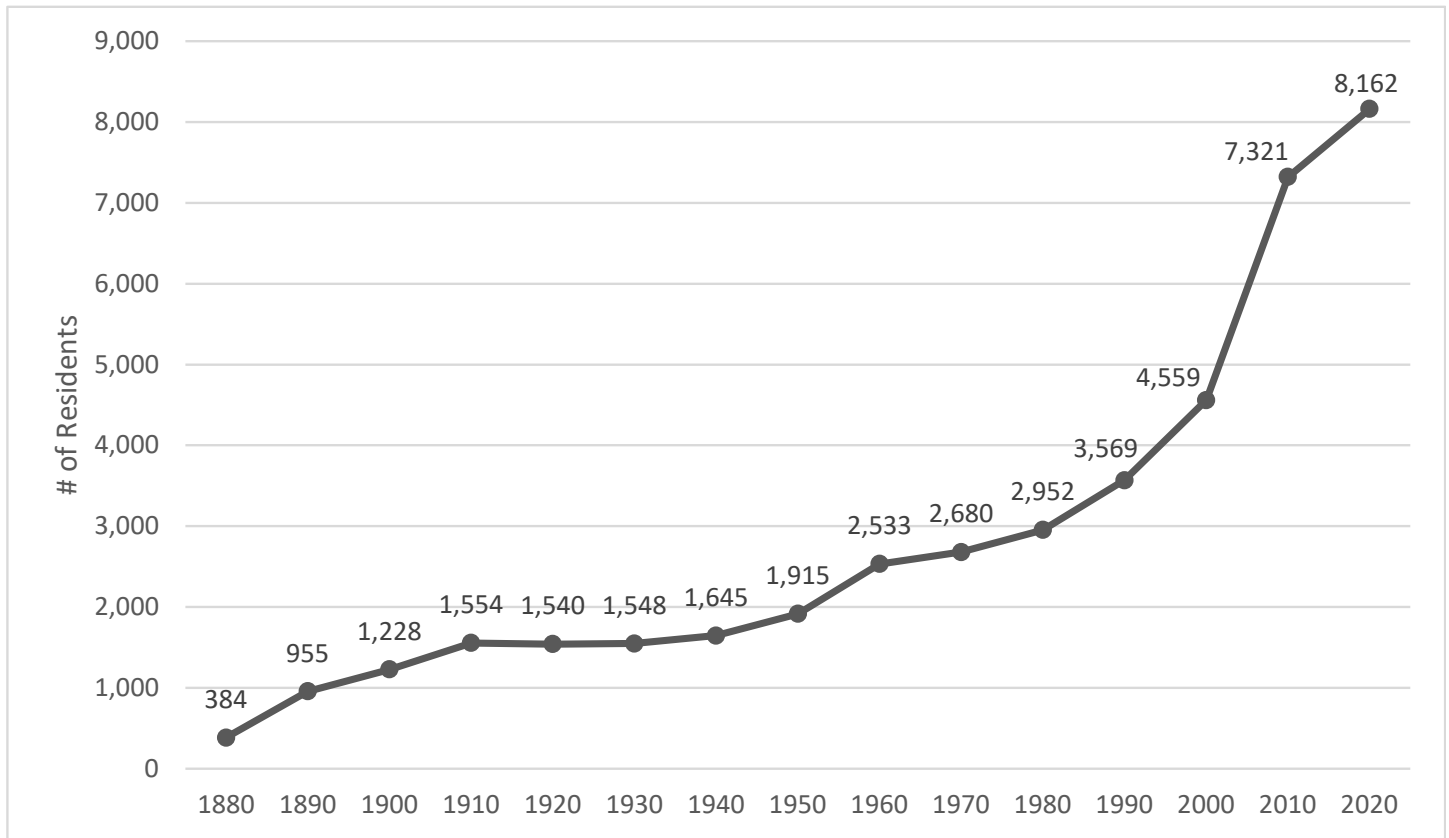


Population

A careful examination of population trends in New Prague provides a foundation for the land use planning process and implementation of this plan, as it helps determine where resources should be allocated. According to Metropolitan Council data, the 2023 population of New Prague was estimated to be 8,283 people. The largest increase in population occurred between 2000 and 2010, when the number of residents jumped up over 60.6% from 4,559 to 7,321. More thorough explanations of New Prague’s population and demographics can be found in Appendix A.

Figure 1: New Prague’s Historic Population (1880-2020)

Source: U.S. Census



Employment

2024 ESRI data shows that 61.0% of New Prague’s residents have jobs classified as white color positions and another 23.9% have blue collar roles. Between 2010 and 2024, the unemployment rate has generally fluctuated between 2.5% and 3.2%, with 2024’s rate falling at around 2.4%. The largest sector is Health Care, Management, and Retail Trade.

Median Household Income

According to ACS data, New Prague’s 2022 median household income was \$101,579, lower than Scott County (\$118,268) but higher than Le Sueur County (\$87,180) and the State of Minnesota (\$84,313). Compared to Scott County, New Prague has more households that make under \$50,000 and fewer households that make over \$100,000. The map below shows the median household income of surrounding block groups, with New Prague outlined in yellow.

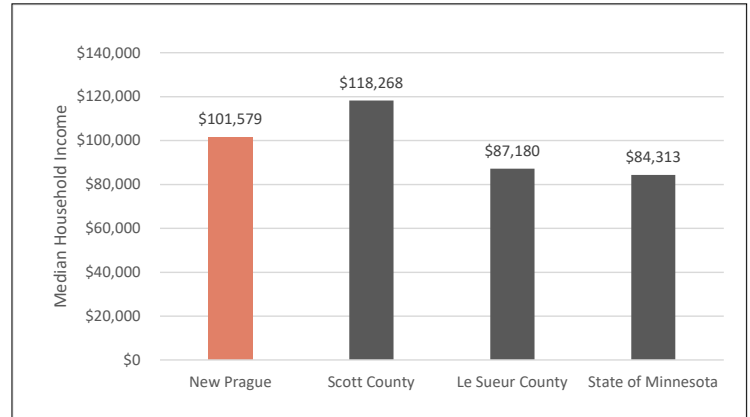
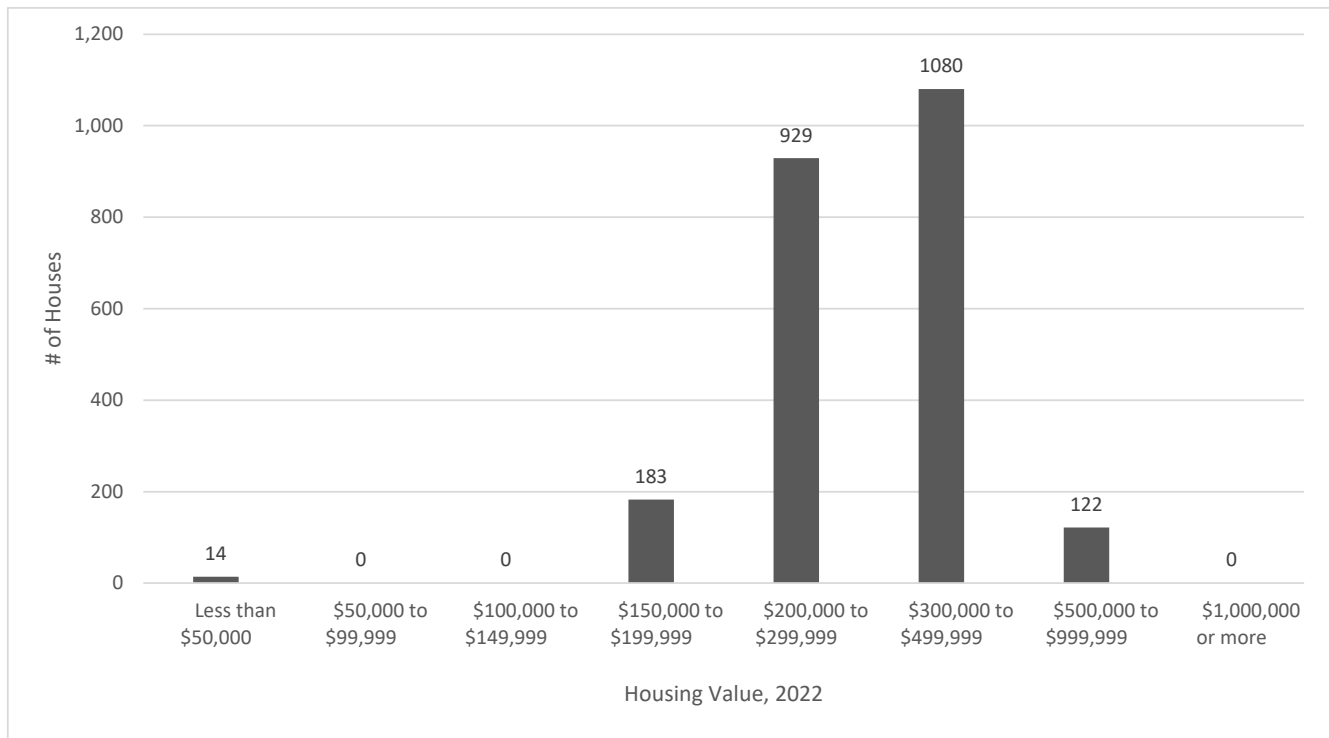


Figure 2: Median Household Income, 2021
Source: American Community Survey (ACS)

Median Housing Value

In 2022, New Prague’s median housing value (\$305,800) was lower than Scott County (\$376,000) but higher than the State of Minnesota (\$286,800) and Le Sueur County (\$271,900). The graph below represents the percentage of homes within specific value ranges; most of New Prague’s owner-occupied housing units are valued between \$200,000 and \$500,000. In 2027, the most common value range is expected to be \$300,000-\$400,000.

Figure 3: Median Housing Value, 2022
Source: American Community Survey (ACS)





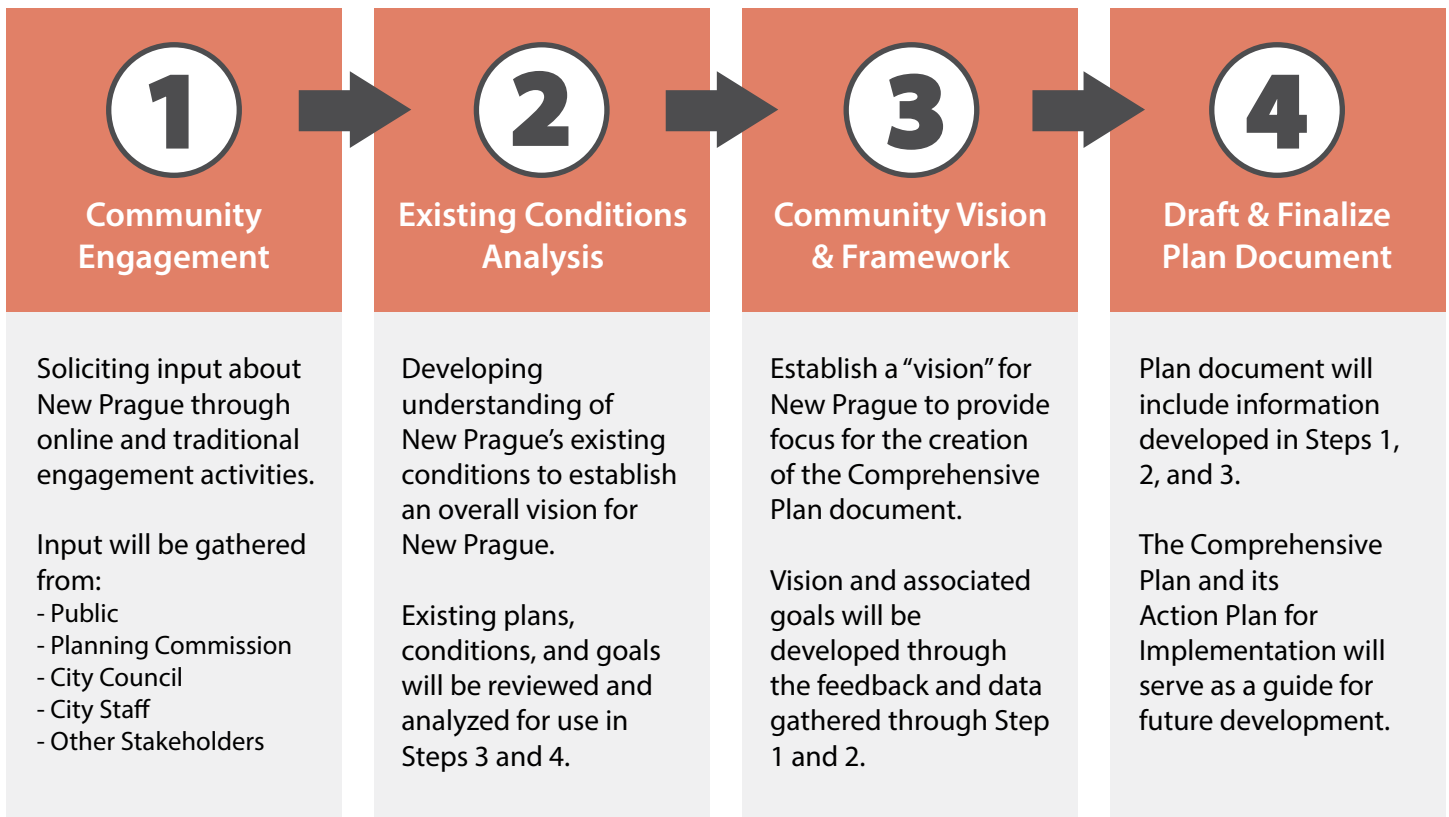
02

Plan Process & Engagement

A transparent public participation process is the foundation to a successful comprehensive plan. The planning process for New Prague's Comprehensive Plan included seeking the involvement of residents, business owners, and other stakeholders involved with the community to create a vision and set goals for growth and improvement. Great engagement is essential to creating a plan and gathering support for successful implementation of a plan's goals and actions.

The development of New Prague's Comprehensive Plan included the following engagement activities to help develop a vision, establish goals, and develop actions for implementation:

- Regular meetings with the Comprehensive Plan Steering Committee
- Joint meetings with the City Council and Planning Commission
- SWOT (Strengths, Weaknesses, Opportunities, and Threats) analyses with the Steering Committee, Planning Commission, City Council, and residents
- Community-wide input survey, hosted on a customized project website (NewPraguePlan.com)
- Key stakeholder interviews
- Public workshops
- Pop-up engagement booth at Czech Out New Prague in August 2023





Public engagement was an integral part of this planning process as it revealed issues and opportunities within New Prague; assisted in the development of goals, strategies, and recommendations; and ensured that the resulting document accurately reflected the needs of the community. Various engagement methods were utilized to collect quality feedback from stakeholders, ranging from online community surveys to open houses and pop-up events. These methods are described and summarized in the following pages.

Comprehensive Plan Steering Committee

The Comprehensive Plan Steering Committee was established early on to oversee the planning process and ensure that the established goals and objectives were being accomplished. The Committee contained representation from the City Council, Planning Commission, Parks and Recreation Board, Chamber of Commerce, School District, and Economic Development Authority. Five Committee meetings of the Committee were held throughout the planning process and all were open to the public. All presentation materials were posted on the project website for public access.



Project Website

A project website was developed to share relevant project information such as updates, schedules, meeting notices, links to surveys, and copies of meeting materials. The website also provided a venue for citizens to contact the project team with questions. This aspect of the communication and participation strategy was important for transparency, as well as for sharing information with stakeholders.

Community Survey

A community input survey was made available to community members through the project website. It was administered through ESRI's Survey123, which is formatted to allow users to take the survey via computer, tablet or smartphone.

The first survey, which received a total of 118 submissions between May and June 2023, aimed to capture general demographic information and residents' views on living in New Prague. Short answer questions at the end gathered insight in the form of a SWOT (Strength, Weaknesses, Opportunities, and Threats) analysis. The broadness of the questions allowed the planning team to analyze big and small picture information about the City and community members' views and thoughts in three categories: beautification, development, and mobility.

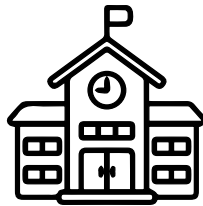
A summary of the survey results is provided on the following pages. All survey responses can be found in Appendix B of this document.

Community Input Survey Results

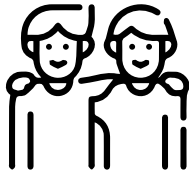
Best Current Qualities about New Prague



Rural Character
(58.5%)



School District
(53.4%)



Friendly & Welcoming
Community (31.1%)



Proximity to
Twin Cities
(30.5%)

Most-Suggested Changes for New Prague



Parks & Recreation
Updates/Expansion
(82.2%)



Expand Retail
Shopping
Opportunities (48.3%)



Decrease Taxes
& Fees (44.9%)



Increase Employment
Opportunities (33%)

Beautification

Strengths/Opportunities

- Care for parks/open space
- Expand on existing pedestrian and bike trails and ensure they're safe and connected
- Preserve small town character and history of for historic downtown area (including Main Street)
- Plant more trees and improve landscaping
- Beautify the city (i.e. tourism from Czech heritage, seasonal decorations, bridge/arch for pictures)

Weaknesses/Threats

- Need more spaces for sports recreation (especially soccer)
- Need for more alternative recreation activities (not sports and for all ages)
- Improve road conditions (including better landscaping, fewer roundabouts)

Development

Strengths/Opportunities

- Opportunity to attract and retain the right businesses (including small businesses)
- Expand recreational opportunities/open spaces/green spaces
- Improve multimodal transportation (bike trails, public transit, pedestrian areas)
- Maintain the current small-town feel
- Continue to balance land uses

Weaknesses/Threats

- Need for more diverse housing options (design, price, tenancy)
- Expand recreational opportunities/open spaces/green spaces
- Need investment to improve infrastructure
- Need to reduce high costs
- City is growing too fast and over-building

Mobility

Strengths/Opportunities

- Opportunity to expand on existing bike and pedestrian trails (externally to surrounding areas and parks (i.e., Cedar Lake), on residential streets, around water bodies)
- Need for mountain bike trails
- Roads are currently in good condition

Weaknesses/Threats

- Safety improvements are needed on paths and at heavy traffic intersections (especially near schools and highways)
- Trail system is currently disjointed, noncontiguous, don't connect to busy roadways and community assets
- ADA compliance (unsafe, uneven paths and untreated in winter) and need public, multimodal transit for elderly and handicapped



Stakeholder Interviews

The project team spoke to numerous stakeholders, ranging from business owners and developers within New Prague to representatives from surrounding Counties and Townships. While many of these conversations highlighted specific issues or circumstances around New Prague, the following general themes emerged:

Development Needs

- Connected trail system between City to Cedar Lake Farm Park and notable points throughout community
- Condos/apartments/diverse housing
- Workforce housing
- Development-ready industrial and residential sites (especially multi-family residential)

Challenges for Running/Expanding Business

- Difficult to find workers – many want to work from home and/or are not skilled enough
- Very little affordable housing and childcare
- Cost of expanding business and development – residential development cost is prohibitive
- Bedroom community (daytime traffic is low, which threaten restaurants and hospitality)

Suggestions for \$100,000 Improvements

- Splash pad
- Additional advertising/promotional materials/social media engagement, both to attract non-residents and inform residents of things happening within community

Suggestions for \$10,000,000 Improvements

- Indoor sports complex (batting cages, pickleball, hockey rink, etc.)
- Investment into local schools
- Purchase of land and infrastructure completion
- Parks and recreation improvements (connection to Cedar Lake Farm Park, updating park facilities/trails, purchasing land for new parks/trails/open space)

SWOT Analysis

This Comprehensive Plan is grounded in residents' concerns and aspirations regarding the future of New Prague. This input was primarily collected through various SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis exercises run with the Planning Commission, City Council, and Steering Committee. These following categories were applied to three main themes: Preservation & Beautification, Development, and Mobility.

Strengths - characteristics that give the community an advantage over others.

Weaknesses - characteristics that place the community at a disadvantage relative to others.

Opportunities - elements the community could exploit to advantage the community.

Threats - elements in the environment that could cause trouble for the community in the future.

Summary of input relating to Preservation & Beautification

Strengths

- Memorial Park
- Existing downtown
- Effort & investment into City infrastructure
- Downtown vibrancy and vision
- Community pride
- Agricultural land and community
- Beautiful old homes

Opportunities

- Add Historical Preservation district to downtown
- Preserve unique natural features (e.g. mature trees)
- Involvement of Main Street building owners in planning process
- Availability of historic downtown
- Development of historic standards
- Update disc golf course
- Future of Memorial Park & amenities
- Embrace historic significance of train depot

Weaknesses

- Old Mill area is currently underutilized
- Limited existing historic standards

Threats

- Cost related to historic preservation and downtown reinvestment
- Lack of clarity on what historic buildings are worth preserving
- Building conditions along Main Street
- Economic conditions (particularly commercial real estate)
- Vacancy
- Solar farms take up good farmland

Summary of input relating to Development

Strengths

- Partnership between City and School District
- Hospital, schools, grocery stores
- Good location to serve other communities
- Land that could be developed for industrial uses has been developed
- School district (good size, brings lots of people into town)
- Housing stock in relatively good shape
- Main Street and surrounding streets have been redone & are in good condition
- Convenient access to services

Opportunities

- Educate community on benefits of multi-family housing
- Economic/residential growth east and west of downtown
- Develop design standards for commercial/industrial development
- Create higher-density areas within the City for multi-family housing
- Increase diversity of housing type/price
- Transportation-based retail
- "Secondary" retail
- More housing for all stages of life
- Attract, maintain, retain families and employees
- Capture traffic from school events
- Redevelopment of Old Mill area

Weaknesses

- No land currently available for greenfield development and/or PUDs
- Limited areas for multi-family/affordable development within City
- Median home price is comparatively high
- 70% of people work outside of the City
- Sanitary sewer trunk lines limit
- Competing with commercial along I-35 due to their access to traffic
- Availability of housing
- Land open for development is expensive to potential developers

Threats

- Rate of people moving to New Prague is declining
- Economic conditions & future unknown
- Nationwide school enrollment & spending
- City location due to regional market & Scott County
- Infrastructure users
- Reduction of agricultural land
- Cost of infrastructure to accommodate future growth

Summary of input relating to Mobility

Strengths

- Walk New Prague program and the Greenways plan
- I-169 and I-35 as access points to the City
- Sidewalk build out has been good
- State highway 19 brings traffic into town
- Roundabouts have helped traffic

Opportunities

- Develop Complete Streets
- Safe Routes to School
- Even more sidewalks are necessary
- Need for connected neighborhoods
- Build mobility goals into a plan or code
- Existing trails & trails plan
- County search corridor for connection to Cedar Lake Regional Park
- Greenway Trail southeast side
- Railroad decommissioning
- Public infrastructure for electric vehicles

Weaknesses

- Current lack of parking downtown, cars staying in spots for too long
- Downtown streets are too narrow, dangerous for navigation
- Lack of trail connectivity (intra and inter-city)
- Hwy 19 & 21 is a troublesome intersection
- Not bikeable
- Limited non-car transportation
- Large truck traffic through downtown
- Rush hour traffic can be difficult

Threats

- Federal/state systems and opponents



03

Community Elements - Goals & Strategies

Each of the following elements of this chapter contains goals and strategies established through the planning process, public engagement activities, Steering Committee input, and the Community Profile (found in Appendix A).

This section defines Goals and Strategies as follows:

Goal

A long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition through implementation.

Strategy

A statement that identifies a course of action to achieve a goal. Strategies are more specific than goals and are usually attainable through planning, implementation, and direct action.

These Goals and Strategies are designed to facilitate the implementation of New Prague's vision statement:

“The City of New Prague will continue to cherish its rich heritage while proactively embracing the opportunities of tomorrow. We will foster a harmonious balance between future development and preservation, continue to grow a thriving local economy by supporting a diverse range of industries, and continue to be a place of community focused growth, and opportunity for all residents.”

The goals and corresponding strategies of this chapter are summarized in the following pages.



Community Development & Amenities (pg. 21)

1. Establish the City's role as a facilitator of all types of development throughout the community.
2. Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.



Transportation (pg. 22)

1. Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.
2. Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.



Parks & Recreation (pg. 27)

1. Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.
2. Continue partnerships with Le Sueur and Scott Counties, the State of Minnesota, adjacent communities, New Prague Area Schools, regional agencies, and civic organizations to provide comprehensive recreation facilities and programs.



Agriculture & Natural Resources (pg. 28)

1. Protect and enhance the natural settings unique to the character of New Prague.
2. Manage, enhance, and preserve unique land and water resources by avoiding development on high value wetlands, floodplains, and within close proximity to Phillips Creek.



Housing (pg. 31)

1. Attract and retain residents including young professionals, families, and retirees by supporting Life Cycle Housing throughout the community.
2. Complement housing policies with economic development goals of New Prague, growing businesses and population in tandem.



Economy & Employment (pg. 32)

1. Support strategic economic growth within the MN 19, MN 21, and TH 13 corridors and downtown area, to provide additional retailers, businesses, and services for the community.
2. Develop strategies to promote sustainable and holistic economic development.



Intergovernmental Cooperation (pg. 33)

1. Maintain mutually beneficial relationships and partnerships with neighboring counties and municipalities, as well as state and federal agencies.
2. Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.



Resilience (pg. 34)

1. Encourage sustainable practices throughout the community, including development and infrastructure practices.
2. Encourage residents to build relationships within and across neighborhoods.



Land Use (pg. 47)

1. Encourage thoughtful development in strategic areas of New Prague.
2. Promote the preservation and conservation of environmental and historic land uses in New Prague.





Public and private utilities are fundamental for growing and sustaining a community, and important to the residents of New Prague. Without comprehensive public and private infrastructure, facilities, and services, the continued growth of the community would stall. As demand for these amenities increases, the City will need to take a strong role in facilitating all forms of growth and development.

Goal 1: Establish the City's role as a facilitator of all types of development throughout the community.

Strategies:

- Utilize the Future land use map to plan for new development of the area.
- Explore development incentives that prioritize infill development/redevelopment of blighted properties and utilize existing public infrastructure.
- Utilize small area plans, when necessary, to generate implementation strategies for redevelopment of specific sites.
- Revise downtown design guidelines to support the mindful maintenance, renovation, and preservation of downtown's historical character.
- Revise zoning/subdivision ordinances to encourage the removal of barriers to development, such as minimum lot sizes.
- Support public-private partnerships and work proactively with private business and landowners to facilitate investment in the community's public amenities, economic resources, and built environment.

Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.

Strategies:

- Consider adopting City ordinances and regulations to preserve and protect natural resources during and after development (e.g. tree ordinance).
- Continue to refer to and update the City's Wellhead Protection Plan to protect groundwater quality and resources.
- Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.
- Use engagement feedback (Appendix B) to inform capital improvement planning, budgeting, and new project selection.
- Use annual capital improvement planning and budget processes to secure funding for regular facility/infrastructure maintenance, replacement, and expansion.
- Regularly engage with residents and businesses to ensure that services, facilities, and businesses meet the needs of the community.



A community's mobility network is perhaps its most important feature and should be able to facilitate all modes of movement. Reliable transportation enables safe access to work, school, shopping, recreation, medical care, and social gatherings. New Prague is fortunate to have easy access to State Hwy 19, State Hwy 21, TH 13, and the greater Twin Cities Metro region. The City's future transportation network should anticipate the needs of users and their preferred methods of transportation to ensure efficiency and safety across the system.

Goal 1: Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.

Strategies:

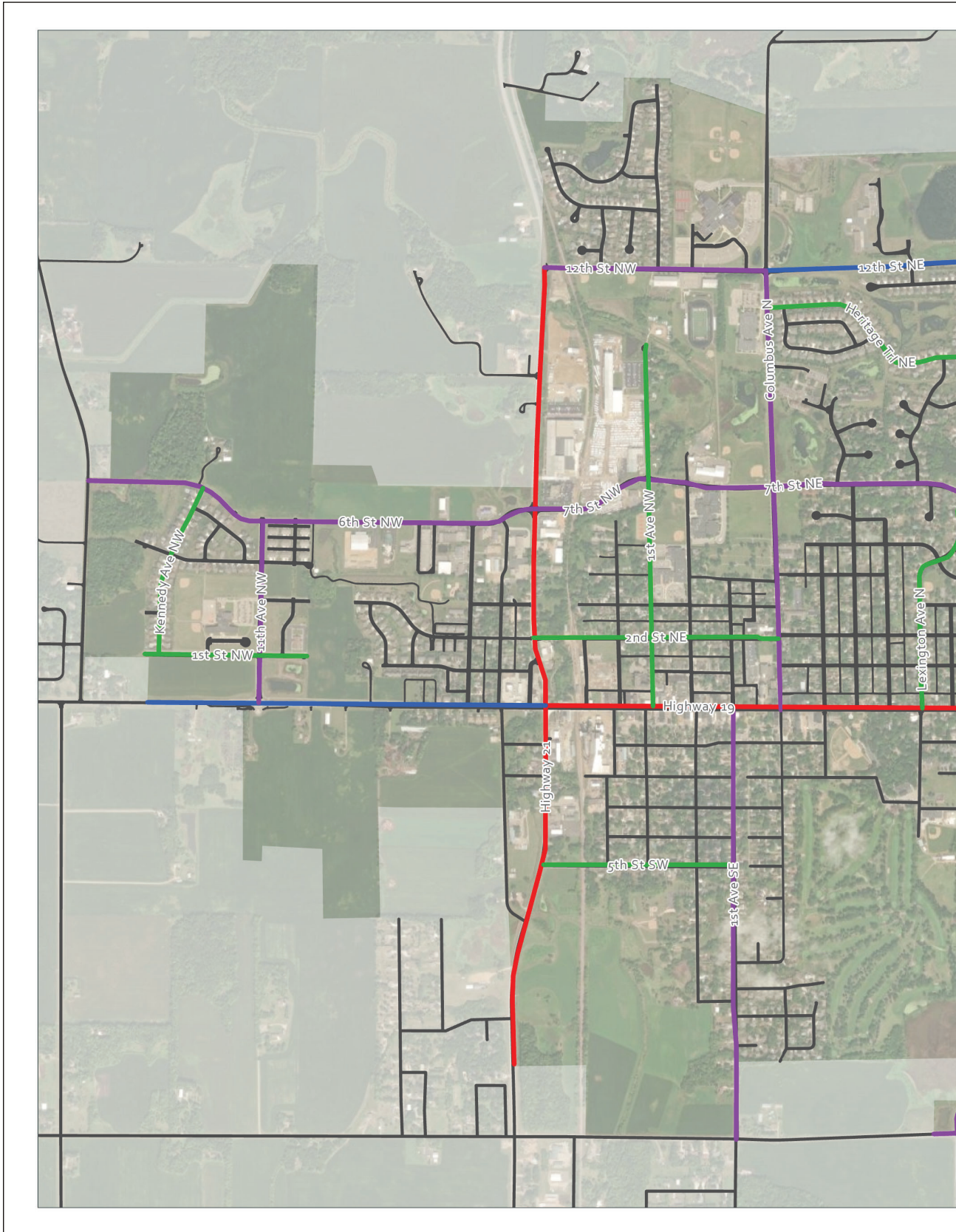
- Utilize Complete Street principles when evaluating highway and road improvement projects.
- Consider requiring and/or incentivizing developers to include non-vehicular transportation facilities in their subdivisions and development plans – particularly trail opportunities.
- Reduce the amount and density of cul-de-sacs in development to improve connectivity among vehicular and non-vehicular transportation facilities.
- Continue to preserve right-of-way corridors and adhere to spacing guidelines based on each road's functional classification.
- Ensure that City plans for vehicular and non-vehicular transportation align with each other for capital improvement planning and budgeting.
- Continue to promote and support local community-based transit services such as SmartLink, Hop Scott, and TRUE Transit.

