



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – April 1, 2026
 City Council – April 20, 2026

Item 3-1 (Final) – Minor Replat Request	
Title: Plat of Korynta Lemm Fifth Resubdivision	
Location: 1562 & 1630 North 52 nd Street	
Current Legal Description: Lot 1, Block 1, Korynta-Lemm Third Resubdivision and Lot A, Block A, Korynta-Lemm Subdivision.	
Proposed Legal Description: Korynta-Lemm Fifth Resubdivision	
Applicant: Evan Punt, Wilbur-Ellis	Owner: Wilbur-Ellis
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Combine lots to enable breezeway to be built across lot line.	

Staff Recommendation
Recommending final approval of the Plat of Korynta-Lemm Fifth Resubdivision, subject to conditions shown on attached review copy.

Application Status
April 1, 2026 (Public Hearing) - Planning and Zoning Commission: Motion by Reichert, second by Sande for approval of request. Motion carried unanimously.
April 20, 2026 - City Council Action:

Existing	Proposed
Land Use: Warehousing	Land Use: No Change
Zoning: I-2 Heavy Industrial	Zoning: No change
Uses Permitted: All uses permitted within I-2 district	Uses Permitted: No change

Context
Adjacent Zoning Districts: I-2 Heavy Industrial District
Adjacent Streets: N 52 nd St
Adjacent Bike/Ped Facilities: None.
Adjacent CAT Routes: None.

Background and Discussion

- This replat request was originally approved by the Planning & Zoning Commission and City Council in October 2022. However, the plat was never recorded with the County, and Section 18-0906(5)(F) requires that approved plats be recorded within 180 days. Following that, the applicant is revisiting the project and looking to move forward, so new approvals are required.
- The request is a minor replat to combine the two lots pictured below in order to construct a breezeway for warehousing operations between the 1562 building and the southerly 1630 building. Structures are not permitted to be built over lot lines, so the combination of the lots is necessary to permit this breezeway.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.



Notices

Grand Forks Herald Public Hearing Notice Published: March 18, 2026

Comments Received: None at time of posting.

Findings of Fact

- Replat meets subdivision regulations.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments

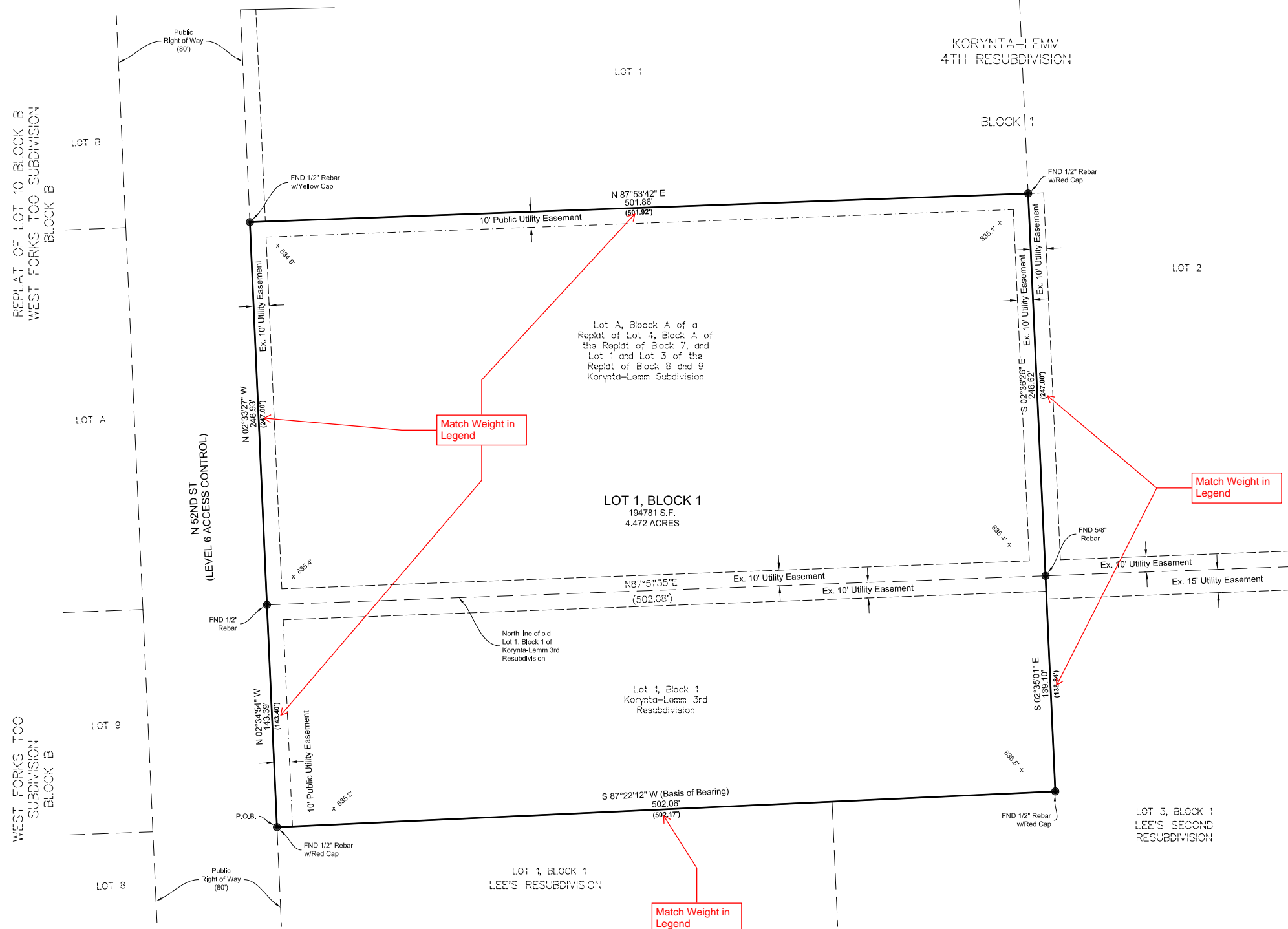
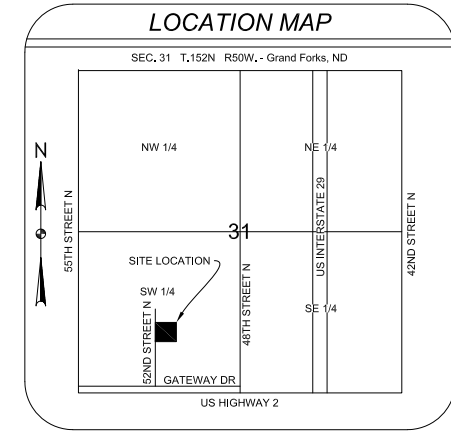
- Proposed replat with Tech Changes noted
- Breezeway site plan

