



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

Zoning Amendment 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: SW Properties LLC

Last name: Schroeder First name: Jerry

Address: 27658 City Hwy 83 City/State/Zip: Becker Lake MN 56515

Phone number: 559-730-6976 Email address: drjerry99@yahoo.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)

4. Comprehensive Plan Designation: Not sure as it would be a sale

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

a. Zoning Map Change:

Existing Designation(s): R-4

Proposed Designation(s): B-2

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: SW Properties Date: 2/12/2022
Applicant: Jerry Schroeder Date: 2/12/2022

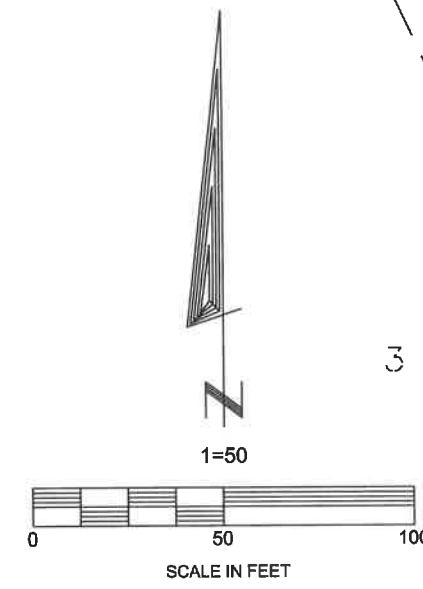
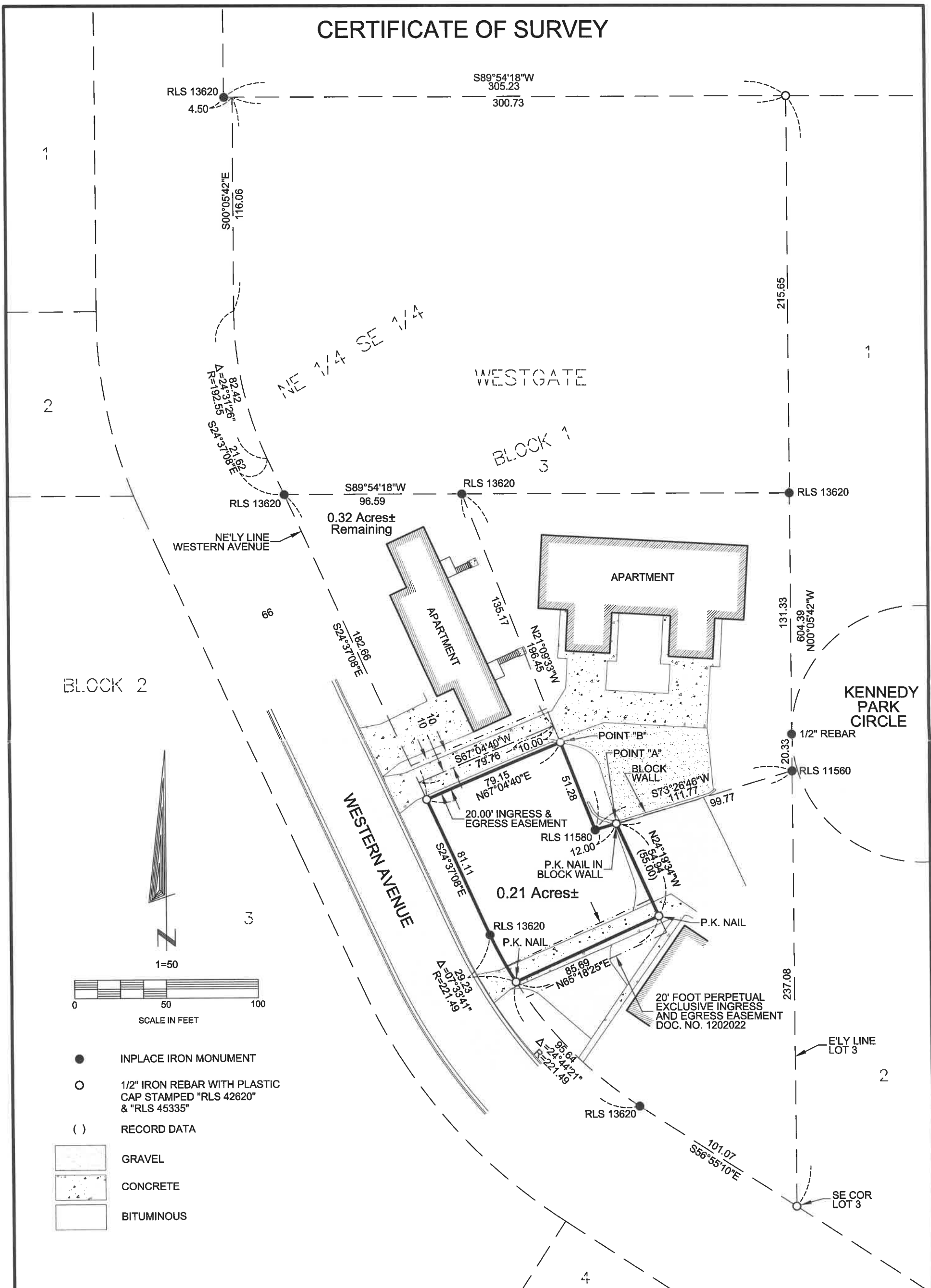
7/6. After meeting with Karin I will
Try my best to explain my thoughts:

The lot is situated right in the
middle of all business lots except for
the apartments lot to the north.

When talking to the recitor he didn't
believe anyone would be interested
in building a residential house on
that lot and believed the best
way to move forward was to get
the zoned changed to business from residential.

Sincerely
SW Properties
Jerry Schroeder

CERTIFICATE OF SURVEY



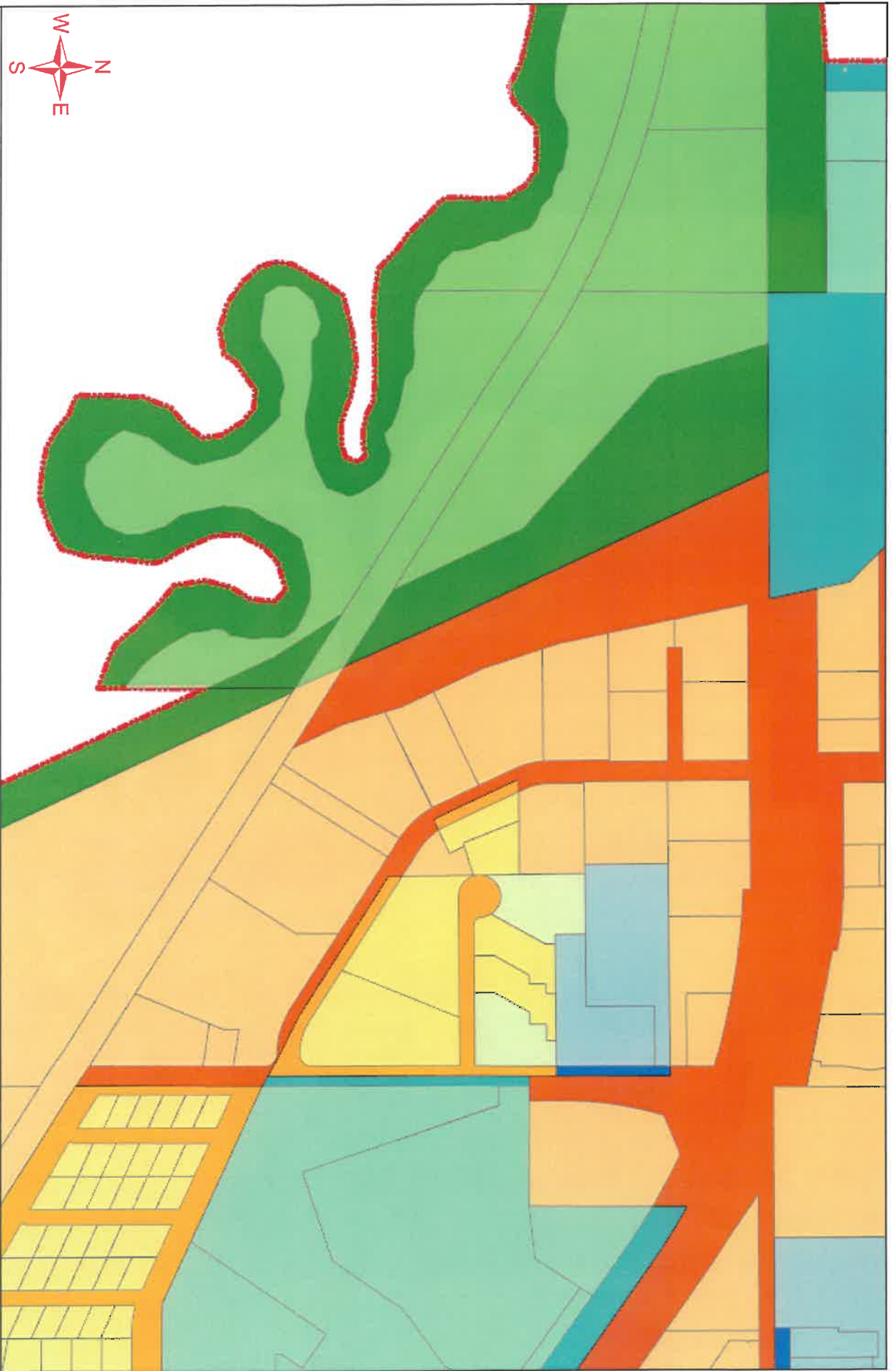
- INPLACE IRON MONUMENT
 - 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
 - () RECORD DATA
- | | |
|--|------------|
| | GRAVEL |
| | CONCRETE |
| | BITUMINOUS |