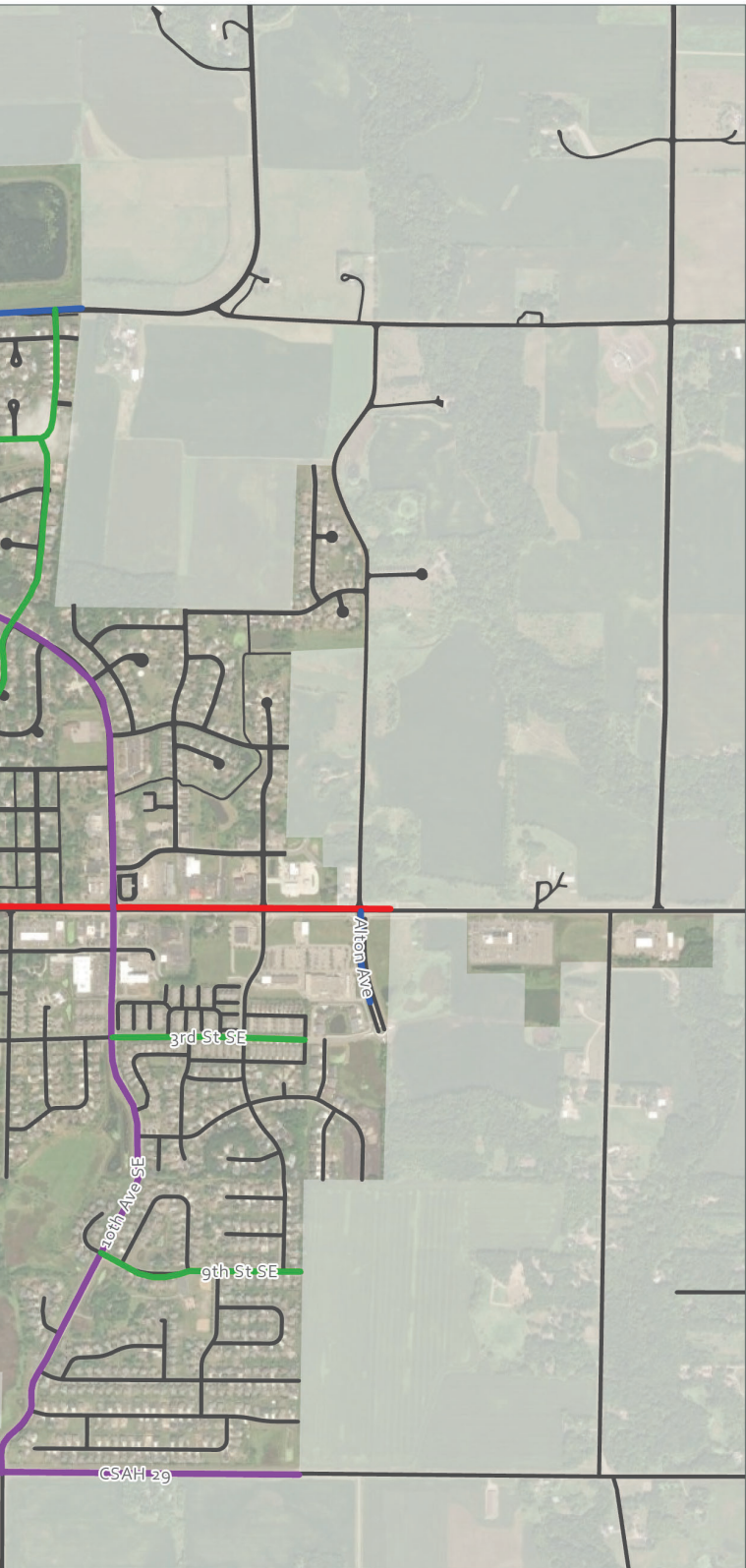
Goal 2: Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.

Strategies:

- Consider incentivizing sidewalk construction and maintenance to ensure a well-connected pedestrian network throughout the community, prioritizing separated or off-street paths where able.
- Identify gaps in ADA-compliant access by engaging the community and analyzing current conditions.
- Identify funding opportunities and partnerships to fix instances of ADA non-compliance throughout the community.
- Utilize Safe Routes to School programs to enhance physical pedestrian crossings and educate students on safe traveling strategies.

Complete Streets are roads and adjacent areas designed with a balanced approach that better supports all modes of transportation. This is accomplished by adding more room for pedestrian and bicycle traffic while optimizing over-designed automobile infrastructure. With a Complete Street profile, visitors and residents of different ages and abilities can more safely access community events, shopping areas, and public amenities with the transportation mode that fits their lifestyle. If implemented properly, this redeveloped corridor can serve the dual purpose of creating a vibrant place (placemaking) and providing a more functional transportation network.





EXISTING FUNCTIONAL CLASSIFICATIONS

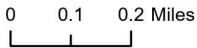
CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

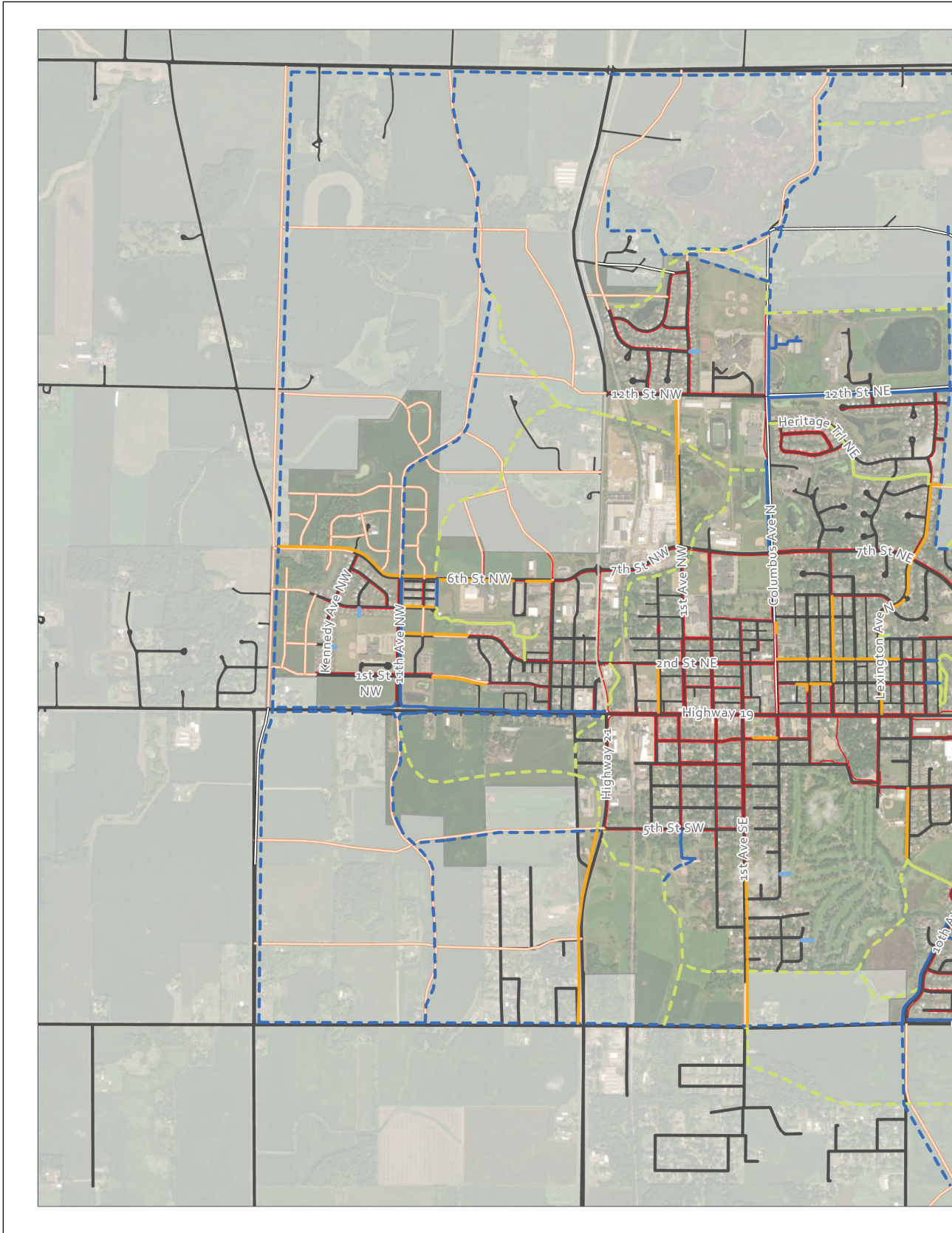
CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

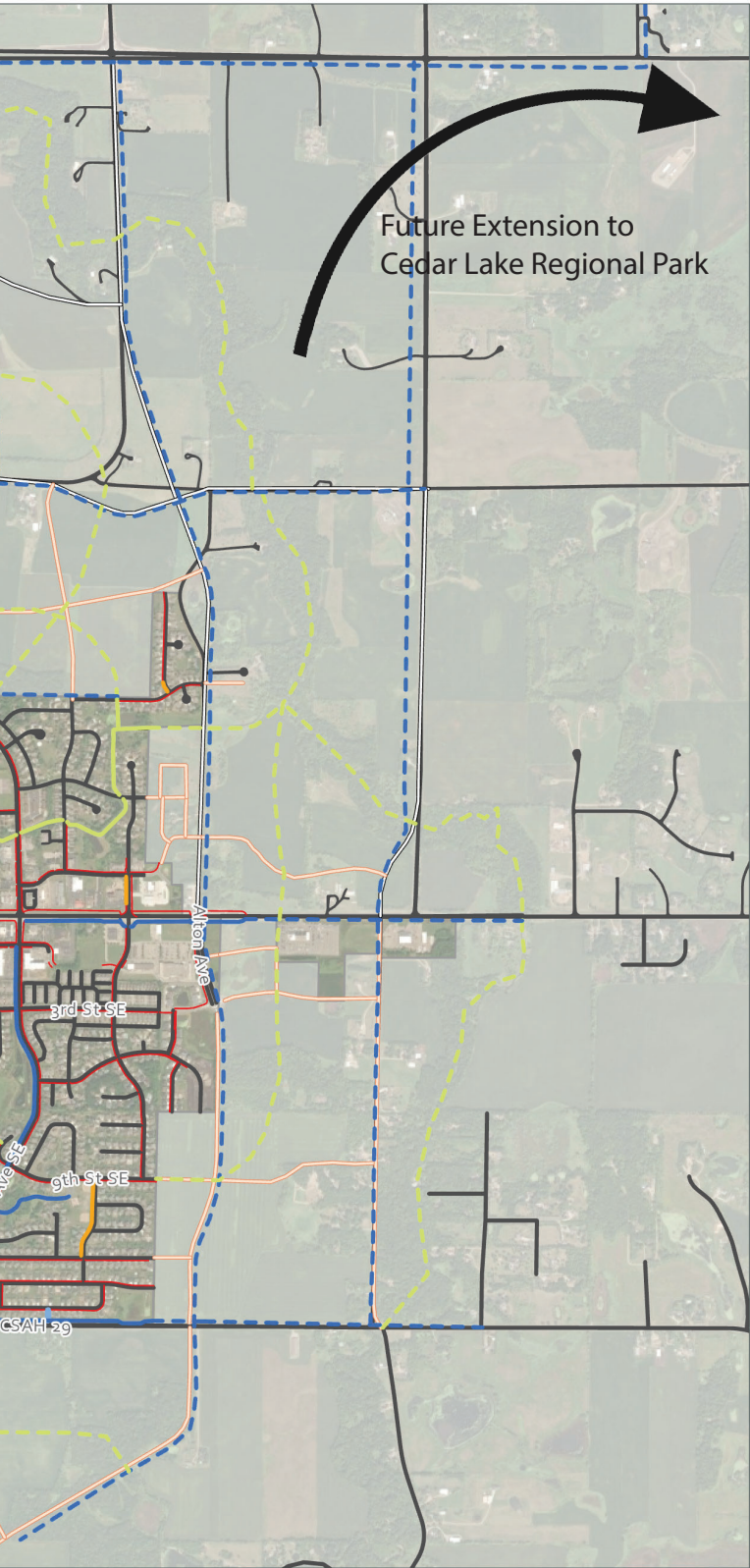
- A MINOR ARTERIAL
- B MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL ROADS

Data Sources:

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







FUTURE CORRIDORS & TRAILS

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

- Existing Sidewalks
 - Existing Trails
 - Existing Greenway Trails
 - Sidewalk Gaps
 - - Potential Trails
 - - Potential Greenway Trails
 - Trail Connections
- Roadways
- New Corridor
 - Route Change
 - Existing Roadway

Data Sources:
Scott County, Le Sueur County, City of New Prague, MNDOT

MSA 0 0.15 0.3 Miles N



New Prague's easy access to recreational opportunities significantly contributes to an improved quality of life for residents and visitors. These recreational strengths will help keep the community growing and thriving, and add economic value and positively affect property value, tourism, and commerce.

Goal 1: Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.

Strategies:

- Use the 10-minute walk principle to identify and address coverage gaps in the park system as future development occurs.
- Continually plan for trail linkages to important community facilities, recreational assets, and neighborhoods.
- Through the development review process, encourage new development that preserves natural features, contributes new parkland, and extends the Greenway trail system (if applicable).
- Complete an active mobility study to identify funding and implementation strategies for off-street trail network expansion.
- Update New Prague's Parks Master Plan to guide future development of the community's parks, trails, and green space.
- Consider rail-to-trail conversion opportunities if railroad tracks within New Prague's boundaries are abandoned.

Goal 2: Continue partnerships with Le Sueur and Scott Counties, the State of Minnesota, adjacent communities, New Prague Area Schools, regional agencies, and civic organizations to provide comprehensive recreation facilities and programs.

Strategies:

- Collaborate with the school district to share facilities for recreation and sports programs serving all populations within the community.
- Consider a public-private partnership to plan and build a multi-sport indoor athletic complex.
- Collaborate with local and regional entities to identify funding and land to develop an off-road trail connection between the City of New Prague and Cedar Lake Farm Regional Park.
- Complete a trail corridor identification plan for the Cedar Lake Trail Expansion project.
- Create directional and/or informative signage about the community's recreational assets for visitors, employers, and potential residents.
- Gather community input and collaborate with local sports organizations to identify recreational amenities that should be expanded or enhanced.



New Prague has many natural areas that are vital to the well-being of the community and the health of local and regional ecosystems. There is also productive agriculture surrounding the community that provides current and future economic growth and wealth. Preserving, protecting, and restoring natural and agricultural resources is crucial for the sustainability and welfare of New Prague's living things – human and non-human.

Goal 1: Protect and enhance the natural settings unique to the character of New Prague.

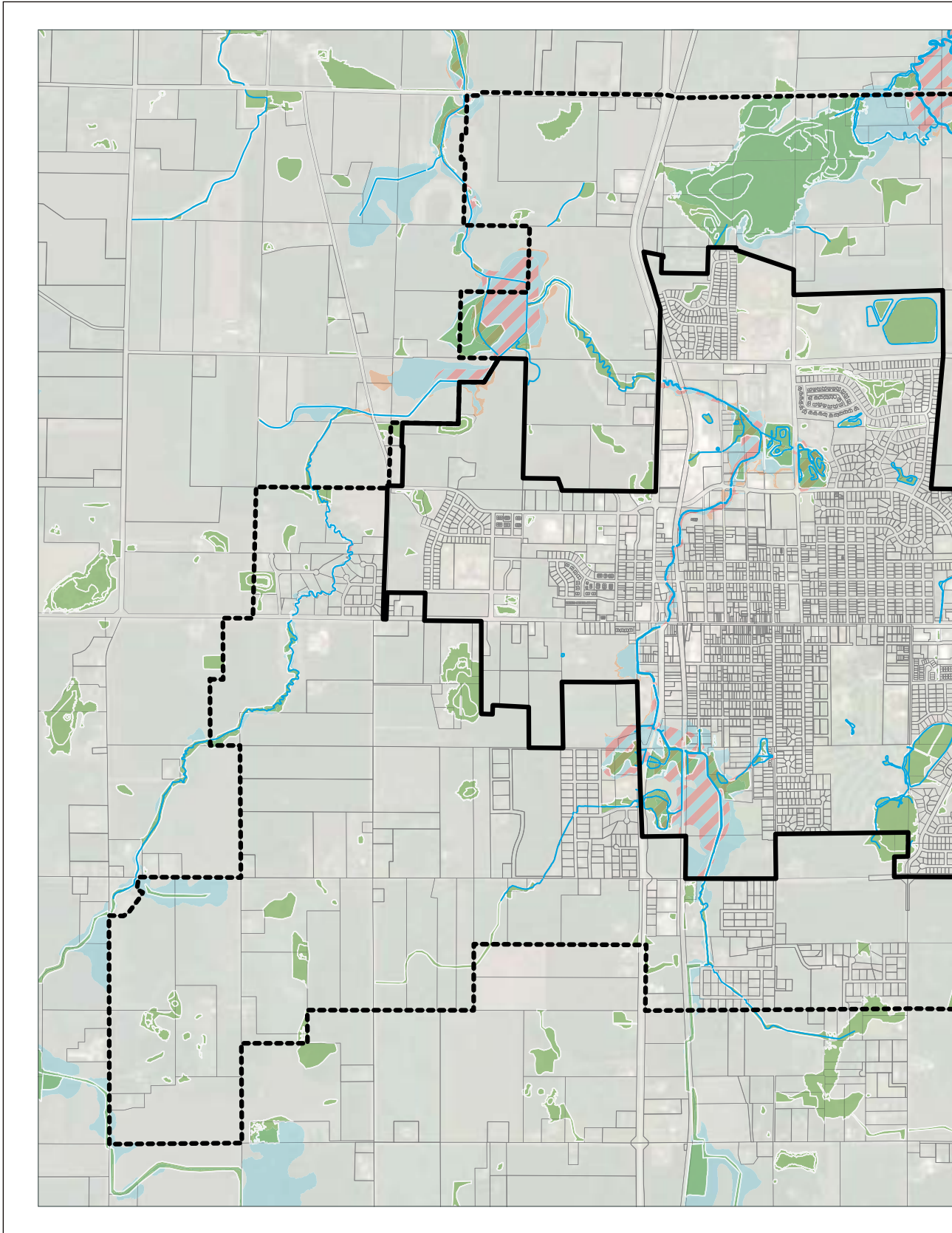
Strategies:

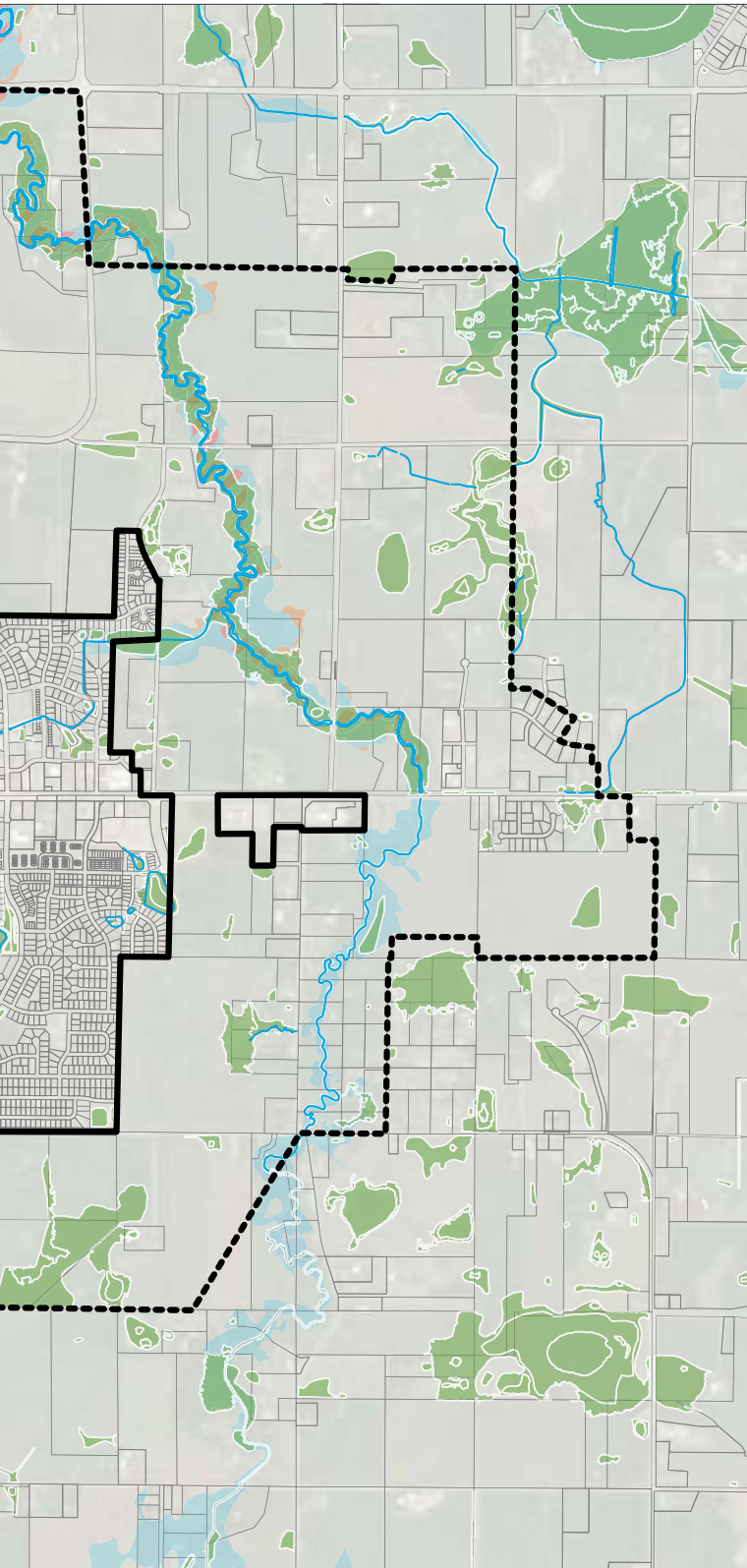
- Continue to require areas of green space in new developments to provide for preservation and aesthetics.
- Consider requiring conservation and/or comparable restoration of natural features during the development process – including preservation or replacement of trees and natural waterways.
- Prioritize infill development within the City over development on adjacent agricultural lands to maintain the rural charm surrounding the community.
- Raise residents' awareness of Minnesota's Right to Farm law to mediate potential conflicts between residential and agricultural uses.

Goal 2: Manage, enhance, and preserve unique land and water resources by avoiding development on high value wetlands, floodplains, and within close proximity to Phillips Creek.

Strategies:

- Create a conservation overlay within New Prague's zoning map that outlines specific development and conservation regulations for sensitive natural areas.
- Acquire and incorporate wetlands into New Prague's park system as natural amenities.
- Support healthy ecosystems by minimizing polluted runoff, utilizing natural stormwater management techniques, remove invasive species, and engage in biodiversity conservation efforts.
- Preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.
- Support and encourage sustainable agricultural practices to protect watershed and water resource health.
- Coordinate with Scott and Le Sueur Counties on water quality programs and long-range planning efforts.





SENSITIVE ENVIRONMENTAL FEATURES

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

- New Prague City Limits
- 2040 Comprehensive Plan Boundary
- New Prague Parcels
- Surface Water
- Wetlands
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard

Data Sources:

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





As the City grows and changes, housing demand will change to meet the needs of the market and desires of the current and potential residents. Housing is included in this Comprehensive Plan to provide guidance for City staff, officials, and developers when considering additions to and renovations of the City's housing stock. Character, market needs, and quality are important considerations when evaluating housing growth.

Goal 1: Attract and retain residents including young professionals, families, and retirees by supporting Life Cycle Housing throughout the community.

Strategies:

- The City of New Prague should consider limiting residential development of large and/or prohibitively expensive lots through buying and subdividing processes, encouraging cluster developments where appropriate.
- Explore a variety of housing opportunities (not just single-family homes) to provide more affordable housing for a range of households of differing needs and incomes.
- Consider allowing the conversion of larger, centrally-located homes into two- or three-unit dwellings, as well as the installation of accessory dwelling units (ADUs) on smaller lots adjacent to downtown.
- Utilize development and land use plans to guide development and placement of a variety of housing units – include single-family detached homes, townhomes, duplexes, multifamily apartment buildings, manufactured homes, and mixed-use buildings, and other forms of housing sought out by homebuyers and renters.
- Encourage and promote the development of independent adult/senior housing within the community as needed.

Goal 2: Complement New Prague's housing policies with economic development goals, growing businesses and population in tandem.

Strategies:

- Locate new housing in areas with adequate access to jobs, transportation, and other daily-need amenities.
- Reduce barriers and provide targeted development incentives to attract developers for new housing or mixed-use projects.
- Encourage high-density development in areas in and near downtown, and near other commercial areas to provide a diverse and balanced housing type in the City.
- Advocate for funding opportunities that are otherwise not accessible to fringe communities like New Prague (not currently eligible for most Metropolitan Council and rural funding).
- Revise density and parking requirements to support the feasible development of residential and mixed-use areas.

Lifecycle Housing is an approach to housing that aims to identify and accommodate the unique needs of every life stage, from college students/young adults to established families with children to empty-nesters/retirees. This approach advocates for the inclusion of numerous housing types, sizes, and price points in every neighborhood.



Economic development is realized through the growth and retention of jobs, a diversity of business types and subsequent increases in buying power, investment in the built environment, and general improvement in the community's quality of life. New Prague recognizes that economic success and a focus on workforce development requires extensive collaboration with other public entities – the City will be an active partner in these efforts and will avoid duplication of services for efficiency purposes. Support for these efforts may include staff time, funding, policies, endorsement, and promotion of projects.

Goal 1: Support strategic economic growth within the MN 19, MN 21, and TH 13 corridors and downtown area, to provide additional retailers, businesses, and services for the community.

Strategies:

- Periodically re-evaluate the current mix of retail, restaurant, and service businesses to identify new businesses that will attract residents and regional customers to New Prague.
- Use capital improvement planning, development requirements, and development agreements to ensure that infrastructure is adequate immediately and in the future.
- Consider creating a corridor plan or concept with future development options for MN 19, MN 21, and/or TH 13.
- Utilize this Comprehensive Plan document to promote continued commercial development along MN 19 that is in character with the recommendations.
- Regularly conduct “business retention visits” with existing business owners to evaluate current and future resource needs.

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

Strategies:

- Identify and address the complex network of needs that could deter employees from settling in New Prague, such as a lack of housing diversity, childcare, long-term job opportunities, entertainment, etc.
- Support the needs of the growing population by actively assisting new business opportunities via programs, space, and infrastructure.
- Maintain an adequate supply of land for commercial and industrial development, either through annexation or redevelopment.
- Facilitate partnerships between the school district and local businesses for the development of a “youth workforce development” program, in which high school students receive career guidance from tradespeople in the community.



Successful and economically vital communities are built from collaborative efforts among the City, local school district, businesses, and organizations. They also form and maintain relationships with regional organizations like Scott and Le Sueur Counties, nearby communities, the State of Minnesota, and federal agencies.

Goal 1: Maintain mutually beneficial relationships and partnerships with neighboring counties and municipalities, as well as state and federal agencies.

Strategies:

- Coordinate with Le Sueur and Scott Counties, the State of Minnesota, and surrounding communities to review proposed changes to land use, transportation system, and utilities that will have an impact on New Prague.
- Revisit orderly annexation agreements with neighboring townships and consider drafting a short annexation phasing prioritization plan, if needed.
- Involve Rice County in any conversations concerning annexation of lands east of New Prague.
- Support New Prague Area Schools in their growth, community engagement activities, and site improvement initiatives.
- Partner with the school district on land use, utility, and transportation improvement planning.

Goal 2: Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.

Strategies:

- Coordinate with adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap. Work to avoid duplication of unique amenities.
- Enforce, abide by, and maintain existing intergovernmental cooperative agreement with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public services.
- Collaborate with MNDOT; Le Sueur, Scott, and Rice Counties; and local organizations and developers to execute development priorities as outlined in City plans.



Resilience is the ability of a system to respond to, adapt to, and recover from negative events. Resilience has three major components: social, economic, and environmental. Strong social networks, efficient economies and thoughtful government budgets, and the protection of vital natural resources all have a positive impact on a community's ability to bounce back after unexpected disruptions like natural disasters.

Goal 1: Encourage sustainable practices throughout the community, including development and infrastructure practices.

Strategies:

- Encourage energy efficiency in buildings, lighting, and infrastructure.
- Support development practices that allow for the capture and use of clean energy.
- Utilize native and/or disease-resistant plants to maintain aesthetic and natural qualities of the community.
- Prioritize and protect vital natural resources from overconsumption and destruction.
- Support the addition of charging stations for electric vehicles at public entities as well as with new commercial development.
- Encourage the reduction of waste community-wide, while leveraging environmentally friendly disposal opportunities such as the existing community compost area.
- Continue implementing GreenStep best practices to achieve community sustainability and quality-of-life goals.

Goal 2: Encourage residents to build relationships within and across neighborhoods.

Strategies:

- Collaborate with local leaders to improve residents' connections to City departments, local nonprofit organizations, and each other.
- Encourage interaction among residents through small-scale gatherings such as neighborhood block parties.
- Continue to plan and support large-scale community gatherings and "legacy events" such as the New Prague Dožínky Festival.
- Explore ways of supporting and promoting community gardens, farmers markets and other similar community-based food projects.



04

Future Land Use & Growth Management



27.3%
Low Density Residential

The City of New Prague is approximately 2,524 acres, or about 3.94 square miles in size. Figure 4, on the following page, shows the current land use in New Prague by existing land use category, as observed in 2024. The largest category is Low Density Residential, which accounts for approximately 27.3% of land use in the community.