KORYNTA-LEMM 5TH RESUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1 OF KORYNTA-LEMM 3RD RESUBDIVISION & LOT A, BLOCK A OF A REPLAT OF LOT 4, BLOCK A OF THE REPLAT OF BLOCK 7, AND LOT 1 & LOT 3 OF THE REPLAT OF BLOCK 8 & 9 KORYNTA-LEMM SUBDIVISION & INCLUDING 2 PREVIOUSLY UNPLATTED TRACTS & VACATED ALLEY TO THE CITY OF GRAND FORKS, NORTH DAKOTA

Tech Notes 9/27/2022

- 1) Provide Title Opinion and confirm owners name on Consent and Dedication.
- 2) Provide for consent of others holding interest in plat property.



LEGEND

- FOUND PROPERTY CORNER
 - - - - - EXISTING EASEMENT LINE
 - - - - - EXISTING PROPERTY LINE
 - — — — — PLAT BOUNDARY LINE
 - - - - - PUBLIC UTILITY EASEMENT LINE BY THIS PLAT
- x 835.4' SPOT GROUND ELEVATION (NAVD '88)
- (501.92) RECORD DIMENSIONS
- 501.86' FIELD MEASURE
- N87°53'42"E FIELD BEARING

NOTE:

1. Survey is based ND State Plane Coordinates, North Zone, NAD83, GEOID 18 (2011) US Survey Foot. Distances shown are Grid distances.
2. Basis of Bearing is the south line of Lot 1, Block 1, Korynta-Lemm 3rd Resubdivision which bears S 87°22'12\"/>



KORYNTA-LEMM 5TH RESUBDIVISION

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OWNERS CONSENT AND DEDICATION

We, the undersigned, certify that the Wilbur-Ellis Company (Grand Forks) is the owner of the land platted herein as "Korynta-Lemm 5th Resubdivision", to the City of Grand Forks, North Dakota and described as follows:

All of Lot 1, Block 1 of Korynta-Lemm 3rd Resubdivision and Lot A, Block A of a Replat of Lot 4, Block A of the replat of Block 7, and Lot 1 & Lot 3 of the Replat of Block 8 & 9 Korynta-Lemm Subdivision & including 2 previously unplatted tracts & vacated alley, Grand Forks, North Dakota.

