



## Community Development Department

**DATE:** March 12, 2024

**FROM:** Ben Ehreth, Community Development Director

**ITEM:** Ordinance 6573 - McKenzie and Coffins Second Addition

**REQUEST:**

Introduction of and call for a public hearing on Ordinance 6573, a request by Remedy Housing Solutions, LLC., Cory Louser, and Katilla Wiseman, for a zoning map amendment from the R10 – Residential zoning district to the PUD – Planned Unit Development zoning district for part of McKenzie and Coffins Second Addition, where the Bismarck Planning and Zoning Commission recommends approval.

**BACKGROUND INFORMATION:**

Remedy Housing Solutions LLC, as well as Cory Louser and Katilla Wiseman, are requesting approval of a minor subdivision final plat titled McKenzie and Coffin's Second Addition on all of Lots 11-12 and the East 90 Feet of Lots 13-16, Block 69, McKenzie and Coffin's Addition. Remedy Housing Solutions LLC is also requesting a zoning map amendment from the R10 – Residential district to a Planned Unit Development (PUD) on Lots 2 and 3, Block 1, of McKenzie and Coffin's Second Addition.

The applicant plans to construct a twin-home style structure with two residential units on the main floor, and two smaller residential units on the lower level, creating a total of four housing units on the portion of the minor plat that would be zoned PUD. All other aspects of the development, such as setbacks and lot size, will generally conform to the standards of an R10 – Residential zoning district.

The applicant intends to use the replat of the property for two purposes: first, to create two new lots, from one existing southern lot, such that each new lot will have two housing units while the whole development looks like a standard twin-home; additionally, the applicant will use the minor plat to transfer ten feet from the northern boundary of the existing southern parcel to the existing northern parcel. The parcel receiving the north ten feet of the existing parcel would remain in the R10 – Residential district.

The attached staff report contains a complete review of the request, according to standards of the Comprehensive Plan, city ordinances, and other relevant law. Additionally, the staff report contains an overview of past public engagement related to this request.

A public hearing at the Planning and Zoning Commission meeting was held on February 28, 2024. Staff received one public comment prior to the Planning and Zoning Commission hearing expressing concern over the ownership/rental model that would be proposed for the housing units, and one member of the public spoke at the hearing primarily expressing some concern about the impacts on parking and traffic.

These comments were addressed by the applicant and their consultant representative stating that the current plan is to rent the units to working professionals so that there may be a handful of additional cars commuting to and from the area. For parking, the applicant's representative stated that there will be one garage space per main unit and additional driveway and parking pad spaces for a total of six parking spaces.

At the end of the public hearing, the Planning and Zoning Commission unanimously approved the plat and the zoning map amendment. An overview of the discussion at the Planning and Zoning Commission hearing is also provided in the staff report.

**RECOMMENDED CITY COMMISSION ACTION:**

Consider the request for Ordinance 6573 to amend zoning from the R10 – Residential district to a Planned Unit Development (PUD) for McKenzie and Coffin's Second Addition and call for a public hearing.

**STAFF CONTACT INFORMATION:**

Ben Ehreth, Community Development Director, 701-355-1842, behreth@bismarcknd.gov  
Daniel Nairn, Planning Manager, 701-355-1854, dnairn@bismarcknd.gov  
Isak Johnson, Planner, 701-355-1850, ijohnson@bismarcknd.gov

**ATTACHMENTS:**

1. BCC\_McKenzie & Coffins Second Addition\_031224

# STAFF REPORT

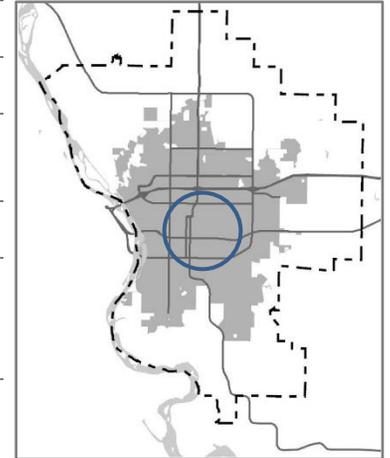
March 12, 2024

Application for: **Minor Plat**  
**Zoning Map Amendment**

Project ID: **MPLT2024-001**  
Project ID: **ZC2023-015**

## Project Summary

<i>Title:</i>	McKenzie and Coffin's Second Addition
<i>Status:</i>	Planning and Zoning Commission - Public Hearing
<i>Property Owner(s):</i>	Remedy Housing Solutions, LLC, and Cory Louser & Katilla Wiseman
<i>Project Contact:</i>	Landon Niemiller, AICP, Swenson, Hagen & Co.
<i>Project Location:</i>	In central Bismarck, the northwest corner of the intersection of East Avenue D and North 12th Street
<i>Project Size:</i>	8,100 SF, more or less – Zoning Map Amendment 27,443 SF, more or less – Minor Plat
<i>Applicant Request:</i>	Replat & rezone property for multifamily development
<i>Staff Recommendation:</i>	Call for public hearing



## Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	2 lots in 1 block	<i>Lots/Blocks:</i>	3 lots in 1 block
<i>Land Use:</i>	Single-family home and two-family flat	<i>Land Use:</i>	Single-family home and twin-home style residential with four housing units
<i>Future Land Use:</i>	Urban Neighborhood (UN)	<i>Future Land Use:</i>	Urban Neighborhood (UN)
<i>Zoning:</i>	R10 – Residential	<i>Zoning:</i>	PUD – Planned Unit Development R10 – Residential
<i>Uses Allowed:</i>	R10 – Single and two-family residential	<i>Uses Allowed:</i>	PUD – Uses specified in PUD R10 – Single and two-family residential
<i>Max Density:</i>	R10 – 10 units / acre	<i>Max Density:</i>	PUD – Density specified in PUD R10 – 10 units / acre

(continued)

**Area Information**

<i>Zoning Jurisdiction:</i>	Bismarck City Limits
<i>Township:</i>	N/A (City of Bismarck)
<i>Neighborhood:</i>	McKenzie

**Property History**

<i>Zoned:</i>	Pre-1980
<i>Platted:</i>	12/1882
<i>Annexed:</i>	Pre-1980

**Project Narrative**

Remedy Housing Solutions LLC, as well as Cory Louser and Katilla Wiseman, are requesting approval of a minor subdivision final plat titled McKenzie and Coffin's Second Addition on all of Lots 11-12 and the East 90 Feet of Lots 13-16, Block 69, McKenzie and Coffin's Addition. Remedy Housing Solutions LLC is also requesting a zoning map amendment from the R10 – Residential district to a Planned Unit Development (PUD) on Lots 2 and 3, Block 1, of McKenzie and Coffin's Second Addition.

The applicant plans to construct a twin-home style structure with two residential units on the main floor, and two smaller residential units on the lower level, creating a total of four housing units on the portion of the minor plat that would be zoned PUD. All other aspects of the development, such as setbacks and lot size, will generally conform to the standards of an R10 – Residential zoning district.

The applicant intends to use the replat of the property for two purposes: first, to create two new lots, from one existing southern lot, such that each new lot will have two housing units while the whole development looks like a standard twin-home; additionally, the applicant will use the minor plat to transfer ten feet from the northern boundary of the existing southern parcel to the existing northern parcel. The new parcel receiving the north ten feet of the existing southern parcel (Lot 1, Block 1, McKenzie and Coffin's Second Addition) would remain in the R10 – Residential district.

