



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: building.zoning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Re-Zoning Application

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: Campus Development Group LLP

Last name: _____ First name: _____

Address: 505 N Broadway STE 201 City/State/Zip: Fargo, ND 58102

Phone number: _____ Email address: _____

2. Applicant Information: (if different from above)

Company name: Prairie View Development

Last name: Rogness First name: Donavan

Address: 1002 Clearview Ct City/State/Zip: Fergus Falls, MN 56537

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

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

1405, 1411, 1415, 1419, 1425, 1429, 1501, 1505, 1509 Park St and 1414-1585 Campus Dr.

4. Comprehensive Plan Designation: NA

5. Zoning Change Requested: Complete item 5a and/or 5b as appropriate for your application.

a. Zoning Map Change:

Existing Designation(s): R-1

Proposed Designation(s): R-2 and R-4

b. Zoning Text Amendment: Identify which section of the City Code is to be amended and briefly describe how the text is to be changed in light of the intended project.

6. Reason for Zoning Change: In approving a request for rezoning a property or amending the zoning text, one or both of the following circumstances must be evident; indicate which of the

following best characterizes the reason that the intended use is not allowed by the existing zoning designation.

A mistake was made when the existing zoning text or map was approved.

Circumstances have changed since the original zoning that now justifies a change.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

b. Written Narrative: The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change.

c. Consultant Fees: Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs.

d. Other Information: In addition to the written narrative, including but not limited to, a full size site plan, topographic survey landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the Community Development Department.

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: _____ *Date:* _____

Applicant: Donavan Rogness *Date:* 06/25/2021

Applications for Re-Zoning must be received by the close-of-business on the second and fourth Friday of each month; Applications received after this date will not be processed until the following deadline date.

ROGNESS CONTRACTING SERVICES

RE-ZONING APPLICATION ATTACHMENT

7.a Legal Description and PIN

PINS: 71003991905000, 71003991906000, 71003991907000, 71003991908000, 71003991909000, 71003991910000, 71003991911000, 71003991912000, 71003991913000, 71003991914000, 71003991915000, 71003991916000, 71003991917000, 71003991918000, 71003991919000, 71003991920000, 71003991921000, 71003991922000, 71003991923000, 71003991924000, 71003991925000, 71003991926000, 71003991927000, 71003991928000, 71003991929000, 71003991930000, 71003991931000, 71003991932000, 71003991933000, 71003991934000, 71003991935000, 71003991936000, 71003991937000, 71003991938000

Legal Description:

Area to be re-zoned from R-1 to R-4

Lots 1 through 7 inclusive and Lot 8 except the South 20.00 feet thereof, all in Block 1 of CAMPUS ADDITION to the City of Fergus Falls. Together with the adjoining northwesterly half of Campus Drive and adjoining westerly half of Park Street.

Area to be re-zoned from R-1 to R-2

Lots 9 through 13 inclusive and the South 20.00 feet of Lot 8 in Block 1 and Lots 1 through 11 inclusive in Block 2 and Outlot B and Lots 1 through 10 inclusive in Block 3, all in CAMPUS ADDITION to the City of Fergus Falls. Together with the adjoining westerly half of Park Street, the adjoining northeasterly half of North Union Avenue, the adjoining southeasterly half of Campus Drive lying northerly of the easterly extension of the north line of the South 20.00 feet of Lot 8, Block 1 of said plat of CAMPUS ADDITION, and all of adjoining Campus Drive lying southerly of the easterly extension of the north line of the South 20.00 feet of Lot 8, Block 1 of said plat of CAMPUS ADDITION.

Note: Outlot A of CAMPUS ADDITION is specifically and intentionally excluded from this application.

b. Written Narrative: The property is currently zoned R-1 allowing only for the construction of single- family homes. The desire is to rezone this property to R-2, allowing for the construction of single-story twin homes, and R-4, allowing for the construction of single-story multiple unit buildings, as shown on the attached map.

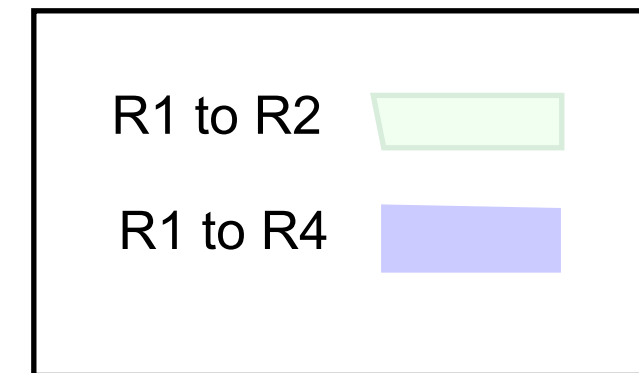
c. Consultant Fees: NA

d. Other Information:

1. Attached map showing proposed R-2 and R-4 areas
2. Example plans for proposed single-story twin homes
3. Example plans for proposed single-story, multiple-unit homes

