



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Jason Anderson
Meeting Date:	Tuesday, March 10, 2026
Category:	NEW BUSINESS
Type:	ACTION
Subject:	Wilke-Miller-Buesing Sixth Addition - 1) Approval of Preliminary Plat; 2) Resolution Approving the Final Plat
Background Information:	<p>Attached please find a copy of the preliminary plat of Wilke-Miller-Buesing Sixth Addition. Also attached is a copy of the Engineer’s Report of Preliminary Plat Review.</p> <p>The purpose of this plat is to create lots adjacent to the pond “behind” Canoga Park Drive. The developer desires to construct twin townhomes on Lots 1-6. The 20- to 25-foot access easement will be the location of a driveway to access each lot. Water and sewer service will need to be extended from Canoga Circle to service these development lots. It is anticipated that a development agreement will be required because the water and sewer mains that will need to be installed will become public infrastructure. City staff will continue to work with the developer, post-platting, to execute a developer’s agreement that identifies the roles of each party.</p> <p>A public hearing was held on the preliminary plat at the Planning Commission meeting on 04/09/2025 with Planning Commission recommendation for approval of the preliminary plat of Wilke-Miller-Buesing Sixth Addition to the City Council.</p> <p>The preliminary plat was initially introduced at the City Council meeting on 04/22/2025. The developer submitted a signed request for a 12-month extension of the applications for platting, rezoning and variance on said property as of 03/21/2025. The developer has now resumed the development process of the area. Subsequently the preliminary plat was again introduced at the City Council meeting on 02/24/2026.</p> <p>The final plat and final plat checklist are also included for Council review.</p>
Fiscal Impact:	The applicant has paid the \$300 escrow for direct costs relating to the plat and the difference will be refunded or billed to the applicant according to the current Fee Schedule.
Alternative/ Variations:	No alternative actions recommended.
Recommendations:	<p>Recommendation No. 1 that the Council approve the Preliminary Plat of Wilke-Miller-Buesing Sixth Addition.</p> <p>Recommendation No. 2 that the Council adopt RESOLUTION 26-022, which is the Resolution Approving the Final Plat of Wilke-Miller-Buesing Sixth Addition.</p>

RESOLUTION 26-022

**RESOLUTION APPROVING THE FINAL PLAT OF
WILKE-MILLER-BUESING SIXTH ADDITION**

WHEREAS, a Preliminary Plat identified as Wilke-Miller-Buesing Sixth Addition has been filed with the Common Council;

AND WHEREAS, said Preliminary Plat is situated in the City of Marshall, County of Lyon, State of Minnesota, described as follows, to-wit:

**WILKE-MILLER-BUESING SIXTH ADDITION
BLOCK ONE LOTS 1-6,
CITY OF MARSHALL, COUNTY OF LYON, STATE OF MINNESOTA**

AND WHEREAS, said Preliminary Plat is more particularly described as attached Exhibit A.

AND WHEREAS, the Final Plat of Wilke-Miller-Buesing Sixth Addition was presented to the Common Council on March 10, 2026.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Wilke-Miller-Buesing Sixth Addition has been duly found to be in conformity with Chapter 66 of the Code of Ordinances and State Statutes.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Common Council hereby authorizes and directs the City Clerk to certify his approval on the plat.

NOW THEREFORE BE IT FURTHER RESOLVED THAT this resolution shall become void 90 days after adoption and fulfillment of all contingencies of approval, if any, unless the plat is filed for record within such time.

Passed and adopted by the Common Council this 10th day of March, 2026.

ATTEST:

City Clerk

Mayor of the City of Marshall, MN

This Instrument Drafted By:
Jason R. Anderson, P.E.
Director of Public Works/City Engineer
344 W Main St
Marshall, MN 56258

EXHIBIT A

All of Lot 10, Block 1 of Lyon County Co-op First Addition to the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota.

