



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: _____
Last name: Rosengren First name: Roger
Address: 2338 Centennial Ln NW City/State/Zip: Gaufield MN 56332
Phone number: 320-815-3861 Email address: roger.rosengren@gmail.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)

1104 Mt. Faith Ave.

4. Zoning Designation: R-1

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

Moving a single family dwelling within the city
from 629 E. Channing Ave. to 1104 Mt. Faith Ave.,
adding an entry and double attached garage in the future.

Parcel # of location house to be removed from: 71-001-99-0615-001
Sec. 03 + 132-043 Lots 9-14 @nd BLKS 1-2-3
629 Channing Ave. E
Fergus Falls, MN

(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?

(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?

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

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

Complies with all of the above.

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: *Bob Brown* Date: *May 19-2022*
Applicant: _____ Date: _____







OTTER TAIL COUNTY ASSESSOR
GOVERNMENT SERVICES CENTER
505 FIR AVE W
FERGUS FALLS MN 56537
218-998-8010

Property ID Number: 71002500092000

Property Description:

Sect-35 Twp-133 Range-043
PTS SL 12 & 13 OF PLAT OF
SUBLOTS OF NW1/4 SE1/4 COM
INTERSEC OF W LN SL 12 WITH

TAXPAYER ID: 000196353

ROGER & CARYN ROSENGREN
2338 CENTENNIAL LN NW
GARFIELD MN 56332-8215

VALUATION NOTICE

2023

2022 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice		
Step 1	Class:	RES NH 4B
	Estimated Market Value:	20,700
	Homestead Exclusion:	0
	Taxable Market Value:	20,700
	<i>See Details Below</i>	
Step 2 Proposed Taxes Notice		
	2023 Proposed Tax:	Coming November 2022
Step 3 Property Tax Statement		
	1st Half Taxes:	
	2nd Half Taxes:	Coming March 2023
	Total Taxes Due in 2023:	

The time to appeal or question your
CLASSIFICATION or VALUATION is NOW!

Property Address: 1104 MT FAITH AVE FERGUS FALLS MN 56537

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2022
(2022 Assessment)

Taxes Payable in 2023
(2023 Assessment)

The assessor has determined your property's classification(s) to be:

RES NH 4B

RES NH 4B

If this box is checked, your classification has changed from last year's assessment.

The assessor has estimated your property's market value to be:

Estimated Market Value (EMV)	2022	2023
	20,700	20,700

Several factors can reduce the amount that is subject to tax:

	2022	2023
Green Acres Value Deferral	0	0
Rural Preserve Value Deferral	0	0
Open Space Deferral -Wetland/NativePrairie Defferal		
Platted Vacant Land Deferral	0	0
Exclusion for Veterans With Disabilities	0	0
Mold Damage Exclusion		
Homestead Market Value Exclusion	0	0

Taxable Market Value (TMV)	2022	2023
	20,700	20,700

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, please contact your **assessor**. If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book