PRELIMINARY PLAT
OF
CAMPUS VIEW ESTATES ADDITION

A REPLAT OF BLOCK 1 EXCLUDING OUTLOT "A", BLOCK 2, BLOCK 3, OUTLOT B, AND THE ADJOINING CAMPUS DRIVE, CAMPUS ADDITION, TO THE CITY OF FERGUS FALLS, PART OF THE SE 1/4, SECTION 27, T133N, R43W

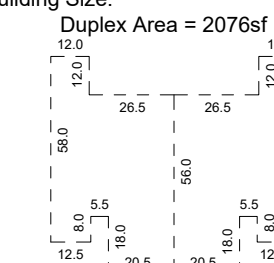


LEGEND

- = FOUND MONUMENT
- = SET MONUMENT 5/8" X 24"
- = REBAR WITH YELLOW PLASTIC
- = CAP MARKED LS 44866
- = PLAT BOUNDARY
- = LOT BOUNDARY
- = EXISTING LOT LINE
- - - = EXISTING STORM SEWER
- - - = EXISTING SANITARY SEWER
- - - = EXISTING WATERMAIN
- - - = EXISTING POWER LINE
- - - = EXISTING TELEPHONE / TV LINE
- - - = EXISTING GAS LINE
- - - = EXISTING FORCEMAIN
- = EXISTING MANHOLE
- = EXISTING CATCH BASIN
- WV = EXISTING WATER VALVE
- LP = EXISTING LIGHT POLE
- PP = EXISTING POWER POLE
- * = EXISTING CONIFEROUS TREE
- * = EXISTING DECIDUOUS TREE

NOTES

1. *The orientation of the bearings shown is assumed: The east line of CAMPUS ADDITION is assumed to have a bearing of South 01 degrees 43 minutes 50 seconds West.
2. Contours shown are NGVD '88 datum and were derived from MnTOPO GIS website. Contour interval = 1 foot
3. Areas: Total Plat Area = 9.91 acres
4. Land Use:
 - Block 1: 5 Lots
 - Lot 1 = 1 level 10 plex
 - Lots 2 - 5 = 1 level duplex per lot
 - Block 2: 7 Lots
 - Lots 1 - 7 = 1 level duplex per lot
 - Block 3: 7 Lots
 - Lots 1 - 7 = 1 level duplex per lot
5. Setbacks:
 - Block 1, Lots 2 - 5, Block 2, Block 3 (R-2)
 - Front = 30'
 - Side = 5'
 - Rear = 20% of Lot Depth
 - Block 1, Lot 1 (R-4)
 - Front = 30'
 - Side = 15'
 - Rear = 20% of Lot Depth
6. Building Size:
 - Duplex Area = 2076sf



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Michael L. Fletchall
Lic. No. 44866

Signature _____

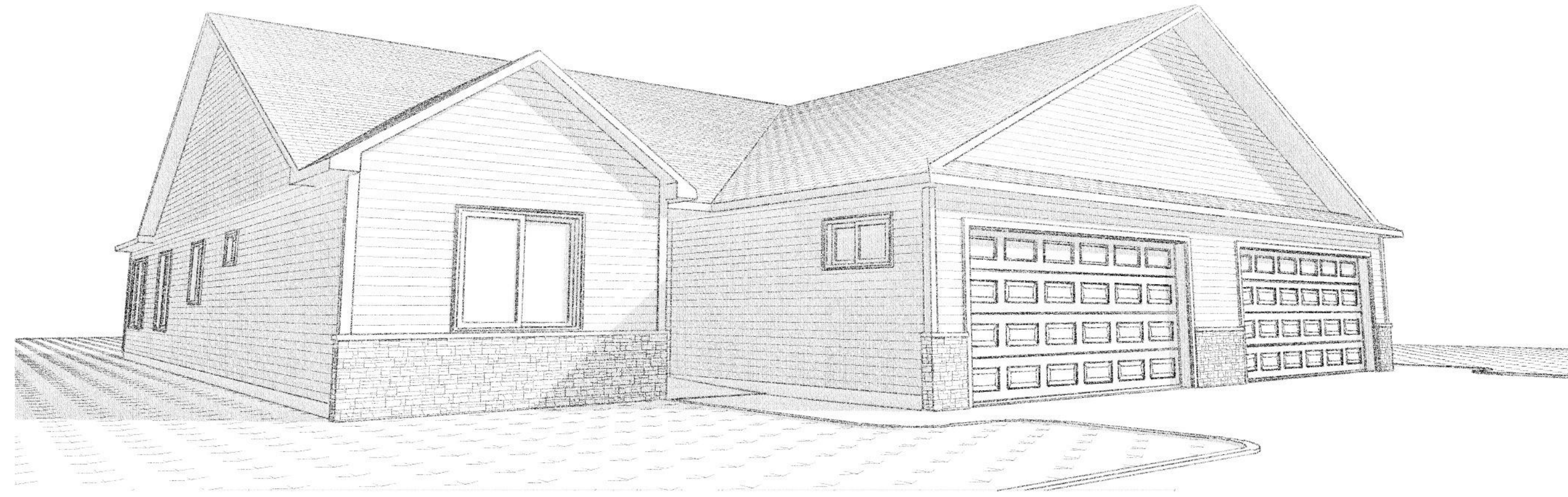
Date _____

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Professionals you need, people you trust

