

**ENGINEER'S REPORT  
 PRELIMINARY PLAT REVIEW**

Subdivision Name: Wilke-Miller-Buesing Sixth Addition

Quarter/Section: SW $\frac{1}{4}$  Section 10 Township 111N Range 41W  
Lot 1, Block 10, Lyon County Co-op First Addition  
Outlot A and Lot 7, Wilke-Miller-Buesing Second Addition

Owner's Name: Gregory S. Taylor / Nadine R. Taylor

Surveyor: Daniel L. Bueltel Reg. No. 43844

Sec. 66-54. Information required. (1) Preliminary subdivision plat.		Yes	No	N/A	Comments
a.	Scale 1" = 100' or larger	X			
b.	Subdivision and owner names	X			
c.	Legal description and location sketch	X			
d.	Date, scale and north arrow	X			
e.	Acreage	X			
f.	Zoning classification	X			
g.	Contours	X			
h.	Boundary line bearings and distances	X			
i.	Easement	X			
j.	Street names, elevations and grades			X	Existing street and development; no new public streets

<b>Sec. 66-54. Information required. (1) Preliminary subdivision plat.</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
k.	Utilities		X		Existing infrastructure not shown. New water or sewer infrastructure must be designed by a licensed engineer.
l.	Lot lines, numbers and dimensions	X			
m.	Park land				Park Land fees will apply in accordance with City Fee Schedule
n.	Setbacks	X			
o.	Natural drainageways			X	
p.	Other related information			X	
q.	Covenants and restrictions			X	
r.	Improvement plans and financing		X		Future access road and utility plans will require City review. If utilities to be public, development agreement will be necessary.
s.	Future platting			X	
t.	Variance request	X			Rear yard variance will be requested.
u.	Floodway and flood zone designations			X	
v.	Certificates of approval			X	

Sec. 66-54. Information required. (2) Other preliminary plans.		Yes	No	N/A	Comments
a.	Drainage and grading plans 1. Existing and proposed drainage.		X		Future plans for access and utility connections will require City review and approval.
	2. Drainage flow facility.		X		
b.	Utility plans		X		

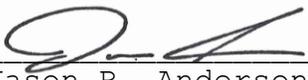
**CITY ENGINEER'S RECOMMENDATIONS:**

Approve

**DATE RECEIVED:** 04/01/2025; 02/17/2026

**DATE REVIEWED:** 04/02/2025; 02/17/2026

**PLANNING COMMISSION REVIEW DATE:** 04/09/2025 (Initial Hearing)



Jason R. Anderson, P.E.  
Director of Public Works/Planning & Zoning Administrator