County Board of Appeal and Equalization Meeting

APRIL 21, 2022 GOVT SERVICES CENTER OTTER TAIL LK
ROOM 9:30 AM

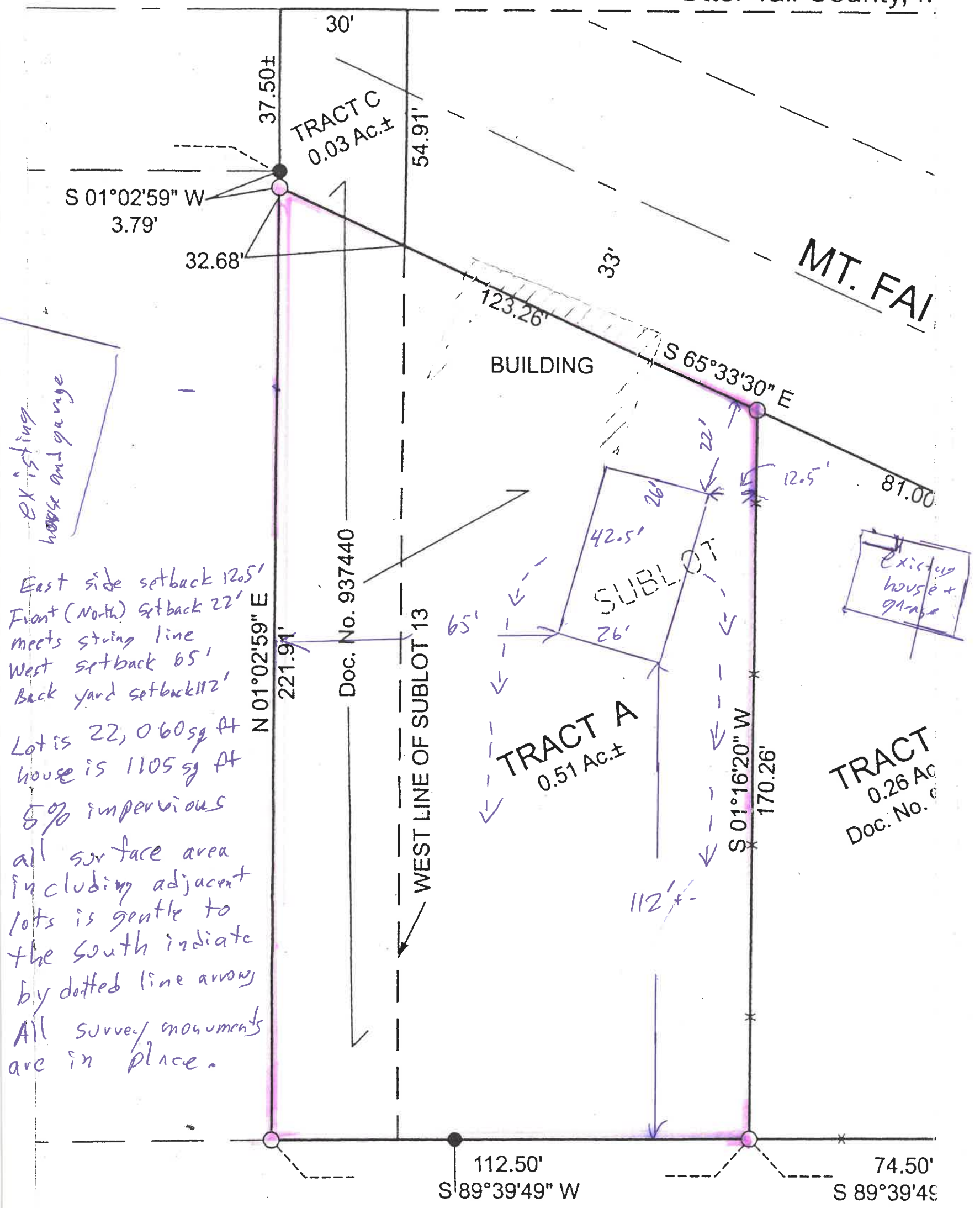
GOVT SERVICES CENTER JUNE 15, 2022 - CALL
AUDITORS OFFICE
FOR APPT 218-998-8030

To Appear, call your Local Assessor at 218-998-8010

**YOU MUST FIRST APPEAL TO THE LOCAL BOARD OF APPEAL AND EQUALIZATION BEFORE
YOU CAN APPEAL TO THE COUNTY BOARD OF APPEAL AND EQUALIZATION.**

CERTIFICATE

Parts of Sublots 12 and 13 of
of the Northwest Quarter of the South
Township 133 North, Range 43 West of
Otter Tail County, M



Existing horse and garage

East side setback 120.5'
Front (North) setback 22' meets string line
West setback 65'
Back yard setback 112'

Lot is 22,060 sq ft
house is 1105 sq ft
5% impervious

all surface area including adjacent lots is gentle to the south indicate by dotted line arrow

All survey monuments are in place.