2.9%
Medium Density Residential

Medium Density Residential uses account for 2.9% of developed property and High Density Residential uses account for 1.9% – these areas will face increased growth pressure in the future as more housing options are needed to serve New Prague’s housing market demand. Medium density owner-occupied and high-quality rental housing options are especially attractive to single professionals, young families, single-parent families, and retirees.



1.9%
High Density Residential



11.3%
Public and Institutional

The City has a significant amount of land dedicated to Public/Institutional uses – approximately 11.3% – largely due to properties owned by the school district. There are also numerous religious institutions, municipal service buildings, and a City-owned wastewater treatment plant.



5.1%
Commercial

Approximately 5.1% of the City’s land is dedicated to Commercial uses, and another 5.6% dedicated to Industrial uses. It is anticipated that as the community grows, there will be additional land needed for commercial and light industrial uses. The future land use map on page 41-42 identifies multiple opportunities for industrial park establishment or expansion.



5.6%
Industrial

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



20.8%
Vacant/
Agricultural



8.7%
Parks &
Open Space

Parks and Open Space makes up about 8.7% of the community, encompassing City parks and the New Prague Golf Club. As the City expands, land should be set aside for natural conservation and the expansion of recreational opportunities.



16.4%
Right-of-Way

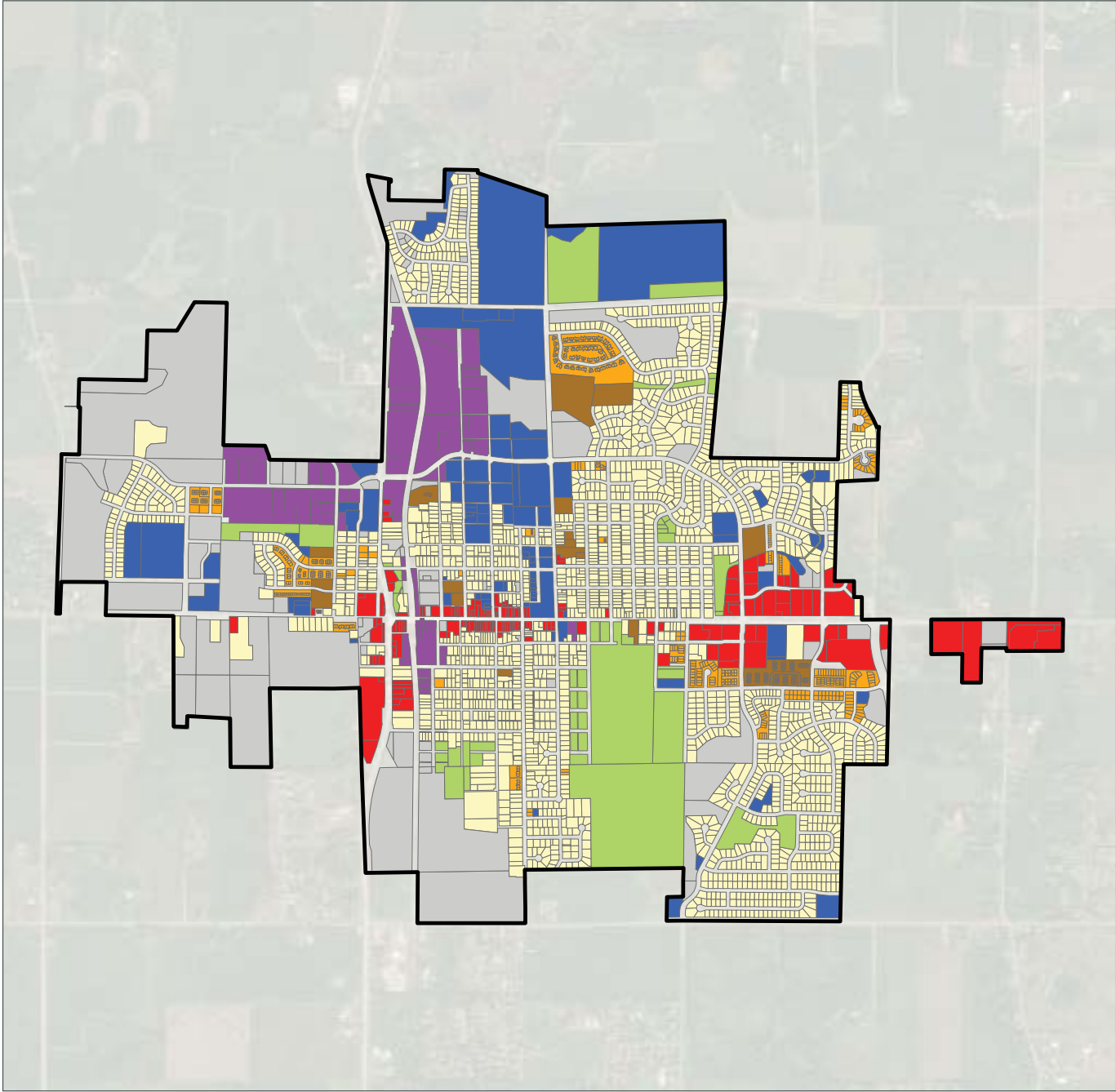
Right-of-Way is a type of easement that is reserved for transportation needs, including roads, sidewalks, alleys, and railroads. It currently makes up approximately 6.4% of New Prague’s land.



New Prague 2024 Existing Land Use			
Land Use Category	Acres	% of Total Acres	Acres per 100 People
Low Density Residential	688.3	27.3%	8.25
Medium Density Residential	72.9	2.9%	0.87
High Density Residential	48.4	1.9%	0.58
Commercial	128.8	5.1%	1.54
Industrial	140.4	5.6%	1.68
Public	285.3	11.3%	3.42
Parks & Open Space	220.3	8.7%	2.64
Vacant & Agricultural	525.2	20.8%	6.30
Right-of-Way	414.3	16.4%	4.97
Total	2,524	100%	2023 Population - 8,283

Figure 4: Existing Land Use Acreage Calculations

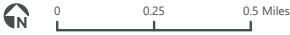
Determining the minimum amount of land that should be planned for residential, commercial, and industrial growth is an important step in identifying potential growth areas for New Prague. The table above utilizes U.S. Census data and identifies the current number of acres per 100 people and number of acres by land use classification.



- SINGLE FAMILY RESIDENTIAL
- MED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- PARKS & OPEN SPACE
- VACANT & AGRICULTURAL
- CURRENT CITY LIMITS

EXISTING LAND USE

CITY OF NEW PRAGUE, MINNESOTA
SCOTT AND LE SUEUR COUNTIES



Population & Growth Forecasts

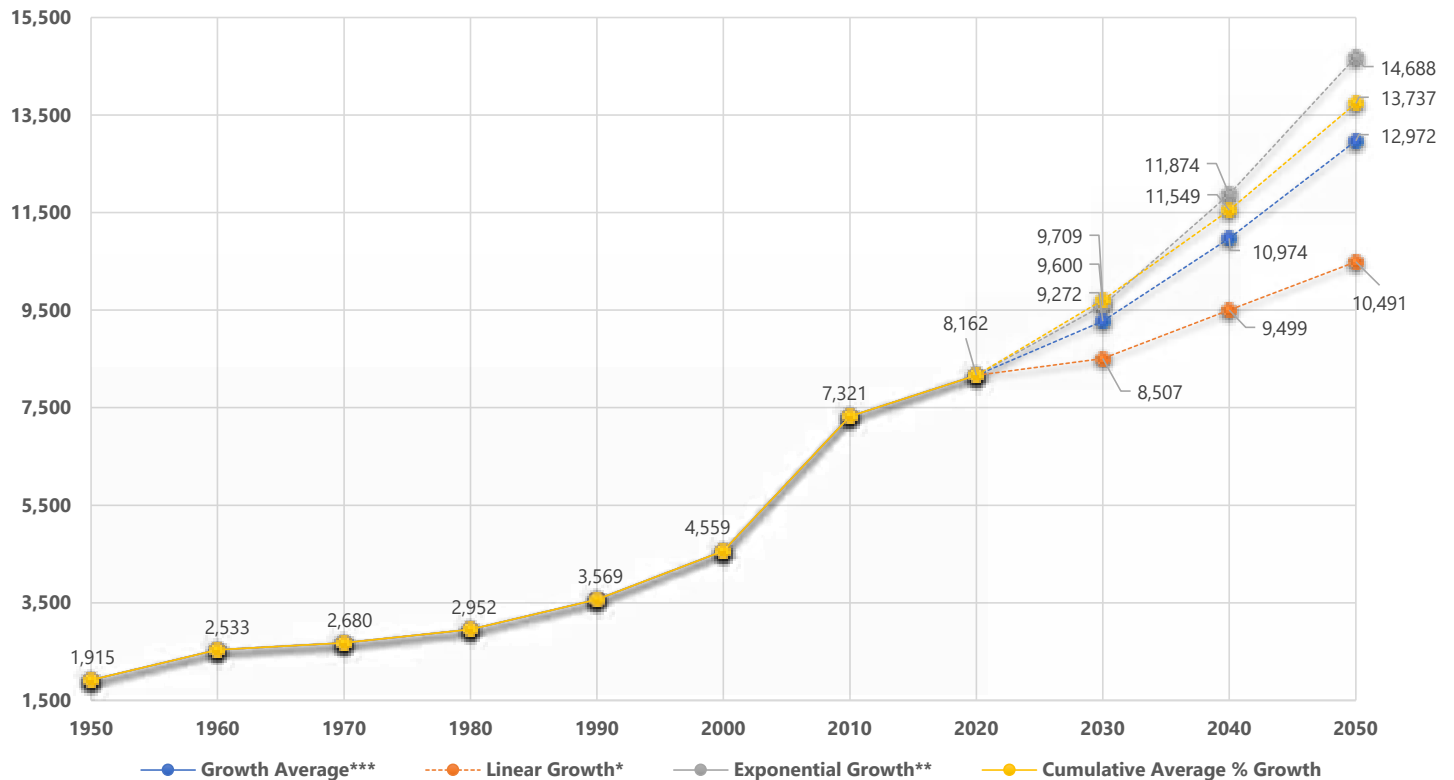
Population Growth

Growth forecasting predicts outcomes of when, where, and how much population and household growth New Prague can expect in the next 20 years. This information is useful for determining future land use needs.

Between 2010 and 2020, the population of New Prague increased by 841 people to a total of 8,162 residents. This is an increase of about 0.96% per year, or 11.5% over the 10 year timespan. After the Great Recession, the community's population growth generally slowed, with the U.S. housing market peaking around 2006. Following the subprime mortgage crisis of 2007-2010, housing construction has become less frequent; however, New Prague's population – and therefore demand on housing – will grow as the City expands its boundaries. Population projections can be made using linear growth calculations and exponential growth calculations, as shown in the graph below.

To assist with future land use planning, this plan uses a cumulative average growth rate of 2.28%, created by averaging the linear and exponential growth projections (indicated by the yellow line). The table below shows that the City of New Prague is projected to have a population of 9,600 in 2030, 11,874 residents in 2040, and 13,737 residents in 2050.

Figure 5: New Prague's Historic and Projected Population (1890-2050)



*Calculated Using Excel Linear Growth Formula
 ** Calculated Using Excel Exponential Growth Formula
 *** Average of Linear, Exponential and Cumulative Projections

Estimates on Future Land Use Needs Based on Projected Population						
Land Use Category	Total Acres	Additional Acres of Land Needed by 2030	Additional Acres of Land Needed by 2040	Additional Acres of Land Needed by 2050	Total Acres Needed by 2050	Planned Acreage from Future Land Use Map*
Low Density Residential	688.3	242.5	626.1	878.9	2435.9	2071.8
Medium Density Residential	72.9	25.7	66.3	93.1	258.1	860.6
High Density Residential	48.4	17.0	44.0	61.8	171.2	99.4
Commercial	128.8	45.4	117.1	164.4	455.6	767.8
Industrial	140.4	49.5	127.7	179.3	496.9	325.7
Public	285.3	–	–	–	–	–
Parks & Open Space	220.3	–	–	–	–	567.0
Vacant & Agricultural	525.2	–	–	–	–	–
Right-of-Way	414.3	–	–	–	–	–
Total	2,524.0	358.60	925.68	1,299.49	4,737.64	6,691.01
		Est. 2030 Population: 9,600	Est. 2040 Population: 11,874	Est. 2050 Population: 13,373		

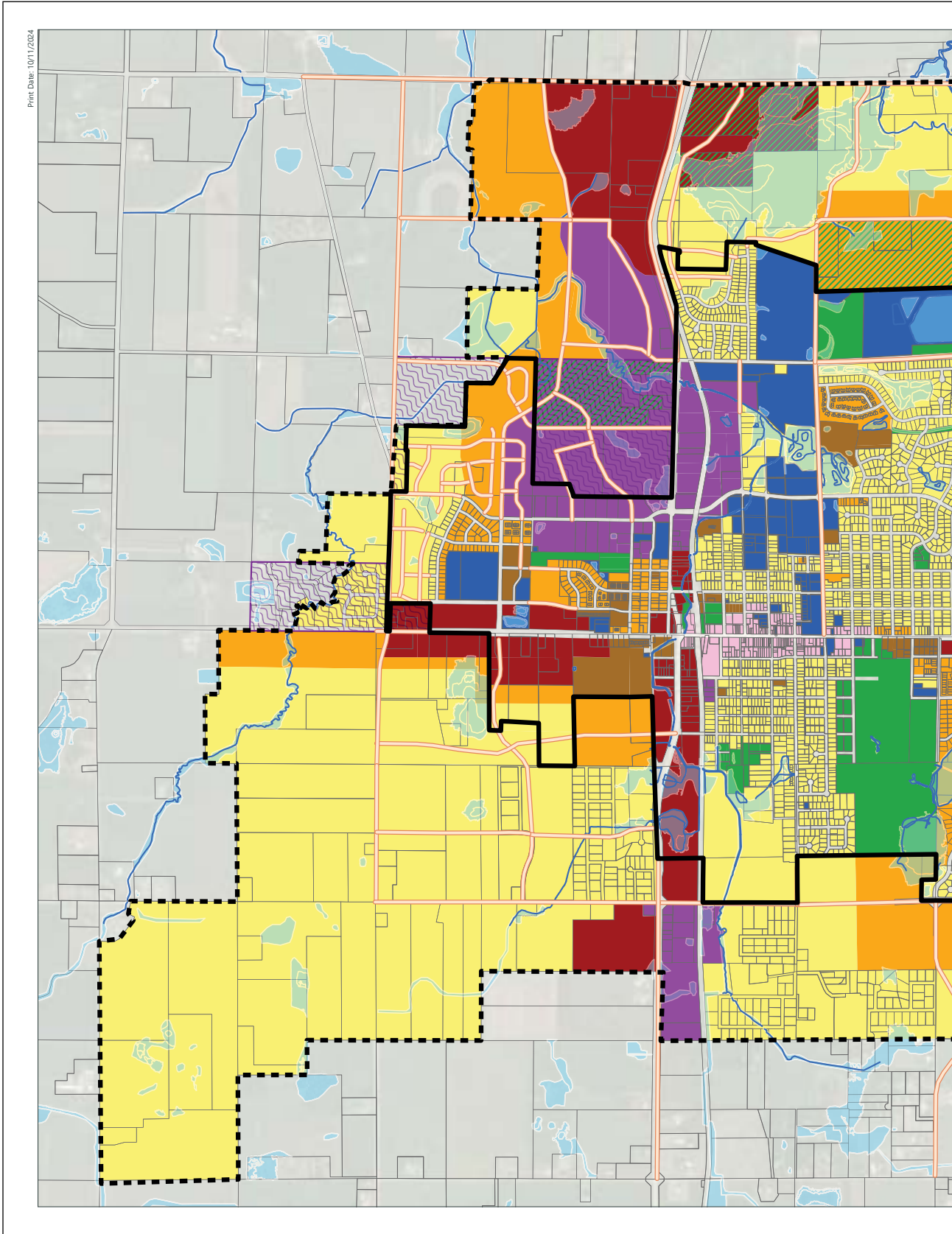
Figure 6: Estimates on Future Land Use Needs Based on Projected Population

*The future land use map, which uses the same boundary line as the 2024 Sanitary Sewer System Feasibility Study (see Appendix D), plans for more acreage than New Prague needs based on population projections alone. This is because the future land use map takes into account future population needs, planned infrastructure improvements, and uncertainty of which properties can/will be developed within the planning timeline. The table above documents this acreage discrepancy and provides multiple estimates for how New Prague should go in the next few decades to accommodate anticipated growth.

Using the projected 2030-2050 population for New Prague and number of acres per 100 people, the table above shows the projected additional acres that need to be considered for Single Family Residential, Medium Density Residential, High Density Residential, Commercial, and Industrial development through 2050. These calculations serve as a minimum for guiding future development. These estimates, and the projected acres needed by land use classification, should be reviewed annually to ensure they align with New Prague’s projected needs.

There are a number of land use categories not included in the above projections. The reason for their exclusion is that the amount of acres within each of these categories is not directly dependent on – and cannot be easily projected from – population growth.

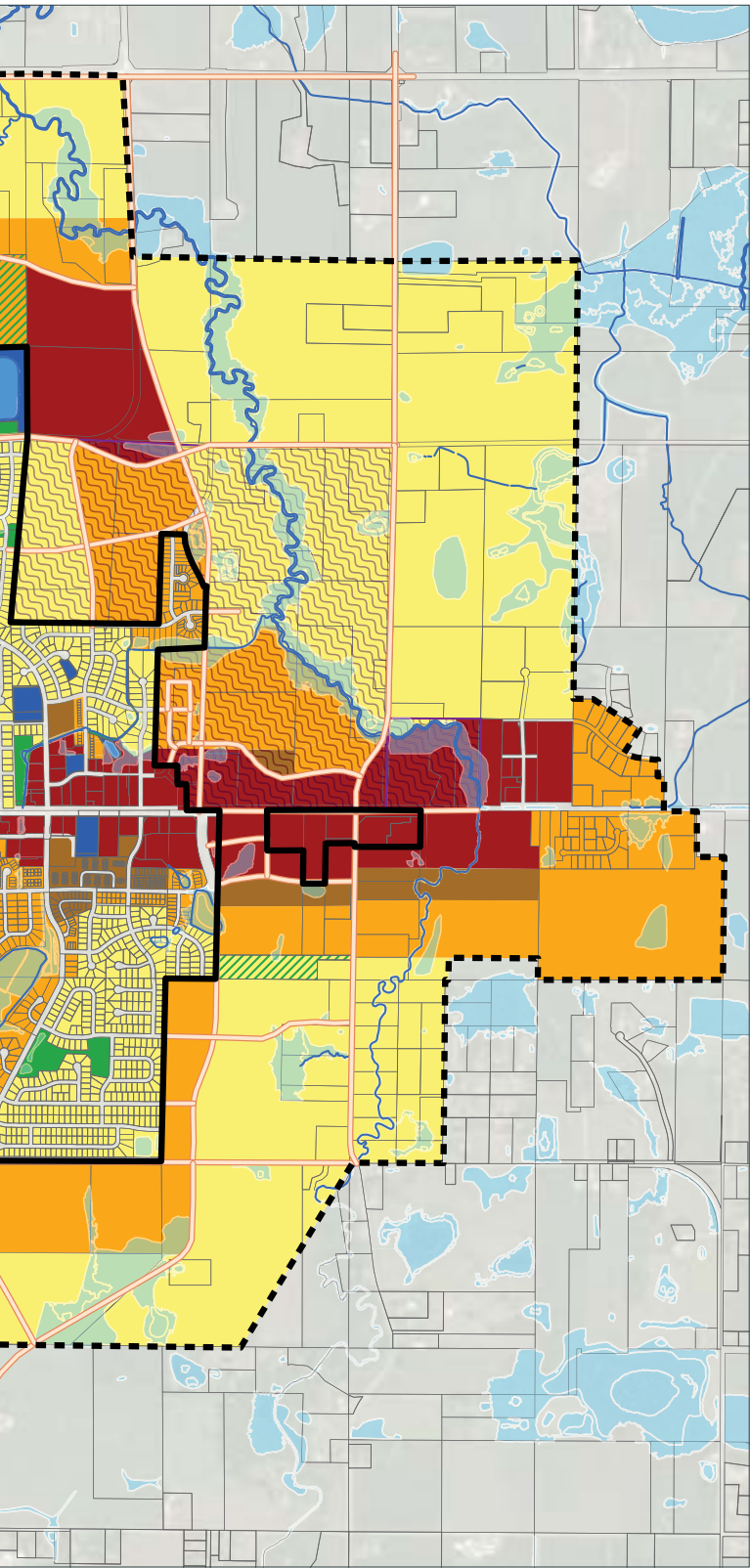
Future Land Use Map



FUTURE LAND USE

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA



Future Land Use Categories

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

Data Sources:

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





Using the Future Land Use Map

The future land use map on pages 41-42 identifies categories of similar use, character and density. This map and the corresponding text are to be consulted whenever development is proposed. Development shall be consistent with the land use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in use. Except in rare instances when the City may actively facilitate redevelopment of a priority site, the City's use of this map will be only reactive, guiding response to proposals submitted by property owners and petitioners.

Amending the Future Land Use Map

It may, from time to time, be appropriate to consider amendments to the future land use map. The following criteria should be considered before amending the map.

Agricultural

The total number of acres of agricultural land surrounding New Prague may continue to decrease. The City's population is projected to continue growing and additional property may be petitioned for rezoning to accommodate the development needed to support the growing population. This anticipated growth must be balanced against the goals of preserving agricultural land for the purposes of resource protection and maintaining agricultural contributions to the region.

Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect on adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner should indicate approaches that will minimize incompatibilities between uses.

Natural Resources

Proposed development should not have a negative or unmitigated impact on important natural features such as wetlands, floodplains, steep slopes, scenic vistas, or significant woodlands. The proposed building envelope is not located within the setback of floodplain zones (raised above regional flood line) or shoreland zones. The proposed development will not result in undue water, air, light, or noise pollution in order to complement the small town character. Petitioners shall indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City.

Ability to Provide Services

Provision of public facilities and services for new development will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City or region, including but not limited to school capacity, transportation system capacity, emergency services (police, fire, EMS), parks and recreation, storm water, and potentially sewer services or water services, are adequate to serve the proposed use. Petitioners shall also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City and the goals and strategies of this Plan.

The Zoning Compatibility Matrix illustrates which land use categories (shown in the far left column) would align with each zoning district in New Prague's Code of Ordinances. This could include similarities in permitted uses, intended density, and suggested design standards.

Zoning Compatibility Matrix										
Land Use Categories C – Compatible PC – Partially Compatible	Zoning Districts									
	RL-90 Single-Family Residential	RL-84 Single-Family Residential	RL-70 Single-Family Residential	RM Medium Density Residential	RH High Density Residential	B-1 Central Business	B-2 Community Commercial	B-3 Highway Commercial	I-1 Light Industrial	
Single Family Residential	C	C	C	C	C					
Medium Density Residential	PC	PC	PC	C	C	PC				
High Density Residential	PC	PC	PC	PC	C	PC				
Downtown Flex						C	PC			
Business Flex						PC	C	C	C	
Industrial							PC	PC	C	
Parks and Green Space	C	C	C	C	C	PC	PC	PC	C	
Public Uses	C	C	C	C	C	C	C	C		



Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts – they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make decisions during the development review process that are consistent with the intent of the land use category.

The categories designated on the future land use map are:

- **Single Family Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Downtown Flex**
- **Business Flex**
- **Industrial**
- **Parks and Green Space**
- **Public Uses**



Single Family Residential

This land use designation encompasses most residential lots in New Prague, as most are intended for single-family detached housing units. As the City continues to grow, lots closer to downtown could be considered for conversion into multi-unit dwellings to increase density in core residential areas; accessory dwelling units (ADUs) could also be used in larger lots. The primary zoning districts for Single-Family Residential are RL-90, RL-84, and RL-70.



Medium Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 12 units per acre. The primary zoning district for Medium Density Residential is RM.



High Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 32 units per acre. The primary zoning district for High Density Residential is RH.



Downtown Flex

This category includes public, commercial, and residential properties that are currently in the downtown area, along Main St between MN 21 and Memorial Park. This land use category was created to preserve the area's existing infrastructure and allow for its variety of uses to continue to work cohesively together. The primary zoning district for Downtown Flex is B-1.



Business Flex

This category offers space for a variety of commercial, office, and light production uses, as well as complementary office and retail uses that support the adopted goals of the City. This encompasses commercial areas adjacent to major roadways on the outskirts of the City and serves as a transition from industrial uses to less intense residential or commercial uses. The primary zoning district for Business Flex is B-2 and B-3.



Industrial

This land use designation is intended for office, office-industrial, transportation, warehousing, storage, and other uses exhibiting industrial characteristics. The primary zoning district for Industrial is I-1.



Parks and Green Space

This land use category includes active or passive parks such as playing fields, playgrounds, golf courses, and other appropriate recreational uses as well as undeveloped lands, trails, water areas, and environmentally sensitive areas.



Public Uses

This land use designation includes public or semi-public facilities including but not limited to: governmental offices, police and fire facilities, clinics, educational institutions, and places of worship.



The purpose of land use planning is to safeguard and improve a community's quality of life, economic well-being, infrastructure, public safety, and environmental health over time. Creating goals and objectives is a critical step in the development of the future land use plan.

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

Strategies:

- Discourage urban sprawl in New Prague, restrict leapfrog development, encourage systematic expansion within incorporated cities, and adhere to the future land use plan when assessing requests for rezoning.
- Encourage structured, sustainable expansion that corresponds with the vision and character of New Prague.
- Continue to work with the Counties and surrounding townships to limit large lot rural residential development around New Prague and in the townships.
- Promote lifecycle housing by allowing for a variety of housing types; specifically a mix of densities within New Prague's residential land.

Goal 2: Promote the preservation and conservation of environmental and historic land uses in New Prague.

Strategies:

- Protect and preserve ecologically sensitive land throughout the community.
- Protect and preserve historic sites and/or landforms throughout the community.
- Discourage development in or near environmentally sensitive land through the use of conservation easements/buffers, and avoiding development within the floodplain.
- Discourage greenfield development in ecologically sensitive areas.

FIRST NATIONAL BANK

ie's Quilt Shop

ST. LIGHT PRODUCTIONS
MUSIC AND ARTS

05 Implementation



City Roles and Responsibilities

Responsibility for implementing and enforcing this plan lies primarily with the City Council, Planning Commission, and City staff.

City Council

The City Council sets priorities, approves budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each Council member should have a copy of this plan and be familiar with the major goals and objectives described herein. The City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan, or that the plan is amended as needed to fit changing conditions.

Planning Commission

Land use and development recommendations are a core component of this plan, and the Planning Commission has a major role in guiding those decisions. Planning Commission members shall each have a copy of this plan and shall be familiar with the content, especially Chapter 4: Future Land Use and Growth Management. It is generally the responsibility of the Planning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan.

In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in guiding City decision making.

City Staff

City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that staff support and actively work to implement the various strategies and actions in this plan.

Community Development, Economic Development, Public Works, and other City staff personnel should consult the Comprehensive Plan during goalsetting processes, annual budgeting, planning for major public and private projects, and communications with residents, business owners, and elected and appointed officials. All other staff members should be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions and decision making.

Education and Advocacy

Implementation of this plan also depends on the actions and decisions of entities other than City government. Some responsible, non-municipal parties that the City collaborates with include the New Prague Area School District, Scott and Le Sueur Counties, MNDOT, MN DNR, and surrounding communities such as Lanesburgh and Helena Townships. It is necessary to persuade these entities to be active partners in the implementation of the vision, goals, strategies of this plan.

The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- Take the lead role in establishing a collaboration for key or crucial initiatives of the City that require regional collaboration.
- Know and communicate the intent of relevant objectives and strategies—partner organizations need to understand and buy into the rationale before they will act.
- Utilize the goals and vision from the plan to support requests for monetary support for City efforts.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing City ordinances, regulations, and programs. The City's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Plan

Regulatory Tools

- Building and Housing Codes
- Zoning Ordinance
- Subdivision Regulations
- Scott and Le Sueur County Ordinances
- State and Federal Regulations





Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform the annual processes, City staff will prepare a concise Comprehensive Plan Annual Report for the City Council with input from the Planning Commission, including the following information.

- Action items in progress or completed during the prior 12 months (celebrate successes!)
- Staff recommendations for action items to pursue during the next 12 months, including removing or adding items.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions and decisions.

The Planning Commission should make formal recommendations for the Council's consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

The following process and schedule is recommended:

Step 1 - Staff completes the Comprehensive Plan Annual Report.


Step 2 - Planning Commission considers Annual Report and makes formal recommendation to Council regarding action items to pursue and Comprehensive Plan amendments.

Step 3 - Department Directors consider Annual Report and Planning Commission recommendations, complete goal-setting exercises. Council holds a public hearing and considers adoption of any Comprehensive Plan amendments.

Step 4 - City Council goal setting.

Step 5 - Budget preparation process.

Step 6 - Budget adopted.




The Action Plan detailed on the following pages is designed as a guide to help City officials, community leaders, and private investors prioritize opportunities and address issues with the City and the surrounding area. The desired vision for the City cannot be created overnight. However, by incrementally implemented the recommendations within this plan, the City can achieve the desired outcomes set forth in this Comprehensive Plan.


Potential Funding Sources

Below are several of the broad funding sources available to help offset costs to complete the projects listed in this plan.


- General City Funding: It is assumed that some general funds and/or general obligation bonds will be required to assist with the completion of projects or as matching sources for state or federal grants.
- Special Assessments: Particular projects that benefit individual properties (e.g. water, sewer, or sidewalk installations) could be funded through special assessments whereby the City recoups initial design and construction costs through increased property tax assessments on those properties for a set period of time.
- Revenues: Projects related to drinking water, sanitary sewer, and storm water could be funded using system revenues, bonds, or fees collected from system users across the community.
- Private: Some of the wayfinding projects could be partially or fully funded through private donations or public fundraising. Funding for other infrastructure projects can also be offset by using funds from impact fees the City collects as part of the approval of new development.
- State and Federal Grants and Programs: There are many different state or federal grants and programs that many be able to offset the costs of some of the identified projects. Only those programs most likely to award funding to are listed.
- Tax Increment Financing (TIF): A program where the additional taxes generated from a development in a TIF district would go towards specified public improvements in a community. This program helps amplify the impacts of new development on a community while improving the attractiveness of the City.




