

September 12, 2025

Natalie Birchak
City Planner
City of Dickinson
38 1st Street W
Dickinson, ND 58601

Dear Ms. Birchak:

Mr. Dave Wanner is subdividing 40.00 acres as recorded in Document Number 3070630 at the Stark County Courthouse into two lots. Lot 1 will be 27.95 acres and Lot 2 will be 12.05 acres. He is splitting off Lot 2 for his grandson. Property will be farmstead and used for agricultural operations.

Water is provided by Southwest Water Authority that already serviced the property and access to both lots through the 20' utility easement.

Power is provided by Roughrider Electric that already serves the property and is accessible through the utility easement that drops south to the power pole and transformer.

Septic system was previously installed on Lot 2 under permits acquired and approved.

Dickinson Rural Fire Department has been notified of the lot split and we have received no comment.

Landowner will reach out to the Stark County Weed Control Officer before final approval.

Sincerely,

Curtis Freeman
KLJ