Doc. No. 937440

WEST LINE OF SUBLOT 13

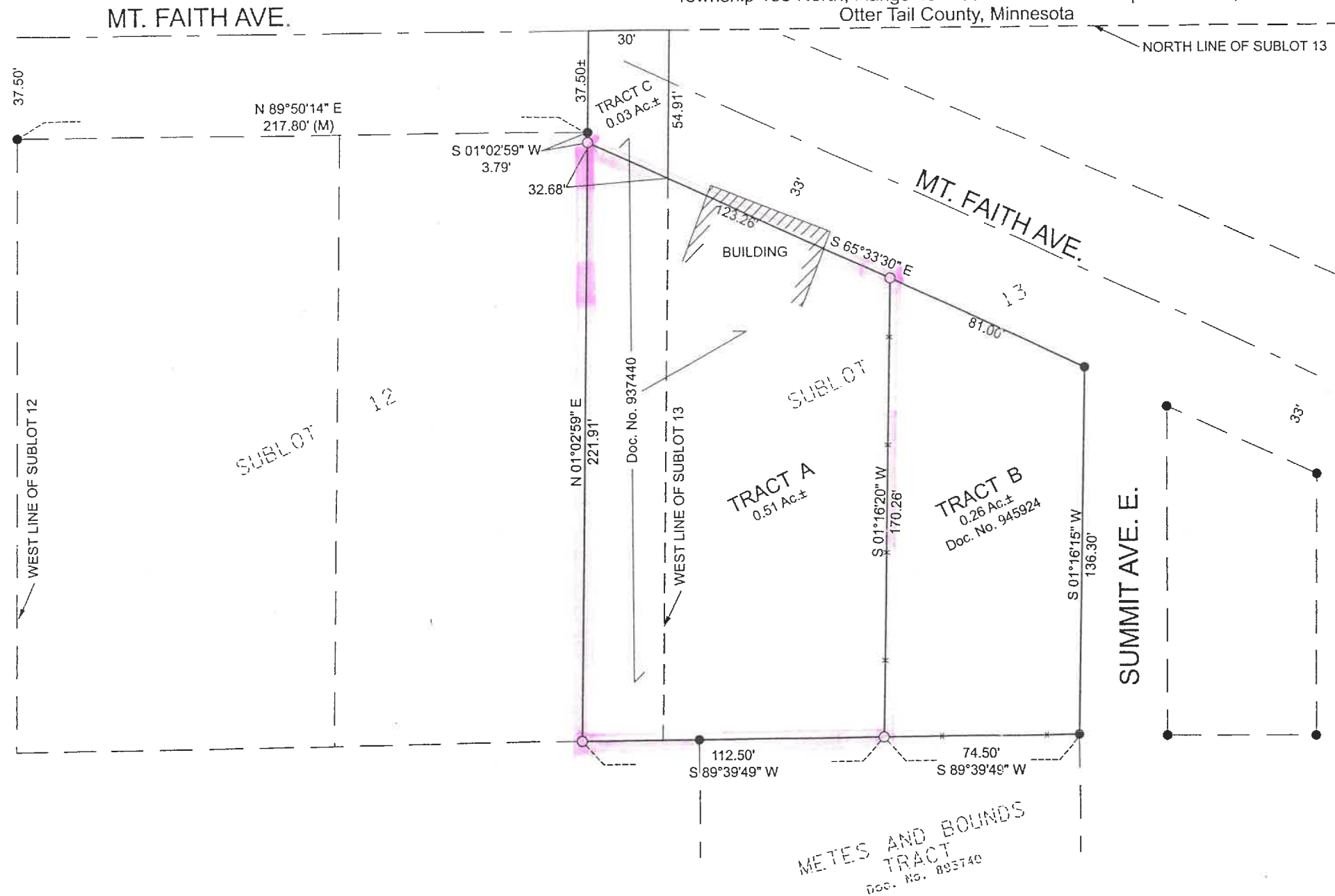
Scale 1" = 25'

METES AND BOUNDS
TRACT
Doc. No. 893740

NOTE:

CERTIFICATE OF SURVEY

Parts of Sublots 12 and 13 of the Plat of Sublots
of the Northwest Quarter of the Southeast Quarter of Section 35,
Township 133 North, Range 43 West of the Fifth Principal Meridian,
Otter Tail County, Minnesota



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

Michael L. Fitchall
Michael L. Fitchall

July 12, 2007 44866
Date License No.

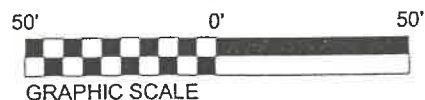
Surveyed & Platted by:

INTERSTATE ENGINEERING
Professionals you need, people you trust
P.O. Box 316, Fergus Falls, Mn 56538-0316 (218) 739-5545

Proj. No.: F0712020
Date: JULY 2007
Drawn By: DJH
Checked By: MLF

SURVEY FOR:

SHAWN ENGER



METES AND BOUNDS TRACT
Doc. No. 893740

NOTE:
The intent of this survey is to more clearly describe the metes and bounds tracts contained in Quit Claim Deeds Doc. No. 937440 and Doc. No. 945924. Tract C is that part of the tract described in Quit Claim Deed Doc. No. 937440 that lies within the apparent right of way of Mount Faith Avenue as determined in this survey.

- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED LS 44866
 - TRACT BOUNDARY
 - - - EXISTING TRACT
 - - - ROAD CENTERLINE
 - FENCE

Tract A -- Proposed Description

Those parts of Sublots 12 and 13 of the Plat of Sublots of the Northwest Quarter of the Southeast Quarter of Section 35, Township 133 North, Range 43 West of the Fifth Principal Meridian, Otter Tail County, Minnesota described as follows:

Commencing at a found iron monument at the intersection of the west line of said Sublot 12 with the southerly right of way line of Mount Faith Avenue; thence North 89 degrees 50 minutes 14 seconds East on an assumed bearing along said southerly right of way line 217.80 feet to a found iron monument; thence South 01 degrees 02 minutes 59 seconds West along the west line of the East 30.00 feet of said Sublot 12 a distance of 3.79 feet to the point of beginning; thence South 65 degrees 33 minutes 30 seconds East along the southerly right of way of said Mount Faith Avenue 123.26 feet; thence South 01 degrees 16 minutes 20 seconds West 170.26 feet to the north line of an existing metes and bounds tract described in a warranty deed recorded as document number 893740 in the office of the Otter Tail County Recorder; thence South 89 degrees 39 minutes 49 seconds West along the north line of said metes and bounds tract and the westerly extension thereof 112.50 feet to the west line of the east 30.00 feet of said Sublot 12; thence North 01 degrees 02 minutes 59 seconds East along the west line of the east 30.00 feet of said Sublot 12 a distance of 221.91 feet to the point of beginning.

Said Tract A contains 0.51 acres, more or less, and is subject to easements and restrictions of sight or record, if any.

Tract B -- Proposed Description

That part of Sublot 13 of the Plat of Sublots of the Northwest Quarter of the Southeast Quarter of Section 35, Township 133 North, Range 43 West of the Fifth Principal Meridian, Otter Tail County, Minnesota described as follows:

Commencing at a found iron monument at the intersection of the west line of Sublot 12 of said Plat of Sublots of the Northwest Quarter of the Southeast Quarter of Section 35 with the southerly right of way line of Mount Faith Avenue; thence North 89 degrees 50 minutes 14 seconds East on an assumed bearing along said southerly right of way line 217.80 feet to a found iron monument; thence South 01 degrees 02 minutes 59 seconds West along the west line of the East 30.00 feet of said Sublot 12 a distance of 3.79 feet; thence South 65 degrees 33 minutes 30 seconds East along the southerly right of way of said Mount Faith Avenue 123.26 feet to the point of beginning; thence continuing South 65 degrees 33 minutes 30 seconds East along the southerly right of way of said Mount Faith Avenue 81.00 feet to a found iron monument; thence South 01 degrees 16 minutes 15 seconds West 136.30 feet to a found iron monument at the northeast corner of an existing metes and bounds tract described in a warranty deed recorded as document number 893740 in the office of the Otter Tail County Recorder; thence South 89 degrees 39 minutes 49 seconds West along the north line of said metes and bounds tract 74.50 feet; thence North 01 degrees 16 minutes 20 seconds East 170.26 feet to the point of beginning.

Said tract B contains 0.26 acres more or less and is subject to easements and restrictions of sight or record, if any.

