



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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: PUBLIC HEARING AND ADOPT ORDINANCE FOR VACATION OF CERTAIN RIGHT OF
WAYS IN THE PLAT OF THE SYNDICATE ADDITION TO NEW PRAGUE, AS
PROPOSED BY NICHOLAS BOROWSKE
DATE: AUGUST 20TH, 2026

Nicholas Borowske is the owner of 300 5th Street SW, a property which is broken up by one 40' and two 12' right of ways (as included in the 1898 Plat of Syndicate Addition). Mr. Borowske has submitted an application for the City to consider vacating these right of ways, which would make his property continuous.

Staff supports vacating the right of ways, as the City has no plans or use for streets, alleys, or utilities within the right of ways as they lead directly to the Union Pacific Railroad and currently split up a singular parcel into multiple sections. During the August 3rd City Council meeting, some questions arose regarding the need for any of the right of way for future streets. Staff has included an additional map with this memo to show that this area of the City is very much isolated not only by the railroad, but also adjacent Southside Park and to an even greater extent, FEMA Floodplain which prevents development from occurring that would require roadway extensions. The vacation does not include 2nd Ave. SW on the east side of the property as that may still have future use and does contain utilities at this time.

As noted in the introduction memo, there is an existing overhead electric line (NPUC) through the southern portion of the property which requires an easement be provided by the applicant as part of the vacation process as a recorded easement could not be found.

At the August 3rd Council meeting, a public hearing was scheduled for tonight's meeting, and the Ordinance which would vacate the described right of ways 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. 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 Syndicate Addition to New Prague."

