



City of Grand Forks

Staff Report

Planning & Zoning Commission – January 7, 2026

City Council – January 20, 2026

<b>Item 3-6 (Final) – Minor Replat Request</b>	
<b>Title:</b> Replat of Lots 5 and 6, Block 1, Williamson Field Resubdivision	
<b>Location:</b> 1020 7 <sup>th</sup> Avenue South	
<b>Current Legal Description:</b> Lot 5 & 6, Block, Replat of Block 1, Williamson Field Resubdivision	
<b>Proposed Legal Description:</b> Lot A & B, Block , Replat of Block 1, Williamson Field Resubdivision	
<b>Applicant:</b> Grand Forks Park District	<b>Owner:</b> Grand Forks Park District
<b>Prepared By:</b> Haylie Grasser, Planner	<b>Submitted By:</b> Ryan Brooks, Director of Planning & Community Development
<b>Purpose:</b> To adjust boundaries between School and Park districts to reflect current operations.	

<b>Staff Recommendation</b>
<b>Recommending final approval of the Replat of Lots 5 and 6, Block 1, Williamson Field Resubdivision, subject to conditions shown on attached review copy.</b>

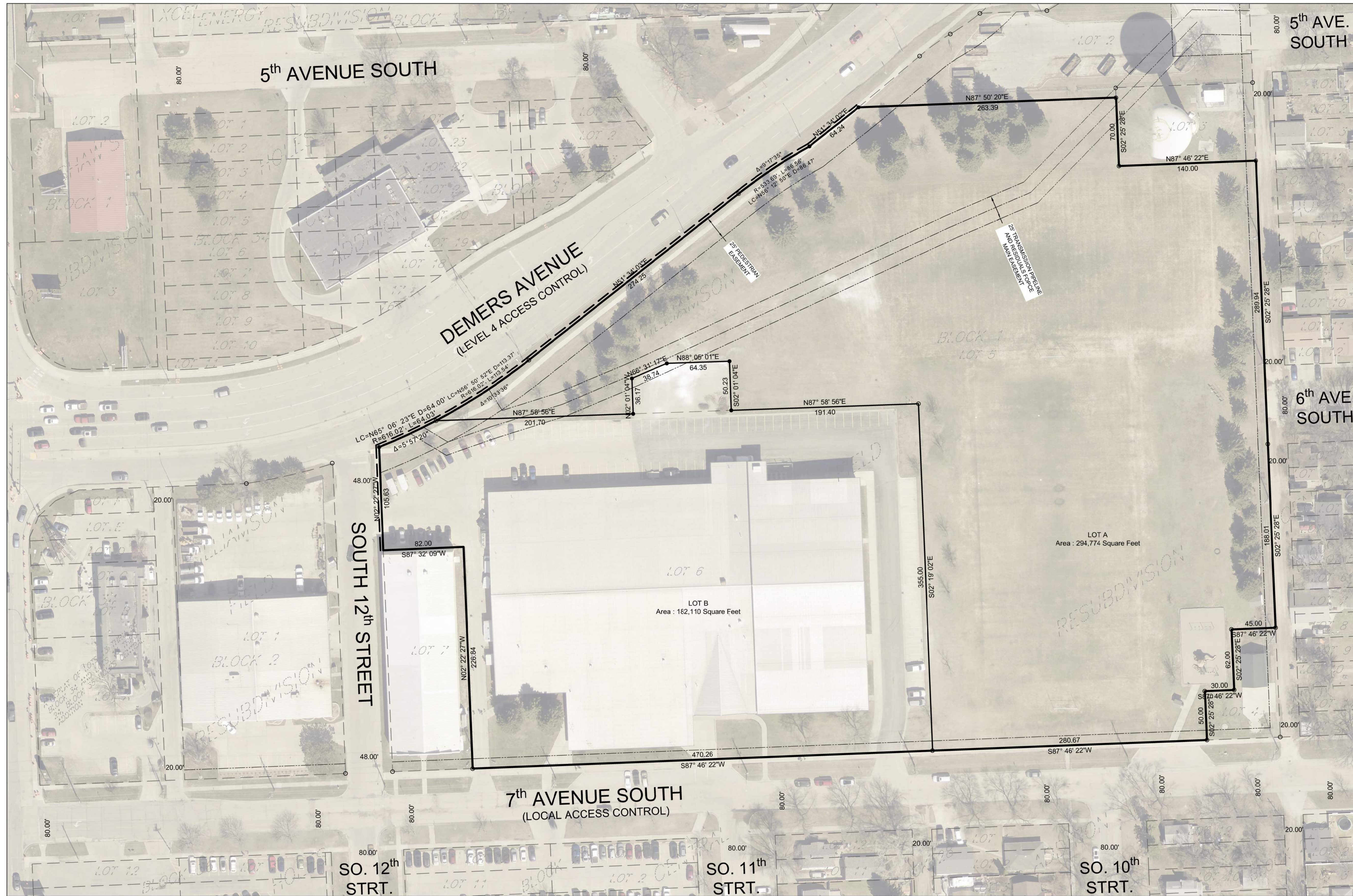
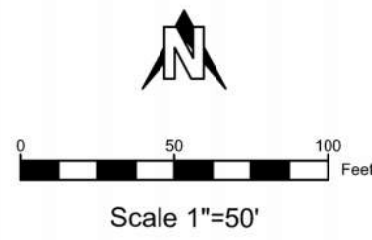
<b>Application Status</b>
<b>January 7, 2026 (Public Hearing) Planning and Zoning Commission:</b> Motion by Matson, second by Budke for approval of request. Motion carried unanimously.
<b>January 20, 2026- City Council Action:</b>