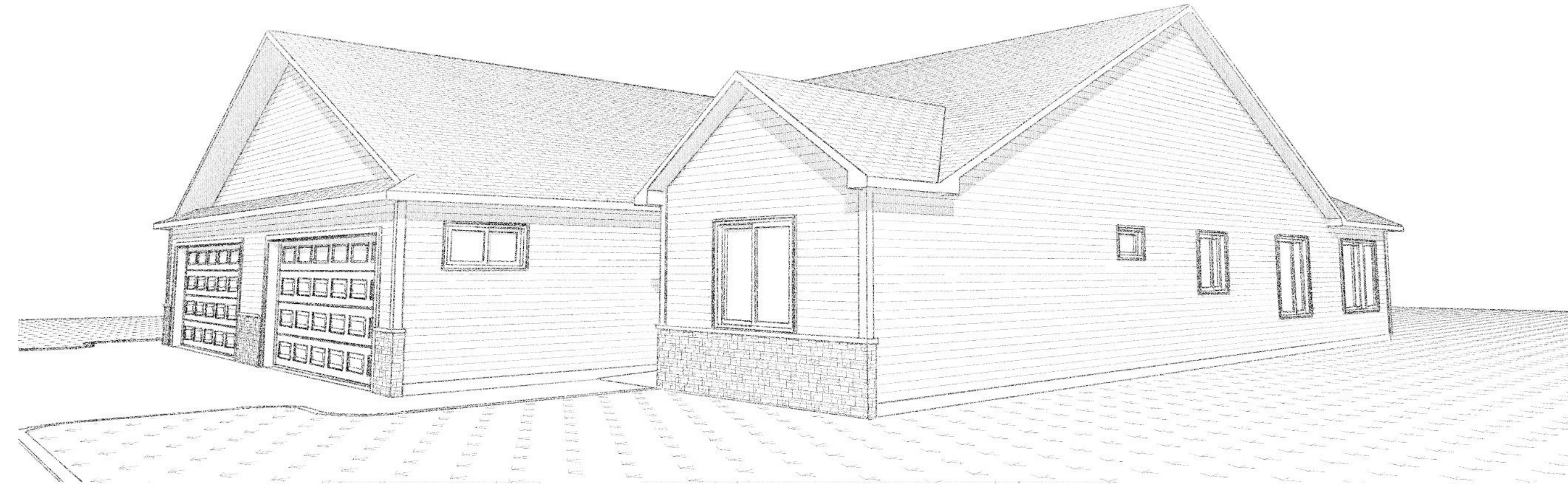
Interstate Engineering, Inc.
P.O. Box 316
116 East Washington Avenue
Fergus Falls, MN 56538-0316
Ph (218) 739-5545
Fax (218) 739-4814
www.interstateeng.com

