



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Tuesday, February 10, 2026
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Ag Plus Swenson Addition - 1) Approval of Preliminary Plat; 2) Resolution Approving the Final Plat
<b>Background Information:</b>	<p>Attached please find a copy of the preliminary plat of Ag Plus Swenson Addition.</p> <p>The purpose of this plat is to better describe parcels of land in this area and to better describe and identify access agreement across parcels.</p> <p>Attached please find a copy of the Engineer’s Report of Preliminary Plat Review. The proposed subdivision has been sent to the local utility companies for their review and comments.</p> <p>A public hearing was held on the preliminary plat at the Planning Commission meeting on 07/10/2024 with Planning Commission recommendation for approval of the preliminary plat to the City Council.</p> <p>The preliminary plat was initially introduced at the City Council meeting on 07/23/2024. The developer desired a pause following this introduction to pursue resolution of some title issues. Now with title concerns resolved, the developer has proceeded with the platting process. Subsequently, the preliminary plat was again introduced at the City Council meeting on 01/13/2026.</p> <p>Also attached is a copy of the Final Plat and Final Plat Checklist for Ag Plus Swenson Addition.</p>
<b>Fiscal Impact:</b>	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.
<b>Alternative/ Variations:</b>	No alternative actions recommended.
<b>Recommendations:</b>	<p>Recommendation No. 1 that the Council approve the Preliminary Plat of Ag Plus Swenson Addition.</p> <p>Recommendation No. 2 that the Council adopt RESOLUTION 26-018, which is the Resolution Approving the Final Plat of Ag Plus Swenson Addition.</p>

**RESOLUTION 26-018**

**RESOLUTION APPROVING THE FINAL PLAT OF AG PLUS SWENSON ADDITION**

WHEREAS, a Preliminary Plat identified as Ag Plus Swenson 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:

**AG PLUS SWENSON ADDITION  
BLOCK 1 LOTS 1-4**

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

AND WHEREAS, the Final Plat of Ag Plus Swenson Addition was presented to the Common Council on February 10, 2026.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Ag Plus Swenson 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 10<sup>th</sup> day of February, 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

### LEGAL DESCRIPTION

Lot 1, Block 1, Wilke - Miller - Buesing First Addition, City of Marshall, Lyon County, Minnesota,

#### EXCEPT

1) All that part of Lot 1, Block 1, of Wilke-Miller-Buesing First Addition, in the City of Marshall, as filed and recorded in the office of the County Recorder in and for Lyon County, Minnesota, being more particularly described as follows:

Beginning at the northerly corner of Lot 2 of said Block 1; thence South 39 degrees 34 minutes 00 seconds East, assumed bearing, along the northeasterly line of said Lot 2, a distance of 171.14 feet, to the easterly corner of said Lot 2; thence North 48 degrees 43 minutes 40 seconds East a distance of 24.50 feet; thence North 39 degrees 34 minutes 00 seconds West a distance of 171.14 feet; thence South 48 degrees 43 minutes 40 seconds West a distance of 24.50 feet, to the point of beginning.

2) The Southeasterly fifteen (15) feet of Lot One (1), Block One (1), Wilke-Miller- Buesing First Addition to the City of Marshall, according to the recorded plat thereof

and

That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 111 North, Range 41 West, City of Marshall, Lyon County, Minnesota, described as follow:

Commencing at the East quarter corner of said Section 9; thence South 00 degrees 29 minutes 39 seconds East an assumed bearing, on the east line of said Southeast Quarter, a distance of 334.98 feet to the southeasterly right of way line of Minnesota Trunk Highway No. 23, as per Commissioner Order No. 46677 and also being the point of beginning; thence continuing South 00 degrees 29 minutes 39 seconds East on said east line, a distance of 31.30 feet to the northeasterly line of Lot 1, Block 1, Wilke-Miller-Buesing First Addition, according to the recorded plat thereof; thence North 40 degrees 16 minutes 02 seconds West on said northeasterly line, a distance of 23.48 feet to said southeasterly right of way line; thence North 48 degrees 04 minutes 28 seconds East, on said southeasterly right of way line, a distance of 20.03 feet to the point of beginning.

and

All that part of the South Half of the South Half of the Northwest Quarter and all that part of the Southwest Quarter, all in Section 10, Township 111, Range 41, Lyon County, Minnesota, lying Northeasterly of the Northeasterly right of way line of the Chicago and Northwestern Railway Company, Southwesterly of the Southwesterly right of way line of Highway No. 59 and Southeasterly of the Southeasterly right of way line of State Highway No. 23, except that part of said Southwest Quarter lying South of a line described as commencing at the intersection of the Westerly right of way line of U.S. Highway No. 59 and the Northeasterly right of way line of the Chicago and Northwestern Railway Company, thence North, along said Highway right of way line, a distance of 345.00 feet to the beginning of the line to be described; thence West, to the intersection with said railroad right of way line, and said line there terminating.

except Lot 1, Block 1, Lyon County Co-op Addition AND all of Lyon County Co-op First Addition

Also Except;

Commencing at the northwest corner of said Southwest Quarter; thence South 00 degrees 09 minutes 18 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 366.92 feet to the northeasterly right of way line of the former Chicago and Northwestern Railroad; thence South 39 degrees 56 minutes 00 seconds East, along said northeasterly right of way line, a distance of 1040.00 feet; thence North 47 degrees 32 minutes 10 seconds East, along the south line of a conservation easement recorded in Book 241 of Deeds, Page 285 in the office of the County Recorder

in and for said Lyon County, a distance of 214.92 feet to the southerly corner of a tract of land recorded in Book 167 of Deeds, Page 109 in the office of said County Recorder; thence North 37 degrees 27 minutes 38 seconds West, along the southwesterly line of said tract, a distance of 250.00 feet, to the westerly corner of said tract; thence North 52 degrees 32 minutes 22 seconds East, along the northwesterly line of said tract, a distance of 107.44 feet, to the point of beginning; thence continuing North 52 degrees 32 minutes 22 seconds East a distance of 252.33 feet; thence North 32 degrees 27 minutes 53 seconds West a distance of 46.31 feet; thence North 73 degrees 00 minutes 46 seconds West a distance of 153.53 feet; thence South 52 degrees 46 minutes 45 seconds West a distance of 149.00 feet, to a point on the northeasterly line of said conservation easement; thence South 31 degrees 26 minutes 46 seconds East, along said northeasterly line, a distance of 172.62 feet to the point of beginning.

Also Except

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, Lake Marshall Township, Lyon County, Minnesota, being more particularly described as follows: Commencing at the west quarter corner of said section; thence South, assumed bearing, along the west line of said section, a distance of 445.11 feet to the centerline of the Chicago and Northwestern Railroad; thence South 39 degrees 45 minutes 45 seconds East, along said railroad centerline, a distance of 958.97 feet; thence North 52 degrees 42 minutes 37 seconds East a distance of 264.96 feet to the Point of Beginning of this description; thence continue North 52 degrees 42 minutes 37 seconds East a distance of 348.00 feet; thence North 37 degrees 17 minutes 23 seconds West a distance of 250.00 feet; thence South 52 degrees 42 minutes 37 seconds West a distance of 348.00 feet; thence South 37 degrees 17 minutes 23 seconds East a distance of 250.00 feet to the point of beginning.

Also Except

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 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.