



City of Grand Forks  
 Staff Report  
 Planning & Zoning Commission – June 4, 2025  
 City Council – June 16, 2025

| <b>Item 3-7 (Final) – Minor Replat Request</b>   |   |
|--|---|
| <b>Title:</b> Replat of S ½ Lots 1 and 3, and Lots 5 and 7, Block L, Budge & Eshelman’s Second Addition  |   |
| <b>Location:</b> 1006 & 1002 2 <sup>nd</sup> Ave N   |   |
| <b>Current Legal Description:</b> South half of Lots 1 and 3, and Lots 5 and 7, Block L, Budge & Eshelman’s Second Addition                                |   |
| <b>Proposed Legal Description:</b> Lot A, Block L, Replat of the south half of Lots 1 and 3, and Lots 5 and 7, Block L, Budge & Eshelman’s Second Addition |   |
| <b>Applicant:</b> Widseth Engineering  | <b>Owner:</b> Bradley P. Buchner  |
| <b>Prepared By:</b> Haylie Grasser, Planner  | <b>Submitted By:</b> Ryan Brooks, Planning & Community Development Director |
| <b>Purpose:</b> Combined two residential lots into one lot   |   |

| <b>Staff Recommendation</b>   |
|---|
| <b>Recommending final approval of the Replat of the south half of Lots 1 and 3, and Lots 5 and 7, Block L, Budge &amp; Eshelman’s Second Addition, subject to conditions shown on the attached review copy.</b> |

| <b>Application Status</b>   |
|---|
| <b>June 4, 2025 (Public Hearing) – Planning and Zoning Commission Recommended Action:</b> |
| <b>June 16, 2025 - City Council Action:</b>   |

| <b>Existing</b>   | <b>Proposed</b>                  |
|---|----------------------------------|
| <b>Land Use:</b> Residential                              | <b>Land Use:</b> No Change       |
| <b>Zoning:</b> Multiple-Family Residence District R-4     | <b>Zoning:</b> No change         |
| <b>Uses Permitted:</b> All uses permitted in R-4 district | <b>Uses Permitted:</b> No change |

| <b>Context</b>  |
|---|
| <b>Adjacent Zoning Districts:</b> R-4 & I-1 Light Industrial Across N 10 <sup>th</sup> St             |
| <b>Adjacent Streets:</b> N 10 <sup>th</sup> St & 2 <sup>nd</sup> Ave N                                |
| <b>Adjacent Bike/Ped Facilities:</b> Sharrow: A painted symbol to share the roadway on University Ave |

**Adjacent CAT Routes:** Route 1, 2 & 5

**Consistency with 2050 Land Use Plan**

- The proposed land use is compatible with the land use plan.

**Background and Discussion**

- This request is a minor replat which combines Lot 1, 3, 5 & 7 into one lot, Lot A, Block L.
- The owner has acquired the land after it has been empty for the majority of 20 years. He has plans to build an accessory garage for himself on the lot. With access control in place, no driveway will be placed along 2<sup>nd</sup> Ave N.
- Staff is recommending approval of the request.