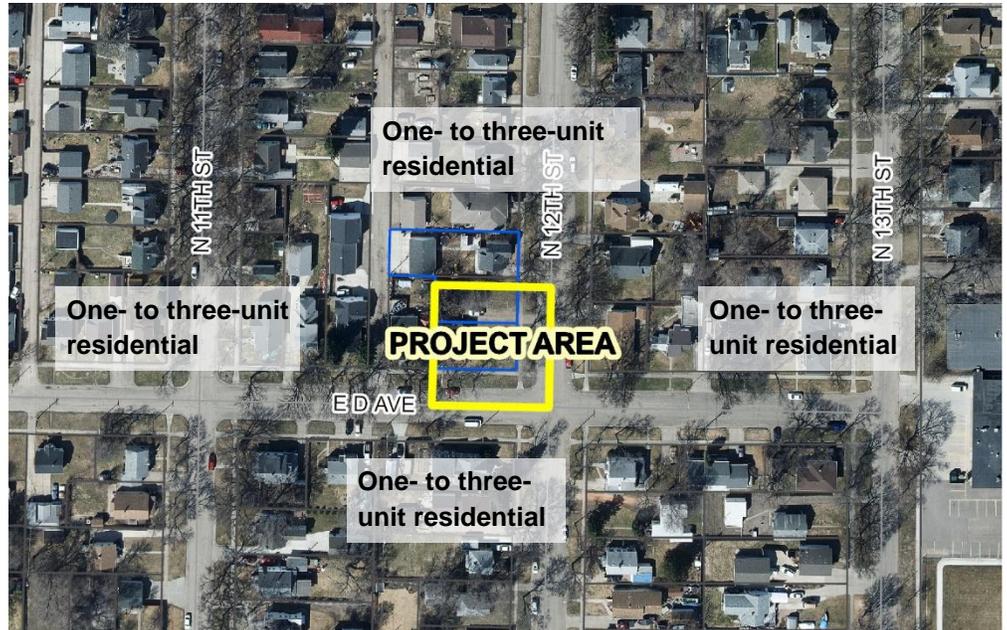
The Planning and Zoning Commission considered this request at their meeting on January 24, 2024, and held a public hearing on the minor subdivision final plat and zoning map amendment on February 28, 2024.

## Project Context

*Land uses adjacent to the project area are depicted on the adjacent map:*

Note: Yellow project area is the Zoning Map Amendment, and the blue lots are the proposed lots from the Minor Subdivision Final Plat

*A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.*



The project area has been identified as Urban Neighborhood (UN) in the Future Land Use Plan. The UN areas are places for quiet enjoyment of home life. Goals and objectives of this plan as they relate to minor subdivision final plats and to zoning map amendments to Planned Unit Developments are referenced in review standards below.

The project area is surrounded by land zoned R10 – Residential which allows single and two-family homes by-right; however, this is an older area of Bismarck that does have some structures with three or four units – according to City Assessing data – so four units (on two lots) would not be inherently out of character for the neighborhood.

## Public Engagement

The public has been duly notified of this request at the Planning and Zoning Commission level. A notice was published in the Bismarck Tribune on February 16 and February 23, and 77 letters were mailed to owners of nearby properties on February 15, 2024.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Community Development Activities map.

Staff received one public comment prior to the Planning and Zoning Commission hearing expressing concern over the ownership/rental model that would be proposed for the housing units, and one member of the public spoke at the hearing primarily expressing some concern about impacts to parking and traffic.

*(continued)*

These comments were addressed by the applicant and their consultant representative stating that the current plan is to rent the units to working professionals so that there may be a handful of additional cars commuting to and from the area. For parking, the applicant's representative stated that there will be one garage space per main unit and additional driveway and parking pad spaces for a total of six parking spaces.

Further public engagement at the City Commission level in the form of additional publications in the Bismarck Tribune will commence if the Board of City Commissioners calls for a public hearing.

### Review Standards and Findings of Fact

*The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.*

#### Minor Subdivision Final Plat

*Dimensional standards of the zoning ordinance are met with the proposed subdivision ([Title 14](#))*

**Yes.** All lots meet area and width requirements of the zoning district within which they are located, and there is sufficient space within each lot for anticipated buildings to meet density, setback, and lot coverage requirements.

*Stormwater runoff impacted by this subdivision is adequately managed to protect public and private investments and the natural environment ([Goal 15, Section 14.1-04-03](#));*

**Yes.** There is a plan to manage any stormwater runoff generated by this subdivision. The post-construction stormwater management permit (PCSMP) has been conditionally approved by the City Engineer.

*Technical specifications required of the final plat have been met ([Section 14-09-07](#))*

**Yes.** The proposed final plat contains the required information to ensure an accurate and timely review by staff, the Planning and Zoning Commission, and the general public.

*Proper administrative procedures related to the request are being followed ([Section 14-09-04](#))*

**Yes.** All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. The applicant has submitted a complete application for final plat approval, and the required staff review of all submitted materials occurred prior to submittal of this report to the Planning and Zoning Commission. A public hearing was held for this request, and all requirements for notice of this hearing were met, as documented in this report above.

If the Board of City Commissioners calls for a public hearing, staff will meet the additional requirements for public engagement as documented in this report above.

Creation of any new lots in the City of Bismarck is subject to development capital charges for municipal utilities. One capital utility charge will be due prior to the recordation of the plat, and an additional two charges (for the secondary residential units) will be due during the building permit stage.

*The public health, safety and general welfare will not be adversely impacted by the proposed subdivision ([Goal S10-a](#))*

**Yes.** As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed subdivision would not adversely impact the public health, safety, and general welfare.

#### Zoning Map Amendment

(continued)

*The Future Land Use Plan is adhered to with the proposed zoning map amendment ([Future Land Use Plan](#))*

**Yes.** The proposed zoning map amendment is within the area designated as Urban Neighborhood (UN) in the Future Land Use Plan, as described in the Project Context section above. The proposed zoning district would generally conform to the character of this district.

The UN designation in the Future Land Use Plan describes a mixture of housing with structures of up to four units, which would align with this request.

*The proposed amendment is compatible with adjacent land uses and zoning ([Goal S10-a](#), [S5-a](#))*

**Yes.** Adjacent uses are described in the project context section above. The proposed zoning district would allow a total of four housing units on two lots. Development that may be anticipated from the proposed zoning would be similar in nature to a typical twin-home that could be expected in an R10 – Residential district and would have no negative impact on the surrounding properties.

*A change in conditions or by an error in the zoning map has occurred since the previous zoning classification was established ([Goal S9-e](#))*

**Yes.** The current R10 - Residential zoning district was established pre-1980. Conditions have changed since this time. There are numerous structures in the area that were built before the current R10 – Residential district was created that have more than two housing units on similarly sized lots. There is no evidence that these existing structures inherently, negatively impact the neighborhood. The project area would not be any less restrictive than existing conditions in the surrounding area.

*Undue restriction of housing options or access to neighborhood amenities would not result from the*

*proposed zoning map amendment ([Goal S1-a](#), [Goal T1-c](#))*

**Yes.** The proposed zoning map amendment would enhance the diversity of housing types available to Bismarck residents and would support a mix of uses to create vibrant neighborhoods where necessities and amenities of daily life are easily accessible to all residents.

