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## MEMORANDUM

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** JOSHUA M. TETZLAFF, CITY ADMINISTRATOR  
**FROM:** KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** ALTON AVE FEASIBILITY STUDY- PROPOSAL FROM SEH AND COOPERATIVE AGREEMENT WITH SCOTT COUNTY  
**DATE:** DECEMBER 18, 2025

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In 2004/2005, an alignment study was cooperatively completed by Scott County and the City of New Prague with SEH as consultant, regarding Alton Ave. which would eventually become County State Aid Highway (CSAH 15). A companion study was also cooperatively completed jointly by Le Sueur County and the City for Alton Ave. south of Main Street (TH13/19). The overarching goal of the study was to support a roadway corridor from 169 in Shakopee south through the County (on the Scott County Side) and continuing into Le Sueur County to Montgomery that would support existing state highways as a major north/south transportation route.

The product of both studies was a Memorandum of Understanding (see attached MOU document) between the City, County and Township in which all parties acknowledge the purpose of the roadway and would endeavor to take actions to see that it is completed per the study and MOU. For the Scott County portion of the study, the MOU covers the area north of TH13/19 and CSAH 2. The work on the corridor would be development driven, meaning that the road would not be completed speculatively. For the past 20 years, development has not occurred adjacent to the Alton Ave. corridor north of TH13/19, but development has occurred south of TH13/19 which led to an amendment to the MOU to allow a slightly modified configuration for the roadway there considering the original study did not include a roundabout on TH13/19 (which was installed in 2007) and the development of the New Prague Commons and Eastland residential development which saw a need for revised access in the short and long term as opposed to what the original study provided for.

Fast forward to 2025, City staff has received inquiries and internal review concept drawings (not public at this time) of developments on both sides of Alton Ave. NE north of TH13/19, near their intersection with each other. While formal applications have not been submitted at this time for either development, the east side would include a multisite commercial development, and the west side would include 50+ residential units. Access to Alton Ave. NE is of utmost importance for both developments and both parties have indicated the sole access provided for in the original study and MOU is not adequate. Both the City and County recognize the passage of time has led to changes in some of the original study's assumptions and recommend the study be updated to determine if the 20+ year old design is still meeting the needs of all parties, including for development access adjacent to the corridor.

The City and County requested a proposal from SEH to update the previous study which is attached. The proposed fee is \$85,850. The study will look at roadway alignment, geometrics, intersection treatment, utility layouts, roadway sections and project estimates.

The attached cooperative agreement with Scott County provides for Scott County paying their half of the cost of the feasibility study. County staff have approved the study and their portion at \$42,925.

Staff recommend covering the City's half of the cost of the feasibility study (\$42,925) from Fund 499 which has a balance of \$313,045 at this time.

City Attorney Scott Riggs reviewed the cooperative agreement and approved of the terms.

**Staff Recommendation**

Staff recommend that the City Council approve both the Alton Avenue Feasibility Study Proposal from SEH and the Cooperative Agreement with Scott County.

Attachments:

1. Alton Avenue Feasibility Study Proposal – Dated 12/17/25
2. Cooperative Agreement with Scott County Re: Alton Avenue - Undated
3. MOU Between City / County / Township – Dated 1/24/06
4. Alignment Map