SEC. 32 T 133 N R 43 W

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Brad M. Nyberg
 Brad M. Nyberg
 Date November 23, 2021 License No. 42620

DATE: 11/23/2021 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 11043		
REQUESTED BY: JERRY SCHOEDER		
	509 22ND AVE. EAST, SUITE 101 ALEXANDRIA, MINNESOTA 56308 PH. (320) 762-4111 www.nybergsurveying.com	

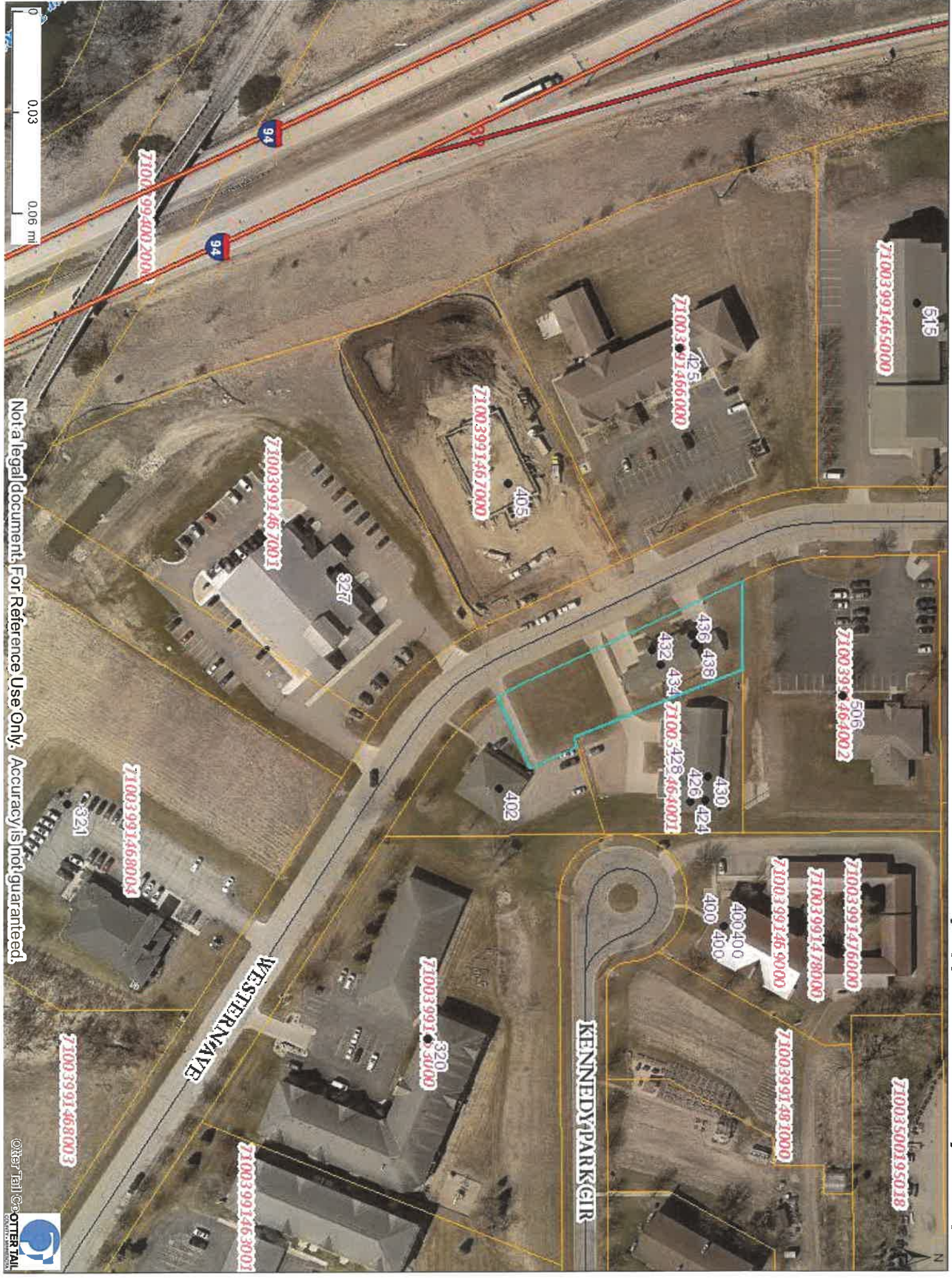


1 inch = 654 feet

City of Fergus Falls Zoning



This map has been compiled from information on file at the City of Fergus Falls Engineering Department. The City of Fergus Falls makes no representation and assumes no liability for errors, omissions, or inaccuracies contained on this map. This map should not be used for boundary survey information.



71003991465000

513

7100391466000

71003991467000

71003991467001

71003991464002

506

71003428464001

71003991468004

71003991469000

71003991478000

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71903500195018

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71003991468003

71003991463001

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Not a legal document. For Reference Use Only. Accuracy is not guaranteed.

0.21 Acre Tract

That part of Lot 3, Block 1, WESTGATE, according to the recorded plat thereof, described as follows:

Commencing at the southeast corner of said Lot 3;

thence North 00 degrees 05 minutes 42 seconds West, assumed bearing along the easterly line of said Lot 3, a distance of 237.08 feet;

thence South 73 degrees 26 minutes 46 seconds West, 99.77 feet to a point hereinafter referred to as Point "A";

thence continuing South 73 degrees 26 minutes 46 seconds West 12.00 feet;

thence North 21 degrees 09 minutes 33 seconds West 51.28 feet to a point hereinafter referred to as Point "B";

thence continuing North 21 degrees 09 minutes 33 seconds West 145.17 feet;