*The general intent and purpose of the zoning ordinance would be adhered to with the proposed zoning map amendment (Section 14-02-01; [NDCC 40-27-03](#))*

**Yes.** The proposed zoning map amendment would support the purpose of the zoning ordinance, as stated in the City Code of Ordinances and North Dakota Century Code.

*Proper administrative procedures related to the request are being followed (Section 14-07-02, [NDCC Chapter 40-47](#))*

**Yes.** All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. The applicant has submitted a complete application for a zoning map amendment, and the required staff review of all submitted materials has occurred prior to submittal of this report to the Planning and Zoning Commission. A public hearing was held for this request, and all requirements for notice of this hearing were met, as documented in this report above.

If the Board of City Commissioners calls for a public hearing, staff will meet the additional requirements for public engagement as documented in this report above.

Creation of any new lots in the City of Bismarck is subject to development capital charges for municipal utilities. One capital utility charge will be due prior to the recordation of the plat, and an additional two charges (for the secondary

(continued)

residential units) will be due during the building permit stage.

*Together 2045 Bismarck's Comprehensive Plan is adhered to with the proposed Planned Unit Development (Section 14-04-18(3)a)*

**Yes.** The following objectives of the plan would be advanced through the proposed Planned Unit Development.

*S6: Encourage a diversity of housing types to meet the variety of household needs in the community.*

*S10: Support the arrangement of compatible land uses to minimize adjacent conflicts.*

*G1: Encourage infill and redevelopment of land already connected to municipal services.*

*T3: Ensure that the variety and quality of housing is aligned with the needs of the community.*

The proposed development would be an infill project which redevelops land within the core of Bismarck. Therefore, it will use existing public utility and roadway infrastructure. This will allow not only additional housing opportunities for the area – which can increase the vibrancy of the neighborhood – but by utilizing existing infrastructure it will minimize costs to the broader public thus allowing it to be very financially efficient from a public services standpoint.

*Adequate buffer areas have been provided between any noncompatible land uses (Section 14-04-18(3)b)*

**Yes.** There are no uses adjacent to this proposed PUD that are incompatible and require a buffer.

*Natural features of the site would be preserved, insomuch as possible, including the preservation of trees and natural drainage ways (Section 14-04-18(3)c)*

**Yes.** The proposed PUD is a redevelopment of land within the central core of Bismarck. The proposed development would be visually and

functionally similar to nearby, existing development in terms of incorporating existing natural features into the design.

*The internal roadway circulation system within the Planned Unit Development has been adequately designed for the type of traffic that would be generated (Section 14-04-18(3)d)*

**Yes.** The proposed PUD is served entirely by existing public rights-of-way without need for an internal circulation system.

*The character and nature of the proposed Planned Unit Development contains a planned and coordinated land use or mix of land uses that are compatible and harmonious with the area in which it is located (Section 14-04-18(3)e)*

**Yes.** The proposed land use would be a total of four housing units in one structure on two lots that would be visually and functionally similar to a twin-home style development that would be typical of standard R10 – Residential districts. The proposed use, as designed and shown in the layout in the proposed Planned Unit Development, would be compatible and harmonious with the surrounding area.

*The public health, safety and general welfare will not be adversely impacted by the proposed zoning map amendment (Goal S10-a)*

**Yes.** As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed zoning map amendment would not adversely impact the public health, safety, and general welfare.

### Staff Recommendation

Based on the above findings, staff recommends calling for a public hearing of the minor subdivision final plat titled McKenzie and Coffin's Second Addition, and of the zoning map amendment from the R10 – Residential District to a Planned Unit Development (PUD) on Lots 2 and 3, Block 1, of the new minor subdivision final plat.

*(continued)*

**Attachments**

1. Draft Zoning Ordinance
2. Zoning and Plan Reference Map
3. Proposed Zoning Map
4. PUD Narrative
5. Proposed Site Exhibit
6. Proposed Building Elevations
7. Final Plat
8. Original Plat with Replatted Area Highlighted

---

*Staff report prepared by:* Isak Johnson, Planner

701-355-1850 | [ijohnson@bismarcknd.gov](mailto:ijohnson@bismarcknd.gov)

# CITY OF BISMARCK

## ORDINANCE NO. 6573

<i>Introduced by</i>	_____
<i>First Reading</i>	_____
<i>Second Reading</i>	_____
<i>Final Passage and Adoption</i>	_____
<i>Publication Date</i>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE CITY OF BISMARCK CODE OF ORDINANCES (1986 Rev.), AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA:

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the R10 – Residential district and included in the PUD – Planned Unit Development zoning district:

Lots 2 & 3, Block 1, McKenzie and Coffin’s Second Addition.

This PUD is subject to the following standards:

1. *Conformance to Submitted Documents*. The development must generally conform to the submitted site plan approved in conjunction with the PUD.
2. *Uses Permitted*. The uses within the district shall be limited to the following:
  - a. *Principal Uses*. The following principal uses shall be allowed:
    - i. One rowhouse building with two (2) primary units and two (2) secondary units.
  - b. *Accessory Uses*. The following uses shall be allowed as accessory to the principal uses on the property.



allowed if in full compliance with Section 14-03-11 of the City Code of Ordinances (Landscaping and Screening) as it relates to structures typically seen in an R10 – Residential District (Section 14-04-06).

6. *Modifications.* This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments). Major modifications require a public hearing and approval by the Bismarck Planning & Zoning Commission.

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.

### Zoning Districts

<b>A</b>	Agriculture
<b>RR</b>	Rural
	Residential
<b>R5</b>	Residential
<b>RMH</b>	Manufactured Home Residential
<b>R10</b>	Residential
<b>RM</b>	Residential Multifamily
<b>RT</b>	Residential (Offices)
<b>HM</b>	Health and Medical
<b>CA</b>	Commercial
<b>CG</b>	Commercial
<b>MA</b>	Industrial
<b>MB</b>	Industrial
<b>PUD</b>	Planned Unit Development
<b>DC</b>	Downtown Core
<b>DF</b>	Downtown Fringe