 Community Development & Amenities		Partners	Target Completion
Goal 1: Establish the City's role as a facilitator of all types of development throughout the community.			
1a	Utilize the future land use map to plan for new development of the area.	Planning Dept, Planning Commission	Ongoing
1b	Explore development incentives that prioritize infill development/redevelopment of blighted properties and utilize existing public infrastructure.	Planning Dept, EDA	Ongoing
1c	Utilize small area plans, when necessary, to generate implementation strategies for redevelopment of specific sites.	Planning Dept, Consultant	Short-Term (0-3 Years)
1d	Revise downtown design guidelines to support the mindful maintenance, renovation, and preservation of downtown's historical character.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1e	Revise zoning/subdivision ordinances to encourage the removal of barriers to development, such as minimum lot sizes.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1f	Support public-private partnerships and work proactively with private business and landowners to facilitate investment in the community's public amenities, economic resources, and built environment.	EDA, Chamber, Businesses, Landowners	Ongoing
Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.			
2a	Consider adopting City ordinances and regulations to preserve and protect natural resources during and after development (e.g. tree ordinance).	Planning Commission, City Council	Short-Term (0-3 Years)
2b	Continue to refer to and update the City's Wellhead Protection Plan to protect groundwater quality and resources.	Public Works Dept	Ongoing
2c	Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.	Park Board, City Council	Ongoing
2d	Use engagement feedback (Appendix B) to inform capital improvement planning, budgeting, and new project selection.	City Council, Dept Heads	Ongoing
2e	Use annual capital improvement planning and budget processes to secure funding for regular facility/infrastructure maintenance, replacement, and expansion.	City Council, Dept Heads	Ongoing
2f	Regularly engage with residents and businesses to ensure that services, facilities, and businesses meet the needs of the community.	Planning Dept, Chamber of Commerce	Ongoing


 Transportation		Partners	Target Completion
Goal 1: Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.			
1a	Utilize Complete Street principles when evaluating highway and road improvement projects.	City, Counties, MNDOT	Short-Term (0-3 Years)
1b	Consider requiring and/or incentivizing developers to include non-vehicular transportation facilities in their subdivisions and development plans – particularly trail opportunities.	City	Short-Term (0-3 Years)
1c	Reduce the amount and density of cul-de-sacs in development to improve connectivity among vehicular and non-vehicular transportation facilities.	City	Short-Term (0-3 Years)
1d	Continue to preserve right-of-way corridors and adhere to spacing guidelines based on each road’s functional classification.	City, County, MNDOT	Ongoing
1e	Ensure that City plans for vehicular and non-vehicular transportation align with each other for capital improvement planning and budgeting.	City	Ongoing
1f	Continue to promote and support local community-based transit services such as SmartLink, Hop Scott, and TRUE Transit.	City	Ongoing
Goal 2: Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.			
2a	Consider incentivizing sidewalk construction and maintenance to ensure a well-connected pedestrian network throughout the community, prioritizing separated or off-street paths where able.	City	Short-Term (0-3 Years)
2b	Identify gaps in ADA-compliant access by engaging the community and analyzing current conditions.	City, County, MNDOT	Short-Term (0-3 Years)
2c	Identify funding opportunities and partnerships to fix instances of ADA non-compliance throughout the community.	City, County, MNDOT	Short-Term (0-3 Years)
2d	Utilize Safe Routes to School programs to enhance physical pedestrian crossings and educate students on safe traveling strategies.	City, School District, Counties, MNDOT	Short-Term (0-3 Years)




 Parks and Recreation		Partners	Target Completion
Goal 1: Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.			
1a	Use the 10-minute walk principle to identify and address coverage gaps in the park system as future development occurs.	Planning Dept, Park Board	Ongoing
1b	Continually plan for trail linkages to important community facilities, recreational assets, and neighborhoods.	Planning Dept, Park Board	Ongoing
1c	Through the development review process, encourage new development that preserves natural features, contributes new parkland, and extends the Greenway trail system (if applicable).	Planning Dept, Planning Commission, Park Board	Ongoing
1d	Complete an active mobility study to identify funding and implementation strategies for off-street trail network expansion.	Planning Dept, Consultant	Medium Term (3-6 Years)
1e	Update New Prague's Parks Master Plan to guide future development of the community's parks, trails, and green space.	Planning Dept, Consultant	Short-Term (0-3 Years)
1f	Consider rail-to-trail conversion opportunities if railroad tracks within New Prague's boundaries are abandoned.	Planning Dept, Planning Commission, Park Board	Long-Term (7+ Years)
Goal 2: Continue partnerships with Le Sueur and Scott Counties, the State of Minnesota, adjacent communities, New Prague Area Schools, regional agencies, and civic organizations to provide comprehensive recreation facilities and programs.			
2a	Collaborate with the school district to share facilities for recreation and sports programs serving all populations within the community.	Planning Dept, Park Board, School District	Ongoing
2b	Consider a public-private partnership to plan and build a multi-sport indoor athletic complex.	Planning Dept, Park Board, School District	Long-Term (7+ Years)
2c	Collaborate with local and regional entities to identify funding and land to develop an off-road trail connection between the City of New Prague and Cedar Lake Farm Regional Park.	Park Board, Scott County, MN DNR, Three Rivers Park District	Funding Medium-Term Development of Trail Long-Term (7+ Years)
2d	Complete a trail corridor identification plan for the Cedar Lake Trail Expansion project.	Park Board, Scott County, MN DNR, Three Rivers Park District	Medium-Term (3-6 Years)
2d	Create directional and/or informative signage about the community's recreational assets for visitors, employers, and potential residents.	Public Works, Park Board, Planning Dept	Medium-Term (3-6 Years)
2e	Gather community input and collaborate with local sports organizations to identify recreational amenities that should be expanded or enhanced.	Planning Dept, Park Board	In progress with Wold acting as consultant


 Agriculture & Natural Resources		Partners	Target Completion
Goal 1: Protect and enhance the natural settings unique to the character of New Prague.			
1a	Continue to require areas of green space in new developments to provide for preservation and aesthetics.	Planning Commission, Park Board	Ongoing
1b	Consider requiring conservation and/or comparable restoration of natural features during the development process – including preservation or replacement of trees and natural waterways.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1c	Prioritize infill development within the City over development on adjacent agricultural lands to maintain the rural charm surrounding the community.	Planning Commission	Ongoing
1d	Raise residents’ awareness of Minnesota’s Right to Farm law to mediate potential conflicts between residential and agricultural uses.	Planning Dept	Ongoing
Goal 2: Manage, enhance, and preserve unique land and water resources by avoiding development on high value wetlands, floodplains, or within close proximity to Phillips Creek.			
2a	Create a conservation overlay within New Prague’s zoning map that outlines specific development and conservation regulations for sensitive natural areas.	Planning Dept, Planning Commission, Parks Board	Short-Term (0-3 Years)
2b	Acquire and incorporate wetlands into New Prague’s park system as natural amenities.	Planning Dept, Planning Commission, Parks Board	Ongoing
2c	Support healthy ecosystems by minimizing polluted runoff, utilizing natural stormwater management techniques, remove invasive species, and engage in biodiversity conservation efforts.	Businesses, Landowners	Ongoing
2d	Preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.	City Council, Planning Commission, Park Board	Ongoing
2e	Support and encourage sustainable agricultural practices to protect watershed and water resource health.	City Council, Planning Commission	Ongoing
2f	Coordinate with Scott and Le Sueur Counties on water quality programs and long-range planning efforts.	City	Ongoing




 Housing		Partners	Target Completion
Goal 1: Attract and retain residents including young professionals, families, and retirees by supporting Life Cycle Housing throughout the community.			
1a	The City of New Prague should consider limiting residential development of large and/or prohibitively expensive lots through buying and subdividing processes, encouraging cluster developments where appropriate.	Planning Dept, Planning Commission	Ongoing
1b	Explore a variety of housing opportunities (not just single-family homes) to provide more affordable housing for a range of households of differing needs and incomes.	Planning Commission, HUD, Scott County CDA, City HRA/CDA	Ongoing
1c	Consider allowing the conversion of larger, centrally-located homes into two- or three-unit dwellings, as well as the installation of accessory dwelling units (ADUs) on smaller lots adjacent to downtown.	Planning Commission, City Council	Short-Term (0-3 Years)
1d	Utilize development and land use plans to guide development and placement of a variety of housing units – include single-family detached homes, townhomes, duplexes, multifamily apartment buildings, manufactured homes, and mixed-use buildings, and other forms of housing sought out by homebuyers and renters.	Planning Dept, Planning Commission, City Council	Ongoing
1e	Encourage and promote the development of independent adult/senior housing within the community as needed.	Planning Dept, Planning Commission, City Council	Ongoing
Goal 2: Complement New Prague’s housing policies with economic development goals, growing businesses and population in tandem.			
2a	Locate new housing in areas with adequate access to jobs, transportation, and other daily-need amenities.	Planning Dept, Developers	Ongoing
2b	Reduce barriers and provide targeted development incentives to attract developers for new housing or mixed-use projects.	Planning Dept, Planning Commission, City Council	Ongoing
2c	Encourage higher-density development in areas in and near downtown, and near other commercial areas to provide a diverse and balanced housing type in the City.	Planning Dept, Planning Commission	Ongoing
2d	Advocate for funding opportunities that are otherwise not accessible to fringe communities like New Prague (not currently eligible for most Metropolitan Council and rural funding).	Planning Dept, Minnesota Housing	Ongoing
2e	Revise density and parking requirements to support the feasible development of residential and mixed-use areas.	Planning Dept, Planning Commission	Short-Term (0-3 Years)


 Economy & Employment		Partners	Target Completion
Goal 1: Support strategic economic growth within the MN 19, MN 21, and TH 13 corridors and downtown area, to provide additional retailers, businesses, and services for the community.			
1a	Periodically re-evaluate the current mix of retail, restaurant, and service businesses to identify new businesses that will attract residents and regional customers to New Prague.	Planning Dept, Chamber, EDA	Ongoing
1b	Use capital improvement planning, development requirements, and development agreements to ensure that infrastructure is adequate immediately and in the future.	City Council, Public Works, Planning Dept	Ongoing
1c	Consider creating a corridor plan or concept with future development options for MN 19, MN 21, and/or TH 13.	Planning Dept, Consultant	Medium Term (3-6 Years)
1d	Utilize this Comprehensive Plan document to promote continued commercial development along MN 19 that is in character with the recommendations.	Planning Dept, EDA	Ongoing
1e	Regularly conduct “business retention visits” with existing business owners to evaluate current and future resource needs.	EDA, Chamber	Ongoing
Goal 2: Develop strategies to promote sustainable and holistic economic development.			
2a	Identify and address the complex network of needs that could deter employees from settling in New Prague, such as a lack of housing diversity, childcare, long-term job opportunities, entertainment, etc.	Planning Dept, Planning Commission, City Council, EDA	Ongoing
2b	Support the needs of the growing population by actively assisting new business opportunities via programs, space, and infrastructure.	Chamber, EDA	Ongoing
2c	Maintain an adequate supply of land for commercial and industrial development, either through annexation or redevelopment.	Planning Commission, City Council, Planning Dept, Surrounding Townships	Ongoing
2d	Facilitate partnerships between the school district and local businesses for the development of a “youth workforce development” program, in which high school students receive career guidance from tradespeople in the community.	MNDOT, Counties, Local Orgs., Developers, Surrounding Townships	Short-Term (0-3 Years)



 Intergovernmental Cooperation		Partners	Target Completion
Goal 1: Maintain mutually beneficial relationships and partnerships with neighboring counties and municipalities, as well as state and federal agencies.			
1a	Coordinate with Le Sueur and Scott Counties, the State of Minnesota, and surrounding communities to review proposed changes to land use, transportation system, and utilities that will have an impact on New Prague.	Planning Dept, Counties, State of Minnesota, Surrounding Communities and Townships	Ongoing
1b	Revisit orderly annexation agreements with neighboring townships and consider drafting a short annexation phasing prioritization plan, if needed.	City Council, Surrounding Townships	Short-Term (0-3 Years)
1c	Involve Rice County in any conversations concerning annexation of lands east of New Prague.	City Council, Rice County	Ongoing
1d	Support New Prague Area Schools in their growth, community engagement activities, and site improvement initiatives.	City Council, School District	Ongoing
1e	Partner with the school district on land use, utility, and transportation improvement planning.	City Council, School District	Ongoing
Goal 2: Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.			
2a	Coordinate with adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap. Work to avoid duplication of unique amenities.	Park Board, Surrounding Communities, School District	Ongoing
2b	Enforce, abide by, and maintain existing intergovernmental cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public services.	City Council, Surrounding Communities and Townships	Ongoing
2c	Collaborate with MNDOT; Le Sueur, Scott, and Rice Counties; and local organizations and developers to execute development priorities as outlined in City plans.	MNDOT, Counties, Businesses, Developers	Ongoing

 Resilience		Partners	Target Completion
Goal 1: Encourage sustainable practices throughout the community, including development and infrastructure practices.			
1a	Encourage energy efficiency in buildings, lighting, and infrastructure.	Public Works, Utilities	Ongoing
1b	Support development practices that allow for the capture and use of clean energy.	Planning Commission	Ongoing
1c	Utilize native and/or disease-resistant plants to maintain aesthetic and natural qualities of the community.	Public Works, Park Maintenance Dept	Ongoing
1d	Prioritize and protect vital natural resources from overconsumption and destruction.	Planning Commission, Park Board, Landowners	Ongoing
1e	Support the addition of charging stations for electric vehicles at public entities as well as with new commercial development.	Planning Commission, City Council, Utilities Commission	Ongoing
1f	Encourage the reduction of waste community-wide, while leveraging environmentally friendly disposal opportunities such as the existing community compost area.	Planning Commission, City Council, Utilities Commission	Ongoing
1g	Continue implementing GreenStep best practices to achieve community sustainability and quality-of-life goals.	Planning Commission, City Council	Ongoing
Goal 2: Encourage residents to build relationships within and across neighborhoods.			
2a	Collaborate with local leaders to improve residents' connections to City departments, local nonprofit organizations, and each other.	Dept Heads, Chamber, Residents, Police Dept	Ongoing
2b	Encourage interaction among residents through small-scale gatherings such as neighborhood block parties.	Chamber, City Council	Ongoing
2c	Continue to plan and support large-scale community gatherings and "legacy events" such as the New Prague Dožínky Festival.	Chamber, City Council	Ongoing
2d	Explore ways of supporting and promoting community gardens, farmers markets and other similar community-based food projects.	Park Board	Ongoing



	Land Use	Partners	Target Completion
Goal 1: Encourage thoughtful development in strategic areas of New Prague.			
1a	Discourage urban sprawl in New Prague, restrict leapfrog development, encourage systematic expansion within incorporated cities, and adhere to the future land use plan when assessing requests for rezoning.	City	Ongoing
1b	Encourage structured, sustainable expansion that corresponds with the vision and character of New Prague.	City	Short-Term (0-3 Years)
1c	Continue to work with the Counties and surrounding townships to limit new large lot rural residential development around New Prague and in the townships.	City, Surrounding Townships, Counties	Short-Term (0-3 Years)
1d	Promote lifecycle housing by allowing for a variety of housing types; specifically a mix of densities within New Prague's residential land.	City	Ongoing
Goal 2: Promote the preservation and conservation of environmental and historic land uses in New Prague.			
2a	Protect and preserve ecologically sensitive land throughout the community.	City	Ongoing
2b	Protect and preserve historic sites and/or landforms throughout the community.	City	Ongoing
2c	Discourage development in or near environmentally sensitive land through the use of conservation easements/buffers, and avoiding development within the floodplain.	City	Ongoing
2d	Discourage greenfield development in ecologically sensitive areas.	City	Ongoing

Appendix

A

Community Profile

Demographic Profile

This community profile utilizes a variety of data sources – including the Metropolitan Council, the U.S. Census Bureau and American Community Survey (ACS), and ESRI data – ranging between 2021 and 2024. The project team aimed to use the most up-to-date data available for each category; the year that the data was taken from is noted accordingly.

Historic Population Growth

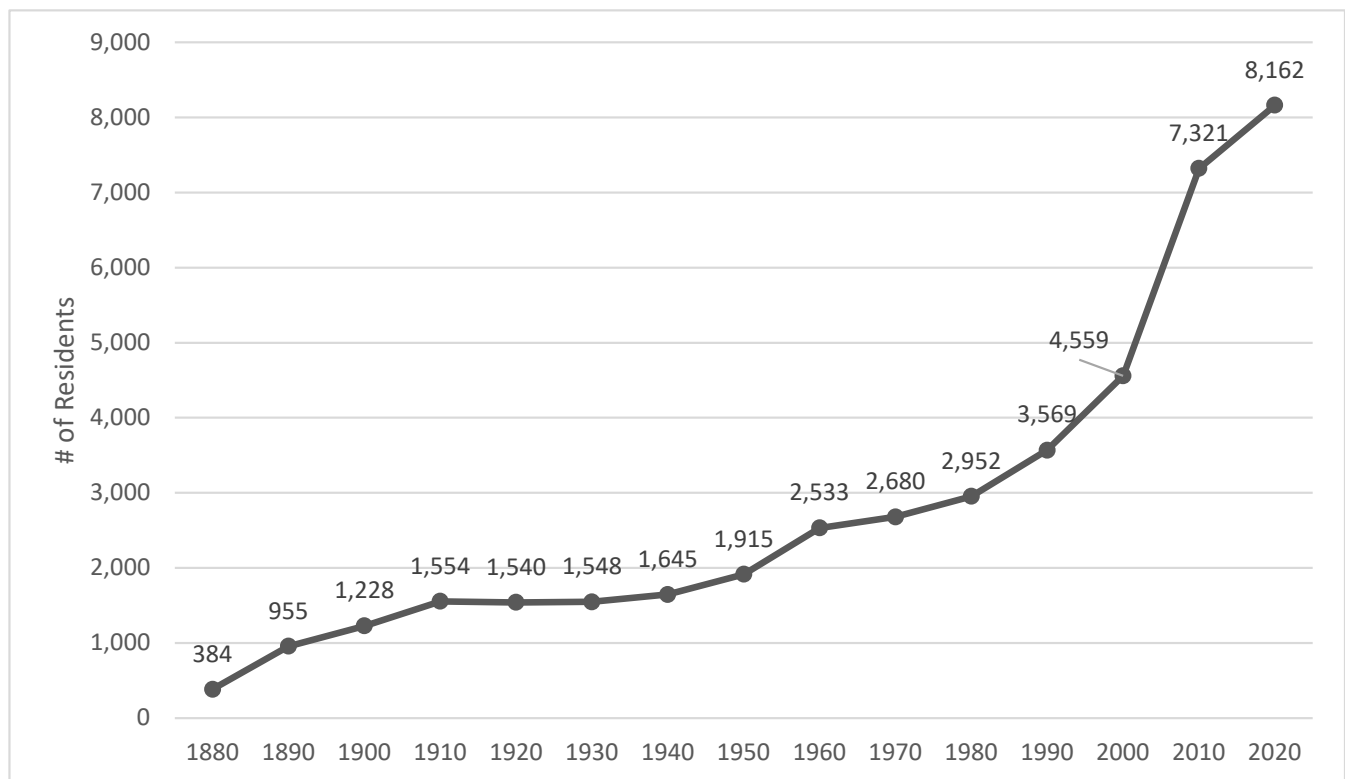
According to Metropolitan Council data, the 2023 population of New Prague was estimated to be 8,283 people. New Prague has experienced an overall increase in population over the last century, with a 60.6% jump in population between 2000 and 2010 alone. The population’s forecasted annual growth rate is calculated to be 1.38% and the household growth rate is 1.4% annually. The median household size in New Prague is 2.63, more than average for both the United States’ median (2.53) and the State of Minnesota (2.46); however, it is lower than Scott County’s median (2.83).

Average Household Size **2.63** which is more than the average for United States

Area	Value ▼	0.00	4.00
Scott County	2.83		
This area	2.63		
United States	2.53		
Le Sueur County	2.51		
Minnesota	2.46		

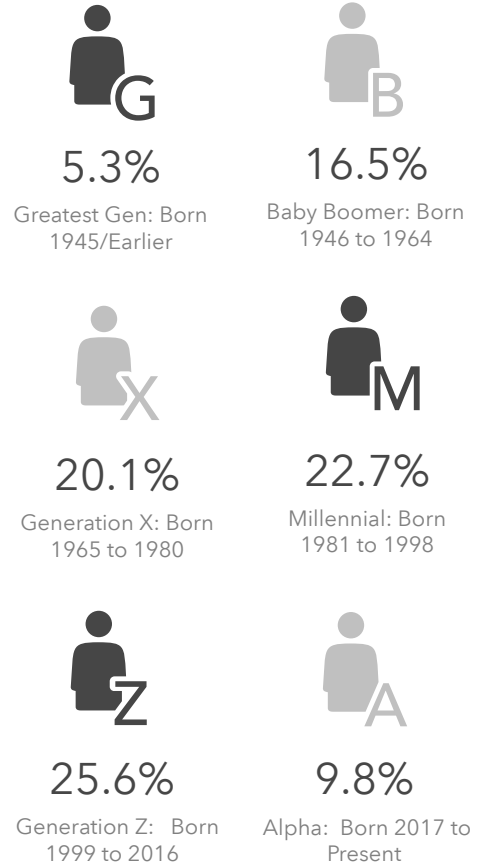
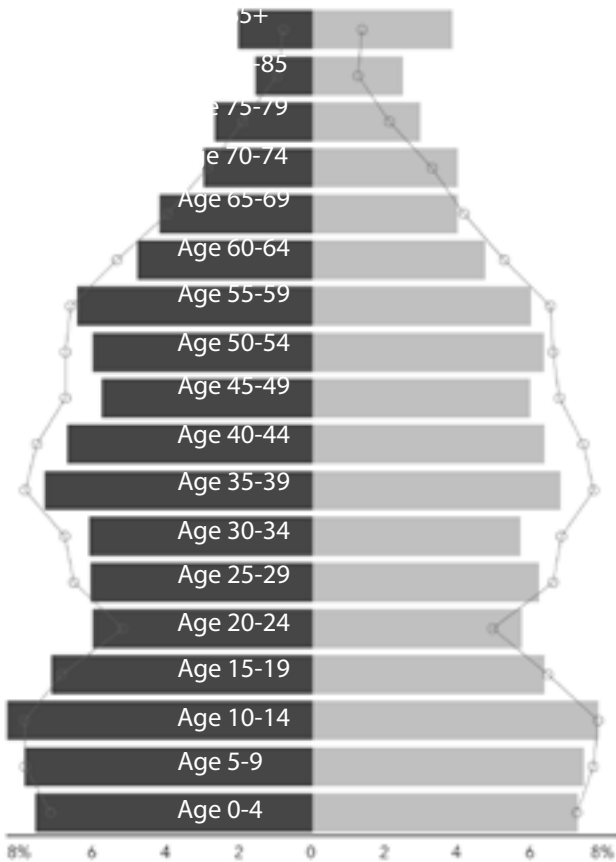
Historical Population Growth of New Prague, 1880-2020

Source: U.S. Census Bureau



Population by Age and Generation

The following 2024 ESRI data shows the distribution New Prague's population by age and generation. The chart on the left shows a healthy distribution across the age ranges and gender that includes working age adults and their families. The adjacent generation icons show that nearly half of New Prague's population falls within the Millennial or Generation Z categorization. A solid distribution of both young and established families supports a community's ability to continue supporting existing businesses, schools, and organizations.



Median Age

According to ACS data, the 2022 median age of New Prague was 35.3, lower than both Scott County (37.3), Le Sueur County (41.3), and the State of Minnesota (38.5). New Prague is home to many young families and will continue to attract that demographic as its population increases.

New Prague



Scott County



Le Sueur County



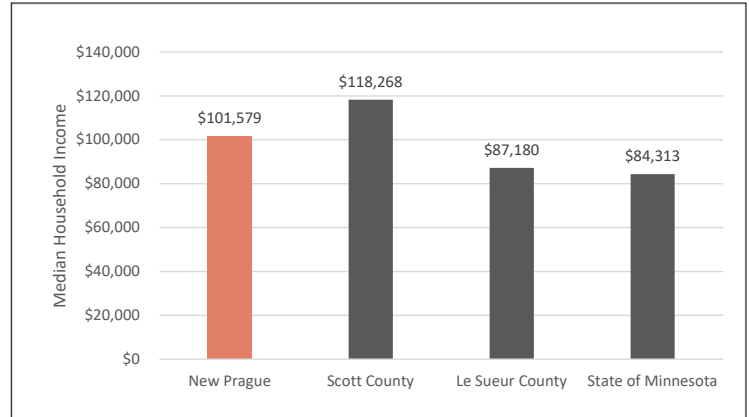
Minnesota



Demographic Profile

Median Household Income

According to ACS data, New Prague's 2022 median household income was \$101,579, lower than Scott County (\$118,268) but higher than Le Sueur County (\$87,180) and the State of Minnesota (\$84,313). Compared to Scott County, New Prague has more households that make under \$50,000 and fewer households that make over \$100,000. The map below shows the median household income of surrounding block groups, with New Prague outlined in yellow.

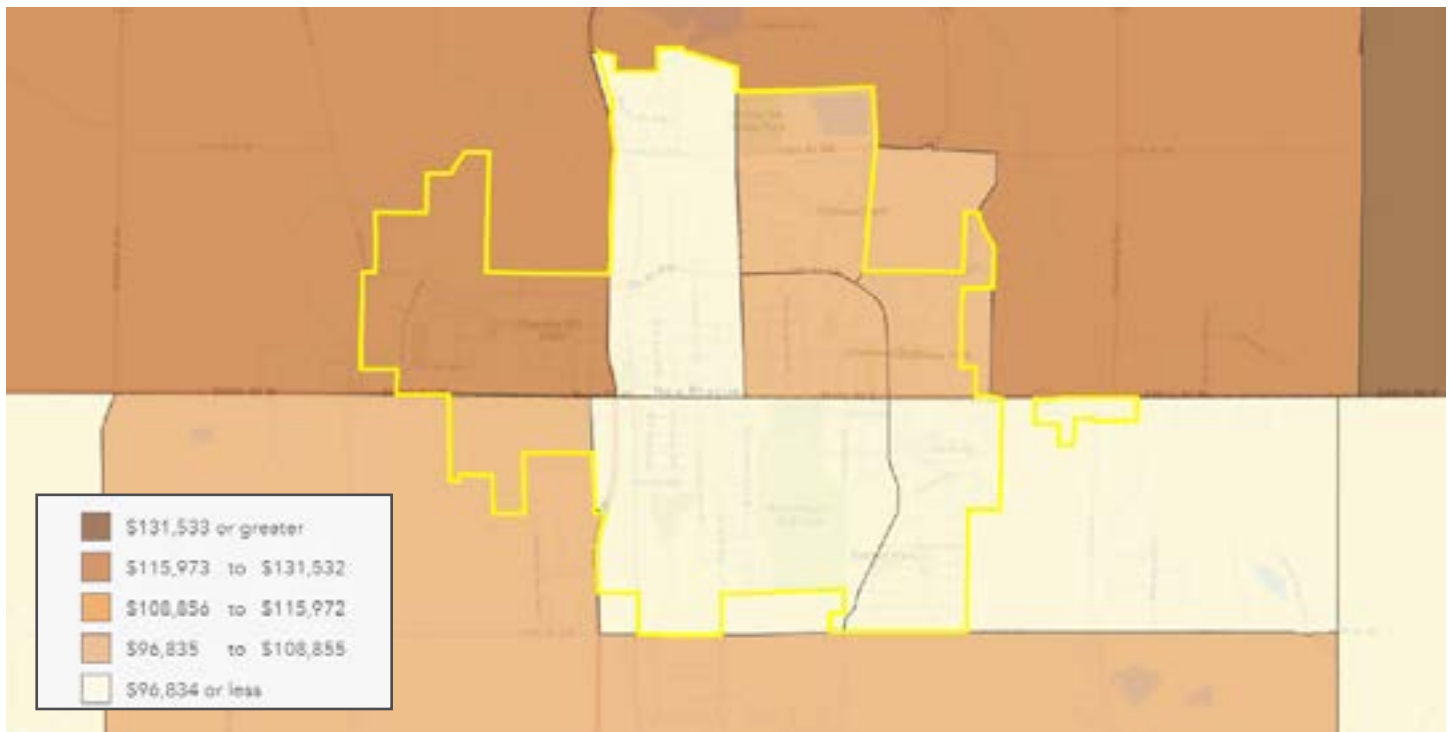


New Prague Median Income Comparison, 2024

Indicator ▲	Value	Diff
<\$15,000	8.1%	+4.2%
\$15,000 - \$24,999	4.6%	+1.3%
\$25,000 - \$34,999	4.0%	+0.3%
\$35,000 - \$49,999	8.2%	+1.8%
\$50,000 - \$74,999	12.2%	-0.2%
\$75,000 - \$99,999	11.5%	+0.4%
\$100,000 - \$149,999	18.4%	-5.6%
\$150,000 - \$199,999	16.4%	+0.9%
\$200,000+	16.5%	-3.2%

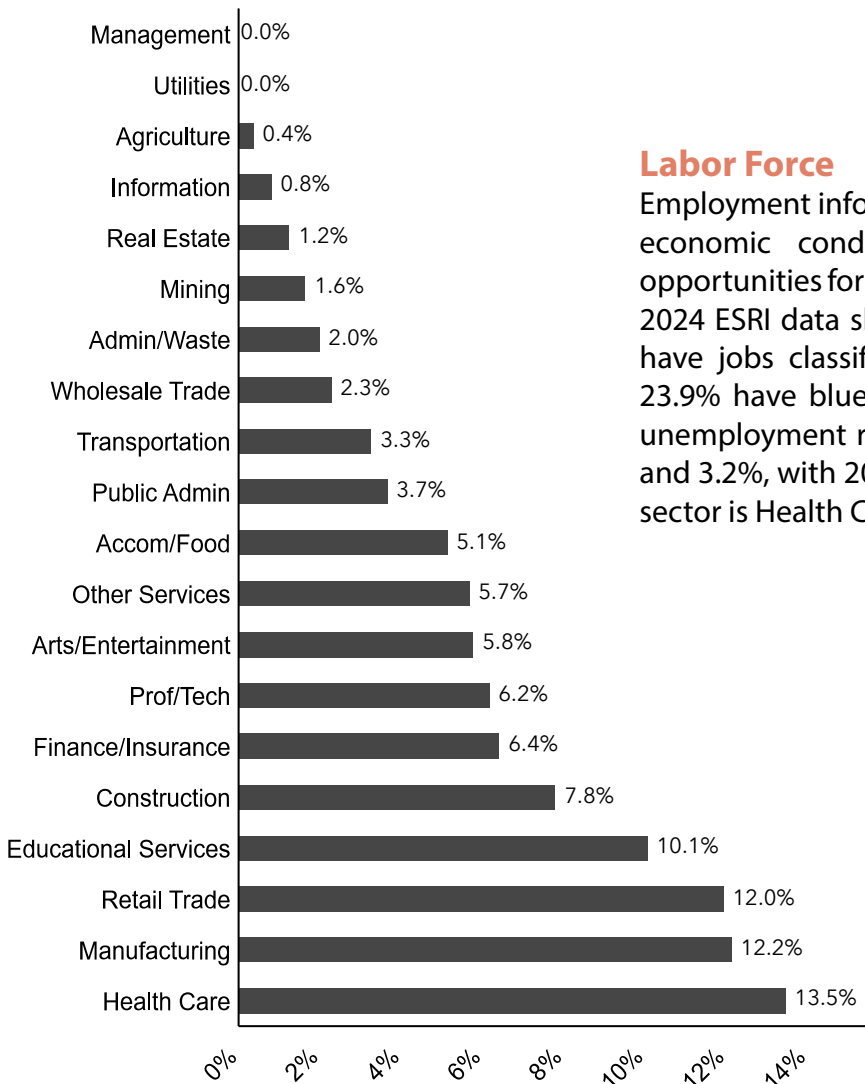
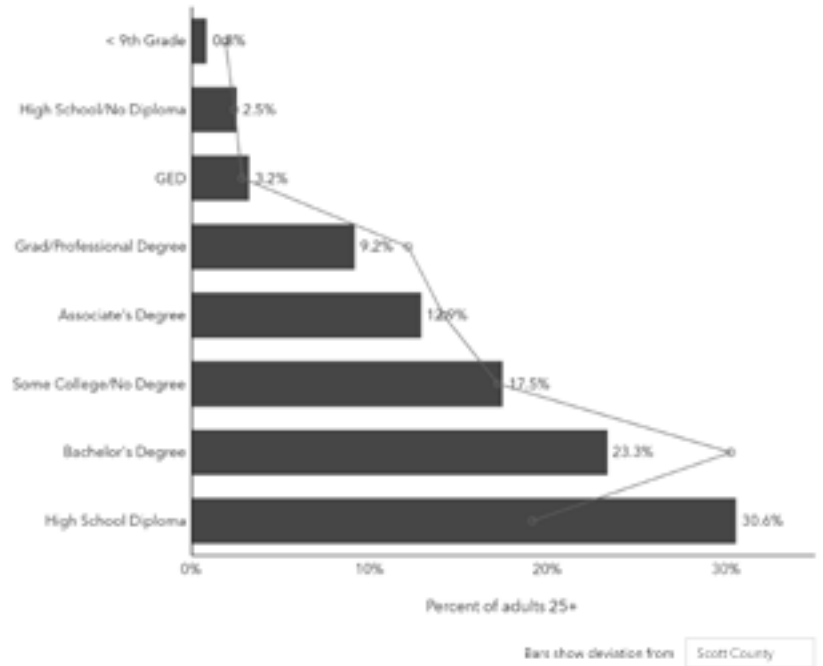
Bars show deviation from Scott County

Median Income per Block Group, 2022



Educational Attainment

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. 2022 ESRI data shows that the percentage of residents with a high school diploma (30.6%) is greater than Scott County (19.1%) and the State of Minnesota (23.3%). The percentage of residents with bachelor's degrees (23.3%) is less than Scott County (30.3%) and greater than Minnesota (25.5%).