Offices in North Dakota, Minnesota, Montana and South Dakota

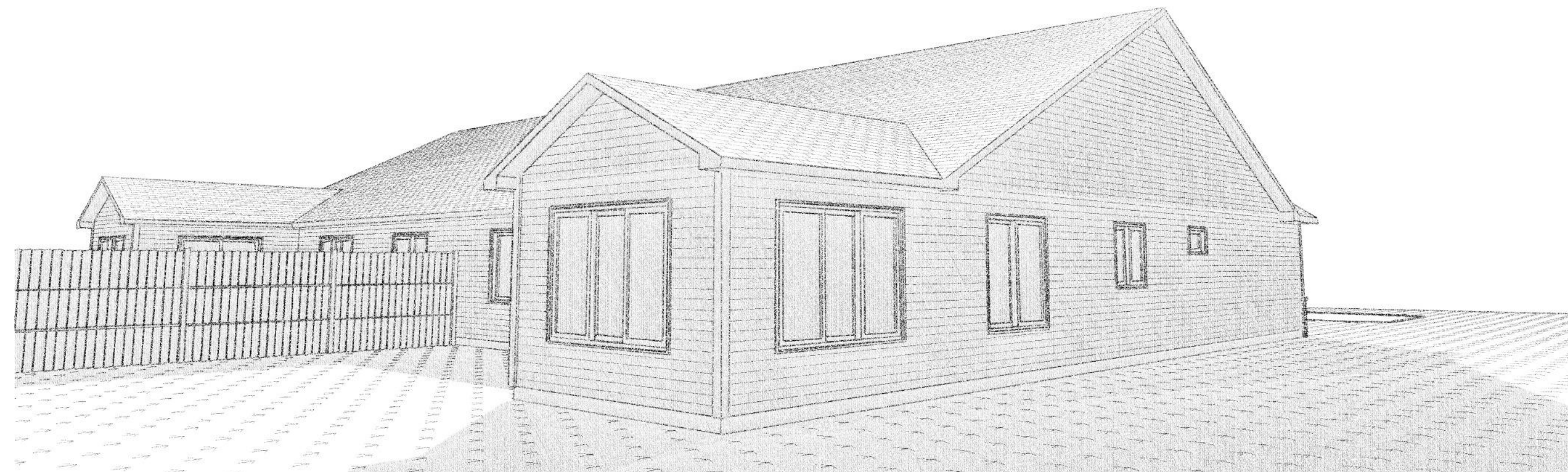




FRONT 3D VIEW



RIGHT 3D VIEW



LEFT 3D VIEW



REAR 3D VIEW

2020 Twin Home

Drawn by: BR

Checked by: JCHH

A1

Date Issued: 12-05-2019

Revised Date: 3/19/2020

Scale: REFER TO PLAN

Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

Project Description:

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3/19/2020

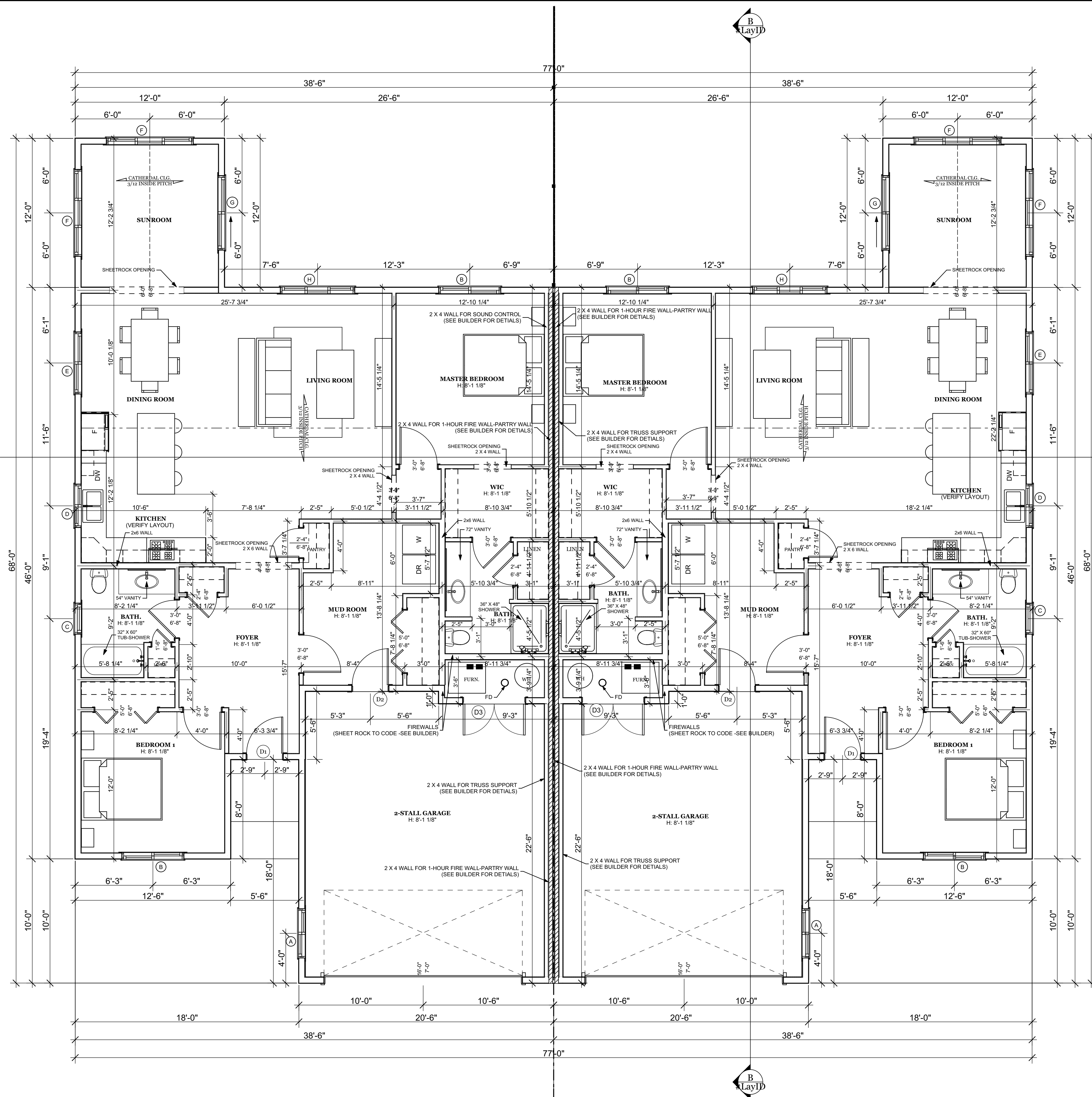
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CONTRACTOR