### Future Land Use Plan

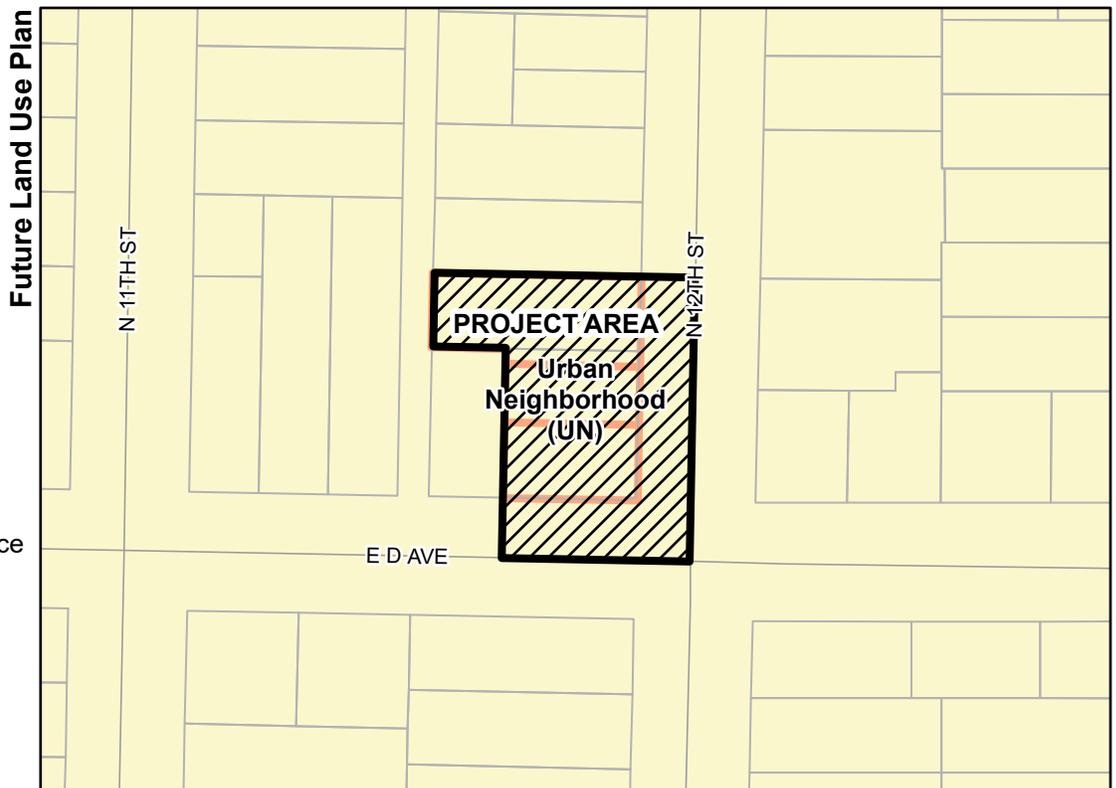
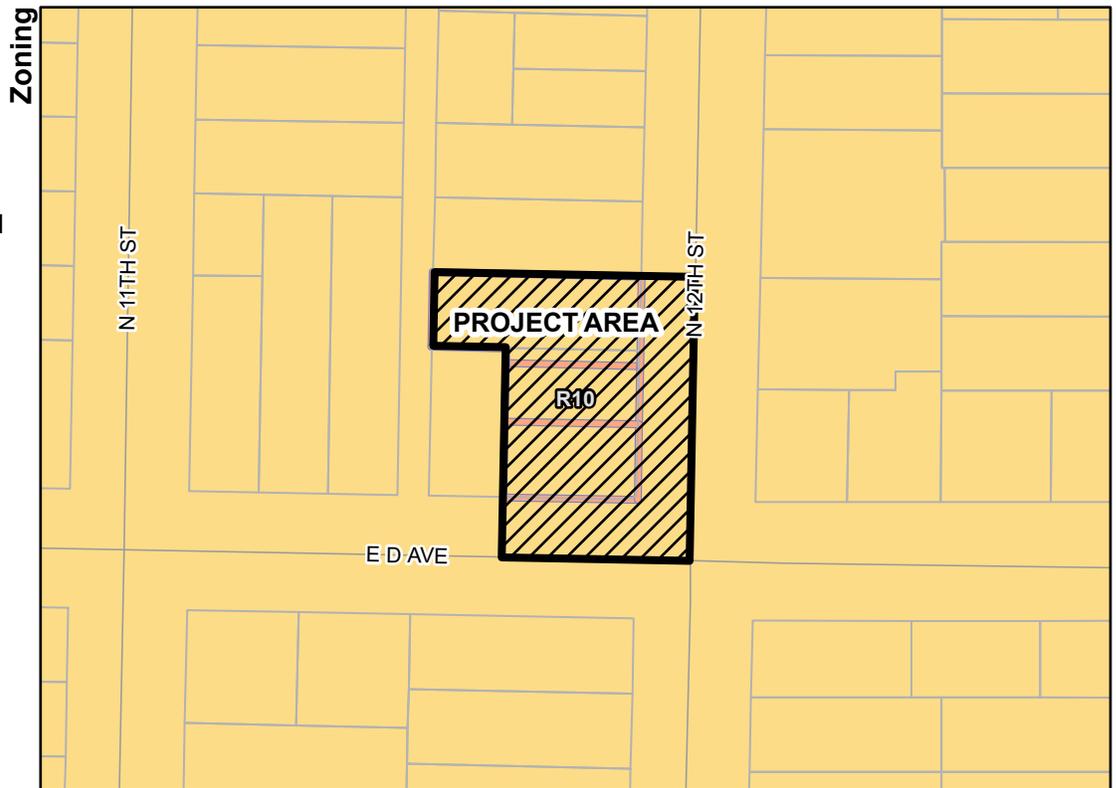
<b>UN</b>	Urban
	Neighborhood
<b>NMU</b>	Neighborhood Mixed Use
<b>CMU</b>	Community Mixed Use
<b>DMU</b>	Destination Mixed Use
<b>DT</b>	Downtown
<b>IND</b>	Industrial
<b>IF</b>	Industrial Flex
<b>IMU</b>	Industrial Mixed Use
<b>INS</b>	Institutional
<b>RR</b>	Rural
	Residential
<b>TR</b>	Transitional Rural
<b>PKOS</b>	Parks/Open Space
	Urban Reserve
<b>URA/</b>	Mid/Long-Term
<b>URB</b>	

### Active Mobility Plan

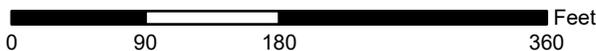
— Future Shared Trail

### Major Street Plan

- Existing Arterial
- Future Arterial
- Existing Collector
- Future Collector
- Existing Interstate
- Future Interstate