We do voluntarily consent to the execution of said plat and dedicate the streets, alleys, open spaces, slope easements, firelane easements, utility easements, drainage easements, bikeways, bridges and public grounds as shown thereon, including 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 public use forever. We also hereby dedicate easements, to run with the land, for water, sewer, gas, electric, telephone or other public utility lines, facilities, equipment or services under, on or over those certain strips of land designated hereon as "Public Utility Easements". We agree not to vacate any portion of this plat without consent of the Planning and Zoning Commission and the City of Grand Forks.

Wilbur-Ellis Company 1

Name, Title

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

On this ____ day of _____, 2022, before me, a Notary Public for said County and State, personally appeared 1
(Name) known or proved to me to be the/a _____ (Title) WILBUR-ELLIS COMPANY LLC, and that executed the foregoing document and acknowledged to me that such limited liability company executed the same.

Notary Public,
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 the ____ day of _____, 2022, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulation of said Planning and Zoning Commission. In witness thereof 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: Steve Wasvick

Secretary: Meggen Sande

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2022, before me and personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the City of Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the City of Grand Forks Planning and Zoning Commission.

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

CITY COUNCIL APPROVAL

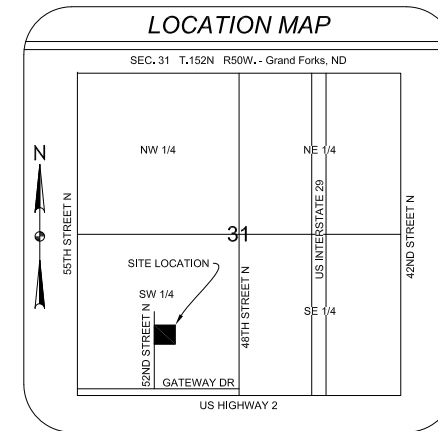
The City of Grand Forks, North Dakota on this ____ day of _____, 2022 has accepted the subdivision of land shown hereon and has accepted the dedications of all streets, alleys, easements and other public ways shown hereon lying within the corporate limits of the City of Grand Forks.

attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2022, before me personally appeared Maureen Storstad, City Auditor of the City of Grand Forks, and acknowledged the execution and signing at the above certificate.

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



CITY ENGINEER APPROVAL

On this ____ day of _____, 2022, I, Allen R. Grasser, City Engineer for the City of Grand Forks, North Dakota, 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 R. Grasser, City Engineer

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ____ day of _____, 2022, before me personally appeared Allen R. Grasser, City Engineer of the City of Grand Forks, and acknowledged ~~his~~ the execution and signing at the above certificate.

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

SURVEYOR'S CERTIFICATE

I, Carl P. Olson, Registered Land Surveyor in the State of North Dakota, do hereby certify this map is a true and complete survey made by me or under my direct supervision and all dimensions, angles, and bearings are correct as shown.

Carl P. Olson, Registered Land Surveyor
North Dakota Registration Number LS-4687

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

On this ____ day of _____, 2022, before me a Notary Public in and for said County and State, personally appeared Carl P. Olson, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public, Cass County
State of North Dakota
My Commission Expires: _____

Control Data

Point #	Description	Northing	Easting	Elevation
20	CP *X ON CON	359412.13	2800662.36	835.43
21	CP	359556.98	2800704.49	835.47
22	CP	359521.10	2800588.42	836.18
23	CP	359412.88	2800674.42	835.38