Rogness Contracting



Simonson Lumber & Hardware, Inc.
Fargo, ND. Ph: (701) 232-3281
An Employee Owned Contracting Company



GENERAL NOTES:

- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS
- ALL EXTERIOR 2X6 WALLS DRAWN 6 7/16"
- GARAGE WALLS ARE 2X4 WALL DRAWN 4 7/16"
- ALL INTERIOR 2X4 WALLS DRAWN 4 1/2". ALL INTERIOR 2 X 6 WALLS ARE DRAWN 6 1/2"
- 1. ALL PLATE/CEILING HEIGHTS ARE 8'-1 1/8" UNLESS NOTED DIFFERENT (2x5/8" PRE-CUT MATERIALS)
- A. (2) 1-HOUR FIRE WALLS WITH 1" AIR GAB BETWEEN FOR FIRE-PARTY WALLS
- B. ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FIRE-PARTY WALLS IN MASTER BEDROOM FOR SOUND CONTROL ONLY (SEE BUILDER)
- 2. GARAGE WALLS (FRAMING ONLY) ARE 8'-1 1/8" -- (MATCH TOP OF HOUSE PLATE HEIGHTS)
- A. (2) 1-HOUR FIRE WALLS WITH 1" AIR GAB BETWEEN FOR FIRE-PARTY WALLS-ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FOR ROOF TRUSS SUPPORT (SEE BUILDER)
- 3. VERIFY IF ENTIRE GARAGE IS TO BE INSULATED, SHEET ROCKED, AND HEATED
- 4. VERIFY TYPE OF BEAMS/HEADERS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURE
- IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY
- ALVL HEADER IN WALL FRAMING FOR SUPPORT OF WALL/ WINDOWS/GLASS (VERIFY WITH TRUSS MANUFACTURE DESIGN)
- 5. FLOOR HEAT IN SLAB (SLAB ON GRADE CONSTRUCTION) -SEE BUILDER ON DETAILS FOR HEAT-SLAB
- 6. NOTE 3/12 CATHEDRAL CEILING IN LIVING ROOM, DINING, SUNROOM, AND KITCHEN
- 7. OPENS TO BE SHEET ROCKED (NO CASING OPENINGS OR ARCHED WAYS. REQUEST OF BUILDER)
- 8. SEE BUILDER -CABINET MANUFACTURE ON KITCHEN, BATHROOMS, LAUNDRY ROOM AND ANY OTHER CABINET LAYOUTS
- 9. VERIFY CITY CODE REQUIREMENTS

GENERAL WINDOW NOTES (WINDOWS BY OTHERS):

- 1. TOP OF ALL WINDOW UNITS ARE PLACED @ 6'-10 7/8" FROM FLOORING MATERIALS
- 2. VERIFY HEADER MATERIALS

WINDOW SCHEDULE - MAIN FLOOR - VERIFY BRAND WITH BUILDER

QTY	Window Tag	Window ID	Rough Opening	Nominal Head Height
2	A	MODEL 6022 - SLIDER	4'-0"x2'-0"	6'-10 7/8"
4	B	MODEL 6022 - SLIDER	5'-0"x4'-6"	6'-10 7/8"
2	C	MODEL 6510 - FIX LITE	2'-6"x1'-6"	6'-10 7/8"
2	D	MODEL 6022 - SLIDER	3'-6"x3'-4"	6'-10 7/8"
2	E	MODEL 6022 - SLIDER	5'-0"x5'-0"	6'-10 7/8"
4	F	MODEL 6032 - SLIDER	7'-0"x5'-0"	6'-10 7/8"
2	G	MODEL 4400 - PATIO DOOR	6'-0"x6'-8"	6'-10 7/8"
2	H	MODEL 6032 - SLIDER	6'-0"x5'-0"	6'-10 7/8"
20				

INTERIOR DOOR SCHEDULE : MAIN FLOOR

QTY	TYPE	SIZE	JAMB
4	BIFOLD DOOR	5'-0"x6'-8"	24INTFA
2	DOUBLE STEEL DOOR	5'-0"x6'-8"	26EXTFA
2	SINGLE DOOR	1'-6"x6'-8"	24INTFA
6	SINGLE DOOR	2'-4"x6'-8"	24INTFA
10	SINGLE DOOR	3'-0"x6'-8"	24INTFA
24			

EXTERIOR DOOR SCHEDULE - MAIN FLOOR

QTY	DOOR TAG	TYPE	SIZE	JAMB
2	D1	6 PANEL HOUSE ENTRY DOOR	3'-0"x6'-8"	26EXTFA
2	D2	6 PANEL HOUSE/GARAGE DOOR	3'-0"x6'-8"	26EXTFA
2	D4	O.H. GARAGE DOOR	16'-0"x7'-0"	26GFA
6				

PROJECT SQUARE FOOTAGE - ANSI Z765-2003 GUIDELINES

MAIN FLOOR PER SIDE	1,612.14
SQUARE FOOTAGE	1,612.14 sq ft

SQUARE FOOTAGE DISCLAIMER:
 Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