Tract C -- Proposed Description

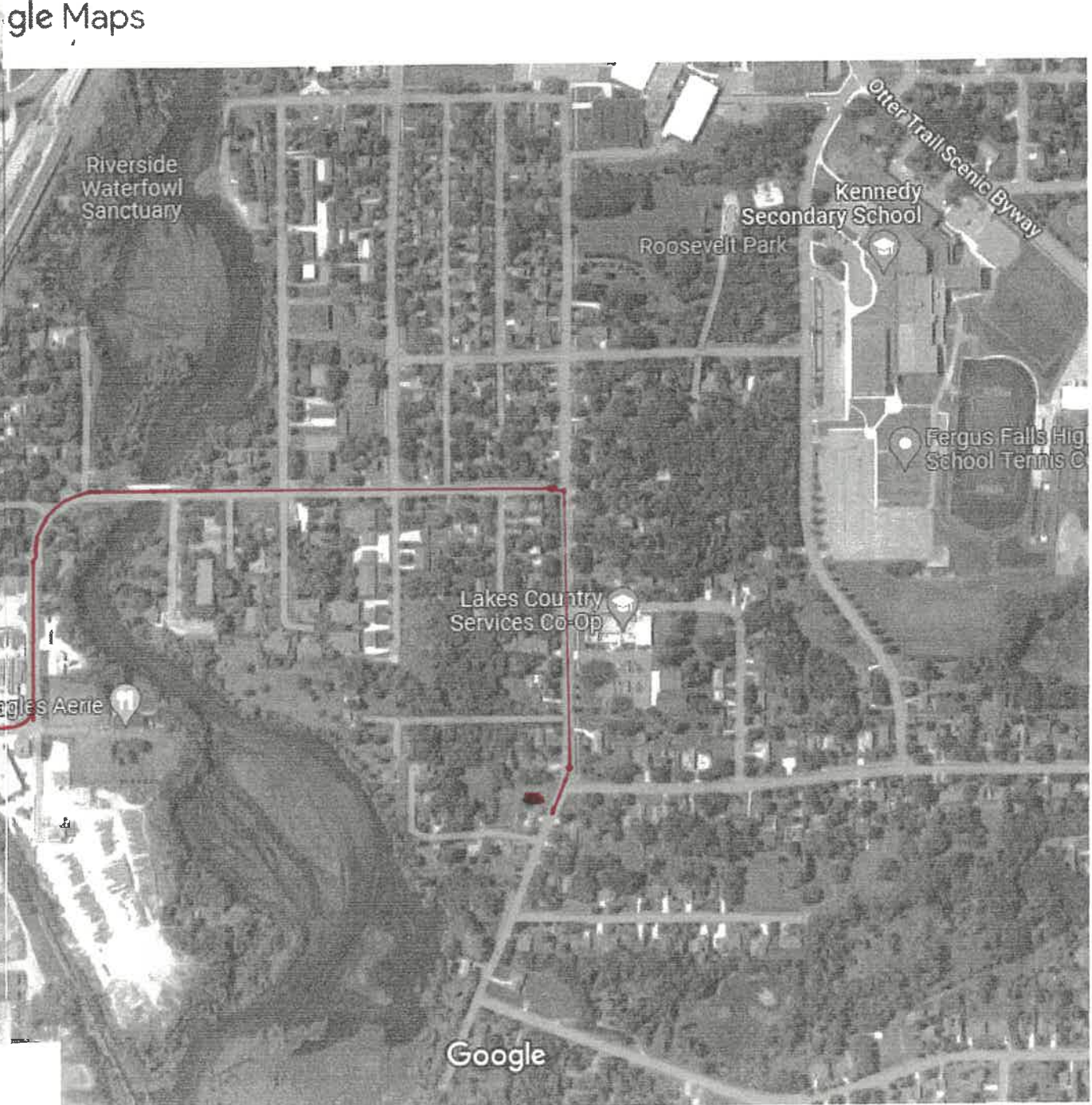
That part of the east 30 feet of Sublot 12 of the Plat of Sublots of the Northwest Quarter of the Southeast Quarter of Section 35, Township 133 North, Range 43 West of the Fifth Principal Meridian, Otter Tail County, Minnesota lying northerly of the southerly right of way line of Mount Faith Avenue as now located and monumented, being more particularly described as follows:

Commencing at a found iron monument at the intersection of the west line of said Sublot 12 with the southerly right of way line of Mount Faith Avenue; thence North 89 degrees 50 minutes 14 seconds East on an assumed bearing along said southerly right of way line 217.80 feet to a found iron monument on the west line of the East 30.00 feet of said Sublot 12; thence North 01 degrees 02 minutes 59 seconds East along the monumented west line of the East 30.00 feet of said Sublot 12 a distance of 37.50 feet, more or less, to the north line of said Sublot 12; thence North 89 degrees 50 minutes 14 seconds East along the north line of said Sublot 12 a distance of 30.00 feet to the east line of said Sublot 12; thence South 01 degrees 02 minutes 59 seconds West along the east line of said Sublot 12 a distance of 54.91 feet, more or less, to the southerly right of way line of said Mount Faith Avenue as now located and monumented; thence North 65 degrees 33 minutes 30 seconds West along the southerly right of way of said Mount Faith Avenue as now located and monumented a distance of 32.68 feet; thence North 01 degrees 02 minutes 59 seconds East along the monumented west line of the East 30.00 feet of said Sublot 12 a distance of 3.79 feet to the point of beginning.

Said tract C contains 0.03 acres more or less and is subject to a public road right of way for Mount Faith Avenue and other easements or restrictions of sight or record, if any.



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Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 Google 500 ft

Travel route to move house

East on Channing Ave for .3mi, North on Pebble Lake Rd for 500ft+, North on S. Peck St. for .5mi, West onto E. Riverside Ave. for .5mi, East on Mt. Faith Ave for .2mi to 1104 Mt. Faith

Dale Johnson House Moving
177th Ave.

Wahpeton, ND. 701-642-2240 has a 5 star ratings