



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

Conditional Use Permit 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: Prairie View Development

Last name: Rogness First name: Donavan

Address: 925 Clearview Ct City/State/Zip: FF, MN 56537

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

1821, 1823, 1825, 1827 Cascade St S

4. Zoning Designation: R-2

5. Comprehensive Plan Designation: _____

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

Split each townhome for individual sale

7. Additional Required Information:

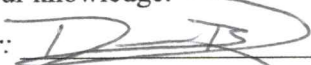

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

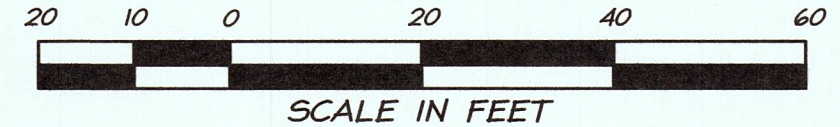
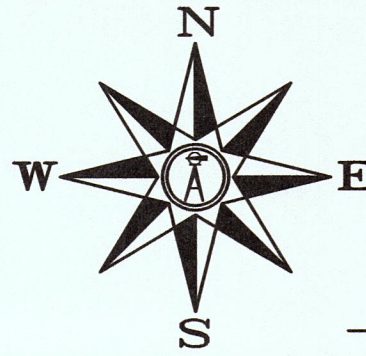
b. Proposed Plans: Including but not limited to, a scaled site plan, a landscape plan, grading and drainage plan, photometric plan, traffic study, and exterior building elevation drawings showing building materials may also be required if deemed necessary by the Building and Zoning Department. **Plans for residential applications may be on 8½"x 11" or 11"x 17". For commercial applications, please provide 1 full-size copy of all plans in both electronic format (preferably PDF) and printed format.**

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 7.52 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:

- 1) The proposed use is not in conflict with the Comprehensive Plan;
- 2) The proposed use is not in conflict with any Regulating Maps or other adopted plans;
- 3) The proposed use is not in conflict with any City Code requirements;
- 4) The proposed use will not create an excessive burden on parks, streets and other public facilities; and
- 5) The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

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: 7/28/2020
Applicant:  Date: 7/28/2020



SCALE: 1 INCH = 100 FEET

BEARINGS ARE BASED ON OTTER TAIL COUNTY COORDINATES 2011 ADJUSTMENT AS DETERMINED BY THE MNDOT CORS/VRS NETWORK.

- DENOTES IRON MONUMENT SET MARKED "PLS 13620 & 17825".
- DENOTES BRASS PLUG SET MARKED "PLS 13620 & 17825".

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

All that part of Lot 1, Block 2, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying northerly of the following described line:

Commencing at the northwest corner of said Lot 1; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 1, a distance of 56.41 feet to the point of beginning of the line to be described; thence South 89 degrees 36 minutes 07 seconds East a distance of 150.00 feet to the east line of said Lot 1 and there terminating.

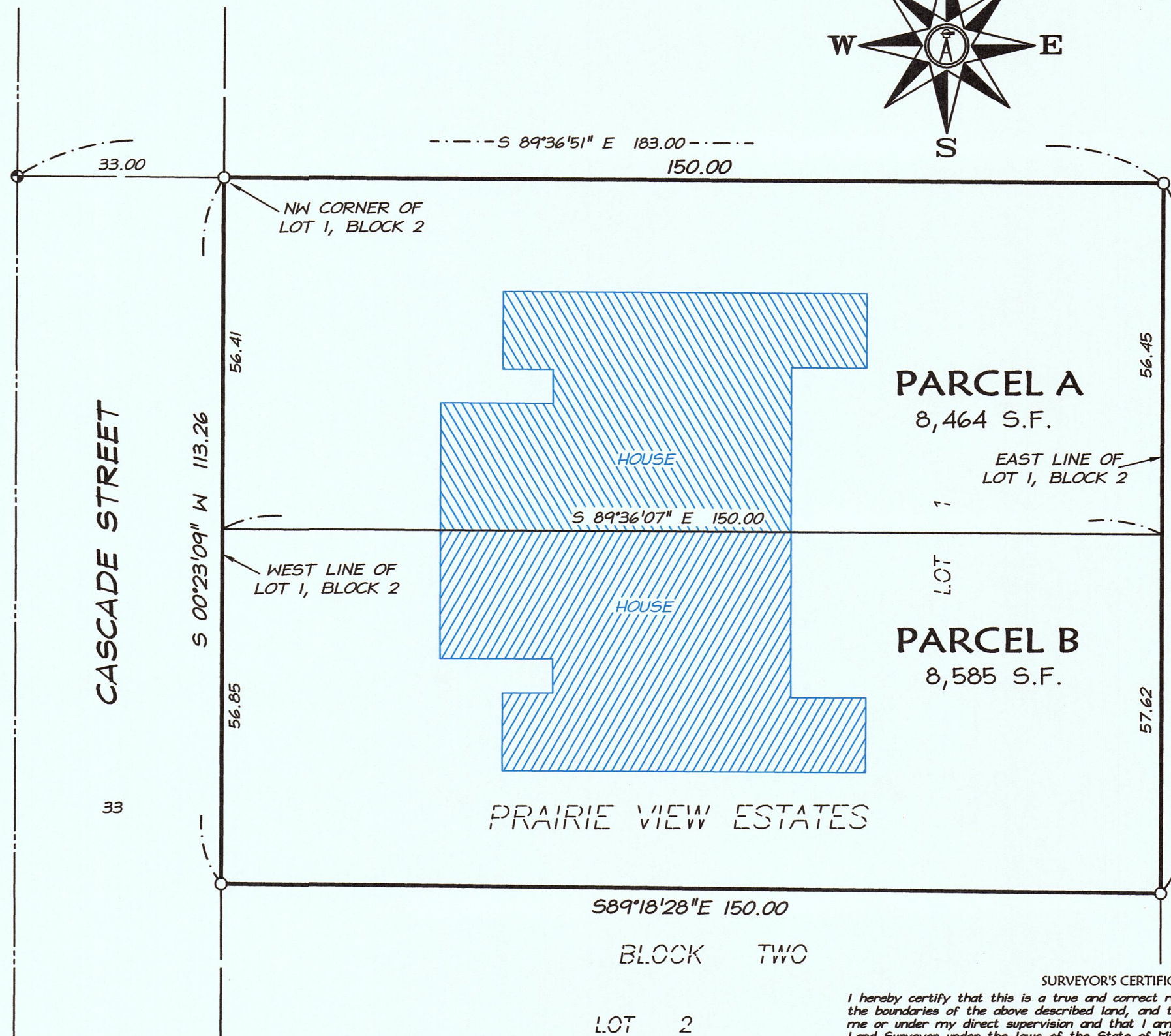
Containing 8,464 square feet more or less.