<b>Existing</b>	<b>Proposed</b>
<b>Land Use:</b> Residential	<b>Land Use:</b> No Change
<b>Zoning:</b> R-2 One-and Two Family Residence District	<b>Zoning:</b> No change
<b>Uses Permitted:</b> All uses permitted within R2	<b>Uses Permitted:</b> No change

<b>Context</b>
<b>Adjacent Zoning Districts:</b> R-2 One-and Two Family Residence District
<b>Adjacent Streets:</b> 7 <sup>th</sup> Ave Street & S 12 <sup>th</sup> Street
<b>Adjacent Bike/Ped Facilities:</b> Shared Use Path along DeMers Ave
<b>Adjacent CAT Routes:</b> Routes 3,4,7 & 10

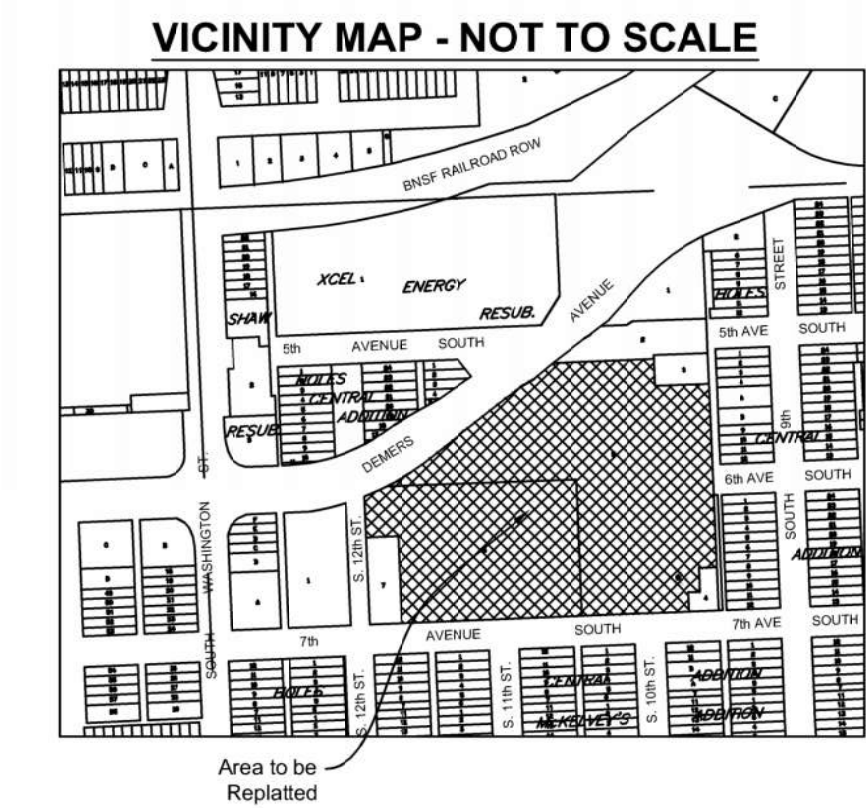


# REPLAT OF LOTS 5 AND 6 OF BLOCK 1 OF WILLIAMSON FIELD RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



**LEGEND**

PLAT BOUNDARY	—————
NEW LOT LINE	—————
EXISTING BLOCK LINES	—————
EXISTING LOT LINES	—————
EXISTING EASEMENT LINE	—————
EASEMENT LINE BY THIS PLAT	—————
ACCESS CONTROL LINE	—————
EXISTING IRON MONUMENT	●
MONUMENT PLACED THIS SURVEY 3/4" Ø X 18" LONG IRON BAR WITH CAP MARKED LS 6291 SPOT ELEVATION (NAVD 88)	○



**NOTES:**

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 AND DISTANCES ARE MEASURED ON THE GROUND IN FEET.

FLOODPLAIN: NO LANDS ON THIS PLAT ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM PANEL 0591E OF COMMUNITY PANEL NO. 38035C0591E DATED DECEMBER 17, 2010.

**Tech Notes 12-24-2025**

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

# REPLAT OF LOTS 5 AND 6 OF BLOCK 1 OF WILLIAMSON FIELD RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA

**OWNER'S CONSENT AND DEDICATION:**

We, the undersigned, being all the owners of the land platted herein, to be known as "REPLAT OF LOTS 5 AND 6 OF BLOCK 1 OF WILLIAMSON FIELD RESUBDIVISION TO THE CITY OF GRAND FORKS, NORTH DAKOTA", do hereby voluntarily consent to the execution of said plat. We hereby dedicate the streets, alleys, parks 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 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 designed hereon as having "access control." We also hereby dedicate easements, to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines or services under, on or over those certain strips of land designated hereon as "Utility Easements." We agree not to vacate any portion of this replat without the consent of the Planning and Zoning Commission and the City of Grand Forks. Said parcel is described as follows:

