



www.westfargond.gov

Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission Agenda
Tuesday, October 13, 2020 - 5:30 p.m.

Due To CDC Social Distancing Guidelines Related To The Covid-19 Pandemic The Public Is Asked To Attend The Meeting Via Zoom Meeting Channel At The Following Web Address:

<https://zoom.us>

Click to join a meeting

Webinar ID: 880 6248 0217

Password: 58078

Or Telephone: Dial (312) 626-6799

1. Call to Order
2. Approval of Minutes – September 15, 2020
3. Review Changes to A20-25 Text Amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks) on an area within the NE1/4 Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota – Black Powder
4. Public Hearing – A20-28 Conditional Use Permit for an oversized accessory building in a residential district at 4801 2nd Street East (Lot 5, Block 1 of McMahon Estates 2nd Addition), City of West Fargo, North Dakota – Wiest
5. Public Hearing – A20-29 Conditional Use Permit for Home occupation (dog grooming) that has customers coming to the site at 815 12 ½ Ave W. (Lot 3, Block 2 of Lenzmeier 4th Addition), City of West Fargo, North Dakota – Adventure with JJ
6. Public Hearing – A20-30 The Wilds North Pond 1st Addition, a replat of Lot 1, Block 1 of Tevey Addition, Lot 1, Block 1 Schatz Ranch 1st Addition, Lot 19, Block 2 of The Wilds 4th Addition; subdivision in the SE¼ of Section 31, T139N, R49N and Rezoning from P: Public Facilities to A: Agricultural of a portion of the proposed Lot 3, Block 1 of The Wilds North Pond 1st Addition and from P: Public Facilities to R-1A: Single Family Dwellings of a portion of Lot 2, Block 1 of The Wilds North Pond 1st Addition, City of West Fargo, North Dakota
7. Public Hearing – A20-31 The Wilds 21st Addition, Replat & Rezoning from A: Agricultural to R-1: One & Two Family Dwellings and R-2: Limited Multiple Dwellings of all of Block 1 of

The Wilds 10th Addition & part of Government Lots 3-5 in Section 6, T139N, R49W, City of West Fargo, North Dakota – Westport Investments

8. Public Hearing – A20-32 Southdale 4th Addition, a replat and conditional use permit of all of Block 3 of Southdale Addition and vacation of a portion of 9th Avenue West, City of West Fargo, North Dakota – HACC
9. Public Hearing – A20-33 Planned Unit Development Amendment on Lot 3, Block 1 of South Pond at the Preserve 6th Addition, City of West Fargo, North Dakota – Boulevard Square III
10. 2308 Main Ave W – Interstate Corridor Overlay Plan Review and Approval and Special Approval of screening of loading dock facing street within Redevelopment Corridor Overlay District – Northern Plains Distributing
11. **Continued** - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District
12. Non-agenda
13. Adjournment



Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

DUE TO CDC SOCIAL DISTANCING GUIDELINES RELATED TO THE COVID-19 PANDEMIC THIS PLANNING AND ZONING MEETING WAS HYBRID, BOTH IN-PERSON AND VIA ZOOM MEETING

West Fargo Planning & Zoning Commission
Tuesday, September 15, 2020 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb
Shane Lebahn
Lana Rakow
April Walker
Mike Thorstad

Members Absent: Tom McDougall, Eric Dodds, David Gust

Others Present: Jerry Wallace, Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Vice Chair Kolb at 5:30pm.

Commissioner Walker moved and Commissioner Lebahn seconded to approve the August 11, 2020 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb introduced the new Planning and Zoning Commissioner, Mike Thorstad.

Commissioner Kolb opened a Public Hearing – A20-27 Drei Sons 2nd Addition, a replat of Lots 1-3, Block 1 of Drei Sons 1st Addition, City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Walker moved and Commissioner Rakow seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing reconsidering a referral from City Commission – A20- 22 Conditional Use Permit for oversized accessory building with steel siding and roofing in a residential district located at 4709 3rd Street East (Lot 1, Block 3 of McMahon Estates 4th Addition), City of West Fargo, North Dakota. There was public comment.

- The applicant, Shane Rohweder, 4709 3rd Street East, gave details about changes to the size of the proposed accessory building. He was available for further questions.
- Mark Bares, 4704 3rd Street E, asked for more details regarding the building.
- Josh Mickelson, 4716 3rd Street East, opposed the accessory building. He was not in agreement with the proposed height and size.
- Terry Cookman, 4614 2nd Street East, opposed the accessory building. He thinks the size is too big.

The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

Continued - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District

There was one non-agenda item. Tim Solberg discussed the opportunity for the Commissioners to attend the virtual League of Cities Annual Conference on September 24 & 25.

Commissioner Lebahn and Commissioner Thorstad seconded to adjourn. No opposition. Meeting adjourned.

A video of the meeting is available on YouTube City of West Fargo Channel.

I-94

~~OLD
SOUTH~~

60x120
STRUCTURE

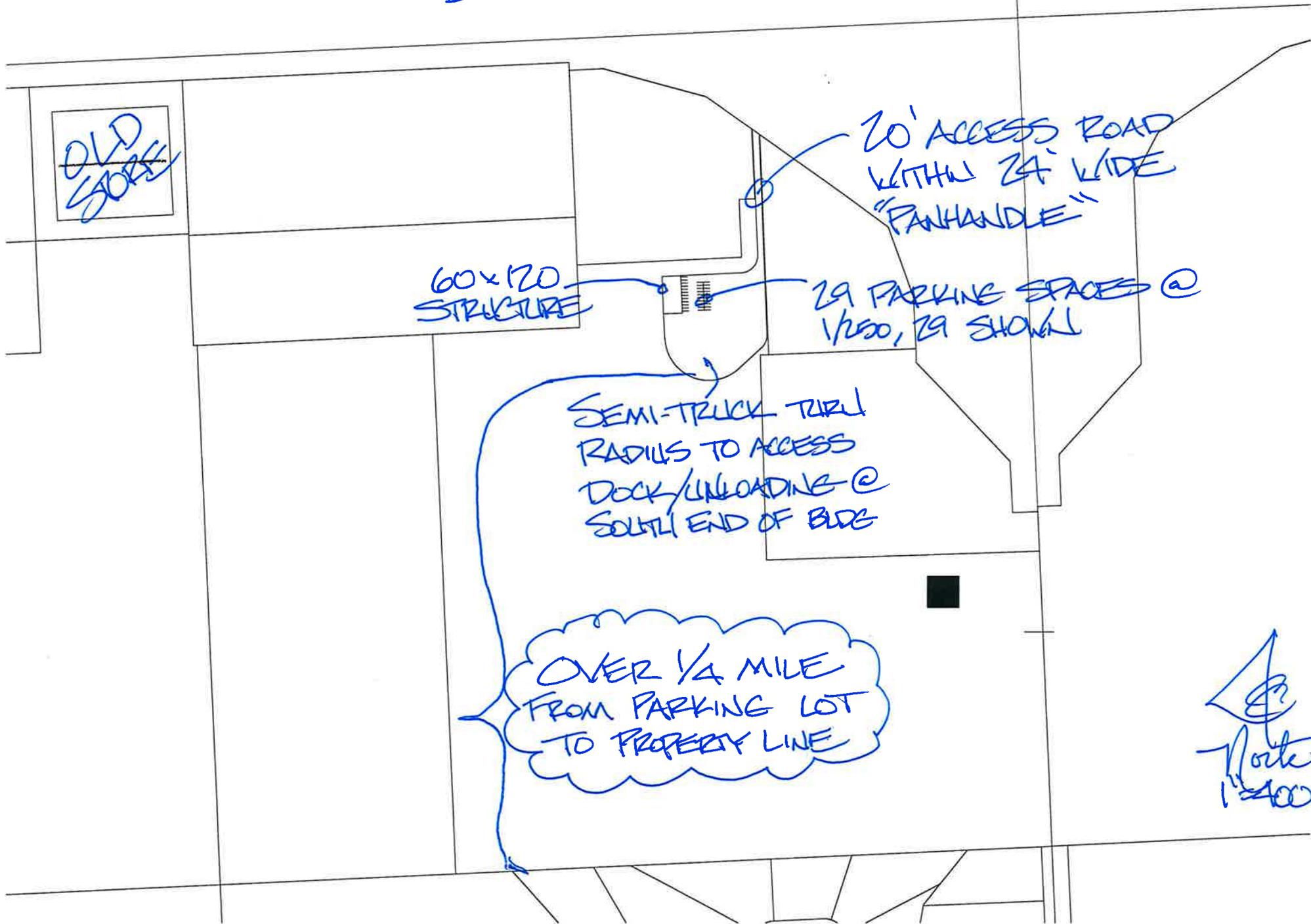
20' ACCESS ROAD
WITHIN 24' WIDE
"FANHANDLE"

29 PARKING SPACES @
1/200, 29 SHOWAL

SEMI-TRUCK TURN
RADIUS TO ACCESS
DOCK/UNLOADING @
SOUTH END OF BLDG

OVER 1/4 MILE
FROM PARKING LOT
TO PROPERTY LINE

North
1:400'



CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-28		CONDITIONAL USE PERMIT	
4801 2 nd Street East			
Lot 5, Block 1 of McMahan Estates 2 nd Addition, City of West Fargo, North Dakota			
Applicant/Owner: John and Keri Wiest		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		10/13/2020	
Public Hearing:		10/13/2020	
City Commission:			

PURPOSE:

Construct a 30' x 50' (1,500 square foot) addition onto an existing (24' x 28') accessory building for personal storage in a rural estate zoned district.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Single Family Dwelling
Current Zoning District(s):	R-1E: Rural Estate District
Zoning Overlay District(s):	NA
Total area size:	1.13 Acres
Adjacent Zoning Districts:	R-1E: Rural Estate District
Adjacent street(s):	2 nd Street East (Local); 49 th Avenue East (Local)
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None

DISCUSSION AND OBSERVATIONS:

- The R-1E: Rural Estate zoning district allows for accessory structures greater than 1,000 ft² as a conditional use provided they are in character with the development pattern of the subdivision they are in.
- The applicant has provided a site plan which shows the new accessory structure will be built in the rear yard with setbacks of 25'. The total square footage for the proposed structure would be 2,172 square feet. Recently a 2,000 square foot structure was approved to the east. Other structures approved in the past have been 1,600 to 2,100 square feet.
- The applicant has indicated the structure would be built with seamless siding and brickwork which match the exterior of the existing house on the property. They also propose architectural shingles. Elevations of the proposed structure have been provided.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

STAFF REPORT

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property has adequate access and the improvements will not affect the current access.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - The land adjacent to this area is R-1E: Rural Estate District and similar style and sized accessory buildings have been previously approved within the subdivision.

NOTICES:

Sent to: Property owners within 350’.

Comments Received:

- None to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The application is providing an accessory to an existing use and therefore the application may be considered consistent with the Comprehensive Plan.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. The accessory building is constructed of the same color and materials as the primary residential structure.
2. A Signed Conditional Use Permit Agreement is received.



A20-29
Subject Property

Sheyenne River

65th St S

47th Ave E

2nd St E

48th Ave E

49th Ave E

3rd St E

49th Ave E

2nd St E

50th Ave E

50th Ave E





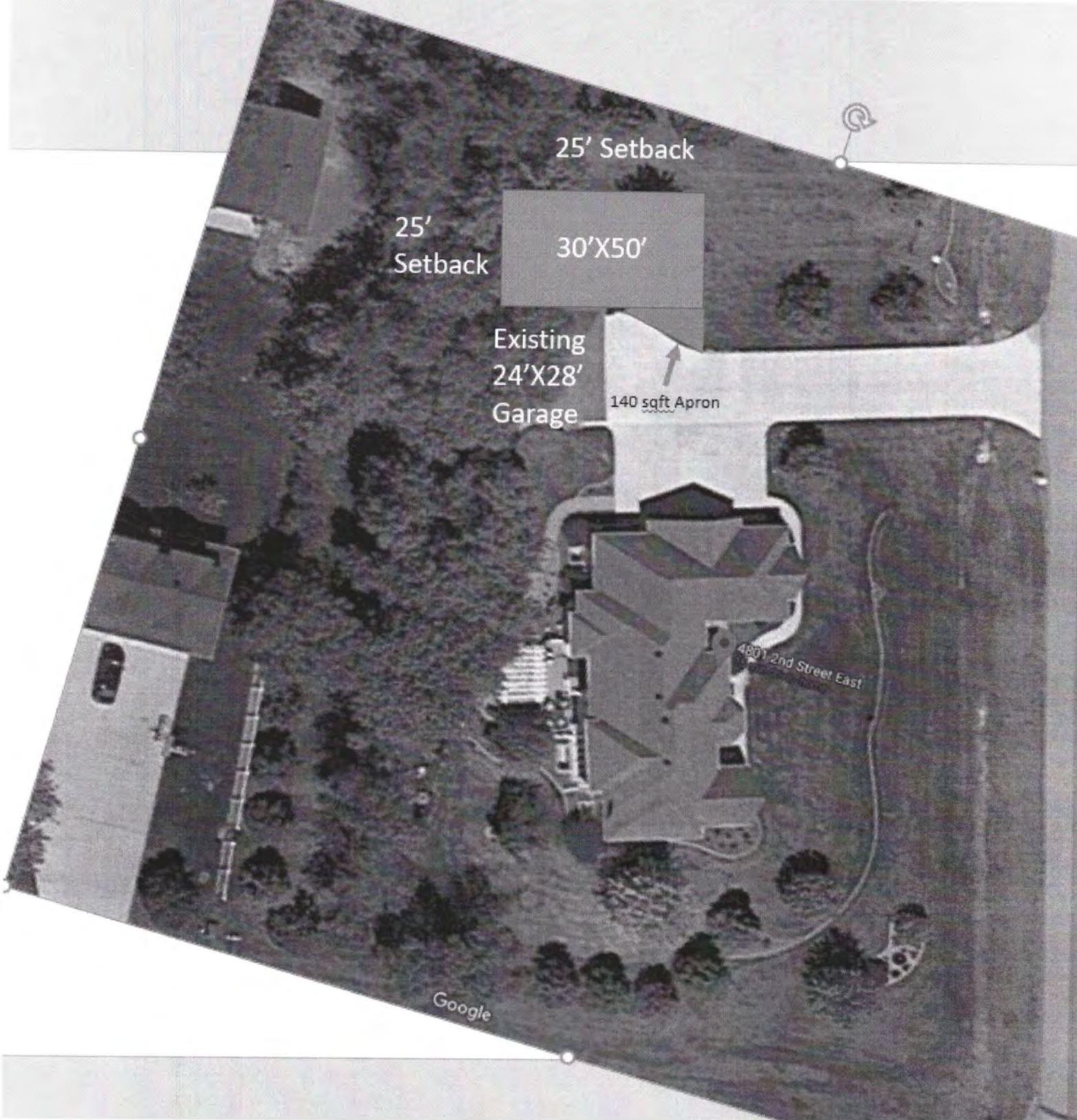
A20-29
Subject Property

Sheyenne River



- | | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-OP: Commercial Office Park HC: Heavy Commercial | <ul style="list-style-type: none"> LI: Light Industrial M: Heavy Industrial P: Public R-1: One and Two Family | <ul style="list-style-type: none"> R-1A: Single Family R-1E: Rural Estate R-1S: Special One and Two Family R-1SM: Mixed One and Two Family | <ul style="list-style-type: none"> R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home | <ul style="list-style-type: none"> R-L1A: Large Lot Single Family R-R: Rural Residential PUD: Planned Unit Development DMU: Downtown Mixed Use |
|--|---|--|--|--|