*This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.*





# Proposed Zoning Change

## MCKENZIE AND COFFINS SECOND ADDITION

MPLT2024-001

### Proposed New Zoning Map

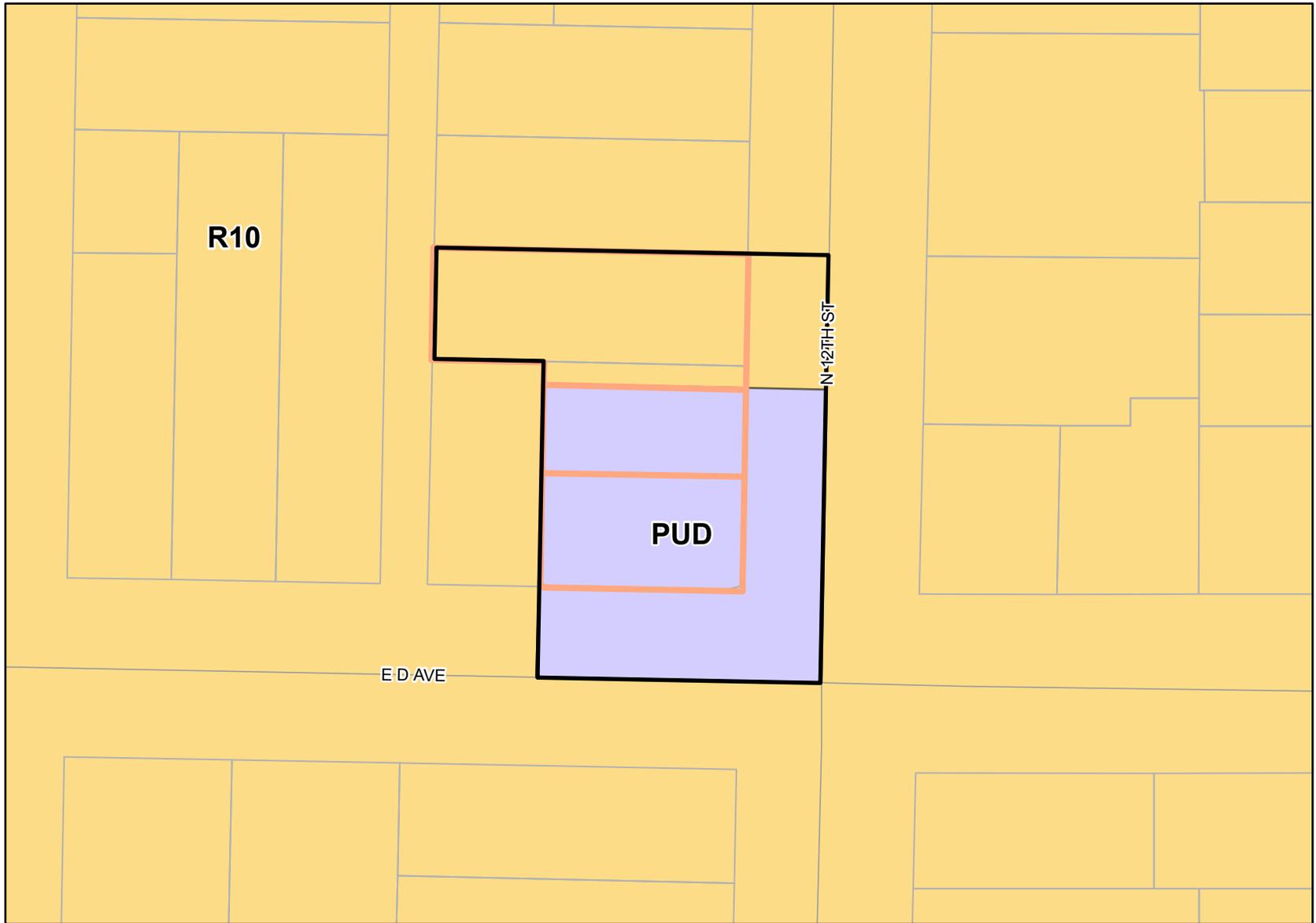
Project Area  
(zoning within is proposed)

City Limits

#### Zoning Districts

- A** Agriculture
- RR** Rural
- R5** Residential
- RMH** Manufactured Home Residential
- R10** Residential
- RM** Residential Multifamily
- RT** Residential (Offices)
- HM** Health and Medical
- CA** Commercial
- CG** Commercial
- MA** Industrial
- MB** Industrial
- PUD** Planned Unit Development
- DC** Downtown Core
- DF** Downtown Fringe

*A "C-" prior to the district indicates that special conditions would apply to the zoning district*



*This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.*



City of Bismarck  
Community Development  
Planning Division  
February 20, 2024



---

## SWENSON, HAGEN & CO. P.C.

civil engineering . surveying . land planning . hydrology  
landscape & site design . construction management

### McKenzie & Coffin's First Addition First Replat

The East 90' of Lots 13-16 Block 69 Less the North 10' of Lot 13

### McKenzie & Coffin's Addition

### Request for PUD

Remedy Housing Solutions, LLC, is proposing to re-zone a portion of McKenzie & Coffin's addition on the NW corner of N 12<sup>th</sup> St & East Avenue D. The lots in question are currently zoned R10, and contain a partially demolished home & outbuilding. Adjoining properties are also zoned R10.

The proposed PUD for a Gentle/Lean Infill project, as described in the City of Bismarck's "Infill and Redevelopment Plan" accepted by the Board of City Commissioners in February of 2017, would replace the existing structure with a twin-home style building, that will also have rental space for two additional units, for a total of four living spaces.

Setbacks would generally conform to R10 zoning with the allowance of Contextual setbacks. As measured per a survey, the "front yard" setback from East Ave D will be set at 18.2'. The Front Yard setback from N. 12<sup>th</sup> St. will be 20', which will be the garage facing side of the structure. Side yard of 6' and a rear yard of 20'.

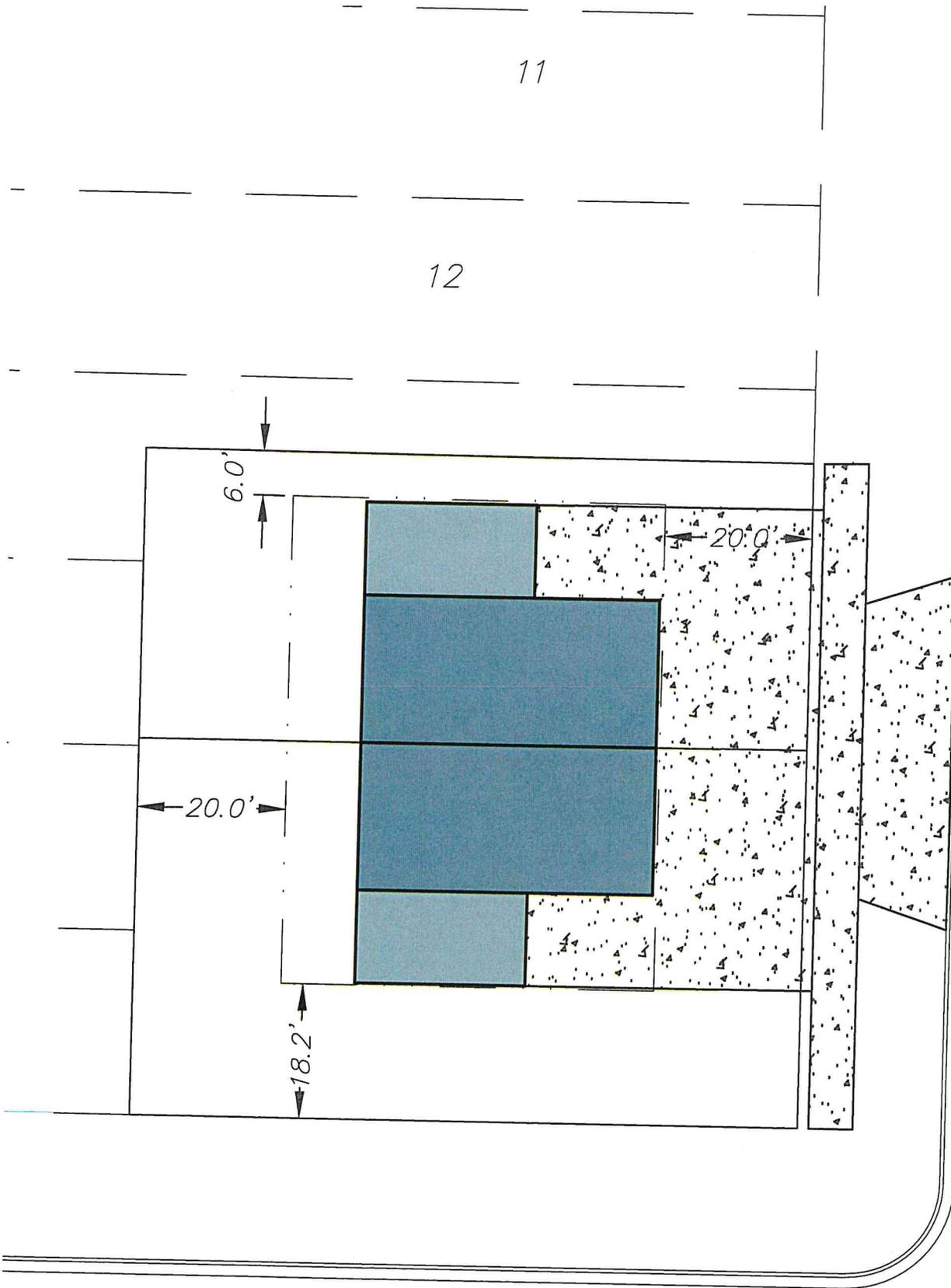
Additionally, two of the units will be provided with garage space, while the two remaining will have paved parking spaces within the property. An HOA will be formed for maintenance of the structure, snow removal & communal green space.