Lots 5 and 6, Block 1 of WILLIAMSON FIELD RESUBDIVISION To The City of Grand Forks, North Dakota, as shown on the plat thereof recorded in the office of the County Recorder within and for the County of Grand Forks at Document # 822079.

Containing 476,809 square feet (10.95 acres) more or less.

**PARK DISTRICT OF THE CITY OF GRAND FORKS, NORTH DAKOTA, A MUNICIPAL CORPORATION**

Board President: Tim Skarperud Clerk/Executive Director: George Hellyer

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, personally appeared Tim Skarperud, Board President, and George Hellyer, Clerk/Executive Director, of the Park District of the City of Grand Forks, and acknowledged the execution and signing of the above certificate on behalf of the Park District of the City of Grand Forks.

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

**CERTIFICATE OF SURVEYOR**

I, Bradley Danielson, Registered Land Surveyor in the State of North Dakota hereby certify that this map is a true and complete survey made by me or under my direct supervision, that all dimensions, angles and bearings are correct as shown; and that all monuments will be set as shown.

Bradley Danielson, PLS  
North Dakota LS-3291

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public, personally appeared Bradley Danielson, and acknowledged the execution and signing of the above certificate by his voluntary act and deed.

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 6th day of November, 2024 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 Steve Wasvick, President, and Meggen Sande, Secretary, of the Grand Forks Planning and Zoning Commission and acknowledge consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning and Zoning Commission.

Notary Public,  
My Commission Expires: \_\_\_\_\_

**APPROVAL BY CITY COUNCIL**

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon; has accepted the dedication of all streets, alleys, easements, and other public ways shown hereon lying within the corporate limits of the City of Grand Forks; has ordered the vacation of streets, alleys, easements, and public ways of a subdivision previously recorded with the Register of Deeds of Grand Forks County.

Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. \_\_\_\_\_, passed \_\_\_\_\_.

Attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public in and for said County and State, personally appeared Maureen Storstad, City Auditor of the City of Grand forks, and acknowledged the execution and signing of the above certificate.

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

**APPROVAL OF THE CITY ENGINEER**

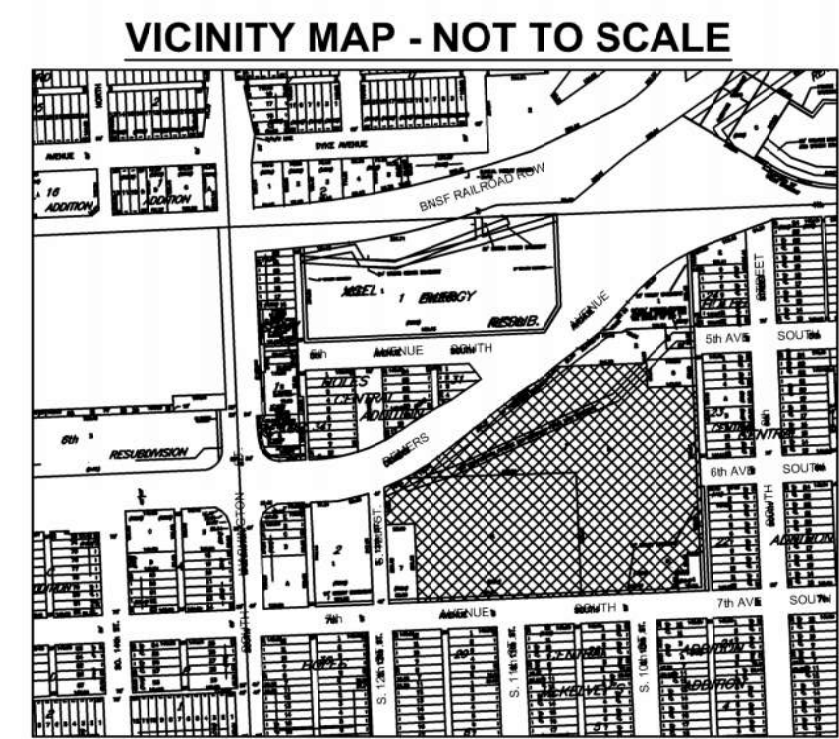
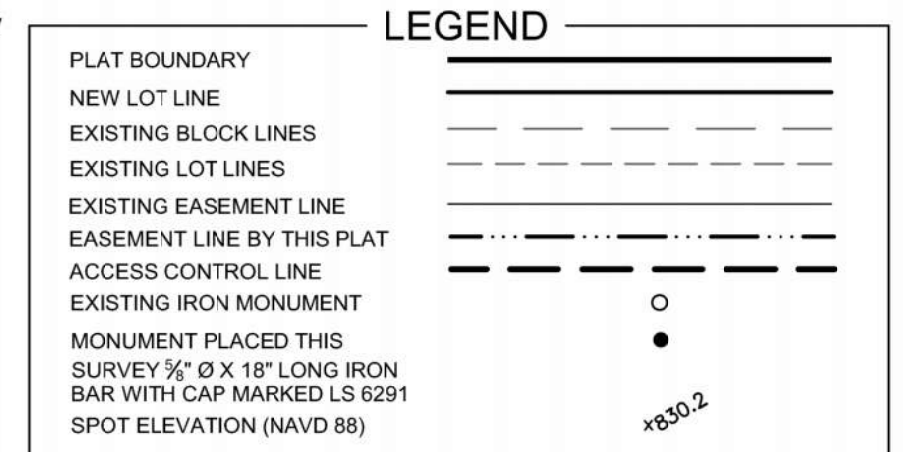
On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, I, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached plat/replat and find that it meets all applicable design criteria as specified by the North Dakota Century Code and by city ordinance.

Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it know that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Allen R. 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: \_\_\_\_\_



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