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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: PUBLIC HEARING AND ADOPTION OF ORDINANCE #363 FOR VACATION OF CERTAIN RIGHT OF WAYS IN THE PLAT OF THE NEW PRAGUE OUTLOTS, AS PROPOSED BY PATRICK SULLIVAN
DATE: JUNE 30, 2026

In early 2026, Patrick Sullivan purchased land along 1st Ave NW and rezoned it to I1 Light Industrial. Mr. Sullivan wishes to construct industrial buildings closer to the north and south property lines of 901 and 903 1st St NW than is permitted by Ordinance. He has submitted an application for the City to consider vacating two right of ways along 1st Ave NW, which can be seen in Exhibit A.

Staff supports vacating the right of ways, as the City has no plans or use for streets or alleyways within the right of ways as they go directly into floodplains. Staff would like to maintain an easement in the location of current right of ways for potential utilities and for drainage. This would also reduce the building setbacks from the current right of ways/property lines.

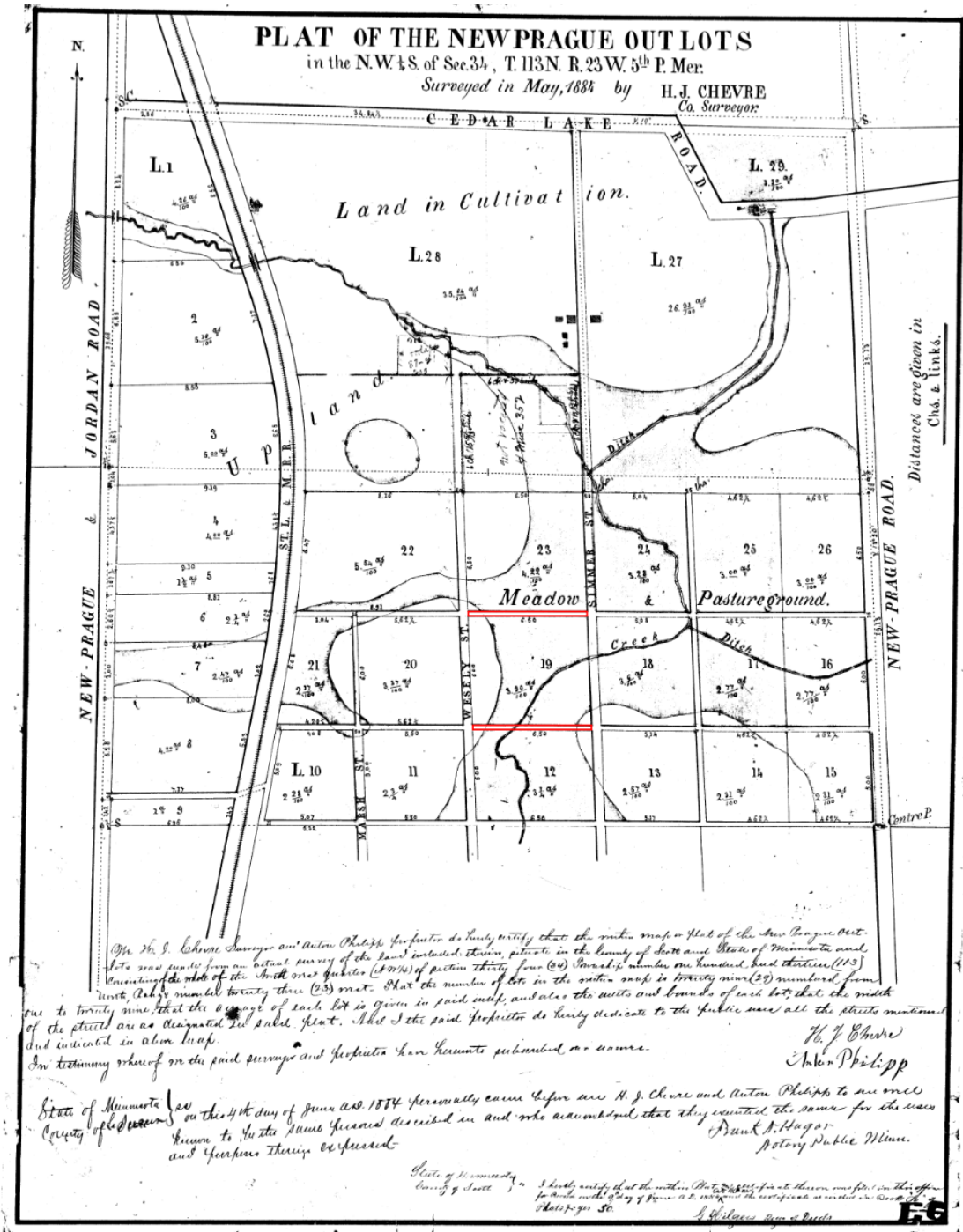
At the June 15th Council meeting, a public hearing was scheduled for tonight's meeting, and the Ordinance which would vacate the described right of way was introduced. Since that meeting, a notice was published in the New Prague Times, and notices were mailed directly to utility companies and abutting properties to provide comment, if any, on the right of way vacation request.

Staff does not believe there to be any public or private utility lines currently located within the right of ways being vacated at this time. As of writing this memo, Staff has not received any comments regarding the vacation of this easement.

Staff Recommendation

Staff recommends holding the required public hearing. Subject to the comments received at the public hearing, staff also recommends adopting the Ordinance titled "An Ordinance Vacating Certain Right of Ways in the Plat of the New Prague Outlots."

Exhibit A





VAC0002-2026
 ROW North and South of
 901/903 1st Ave NW



0 110 220
 | | |
 ft.

June 02, 2026.
 New Prague Planning Department.
 The City is not responsible for any inaccuracies or
 damages arising from the use of this map. Disclaimer
 provided pursuant to Minnesota Statute 466.03 21.