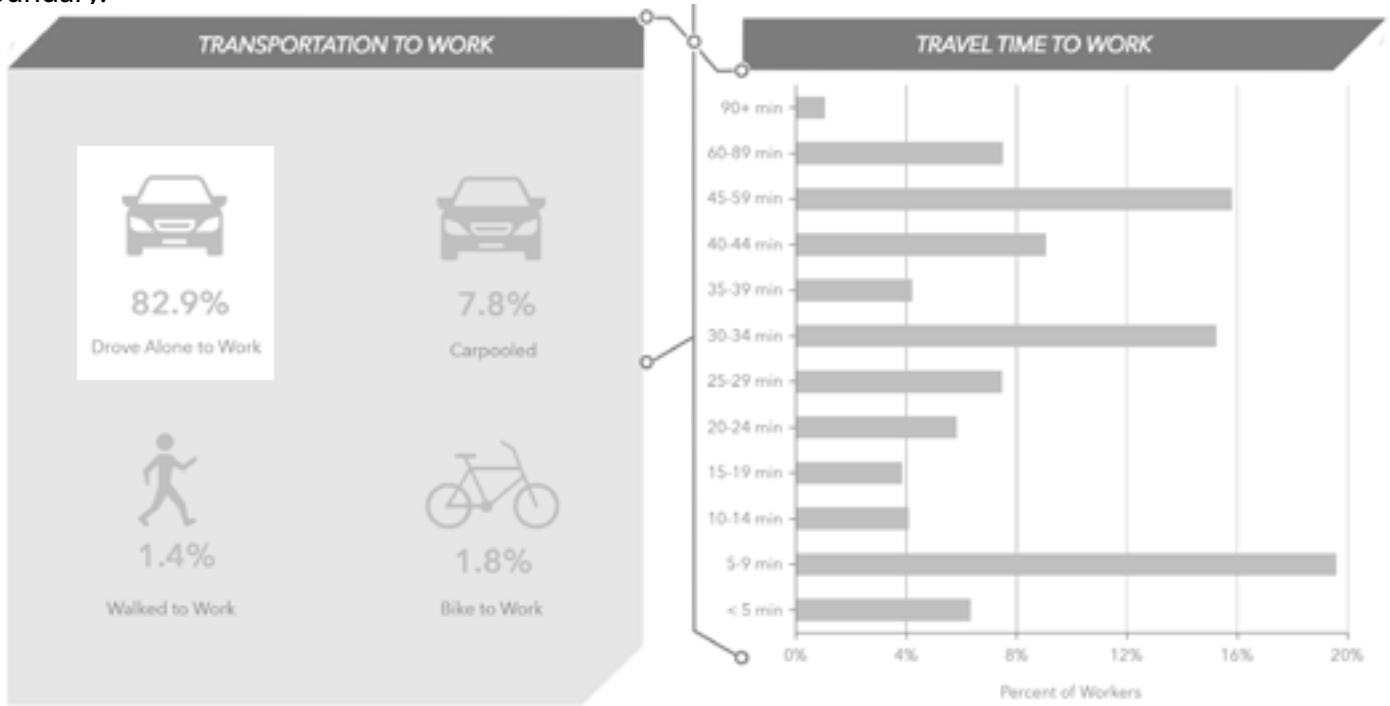
Labor Force

Employment information is an important indicator of current economic conditions and potential economic growth opportunities for the residents and businesses of New Prague. 2024 ESRI data shows that 61.0% of New Prague's residents have jobs classified as white collar positions and another 23.9% have blue collar roles. Between 2010 and 2024, the unemployment rate has generally fluctuated between 2.5% and 3.2%, with 2024's rate falling at around 2.4%. The largest sector is Health Care, Management, and Retail Trade.

Transportation & Commuting

Commuting

According to 2022 ACS data, many of New Prague's residents that commute, age 16 and older, live between 5 and 10 minutes from their place of employment. A sizeable portion of commuters – almost 44.3% – live between 30 and 60 minutes from work. The map below shows the daily inflow/outflow of jobs within New Prague's boundary; nearly twice as many people leave the City for work than commute to locations within the boundary.



This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2017-2021.

© 2023 Esri

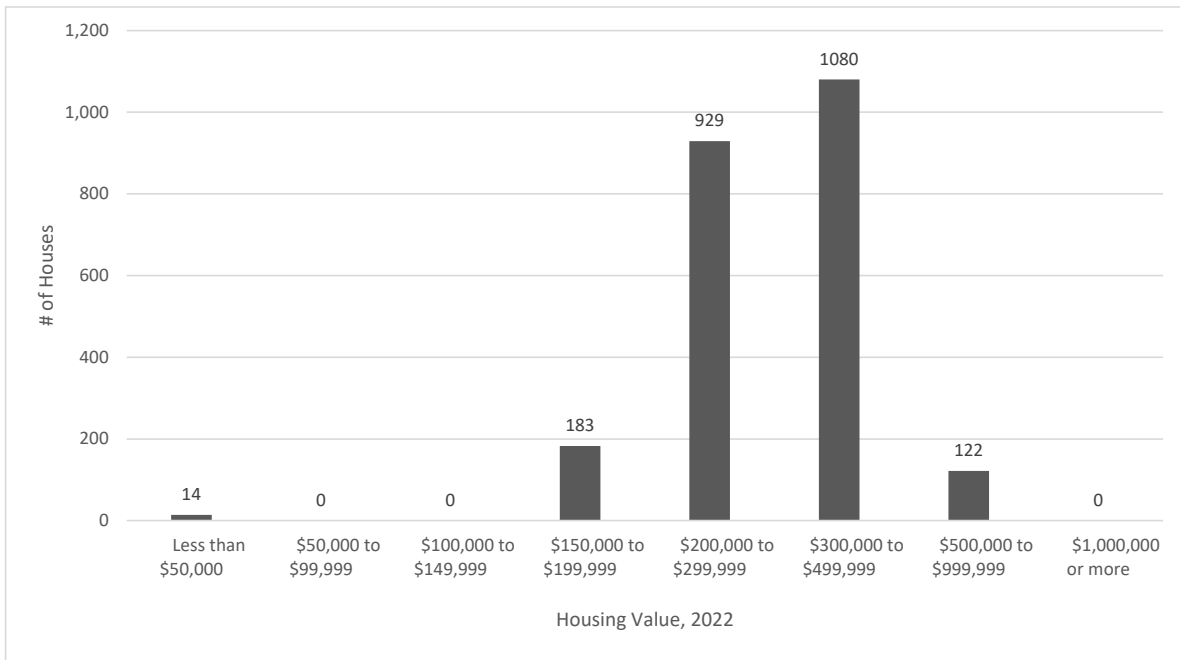
Inflow/Outflow

The U.S. Census Bureau's OnTheMap tool illustrates the inflow and outflow of workers in New Prague. In 2021 – the most recent year in which this data was collected – 1,780 non-residents came into the City to work, 634 residents worked in the City, and 3,475 residents left the City to go to work. New Prague is therefore a "bedroom community", in which the majority of residents commute elsewhere to work rather than stay within the City.



Median Housing Value

In 2022, ACS data shows that New Prague's median housing value (\$305,800) was lower than Scott County (\$376,000) but higher than the State of Minnesota (\$286,800) and Le Sueur County (\$271,900). The graph below represents the percentage of homes within specific value ranges; most of New Prague's owner-occupied housing units are valued between \$200,000 and \$500,000. In 2027, the most common value range is expected to be \$300,000-\$400,000.



Appendix

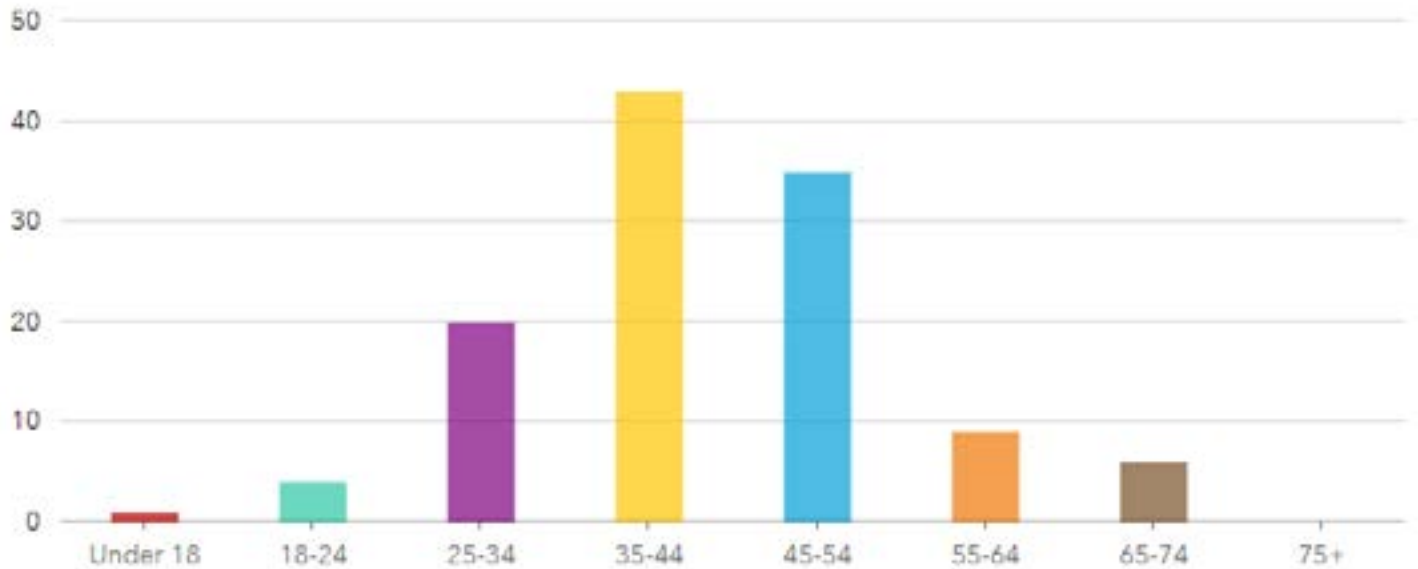
B

Survey Results

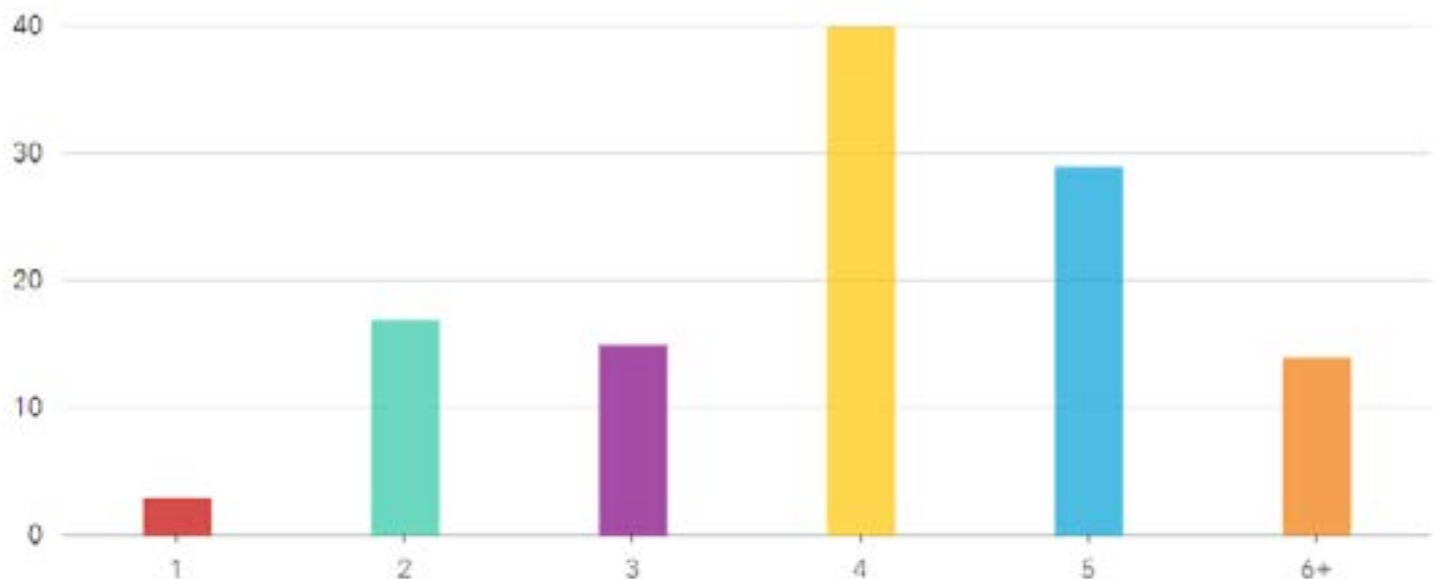
Introduction

This community-wide input survey was developed by the project team and Steering Committee, and hosted on the project website NewPraguePlan.com, where citizens could learn about the project, complete engagement activities, and review past meeting materials. The survey was open from April to July 2023 and collected a total of 118 responses.

1) What is your age?



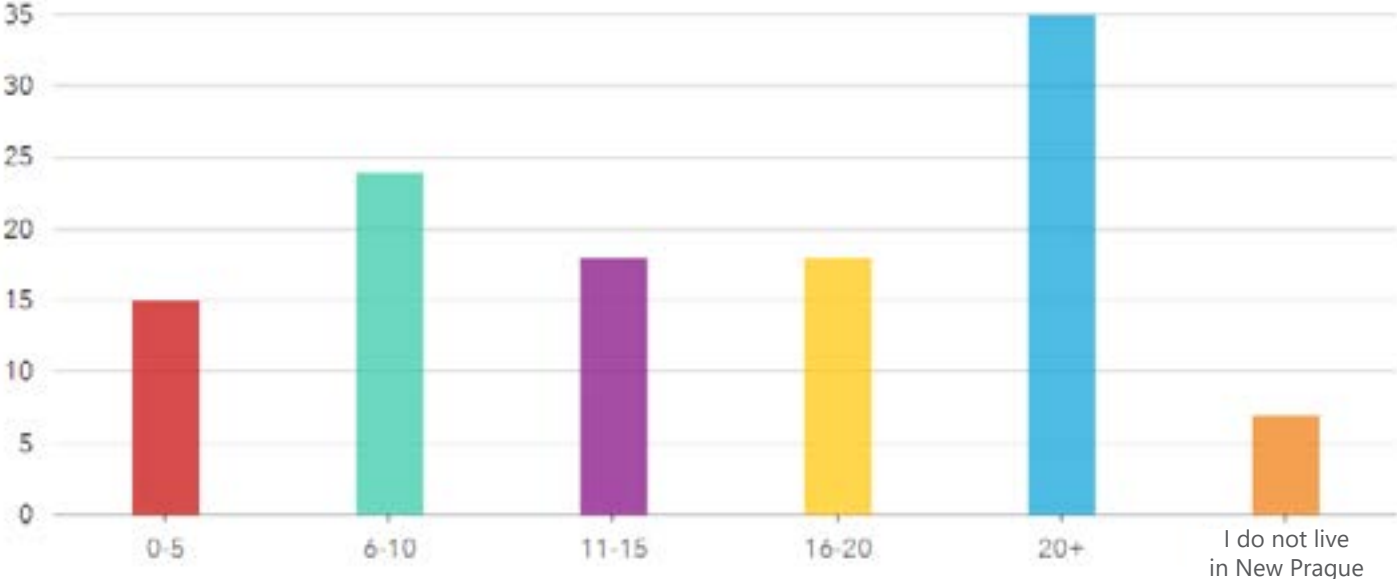
2) How many people are in your household?



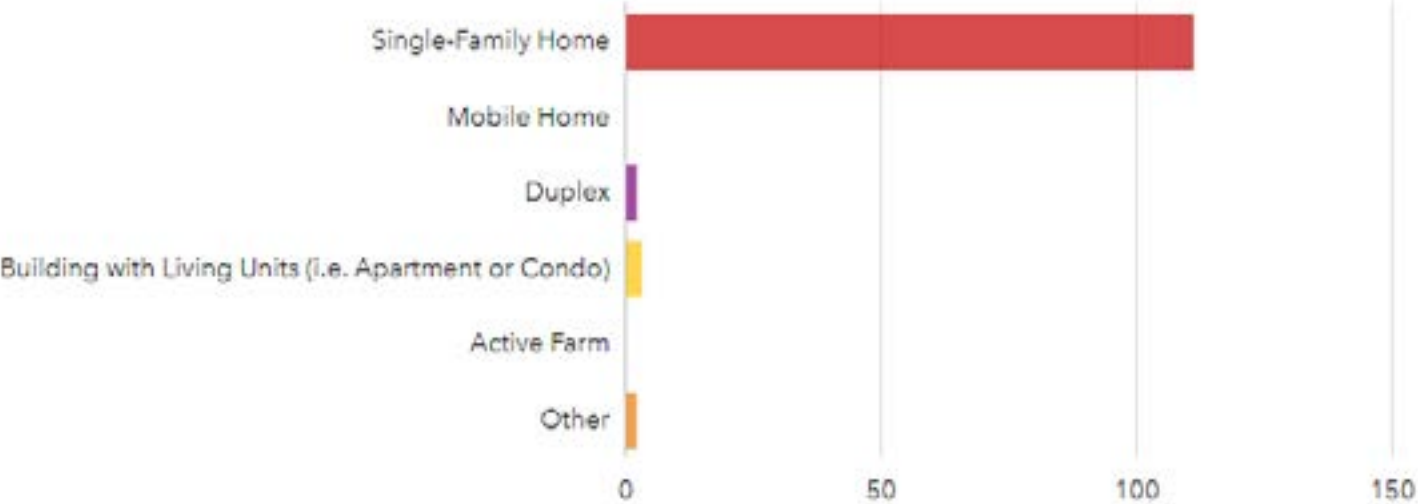
Input Survey Results



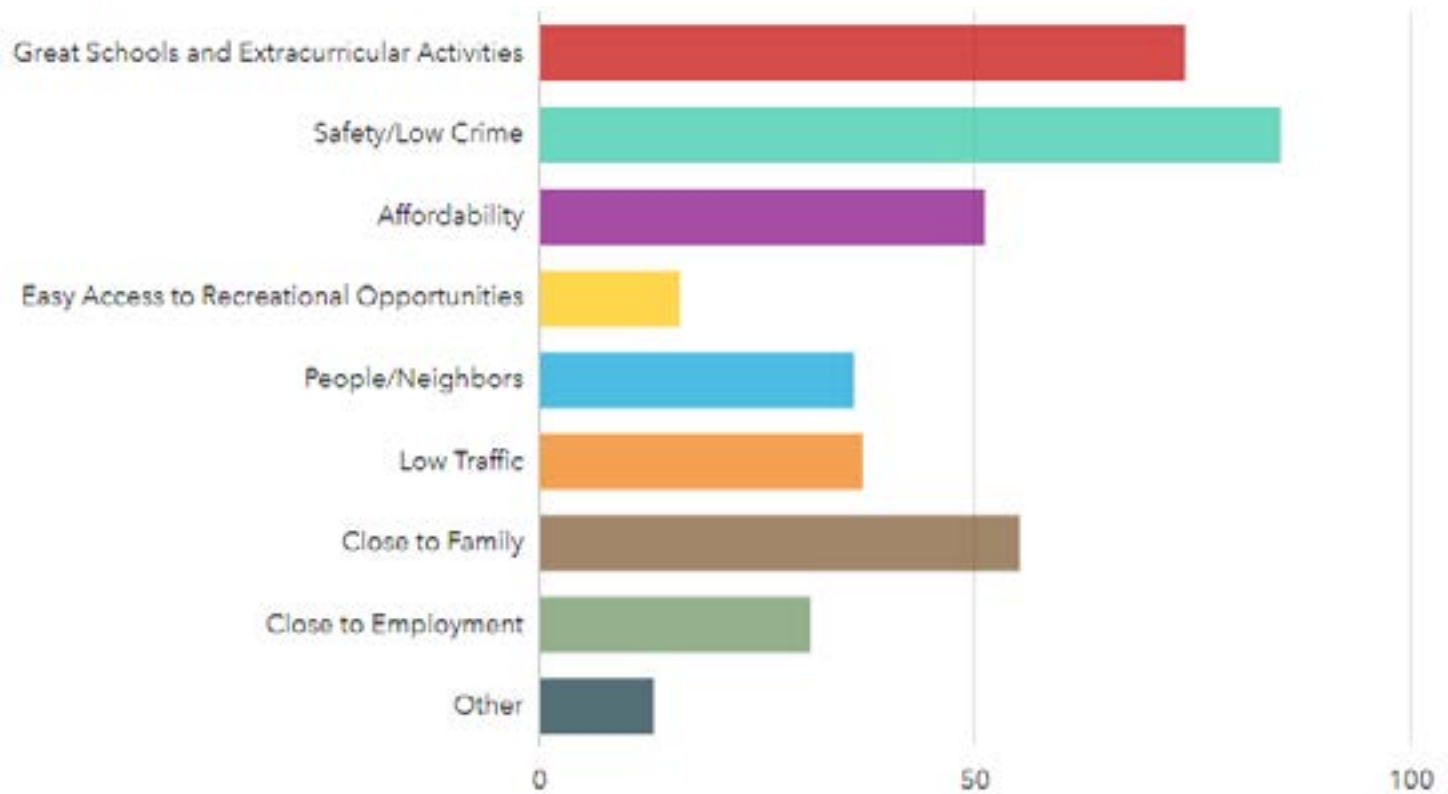
3) How many years have you lived in New Prague?



4) What type of dwelling do you live in?



5) Please select up to four factors that influenced your decision to live in New Prague.



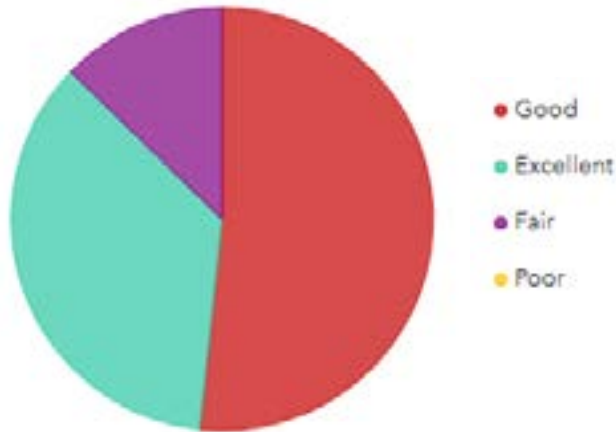
6) If you selected "other" in the previous question, please elaborate on influential factors for your current housing location.

- Rural location
- The town was upkept and had thriving business vs a town like Montgomery
- Small town community feeling for our kids going to school.
- Hate cities
- Land with opportunities for the future
- Further from cities, allowed for country living with city type amenities within reach.
- My parents
- Snow mobile trails being close
- Lived here most of my life and feel fortunate that is the case.
- Acreage

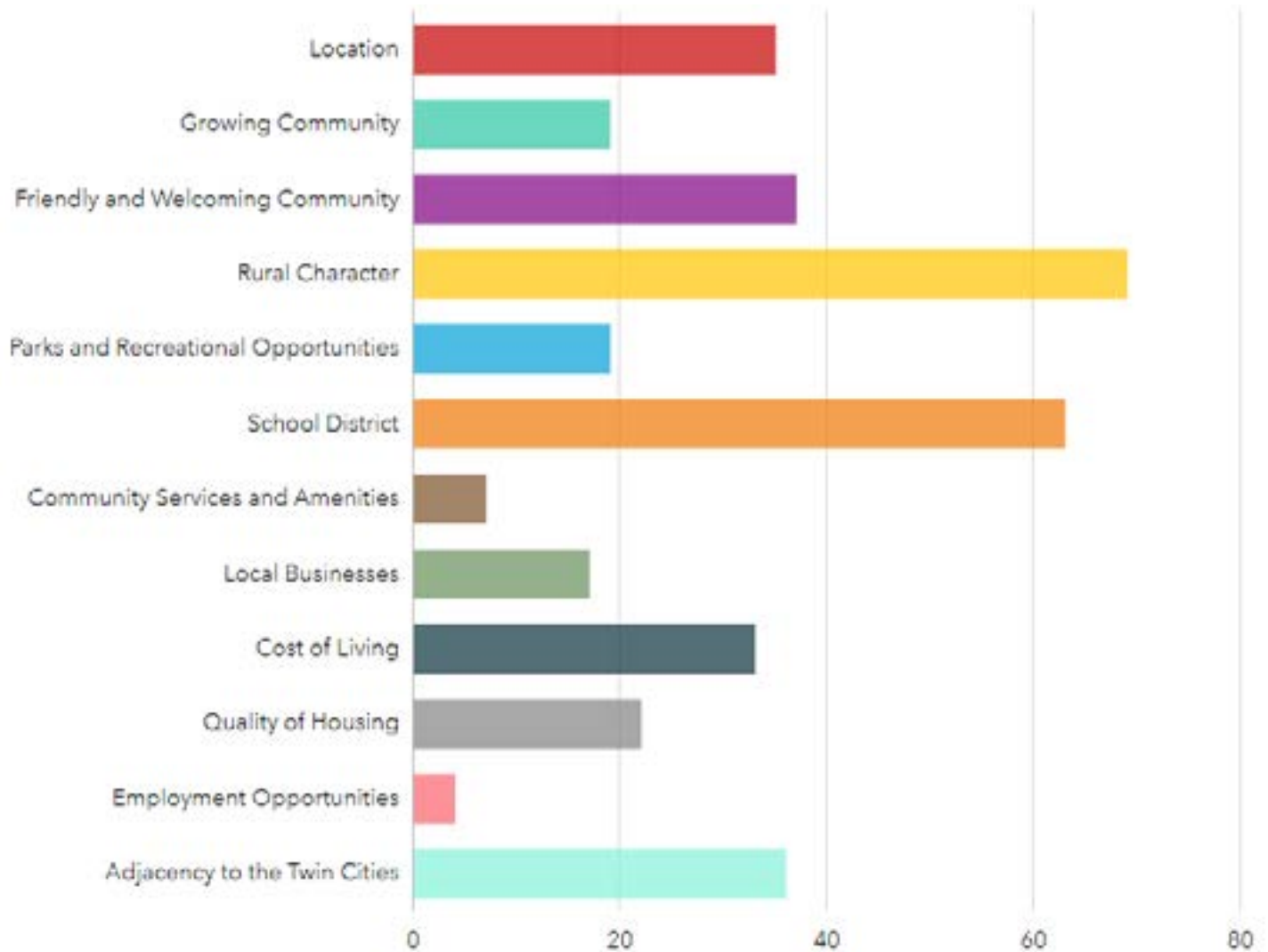
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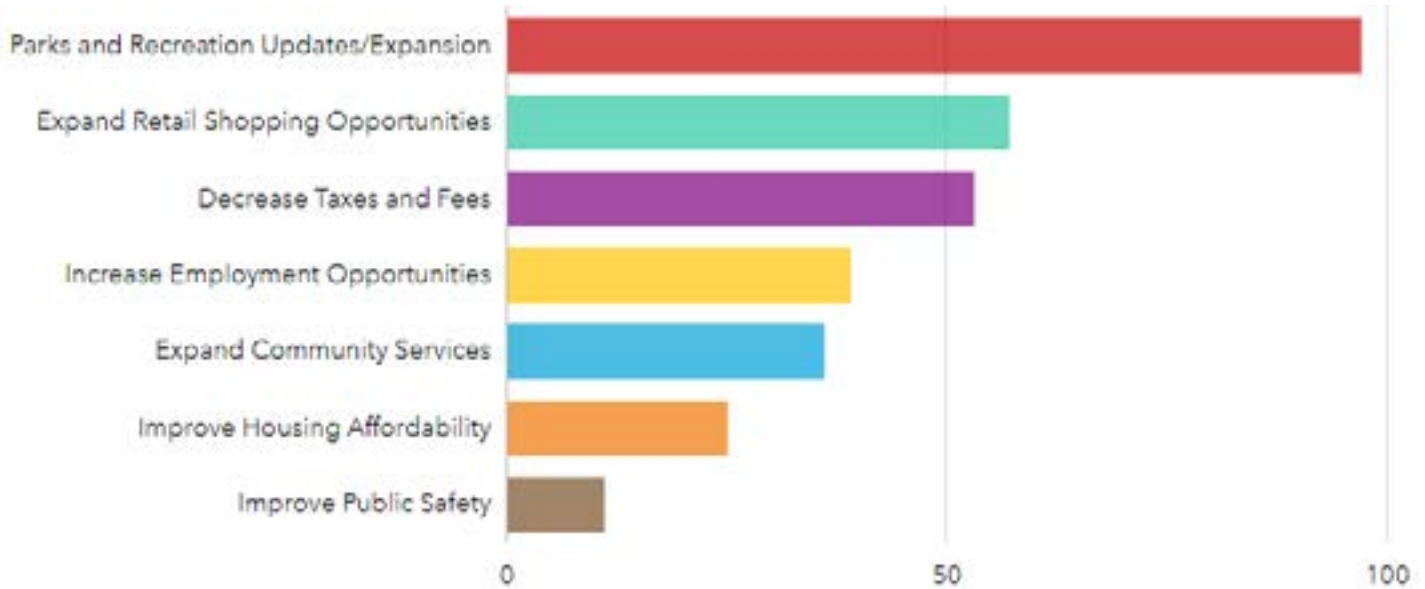
7) How would you rate New Prague's quality of life?



