



112 West Washington Avenue

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## 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.

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### 1. Property Owner Information:

Company name: Hillcrest Lutheran Academy

Last name: \_\_\_\_\_ First name: \_\_\_\_\_

Address: 610 Hillcrest Dr City/State/Zip: Fergus Falls MN 56537

Phone number: 218-739-3371 Email address: finance@ffhillcrest.org

### 2. Applicant Information: (if different from above)

Company name: Rogness Contracting Services

Last name: Rogness First name: Donavan

Address: 3550 38th Ave S City/State/Zip: Fargo ND 58104

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

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

805 E Channing Ave

### 4. Zoning Designation: B

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

Hillcrest would like to move their existing building from its current location at the "Naz" and  
relocate to its new lower campus at the former "Eisenhower" site

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**7. Additional Required Information:**

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

*Parcel # 71001990726000*

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**Complete legal description(s) of the property involved or put “see attached”**

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**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 additional information provided*

**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?

*Will Not*

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

*Will be*

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(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*

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(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?

*Will be*

(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?

*Will not*

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

*Will have*

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

*Will not*

**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:     *Laura Campbell*     Date:     05/20/2022    

Applicant:     *Donavan Rogness*     Date:     5/20/2022

**Item of Note for:** Hillcrest Building Move from existing “Naz” campus to new “Eisenhower” campus

**Proposed Move Date:** Week of July 11 – 15. Actual date and time yet to determined.

**Moving Company:** Anderson Building Movers out of Paynesville MN are contracted to do the move

**Existing Building:** Parcel #71002500038000

**Existing Building:** Approx size 28’ x 56’



**New Location:** Parcel # 71001990726000

**New Location:** North side of existing Eisenhower Building




**Building Mortgages:** This building is currently owned by Hillcrest Lutheran Academy and will remain in the ownership of Hillcrest Lutheran Academy. No ownership transfer is being incurred.

# Untitled Map


Write a description for your map.

400' Radius of Proposed Location

## Legend

 CrossRoads Church

Grotto Park

 CrossRoads Church

E Channing Ave

Google Earth

400 ft



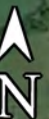
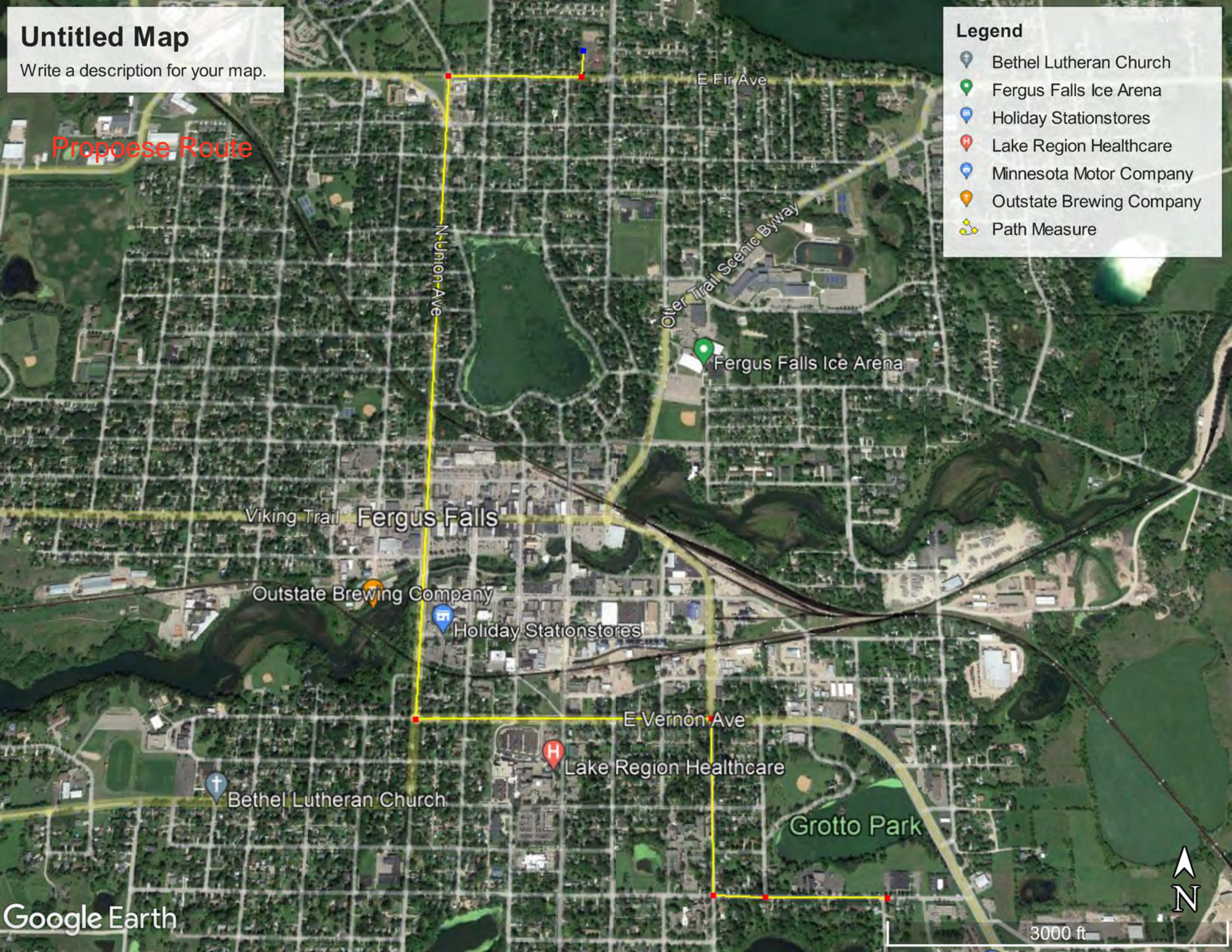
# Untitled Map

