



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: Flour Mill, LLC

Last name: Bartram First name: Kevin

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

Phone number: (701) 235-5563 Email address: kbartram@mbapc.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)

309 West Stanton Avenue

4. Zoning Designation: B-3

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

Converting the existing Red River Mill building into a 31 room boutique hotel.

7. Additional Required Information:

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

PIN 7100399035600

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.

See attached

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?

Remodeling the abandoned Mill property will enhance public health, safety and welfare of the neighborhood and City.

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

Will comply with current code requirements and the proposed use fits the adjoining zoning.

(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?

Will be compatible with all architectural and landscape requirements in the area. Will enhance property values.

(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?

Served by adjacent Stanton Avenue which will be improved (paving & utilities) by the City in 2023.

(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?

Complies.

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

Ingress and egress will be coordinated with the City when Stanton is improved in 2023.

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

Complies. The historic Mill has been approved for historic tax credits and will be remodeled under the stringent requirements needed for final approval under the tax credit program.

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: Flour Mill, LLC Date: _____

Applicant: Kevin Bartram Date: 3-9-22

Kevin Bartram

New Street improvements
by the City

STANTON AVE

FLOUR MILL PARKING

GLACIAL EDGE TRAIL

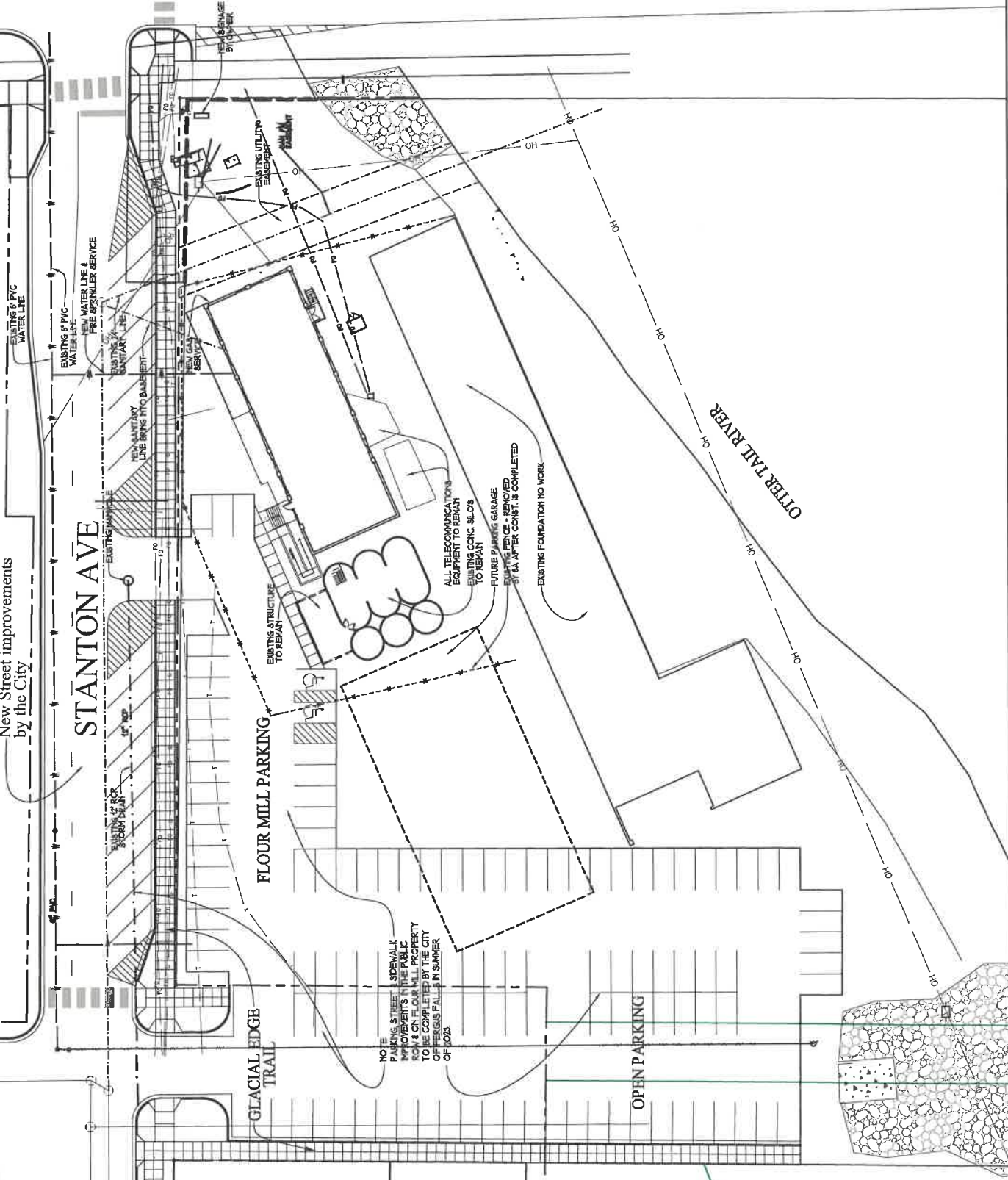
OPEN PARKING

UNION AVE

OTTER TAIL RIVER

NOTE
PARKING STREET & SIDEWALK
IMPROVEMENTS IN THE PUBLIC
ROW & ON FLOUR MILL PROPERTY
TO BE COMPLETED BY THE CITY
OFF FERGUS FALLS IN SUMMER
OF 2022.

ALL TELECOMMUNICATIONS
EQUIPMENT TO REMAIN
FUTURE CONC. SLOTS
TO REMAIN
FUTURE PARKING GARAGE
EXISTING FENCE - REMOVED
IF (A) AFTER CONST. IS COMPLETED
EXISTING FOUNDATION NO WORK



FERGUS FALLS
FLOUR MILL
309 WEST STANTON AVE.

FERGUS FALLS, MN

M|B|A

MUTCHLER BASTRAM ARCHITECTS, P.C.
205 N. Broadway, Suite 201, Fergus Falls, MN 58102
Phone: 701-235-5863 | info@mba.com | Fax: 701-235-5438

SITE PLAN

Project Number: 45079
Date: 3-9-22

SITE

Conditional Use Permit Application

Kevin Bartram

309 Stanton Ave

Fergus Falls, MN 56537

LEGAL DESCRIPTION

Reserves 70, 71 and 72 and that part of Reserve 73 lying East of the West line of Vine Street and lying North of the Red River. Excepting therefrom the West 60 feet thereof, according to the plat of the Reserves in Original Plat and North Division to the City of Fergus Falls, Otter Tail County, Minnesota.