PARCEL B

All that part of Lot 1, Block 2, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying southerly of the following described line:

Commencing at the northwest corner of said Lot 1; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 1, a distance of 56.41 feet to the point of beginning of the line to be described; thence South 89 degrees 36 minutes 07 seconds East a distance of 150.00 feet to the east line of said Lot 1 and there terminating.

Containing 8,585 square feet more or less.



PARCEL A
8,464 S.F.

PARCEL B
8,585 S.F.

PRAIRIE VIEW ESTATES

S 89°18'28" E 150.00

BLOCK TWO

LOT 2

SURVEYOR'S CERTIFICATE

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. Dated this 21st day of July, 2020.

David A. Anderson
David A. Anderson
Professional Land Surveyor
Minnesota License No. 13620

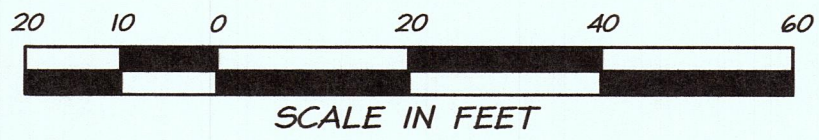
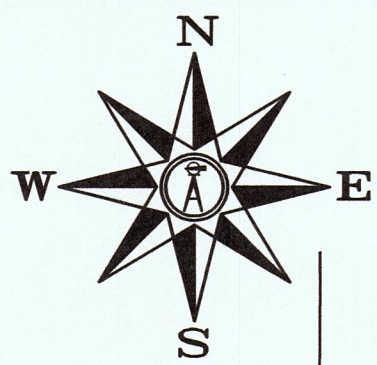
CERTIFICATE OF SURVEY FOR:

**LAWAYNE
ROGNESS**

CONTRACT NO. 194-19 ADDENDUM	FOLDER 194-09	DRAWN BY LIB	FIELD BOOK ALS-193/61
DWG FILE 194-19 LOT 1, BLK 2	CRD FILE 194-19	CHECKED BY DAA	FIELD CREW JAK/MJ
SEC-TWP-RG 10-132-43	REVISION:		DRAWING NUMBER 8894

ANDERSON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & LAND DEVELOPMENT CONSULTANTS
313 SOUTH MILL STREET, FERGUS FALLS, MN 56537 (218) 739-5268
(800) 300-9276

33



SCALE: 1 INCH = 100 FEET
BEARINGS ARE BASED ON OTTER TAIL COUNTY COORDINATES
2011 ADJUSTMENT AS DETERMINED BY THE MNDOT CORS/VRS NETWORK.

- DENOTES IRON MONUMENT SET MARKED "PLS 13620 & 17825".
- ⊕ DENOTES BRASS PLUG SET MARKED "PLS 13620 & 17825".

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

All that part of Lot 2, Block 2, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying northerly of the following described line:

Commencing at the northwest corner of said Lot 2; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 2, a distance of 55.98 feet to the point of beginning of the line to be described; thence South 89 degrees 36 minutes 59 seconds East a distance of 150.00 feet to the east line of said Lot 2 and there terminating.

Containing 8,337 square feet more or less.

