



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: [planning@ci.fergus-falls.mn.us](mailto:planning@ci.fergus-falls.mn.us)

[www.ci.fergus-falls.mn.us](http://www.ci.fergus-falls.mn.us)

## Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

---

### 1. Property Owner Information:

Company name: Prairie View Development

Last name: Rogness First name: Donavan

Address: 925 Clearview Ct City/State/Zip: Fergus Falls, MN

Phone number: (218)-205-1683 Email address: donavan@rognesscontracting.com

### 2. Applicant Information: (if different from above)

Company name: \_\_\_\_\_

Last name: \_\_\_\_\_ First name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email address: \_\_\_\_\_

### 3. Address(es) of Property Involved: (if different from above)

1703, 1705, 1707 and 1709 S. Cascade

### 4. Zoning Designation: R-2

**5. Statement of Intent:** Briefly describe what will be done on or with the property requiring the conditional use approval.

Split townhomes for individual sale

---

---

---

---

**7. Additional Required Information:**

**a. Legal Description and PIN:** Provide the Parcel Identification Number(s)

See attached

---

**Complete legal description(s) of the property involved or put “see attached”**

See attached

---

**b. Proposed Plans:** A site plan is required. A landscape plan, grading and drainage plan, and other items may be required by the city/planning commission.

**c. Written Narrative:** The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 154.019 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

Correct

---

---

---

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

Correct

---

---

---

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

Correct

---

---

---

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

Correct

---

---

---

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

Correct

---

---

---

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

Correct

---

---

---

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

Correct

---

---

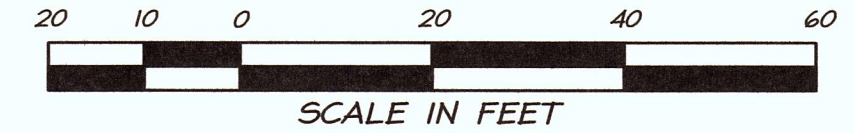
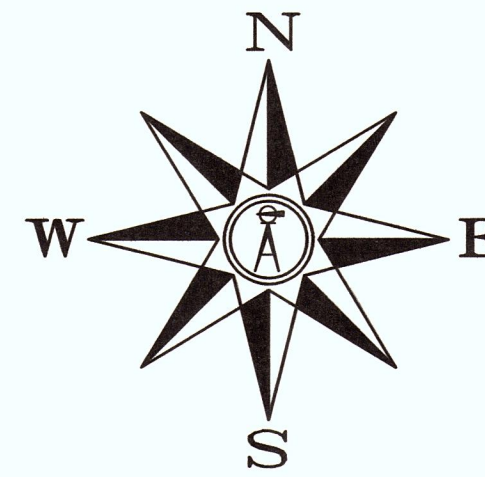
---

**8. Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

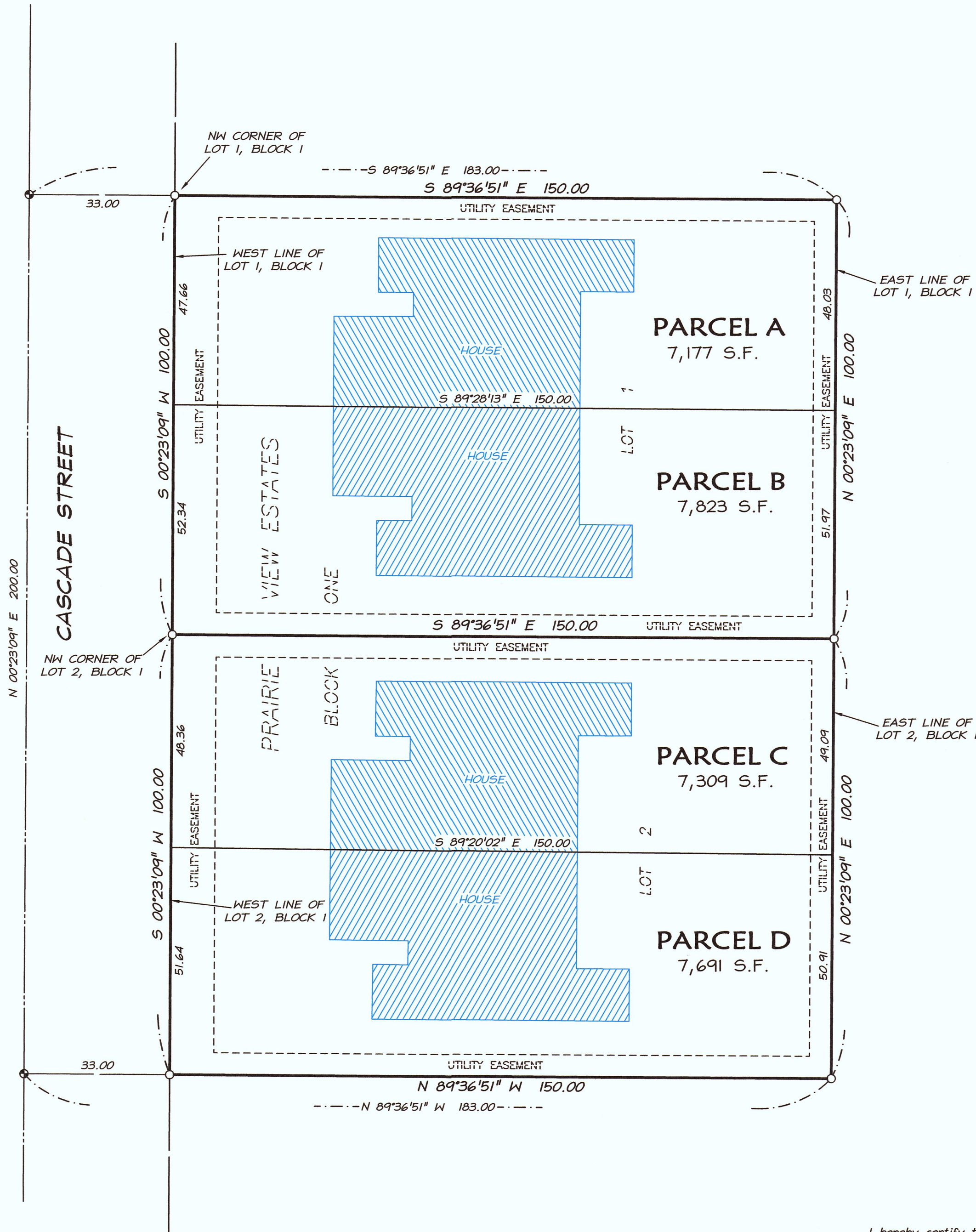
Property Owner: Donavan Rogness Date: 12/29/2020