**Notices**

**Grand Forks Herald Public Hearing Notice Published: May 21, 2025**

**Comments Received:** None at time of posting.

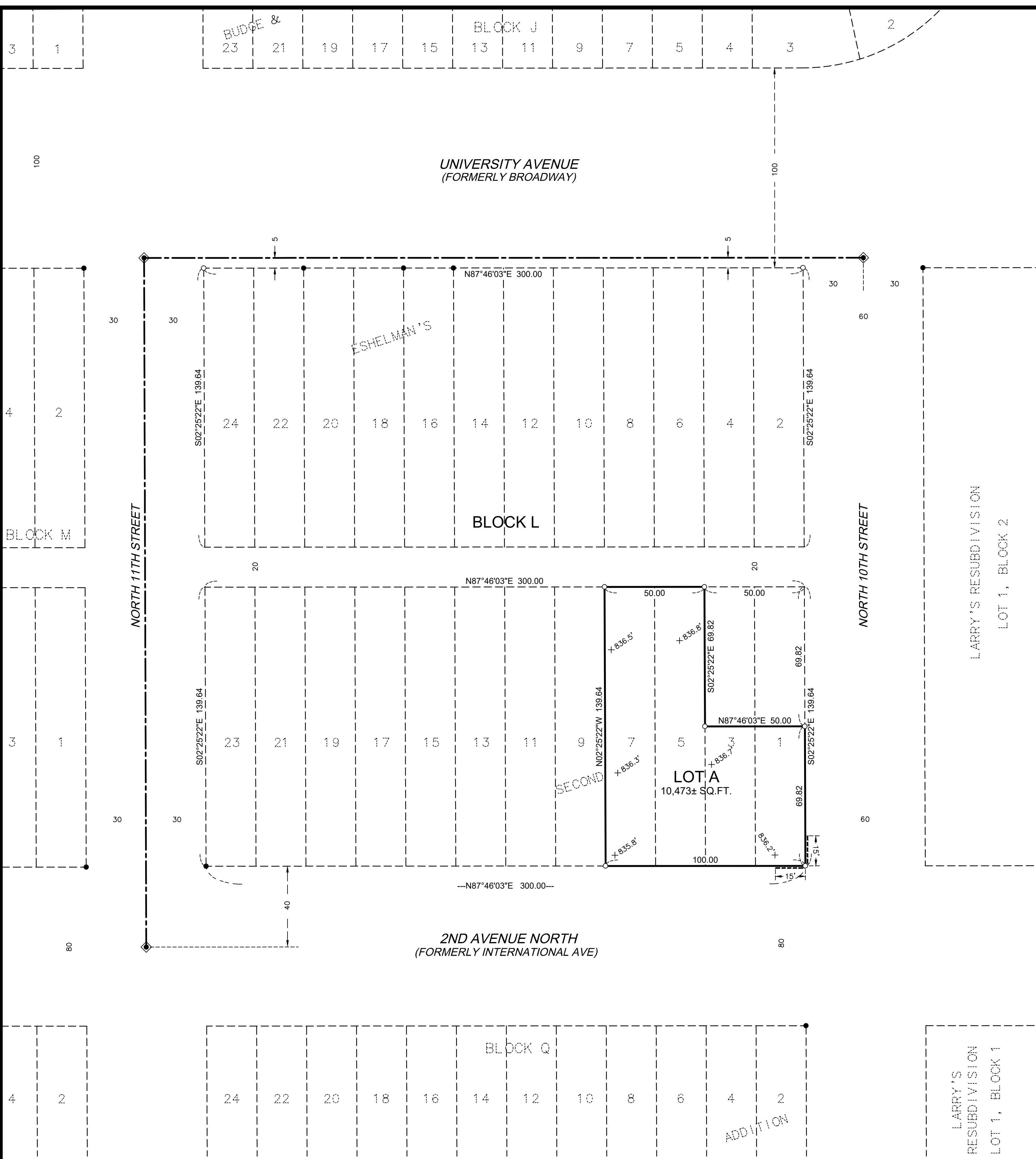
**Findings of Fact**

- Minor replats require one approval from Planning & Zoning Commission and City Council.
- Plat meets subdivision regulations.

**Attachments**

- Proposed replat with Tech Changes noted.

# REPLAT OF THE SOUTH HALF OF LOTS 1 AND 3, AND ALL OF LOTS 5 AND 7, BLOCK L, BUDGE & ESHELMAN'S SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



**OWNER'S CONSENT AND DEDICATION:**

We the undersigned, certify that we are the owners of the land platted herein and voluntarily consent to the execution of the plat of "REPLAT OF THE SOUTH HALF OF LOTS 1 AND 3, AND ALL OF LOTS 5 AND 7, BLOCK L, BUDGE & ESHELMAN'S SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA".