25' Setback

25' Setback

30'X50'

Existing
24'X28'
Garage

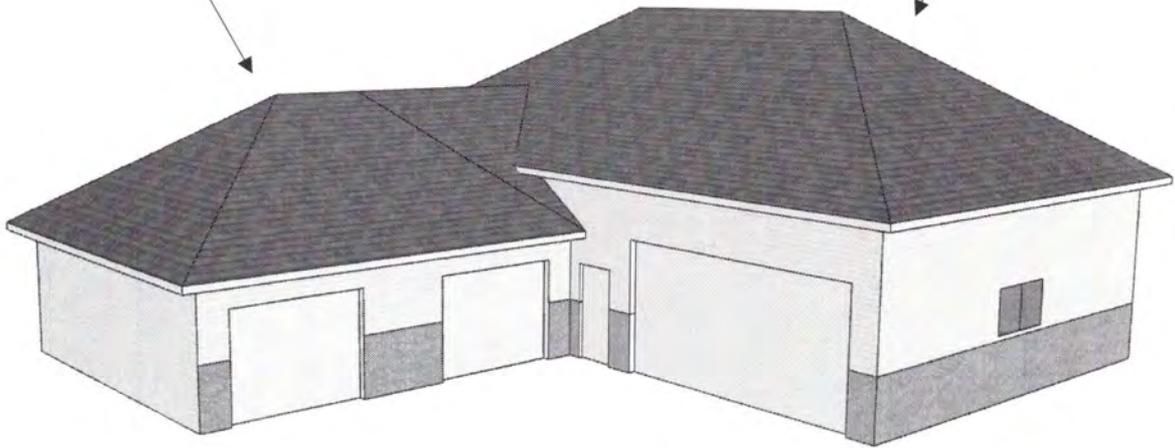
140 sqft Apron

4801 2nd Street East

Google

Existing 24'X28' Garage

New 30'X50' Garage



Front



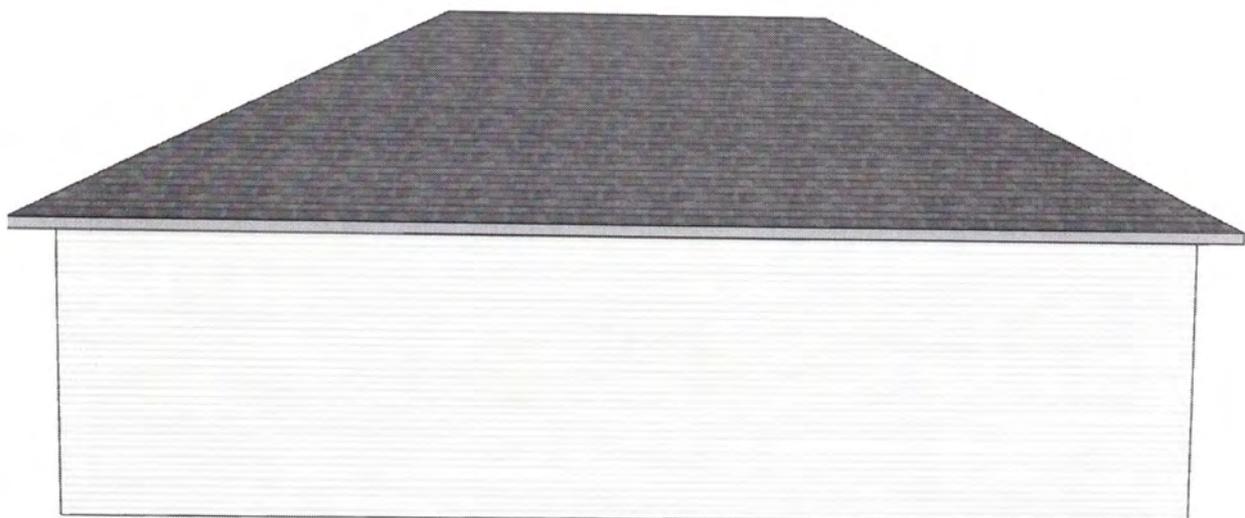
Side



Side



Back



CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-29		CONDITIONAL USE PERMIT	
815 12 ½ Ave W			
Lot 3, Block 2 of Lenzmeier 4 th Addition			
Owner/Applicant: Jessica Johnson		Staff Contact: Malachi Petersen	
Planning & Zoning Commission Introduction:		10-13-2020	
Public Hearing:		10-13-2020	
City Commission:			

PURPOSE:

Allowing for a home occupation which will have customers coming to the residence.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban - Growth Sector
Existing Land Use:	Low Density Residential
Current Zoning District(s):	R-2: Limited Multiple Dwelling
Zoning Overlay District(s):	None
Total area size:	5,227 square feet
Adjacent Zoning Districts:	R-1A: Single Family Dwelling, R-1: One and Two Family Dwelling. P: Public
Adjacent street(s):	12 ½ Ave W (local) and 8 th St SW (local)
Adjacent Bike/Pedestrian Facilities:	Adjacent sidewalks
Available Parks/Trail Facilities:	North and South Elmwood Parks are located within .25 miles The RRVF Soccer Complex is also located within .25 miles.

DISCUSSION AND OBSERVATIONS:

- The applicant is seeking to operate an existing dog grooming business out of her home. The dog grooming business will be by appointment only and overlap of appointments will be minimal as to ensure adequate off-street parking.
- The dog grooming business will be operated out of the applicant’s garage.
- Section 4-448 of the City Ordinances under supplementary district regulations lists provisions for home occupations for which the home based business would be subject to.
- Section 4-448.10 states that as a conditional use, the City may consider a home occupation use which has customers coming to the site. It further states that the City may place any conditions on the home occupation as deemed necessary to ensure that it will not be a detriment to the character and livability of the surrounding neighborhood.
- Home based businesses are required to provide off-street parking for customers in addition to the two required spaces for all single family residential units.
- According to the site plan, the property can accommodate up to three (3) vehicle on-site/off-street parking spaces including one (1) space in the garage for the residential use.
- The applicant has been provided and has no concern meeting the full list of requirements to follow under the provisions for home occupations.

STAFF REPORT

- A conditional use permit agreement for the use will be required to be signed by the applicant and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property is adequately accessed from 12 ½ Avenue West, a local public street.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - 4-448.6 requires all parking associated with the principal residential use and the home occupation to be accommodated on site while still maintaining the required lot coverage minimums. It appears with 2 spaces in the driveway and 1 space in the garage that the applicant will have adequate parking to accommodate the residential property and the proposed use.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - 4-448-3 would only allow one sign, not to exceed one square foot, non-illuminated, and mounted flat against the wall of the principal building.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - Due to the appointment-only nature of the business, it does not appear that this use will bring a great deal of traffic to the site.

NOTICES:

Sent to: Property owners within 350' and applicable agencies and departments

Comments Received:

- Chad DeJong, whose parents live at 855 ½ Ave W, emailed his concerns that the business might increase traffic on the street. He also said there are multiple cars which park on the north side of the street already and that the business might exacerbate the issue. Additionally, he is concerned about where water used to bathe the dogs will be disposed of. His email is attached.

STAFF REPORT

- Jim Larsen who lives at 851 12 ½ avenue called the Planning & Zoning Department to voice his concerns relating to the potential for increased traffic / parking in the area, as well as the possibility of increased noise on the street from dogs barking.
- A caller who didn't provide his name or address called the Planning & Zoning Department to voice his concerns relating to the potential for increased traffic / parking on the street.

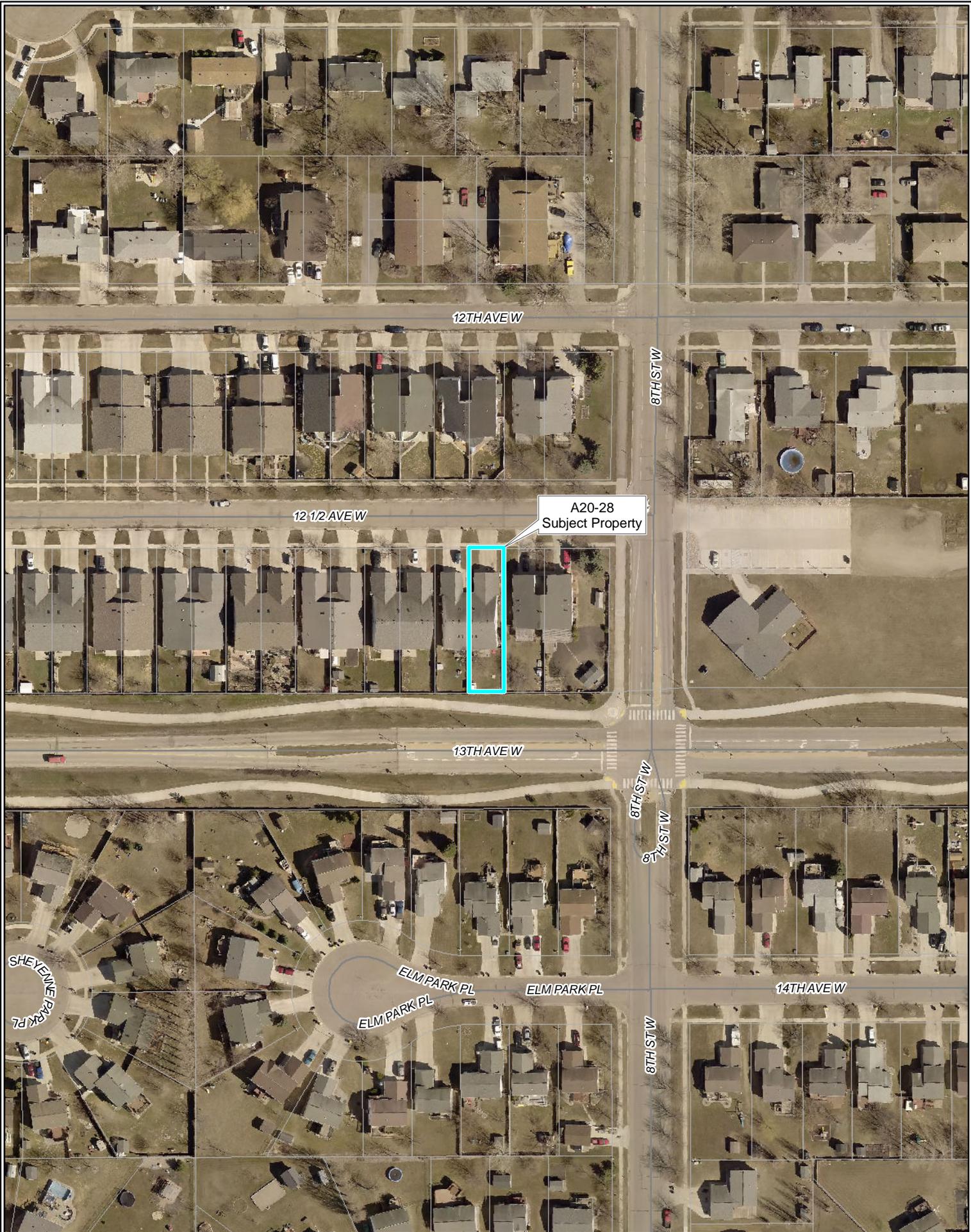
CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The application may be considered consistent with the Comprehensive Plan if it is determined not be a detriment to the character and livability of the surrounding neighborhood.

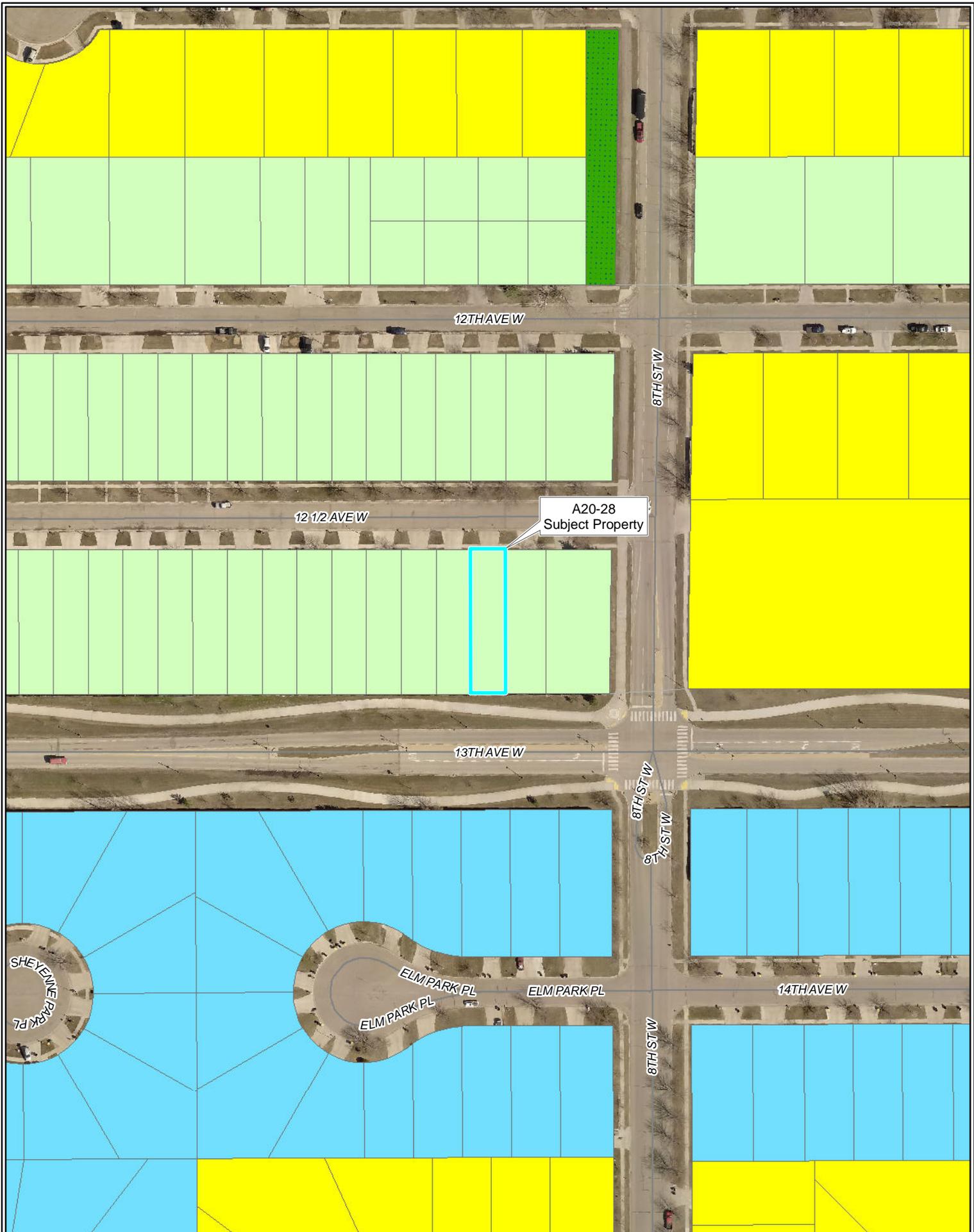
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Applicant meet all requirements set forth in the provisions for home occupations found in Section 4-448 of the City Ordinances.
2. Adequate parking for both the home occupation and the residence be maintained.
3. A Signed Conditional Use Permit Agreement is received.