Landscaping will be limited to street trees & grass, as the structure will aesthetically and structurally appear as a twin home, no landscape buffering between the project & adjoining uses will be required.

Lot coverage for all structures will be limited to 40%, building height limited to 40', minimum lot area of 3,500 sf.

RECEIVED  
DEC 22 2023

N 12TH ST.



11

12

6.0'

20.0'

18.2'

20.0'

AVENUE D



### DRAWING SCHEDULE

Second Floor_____	1
Main Floor_____	2
Basement_____	3
Foundation_____	4
Roof_____	5
Elevations - Front & Back_	6
Elevations - Left & Right__	7



1118 E Ave D

Thursday, December 28, 2023



## FRONT ELEVATION

SCALE: 1/8" = 1'-0"



## BACK ELEVATION

SCALE: 1/8" = 1'-0"

ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR EDGE OF BEARING (CONCRETE/STUD). ALL INTERIOR DIMENSIONS ARE TO STUD (UNO).

### House Information

1118 E Ave D

Foundation Walls : 8" Concrete (UNO)	Basement : 0000 sf
Exterior Walls : 2x6	Main Floor : 0000 sf
Interior Walls : 2x4 (UNO)	Second Floor : 0000 sf
Wall Height : 0'-0"	Garage : 0000 sf
Garage Wall Height : 0'-0" (VERIFY)	Covered Porch : 0000 sf
Floor Trusses : 00"- Engineered	Covered Patio : 0000 sf
	<b>Total Living Area : 0000 sf</b>

### Disclaimer:

M.A. has prepared these plans based on information provided to J.E. Homes. Plans and elevations to be used to provide a concept and example of what is to be built. Contractor or Architect is responsible for verifying all locations, dimensions, building codes, & exterior materials. Contractor or Architect is responsible for having all plans reviewed by an engineer.

DRAWN BY: M.A.

SCALE: 1/8" = 1'-0"

PAGE:

6/7

DATE: 12/28/2023 Elevations - Front & Back

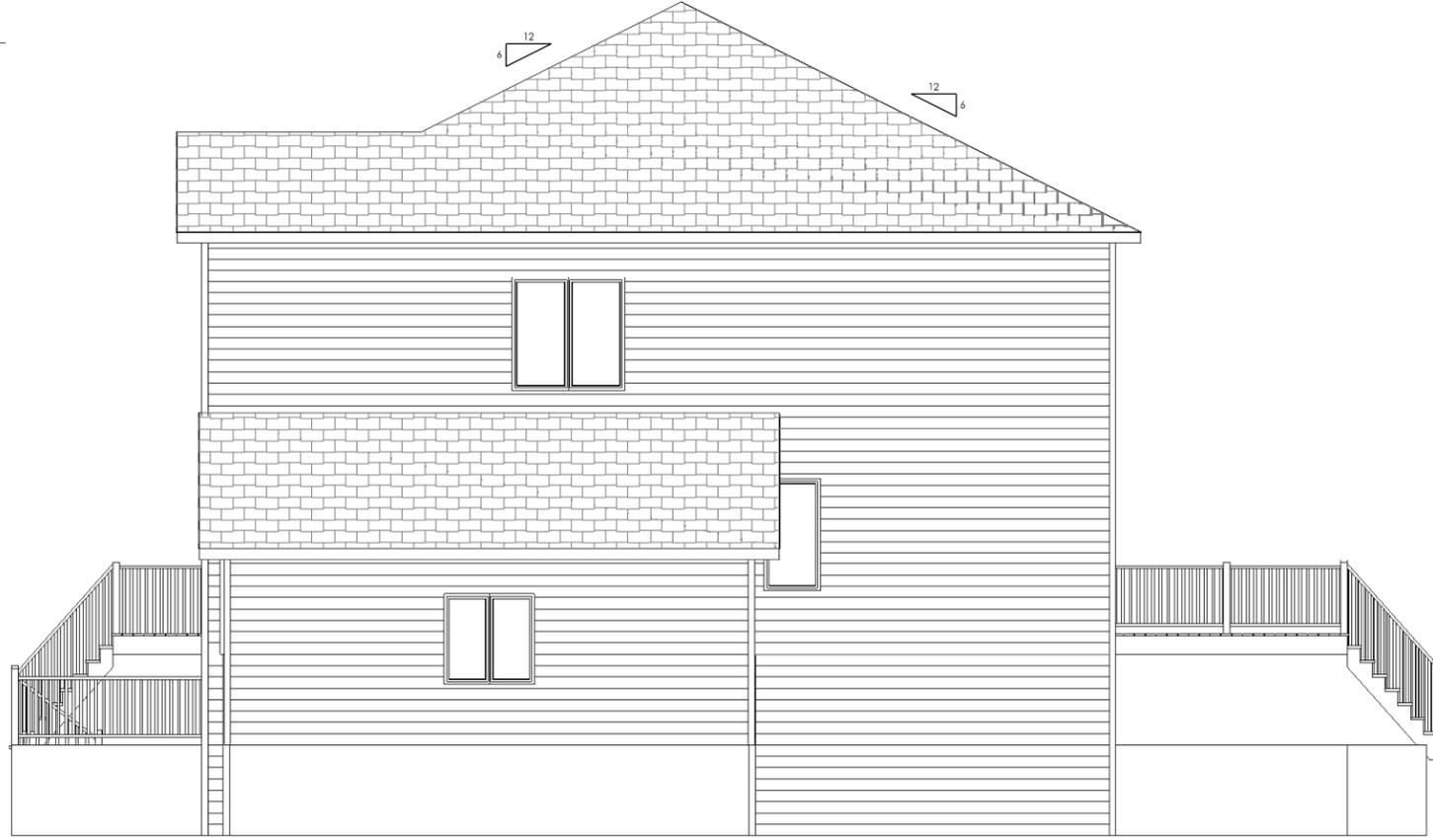


**BUILDERS**

7007 15th St NW  
Bismarck, North Dakota 58503  
701-595-2758



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR EDGE OF BEARING (CONCRETE/STUD). ALL INTERIOR DIMENSIONS ARE TO STUD (UNO).

