MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: EDA & PLANNING COMMISSION
FROM: KEN ONDIC, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2019 LOT INVENTORY: COMMERCIAL, INDUSTRIAL, RESIDENTIAL
DATE: JANUARY 10, 2019

I recently updated the inventory of all vacant lots within the city limits and identified only those lots that have municipal utilities available to them and are ready to build on. Attached to this memo the maps of the three categories of lots.

Residential Lots: There are currently a total of 128 vacant residential lots available in the city limits (as opposed to 152 lots available at this same time last year). 53 of these lots are in on the Scott County side of the City and 75 are on the LeSueur County side of the City. It should be noted that 1 lot in the Scott County total is actually for a multi-unit townhome building which could contain a total of 6 units.

Commercial Lots: There are currently 16 vacant commercial lots available in the city limits. The total acreage of the commercial lots is 55.67 acres (not including approximately 40 additional acres which was to accommodate the formerly proposed Wal-Mart Store and which is currently partially zoned residential). The two largest commercial sites available are on the west side of New Prague along TH19 in Raven Stream Village and the former Wal-Mart development site. There is also a concentration of smaller lots available along the east side of New Prague near the two roundabouts on TH13/19.

Industrial Lots: There is currently 9 vacant industrially zoned lot with utilities available in the city limits, eight of which are city owned and the other one is located north of the fire station and is owned by Randy Kubes. One other site is shown on the map directly north of the City’s industrial park as it could be annexed and developed in relatively short order.

Staff Recommendation:

Staff recommends that the City Council, EDA and Planning Commission review the reports as information.
City of New Prague
Vacant Lot Inventory

Commercial, Industrial & Residential Properties

January 2019
Notes:
Scott County Lots: 53*
(*1 of these lots are multi-unit townhome lots to house 6 units).
LeSueur County Lots: 75
Total Lots: 128
Contacts for Vacant Residential Land
Updated: 1/8/19

Randy Kubes
612-599-7440
http://www.kubesrealty.com/
Owner/Developer of Various Lots in:
Tikalsky Acres
Homefield Addition 1 & 2
Raven Stream Village

K.A. Witt Construction
952-758-2108
http://www.kawitt.com/
Owner/Developer of Various Lots in:
Heritage Estates #10 and #11
Rolling Hills
Eastland

Many local realtors are also able to help in your search as well as found in this link from the New Prague Chamber of Commerce:

http://www.newprague.com/

Or on the City’s website:

www.ci.new-prague.mn.us then go to Departments – EDA – New Resident Guide.
Contacts for Vacant Commercial Land
Updated: 1/10/19

1. Cerron Properties
   Bruce Rydeen
   952-469-9444
   brucer@cerron.com
   13.4 acres

2. Cerron Properties
   Bruce Rydeen
   952-469-9444
   brucer@cerron.com
   1.33 acres

3. Various Property Owners
   Meyer Brookside Farms, Inc.: 952-758-3082
   Palmer Welcome: 952-758-3509
   Federal National Mortgage Association:
   14.8 acres (already zoned commercial)
   (additional 40 acres also potentially available – future commercial zoning)

4. Property Resources Group
   Matt Olson
   701-499-3921
   .95 acres

5. Roger and Barb Beckius
   952-758-4976
   4.4 acres

6. Marv Deutsch
   952-758-3669
   1.6 acres

7. Roundbank
   952-758-2265
   0.46 acres

8. State of Minnesota
   No Contact Info
   1.0 acres

9. New Prague Commons, LLC (Urban Associates)
   Bill Abel
   952-921-5820
   2.14 acres

10. Roundbank
    758-2265
    .75 acres

11. Roundbank
    758-2265
.73 acres

12. Roundbank
    758-2265
    4.56 acres

13. Gary Staber
    952-461-4777
    0.08 acres

14. Palmer Welcome
    952-758-3509
    6.55 acres

15. New Prague Commons, LLC (Urban Associates)
    Bill Abel
    952-921-5820
    1.4 acres

    952-758-4429
    1.52 acres

*Note: 55.67 acres total (does not include additional 40 acres near TH19/11th Ave. Roundabout)
Contacts for Vacant Industrial Land
Updated: 1/10/19

1. Randy Kubes
   612-599-7440
   0.96 acres

2. City of New Prague
   Mike Johnson – City Administrator
   Ken Ondich – Planning / Community Development Director
   16.85 Acres for sale
   8 “Shovel Ready” Industrial Lots Ranging in Size from 1.97 to 2.49 Acres in size
   952-758-4401

3. Cerron Properties
   Bruce Rydeen
   952-469-9444
   brucer@cerron.com
   80 acres (future annexation to City)