A20-28
Subject Property



A20-28
Subject Property

□ A: Agricultural	□ LI: Light Industrial	□ R-1A: Single Family	□ R-2: Limited Multiple Dwelling	□ R-L1A: Large Lot Single Family
□ C: Light Commercial	□ M: Heavy Industrial	□ R-1E: Rural Estate	□ R-3: Multiple Dwelling	□ R-R: Rural Residential
□ C-OP: Commercial Office Park	□ P: Public	□ R-1S: Special One and Two Family	□ R-4: Mobile Home	□ PUD: Planned Unit Development
□ HC: Heavy Commercial	□ R-1: One and Two Family	□ R-1SM: Mixed One and Two Family	□ R-5: Manufactured Home	□ DMU: Downtown Mixed Use

From: [Chad DeJong](#)
To: [Malachi D. Petersen](#)
Cc: [Brad DeJong](#); jiverson@famhealthcare.org
Subject: Conditional Use permit 815 12 1/2 Ave. W
Date: Wednesday, September 30, 2020 9:47:16 PM

Mr. Petersen,

My name is Chad DeJong, my siblings and I recently purchased 855 12 ½ Ave for my parents, who previously lived in a small town in Central ND. One of the draws to this neighborhood was its location and what we believed to be a low traffic street. In the two weeks that my parents have been in the house, I have visited them on several occasions, only to be somewhat disappointed in the high number of auto's parked on the street and in several of the driveways of the twin homes on the eastern end of the street. Obviously these homes are being inhabited by a greater number of residents than what was probably intended, thus the high number of cars parked outside in the driveways and on the street. The picture that I took was on a Sunday afternoon, and is an accurate reflection of the parking on any given day of the week. The cars typically extend down the street well beyond half way. Given the location of 815 ½ ave in relation to the high number of cars on the street and in the driveways, I do not see how it could be feasible to allow someone to operate a business from one of these locations. The traffic that will be brought to this street will only add to the parking issues, and will result in continual use and invasion of each owners private driveways to facilitate turning around and or an increase in traffic in the entire loop.

Along with the traffic, I would question the sanitary impact of this business, as most dog's will require and receive a bath prior to the trim. Where will this water etc be disposed of – there are no drains in the garages.

Allowing this business will not be a positive for this neighborhood. Most of those living in this neighborhood have chosen it for it's quite nature and intent. Increasing traffic flow into a high density neighborhood is not what they are looking for nor expected when they purchased a home here.

I ask that you and the commission give great consideration to denying this conditional use Permit. This is a housing development, not a small business park.

Thank you for time and consideration.

Best Regards,
Chad DeJong
701.71.8607

Chad DeJong, CPA
Chief Financial Officer
701-551-0577 | F: 701-241-8541
LibertyBusiness.com | cdejong@libertybusiness.com
3431 4th Ave. S. Ste E | Fargo, ND 58103



Do the Right Thing • Work Hard • Can-Do Attitude
• Team Player • Customer Focused

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-30		REPLAT/REZONE
The Wilds North Pond 1 st Addition		
Lot 1, Block 1 of Tevye Addition, Lot 1, Block 1 Schatz Ranch 1 st Addition, Lot 19, Block 2 of The Wilds 4 th Addition; Parcel in the SE¼ of Section 31, T139N, R49W, City of West Fargo, North Dakota		
Applicant/Owner: City of West Fargo Owner: Deanne Schatz & Tevye, LLC	Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Public Hearing:	10/13/2020	
City Commission Introduction:		
1 st Reading & Public Hearing		
2 nd Reading & Final Plat Approval		

PURPOSE:

Replat to extend lot lines into the City of West Fargo’s retention pond and provide access and utility easements in favor of the City.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban - Growth Sector
Existing Land Use:	Public Facilities (Retention Pond) & Single Family Dwelling
Current Zoning District(s):	A: Agricultural; R-1A: Single Family Dwellings & P: Public Facilities
Zoning Overlay District(s):	CO: Corridor Overlay District
Proposed Zoning District(s):	A: Agricultural; R-1A: Single Family Dwellings & P: Public Facilities
Proposed Lot size(s) or range:	Lot 1: 212,794 Square Feet; Lot 2: 390,503 Square Feet; Lot 3: 386,736
Total area size:	22.73 Acres
Adjacent Zoning Districts:	North: P: Public & R-1A: Single Family Dwellings South: A: Agricultural East: R-1E: Rural Estate District West: P: Public
Adjacent street(s):	47 th Avenue W (Local); Sheyenne Street (Arterial)
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	The Wilds parks within ¼ mile
Park Dedication Requirements:	Provided with previous subdivision.

DISCUSSION AND OBSERVATIONS:

- The replat is necessary to extend lot lines into the City of West Fargo’s retention pond and provide access and utility easements in favor of the City.
- There are existing single family dwellings on the proposed Lots 2 & 3.
- Lot 1 is a retention pond and owned by the City.

STAFF REPORT

- Zoning is changing that portion of the P: Public Facilities lot being replatted into Lots 2 & 3 to A: Agricultural and R-1A: Single Family Dwellings with their inclusion into their respective lots.

NOTICES:

Sent to: Property Owners within 150' and applicable agencies and departments

Comments Received:

- A phone call was received with concern on the ability of the pond to be used to irrigate either of the two large lots.

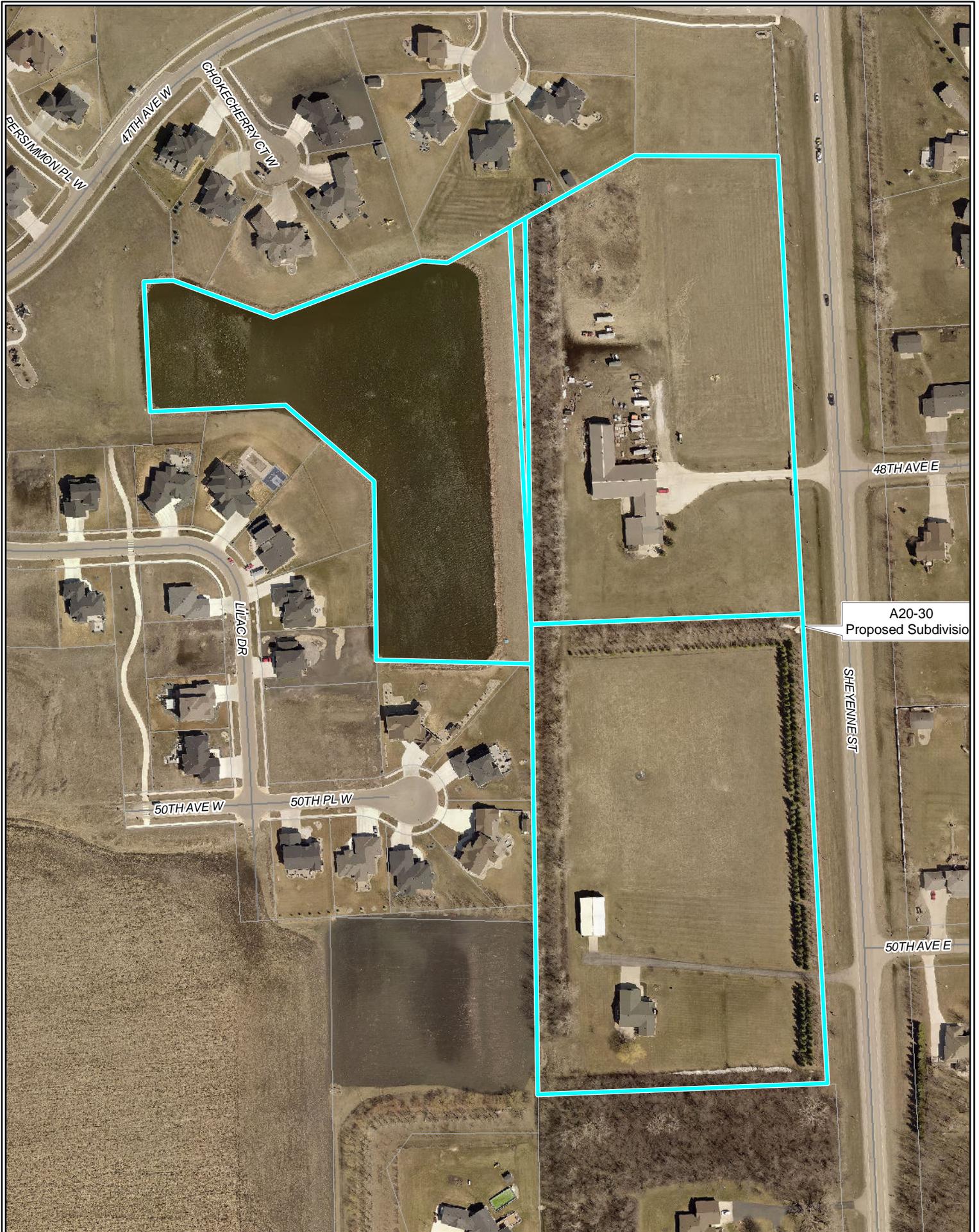
CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed application is consistent with the City plans and ordinances.

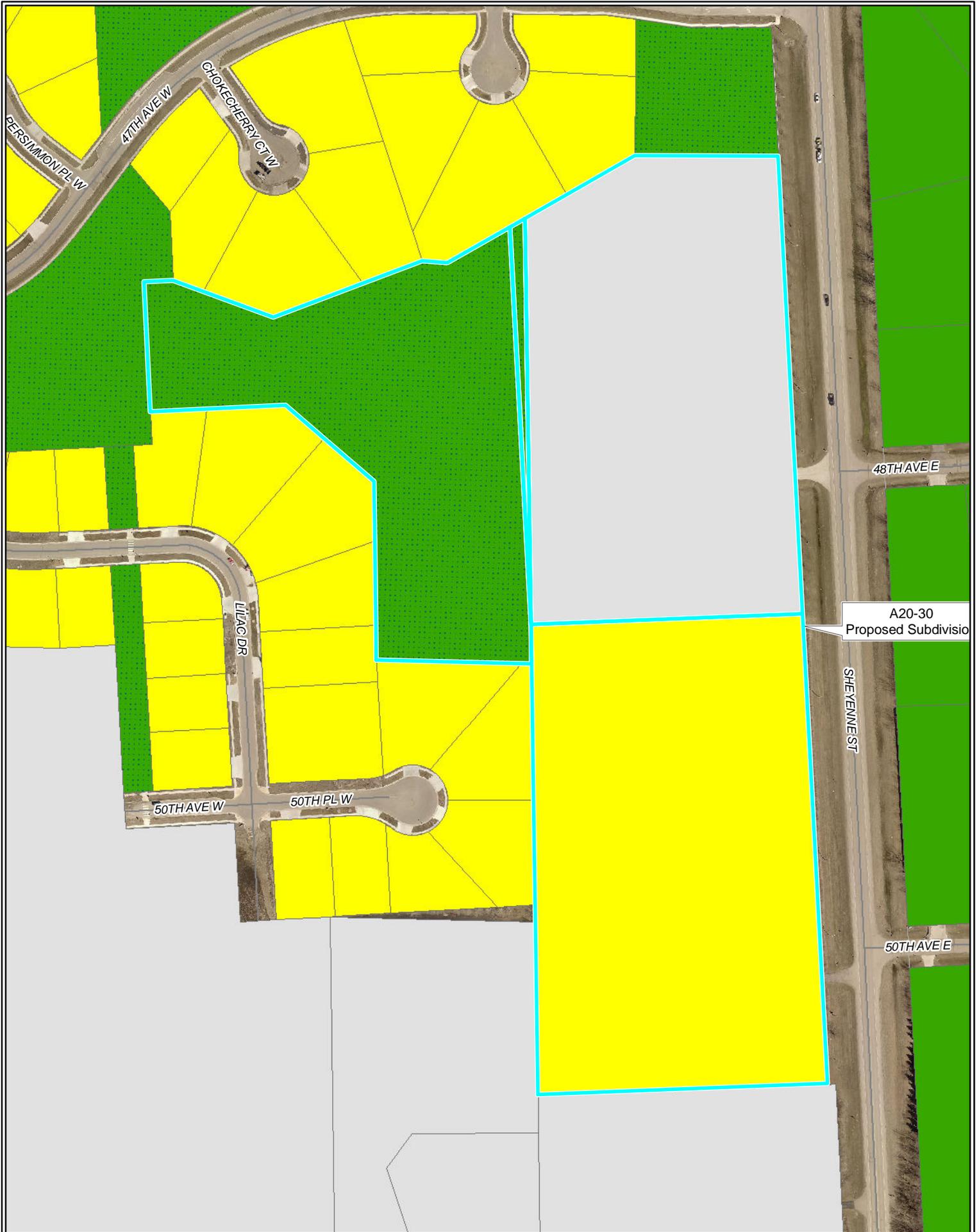
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. A revised drainage plan is received and approved by the City Engineer.
2. An Attorney Title Opinion to the City of West Fargo is received.
3. Signed Final Plat is received with any necessary easements.