**House Information**

1118 E AVE D

Foundation Walls : 8" Concrete (UNO)	Basement : 0000 sf
Exterior Walls : 2x6	Main Floor : 0000 sf
Interior Walls : 2x4 (UNO)	Second Floor : 0000 sf
Wall Height : 0'-0"	Garage : 0000 sf
Garage Wall Height : 0'-0" (VERIFY)	Covered Porch : 0000 sf
Floor Trusses : 00"- Engineered	Covered Patio : 0000 sf
	<b>Total Living Area : 0000 sf</b>

Disclaimer:

M.A. has prepared these plans based on information provided to J.E. Homes. Plans and elevations to be used to provide a concept and example of what is to be built. Contractor or Architect is responsible for verifying all locations, dimensions, building codes, & exterior materials. Contractor or Architect is responsible for having all plans reviewed by an engineer.

**DRAWN BY:** M.A.

**SCALE:** 1/8" = 1'-0"

**PAGE:** 7/7

**DATE:** 12/28/2023 Elevations - Left & Right



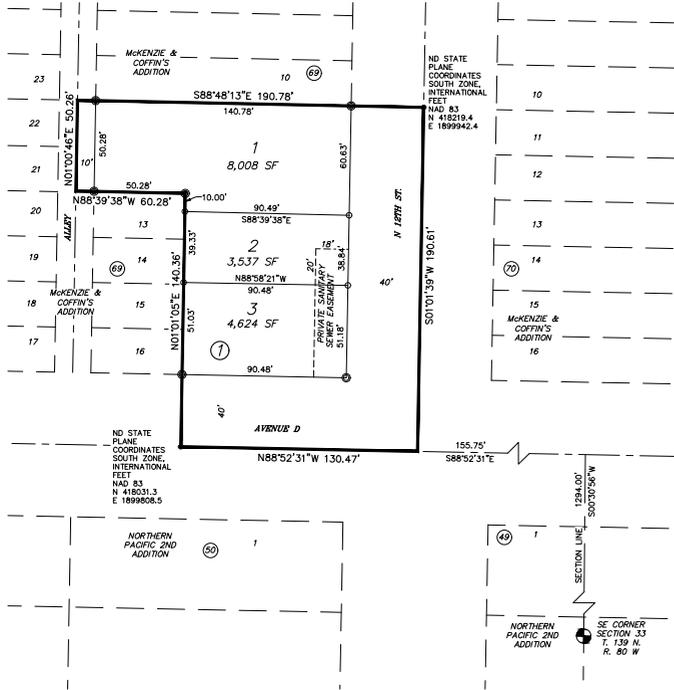
**BUILDERS**

7007 15th St NW  
Bismarck, North Dakota 58503  
701-595-2758

# McKENZIE AND COFFIN'S SECOND ADDITION

BEING ALL OF LOTS 11-12 AND THE EAST 90 FEET OF  
 LOTS 13-16 BLOCK 69 MCKENZIE AND COFFIN'S ADDITION OF  
 SECTION 33 TOWNSHIP 139 NORTH RANGE 80 WEST  
 OF THE FIFTH PRINCIPAL MERIDIAN

## BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



### DESCRIPTION

BEING ALL OF LOTS 11-12 AND THE EAST 90 FEET OF LOTS 13-16 BLOCK 69 MCKENZIE AND COFFIN'S ADDITION OF SECTION 33 TOWNSHIP 139 NORTH RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 01 DEGREE 00 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE BLOCK 69 ALLEY OF SAID MCKENZIE & COFFIN'S ADDITION, A DISTANCE OF 50.28 FEET TO THE SOUTH LINE OF LOT 10 BLOCK 69 OF SAID MCKENZIE & COFFIN'S ADDITION; THENCE SOUTH 88 DEGREES 48 MINUTES 13 SECONDS EAST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 140.78 FEET TO THE CENTERLINE OF NORTH 16TH STREET RIGHT-OF-WAY; THENCE SOUTH 01 DEGREE 01 MINUTE 39 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 190.61 FEET TO THE CENTERLINE OF AVENUE D RIGHT-OF-WAY; THENCE NORTH 88 DEGREES 52 MINUTES 31 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 130.47 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 03 SECONDS EAST, A DISTANCE OF 140.36 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 50.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.63 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, TERRY BALDZ, HEREBY CERTIFY I AM A LICENSED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SWENSON, HAGEN & CO. P.C.  
 509 BUSH AVENUE  
 BISMARCK, NORTH DAKOTA  
 58504

TERRY BALDZ  
 PROFESSIONAL LAND SURVEYOR  
 N.D. REGISTRATION NO. 3393

### APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIRMAN ATTEST  
 BEN EHRETH - SECRETARY

### APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE PLAT, HAS APPROVED THE GRASSES AS SHOWN ON THE APPROVED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION AND REDEDICATION OF ALL RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN THEREON AND DOES HEREBY VACATE ANY PREVIOUS PLATING WITHIN THE BOUNDARY OF THE APPROVED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MICHAEL T. SCHWITZ---PRESIDENT ATTEST: JASON TOMANEK---ACTING CITY ADMINISTRATOR

### APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE THIS PLAT.

GABRIEL J. SCHELL---CITY ENGINEER

### OWNERS' CERTIFICATE & DEDICATION

WE, REMEDY HOUSING SOLUTIONS, LLC, CORY LOUSER, AND KATILLA WISEMAN, BEING ALL THE OWNERS OF THE LANDS PLATTED HEREIN, HAVE CAUSED THE LAND TO BE PLATTED AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT TITLED MCKENZIE AND COFFIN'S ADDITION FIRST REPLAT, AND DEDICATE ALL RIGHTS OF WAY TO THE CITY OF BISMARCK AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL TO THE PROPERTY AS SHOWN, AND AFFIRM THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT.

WE ALSO DEDICATE TO THE CITY OF BISMARCK ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENT" TO RUN WITH THE LAND FOR GAS, ELECTRIC, COMMUNICATION AND/OR OTHER PUBLIC UTILITIES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON.

WE ALSO DEDICATE TO ALL LANDOWNING PARTIES ALL PRIVATE EASEMENTS AS SHOWN ON THIS PLAT AS "PRIVATE SANITARY SEWER EASEMENT" TO RUN WITH THE LAND FOR USE BY ALL LAND-OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR SANITARY SEWER FACILITIES UNDER OR UPON THOSE AREAS DESIGNATED AS SUCH.

