



## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Presenter:</b>	Jason Anderson
<b>Meeting Date:</b>	Tuesday, March 12, 2024
<b>Category:</b>	NEW BUSINESS
<b>Type:</b>	ACTION
<b>Subject:</b>	Channel Parkway 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 Channel Parkway Addition in Marshall, Minnesota.</p> <p>The Economic Development Authority has been working with the Southwest West Central Service Cooperative (SWWC) to determine a new location for the agency’s administrative offices. The SWWC is currently located in the former Market Street Mall and has explored several relocation and redevelopment opportunities. It was determined that a new facility would best meet the needs of the organization, including the addition of training facilities for staff and the community.</p> <p>SWWC’s proposal includes the construction of a 16,000 sq ft facility on the city-owned property located in Parkway at the corner of London Road and Channel Parkway. SWWC employs 459 people with 52 staff on-site in Marshall with an 18-county service area. SWWC supports schools, cities, counties and government agencies with educational and administrative services including learning centers, special education services, enrichment programming, professional development, technology services, and more.</p> <p>The property that is being considered for development is located at the intersection of Channel Parkway and London Road. Creation of a parcel for this proposed development requires a platting process because this land has never been platted and City Ordinance requires land to be platted prior to the subdivision and sale of land.</p> <p>Attached please find a copy of the Engineer’s Report of Preliminary Plat Review. Copies of the proposed subdivision have been sent to the local utility companies, and their requirements, if any, have been incorporated into the plat.</p> <p>Per adoption of Ordinance 23-024 on 11/14/2023, the public hearing on the preliminary plat is now conducted at the Planning Commission meeting instead of at the City Council meeting. At their meeting on 02/14/2024, Pieper made a motion, second by Agboola, to recommend approval of the preliminary plat of Channel Parkway Addition to the City Council, subject to utility companies review and recommendations. All voted in favor.</p> <p>The preliminary plat was introduced at the 02/27/2024 City Council meeting.</p> <p>Attached please find a copy of the Final Plat and Final Plat Checklist for Channel Parkway 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>	Recommendation No. 1 that the Council approve the Preliminary Plat of Channel Parkway Addition.  Recommendation No. 2 that the Council adopt RESOLUTION NUMBER 24-031, which is the Resolution Approving the Final Plat of Channel Parkway Addition.

**RESOLUTION NUMBER 24-031**

**RESOLUTION APPROVING THE FINAL PLAT OF CHANNEL PARKWAY ADDITION**

WHEREAS, the developer has filed with the Common Council, a Preliminary Plat identified as Channel Parkway Addition situated in the City of Marshall, County of Lyon, State of Minnesota, described as follows, to-wit:

**CHANNEL PARKWAY ADDITION BLOCK 1 LOT 1**

more particularly described as attached Exhibit A.

WHEREAS, the Final Plat of Channel Parkway Addition was presented to the Common Council on March 12, 2024.

NOW THEREFORE BE IT FURTHER RESOLVED, that said Final Plat of Channel Parkway 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 12<sup>th</sup> day of March 2024.

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

That part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 111 North, Range 41 West, City of Marshall, Lyon County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 5; thence on an assumed bearing of South 1 degree 07 minutes 01 seconds East, along the east line of said Northwest Quarter, a distance of 104.39 feet; thence continuing South 1 degree 07 minutes 01 seconds East, along said east line, a distance of 234.28 feet to the point of beginning of the tract to be described; thence continuing South 1 degree 07 minutes 01 seconds East, along said east line, a distance of 597.05 feet to a survey monument; thence South 88 degrees 52 minutes 59 seconds West a distance of 608.55 feet to an iron monument located on the southeasterly right of way line of Channel Parkway; thence northeasterly, along said southeasterly right of way line, along a non-tangential curve, concave to the southeast, having a radius of 870.76 feet, a central angle of 22 degrees 46 minutes 49 seconds, a chord length of 343.93 feet, a chord bearing of North 33 degrees 03 minutes 01 seconds East, an arc distance of 346.21 feet to an iron monument; thence North 45 degrees 33 minutes 35 seconds West, along said southeasterly right of way line, a distance of 84.68 feet to an iron monument; thence northeasterly, along said southeasterly right of way line, along a non-tangential curve, concave to the southeast, having a radius of 894.95 feet, a central angle of 6 degrees 39 minutes 02 seconds, a chord length of 103.82 feet, a chord bearing of North 58 degrees 14 minutes 06 seconds East, an arc distance of 103.88 feet to an iron monument; thence North 61 degrees 33 minutes 37 seconds East, along said southeasterly right of way line, a distance of 433.76 feet to the point of beginning, containing 5.46 acres, subject to easements now of record in said county and state.