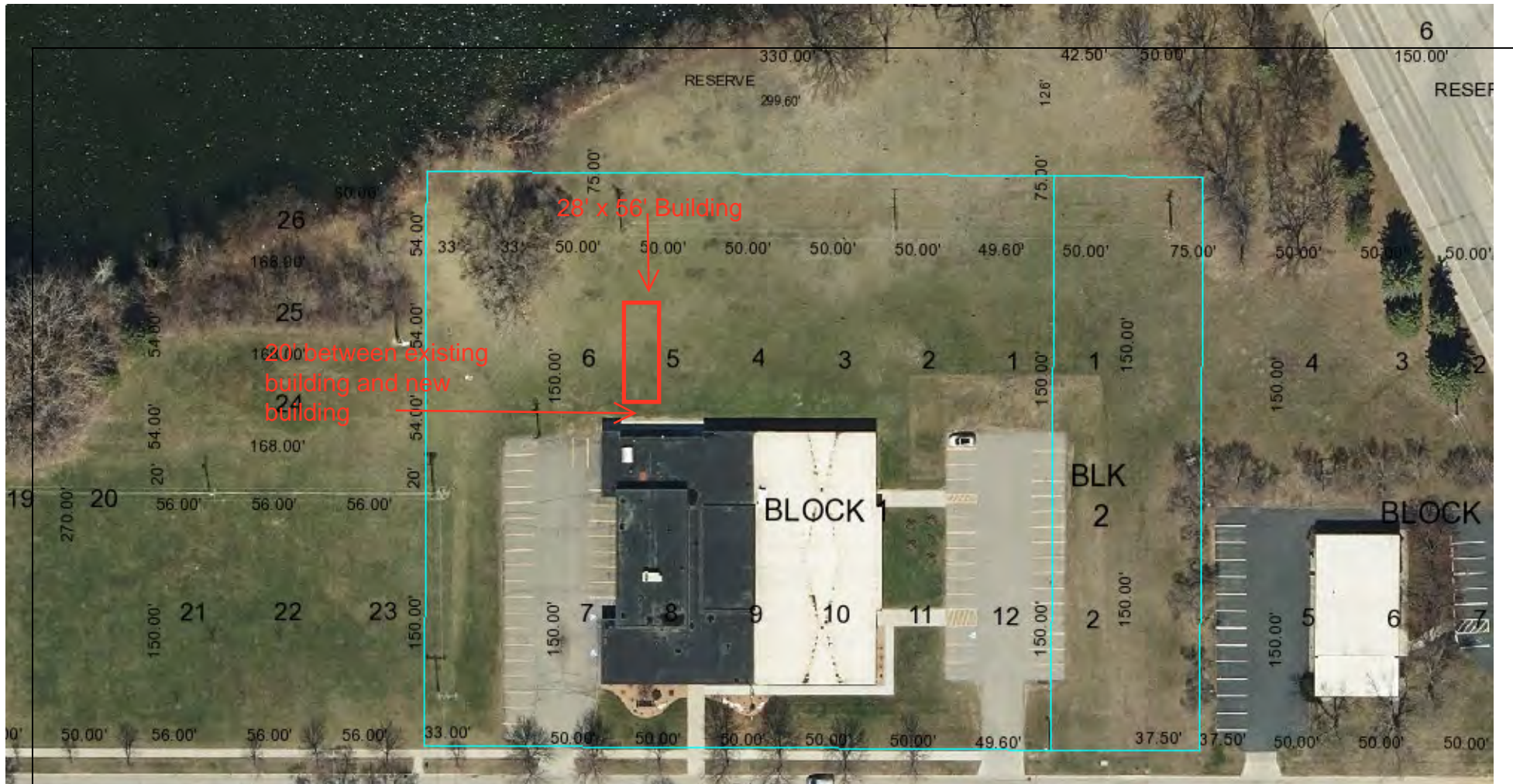
Write a description for your map.

Propose Route

## Legend

-  Bethel Lutheran Church
-  Fergus Falls Ice Arena
-  Holiday Stationstores
-  Lake Region Healthcare
-  Minnesota Motor Company
-  Outstate Brewing Company
-  Path Measure





1 inch = 88 feet



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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.