8) Please select the top three current qualities you believe most enhance New Prague's quality of life.



9) Please select the top three changes you think you would have the greatest impact on New Prague's quality of life.



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life.

- A large community center housing government offices and area meeting rooms for all to use would be a benefit. An indoor walking area and more gym space plus a public library all together. More retail would keep people shopping locally. Outdoor music/entertainment spaces should be added. Any sports complexes should be outside of the main city. Parks and green spaces in the city should not have ball fields comprising most their space. Better downtown parking space is needed. Remove the corner juttred out walkways so roads can be plowed curb to curb in New Prague. Accessibility should be priority and not an after thought."
- More retail would help with lower taxes
- Need more restaurants and hotels to bring in larger sporting events/tournaments.
- New Prague is extremely short of proper "green" space for sport options for our youth. Short soccer, lacrosse, softball and baseball fields. For those who say each park has a baseball/softball field. Dirt and a backstop do not make a proper field. We need a spot that can accommodate all sports. A complex to allow kids to practice and host games and tournaments. Something not just ok but done large enough and with enough space to be expanded on as needed. This complex should include a dome to give or children winter training options.
- For the cost of living in the city there is litter we ad community members we benefit from. Little recreation, little to engage in. We are constantly driving out of our community for entertainment-including outdoor adventures-hiking biking dining and entertainment
- Increased support for the education referendum. If we cut financial support to our schools district, that will impact our ability to provide quality, inclusive education for families and children.
- I think this community is perfect the way it is. My greatest concern is that it will try to grow too fast and change the type of community we have with trying to bring in too many businesses & housing options. The people who live here chose it specifically because it is farther away from the suburbs & has a small town feel to it. If we wanted to have a many close retail and employment options, we would choose to live closer to the cities.

Input Survey Results



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life (cont.)

- Please work on adding additional sidewalks to existing streets or remove them. In 18+ years of living here I've only seen one brand new side walk installed that wasn't part of a new development. That was along Columbus from the church/hospital out the schools. Sure we did add a some trails out to west but those aren't sidewalks and they only linked to the new development out there. We have many sidewalks that only run down a street for a maybe a one block like on Lincoln Ave N, and on the west side of Lincoln it doesn't even make it the whole block.
- Maintaining the rural and small town atmosphere. It would be disappointing to see New Prague try to grow itself out of what currently makes it such a great place to live.
- Would like to see more walking trails that don't require crossing busy streets. I also feel that the intersection of Hwy 21 and 7th St NW needs to be controlled better. I avoid trying to cross 21 here or turn left. Maybe a roundabout would help.
- With the growth of community and kids activities there isn't the space to accommodate those activities, between baseball, soccer, softball, etc. we want the kids to be outside and active however we can't accommodate the teams so they are going to other communities.
- We need more diverse businesses such as more industrial businesses because it not only increases the tax base of New Prague but also brings more employees to town. There aren't a lot of starter homes in the city and most are single family. We need more diverse types of housing and affordable homes to draw people to new prague.
- Growth in recreational opportunities consistent with similar suburban communities will allow us to maintain our regional leadership and encourage new residents.
- Create housing that is affordable for All. The community is lacking entry level homes or even a variety of homes of choose from, such as townhouses, apartments, senior living, etc. Our needs as a community are changing and it's very difficult for people to afford to live in this community. That needs to change.
- More restaurants needed..improve memorial park picnic areas. Expand restaurant at golf course...all on one level. Add another mid price apartments next to bowling alley. Cross country skiing at golf course.
- Need more restaurants in town.
- More sport fields for kids to practice on
- Make a multiuse path around the city 3 mile loop
- As a young resident, I would love to see New Prague expand its retail shopping. To do this, New Prague should consider making Main Street more walkable. This could be done by allocating part of the city budget to widening the sidewalk along the main street and removing street parking along the business area. Parking would still be available along adjacent streets and parking lots. Additionally, the city could plant trees native to MN along the sidewalk on Main Street. I would love to see lights strung up along the Main Street corridor and Memorial Park. These features would make the central business area much more inviting and add to the lovely cozy small-town feel of New Pague, especially in the wintertime. Lastly, I would love to see more bike lanes installed to make biking more approachable. These changes would invite people to enjoy New Prague which would also increase business revenue. New businesses would move in if Main Street was more walkable and there was more foot traffic.
- Build a lacrosse/football/ turf field that youth teams could use that would include a field with markings, nets that go around field to prevent balls from going all over the place, a cement tall wall to practice throwing and catching on, and small area for goalies ti practice on. Minnetonka has one that would be a good one to get ideas from. The armory area would be good location.

- I'd love more healthy fast casual options in New Prague as well as an outdoor pool option.
- I'd like to see some more restaurants and gift shops.
The paved walking trails are in much need of repair.
We're considering moving out of NP because the houses have become too expensive."
- Taxes and fees are fairly high compared to neighboring communities. Not a ton of options for housing especially to purchase low-mid tier single family homes. Too many neighborhoods in the heart of the city are all rental homes.
- Don't bring in big box retail. Keep population in check. Keep it a "small town".
- Why isn't return budget funding of schools to a level that provides adequate trade's opportunities & reinstatement of extracurriculars a town priority/ option?
- Biking trails to connect existing systems+ new trails
- We are in need of a bike trail and dog park. Otherwise this town rocks!!!
- There are many young families that love to New Prague because it's a safe, small community close to the metro. We need more recreation options and especially biking trails for our kids to get around town and even a bit outside of town safely. Would love to see an outdoor pool. My kids hate the indoor pool.
- Connecting all of the city trails/greenways with a walking/bike trail would greatly increase the ease of use of these features. Also a mountain bike trail close to town would be amazing. New Prague has one of the largest and most active mountain bike clubs in the twin cities and they must travel a significant distance to practice or use mountain bike trails for fun or exercise.
- Maintain and expand walking trails in the community. Continue to have reasonable, common sense approach to education focused on preparing young people to be good citizens.
- A bike trail would be great. We have a growing mtb team and it would be nice not to have to drive 30 or more to a trail
- Having people work and shop in town keeps the dollars and purchasing here.
- More biffys in parks. No big box stores please. More walking trails.
- Better parks and biking opportunities.
Expand on outdoor activities."
- There are few places to work in New Prague outside of the service industry.
I'm an engineer, and the only place I could find work is at Chart.
My kids are on the mountain bike team and there is not a very good place to ride except on gravel roads.
In the summer, there is no outside pool or swimming beach within the city.
- If you want this town yo continue to grow you need to get more athletic facilities. Our HS JV baseball team shouldn't have to go to union hill for a baseball game. Kids shouldn't have to leave town to play soccer.
- While the offerings for activities for youth are abundant there are not enough resources available for practices and games therefore forcing younger or less experienced players to have less time for practices.
le: Soccer field availability.
- There needs to be more green space for youth athletics. The area has lots of land, yet the sports associations struggle for green space. Youth athletics is a great way to teach our young many lessons and most of all it keeps them busy and out of trouble. This is huge.
- We need more green space for youth athletics, i.e., soccer fields.
- Have more soccer fields. Make 21 safer for people walking. Like flashing crosswalk signs like main st or. Paint a crosse walk.
add more restaurants like sit down one and STOP WITH THE GAS STATION IN NEW PRAGUE WE HAVE ENOUGH!

Input Survey Results



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life (cont.)

- Insufficient sports and green spaces for kids to play sports, scheduling is very difficult. Not enough variety of retail (restaurants, hotels and amenities like spas).
- As we grow, employment must increase, along with affordable and safe housing.
- Expand green space such as soccer fields and add a field house with basketball courts and a walking track.
- Additional green spaces would be very valuable considering it is already very hard to find fields to practice some sports on within the community.
- Recreational/parks
Soccer fields
A sports complex!!!!!!
Cross walk at the intersection by Praha Village.
- Since the community is growing, the city needs more green space for community sports. We also need more retail shops. I enjoyed Alco and Shopko when they were in town. It would be nice to get another store like that.
- I would like to see more dining options. When needing to run from activities with kids a quick meal other than mcdonald's and subway would be nice. A larger store such as target. More fields for sports as some teams are not able to practice as often because of field availability.
- More soccer fields, more indoor ice surfaces
- We have a lack of green space for sports. Nothing for soccer or lacrosse.
- The city is lacking opportunities for growth in the quantity and quality of practice and game facilities for certain sports. Specifically soccer and lacrosse. Both sports are frowning in popularity, yet struggle providing adequate facilities to flourish.
- The community needs to find ways to bring more business to the community. Business that will bring good paying jobs along with being a part of the community. I understand that we want to be a small community, but the burden of trying to grow falls on the homeowners and we cannot continue to raise tax rates on that base. We need leaders that are working to find those companies that looking to expand and show them what we have to offer. We are great community right in the middle of two major highway was I35 and 169 along with a rail line that can serve their needs. We also need to work on a sports complex that will support the diverse sports activities we have in the community. This needs to be located in area of which the town grows which would be on the northern side of the city. The location that was donated to the city was a great opportunity but is on the wrong side of town and the cost due to the terrain could be reduced with better location. Remove the good old boys club feel.
- The town needs more community fields for soccer and sports. Lakeville has free turf to use and we drive all the way to lakeville just to use that.
- Better field/gym space for our young children. We have growing clubs (soccer, lacrosse, basketball, baseball, etc) and our families are being forced to take their children to other communities because NP doesn't have enough facilities to provide quality practice/game times.
- Access to green spaces for youth club athletic teams. Would really love to see a warehouse or dome facility to access year round for club athletic teams.
A mountain bike park in the woods with hills, etc. would be amazing!
There's a real issue with enough fields for sports activities. Soccer
-

- There needs to be more public park space. The only playing fields for athletic activities is on school property and is overused
- With the increasing safety risks in the Twin Cities it would be nice to have more retail and restaurant opportunities here in town so we don't have to venture out.
With more people moving out here it would be nice to also have more affordable housing.
Finally when it comes to parks it would be nice to have a shooting range in town or at least close by"
- Would love to see more retail businesses in the area. Also, would love to have more soccer spaces. My kids playing time has been severely impacted due to the lack of field space in New Prague. Surrounding communities don't seem to have this issue.
- Please keep the rural feel of NP. Snowmobile trails. Ability to hunt etc. Do not turn this into another over populated suburb.
- I think NP would greatly benefit from more trails for biking and cross country skiing.
- More field space for sporting activities to support our kids
- We especially need a larger and more inclusive recreational/athletic facility to accommodate our growing community. We seemed to be stretched to the limit at this point in time.
- We frequently travel out of city limits for most of our shopping needs. It would be nice to have more affordable options locally. We would also LOVE LOVE LOVE if there was more dedicated space for athletics. We have been actively involved in New Prague Soccer Club and consistently struggle for green space for practices and games. We need an athletic complex for our growing community in order for sports to flourish.
- -More complete walking trails/bike paths
-Maintain access for UTV/Snowmobile/Golf Cart Use. Maintain snowmobile access to gas stations.
-Better recreational facilities (Youth Baseball, Hockey Rink, Golf Course Updates)
- More parks especially in the high school area. The subject's neighborhood has no park at all. Also more outdoor basketball space.
- There seems to be a lack of investment in new parks and recreation infrastructure by the City itself. The City Council should take a larger role in implementing and providing long term planning for parks and trail connectivity improvements as the community has expanded.
The City should take the lead in improving the required standards (inspections, aesthetics, etc.) for rental properties, commercial and residential and the downtown district primarily.
- NP's park system, it's facilities and amenities are a complete joke. The baseball fields are atrocious and there aren't enough of them. The hockey arena is old and outdated. When are you going to actually spend money on capital improvements?!?!? When are you going to invest money into athletics? We're a 4A school with 1A fields, that's factual. The local associations can only pick up a certain amount of your failure to improve things around the city.
- More healthy fast food options (chipotle, Panera). More weekend/three day events with food trucks, vendors and activities
- Additional parks and greenspace, specifically practice/game fields for soccer and lacrosse. Expand walking and bike paths.
- Lower taxes more fair when changes in neighborhoods not just a elected officials drinking buddy or who has money
- Stop using public money to expand the city. If I wanted to be like Shakopee, I wouldn't have moved. Repeal city ordinances. My goal is to move out of city limits because of the extra regulation and taxes. Make a traffic circle at CH 21/19. Reduce stop signs, yield signs work.
The police are not a revenue generator. Stop ticketing for victimless crimes. They should operate more

Input Survey Results



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life (cont.)

like a fire department than a tax man.

Repeal snow bird parking restrictions. If plowing is needed, declare snow emergency or something. A compromise would be alternate parking to one side of the street each day.

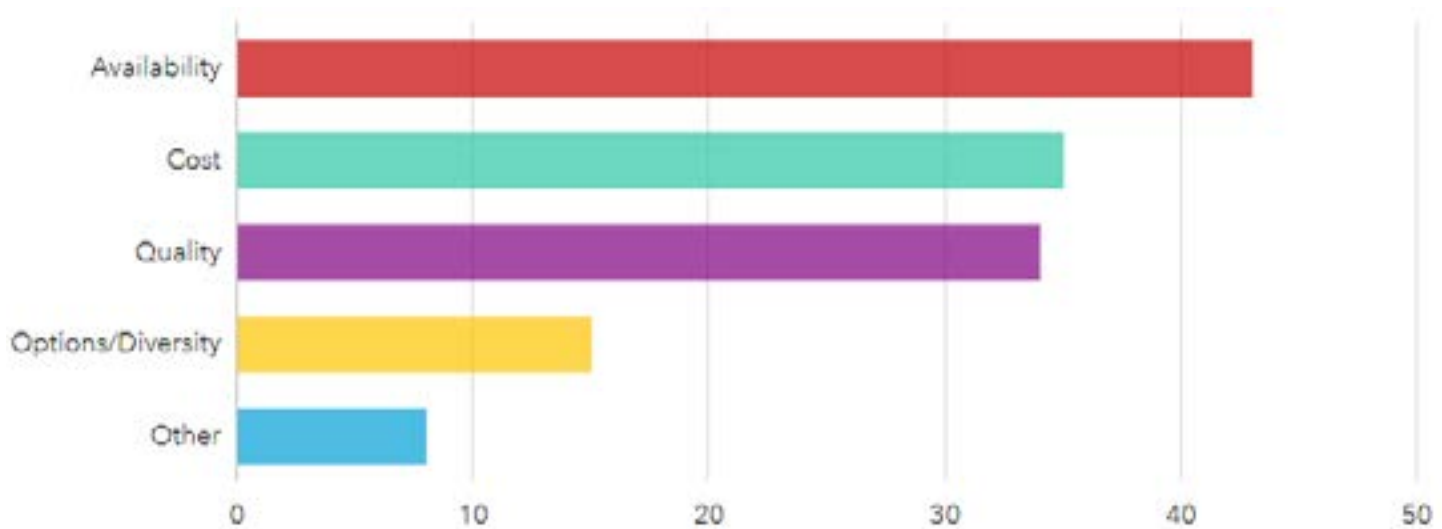
- If New Prague is to be more than a bedroom community for the Twin Cities, then it needs to offer things that are harder to find there in order to draw folks in.
 - To keep growing and continue drawing new residents, we need recreational facilities that rival competitive communities, as well as having city services that meet what other similar communities have. The closer someone is to work, the more likely people will want to live here as well.
 - New Prague needs better transportation for the elderly, as well as more first class senior housing similar to Praha Village. In addition, much stricter covenants are desperately needed to keep large ice houses, motor homes, junk cars, trailers, etc. OUT OF DRIVEWAYS AND OFF THE STREETS. New Prague is beginning to look very trashy and unkept. Neighbors who do keep their property looking nice are frequently forced to look at terrible junk everywhere. New Prague needs to implement and enforce much stricter codes!!! Slum landlords must not be allowed to continue their current practices.
 - More paved nature hikes, trails and walkways for families to enjoy. Most of the time we have to walk neighborhoods with sidewalks and not much of a nature view or walk on the road if we want more nature. Also expand the food options locally, enough pizza and burgers, how about some healthier options or even just more variety. Not much to choose from and we tend to have to drive to lakeville or shakopee for restaurants or take out. More food options would also allow more jobs and could bring in more surrounding people.
 - Need good quality designated field space for soccer. Limited space and poor quality fields really impacts the overall experience with NPSC, causing families to enroll in other clubs.
 - I would really like to see an outdoor pool/ water facility again. It is a shame that the pool was taken away completely and we have to go to other towns to enjoy relief from summer heat. I don't feel the indoor facility gets used as much as they thought, especially in the summer.
- Improve the parking situation near the hockey arena.. add street lights, people are risking their lives to park/ cross the street when it's dark.
- Broader entertainment options
 - Taxes taken and spent on feckless projects is exhausting. We are in hard times, being fiscally responsible is not only request but expected as a taxpayer in this city.
 - Additional sidewalks and walking paths. Snow removal throughout the city.
 - Increasing retail and business opportunities by increasing and supporting small, local businesses to open and stay in business in town is most ideal for our community and important. I would much prefer this over any big box or chain businesses coming into town. This opens up employment opportunities as well.

A thriving Main Street is key as it's the heart of the community and should be kept beating.

Our parks could use shade. They are so hot and have very little shaded play areas. Lagoon Park in Jordan has big trees around it, so the kids can play without being fully exposed to the hot sun. I have a newborn who cannot wear sunscreen, so being at the park with her and my 2 year old, is so hard and so warm/sunny. Fast growing shade trees would be a great investment into our current parks.

Additionally, we need to update our parks for the disabled members of our community. The adaptive swing in Memorial Park is broken. Maintaining these items is important and shows respect.

11) Please select an aspect of housing that you think is the most important to improve in New Prague.



12) If you answered "other" in the previous question, please elaborate on New Prague's most important aspect of housing.

- Need more housing units for variety of incomes and some closer to stores and services.
- Any additional housing should be at or above the current median housing for the area.
- Any housing growth should be with single family dwellings, not apartments.
- There should be more high density housing as well as multi use buildings that could be business on the bottom but apartments on the top. These changes would make New Prague more communal and attract more young people who cannot afford single family homes.
- Inflation is killing ability for traditional nuclear families & don't want to become another Elko New Market with bastions of new residents wanting city amenities to look like burnsville or prior lake. Let young adults from the community starter homes
- I don't see a need for improvement.
- Housing isn't an issue in NP.

13) What concerns or opportunities do you see for housing growth in New Prague over the next 50 years?

- We need more rental apartments at both market rate and subsidized. This is a tough market for those right out of college to find apartments to live in that are modern in town.
- Older people will be priced out of homes. There's not enough tax base from industry to help support the need for aging population to thrive in New Prague. The infrastructure is in dire need or replacement but the cost is too high for the individual tax payer to bear.
- Minimal availability with more people moving down from the cities.
- Quality of housing
- Sports complex will bring in housing.
- Options for all!



13) What concerns or opportunities do you see for housing growth in New Prague over the next 50 years? (cont.)

- I am very concerned about over development of the city to where we lose the small-town charm & caving to pressure to bring in low-income housing.
- My concern is the current lack of open lots and the cost of them.
- I am concerned that New Prague will try to grow itself out of being the small town that has brought and kept so many of us here. I am also concerned that decision makers will cave to pressures to bring in low income housing. I sincerely hope this does not happen.
- No apartments
- I'm concerned that housing will remain stagnant if we don't expand our sewer and utility lines. Without that, the city can't expand. Developers need to buy large areas of land and construct units/mass housing. Due to the pandemic, developers are nervous and hesitant. Maybe provide incentives to developers to build here like maybe a tax break. We also need more diverse types of housing. There's only really large single family homes which isn't affordable to starter families or racial/cultural minorities.
- There is a serious lack of recreational amenities compared to other suburban communities. We need to invest in our kids recreational opportunities and school district offerings to compete for developers and new residents.
- I just want to make sure we are open to ALL economic levels of housing. Our town traditionally does not zone for low income housing in the way the neighboring communities have. As a result, we live in a bubble of wealth, which makes our town extremely hard for families to afford when it comes to a "starter home". I also see a huge need for more senior living options in the future, as our population continues to age and the waiting list at our current senior residential buildings grows. Multi-use apartments, such as the one which was planned to be built south of Walgreens by Deutsch Construction is a great idea. You see this type of development throughout the south metro. Businesses on street level and apartments above. Connected by bike paths, parks, etc. It sounds walkable and lovely to me!
- Improved public transportation to twins cities
- Affordable apartments for people in their 20s and thirties accessible to downtown healthy shopping area.
- Commit to path around community
- My biggest concern for housing growth in New Prague is that the city will focus heavily on creating car-centric and car-dependent neighborhoods. The American suburban style of housing is unsustainable and costs a lot of money. Instead, our town should create more high-density housing. This has massive benefits: It is more affordable for young people, it is cheaper to build, and it costs the taxpayers less because it requires less finances for roads, infrastructure, etc. This type of housing also makes communities tighter. Spread-out suburban housing is worse for people's mental health because it forces them to depend on cars which makes life mundane, causes obesity, and causes lower social functioning. Cars (even EV's) are bad for the environment. If New Prague wants to make valuable investments in the future it should look towards increasing public transportation and biking. This would set our town apart and push us into the future. After all, our motto is 'A Tradition of Progress'.
- We need more affordable and rambler style homes. As baby boomers are retiring there is not much to look at in regard to homes that fit their needs.
- A lot of houses toward the center of town/main street are deteriorating
- Again, keep population in check. Don't need to keep getting bigger. Bigger is not necessarily better. All developments should have a wooded green space/park.
- Morning traffic near the high school could get more difficult.

- More bike trails & diverse options for outdoors recreation
- Lower aquatic center costs
- Roads for increasing traffic
- Availability of senior living residences.
- No additional affordable housing. NP seems to have so many affordable housing options for its size and they don't seem to really add any benefit to the town. Often times it brings down house values of those around it and can be a revolving door of residents.
- Selfishly I would like growth to slow down.
- I would prefer not to see any additional low income housing.
- Ensuring housing developments are supported by adequate roads.
- This town isn't willing to grow. People aren't willing to allow new people in. Current admin is afraid of change.
- Taxes & property tax need to be lowered. The last 2 years there's been a hike that is getting way too high.
- Affordability, builders/remodelers and schools
- More growth equals increased traffic and crime. NP will lose its luster if it becomes another Burnsville.
- Those baby boomers are going to need to downsize.
- Taxes, school space,
- More house, not enough businesses, school class sizes, community green space,
- Good quality homes.
- Infrastructure to support the expansion.
- Lack of public space for people to use.
- We need to grow the city and not worry about the small-town vibes. We can have the small town downtown feel but still find way to grow the city. If we don't find ways to pull in business that bring high paying jobs to help reduce travel costs, we will not grow as we would like. Maybe the city should look at creating the next development and use the profits to fund items like a community sports complex, new parks, music pavilions, etc. Looking around the city the options for build a home are continually becoming less and less. We also need to ensure we don't bring in a large home builder that puts the basically the same house on tiny lots. We need to continue the custom house look and not turn into a Shakopee or Lakeville where you see rows and rows of the same looking house.
- I would like to see housing for those who are down and out and need help to get back on their feet. Maybe work with a church in town to get it going and keep it going.
- None
- promote home ownership and limit the volume of rental homes and apartment complexes.
- I prefer a rural small town feel; so my opinion would be to not expand housing opportunities.
- Lack of lots! No new neighborhoods being development
- We need to entice more businesses to provide more employment opportunities to the residence here to give more options
- My concern is the growing trend of low cost housing/apartments going up in every nearby suburb. I like the feel of NP with farms and single family homes
- taxes and permits are extensive. I think there are too many regulations on what a homeowner can do on their own property.
- Nothing to share at this time.
- I believe we need more choices, especially for our growing senior population. Our Praha Village is a great example of something we could use more of. I also often hear that there is no available housing for young singles moving to our community ie. affordable apartments.
- Haven't thought about it much. Our small town has a variety of options- single family homes, duplexes,



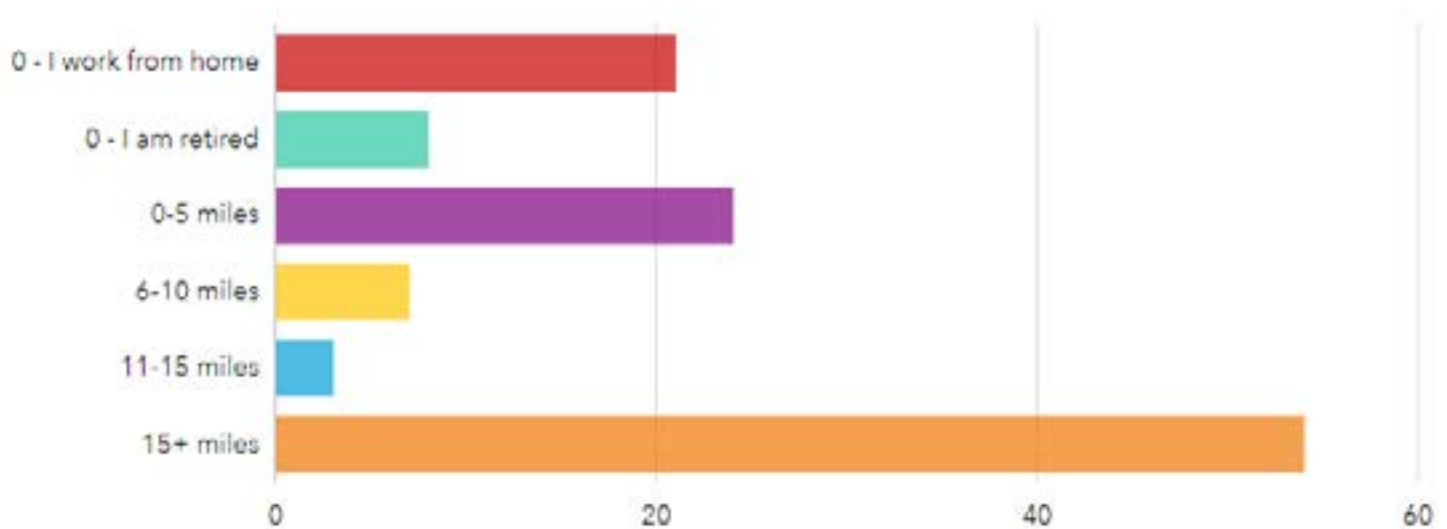
13) What concerns or opportunities do you see for housing growth in New Prague over the next 50 years? (cont.)

senior housing, apartments, etc. The apartment buildings seem to be older and outdated, so maybe more apartment options that are new/updated.

- We do not have enough executive type of residential lots. All of the lots in town are small. There are too many affordable homes that can be built next to Custom Homes.
I do not want to see national home builders in New Prague. Lets keep the small builders around.
- There is very little to no oversight by the City n the quality and conditions of rental units in New Prague. This allows landowners to have subpar rental conditions and not re-invest in properties until the point that they are falling down.
- Taxes, school
- As said above, housing isn't an issue. I'm assuming that you're asking about housing to increase your tax base, which means more money to cover idiotic expenditures.
- Concerns: Having regulations on taking care of yard/outside of house. Larger lots in growing housing developments.
- Availability and affordability.
- Cheaper taxes
- I'm hoping people stop moving here. I like the current size. I'm concerned building codes will continue to increase the cost of homes. Leaving development to large unaffordable entry level single family homes. I'm concerned the city will use tax breaks to entice development. Don't get a big box store here to make more people want to move here.
- I hope to see more dense housing options to help reduce the potential for sprawl.
- New prague is not growing as fast as other areas. Housing is extremely expensive for the area. Affordable housing is not an option.
- Plenty of available land nearby that is currently overpriced, and some current housing stock is old. We need to encourage redevelopment with townhomes and quality senior living and allow for a revitalization of homes that turn over to maintain an affordable housing stock.
- New Prague appears to be land locked for new housing areas. The city should annex additional land.
- Concerns would be just new homes that aren't affordable, too many times builders build these massive homes that most can't afford. I do like the more country feel too so allowing farms to keep their properties would be great instead of pushing them out.
- Concerns of huge apartment complexes being built in the name of social equity and under false pretenses of climate change.
- Building better quality houses with varied layouts may be important. We have a lot of houses that are exactly the same around town. When house searching with my sister last year, we noticed a lot of houses with split levels, smaller dining/kitchen/living room spaces, limited storage, but big bedrooms and closets. This layout was repeated in each new development and the quality of the house was low, but the price point was high. My siblings and I have all purchased old houses versus new homes in the new developments.

Adding homes with character and different layouts around the community would be nice. We don't need new neighborhoods built with more of the same houses. It looks boring and it's not attractive to buyers.

14) What is the approximate distance of your residence to work?



15) If you could open a new successful business in New Prague, what and where would it be?