A20-30
Proposed Subdivision



A20-30
Proposed Subdivision



City of
**WEST
FARGO**

- | | | | | |
|--------------------------------|---------------------------|------------------------------------|----------------------------------|----------------------------------|
| □ A: Agricultural | □ LI: Light Industrial | □ R-1A: Single Family | □ R-2: Limited Multiple Dwelling | □ R-L1A: Large Lot Single Family |
| □ C: Light Commercial | □ M: Heavy Industrial | □ R-1E: Rural Estate | □ R-3: Multiple Dwelling | □ R-R: Rural Residential |
| □ C-OP: Commercial Office Park | □ P: Public | □ R-1S: Special One and Two Family | □ R-4: Mobile Home | □ PUD: Planned Unit Development |
| □ HC: Heavy Commercial | □ R-1: One and Two Family | □ R-1SM: Mixed One and Two Family | □ R-5: Manufactured Home | □ DMU: Downtown Mixed Use |



PLAT OF THE WILDS NORTH POND FIRST ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF LOT 1, BLOCK 1, TEVYE ADDITION, A REPLAT OF LOT 1, BLOCK 1 SCHATZ RANCH FIRST ADDITION, A REPLAT OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

CERTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "THE WILDS NORTH POND FIRST ADDITION" IN THE CITY OF WEST FARGO, A REPLAT OF ALL OF LOT 1, BLOCK 1, TEVYE ADDITION, A REPLAT OF ALL OF LOT 1, BLOCK 1 SCHATZ RANCH FIRST ADDITION A REPLAT OF ALL OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID SUBDIVISION IS DESCRIBED AS FOLLOWS, TO WIT:

ALL LOT 1, BLOCK 1, TEVYE ADDITION, ALL LOT 1, BLOCK 1, SCHATZ RANCH FIRST ADDITION, ALL OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION, ACCORDING TO THE RECORDED PLATS THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON MONUMENT WHICH DESIGNATES THE SOUTHEAST CORNER OF BLOCK 2, THE WILDS FOURTH ADDITION; THENCE NORTH 02 DEGREES 50 MINUTES 34 SECONDS WEST ON A RECORD BEARING ALONG THE EAST LINE OF SAID BLOCK 2 FOR A DISTANCE OF 400.77 FEET TO THE SOUTHEAST CORNER OF LOT 19, SAID BLOCK 2; THENCE SOUTH 89 DEGREES 28 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19 FOR A DISTANCE OF 264.26 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02 DEGREES 43 MINUTES 39 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 19 FOR A DISTANCE OF 303.89 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 51 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE FOR A DISTANCE OF 189.78 FEET; THENCE SOUTH 85 DEGREES 42 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE FOR A DISTANCE OF 230.42 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 18 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE FOR A DISTANCE OF 221.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 85 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 19 FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 10 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 181.30 FEET; THENCE NORTH 87 DEGREES 14 MINUTES 44 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 271.00 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE 42.82 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 02 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 1, BLOCK 1, SAID SCHATZ RANCH FIRST ADDITION; THENCE NORTH 58 DEGREES 14 MINUTES 01 SECOND EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 210.14 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 04 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 243.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 05 DEGREES 03 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 760.31 FEET TO THE SOUTHWEST CORNER THEREOF; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID TEVYE ADDITION; THENCE CONTINUING SOUTH 05 DEGREES 03 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID TEVYE ADDITION FOR A DISTANCE OF 800.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 85 DEGREES 44 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID TEVYE ADDITION FOR A DISTANCE OF 493.14 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02 DEGREES 50 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID TEVYE ADDITION FOR A DISTANCE OF 323.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 22.73 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAYS OF RECORD, IF ANY.

SHAWN M. THOMASSON
REGISTERED LAND SURVEYOR
REG. NO. LS-5900
STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "THE WILDS NORTH POND FIRST ADDITION" IN THE CITY OF WEST FARGO, A REPLAT OF ALL OF LOT 1, BLOCK 1, TEVYE ADDITION, A REPLAT OF ALL OF LOT 1, BLOCK 1 SCHATZ RANCH FIRST ADDITION A REPLAT OF ALL OF LOT 19, BLOCK 2, THE WILDS FOURTH ADDITION AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STORM WATER STORAGE AND POND ACCESS EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: LOT 2

DEANNE SCHATZ

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DEANNE SCHATZ, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

OWNER: LOT 3 TEVYE, LLC

CHRIS HAWLEY, AUTHORIZED AGENT OF THE OWNER

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRIS HAWLEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF TEVYE, LLC.

OWNER: LOT 1, CITY OF WEST FARGO

BERNIE L. DARDIS, MAYOR

TINA FISK, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, MAYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

TOM MCDUGALL, CHAIRMAN
STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM MCDUGALL, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION
STATE OF NORTH DAKOTA
COUNTY OF CASS

TINA FISK, CITY AUDITOR

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2020.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

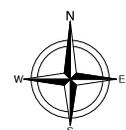
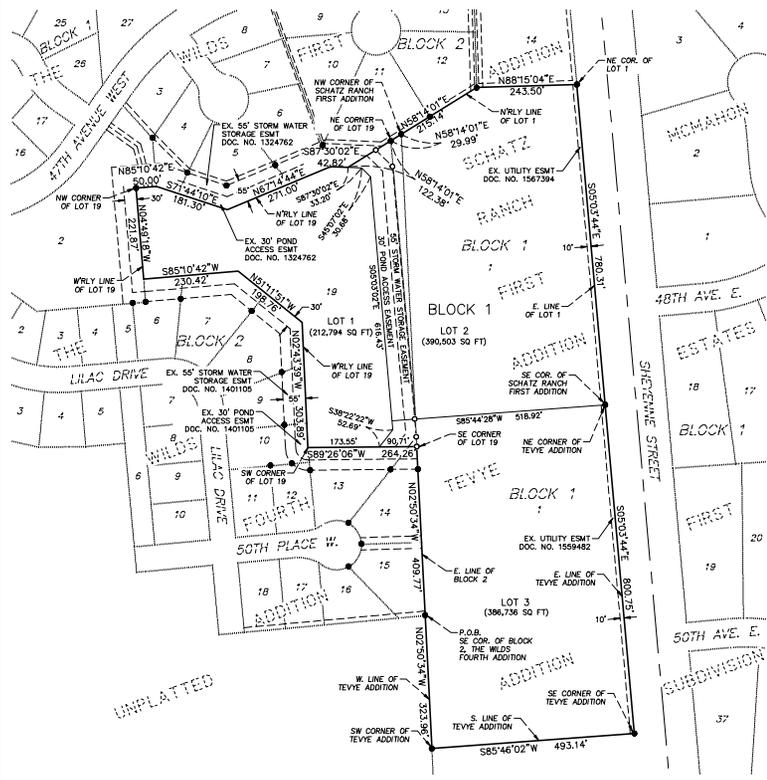
THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

DUSTIN T. SCOTT, CITY ENGINEER

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



BASED ON BEARINGS TO THE WILDS FOURTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF.

- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x1/8" NEARBY WITH YELLOW PLASTIC CAP #5900
 - (36,000) LOT AREAS IN SQ. FT.
 - P.O.B. POINT OF BEGINNING

OWNER: WESTPORT INVESTMENTS, LLC
KEVIN CHRISTIANSON, PRESIDENT

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN CHRISTIANSON, PRESIDENT OF WESTPORT INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF WESTPORT INVESTMENTS, LLC.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-31		SUBDIVISION/REZONING	
The Wilds 21 st Addition			
All of Block 1 of The Wilds 10th Addition & part of Government Lots 3-5 in Section 6, T139N, R49W, City of West Fargo, North Dakota			
Applicant: Eagle Ridge Development LLC Owner: Westport Investments, LLC		Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Public Hearing:		10/13/2020	
City Commission Introduction:			
Public Hearing & 1 st Reading:			
2 nd Reading & Final Plat Approval			

PURPOSE:

Plat and zone land for residential development

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural
Zoning Overlay District(s):	N/A
Proposed Zoning District(s):	P: Public Facilities R-1: One and Two-Family Dwellings R-2: Limited Multiple Dwelling
Proposed Lot size(s) or range:	6,000 to 18,676 square feet for one and two-family lots; 1.15 to 5 acres for R-2 zoned lots
Total area size:	50.02 Acres
Adjacent Zoning Districts:	North – R-1: One and Two Family Dwellings South– City of Horace West – A: Agricultural East - R-1: One and Two Family Dwellings & R-2: Limited Multiple Dwellings
Adjacent/Proposed street(s):	Unnamed Local Streets 9 th Street W (collector), 11 th Street W (Local), 61 st Ave West (local)
Adjacent Bike/Pedestrian Facilities:	Sidewalks and multi-use path along 9 th St W
Available Parks/Trail Facilities:	Park within the Wilds development within ½ mile accessible by multi-use path and sidewalks
Land Dedication Requirements:	Dedication required

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application and preliminary plat, proposing 322 single family lots and two medium density residential lots. There is also a lot for storm water detention. Lot 58,

STAFF REPORT

Block 1 is shown on the plat for park dedication. The park district has indicated they are not interested in obtaining this lot.

- Right-of-way widths for local streets on the preliminary plat provided appear to be adequate. There is a proposed continuation of 70' right of way along 11th St W to accommodate its nature of that of a quasi-secondary collector for the neighborhood and the remaining roads are the City standard for local roads of 62'.
- Previous agreements for The Wilds 8th Addition and The Wilds 9th Addition provided that the developer would work with the City of Horace to establish a schedule for constructing the streets which will be coordinated with the development of the Wilds development. In the event that the City of Horace fails to make improvements to 78th Street South and 79th Street South, the developer may be responsible for the costs of developing roadways to ensure access to 64th Avenue South. 9th Street West will be an important major collector for this area. Discussions with the City of Horace continue on how this improvement will be made in the future.
- Major residential subdivisions initiate staff to conduct a snapshot in time of currently available serviced lots that are vacant to ensure that both Planning and Commission and City Commission are aware of the amount of "inventory" the City has available for residential lots. As of October 8, 2020 the City has 986 vacant lots available that are serviced or currently being serviced. The average consumption over the past 5 years is 350 new home builds per year with that number trending down. This would leave staff to believe that we have 2-3 years of inventory of homes.

NOTICES:

Sent to: Property owners within 150' and applicable agencies and departments

Comments Received:

- SE Cass Water Resource District stated that a utility easement shall be included adjacent to Sheyenne-Maple Flood Control District #2 (S-M 2 / Horace Diversion). No easements or Utility Permits will be issued for utilities on S-M 2 right of way.
 - Engineer confirmed they are parallel/adjacent and do not cross into it.
- Engineering indicated concerns with limited access into the area is requesting a traffic study be conducted, as well as a determination regarding the 11th and 9th Street West access into Horace

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The mix of housing types and increased densities will increase the diversity of the neighborhood housing stock consistent with goals of the Comprehensive Plan's Action Plan Big Idea to "Strengthen Neighborhoods and Expand Housing Choice"

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Lot 58, Block 1 either be removed or accepted by the Park District.
2. Comments from City Review Committee in regards to comments from Engineering staff for need of a traffic study be considered prior to City Commission consideration.
3. A signed subdivision agreement is received.

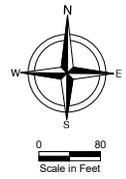
STAFF REPORT

4. A signed and updated park dedication agreement is received.
5. A drainage plan is received and approved by the City Engineer.
6. Final Plat is received with any necessary easements.
7. A certificate is received showing taxes are current.



A20-31
Proposed Subdivision

**PLAT OF
THE WILDS TWENTY FIRST ADDITION**
TO THE CITY OF WEST FARGO, A PLAT OF PART OF GOVERNMENT LOT 3, PART OF GOVERNMENT LOT 4 AND PART OF
GOVERNMENT LOT 5, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

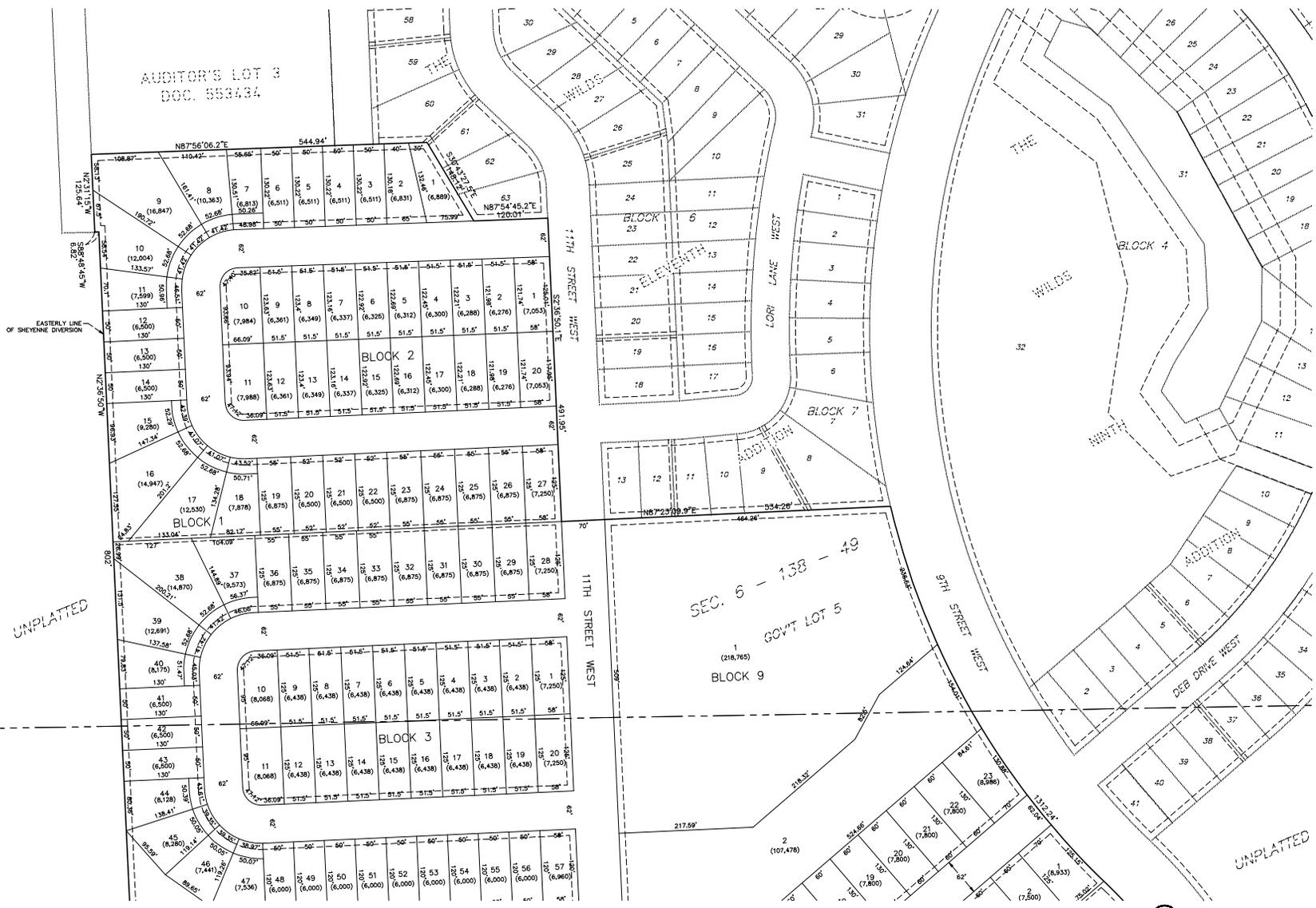


BASIS OF BEARINGS: THE WILDS EIGHTH ADDITION TO THE CITY OF WEST FARGO ACCORDING TO THE RECORDED PLAT THEREOF.

- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
 - P.O.B. POINT OF BEGINNING (31,963)
 - L LOT AREAS IN SQ. FT.
 - ℓ ARC LENGTH
 - R RADIUS LENGTH
 - ∠ CENTRAL ANGLE
 - CH. BRG. CHORD BEARING
 - ACCESS CONTROL
 - - - UTILITY EASEMENT

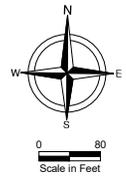
UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS AND 5' IN WIDTH ON EITHER SIDE OF REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.

STORM SEWER EASEMENTS ARE 10' WIDE LYING 5' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.



UNPLATED
PRELIMINARY

**PLAT OF
THE WILDS TWENTY FIRST ADDITION**
TO THE CITY OF WEST FARGO, A PLAT OF PART OF GOVERNMENT LOT 3, PART OF GOVERNMENT LOT 4 AND PART OF
GOVERNMENT LOT 5, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA



BASIS OF BEARINGS: THE WILDS EIGHTH ADDITION TO THE CITY OF WEST FARGO ACCORDING TO THE RECORDED PLAT THEREOF.

- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"X18" REBAR WITH YELLOW PLASTIC CAP #6571
 - P.O.B. POINT OF BEGINNING
 - (31,963) LOT AREA IN SQ. FT.
 - L ARC LENGTH
 - R RADIUS LENGTH
 - ∠ CENTRAL ANGLE
 - CH. BRG. CHORD BEARING
 - ACCESS CONTROL
 - - - UTILITY EASEMENT

UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS AND 5' IN WIDTH ON EITHER SIDE OF REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.

STORM SEWER EASEMENTS ARE 10' WIDE LYING 5' ON EACH SIDE OF SIDE PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.



BLOCK 3 ALTENBURG

BLOCK 2 ACRES

**PLAT OF
THE WILDS TWENTY FIRST ADDITION
TO THE CITY OF WEST FARGO, A PLAT OF PART OF GOVERNMENT LOT 3, PART OF GOVERNMENT LOT 4 AND PART OF
GOVERNMENT LOT 5, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA**

CERTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "THE WILDS ELEVENTH ADDITION" TO THE CITY OF WEST FARGO, A PLAT OF PART OF GOVERNMENT LOT 3, PART OF GOVERNMENT LOT 4 AND PART OF GOVERNMENT LOT 5, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF GOVERNMENT LOT 3, PART OF GOVERNMENT LOT 4 AND PART OF GOVERNMENT LOT 5, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WILDS EIGHTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID COUNTY; THENCE SOUTH 00 DEGREES 53 MINUTES 17 SECONDS EAST ON A RECORD BEARING ALONG THE WESTERLY LINE OF SAID PLAT OF THE WILDS EIGHTH ADDITION FOR A DISTANCE OF 192.25 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 43 SECONDS WEST CONTINUING ALONG THE WESTERLY LINE OF SAID WILDS EIGHTH ADDITION FOR A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 17 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID WILDS EIGHTH ADDITION FOR A DISTANCE OF 288.77 FEET; THENCE SOUTH 12 DEGREES 14 MINUTES 02 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID WILDS EIGHTH ADDITION FOR A DISTANCE OF 86.34 FEET; THENCE SOUTH 28 DEGREES 59 MINUTES 54 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID WILDS EIGHTH ADDITION FOR A DISTANCE OF 403.46 FEET; THENCE SOUTH 35 DEGREES 55 MINUTES 33 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID WILDS EIGHTH ADDITION FOR A DISTANCE OF 63.25 FEET; THENCE SOUTH 47 DEGREES 36 MINUTES 40 SECONDS EAST CONTINUING ALONG THE WESTERLY LINE OF SAID WILDS EIGHTH ADDITION FOR A DISTANCE OF 130.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 9TH STREET WEST; THENCE 1217.18 FEET SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 9TH STREET WEST ON A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 55 DEGREES 47 MINUTES 30 SECONDS AND A CHORD BEARING OF SOUTH 14 DEGREES 29 MINUTES 35 SECONDS WEST; THENCE SOUTH 35 DEGREES 23 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 534.26 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 491.86 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 120.01 FEET; THENCE NORTH 30 DEGREES 43 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 148.12 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 87.70 FEET TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS DESCRIBED IN QUIT CLAIM DEED DOCUMENT NO. 1037818, RECORDED DECEMBER 10, 2002, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT OF LAND FOR A DISTANCE OF 509.20 FEET; THENCE NORTH 81 DEGREES 43 MINUTES 54 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND FOR A DISTANCE OF 245.47 FEET; THENCE SOUTH 86 DEGREES 39 MINUTES 40 SECONDS WEST CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND FOR A DISTANCE OF 250.42 FEET TO THE EASTERLY LINE OF THE SHEYENNE DIVERSION; THENCE NORTH 01 DEGREE 11 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 102.15 FEET; THENCE 84.33 FEET NORTHERLY CONTINUING ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION ON A TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 287.11 FEET AND A CENTRAL ANGLE OF 16 DEGREES 49 MINUTES 46 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE 726.33 FEET NORTHERLY CONTINUING ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION ON A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2020.32 FEET AND A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 55 SECONDS; THENCE NORTH 86 DEGREES 22 MINUTES 03 SECONDS EAST CONTINUING ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 517.53 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 56 SECONDS WEST CONTINUING ALONG THE EASTERLY LINE OF SAID SHEYENNE DIVERSION FOR A DISTANCE OF 9.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF 52ND AVENUE WEST ACCORDING TO THE RECORDED PLAT OF THE WILDS SIXTH ADDITION, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 52ND AVENUE WEST FOR A DISTANCE OF 779.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 50.02 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR
NO. LS-5900
STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "THE WILDS ELEVENTH ADDITION" TO THE CITY OF WEST FARGO, A PLAT OF PART OF GOVERNMENT LOT 3, PART OF GOVERNMENT LOT 4 AND PART OF GOVERNMENT LOT 5, ALL IN SECTION 6, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, LANES, COURTS, DRIVES, UTILITY EASEMENTS, FENCE EASEMENTS, ACCESS EASEMENTS AND MULTI-USE PATH EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC AND ALL STORM SEWER EASEMENTS, STORM WATER STORAGE EASEMENTS, DRAINAGE EASEMENTS AND POND ACCESS MAINTENANCE EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE CITY OF WEST FARGO.

OWNER: WESTPORT INVESTMENTS, LLC

JIM BULLIS, SECRETARY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JIM BULLIS, SECRETARY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF WESTPORT INVESTMENTS, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

TOM MCDUGALL, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM MCDUGALL, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

TINA FISK, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2020.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

DUSTIN T. SCOTT, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY

CITY OF WEST FARGO PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

A20-32		REPLAT	
Southdale 3 rd Addition			
All of Southdale 2 nd Addition and All of Block 3 of Southdale Addition, City of West Fargo, North Dakota			
Applicant: Housing Authority of Cass County Owner: Sierra Townhomes, LLLP		Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Public Hearing:		10/13/2020	
City Commission Final Plat Approval:			

PURPOSE:

Replat to redevelop site with a mix of multiple family dwellings.

STATEMENTS OF FACT:

Land Use Classification:	G-4A Core Retrofit Growth Area
Existing Land Use:	Medium Density Multiple Dwelling units
Current Zoning District(s):	R-2: Limited Multiple Dwelling
Zoning Overlay District(s):	CO-R: Redevelopment Corridor Overlay
Proposed Lot size(s) or range:	187,018 ft ²
Total area size:	187,018 ft ²
Adjacent Zoning Districts:	North – PUD: Planned Unit Development; West – R-1A: Single Family Dwellings; South & East – R-2: Limited Multiple Dwellings
Adjacent street(s):	9 th Avenue West (Local to be vacated); 9 ½ Avenue West (Local); Sheyenne Street (Arterial)
Adjacent Bike/Pedestrian Facilities:	Adjacent Sidewalks
Available Parks/Trail Facilities:	South Elementary, Herb Tintes Park, and Veteran’s Memorial Pool within ¼ mile.
Park Dedication Requirements:	The area is developed.

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application for a replat to vacate a portion of 9th Ave W, as well as an application for conditional use permit for a 10-unit multiple dwelling structure on the property.
- The submitted site plans show the demolition of seven existing buildings and constructing five townhouse style apartment buildings including one 10-unit three-story row house, two eight-unit two story townhouses and two six-unit two story townhouses for a total of 38 units with private garages.
- According to the Zoning Ordinance, 9-12 unit structures are allowed as a conditional use in the R-2: Limited Multiple Dwelling District subject to the following:
 - a. The building shall conform to the yard requirements set forth in Section 4-424.4 of this Ordinance.

STAFF REPORT

- b. The site for the building shall have at least one property line which adjoins, either directly or across an alley, a commercial or an R-3 District. The Planned Unit Development to the north is developed in a type consistent with the R-3 zoning district.
- The plat is providing one lot and is proposing to vacate a portion of 9th Avenue West to accommodate private internal drives and public easements for sanitary, water, and storm improvements associated with the redevelopment of this site. There is potential for regional storm water benefits to which the City Engineer is considering and will provide future comments.
- Pending any considerations of comments which may occur at the Public Hearing, staff has no objection to the vacation of the roadway, but would seek to maintain any necessary easements for City utilities which would be required to be on the final plat at the discretion of the Review Committee.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - No concerns noted.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - No concerns noted.

NOTICES:

Sent to: Property Owners within 350' and applicable agencies and departments.

Comments Received:

- None received by staff to date.

STAFF REPORT

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- Redevelopment and reinvestment in the site to align with the “Core-Retrofit Growth Sector” will positively impact the City’s downtown core area while maintaining affordable housing options for our residents.
- The applicant has partnered with urban designers who have included City staff in their design process to achieve consistency with the City’s Downtown Framework Study, Sheyenne Street Corridor Study, and design elements found in West Fargo 2.0.

RECOMMENDATIONS:

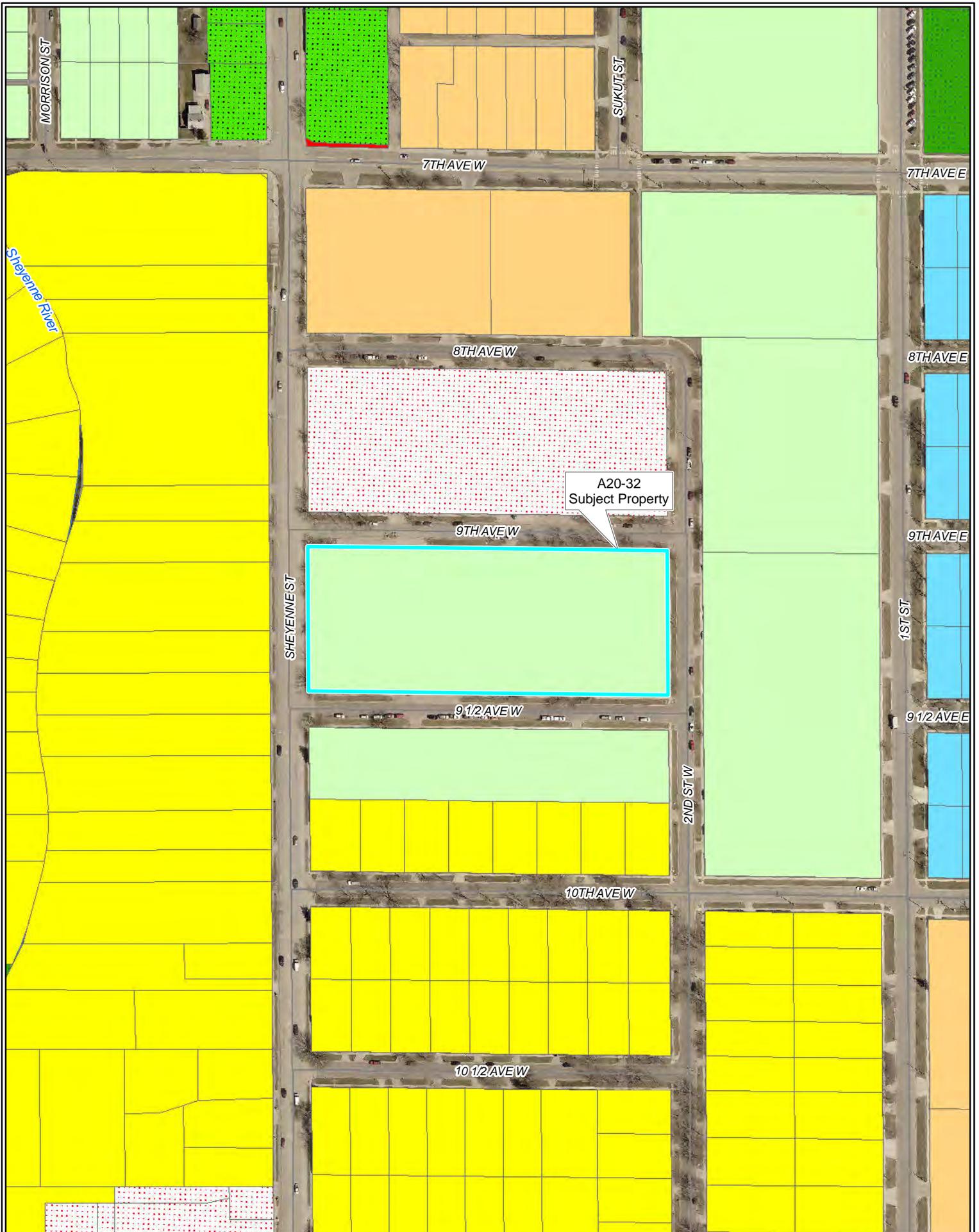
It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Any comments from the public and City’s Review Committee regarding the partial vacation be considered.
2. An updated drainage plan is approved by the City Engineer.
3. An Attorney Title Opinion to the City of West Fargo is received.
4. Signed Final Plat is received with any necessary easements.
5. A Signed Conditional Use Permit Agreement is received.