1 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2020 Twin Home

Checked by: JCHII
 Drawn by: BR
 Date Issued: 12-05-2019
 Revised Date: 3/19/2020
 Scale: REFER TO PLAN
 Project Description:
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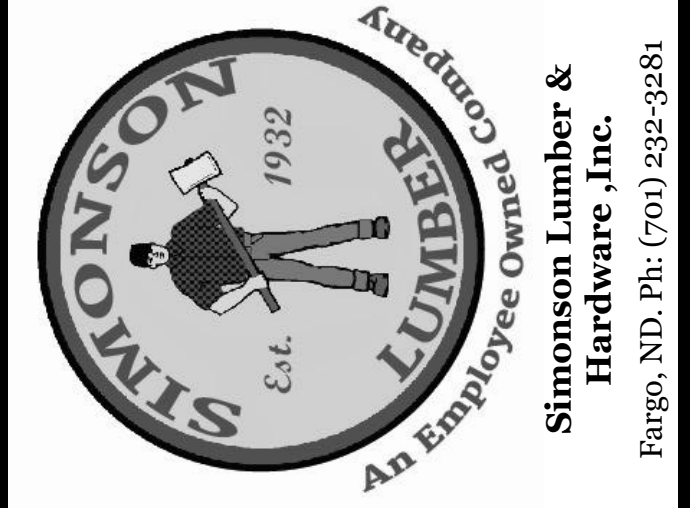
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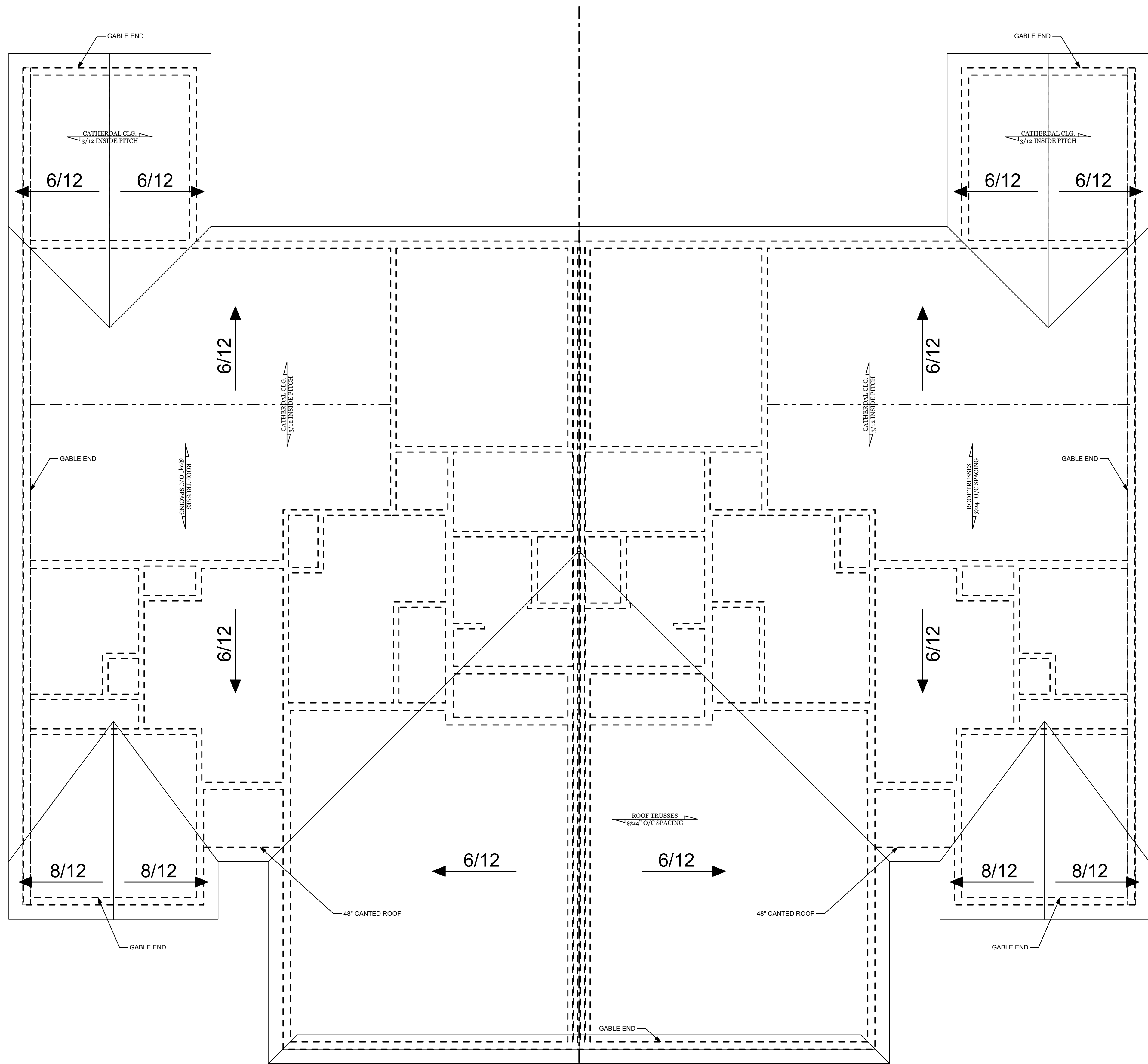
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CONTRACTOR



