



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

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: LRH Medical Services

Last name: Johnson First name: Mike

Address: 712 Cascade St South City/State/Zip: Fergus Falls, MN 56537-2193

Phone number: 218-205-7013 Email address: mjohnson@lrhc.org

2. Applicant Information: (if different from above)

Company name: NELCO

Last name: Contizano First name: Derek

Address: 2 Burlington Woods Drive, Suite 300 City/State/Zip: Burlington, MA 01803

Phone number: 339-227-3025 Email address: dcontizano@nelcoworldwide.com

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

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.

Construct new cancer treatment vault addition to the existing hospital, located within a Residential District

7. Additional Required Information:

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

71001990455000

Complete legal description(s) of the property involved or put "see attached"

Lots 1, 2, 3, 4, 5,6 and 7, Block I2 - Finkle & White's Addition to Fergus Falls, Minnesota,
Otter Tail County, Minnesota and South 1/2 of Vacated Bancroft Ave Adjacent

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?

The new construction will comply with all local building codes and ordinances.

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

The new addition will align with the existing building and will not encroach beyond existing setbacks

(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?

The new addition will be similar in materials, proportions and scale to the existing building.

(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?

Although the new vault will have a large footprint, the space will be used by single individuals at a time. The impact on existing services will be minimal. All new connections will be sized appropriately for their use

(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?

When completed and in use, the new vault will not generate noise, smoke, fumes, glare or odor. Traffic impact should be minimal as this is a single occupant space. The vault enclosure will be constructed in accordance with recommendations from the radiation shielding consultant to ensure the safety of the surrounding occupants and public.

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

Existing traffic patterns and vehicular access will remain unchanged.

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

The new addition will be built on part of an existing landscaped area adjacent and contiguous to the existing building. The remaining area will be re-landscaped after the addition is built

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: *Mike Johnson* Date: 3-26-21

Applicant: Derek Contizano
Digitally signed by Derek Contizano
DN: C=US,
E=dcontizano@nelcworldwide.com, O=Nelco
Worldwide, CN=Derek Contizano
Date: 2021.03.26 10:51:01-07'00'

Hi Derek,
Thank you for your order.
If you would like to view your payment history, visit [your account](#).

Order #210265002

BILLING

Derek Contizano
8225 E Valley Vista Drive
Scottsdale, AZ 85250
(339) 227-3025

ITEMS

PERMIT **\$650.00**

Quantity: 1

For: Derek Contizano

Address: 8225 E Valley Vista Drive Scottsdale, AZ 85250

Email: dcontizano@nelcoworldwide.com

Phone: (339) 227-3025

Comment: Conditional Use Permit for Vault Addition at Lake Region
Cancer 908 Cascade Street South

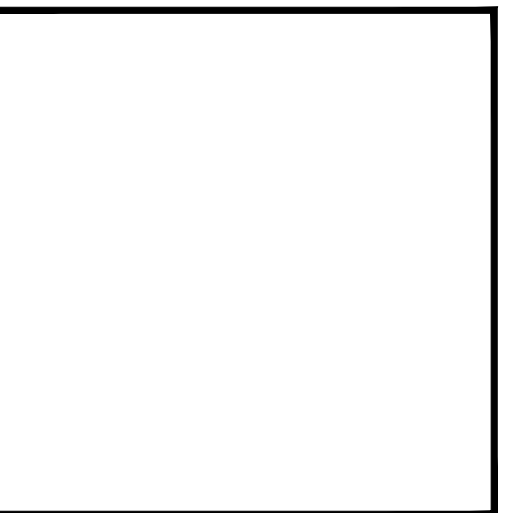
SUB TOTAL	\$650.00
TOTAL	\$650.00

PAYMENT

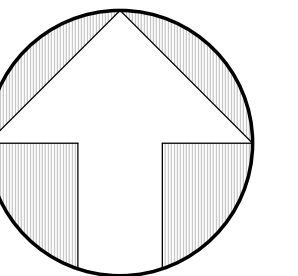
Cardholder Name	Derek Contizano
Number	XXXX XXXX XXXX 2009
Type	Amex
Authorization	
Receipt Number	136250