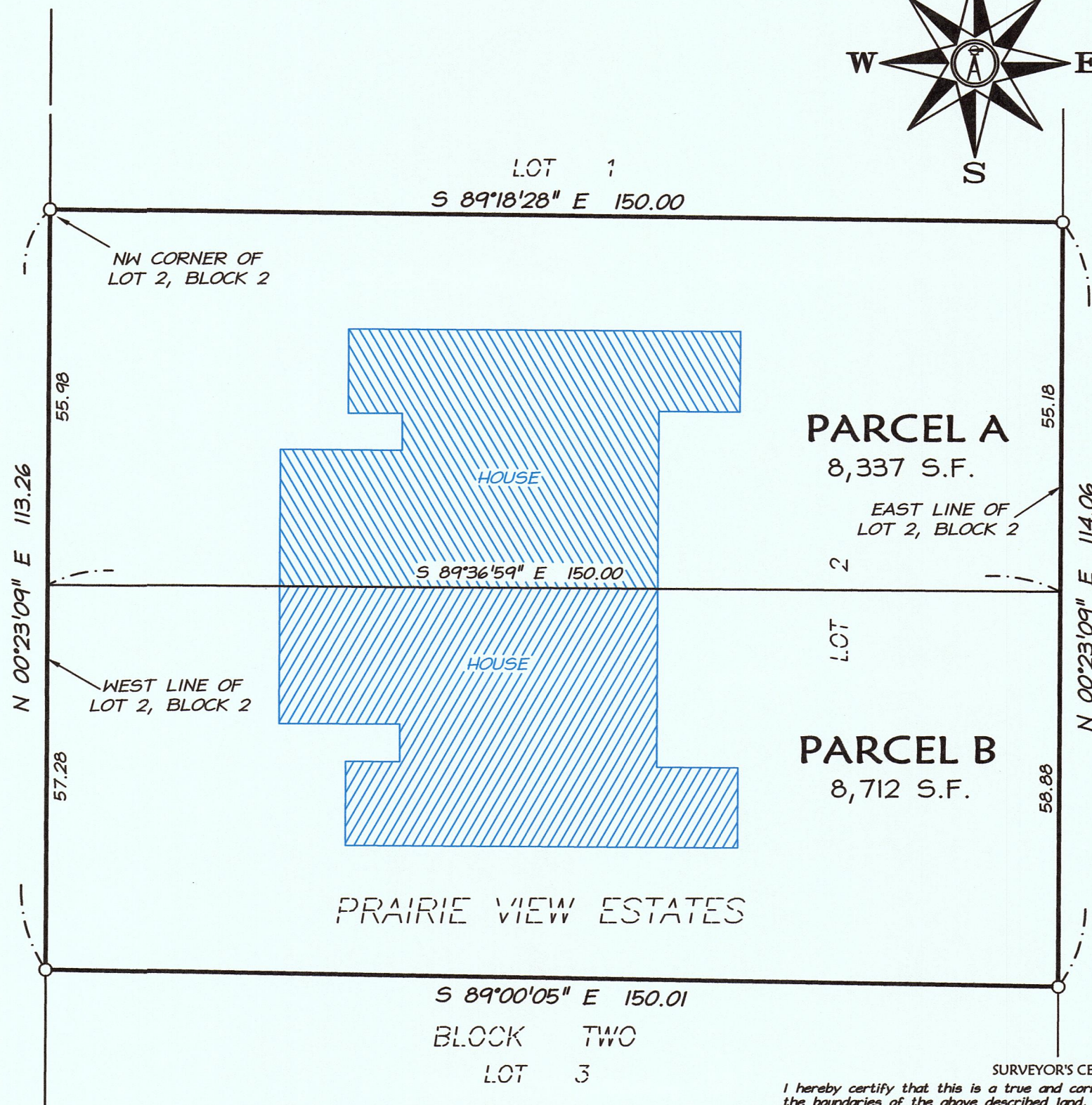
PARCEL B

All that part of Lot 2, Block 2, PRAIRIE VIEW ESTATES, according to the recorded plat thereof, Otter Tail County, Minnesota, lying southerly of the following described line:

Commencing at the northwest corner of said Lot 2; thence South 00 degrees 23 minutes 09 seconds West (bearing based on Otter Tail County Coordinates-2011 adjustment) along the west line of said Lot 2, a distance of 55.98 feet to the point of beginning of the line to be described; thence South 89 degrees 36 minutes 59 seconds East a distance of 150.00 feet to the east line of said Lot 2 and there terminating.

Containing 8,712 square feet more or less.

CASCADE STREET



SURVEYOR'S CERTIFICATE
I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota. Dated this 21st day of July, 2020.

David A. Anderson
David A. Anderson
Professional Land Surveyor
Minnesota License No. 13620

CERTIFICATE OF SURVEY FOR:

LAWAYNE
ROGNESS

CONTRACT NO. 194-19 ADDENDUM	FOLDER 194-09	DRAWN BY LIB	FIELD BOOK ALS-193/61
DWG FILE 194-19 LOT 2, BLK 2	CRD FILE 194-19	CHECKED BY DAA	FIELD CREW JAK/MJ
SEC-TWP-RG 10-132-43	REVISION:		DRAWING NUMBER 8895

ANDERSON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & LAND DEVELOPMENT CONSULTANTS
313 SOUTH MILL STREET, FERGUS FALLS, MN 56537 (218) 739-5268
(800) 300-9276