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 NATHAN SCHLOSSER  
 REMEDY HOUSING SOLUTIONS, LLC

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME PERSONALLY APPEARED NATHAN SCHLOSSER OF REMEDY HOUSING SOLUTIONS, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 KATILLA WISEMAN

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 CORY LOUSER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME PERSONALLY APPEARED CORY LOUSER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 KATILLA WISEMAN

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 KATILLA WISEMAN

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME PERSONALLY APPEARED KATILLA WISEMAN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

STATE OF NORTH DAKOTA )  
 COUNTY OF BURLEIGH )  
 KATILLA WISEMAN

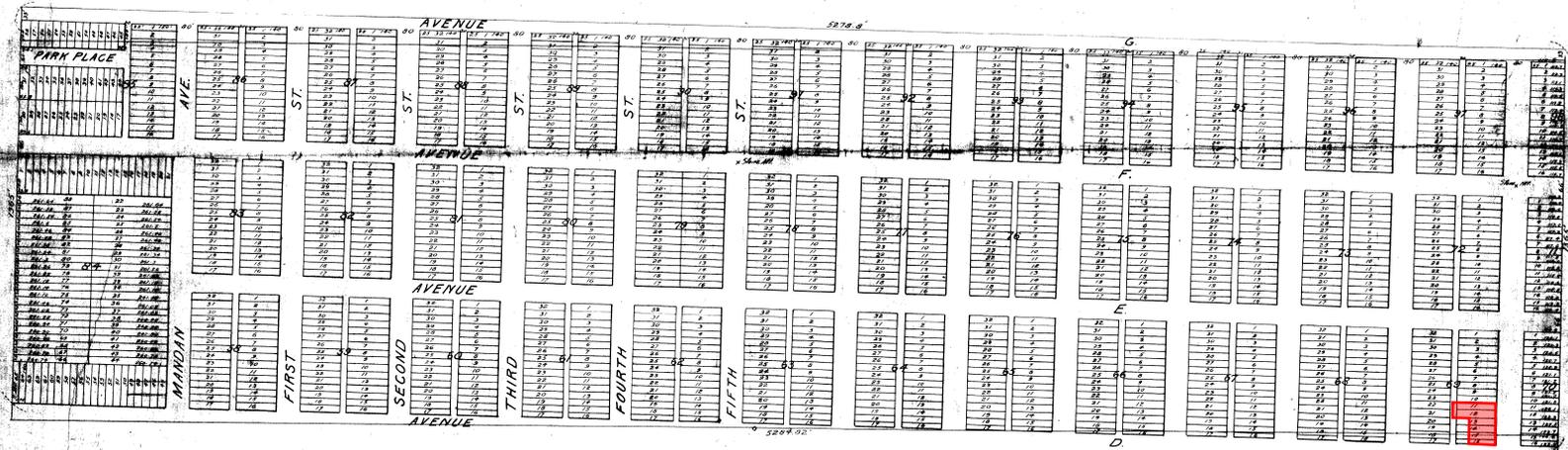
**NOTES**  
 BASIS OF BEARING:  
 NORTH DAKOTA STATE PLANE, SOUTH ZONE BY  
 CITY ORDINANCE  
 COORDINATE DATUM:  
 NORTH DAKOTA STATE PLANE COORDINATE  
 SYSTEM  
 NAD 83 SOUTH ZONE  
 ADJUSTMENT OF 1986  
 UNITS ARE INTERNATIONAL FEET  
 BEARINGS AND DISTANCES MAY VARY FROM  
 PREVIOUS PLATS DUE TO DIFFERENT METHODS  
 OF MEASUREMENTS.



○ MONUMENT TO BE SET  
 ● MONUMENT IN PLACE

**SWENSON, HAGEN & COMPANY P.C.**  
 509 Bush Avenue  
 Bismarck, North Dakota 58504  
 Surveying  
 Hydrology  
 Land Planning  
 Civil Engineering  
 Landscape & Site Design  
 Construction Management  
 Email: sheng@swensonhagen.com  
 Phone: (701) 223-2600  
 Fax: (701) 223-2606

# FLAT OF M<sup>C</sup>KENZIE AND COFFIN'S ADDITION TO THE CITY OF BISMARCK



Area of McKenzie and Coffin's Second Addition

Plat of the McKenzie and Coffin Addition to the City of Bismarck in the County of Burleigh and Territory of Dakota comprising part of section thirty three (33) in Township one hundred and thirty nine (139) North of Range eighty (80) West of the Fifth Principal Meridian and bounded as follows: Commencing at a point on the section line between sections thirty three and thirty four (33 & 34) on Township one hundred and thirty nine (139) North of Range eighty (80) West of the Fifth Principal Meridian; one thousand three hundred and forty (1340) feet south from the quarter point said section line; thence westerly upon a line of 20' 22" north said section line between sections thirty three and thirty four (33 & 34) five thousand two hundred and eighty two (5282) feet to section line between sections thirty two and thirty three (32 & 33) Township one hundred and thirty nine (139) North of Range eighty (80) West of the Fifth Principal Meridian; thence north on said section line one thousand three hundred and sixty five feet; thence easterly five thousand two hundred and eighty eight (5288) feet to section line between sections thirty three and thirty four (33 & 34); thence south on said section line one thousand three hundred and sixty five feet (1365) to place of beginning.

Alexander McKenzie and Elijah Coffin the proprietors of the McKenzie and Coffin Addition and Robt. J. Johnson and Geo. E. Reed Surveyors hereby declare and make known that the said proprietors caused to be surveyed and laid out during the month of December A. D. 1882 and this Plat hereof to be made by the said Robt. J. Johnson and Geo. E. Reed Surveyors according to the statute in such case provided. That the foregoing is a true and accurate description of the situation and boundaries of said McKenzie and Coffin Addition. All streets, avenues and alleys and lots of said McKenzie and Coffin Addition are particularly described and set forth on the plat with names, with boundaries and extent of all said streets and avenues and boundaries & extent of all lots and alleys. The figures representing distances, length or width denote feet and tenths of feet. All streets are of the uniform width of eighty feet except Park Place which is sixty (60) feet wide. All avenues are of the uniform width of sixty six (66) feet except Avenue G which is thirty three (33) feet and Mandan which is eighty (80) feet. All the lots are numbered in figures in the regular blocks or squares in which they are situated and their precise length and width marked on the Plat. At the time of surveying and laying out said McKenzie and Coffin Addition the proprietors caused to be planted wood fixed at the intersection of the center line of Avenue F and Fifth and Tenth streets a good and sufficient stone monument for corners from which to strike further surveys, and the points where the same may be found are designated on the Plat thus x with the words "Stone Monument" in the contiguous blocks. And the said Robt. J. Johnson and Geo. E. Reed Surveyors do hereby certify that the Plat of the said McKenzie and Coffin Addition was made by them from actual survey as above said and the same is in all respects correct and true. In witness whereof the said Alexander McKenzie and Elijah Coffin Proprietors and Robt. Johnson and Geo. E. Reed Surveyors hereunto subscribed their names.

Robt. Johnson } Surveyors  
Geo. E. Reed }  
Alexander McKenzie }  
Elijah Coffin }  
Proprietors

Territory of Dakota }  
County of Burleigh } F. W. McHenry a Notary Public within and for said County do hereby certify that on this 10th day of December A. D. 1882 personally came before me Alexander McKenzie and Elijah Coffin owners and Robt. J. Johnson and Geo. E. Reed Surveyors & we well know as the persons described in and who executed the foregoing Plat and who each acknowledged that they executed the same freely and voluntarily.

In witness whereof I have hereunto set my hand and official seal of said County the day and year above written.  
F. W. McHenry Notary Public Seal

Office of Register of Deeds }  
County of Burleigh } I hereby certify that the within and foregoing Plat was filed in this office for record on the 10th day of December A. D. 1882 and was duly recorded in Book of Plats at 9 o'clock A. M.  
Territory of Dakota }  
John B. Richards Register of Deeds Seal

I hereby certify that this plat is a true and literal description of the plat of survey to which it purports to relate now on file in the Register of Deeds Office, Bismarck, N. D.  
Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ 1912

Checked and corrected Feb. 19, 1915.  
Alexander McKenzie }  
Elijah Coffin }  
County Surveyors

Register of Deeds