TRAPANI ASSOCIATES ARCHITECTS



CALLED NORTH



REVISIONS:		
No.	Date	Reference
1	03/26/21	CONDITIONAL PERMIT

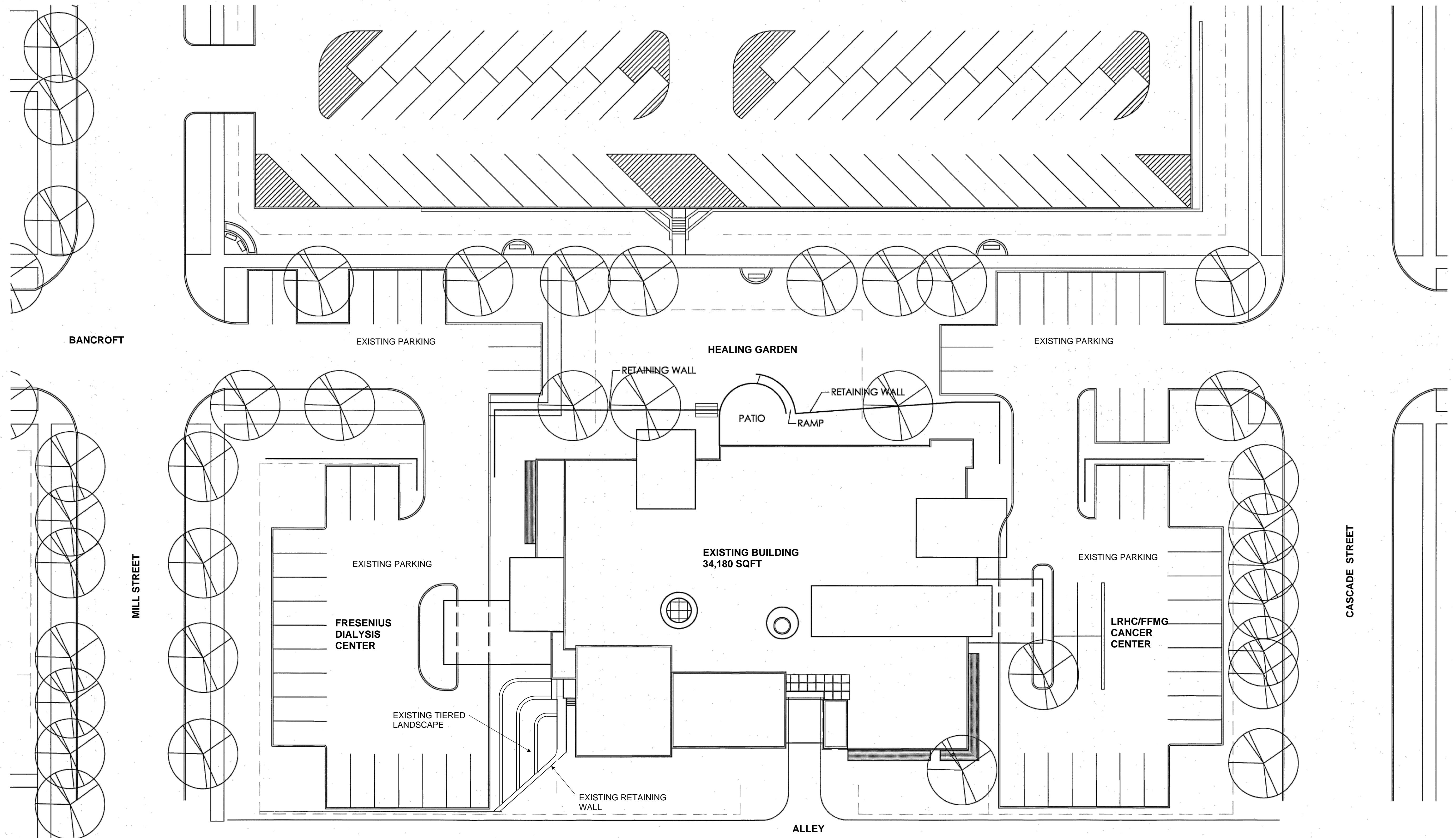
LAKE REGION HEALTHCARE CORPORATION
VARIAN TRUEBEAM VAULT
ADDITION
FERGUS FALLS, MINNESOTA

Project:

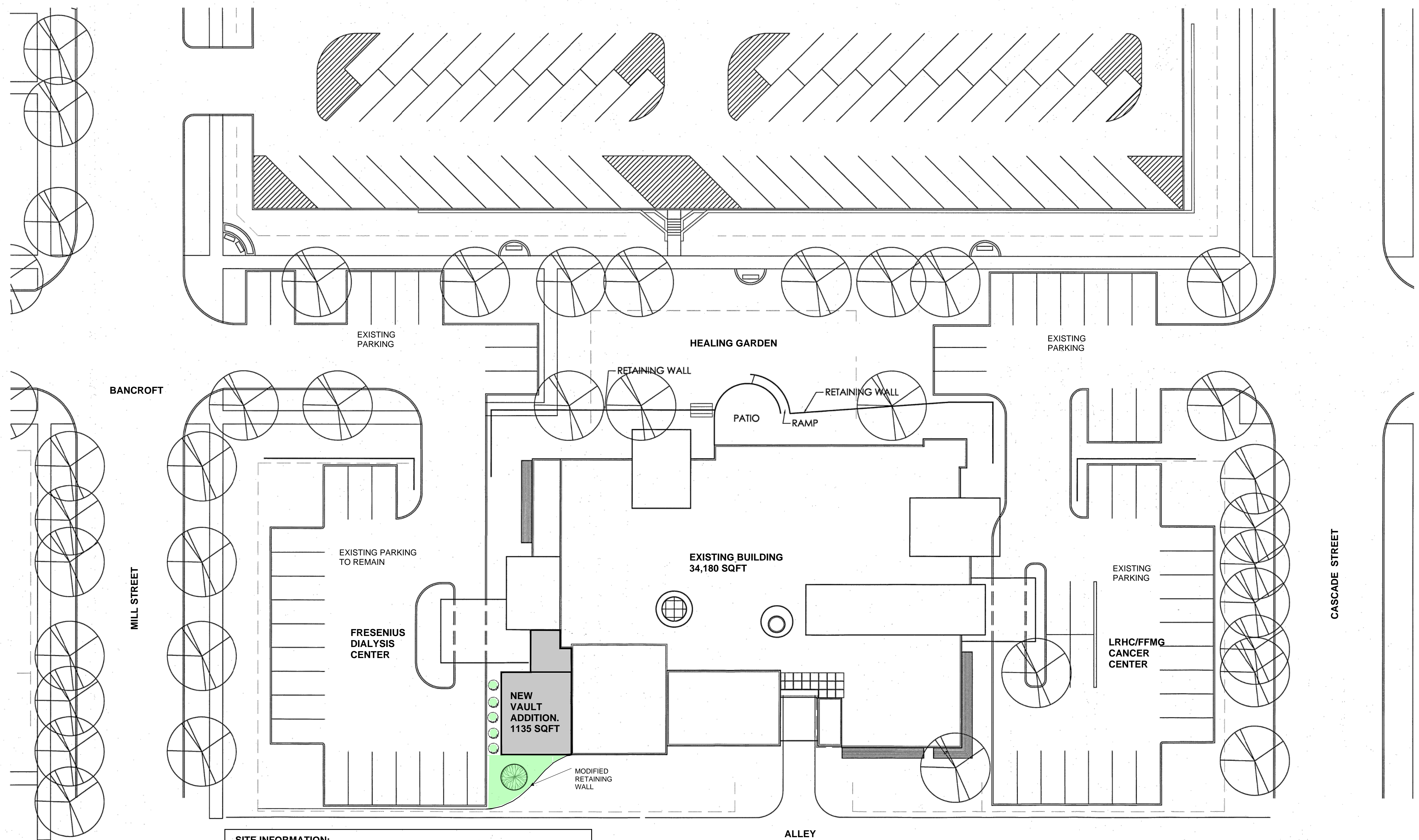
EXISTING SITE PLAN

Scale: 03/25/21
Drawn By: NTS
Checked By: SK
Project Number:

S1.0



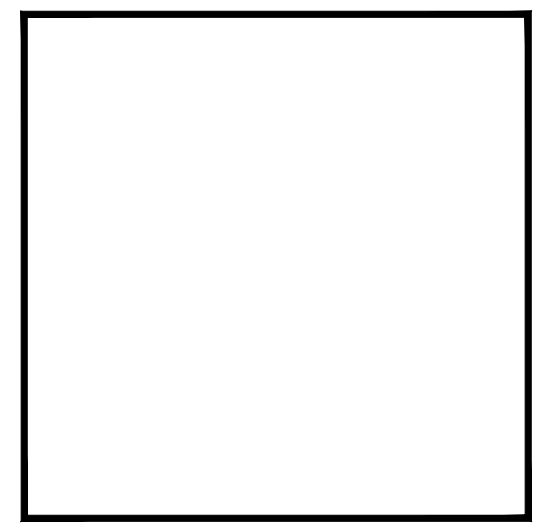
EXISTING SITE PLAN



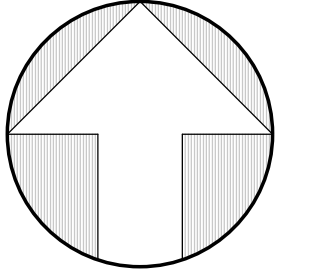
SITE INFORMATION:

AREA OF EXISTING BUILDING : 34,180 SQFT
 AREA OF NEW CONSTRUCTION : 1135 SQFT
 PARKING : NO CHANGES TO EXISTING PARKING, NO NEW PARKING ADDED
 EXISTING ZONING DESIGNATION : R2
 APPROX. HEIGHT OF EXISTING BUILDING : FIRST FLOOR , 18'-0" APPROX.
 APPROX. HT OF NEW BUILDING : MATCH EXISTING
 EXISTING BUILDING OCCUPANCY : "B" BUSINESS
 NEW BUILDING OCCUPANCY : "B" BUSINESS
 CONSTRUCTION TYPE : IIB

NEW SITE PLAN



CALLED NORTH



REVISIONS:		
No.	Date	Reference
1	03/26/21	CONDITIONAL PERMIT

LAKE REGION HEALTHCARE CORPORATION
VARIAN TRUEBEAM VAULT ADDITION
 FERGUS FALLS, MINNESOTA

Project: NEW SITE PLAN

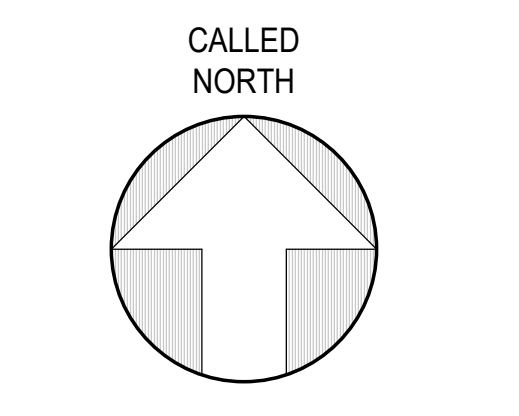
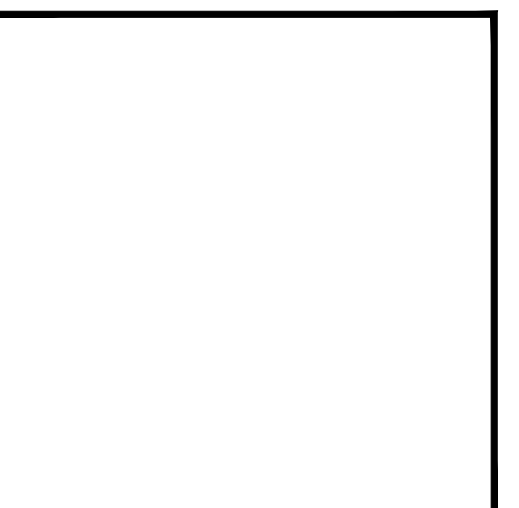
Drawing Title: NEW SITE PLAN

Date: 03/25/21
 Scale: NTS
 Drawn By: SK
 Checked By:
 Project Number:

S2.0



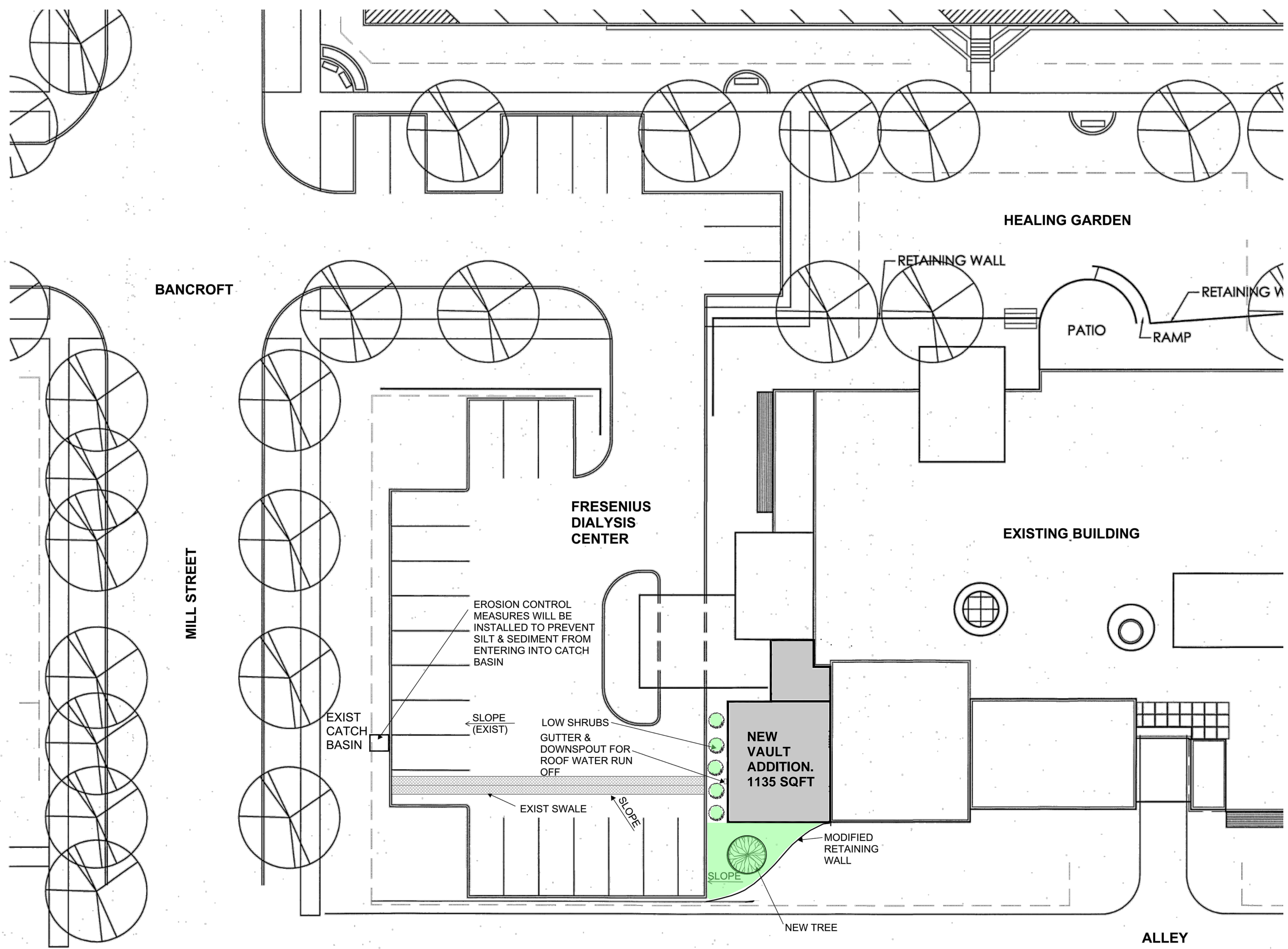
TRAPANI ASSOCIATES ARCHITECTS



REVISIONS:		
No.	Date	Reference
03/26/21		CONDITIONAL PERMIT

LAKE REGION HEALTHCARE CORPORATION
VARIAN TRUEBEAM VAULT ADDITION
 FERGUS FALLS, MINNESOTA

Project:
 Drawing Title:
ENLARGED LANDSCAPE AND DRAINAGE PLAN
 Date: 03/25/21
 Scale: NTS
 Drawn By: SK
 Checked By:
 Project Number:
S3.0



ENLARGED LANDSCAPE AND DRAINAGE PLAN

Lake Region Healthcare, Existing Building

Fergus Falls, MN



Lake Region Healthcare, Varian TrueBeam Vault addition

Fergus Falls, MN