AND

All that part of Outlot A and Lot 7, Block 1 of Wilke-Miller-Buesing Second Addition in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota; and a part of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, in Lyon County, Minnesota, being more particularly described as follows:

Commencing at the southwesterly corner of Lot 7, Block 1 of said Wilke-Miller-Buesing Second Addition; thence North 53 degrees 54 minutes 53 seconds East, assumed bearing, along the southeasterly line of said Lot 7, a distance of 50.00 feet, to the point of beginning;
thence North 36 degrees 05 minutes 07 seconds West, at right angles, a distance of 133.91 feet;
thence North 03 degrees 24 minutes 53 seconds West a distance of 33.95 feet;
thence North 29 degrees 19 minutes 05 seconds West a distance of 29.00 feet;
thence North 37 degrees 33 minutes 59 seconds West a distance of 35.53 feet;
thence North 42 degrees 53 minutes 55 seconds West a distance of 117.09 feet;
thence North 31 degrees 01 minutes 35 seconds West a distance of 42.79 feet;
thence North 51 degrees 02 minutes 25 seconds West a distance of 83.85 feet;
thence North 35 degrees 05 minutes 25 seconds West a distance of 55.04 feet;
thence North 50 degrees 07 minutes 26 seconds West a distance of 38.83 feet;
thence North 39 degrees 18 minutes 42 seconds West a distance of 57.10 feet;
thence North 56 degrees 49 minutes 30 seconds West a distance of 70.19 feet;
thence North 44 degrees 24 minutes 03 seconds West a distance of 23.94 feet;
thence North 29 degrees 50 minutes 48 seconds West a distance of 39.31 feet;
thence North 07 degrees 55 minutes 11 seconds West a distance of 57.78 feet;
thence North 52 degrees 49 minutes 52 seconds West a distance of 55.57 feet, to the southeasterly line of Lot 1, Block 1 of Wilke-Miller-Buesing First Addition, as filed and recorded in the office of said County Recorder;
thence North 48 degrees 03 minutes 49 seconds East, along said southeasterly line, a distance of 123.57 feet to the northeasterly right of way line of the former Chicago and Northwestern Railroad;
thence South 40 degrees 16 minutes 02 seconds East, along said northeasterly right of way line, a distance of 663.70 feet to a point on the northwesterly line of Lot 10, Block 1 of Lyon County Co-op First Addition, as filed and recorded in the office of said County Recorder;
thence South 49 degrees 43 minutes 56 seconds West, along said northwesterly line, a distance of 100.00 feet, to the northeasterly corner of said Lot 7, Block 1 of said Wilke-Miller-Buesing Second Addition;
thence South 40 degrees 16 minutes 02 seconds East, along the northeasterly line of said Lot 7, a distance of 192.87 feet to the southeasterly corner of said Lot 7;
thence South 53 degrees 54 minutes 53 seconds West, along the southeasterly line of said Lot 7, a distance of 50.27 feet, to the point of beginning.

AND

All that part of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, in Lyon County, Minnesota, being more particularly described as follows:

Beginning at the easterly most corner of Lot 1, Block 1 of Wilke-Miller-Buesing First Addition, as filed and recorded in the office of the County Recorder, in and for said Lyon County, said corner being on the northeasterly right of way line of the former Chicago and Northwestern Railroad;
thence South 40 degrees 16 minutes 02 seconds East, assumed bearing, along said northeasterly right of way line, a distance of 663.70 feet to a point on the northwesterly line of Lot 10, Block 1 of Lyon County Co-op First Addition, as filed and recorded in the office of said County Recorder;
thence North 47 degrees 11 minutes 17 seconds East, along said northwesterly line, a distance of 30.00 feet to the northerly corner of said Lot 10;
thence North 40 degrees 16 minutes 02 seconds West a distance of 663.70 feet;
thence South 47 degrees 11 minutes 17 seconds West a distance of 30.00 feet to the point of beginning.