We do hereby dedicate the streets, alleys, parks, open spaces, fire lane easements, bikeways, pedestrian walk-ways, drainage ditches and public grounds as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks and public grounds, whether such improvements are shown or not to the public use forever. We also hereby dedicate easements to run with the land, to construct, lay, maintain, repair, and operate roadways, streets, sidewalks, lighting, drainage facilities, water, sewer, drainage, gas, electric, telephone and/or other public utility lines, or services, public or private under, on, or over those certain strips of land designated hereon as "UTILITY EASEMENTS" and "PUBLIC UTILITY EASEMENTS" to the Public Use. We consent to any Access Control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "Access Control". We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. Said "REPLAT OF THE SOUTH HALF OF LOTS 1 AND 3, AND ALL OF LOTS 5 AND 7, BLOCK L, BUDGE & ESHELMAN'S SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA" described as follows:

The South Half of Lots 1 and 3, and all of Lots 5 and 7, Block L, BUDGE & ESHELMAN'S SECOND ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA, according to the Official Plat thereof, on file and of record in Book "F" of Deeds, Page 91, in the office of the County Recorder, in and for Grand Forks County and the State of North Dakota.

Bradley P. Buchner aka Brad Buchner

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Bradley P. Buchner, also known as Brad Buchner, known to me to be the person described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public, County of Grand Forks  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, Christopher D. Jordheim, Professional Land Surveyor in the State of North Dakota, do hereby certify that this map is a true and complete survey made by me or under my direct supervision and that all dimensions, angles and bearings are correct as shown, and that all monuments have been set as shown.

Christopher D. Jordheim, P.L.S.  
North Dakota Registration No. 5773

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Christopher D. Jordheim, and acknowledged the execution and signing of the above certificate of professional surveyor to be his voluntary act and deed.

Notary Public, County of Grand Forks  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**APPROVAL OF THE CITY ENGINEER:**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, I, Allen Grasser, City Engineer for Grand Forks, North Dakota, do hereby certify that I have reviewed the attached plat and find that it meets applicable design criteria as specified by city ordinance and the North Dakota Century Code.

Allen Grasser, City Engineer

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Allen Grasser, the City Engineer of the City of Grand Forks, North Dakota and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION APPROVAL:**

The subdivision of land shown hereon has been approved by the Planning and Zoning commission of the City of Grand Forks, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness whereof are set the hands and seals of the president and the secretary of the Planning and Zoning Commission of the City of Grand Forks.

President Steven Wasvick Secretary Meggen Sande

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 before me personally appeared Steven Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning & Zoning Commission and acknowledge consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning Commission.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**APPROVAL BY CITY COUNCIL:**

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this \_\_\_\_\_ day of \_\_\_\_\_, 2025; and has accepted the dedication of all streets, alleys, and other public ways shown hereon.

Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Maureen Storstad, the City Auditor of the City of Grand Forks, North Dakota and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

**GRAND FORKS COUNTY RECORDER:**

**Tech Notes 5-28-2025**

- 1) Provide Title Report and confirm owners names in consent and Dedication statement.
- 2) Provide for consent of others holding interest in plat property.

**LEGEND**

- PLAT BOUNDARY
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- EXISTING LOT LINE
- ACCESS CONTROL LINE
- FOUND IRON MONUMENT
- 5/8 INCH DIAMETER BY 20 INCH LONG REBAR MONUMENT TO BE SET AND MARKED LS-5773
- STREET MONUMENT BOX (NO MONUMENT RECOVERED)
- SPOT GROUND ELEVATION (NAVD88)

**SCALE AND DATUM**

SCALE (IN FEET)  
1" = 30'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE THE NORTH DAKOTA STATE PLANE COORDINATE DATUM

- NOTES**
1. DISTANCES SHOWN TO FEET (5, 10, ETC.) ARE EXACT EXTRINSIC VALUES.
  2. THE BASIS OF BEARING FOR THIS PLAT IS N87°46'03"E. THE SOUTH LINE OF BLOCK L, PER RECOVERED BOUNDARY MONUMENTS.