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 Fargo, ND, Ph: (701) 232-3281



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS
 - ALL EXTERIOR 2x6 WALLS DRAWN 6 7/16"
 - GARAGE WALLS ARE 2x4 WALL DRAWN 4 7/16"
 - ALL INTERIOR 2x4 WALLS DRAWN 4 1/2", ALL INTERIOR 2 X 6 WALLS ARE DRAWN 6 1/2"
 - ALL PLATE CEILING HEIGHTS ARE 8'-1/8" UNLESS NOTED DIFFERENT (SEE 2'x8" PRE-CUT MATERIALS)
 - 1. ALL CEILING HEIGHTS ARE 8'-1/8" UNLESS NOTED DIFFERENT (SEE 2'x8" PRE-CUT MATERIALS)
 - A. (2) 1-HOUR FIRE WALLS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE WITH 1" AIR GAP BETWEEN FOR FIRE-PARTY WALLS
 - B. ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FIRE-PARTY WALLS IN MASTER BEDROOM FOR SOUND CONTROL ONLY (SEE BUILDER)
 - 2. GARAGE WALLS (FRAMING ONLY) ARE 8'-1/8" + (MATCH TOP OF HOUSE PLATE HEIGHTS)
 - A. (2) 1-HOUR FIRE WALLS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE WITH 1" AIR GAP BETWEEN FOR FIRE-PARTY WALLS
 - ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FOR ROOF TRUSS SUPPORT (SEE BUILDER)
 - B. VERIFY IF ENTIRE GARAGE IS TO BE INSULATED, SHEET ROCKED, AND HEATED
 - 3. ROOF PITCHS ARE 6/12 WITH 12" OVERHANGS (APPROXIMATE 8"± HEEL HEIGHTS)
 - A. GABLE ENDS ABOVE BEDROOM NOT TO BE 3/12 WITH 12" OVERHANGS
 - VERIFY TYPE OF BEAMS/HEADERS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURE
 - IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY
 - B. LVL HEADER IN WALL FRAMING FOR SUPPORT OF WALL/ WINDOWS/GLASS (VERIFY WITH TRUSS MANUFACTURE DESIGN)
 - C. CONTRACTOR MUST VERIFY ALL WINDOWS, DOORS & OPENING HEADER SIZES WITH TRUSS MANUFACTURE
 - D. NOTE 3/12 CATHEDRAL CEILING IN LIVING ROOM, DINING, SUNROOM, AND KITCHEN
 - E. VERIFY 48" CANTED ROOF TRUSSES OVER COVERED ENTRY -IF NEED HEADER COULD BE USED FOR SUPPORT FOR END
 - 4. ALL WINDOWS, DOORS AND OPENINGS 4'-0" & LARGER TO HAVE (2) JACK STUDS UNDER EITHER SIDE OF HEADERS IN ACCORDANCE WITH IRC & CITY CODE REQUIREMENTS
 - 5. 2 X 4 GABLE ENDS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE PLACED RIGHT ON TOP OF (1) HOUR FIRE-PARTY WALLS
 - A. 1/2" FIRE-RATED ROOF SHEATHING TO EXTEND OUT FROM CENTER OF 2-HOUR WALLS 4'-0" IN ACCORDANCE WITH IRC AND LOCAL CODES

SQUARE FOOTAGE DISCLAIMER:
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2020 Twin Home

Project Description:

Drawn by: BR Checked by: JCHII A5

Date Issued: 12-05-2019 Revised Date: 3/19/2020

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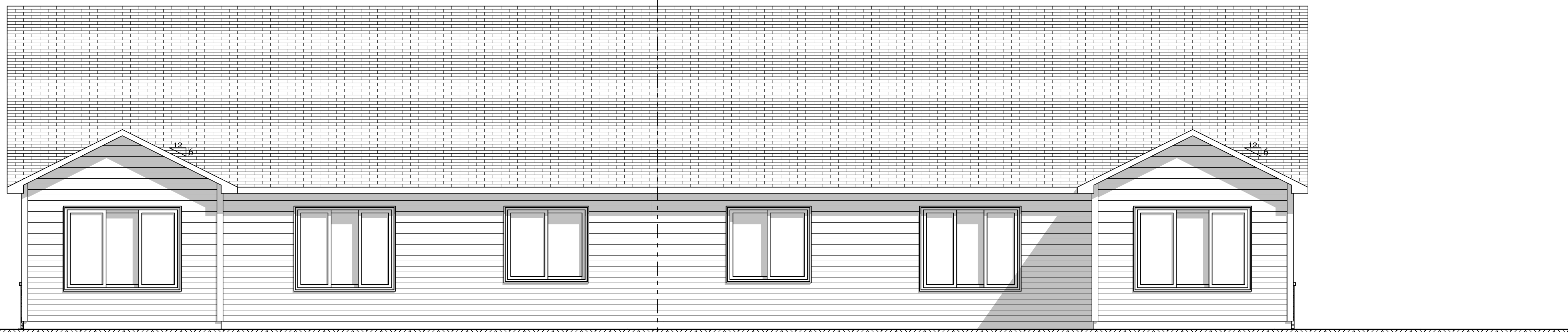
Rogness Contracting