A20-32
Subject Property

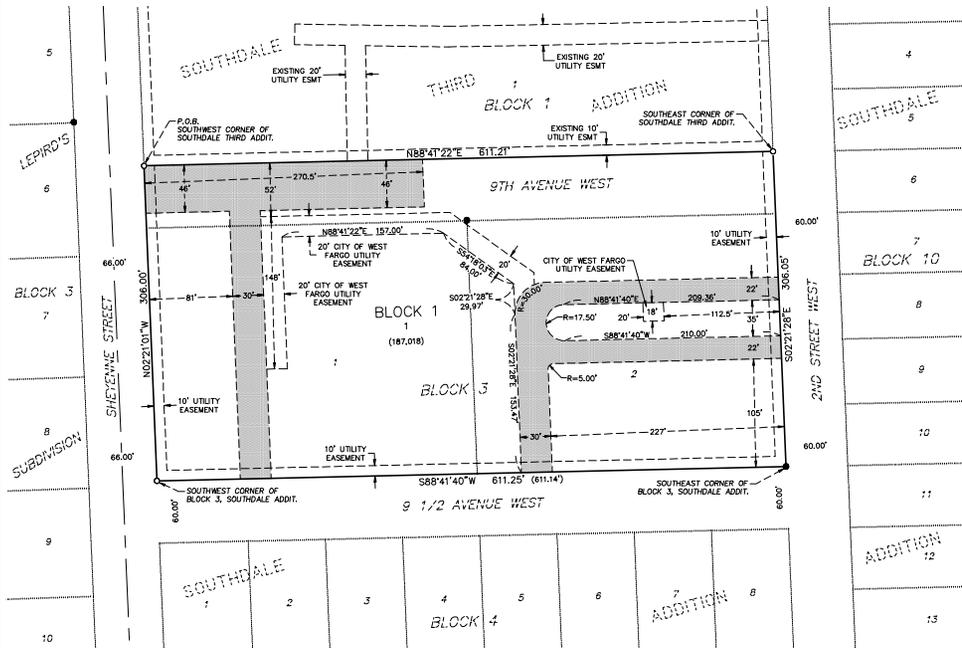




City of WEST FARGO

<ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-OP: Commercial Office Park HC: Heavy Commercial 	<ul style="list-style-type: none"> LI: Light Industrial M: Heavy Industrial P: Public R-1: One and Two Family 	<ul style="list-style-type: none"> R-1A: Single Family R-1E: Rural Estate R-1S: Special One and Two Family R-1SM: Mixed One and Two Family 	<ul style="list-style-type: none"> R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home R-L1A: Large Lot Single Family R-R: Rural Residential PUD: Planned Unit Development DMU: Downtown Mixed Use
--	---	--	--

**PLAT OF
SOUTHDALE FOURTH ADDITION
TO THE CITY OF WEST FARGO, A VACATION PLAT OF 9TH AVENUE WEST
AND A REPLAT OF ALL OF BLOCK 3, SOUTHDALE ADDITION
TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA.**



NOTE:
THIS PLAT IS INTENDED TO VACATE
ALL OF 9TH AVENUE WEST AS
DEDICATED IN SOUTHDALE ADDITION.



BASIS OF BEARINGS: SOUTHDALE THIRD
ADDITION ACCORDING TO THE RECORDED
PLAT THEREOF.

LEGEND

- IRON MONUMENT FOUND
- SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #5900
- P.O.B. POINT OF BEGINNING
- (150') PLATTED OR RECORDED DISTANCE (31,963)
- LOT AREAS IN SQ. FT.
- CROSS ACCESS AND UTILITY EASEMENT

UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 20__.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CERTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "SOUTHDALE FOURTH ADDITION" TO THE CITY OF WEST FARGO, ; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

ALL OF BLOCK 3 AND 9TH AVENUE WEST, SOUTHDALE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF RECORDER, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON MONUMENT WHICH DESIGNATES THE SOUTHWEST CORNER OF SOUTHDALE THIRD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 88 DEGREES 41 MINUTES 22 SECONDS EAST ON A RECORD BEARING ALONG THE SOUTH LINE OF SAID SOUTHDALE THIRD ADDITION FOR A DISTANCE OF 611.21 FEET TO AN IRON MONUMENT AT THE SOUTHEAST CORNER OF SAID SOUTHDALE THIRD ADDITION; THENCE SOUTH 02 DEGREES 21 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 3 AND THE NORTHERLY EXTENSION THEREOF, FOR A DISTANCE OF 306.05 FEET TO A FOUND IRON MONUMENT AT THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 88 DEGREES 41 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 3 FOR A DISTANCE OF 611.25 FEET TO AN IRON MONUMENT AT THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE NORTH 02 DEGREES 21 MINUTES 01 SECOND ALONG THE WEST LINE OF SAID BLOCK 3 AND THE NORTHERLY EXTENSION THEREOF, FOR A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 187,018 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

SHAWN M. THOMASSON
REGISTERED LAND SURVEYOR
NO. LS-9900

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SOUTHDALE THIRD ADDITION" TO THE CITY OF WEST FARGO, A VACATION PLAT OF 9TH AVENUE WEST AND A REPLAT OF ALL OF BLOCK 3, SOUTHDALE ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL "UTILITY EASEMENTS" AND "UTILITY AND CROSS ACCESS EASEMENTS" SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: HACC REDEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY

BY: THE HOUSING AUTHORITY OF CASS COUNTY
ITS: MANAGER AND SOLE MEMBER

M. BLAKE STREHLOW, EXECUTIVE DIRECTOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED M. BLAKE STREHLOW, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF HACC REDEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20__.

TOM MCDUGALL, CHAIRMAN

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM MCDUGALL, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20__.

BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION

TINA FISK, CITY AUDITOR

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20__.

DUSTIN T. SCOTT, CITY ENGINEER

STATE OF NORTH DAKOTA
COUNTY OF CASS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



PRELIMINARY



FOSS
ARCHITECTURE
+ INTERIORS

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-33		PLANNED UNIT DEVELOPMENT AMENDMENT	
South Pond at the Preserve 6 th Addition			
3156 Bluestem Drive (Lot 3, Block 1, South Pond at the Preserve 6 th Addition), City of West Fargo, North Dakota			
Applicant: Brian Kounovsky Owner: Boulevard Square III		Staff Contact: Tim Solberg, AICP	
Planning & Zoning Commission Public Hearing:		10/13/2020	
City Commission:			

PURPOSE:

Allow for developing both mixed use and multiple dwelling buildings with associated common space and garage structures approved Planned Unit Development.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	CO: Corridor Overlay
Total area size:	2.24 Acres
Adjacent Zoning Districts:	North – PUD: Planned Unit Development South – C: Light Commercial & R-2 Limited Multiple East – C: Light Commercial West – R-1: One & Two Family Dwellings
Adjacent street(s):	Bluestem Drive (Local); 7 th Street East (Local)
Adjacent Bike/Pedestrian Facilities:	Existing Sidewalk on Bluestem Drive (6')
Available Parks/Trail Facilities:	Maple Ridge Park within ½ mile, various other parks and trails within 1 mile
Park Dedication Requirements:	Provided with previous subdivision

DISCUSSION AND OBSERVATIONS:

- Applicant proposes reconfiguring the layout of the previously approved development within a Planned Unit Development, to construct two smaller buildings with underground parking and more greenspace, instead of one larger structure.
- The Detailed Development Plans submitted originally in 2012 for this lot included a 12,664 square foot mixed use building with commercial space on the ground floor and 30 apartment units on the upper floors with 30 garage stalls and 119 parking stalls (149 total). According to a parking review submitted by the architect at the time, parking was to be calculated at that time with two spaces per residential unit and a ratio of one space per 150 square feet of floor area for the commercial.
- Site plans and building plans have now been submitted showing a 5-story, 11,048 square foot residential building with 24 underground parking spaces and 54 units. A second, 4-story, 10,000 square foot mixed use structures is also proposed with 33 residential units and 24 underground parking spaces.

STAFF REPORT

- Staff believes the property is sufficiently protected by the yard requirements of the C: Light Commercial District and CO: Corridor Overlay. The C District standards require area and yard requirements found within the R-3 Multiple Dwelling District standards where multiple residential uses are permitted. These will provide adequate setbacks between the buildings and the residential uses to the west. Landscaping standards also provide adequate buffering between uses.
- The applicant also proposes constructing additional garages and greenspace. An additional 78 parking spaces are shown on the site plan as well as a 16-unit garage building on the west side of the lot. Eight garages are proposed on the lot to the north, which was not included in the application or hearing notice.
- The parking provided on Boulevard Square as a whole is 454 parking spaces, whereas staff has calculated the entire property with 153 residential apartments (13 of which are studio apartments) and 37,748 ft² of commercial space to have a requirement of 443 parking spaces under the City's Off Street Parking regulations. The applicant has also provided a calculation using the Urban Land Institute's manual on "Shared Parking" to determine a maximum weekend parking demand of 456 cars. There is available on-street parking to handle possible overflow if this is realized.
- The City completed the Fargo-West Fargo Parking & Access Requirement Study in 2018. At that time it was found that parking was underutilized in the Community even completing a survey at this location of the community to find that on average only 51% of the spaces were filled. The study went on to recommend that the City should look toward using parking minimums and maximums to discourage inefficient land use. The recommendation was to use a minimum of 1 space per 1,000 ft² and a maximum of 2.5 spaces per 1,000 ft². With that recommendation, the minimum amount of required spaces for the properties would be 215 and the maximum allowed would be 537 spaces.
- Staff believes through reviewing three different methods of calculating parking demand that the proposed project is providing more than adequate parking.

NOTICES:

Sent to: Property owners within 150' and applicable agencies and departments

Comments Received:

- Owner of a commercial property to the south expressed issues with parking to the east of his property and concerns the proposed buildings may have insufficient parking.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed PUD Amendment is consistent with the pattern of development adjacent to the property and provides shared spaces for the neighborhood of mixed uses within Boulevard Square.
- The parking provided is consistent with the recommended minimum and maximum parking recommendations of the Fargo-West Fargo Parking & Access Requirement Study.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

STAFF REPORT

1. Development will be subject, but not limited to 4-427 C: Light Commercial District Standards, 4-440 Supplementary District Regulations, 4-450 Off-Street Parking and Loading Requirements, and 4-460 Sign Regulations.
2. A signed PUD Agreement is received.