- Taco Bell by Coborns.
- Dog daycare in a save open rural adjacent space accessible on roads traveled by local residents frequently.
Adding storage lots for people's trailers and other vehicles and other storage for belongings only junks up the landscape.
- I would open a children's play place with minimal snack and drink options near walgreens. Perfect for meeting other local moms and good for snow / rain days.
- Wellness studio or sports dome
- Sports dome. South West side of town.
- Additional dining options, retail - no more gas stations !
- I don't feel there is any lacking business currently. I am happy with the range of options.
- Since 65% of all businesses fail within 10 years it would have to be something unique that can't be found near by. Maybe a strip club.
- Small family owned restaurant
- We need more industry (maybe car repair) be ause industrial businesses being in the most workers, and contribute the most to the cities tax base. Industry should expand northwest of town.
- Casual and diverse food offerings! We lack fast casual opportunities that allow for interesting cuisines.
- I believe our town needs a store similar to what we had with Shopko/Alco. We need a place to buy a pair of socks, shoes, pants, or shirt. Somewhere to purchase household supplies besides Walgreens. Clothing that is not from a Boutique clothing store which many people cannot afford or fit into. Sporting Goods supplies as well such as a glove, bat, or ball. I know this town is fearful of a Target or Walmart coming in, however, they need to consider that people from neighboring communities would also come to NP to shop here as well, bringing their dollars into our community. More eat in restaurants as well. I'd be in favor of developing the west end of town more near Raven Stream and beyond.
- Restaurants
Support downtown growth. Move post office away from downtown. New basic clothing store needed.

Input Survey Results



15) If you could open a new successful business in New Prague, what and where would it be? (cont.)

- Restaurant. Either side of town.
- Area for teens to hang out
- Oil change
- If I could open a new successful business in New Prague I would love to take one of the older buildings on Main Street and turn it into a cozy small-town cafe. As a young person myself, I would love if the town had a cafe like this. Patty's Place is pretty great but it feels like it is more for older people like my parents and grandparents. Since New Prague is home to the NP Highschool my cafe would attract plenty of young people and this would also help to make it more liveable for them. Since New Prague is aging, I believe the city should look to increase business opportunities for young people in the town. Having businesses that are targeted toward my generation will increase the livability of New Prague for young people and this would pay dividends in contributing to the future of the town. I would also love to buy a portion of the old Flour Mill and turn it into a trendy bar or possibly an office space. New Prague has a ton of potential if it makes the right investments now.
- A restaurant with a 50s theme that would have space to host a weekly or monthly car show. I feel town lacks restaurants that appeal to non locals. I Love my Ace hardware but there isn't much that gives New Prague access to things like a target/Walmart/TSC/
- A restaurant similar to a Crisp & Green,
- Sporting goods or fishing shop
- A popcorn cart that is set downtown.
- -Outdoor pool or splash pad
- No more gas stations. Unique ethnic restaurants. Although I don't want chains, Aldi's.
- I would open a bicycle sales and repair business. I would ideally locate it along a proposed greenway route and offer an outside "fix-it" station where people could make their own adjustments to their bikes along a ride or they could come in for parts or quick service. I would maintain the nearby MTB trails and organize a volunteer group to help out with trail maintenance. I would partner with the High School MTB team and also offer a course for electric bikes which would be one of few in the country and I think gather state-wide attention. The city compost area or east of there off of Hwy 15 comes to mind because I think that is a good prospect for a dirt surface trail.
- We need better restaurants...sit down and fast food. But I would open up a bike shop if I could.
- Plastics recycling in an existing industrial park.
- A sports complex similar to the National Sports Center in Blaine with green space fields for soccer and lacrosse, a dome, turf, and hockey rinks. When that was built it must have been in the middle of nowhere and now there are many business that draw support from the families that go there for tournaments, camps, etc. the place is BUSY! I believe the southern metro needs something like this and it would help the community. Plus, we are tired of driving to Blaine constantly for sports. Maybe Elko New Market would be better though due to the proximity to I35.
- An open recreational center. Open to kids for something else to do. Have the business on the west or east side of town.
- Bike shop/downtown
- More restaurants. We need better parking options downtown.
- Southeast side of town, salad and soup lunch and dinner option. Quick but not garbage food option.
- Manufacturing, in the industrial business park

- I generally try to shop in New Prague as often as possible.
However, New Prague could benefit from the following businesses:
A department store
A bike shop
A place to buy animal feed (like for chickens or sheep)
- Dome to rent out in the winter.
- Indoor/outdoor family activity center with miniature golf, laser tag, arcade, rock climbing, ropes course, go-kart, indoor playground, food.
- A holistic massage and spa concept, or healthy restaurant option.
- Sporting goods.
- We need more and better restaurants.
- Starbucks, anywhere in new prague.
- Target
- Another small store like Alco or Shopko, dollar store or another restaurant
- Burger, fri, shake shop. Take out only, no dine in option. Outdoor dining avail. Next to bowling alley. West side of town.
- Taco Bell on out lot of Coborns, Fleet Farm at edge of town, demo old silos and make a city park with splash pads, a Cosco in town would be awesome.
- Chipotle or similar option
- Some type of indoor recreation for the winter. There is nothing for kids to do in town when it gets cold.
- Outdoor community fitness and water park.
- A factory that has employees from all salary ranges that encourages its employees to live in the community. Encourages new and existing business to expand in New Prague, why not have them all in one location.
- Some type of clothing and accessories that are more affordable.
- Better class of restaurant. The restaurants we have are fine, but it would be nice to have a higher end restaurant that serves the community but also draws in folks from surrounding communities.
I would also consider having a movie cinema in town.
- I would love to open up a warehouse with tall ceilings (such as the midwest volleyball warehouse) to offer a space for volleyball clubs, offer pickleball year round, and soccer club space. The space could be used for birthday parties, nerf wars, etc. The possibilities of community use for this facility are wide! If I had the funding and the land, I would most certainly open and manage this space ;) The where would it be: wherever I could afford the land. If there is ever an opportunity for support with this idea, please reach out! -Sheunna Jabs 952.201.1185.
The other business that I think would be successful, would be an additional fast food opportunity such as a Culvers. Location: near Coborns.
- Outside of town a dome for indoor sports in the winter
- I already do it's 2 If By Sea Tactical. We would like to expand to an indoor shooting range here within the city limits
- We can always use more restaurants (non fast food).
- More places to eat out!!! Not franchise owned fast food. Nice dine in places like fishtale
- Fast food chicken place or more permanent fresh produce/ craft market
- Retail store similar to Target
- We plan to relocate a business to the NP area within the next few years. It would likely require an industrial type building/warehouse with office space.
- Kids basic clothing (target, Walmart etc), home improvement (Home Depot, Menards)

Input Survey Results



15) If you could open a new successful business in New Prague, what and where would it be? (cont.)

- New Prague's biggest asset is the historic downtown and reinvestment should be made in that area to promote people to both work and recreate and eat/drink in downtown New Prague.
- Not sure
- Healthy fast food, filling in and around coburns.
- Manufacturing or distribution business.
- A Arby's and west side of town
- Private school
- A games Cafe on main street.
- East side of town by car dealerships
- Would like to see more retail and restaurants downtown, which adds to character for visitors to spend time here.
- Additional high quality fast food restaurants such as Arby's. These should be opened in NON RESIDENTIAL areas.
- Nautica bowl (end of strip mall by coburns and papa Murphy's), Panera bread and chipotle (anywhere you could fit them).
- Main street area-
Additional fast food or restaurant
Target or other multipurpose store
- Another store like Shopko/ Alco.. where you could truly grab anything you needed last minute.
- A movie theater
- I would open either a boutique/farm stand type business. I would sell handmade items, clothing, etc. and locally sourced items from farms within 30 miles of town. There would be watercolor paintings and products sold, painted by me. It would be upscale and have high quality products. The vibe would cater to those shifting away from commercialized businesses and towards self-sufficiency. It would be on Main Street or out of my home in a farm stand/pop up shop type business.

16) Please list your thoughts on beautification in New Prague.

- Outdoor pool, dog park
- Buildings in downtown could use some rehab in areas. Trails could be expanded along waterways.
- Any additions to park space should include perennial gardens with native flowers and plants. We need more and better surviving tree-scapes.
- Too few parks and rec spaces for sports
- Wash the outside of historic buildings on main
- Trails! We as a rural community should have trails to enjoy or at the very least sidewalks maintained to use! We have very few natural resources for our community to enjoy.
- Strength: small town feel, community involvement, existing businesses serve critical needs, keeping character of downtown with historical buildings, maintenance of sidewalks and parks.
Threat: Growth of low income housing
- Many residents have complained that the mill is an eyesore. Maybe we should repurpose the building. There were talks of turning it into a brewery.
- Parks need more open space, playing fields, and flexible wilderness. We could use a contiguous trail system!
We should also capitalize on our Czech heritage to encourage tourism!

- We need to connect the Greenway paths. I enjoy using the paths, but they do not connect well. Let's get the entire thing connected and then finish it off by putting a paved path from New Prague out to Cedar Lake Regional Park. A safe pathway for kids in the community to use in the summer to bike out to the lake. Perhaps putting a tunnel underneath County Road 2, so kids aren't crossing the traffic. We have this amazing resource located so close to town. The park should be accessible to every resident and a biking path would get that accomplished. We NEED to get a path from our town out to Cedar Lake and it needs to be done SAFELY.

I would be in favor of a safe bike path from my neighborhood to downtown NP without having to bike along Highway 21. Yes, we could go in front of Falcon Ridge, but it is not directly nor safe. Also, a park at the corner of English Ave/Music St. on the open lot that is small and awkward in shape. A basketball/pickleball court would fit nicely!

- More activities in central park for other ages than kids. Pickleball courts somewhere near town.
- Loop around city
- I want New Prague to be more walkable. Multiple studies on city planning have shown the massive positive impact that walkability can have on residents. From mental health to physical health, to social functioning, etc. I think New Prague could turn Main Street into sort of a town square. A third place in between home and work, where the community can come together and shop, walk around, meet, drink a coffee or eat at a restaurant. If the sidewalks were widened, tables and chairs could be placed to usher in a more relaxed environment. During weekends Main Street could be closed to cars so that there is a place to walk around. Farmers and vendors from the area could also come in on weekends and sell their products. All these moves would make the town a better place to live, increase business revenue, and invite young people to make NP their home. Walkable communities are of high value to my generation. These changes would help to make life less mundane and bring life to the community.
- Tear down the mill and put some new old looking buildings up that could attract new business opportunities.
Paint a new mural instead of the band members on the brick wall across from Laus Bakery.
Do something with the Broz hotel.
- I'd love more bike/walking paths, specifically one that runs to Cedar Lake Farms.
- The walking trails are starting to look and feel run down.
I do like the small area across from the chamber.
- Lost a lot of ash trees, need to replant with new trees. Restoring old murals and buildings downtown keeps the small town feel.
- When entering town from any direction, there is no welcoming, pleasant signage or park space, just industrial and commercial
- Keep it natural and simple. Plants, trees. Seasonal, fall, winter or Christmas, spring/summer reusable decorations.
- I would like to see the greenway plans advance. I think biking and low powered vehicle commuting is important now and in the future.
- We need mt bike trails
- It's quite pretty already.
- More green space that could support outdoor sport and family activities like soccer, mountain biking, frisbee golf, a dog park, walking trails, etc. I sit on the New Prague Soccer board and we will serve 400+ kids this year in the club and we continue to grow. We have great difficulty scheduling field space for practices and matches currently and with any growth the challenge will be that much greater. Having a tournament is absolutely out of the question because of inadequate green space resources. Drawing families in for sporting events like a tournament weekend would be great for the area businesses. Please



16) Please list your thoughts on beautification in New Prague (cont.)

look forward to what could be possible rather than what the needs are at the moment.

- Our family would love a bike trail that is close to town and a dog park that is also close to town.
- I would like to make sure the historical features of the downtown area remain as they are. One of the greater threats that I see would be housing and industrial sprawl. It would be nice if the city could acquire some larger tracts of land to maintain as parks and green areas. The current park areas are either too small, or only serve athletic purposes such as golf, hockey, baseball. Having a larger park that is kept mostly natural aside from walking or mountain bike trails would be very beneficial, and wouldn't cost much to maintain.
- The weather fences that are put around the landscaping on the sidewalks downtown are a complete eyesore.
- Bike trails, walking trails, ponds/lakes for paddling, fishing, and canoeing.
- Maintaining what we currently have should come first. Our roadways and parks have grown yet what we have is very beat up. If we've invested the time in adding these things, let's keep them looking nice. Fix the potholes, maintain even sidewalks, plant trees in parks and by walking paths, get rid of weeds. We do a good job making Main Street look nice with flags and flowers, let's expand that to all areas of town.
- Repave walking paths. Add a Buffy or two.
- Restoration of old buildings on main Street to keep the small town feel.
- We need more soccer field space for practices.
We need better quality sand at the sand volleyball courts and more of them added to city parks.
- Green space for youth sports! Especially the growing youth soccer program!
- More green space!!
- Insufficient green spaces for kids to play, parks during the evening are always full with sports leaving no where for children to play. Insufficient field space and competing priorities with school on scheduling using the same shared spaces between community ed, baseball/softball, soccer, lacrosse and football.
- Less gas stations and churches. More community green space.
- Parks and trails that connect to other areas, ie Jordan, Prior Lake, Montgomery.
- More green space for sports teams to practice on. Sports are a big deal out this way so would love to keep our children active.
- Green spaces for soccer!
- Additional soccer fields
- New well on the golf course, quit charging the course money, that's the biggest joke ever that you charge them and expect them to have a chemical budget at all
- Outside water park.
- We utilize all of the parks in NP and enjoy them all. It would be pretty cool to have a trail system built from town to Cedar Lake Farm too. (But would impact private land owners...so not likely.) The plantings along main street are a nice new touch!
- I believe a weakness to the beautification to NP was adding the "parking lot" for trucks and trailers north on 21.
- Honestly this is a beautiful city
- Great job already. Preserve downtown and get the deadbeat landlords to fix the windows in the buildings. Nothing trashes downtown like boards over broken historic windows. Make sure the historic buildings are preserved as best they can be. Offer opportunities to explore them or learn the history.
- more ornamental trees or flowers in parks. Maybe a scenic bridge or arch for pictures.
- Nothing to share at this time.

- We do have many beautiful parks in our community. Our parkway path systems could be upgraded and expanded to accommodate the many walkers we have now.
- I like what we did with main street, though its sometimes hard to turn on to it from side streets because of blocked view from parked cars. I enjoy Cedar Lake Farm and the trail system. Not sure what the threats are.
- Roundabouts landscaping is not very attractive. How about some more trees along HWY 19 at the area of Napa, Parkview Medical, Giesen Brau, Minnwest Bank.
- Parks are getting old- Falcon ridges playground looks old and sad. Broken pieces.
- Historic downtown is a strength, historic buildings. Opportunities for reinvestment and beautification of signage and building fronts, and backs. Weakness and threat is so much of the downtown owned by one or two slumlords who do not reinvest in the downtown and their properties until their hands are forced.
- Parks and walking path are great. Could use a dog park.
- Vastly, it's a waste of money. Whoever thought planting, maintaining and watering hanging plants on Main Street was a good idea should have their head examined. How much does it cost for it all? Something that no one sees! The planter areas on the Main Street sidewalk that you have to pay someone to fence over every winter? Cover it all with concrete and quit wasting tax payer money!!
- More paved walking paths. More trees!!!!
- Wider roads less roundabouts
- Accept donations for money to use on beautification.
- More public spaces for people of all ages that are easy to get between.
- Need a more consistent trail system that connects existing sidewalks with parks. We should look to strategically acquire parkland that will provide barriers to transportation corridors from residential sections.
- As stated above, implement and enforce strict covenants to remove ice houses, campers, trailers and other large objects from driveways, yards and streets!!! This would make a significant difference in the class and character of the city immediately. NO FUNDS NEEDED TO DO THIS!!!
- I think it is a cute town already, maybe just working on more accessible parks that you can walk to and keeping the current ones clean and safe.
- It would really be nice if the walking trails actually linked... they all lead to nowhere
- Beautification yes, but please don't make it more like Mpls - I moved away from there for a reason - as an example, we don't need more sidewalks in the residential areas
- More walking paths that extend throughout new prague would be appreciated. As well as a dog park which I have heard is in the works.
- -Maintaining business and buildings on Main Street to assure they all look fresh, but with a maintained historical look. (No broken windows or huge tobacco signs)
-Limit amount of vehicles and stuff that can be all of your yard or parked on grass in your yard.
-Have a program for helping with outdoor home maintenance for those who are not able to maintain their homes for whatever reason (ability, time, money, knowledge).
-Utilize state grants for historical preservation of buildings.
-New builds for commercial businesses should have standards to look more historic and not so commercialized.

Input Survey Results



17) Please list your thoughts on development in New Prague.

- Need more rental housing including market rate modern units. Despite the proximity to larger cities, New Prague does act as a mini-regional hub for many things including school, medical and shopping.
- For too long New Prague has used central city space for a golf course or let it sit empty. It should be developed for housing or leisure activities.
- Cost and taxes seem really high for average property value
- Dome/ sports complex and adjacent housing development would play for sewage pump station.
- We could use more affordable housing for low income families
- Same as above:
I think this community is perfect the way it is. My greatest concern is that it will try to grow too fast and change the type of community we have with trying to bring in too many businesses & housing options. The people who live here chose it specifically because it is farther away from the suburbs & has a small town feel to it. If we wanted to have a many close retail and employment options, we would choose to live closer to the cities.
- To provide more affordable housing, we could build apartments to the east side of town across Jeff Belzer Ford. Maybe more duplexes, townhouses could be built neat Raven Stream. These are great locations due to business and road access on Main St/ TH 19. In general it might be beneficial to annex more land in scott county (whether for residnetial or commerical) as I believe there are less wetlands (more places to build with less limitations) and more financial benefits in Scott County.
- We should encourage more sidewalk restaurants and downtown small businesses catering to tourism and unique shops. We do a poor job of encouraging tourism based on a Czech culture - there is a market to be another New Ulm!
- Lack of housing for young people that are affordable. More pportunities to help keep people physically active.
- Loop around city
- The most exciting event in New Prague annually is the Dozinky Parade. I believe it is so popular because its a time when the streets are closed to cars and everyone is able to come out and enjoy the community. I think it would be very beneficial to close the streets more regularly and create this type of communal environment. It would also be beneficial if the city created tax cuts for young people coming in to open businesses. We need more businesses that will add character to NP. It would be really great if our town could find ways to utilize the railroad that runs through the town. Investments in public transportation would be amazing. Maybe someday passenger travel by train from New Prague into the cities could be a reality. If our town started investing in these projects now we would become a model for other towns around the nation and it would put New Prague on the map. Not only would our community thrive but many positive stories in the media would be made about New Prague.
- We need more homes that are mid priced. Meaning, not section 8 but good quality mid priced homes.
- Need additional townhomes or apartment buildings. Zimmerman, MN is a good example of additional housing being added along 169.
- I think there's a good mix of housing options
- Again keep it a "small town".
- The town has done a good job of balancing business and industrial uses with residential communities and green spaces but this will be something that always takes work. Attracting the right kind of businesses will be important in the future.
- We would like to see more biking options, particularly mountain biking. We currently commute to Prior Lake, Lakeville, or Shakopee at the closest for trails. It would be very beneficial to have a mountain bike

trail that would connect to city ways in order for youth to gain more access. We are part of team that would help build and maintain the trail.

- Mountain bike trails?
Low or no interest loans to small tech companies
- The biggest threat that I see to development is over-taxation and high utility costs. It's extremely difficult for younger families to purchase a home these days, and with school districts continually asking for more funding, city's over-building in anticipation of growth, and the constant need to compare our city to surrounding (larger) communities, these higher costs limit any growth potential and drive residents away.
- If executed properly, growth and development can be good. Making sure we have the adequate utilities, drainage, water, sewage, etc in place beforehand is key. Planning for proper roadways and accessibility for future growth to prevent bottlenecks of traffic or unsafe areas. Incentivizing those that can remodel or reuse current vacant property vs building new.
- Don't become Prior Lake. Keep the rural small town feel.
- Small Businesses leaving.
- Houses look very similar, need some differentiation
- I think the c & i lots are about used up.
- Larger plots of land so homes aren't so close together.
- More fields and parking for sporting events.
- Solar power like Jordan to reduce electricity bills would be nice.
- Green space for kids and families should be added
- Need to have more area available to business that would like to be in the New Prague community.
- I don't want it to get big and lose the small town feel, but a couple more food and retail options would be nice
- I think I like NP just the way it is!
I wouldn't want a big box store; prefer to keep it small town.
- Need more green space for kids sports
- A new subdivision needs to be developed ASAP
- I think development if done properly will only strengthen the city. We could use a few more restaurants here and maybe a Dollar General for retail.
- My concern is the growing trend of low cost housing/apartments going up in every nearby suburb. I like the feel of NP with farms and single family homes.
- More fields for kids sporting events
- Apparently we don't have enough "industry" to help create the taxes we need to expand all of the wishes and wants on our growing list. Not sure how to attract industry to our town, but that might help.
- Housing costs are quite high for the average income of our community.
- A strength is there seems to be quite a few rental apartments and multifamily units throughout the City. Weakness may be lack of ordinance/regulatory oversight on these units to maintain quality. Additional single family homes seem to be lacking. Would like to see the City take the lead on purchasing and splitting up larger tracts to make them attractive for developers for single family homes. This also allows the City to have the control to plan and require the type of trails and parks we most want to see and preserve natural areas within City developing areas vs. allowing them to all be privately owned.
- Single family homes and nothing more
- More trees!
- The city should not be enticing or blocking development.
- Maintaining New Pragues character is important, but should not stifle the town's growth.



17) Please list your thoughts on development in New Prague (cont.)

- We have room to grow and strategic redevelopment parcels (old mill site). At the same time, we risk turning into a bedroom community and yielding skilled jobs to other communities in Scott/Dakota Counties because we don't have an infrastructure or investment to help them get started here. A community college or tech school would encourage local students and hire faculty to live nearby to enhance quality of life and support local innovation in a manufacturing sector.
We need to expand recreational opportunities to encourage young families to move and stay here. Communities with strong recreational facilities encourage outside people to come and spend time here, and if there is a solid retail or cultural draw, we can export community costs on the tourism trade (which is currently minimal despite our unique Czech heritage).
- Development in New Prague should NEVER harm homeowners. Business development should be located in newly annexed land.
- Please do not allow the state to force New Prague to make planning and zoning changes based in ESG standards. Have a backbone and stand up to the radical left in this state govt.
- I don't have many thoughts on this, but prefer growth to be based on need and always with the rural, small town vibe in mind as that is what allows us to be unique.

18) Please list your thoughts on mobility in New Prague.

- Continued expansion of the trail system and sidewalk network is needed. The county line is an issue for mobility transit services between Scott County and LeSueur County unfortunately.
- Our sidewalks are not adequately cleared in winter. I don't even know if the intersections are compliant to ADA. The city hall and post office and most schools are not easy to access.
- Not enough safe biking trails for kids to ride to school or owls, crossing very busy intersections
- How do we not have a trails that connects New Prague to Cedar Lake? This would be amazing!
- I think the town has nice walkability and trails. We would always love more areas to bike and hike but I feel we have quite a few already.
- More walking trails would be nice, as well as safer crossing at Hwy 21.
- Maybe less roundabouts in the industrial district as it's difficult for large trucks to move through circular intersections. Perhaps a traffic sign should be installed at 21, 6th st nw and 7th st nw due to congestion.
- Our trail system and sidewalk system is lacking and non-contiguous. Some areas don't have off street walking access leading to parks- meaning children are forced to walk or ride bikes in traffic to access parks.
- I touched on this above. Finishing off the Greenway Pathway and creating even more walking paths for residents. Connect to Cedar Lake Park.
Also, another north/south route to connect to County Road 2, perhaps extending English Avenue or Columbus Ave north. It would be nice to have one more connection to county road 2 from town, especially when the High School releases. There are so many students who need to drive on 2 and opening up one additional thoroughfare heading north on Columbus would help to alleviate the congestion by the high school.
- Too tight on main street when parking.
- Adequate
- Firstly, I think it is excellent that the town added the roundabouts. Roundabouts are proven to increase traffic safety and they also make the NP intersections look nicer. I think an excellent move New Prague could make in mobility would be to make car-less transportation more approachable. Already, New

Prague has a great network of bike paths. However, if there were protected bike paths added between the town's business, residential, and commercial areas, it would increase bike transportation in the city. I bike from my house to the Coborn's but I either have to bike on the road that is mainly for cars or on the sidewalk that is mainly for pedestrians. Some people say bike lanes would not be used in the winter. But people in bikeable communities in places like Finland, Toronto, or Norway choose to bike in the cold when they are provided with good bike lanes that get plowed. If New Prague decided to create bike lanes like this, the town could be a beacon of progress for Minnesota.

- Trails need to be improved and expanded
- Need to improve intersection of CR37 and 21. Cars slowing down coming into town, cars speeding up going out of town, and continuous increased traffic to new business park is a recipe for disaster.
- I wish the trails all connected. More sidewalks on residential streets. A trail partially around cedar lake would be wonderful
- I would like to advocate for a mountain bike trail and skills park. The areas around the sledding hill, skate park and waste water treatment plant have opportunities for this. Southside park may as well. There may be other locations. Other town in the area such as Shakopee and Lakeville have added these offerings.
- We need more paved bike trails but we would really benefit from a good mt bike trail system. I have a son that would love to help design, build and maintain
- More biking options.
- Hwy 19 could use a pedestrian / bike overpass & a trail/bike lane to connect newer construction to middle & high school at roundabout near hyvee
- More walking and biking trails needed. We drive away from New Prague for anything like that.
- Within the city itself, mobility seems to have improved over the last few years with all the infrastructure updates.

I would like to see a regional multi-use trail built that connects the town to other nearby regional parks like cedar lake farms. I know this is in the works, but it needs to move faster.

The biggest transportation weakness our area has, is the greater connecting roads to the southern metro. With New Prague being equidistant east and west to major highways and interstates (US169/I-35), most residents are forced to use either state highways (MN-13) or county roads, which eventually become congested once you hit the south suburbs/exurbs. We need to advocate for MNDOT to construct an interchange at I-35 and CR 86. This would allow NP and it's greater rural residents the ability to have direct access to an interstate, without having to pass directly through Elko/New Market, Lonsdale, or try to circumnavigate it.

- We need more trails. And not just in town. Scenic walking/biking trails would be great. Mountain biking trails too.
- It's impossible to have too many good trails. Especially those with accessibility to wheelchairs.
- Uneven sidewalks and walkways, crumbling curbs all need to be properly maintained. Sidewalks should lead people to park areas vs busy roadways. 12th ave SE has no sidewalk and is often filled with cars for baseball spectators yet is the major roadway to Settler's Park. Provide a safe sidewalk for residents to get to the park without the threat of traffic.
- What we have is great, more is better.
- I would like to see the bike ways connected throughout town.
- It would be an improvement if there were more bike trails in and or around the city.
- We need a paved trail system that connects in a loop around/through the town, highlighting the streams and countryside of our town.
- Need more trails outside the city.



18) Please list your thoughts on mobility in New Prague (cont.)

- No bike paths, crossing major roads to get to convenience, schools or grocery stores. Traffic doesn't usually stop when children are crossing 19.
- If we could bus to the connection in Shakopee, that would be great.
- More bike trails are needed, but that is more of a Scott county issue.
- More bike trails. Bike trail from lonsdale to New prague, New prague to Jordan, Montgomery, ectt
- Intersection by Chart is bad and dangerous
- There is a bit more opportunity for safety improvement for the intersections near the car dealerships and Redwing Ave on CTY RD 19. If this was a safer area, we would love to bike from our home to town.
- The roads are good wish there were a dog park though
- The county is going nuts with roundabouts. I'm fine with them, but we don't need one at every intersection.
- Need more downtown parking
- Trails for biking, walking, running, skiing are always a bonus but it would be great if one were near town but not in it - like Cedar Lake Farm. It is nice but there is not a designated walking path like at Cleary or a mountain bike trail like Murphy-Hannerhan.
- Nothing to share at this time.
- I like the trail expansion that is planned by Cedar Lake Farm. We live outside of city limits, so I don't have much insight concerning sidewalks in town, etc.
- Can we get a trail network going that actually connects? All the trails end and don't go anywhere. Even sidewalks just end like on 1st Ave. Many of the current trails are in need of resurfacing.
- There is a lack of connectivity and planning for a comprehensive trail system and lack of City Council investment in trails as opposed to roads.
- Good ... main street parking is not the best. Parking lots?
- More paved walking paths
- More bike trails
- Not all streets need sidewalks.
- Most of New Prague is disconnected by and mode other than car, with safe walk8ng paths limited to specific areas.
- Bike path to lake and a dog park
- Trail system, where it exists, is well done. Sidewalks are very well maintained overall. But the system is disjointed and does not connect obvious places (Heritage Park and trail is not connected to the 7th St NE sidewalk, causing kids/bikers/walkers to go into narrow street simply to access obvious recreational opportunities.
Would be great to think big on a trail system and connect to Jordan/Shakopee/Prior Lake/Lakeville to enhance recreational tourism.
- New Prague needs public transportation for the elderly and handicapped.
- Barely any trails that I can find. Plenary of sidewalks but we like more nature hikes and there aren't many of those unless we want to drive to cedar lake farm...
- More trails or bike paths. It would be nice for those of us outside of the main town area to have a safe way to get into town on a bike without having to ride on main county roads with no sidewalks or bike lanes.
- We need a true walking trail that connects all around the town
- There is one main sidewalk loop in new Prague. Sidewalks should be everywhere and additional walking

paths. Also snow removal during the winter is lacking.

- We live in the county, on 290th street. This is a busy road and since 2020, we've seen an increase in walkers and bikers passing our house. It would be so, so nice if we had bike trails outside of the city limits. Our community members are being active outside of the city limits, and allowing for a safe place to do so would be amazing.
Our sidewalks and trails within our city limits are great.

19) Please list your thoughts on access to and connection with natural resources in New Prague.

- Philipps Creek is an underutilized water amenity through the west end of downtown and carrying through a large portion of the city.
- Need a bike trail access or more walkable and year round maintained trails
- Limited access at cedar lake
- I think new prague would benefit from larger parkland not designated for sport fields but as a play to enjoy the nature much like Greenway Park. A dog park would also allow residents to connect with nature.
- We need a focal body of water to develop around, and use the mill or mill pond to creatively connect for day-tourism from the Twin Cities!
- Loop around city would be cool
- I think New Prague is doing a great job in is connection with natural resources. I am really impressed when I look at the infrastructure and budget sheets for the city. Of course, I know our city budget is tight so many of the things I wish for would take time but I do not stop to dream for our small town. I think some things New Prague could do to access natural resources would be to collect rainwater throughout the city to use for irrigation and other purposes. Additionally, New Prague could provide subsidies for residents who choose to install rainwater collection equipment on their property. Another idea is for the town to install solar panels to help power public infrastructure such as street lamps. Again, I know we have a tight budget so these are just wishes and ideas. I would love to see some of these things be a reality someday.
- Again, more trails that connect
- There are many small pockets of parks and green spaces, connecting them would make the current offerings feel a lot more extensive.
- We need mt bike park/trails
- More camping options for family when they visit.
- More is better!
- As mentioned earlier, the city needs to put more emphasis into the ""natural"" aspect of their planning when it comes to parks. Not everyone who visits a city park is there to play a sport that necessitates an open field, a structure, or otherwise costly infrastructure that requires constant maintenance. Instead, consider developing larger green areas with mature forestry, that can include trails for year-round use of activities such as hiking, walking, biking, XC skiing, and snowshoeing. Activities like these can be enjoyed by all residents, not just those involved in school athletics or golf.
- We really don't have much in the way of access to forestry and waterways in New Prague. Cedar Farms is good but I have to drive my child there. Would be great if there was a trail from town there so he could safely ride his bike.
- If we are removing trees and shrubs from these areas, we should be planting new elsewhere. So many trees were removed near Settler's park but nothing added in their place. It was so beautiful along the walking path before and now all you see is sawed off trees stumps. Yet next to it is sitting water that



19) Please list your thoughts on access to and connection with natural resources in New Prague (cont.)

looks absolutely disgusting. Let's fix that problem and keep the beautiful trees. I'd rather see trees and plants than gross sitting water.