thence South 89 degrees 54 minutes 18 seconds West 96.59 feet to the northeasterly line of Western Avenue;

thence South 24 degrees 37 minutes 08 seconds East, along said northeasterly line of Western Avenue, 182.66 feet to a line bearing South 67 degrees 04 minutes 40 seconds West from aforesaid Point "B", said point also being the point of beginning of the land to be described;

thence continuing South 24 degrees 37 minutes 08 seconds East, along said northeasterly line of Western Avenue, 81.11 feet;

thence southeasterly, along a tangential curve concave to the northeast, radius 221.49 feet, central angle 07 degrees 33 minutes 41 seconds, 29.23 feet;

thence North 65 degrees 18 minutes 25 seconds East 85.69 feet;

thence North 24 degrees 19 minutes 34 second West 54.94 feet to aforesaid Point "A";

thence South 73 degrees 26 minutes 46 seconds West 12.00 feet;

thence North 21 degrees 09 minutes 33 seconds West 51.28 feet to aforesaid Point "B";

thence South 67 degrees 04 minutes 40 seconds West 79.15 feet to the point of beginning.

The tract contains 0.21 acres more or less, subject to any easements of record.

AND

Together with an easement for ingress and egress purposes being 10.00 feet on either side of the following described line:

Commencing at the southeast corner of said Lot 3;

thence North 00 degrees 05 minutes 42 seconds West, assumed bearing along the easterly line of said Lot 3, a distance of 237.08 feet;

thence South 73 degrees 26 minutes 46 seconds West 111.77 feet;

thence North 21 degrees 09 minutes 33 seconds West 61.28 feet to the point of beginning of the line to be described;

thence South 67 degrees 04 minutes 40 seconds West 79.76 feet to the northeasterly line of Western Avenue and there terminating.

AND

Together with and subject to a 20.00 foot perpetual exclusive ingress and egress easement, as described in Document No. 1202022.