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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: EVAN C. GARIEPY, PLANNER
SUBJECT: SET PUBLIC HEARING DATE AND INTRODUCE ORDINANCE FOR VACATION OF CERTAIN RIGHT OF WAYS IN THE PLAT OF NEW PRAGUE OUTLOTS, AS PROPOSED BY PATRICK SULLIVAN
DATE: JUNE 8TH, 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; one of which is north of his property, and one of which cuts his property in half. These can be seen in Exhibits A & B.

Staff is in support of 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. However, Staff would like to maintain an easement in the location of the current right of ways for potential utilities and for drainage.

Replacing the right of ways with easements would reduce the building setbacks from the current right of way/property lines. This would also make Mr. Sullivan's larger southern parcel, as seen in Exhibit B, continuous rather than split in two by the right of way.

A public hearing needs to be scheduled before the vacation can be approved to gather input from utility companies and affected properties. Staff recommends holding this public hearing on Monday, July 6th, 2026. A public notice would be published in the June 25th, 2026 and July 2nd, 2026 New Prague Times. The proposed ordinance approving the vacation is also attached so that the introduction to this ordinance can be completed at tonight's meeting to allow for possible adoption of the ordinance following the public hearing on July 6th, 2026.

Staff Recommendation

Staff recommends approval of the attached resolution setting the public hearing date for Monday, July 6th, 2026. Staff also recommends that the Council introduce the attached ordinance at tonight's meeting.

Exhibit A

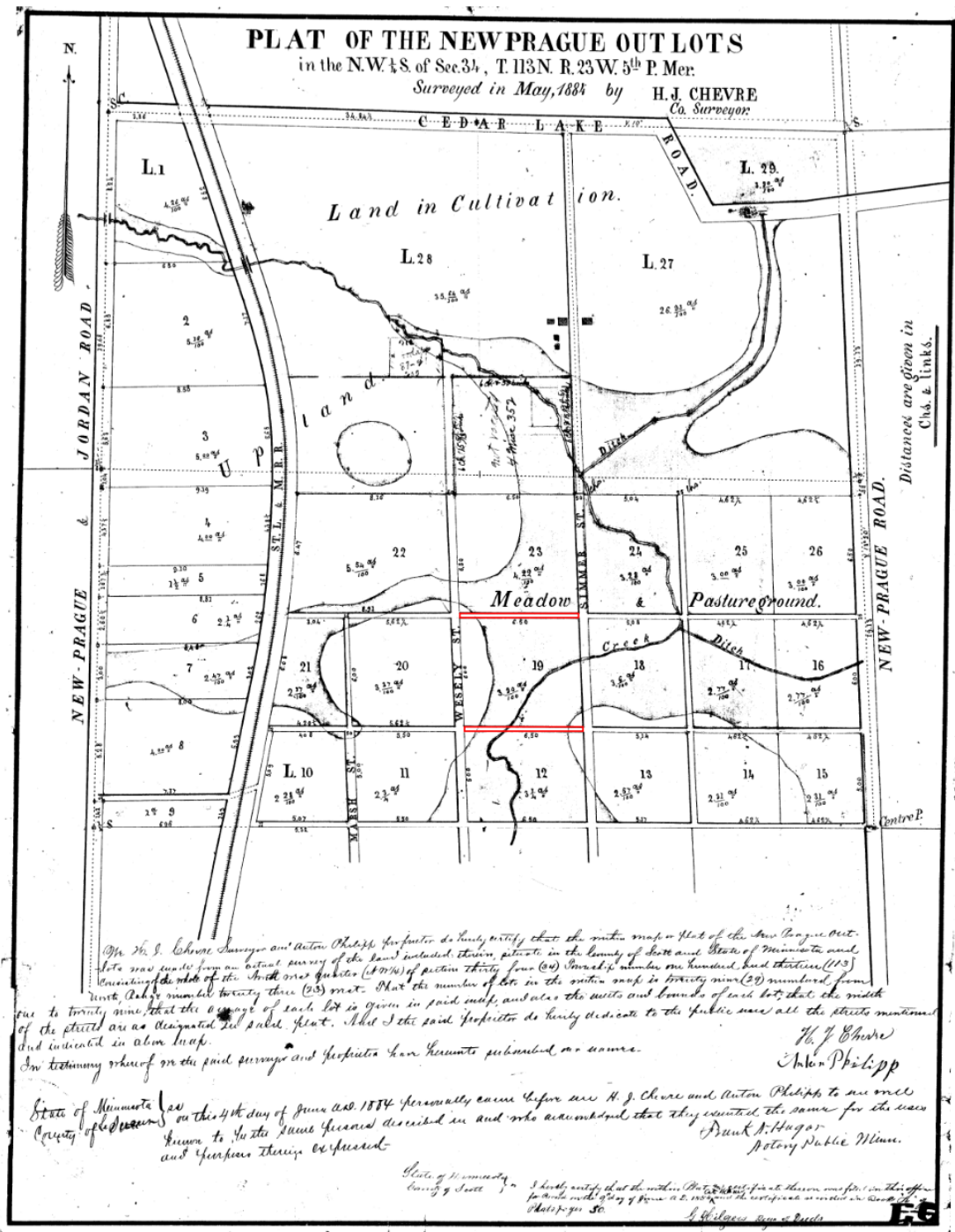


Exhibit B



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.