A20-33
Subject Property

30TH TER E

31ST AVE E

LARKSPUR DR

7TH ST E

BLUESTEM DR

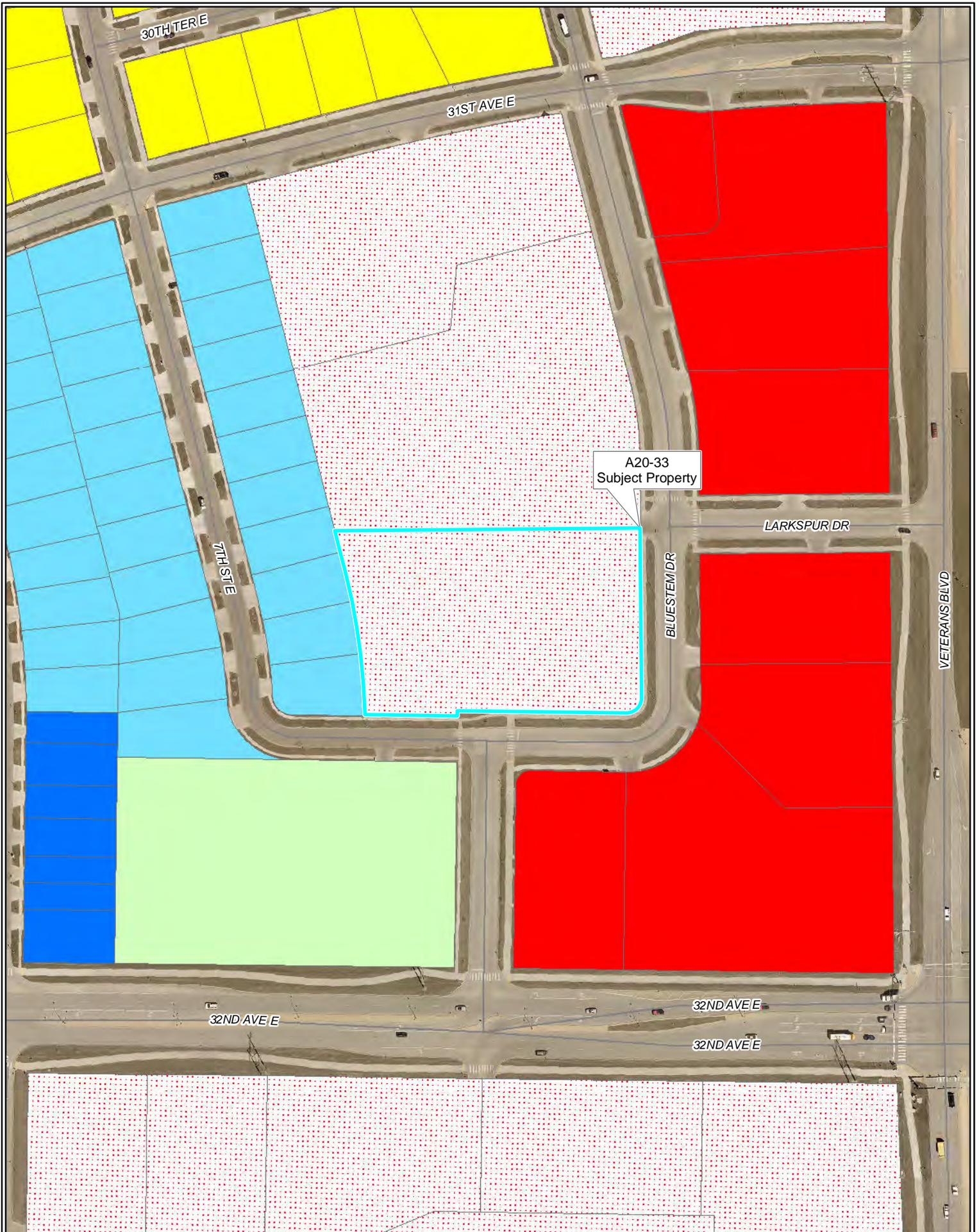
VETERANS BLVD

32ND AVE E

32ND AVE E

32ND AVE E





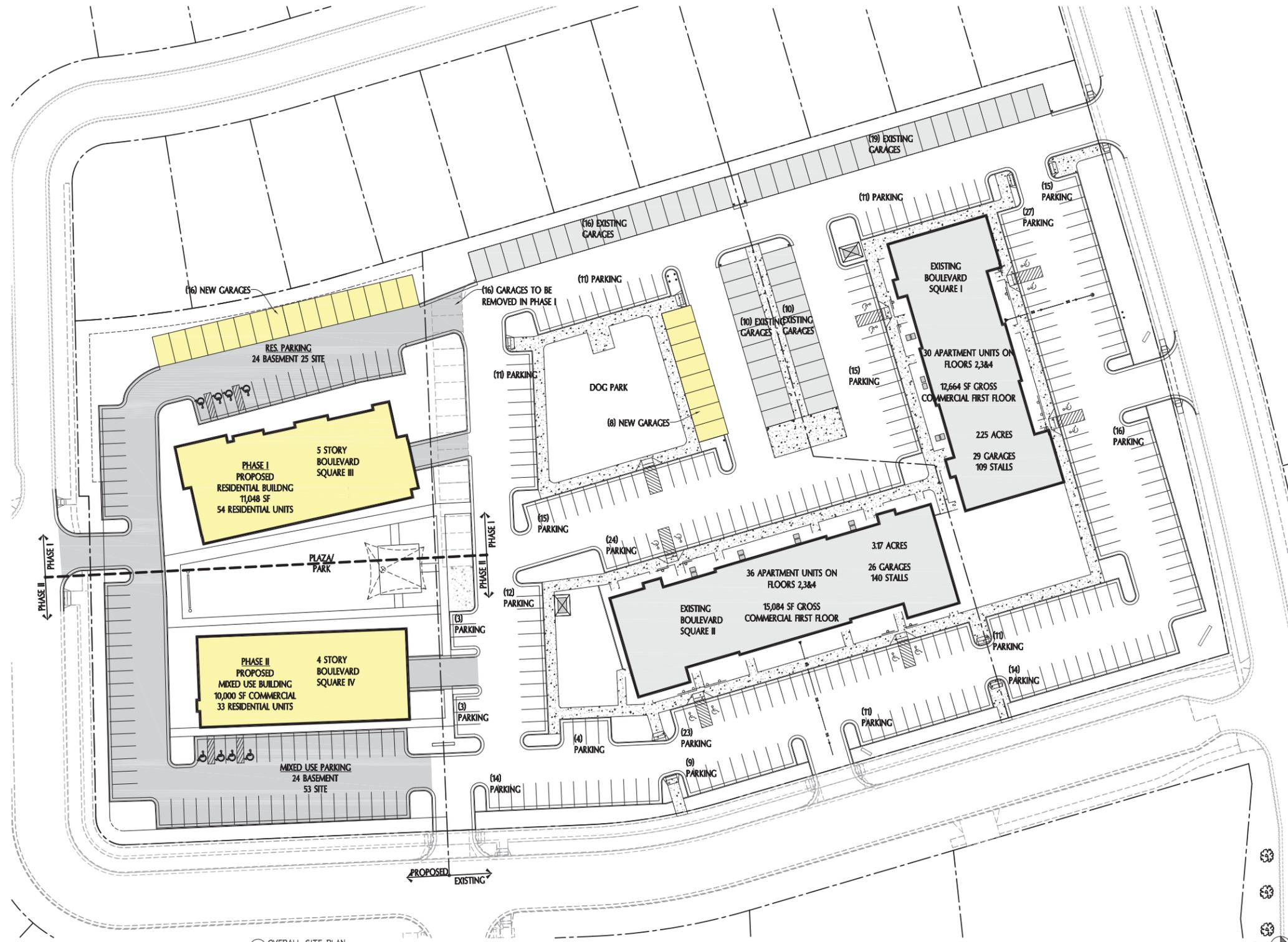
A20-33
Subject Property



City of
**WEST
FARGO**

- | | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> □ A: Agricultural □ C: Light Commercial □ C-OP: Commercial Office Park □ HC: Heavy Commercial | <ul style="list-style-type: none"> □ LI: Light Industrial □ M: Heavy Industrial □ P: Public □ R-1: One and Two Family | <ul style="list-style-type: none"> □ R-1A: Single Family □ R-1E: Rural Estate □ R-1S: Special One and Two Family □ R-1SM: Mixed One and Two Family | <ul style="list-style-type: none"> □ R-2: Limited Multiple Dwelling □ R-3: Multiple Dwelling □ R-4: Mobile Home □ R-5: Manufactured Home | <ul style="list-style-type: none"> □ R-L1A: Large Lot Single Family □ R-R: Rural Residential □ PUD: Planned Unit Development □ DMU: Downtown Mixed Use |
|--|---|--|--|--|





1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

From: [Tim P. Solberg](#)
To: [Chanda M. Erickson](#); [Lisa A. Sankey](#); [Malachi D. Petersen](#)
Subject: FW: planned development Preserve 6th addition
Date: Thursday, October 1, 2020 11:44:43 AM

Tim Solberg, AICP
Director of Planning and Zoning - City of West Fargo
800 4th Ave E - West Fargo, ND 58078
701-433-5321 (direct) - 701-388-4925 (mobile)

Have you seen our new interactive GIS App?
Check it out here: <https://map.westfargond.gov/TaxParcels/>

From: pat schmidt owner <patricklschmidt@centurylink.net>
Sent: Thursday, October 1, 2020 10:05 AM
To: Tim P. Solberg <Tim.Solberg@westfargond.gov>
Subject: planned development Preserve 6th addition

Tim, I'm writing you with my concerns about the proposed planned development at Lot 3, Block 1 of s Pond , Preserve 6th Addition. I own the property directly south of the project and want to make sure the Planning and Zoning Comm considers the consequences of insufficient parking and how it effects surrounding neighbors . I've been dealing with parking issues due to the permits issued east of my property ever since it was built. If tenants do not have ample parking(also in the right spots where needed) there going to park where it's most convenient . Just having a certain number of parking spaces , but not where there needed will create a nightmare for surrounding neighbors. I have a commercial bldg and the tenants simply will not renew their lease and move rather than deal with this. I ask you to PLEASE consider this when granting bldg permits.

Thank-you for your attention to this matter!
Pat Schmidt

Tim, could please acknowledge you received this.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Tim P. Solberg](#)
To: [Chanda M. Erickson](#); [Lisa A. Sankey](#); [Malachi D. Petersen](#)
Subject: FW: planned development Preserve 6th addition
Date: Thursday, October 1, 2020 11:44:43 AM

Tim Solberg, AICP
Director of Planning and Zoning - City of West Fargo
800 4th Ave E - West Fargo, ND 58078
701-433-5321 (direct) - 701-388-4925 (mobile)

Have you seen our new interactive GIS App?
Check it out here: <https://map.westfargond.gov/TaxParcels/>

From: pat schmidt owner <patricklschmidt@centurylink.net>
Sent: Thursday, October 1, 2020 10:05 AM
To: Tim P. Solberg <Tim.Solberg@westfargond.gov>
Subject: planned development Preserve 6th addition

Tim, I'm writing you with my concerns about the proposed planned development at Lot 3, Block 1 of s Pond , Preserve 6th Addition. I own the property directly south of the project and want to make sure the Planning and Zoning Comm considers the consequences of insufficient parking and how it effects surrounding neighbors . I've been dealing with parking issues due to the permits issued east of my property ever since it was built. If tenants do not have ample parking(also in the right spots where needed) there going to park where it's most convenient . Just having a certain number of parking spaces , but not where there needed will create a nightmare for surrounding neighbors. I have a commercial bldg and the tenants simply will not renew their lease and move rather than deal with this. I ask you to PLEASE consider this when granting bldg permits.

Thank-you for your attention to this matter!
Pat Schmidt

Tim, could please acknowledge you received this.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FACT SHEET

WEST FARGO PLANNING AND ZONING COMMISSION

October 13, 2020

BACKGROUND:

PURPOSE: Interstate Corridor Overlay Plan Review and Approval and Special Approval of screening of loading dock facing street within Redevelopment Corridor Overlay District for 2308 Main Ave W.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Northern Plains Distributing - Warehouse/Logistics

EXISTING ZONING: LI: Light Industrial; CO-I: Interstate Corridor Overlay; CO-R: Redevelopment Corridor Overlay

PARCEL SIZE: ± 3 Acres

This property is located within the CO-I: Interstate Corridor Overlay District which requires that all development shall be subject to site and building plan review and approval by the Planning and Zoning Commission and City Commission.

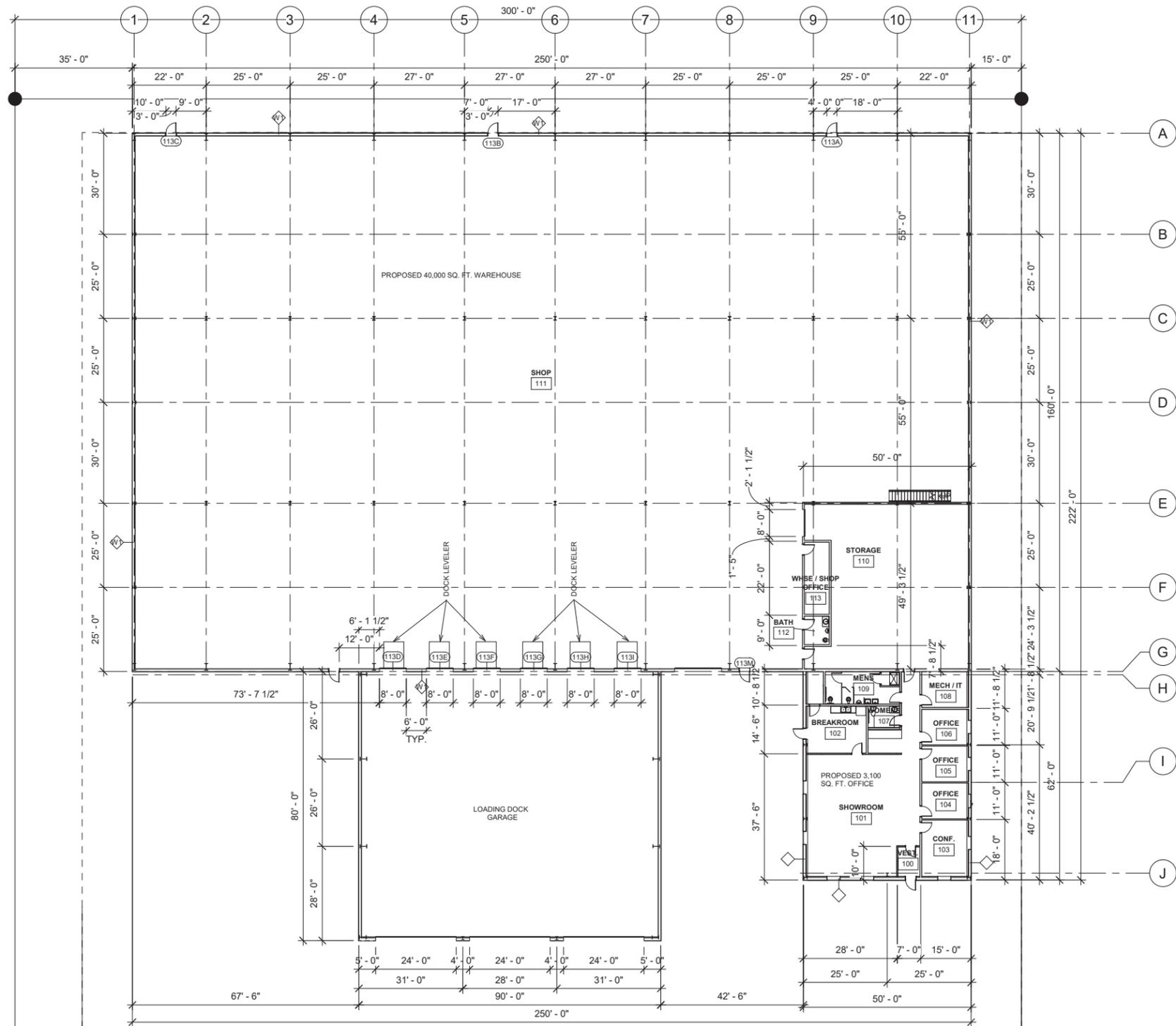
Both the CO-I and the CO-R: Redevelopment Corridor Overlay require 30% non-metal type materials to be used on any elevation facing the interstate and Main Avenue. Submitted drawings of the 40,000 square foot building show that it will be constructed with 52.4% non-metal materials facing the roadways which would exceed our standard.

Both overlay districts also require truck loading areas on the side or rear of the building so they do not face a public street. Where this is not possible, special approval is required by the Planning and Zoning and City Commission and screening of the truck loading dock shall be considered. The applicant is proposing to add a cover over the loading area and have overhead doors for trucks to come in and out of. There are many instances of overhead doors along Main Avenue as they are not restricted.

Setbacks for the buildings are shown as 180' from the front property line, 30' from the rear and side yard setbacks are 14.9' (east) and 34.9' (west), which appear more than adequate for both the CO-I and CO-R Districts. Landscaping standards will need to be submitted with landscaping completed prior to issuance of a certificate of occupancy.

The information that has been submitted shows that City plans and development requirements can be met. Staff's recommendation is to approve the site and elevation plans for submittal to the City Commission with the condition that all provisions of West Fargo City Ordinances are met to ensure sufficient review is provided for building inspections and other City departments.