LEGEND

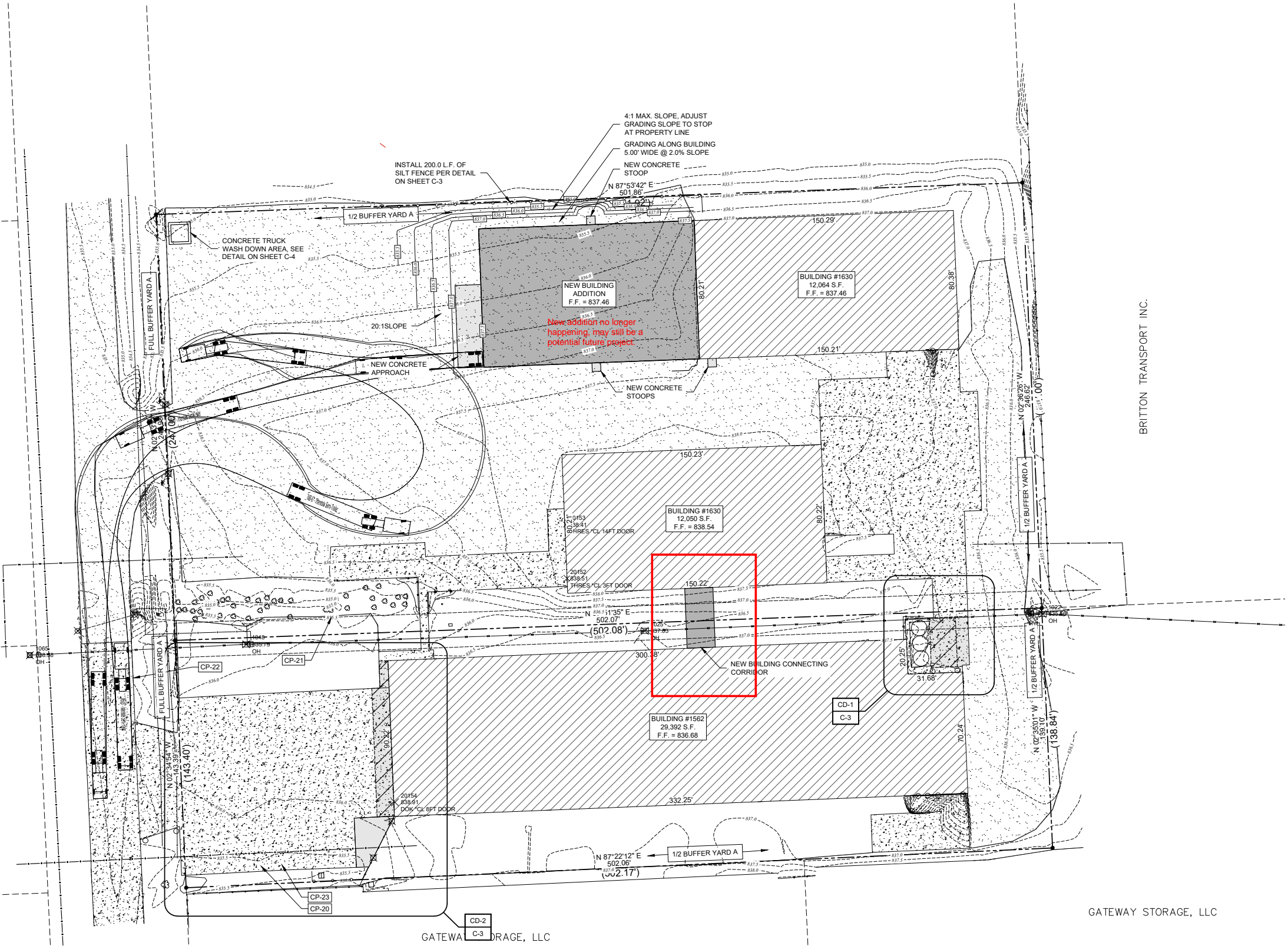
- EXISTING GRADE CONTOUR
- NEW GRADE CONTOUR
- EXISTING PROPERTY LINE
- CONCRETE - DEMOLITION
- CONCRETE - EXISTING
- CONCRETE - NEW
- GRAVEL - EXISTING
- EXISTING BUILDING
- NEW BUILDING

General Notes

- All work performed within the public right-of-way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. Prior to doing any work in the City right-of-way the contractor shall call the Engineering Department at 746-2640.
- All driveways leading to refuse containers shall be constructed of 6" concrete with a minimum 6" compacted base.
- All landscaping shall be protected from vehicular traffic by a standard concrete curb and gutter.
- All signs to be approved by the Grand Forks Planning Department.
- Any sidewalks, driveways, or pavement within the City Right-of-Way shall be removed and replaced within 14 days.
- Any driveways that are stop controlled will need adjacent detectable warning panels for the sidewalk crossing. See Prowag driveways section R305.2.8.

VALLEY MARKET PROPERTIES, LLC

NODEAN & DEANNA JELSING



BRITTON TRANSPORT INC.

GATEWAY STORAGE, LLC

GATEWAY STORAGE, LLC



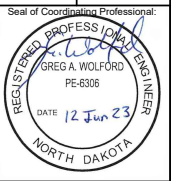
NEW SITE PLAN
SCALE: 1" = 30'-0"

I, Greg A. Wolford, am the
Coordinate Professional on the
Without-File Grand Forks, ND
project.

This bar is one inch long on original drawing.
If not one inch on this sheet, adjust scales accordingly.

BUILDING ADDITION
WILBUR-ELLIS CO.
GRAND FORKS, NORTH DAKOTA

DESIGN ASSOCIATES
714 E. 1ST ST. - BACOKA, NE 68001 (306) 342-2700 (ENGINEERS) ARCHITECTS
202 W. 2ND ST. - HASTINGS, NE 68001 (402) 462-3277 (WWW.VOICEBOX.COM)



DWG:	885GF-Z2 C-01
DRAWN:	T.A.S.
CHECKED:	
REVISIONS:	

C-2

DATE: FEB., 2023