- There are not many opportunities, but I don't have great ideas
- Limited access to Cedar Lake
- Pretty much need a vehicle to get to them; perhaps another trail connection.
- Solar power like Jordan would be nice.
- I love that we have the learning lab area between Falcon Ridge and the Middle School!
- Good access for the geography
- Good.
- I don't think there is any focus on waterways except maybe Cedar Lake. I wonder if there could be more parks or trails near a creek or pond.
- Nothing to share at this time.
- I live near one of our city's "holding ponds" and I notice that the nearby business does not seem to realize (or care) that their flyaway garbage finds its way into that pond. I think there should be strong encouragement for these businesses to contain or pickup their garbage around their places of business on a regular basis. Perhaps someone could check these pond on occasion to make sure they are being kept maintained and free of manmade debris. Just a thought..
- Would love to keep all trees possible at Cedar Lake Farm and its trail system. The lake is managed well by the Cedar Lake Improvement District Board but community support is vital.
- I feel promotion and maintaining access to the local snowmobile trails should be promoted. Provide access from the trails to our restaurants this will encourage people from outside of our community to visit.
- Preservation of existing fringe natural areas that are expected to be developed in the next 20 years. This could be through purchasing or incentives to developers.
- New Prague should work to maintain aspects of its natural landscape, especially parts that are distinct from the surrounding countryside.
- A bike path to the lake would be a great improvement. Np needs a dog park
- We have no large natural body of water within the city; we do have several nice streams that we tend to culvert or ignore instead of enhancing or exploiting. We should connect parkland to those bodies of water or streams and make those connections unique.
We need to use parkland to give a recognizable connection to Prague, Czechia to enhance tourism. Forests/trees/water greatly enhances surrounding property values and livability. Continued forests and open space should be strongly encouraged in any future development."
- No current opinion.
- Needs work, not much forest to connect to but would be nice to walk through parks and more nature rather than school parking lots or neighborhood
- I don't have a lot of knowledge in this area to make a solid comment.
Planting trees, prairies, and maintaining water systems are important to keeping our eco systems and community healthy.
One weakness could be light pollution—the car dealerships' new lights are insanely bright. There is no reason they need to be lit at such a bright level in the middle of the night. When they added to their parking lot and got new lights, the light pollution in our area increased.

Appendix

C

City Center Small Area Plan

CITY CENTER SMALL AREA PLAN



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PLAN PURPOSE

Small area plans outline a vision for redevelopment within a specific site or small area of a community, often supplementing Comprehensive Plans and other long-range guiding documents. Developing small area plans enables community decision-makers, residents, and stakeholders to focus on the unique conditions and needs of each site. This results in specific policies and action items that encourage development in line with a collective vision.

New Prague's City Center Small Area Plan arose out of the Comprehensive Plan development process in late 2023, as City decision-makers identified the underutilized former creamery site as a prime opportunity to address community needs. The former creamery site, a large plot of land located on the west side of downtown New Prague, offers a central location for additional housing, civic spaces, recreational opportunities, and parking.

Goals of this small area plan include:

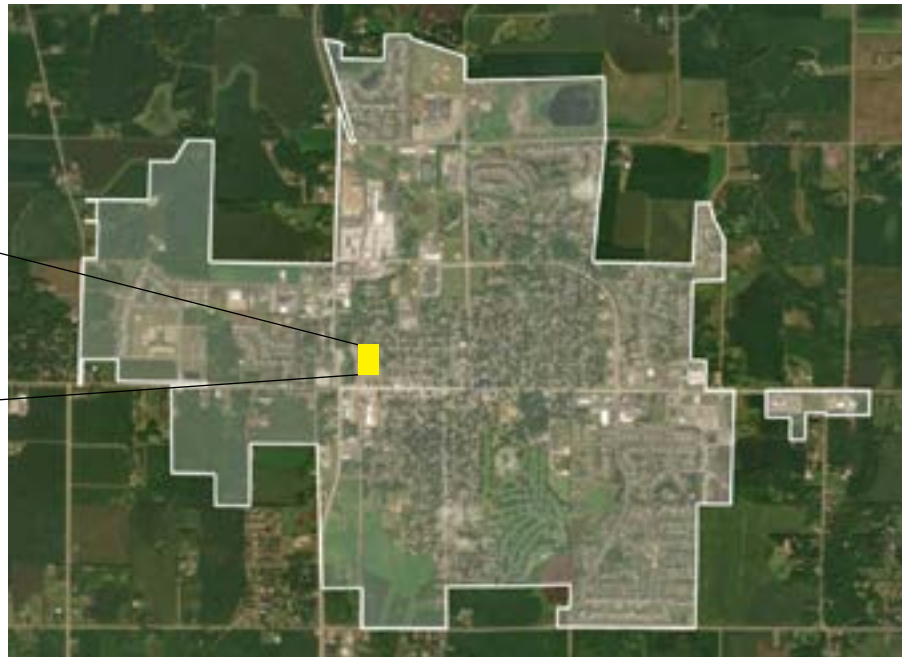
- Analyze the site's existing conditions, challenges, and opportunities;
- Identify priority programmatic elements and layout options within the site;
- Complete and summarize engagement feedback;
- Develop a vision for the site that aligns with New Prague's Comprehensive Plan and Code of Ordinances;
- Provide a "road map" to help City decision-makers guide development on the site.

SITE LOCATION

This 4.3-acre site, currently owned by the City of New Prague, is located just east of Phillips Park and north of the old flour mill site. It is bounded by 2nd Street NW to the north, 2nd Avenue NW to the east, Main Street W to the south, and 3rd Avenue NW to the west.



Creamery site location

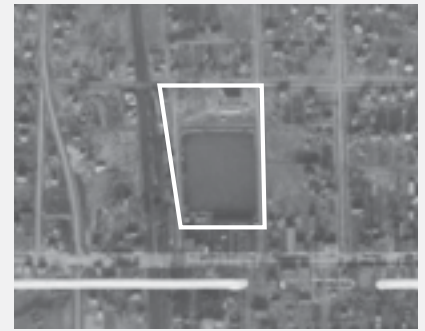


Location within New Prague

SITE CONTEXT

SITE HISTORY

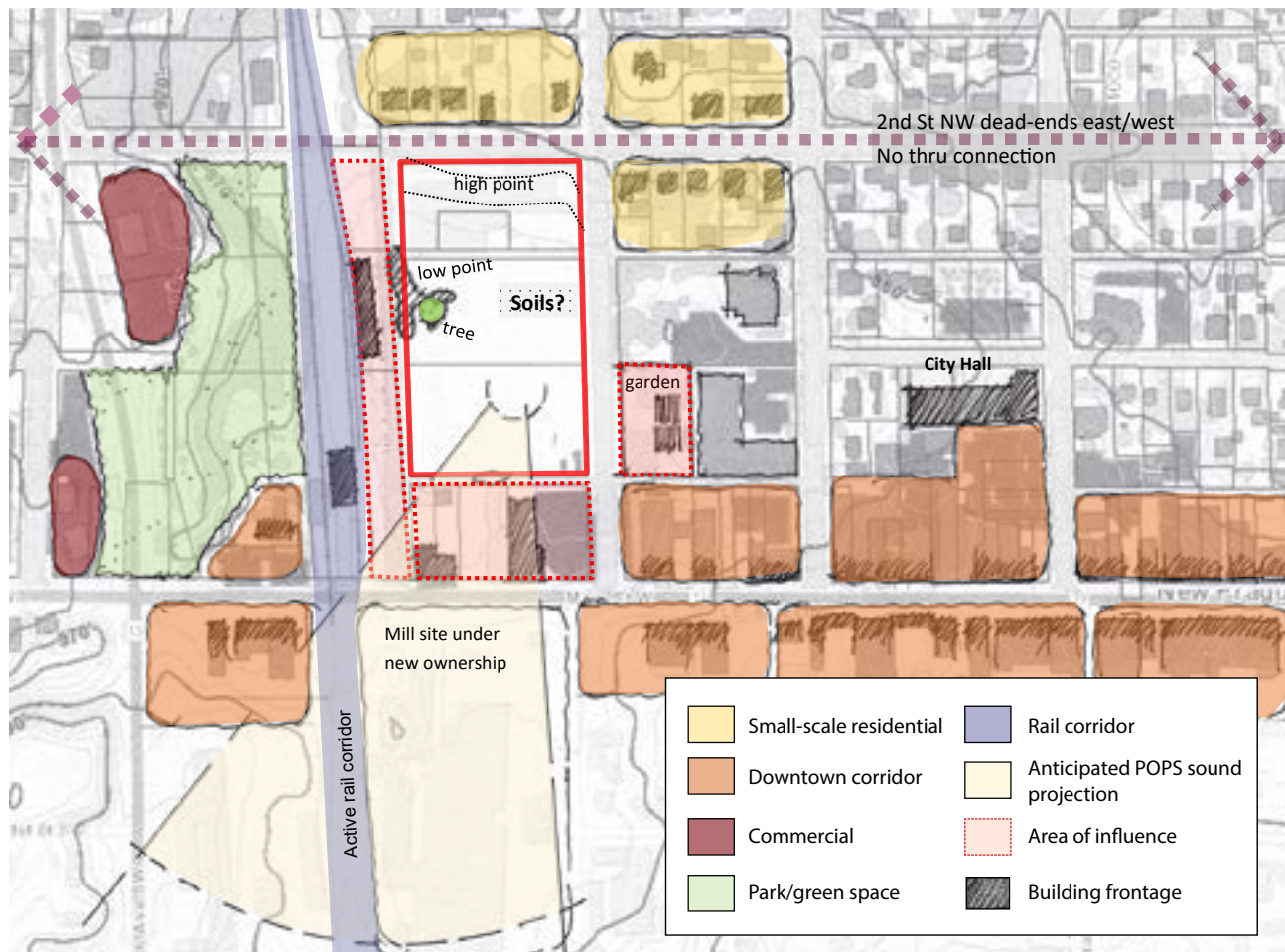
Throughout the planning process, this site was referred to as the “former creamery site” as it held the New Prague Creamery Association factory in the early 20th century. The land contained a small manufacturing building and a large rectangular pond for discharged water, as shown in the aerial image. Due to the soil composition and placement of this former pond, the new development’s retention pond follows a similar footprint.



Source: University of Minnesota Libraries

SITE ANALYSIS

The former creamery site has a unique position within New Prague, bounded by single-family residential uses, the downtown corridor, and an active railroad line. Its prime location makes it easily accessible to pedestrians on Main Street and its large size can be utilized for many different uses; however, there is limited public parking, narrow streets around the perimeter, and the close proximity to neighboring homes may present noise conflicts during events. Structure placement on the property is also limited due to the soil composition resulting from the previous pond location.



COMMUNITY ENGAGEMENT

STEERING COMMITTEE MEETINGS

The Steering Committee, consisting of representatives from New Prague’s City Council, Planning Commission, Economic Development Authority, School Board, Chamber of Commerce, City departments, and other stakeholders, met multiple times over the course of the project. This group helped the project team brainstorm programmatic elements, narrow down site layout options, and prepare materials to be presented to City decision-makers and the public. These meetings were also instrumental in building consensus across the community groups that will ultimately be responsible for the site’s redevelopment.

COMMUNITY OPEN HOUSE

On May 8th, an open house was held to meet with residents and collect community input on the project. Two preliminary site designs were presented that grouped potential amenities into thematic concepts: “Civic Commons” contained several public amenities such as a community room/garden and art park, whereas “In-Town Living” offered diverse housing options.

A survey was distributed to attendees to gauge their preferences and concerns, resulting in feedback spanning from specific design preferences/amenities to broader goals for the project. The key takeaways were as follows:

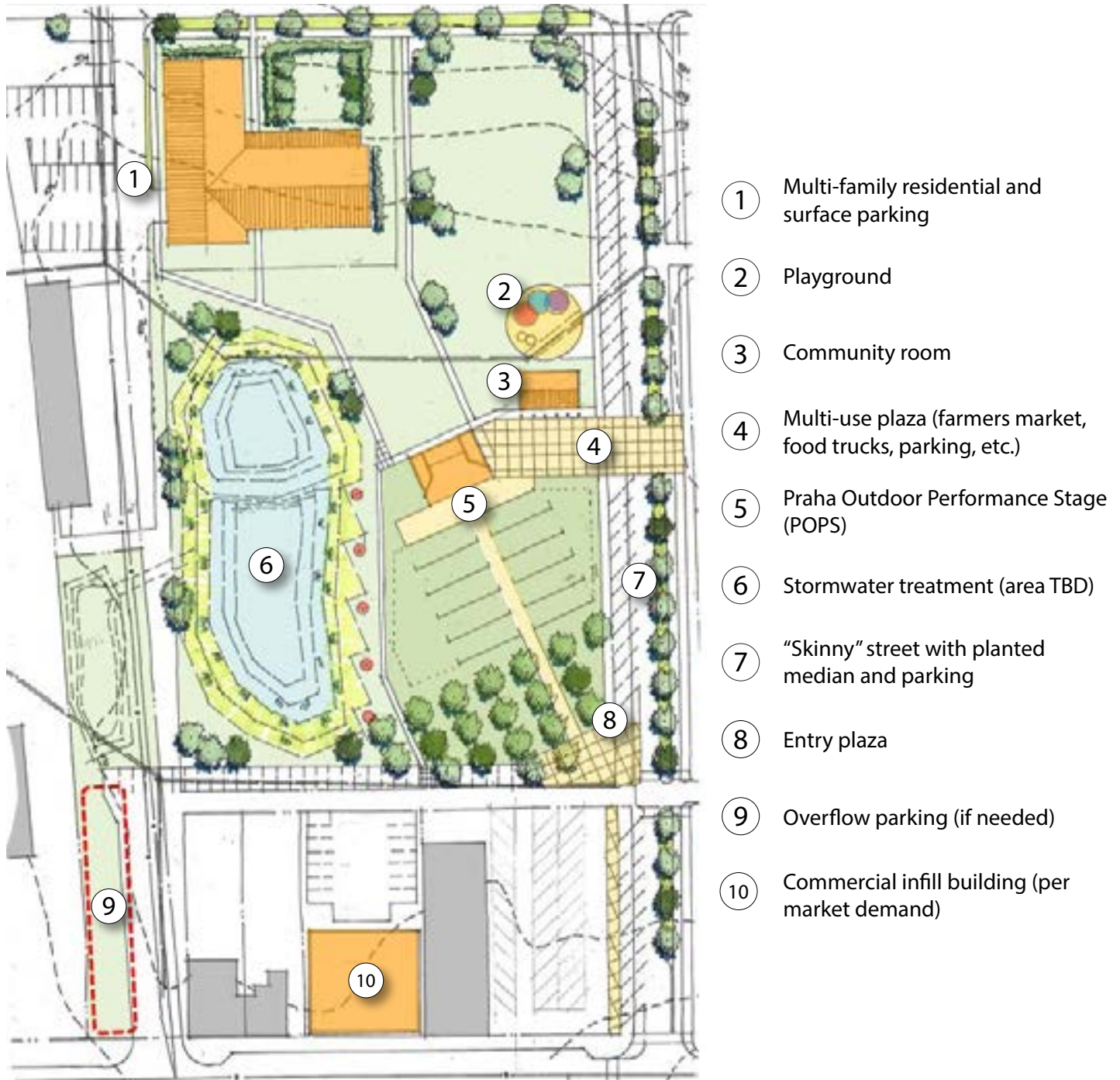
- Ensure that the Praha Outdoor Performance Stage has a proper noise buffer from surrounding residential areas.
- Prioritize adequate on-site and off-site parking to prevent congestion on surrounding residential roads.
- Consider utilizing the stormwater pond and open park spaces for winter activities, such as ice skating.
- General interest in the proposed farmers market promenade and “front porch” style community room.



SITE VISION

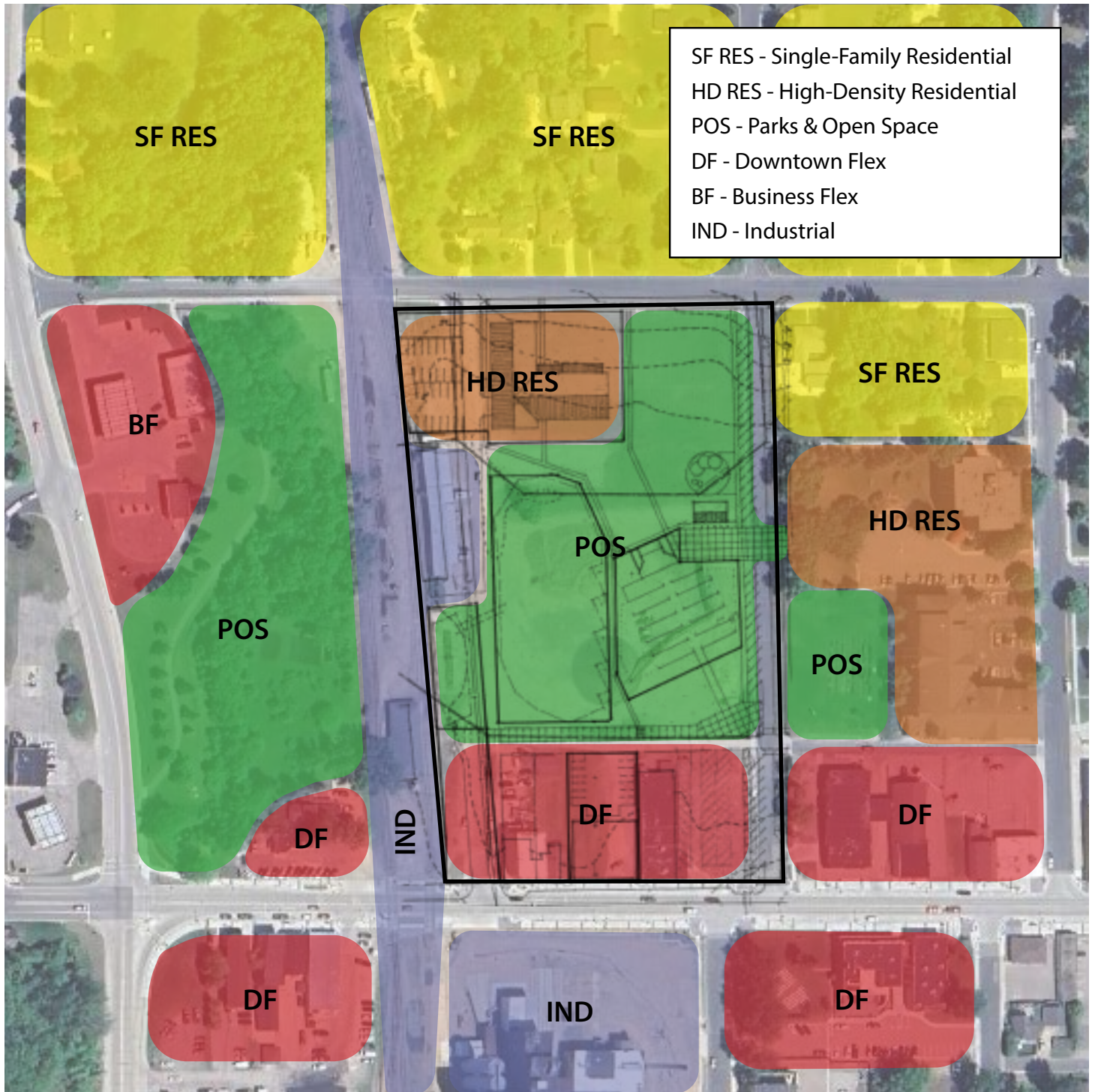
SITE CONCEPT

The primary land use and urban design goals of this project included creating additional civic spaces, residential opportunities, stormwater management elements, and a designated location for the Praha Outdoor Performance Stage (POPS). To address the identified goals, this concept imagines multiple gathering spaces for visitors of all ages, locations for new residential structures, and new layouts for pedestrian and vehicular facilities to increase safety and circulation. Each facet of this design is further explained on the following pages.



LAND USE

This vision incorporates land uses found directly adjacent to the parcel, including multi-family residential, public green/civic space, and commercial. This generally aligns with the Comprehensive Plan's Future Land Use map, which designates the site as "downtown flex", "high-density residential", and "parks and open space".



SITE VISION



MULTI-FAMILY HOUSING

The Comprehensive Plan development process accentuated the need for a larger variety of housing options within the City of New Prague, including multi-family rental and ownership opportunities. While the developed result may differ from this vision, the following design guidelines will help ensure that the building complements the scale and architectural character of the surrounding residential neighborhood.

Design Guidelines

- Buildings should be no more than 2.5 stories tall for the main facade fronting 2nd Street NW. Ideally, the building should be arranged in an “L-shaped” plan to create a front courtyard and set back the structure from the street.
- Principal elevations should include entries, porches, balconies, and windows to regulate scale and character.
- Roof forms should be pitched with gables and dormers facing the main street.
- Window proportions should be vertical rather than horizontal.
- Exterior finishes can include a variety of materials but should be applied in smaller increments/sizes to maintain scale on the principle building elevations.
- No more than two main exterior building materials should be used, with one (considered the primary material) to be used on at least 70% of the exposed exterior.
- Colors should be softer shades of gray, green, yellow, or brown with complementary trim colors; avoid strong or saturated main body colors.
- Parking should not be allowed in a front yard; parking should be located along the side, back, or under the building envelope.



Example of small-scale multi-family housing that incorporates architectural elements from surrounding homes.

PRAHA OUTDOOR PERFORMANCE STAGE (POPS)



Prior to the drafting of this plan, the POPS Committee and the New Prague City Council selected the former creamery site as the location for a proposed outdoor performance venue. As planned in this vision, the venue would have capacity for approximately 720 seats (10,000 ft² of sitting room) and the stage would measure 40'x50'. The bandshell could also incorporate small dressing rooms and storage areas behind the stage.

The seating area would be directly accessible from Main Street through a small plaza, connecting the space visually and functionally to New Prague's downtown core. The sound from the stage would also project southeast into the commercial corridor, away from abutting residential properties.



Sturges Park Bandshell in Buffalo, Minnesota



Sesquicentennial Bandshell at Pennoyer Park in Kenosha, Wisconsin

SITE VISION



STORMWATER POND

On-site stormwater treatment was identified as a crucial component of this property's redevelopment. While the specific area and footprint of the stormwater pond has yet to be finalized, this vision identifies a potential pond location (located just south of the multi-family building) and contingency areas for overflow (south and west of the initial pond).

In addition to stormwater collection, the project team envisioned other engaging functions of the pond, such as conversion of the pond into an ice rink in the winter and the incorporation of a paved path/sculpture walk around the perimeter.



Retaining Pond at MD Anderson Cancer Center in Houston, Texas



Preservation Pond in Champaign, Illinois

COMMUNITY ROOM & EVENTS PLAZA

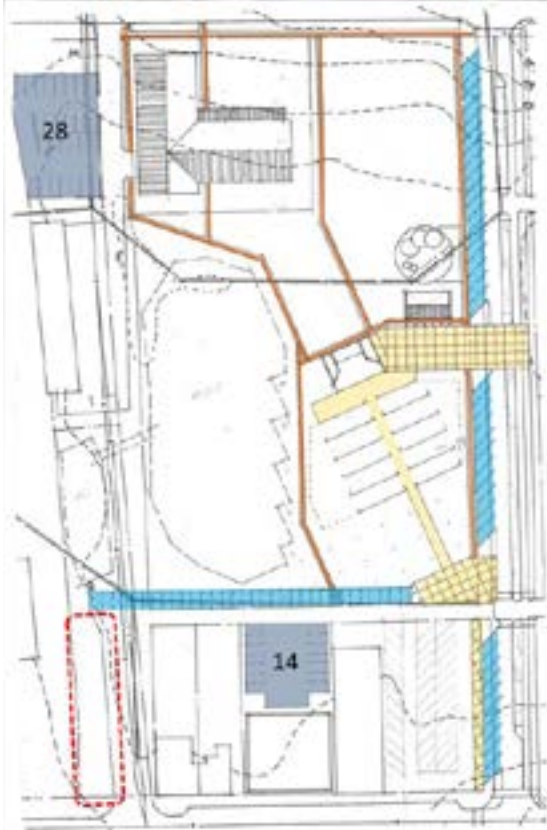


In tandem with POPS, a community room and events plaza offer a destination for community events in downtown New Prague. As proposed, the structure would measure approximately 13,000 ft² and could be rented for various public and private events. The events plaza – a large, multi-use paved area just outside of the community room – could be utilized for farmers markets, food truck festivals, POPS-related events, informal outdoor seating, and other outdoor functions.



Events plaza (named "Praha Porch" in this illustration) could be a feature of the community room and host complementary activities to outdoor civic events.






SITE VISION

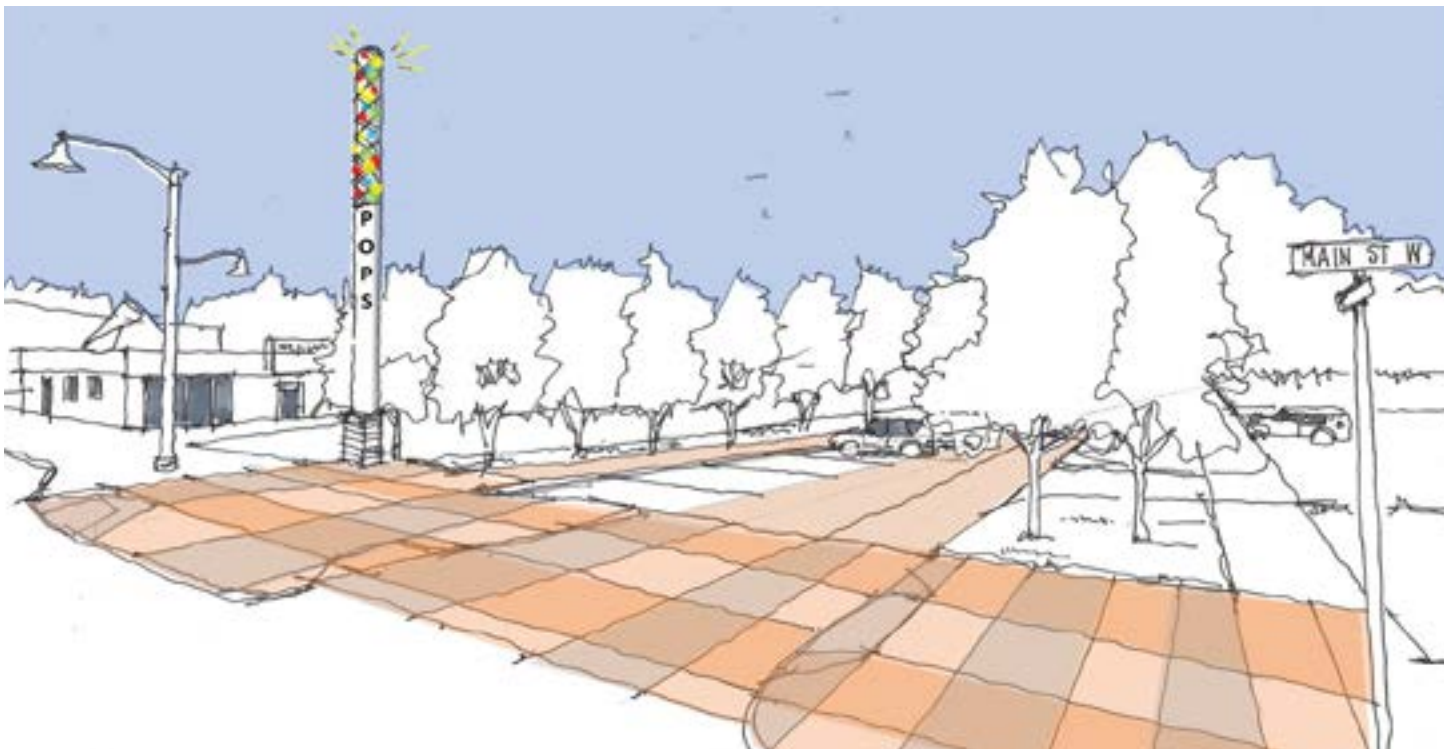


CIRCULATION & PARKING

This vision proposes the conversion of 2nd Avenue NW into a one-lane street with angled parking on one side. This “skinny street” would restrict through-traffic, especially during events, and prioritize parking and safe pedestrian crossings.

This vision also provides ample opportunities for pedestrian circulation and parking, accommodating the anticipated increase of visitors to the site during events.

-  Sidewalk network
-  “Skinny street” and alley parking (94 spaces total)
-  Plaza parking (8 spaces)
-  Private off-street parking (42 spaces total)
-  Overflow parking area, if needed



Gateway “beacon” (modeled after the nearby mill stack) could promote events and signify entrance into the site. Decorative pavers or similar treatment could define the intersection at 2nd Ave NW.

ANTICIPATED PROJECT PHASING

Due to the scale and cost of the proposed site improvements, the project team has broken the site redevelopment into multiple component-specific phases. While the specific events within each phase may change as the City of New Prague moves forward with implementation, the following provides a starting point for site considerations and project planning.



Phase 1 (Stage Area)

- 0.6 Acres
- Remove/replace topsoil, haul in 0.5' of topsoil borrow
- Added 1' of embankment in area (could do from pond excavation if done jointly)
- Hydroseed

Phase 2 (Stormwater Pond)

- 1 Acre
- Grading & Dirtwork - excavation, embankment, topsoil/clay borrow, erosion control, hydroseed
- Removal of existing storm pipe
- Reconnect to existing storm sewer
- Construct drainage structure within pond

Phase 3 (Community Room, Playground, Angled Parking)

Phase 4 (Private Development)

- Work with private developers to implement multi-family housing and infill development along Main Street

Appendix

D

Sanitary Sewer System Feasibility Study