1 MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

REVISION	BY

Commercial / Rural
Design Build
Retrofit



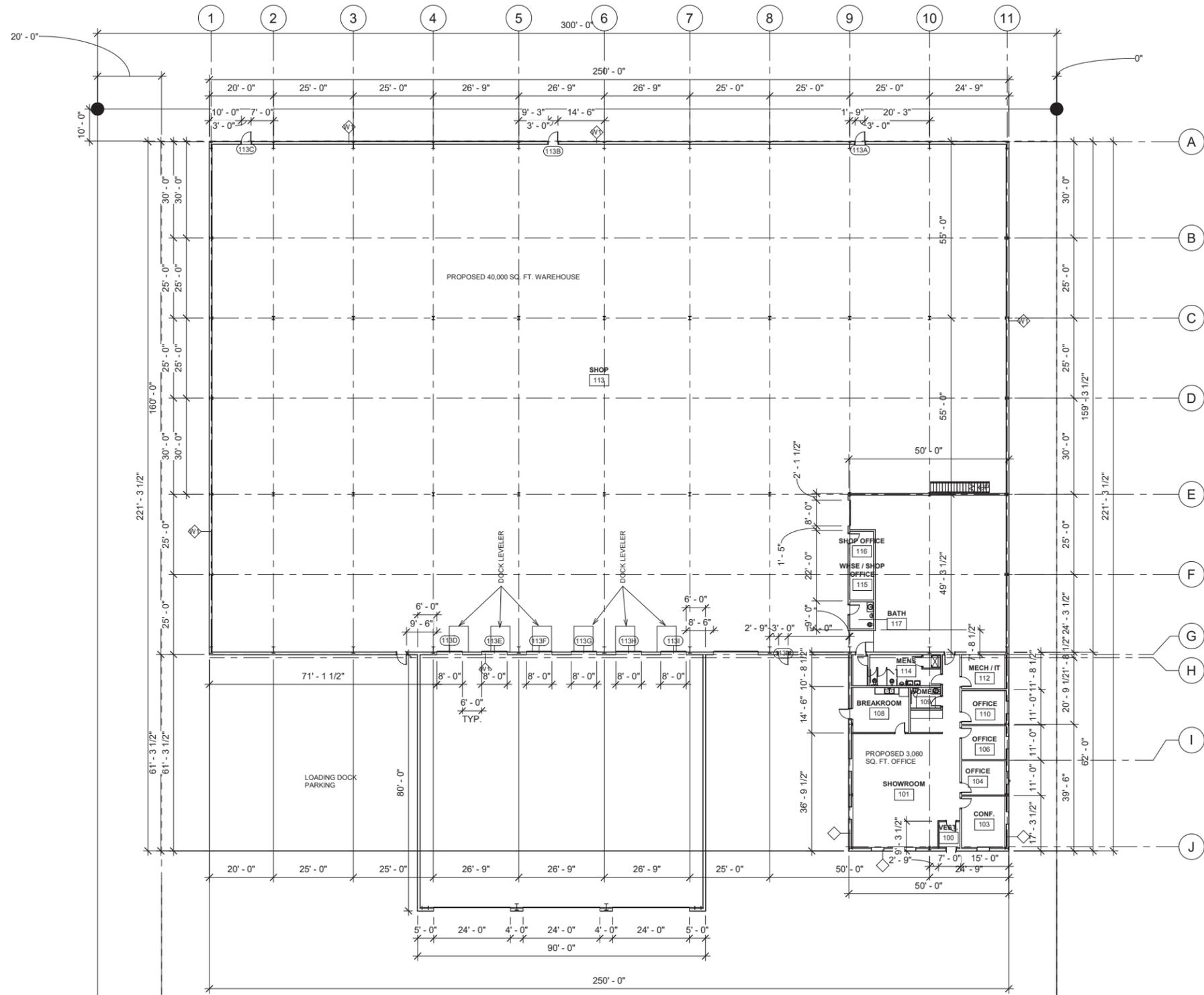
2139 W. Main Ave
West Fargo, North Dakota
(701) 293-7202

PROJECT: WAREHOUSE/OFFICE
ADDRESS: _____
OWNER: _____
TELEPHONE NO.: _____

DRAWN BY: TSA
CHECKED BY: _____
APPROVED BY: _____
DATE: 10-09-2020
JOB NO.: _____
SHEET: A-02

FLOOR PLAN

© COPYRIGHT THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS. NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREIN ARE TO BE DUPLICATED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE CONSENT OF GATEWAY BUILDING SYSTEMS, INC.



① MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

REVISION	BY

Commercial / Rural
Design Build
Retrofit



2139 W. Main Ave
West Fargo, North Dakota
(701) 293-7202

PROJECT: 43,060 SQ FT WAREHOUSE/OFFICE
ADDRESS:
OWNER:
TELEPHONE NO.:

DRAWN BY: TSA
CHECKED BY:
APPROVED BY:
DATE: 9/9/2020
JOB NO.:
SHEET: **A-02**

FLOOR PLAN

© COPYRIGHT THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS. NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE CONSENT OF GATEWAY BUILDING SYSTEMS, INC.

REVISION	BY

Commercial / Rural
Design Build
Retrofit



2139 W. Main Ave
West Fargo, North Dakota
(701) 293-7202

PROJECT: WAREHOUSE/OFFICE
ADDRESS:
OWNER:
TELEPHONE NO.:

DRAWN BY: TSA

CHECKED BY:

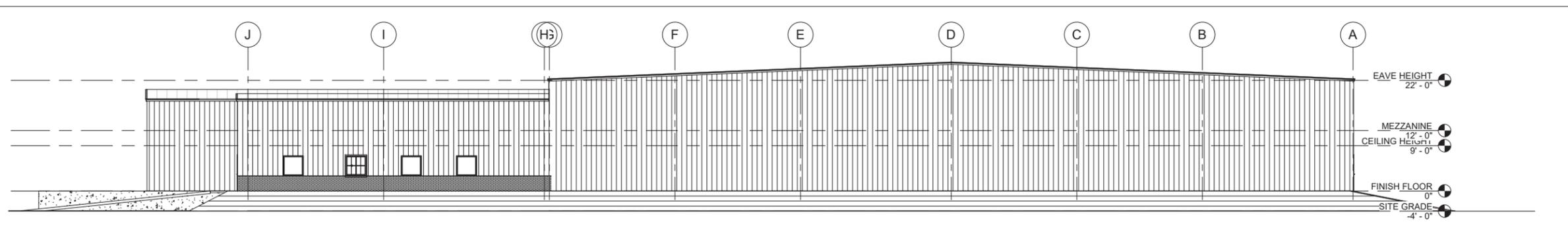
APPROVED BY:

DATE: 10-09-2020

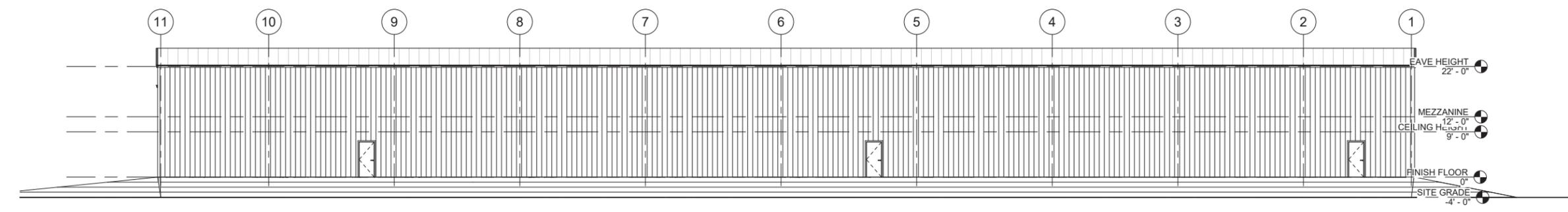
JOB NO.:

SHEET: A-08

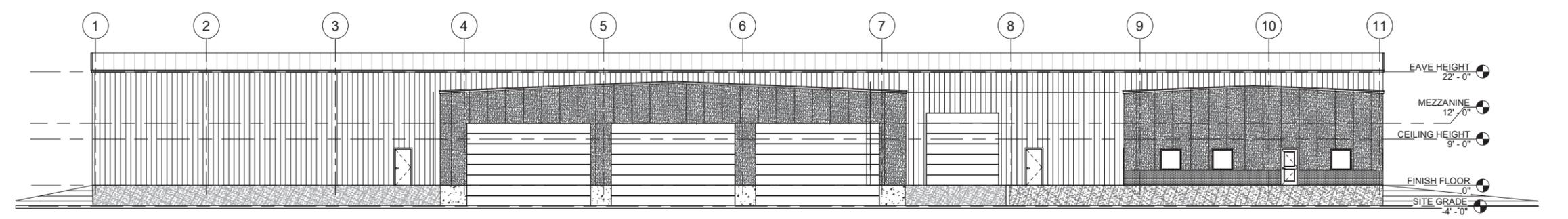
© COPYRIGHT THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS. NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREIN ARE TO BE DUPLICATED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE CONSENT OF GATEWAY BUILDING SYSTEMS, INC.



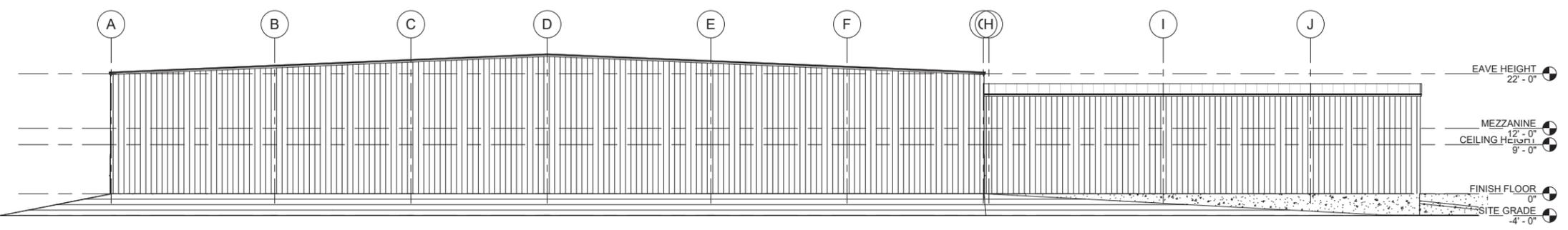
① EAST ELEVATION
1" = 10'-0"



② NORTH ELEVATION
1" = 10'-0"



③ SOUTH ELEVATION
1" = 10'-0"



④ WEST ELEVATION
1" = 10'-0"

ELEVATIONS



TEXTUREWALL™ PANEL WALL SYSTEM

Add a classic stucco appearance with lasting durability and enhanced efficiency.

The classic beauty of stucco. The enhanced performance of a Butler® building system. You can add this attractive combination of benefits with the TextureWall™ panel wall system. The textured look of this system makes it particularly ideal in instances where local building ordinances require a masonry or stucco exterior.

Choose the TextureWall system to add the beauty of stucco in applications such as retail centers, churches, recreational and community facilities, and more.

CREATE CLASSIC BEAUTY

The exterior face of the TextureWall system features the Texture-Cote™ finish system—a hard aggregate-fiber-reinforced polymer finish that creates its characteristic stucco appearance. The metal interior face is finished in an attractive, virtually flat finish with a polyester white color that is USDA approved. This can act as a finished interior wall or can be used for the application of other wall materials.



Aspen White II



Adobe II



White II



Gray II

Note: Colors shown may vary from actual samples due to variations in the printing process. Colors and color availability subject to change without notice.



ASSURE LASTING DURABILITY

The TextureWall system's durable surface resists the effects of impact, abrasion, and harsh weather. And unlike field-applied finishes that are vulnerable to damp or cold weather during installation, TextureWall panels can be erected in virtually any weather condition.

core insulation and thermal break joint design deliver excellent energy efficiency, with an R-value from 16 to 32 depending on panel thickness. The factory-applied joint sealant provides a complete wall system weather barrier. Panels are offered in 2- to 4-inch thicknesses.

FAST INSTALLATION

Installation of the Texture-Cote system can be performed from the exterior of the building, which saves time and money.

COMPARE OUR WARRANTY

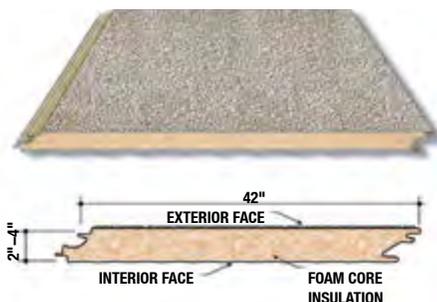
While many field-applied systems offer a prorated 5-year warranty on the coating material only, Butler stands behind the Texture-Cote finish system with a full 10-year warranty on material and application.

CUSTOMIZE THE LOOK

The rich textured surface of the Texture-Cote finish system is available in four attractive color options. Each is designed to complement other building materials, including Butler wall and roof systems. And with its 42-inch panel width, the TextureWall system creates a stunning monolithic stucco appearance.

BUILT-IN ENERGY EFFICIENCY

The TextureWall system's factory-installed foam



TEXTUREWALL™ PANEL WALL SYSTEM

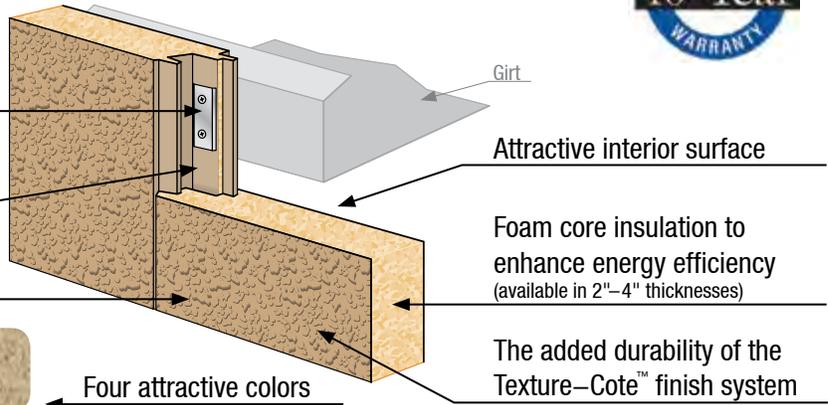


PANEL-TO-STRUCTURE ATTACHMENT

Concealed clip provides easy exterior installation and clean look

Thermal break joint to enhance energy efficiency

The classic textured look of stucco, with a 10-year finish warranty



Four attractive colors

KEY BENEFITS

- ✓ The classic textured look of stucco satisfies many local building codes requiring masonry or stucco exteriors
- ✓ 10-year finish warranty
- ✓ Can be erected in virtually all weather conditions
- ✓ Foam core insulation and thermal break joint enhance energy efficiency (Up to R-32)
- ✓ Attractive interior metal panel provides finished look without the need for additional materials
- ✓ The added durability of the Texture-Cote™ finish system
- ✓ Four attractive colors
- ✓ Wide 42" panels create a monolithic appearance



BUTLER OFFERS YOU MORE

Butler Builders provide complete construction services with single-source responsibility

- Reputable professionals with extensive knowledge of local building codes

Maximize your building's performance with a complete Butler® system solution

- Innovative structural, wall, and roof systems
- Precision engineered for seamless integration



Butler Manufacturing
Kansas City, MO
816-968-3000

Butler Buildings Canada
Burlington, ON, Canada
905-332-7786

www.butlermfg.com



Butler® building products are constantly being improved; therefore, the information contained herein is subject to change without notice. Before finalizing project details, contact your nearest Butler Builder® or Butler Manufacturing for the latest information.

© 2012 BlueScope Buildings North America, Inc. All rights reserved. Butler Manufacturing™ is a division of BlueScope Buildings North America, Inc. Find your independent Butler Builder® at www.butlerbuilder.com.