CONTRACTOR

Simonson Lumber & Hardware, Inc.
Fargo, ND, Ph: (701) 232-3281

3 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

+8'-1 1/8" MAIN FLOOR CLG. HEIGHT

±0.00 MAIN FLOOR HEIGHT



4 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



2020 Twin Home

Checked by: JCHII

Drawn by: BR

Date Issued: 12-05-2019

Revised Date: 3/19/2020

Scale: REFER TO PLAN

Project Description:

A6

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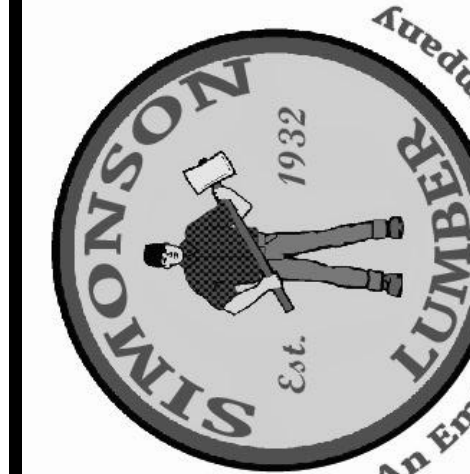
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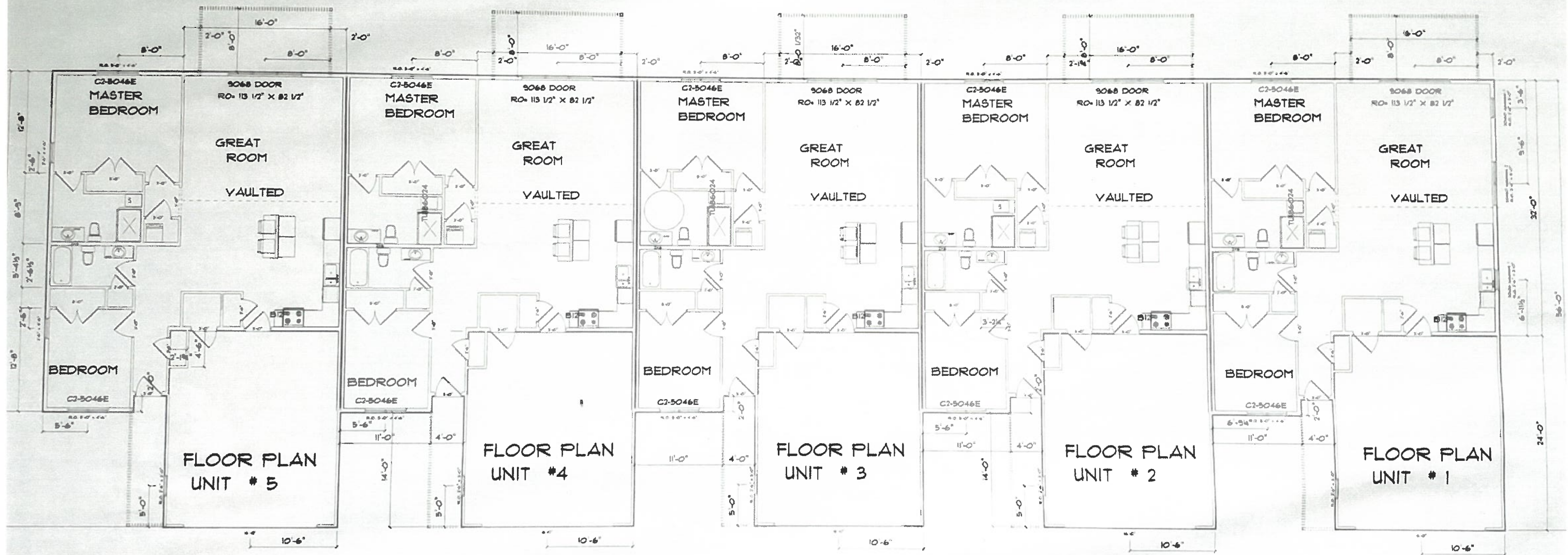
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CONTRACTOR

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Simonson Lumber & Hardware, Inc.
Fargo, ND. Ph: (701) 232-3281



MAIN LEVEL FLOOR PLAN