Applicant: Donavan Rogness Date: 12/29/2020





SCALE: 1 INCH = 20 FEET  
 BEARINGS ARE BASED ON OTTER TAIL COUNTY COORDINATES  
 2011 ADJUSTMENT AS DETERMINED BY THE MNDOT CORS/VRS NETWORK.  
 ○ DENOTES IRON MONUMENT SET MARKED "PLS 13620 # 17825".  
 ● DENOTES BRASS PLUG SET MARKED "PLS 13620 # 17825".



**PROPOSED LEGAL DESCRIPTIONS**

**PARCEL A**

All that part of Lot 1, Block 1, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying northerly of the following described line:

Commencing at the northwest corner of said Lot 1; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 1, a distance of 47.66 feet to the point of beginning of the line to be described; thence South 89 degrees 28 minutes 13 seconds East a distance of 150.00 feet to the east line of said Lot 1 and there terminating.

Containing 7,177 square feet more or less.

**PARCEL B**

All that part of Lot 1, Block 1, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying southerly of the following described line:

Commencing at the northwest corner of said Lot 1; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 1, a distance of 47.66 feet to the point of beginning of the line to be described; thence South 89 degrees 28 minutes 13 seconds East a distance of 150.00 feet to the east line of said Lot 1 and there terminating.

Containing 7,823 square feet more or less.

**PARCEL C**

All that part of Lot 2, Block 1, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying northerly of the following described line:

Commencing at the northwest corner of said Lot 2; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 2, a distance of 48.36 feet to the point of beginning of the line to be described; thence South 89 degrees 20 minutes 02 seconds East a distance of 150.00 feet to the east line of said Lot 2 and there terminating.

Containing 7,309 square feet more or less.

**PARCEL D**

All that part of Lot 2, Block 1, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying southerly of the following described line:

Commencing at the northwest corner of said Lot 2; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 2, a distance of 48.36 feet to the point of beginning of the line to be described; thence South 89 degrees 20 minutes 02 seconds East a distance of 150.00 feet to the east line of said Lot 2 and there terminating.

Containing 7,691 square feet more or less.

**SURVEYOR'S CERTIFICATE**

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. Dated this 22nd day of December, 2020.

*David A. Anderson*  
 David A. Anderson  
 Professional Land Surveyor  
 Minnesota License No. 13620

**CERTIFICATE OF SURVEY FOR:**

**LAWAYNE  
 ROGNES**

CONTRACT NO. 194-19 ADDENDUM	FOLDER 194-19	DRAWN BY LIB	FIELD BOOK ALS-193/64
DWG FILE 194-19BLK 1	CRD FILE 194-19	CHECKED BY DAA	FIELD CREW JAK
SEC-TWP-RG 10-132-43	REVISION:		DRAWING NUMBER <b>8973</b>

**ANDERSON LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS & LAND DEVELOPMENT CONSULTANTS  
 313 SOUTH MILL STREET, FERGUS FALLS, MN 56538-0125 (218) 739-5268  
 (800) 300-9276