

PLANNING FEES 2024

Preliminary Subdivision Application Fee \$ 500.00

Preliminary Subdivision Escrow

\$ 2,500.00 single family < 10 acres

\$ 5,000 single family > 10 acres

\$ 4500.00 Commercial, Industrial, Townhomes and Multiples < 20 acres

\$ 9000.00 Commercial, Industrial, Townhomes and Multiples > 20 acres

Final Plat \$ 350 plus \$ 1000 Escrow

Final Subdivision \$ 350

(Escrow \$ 2,000 1-3 Lots and \$ 4,000 for 4 or more lots)

Extension for recording \$ 75.00

Preliminary Planned Development \$ 500.00 plus Same Escrow as a Preliminary Subdivision

Final Planned Development \$ 500.00 plus \$ 3000 Escrow

Comp. Guide Plan Amendment \$ 500 plus escrow the same as Preliminary Subdivision

Concept Guide Plan Review \$150 plus \$1500 Escrow

Rezoning \$ 500.00 plus escrows \$ 1500

PD Amendment \$ 350.00 plus \$ 1500 Escrow

Interim Use Permit \$ 500.00 plus escrow Residential \$500 Commercial \$1500

Conditional Use Permit \$ 500.00 plus escrow Residential \$500 Commercial \$1500

Shoreland Conditional Use Permit \$ 500.00 plus escrow Residential (\$1500)

Commercial (\$1500) (Public Notice mailing labels \$1.50 per mailing address (350' boundary from subject property/residential only)

Please note: On Conditional Use, Rezoning, and Interim Use & Variance - escrows are not required if a subdivision escrow has been collected as part of the same application.

Variance Residential \$400 flat escrow two more variance \$650 flat escrow

Non-residential \$ 500.00 plus \$ 1000 Escrow

Public Notice mailing labels \$ 1.50 per mailing address (350' boundary from subject property/residential only)

Development Sign \$90.00

Sign Permit \$ 2.50 per square foot (minimum of \$60.00)

Pylon Sign Footings Inspection Permit (in Addition to sign permit fee) \$135.00

Sign Permit – investigation fee (applies when work commences before permit issuance)

Double sign permit fee

Temporary Sign Permit (up to 10 days in a 60 day period) \$ 25.00

***Note: Emailed sign permits will require an additional printing fee of .25 per page**

Zoning Maps and Comprehensive Guide Plan Maps 15 X 22 \$ 5.00

Site Plan Review \$ 500.00

Street Name Change Application \$ 100.00 plus out-of-pocket City expense

Zoning letter

Standard \$ 100.00

Specialty Based on staff rates (see escrow deposit agreement)

Research of City records (beyond readily available material)

Based on staff rates (please see escrow deposit agreement) ½ hour minimum

Parkland Dedication

Single Family \$ 4,355.00 per unit

Duplex \$ 4,209.00 per unit

Townhouse/Quad \$ 4,466.00 per unit

Apartments/Multiple \$ 4,417.00 per unit

Commercial (post-1/1/83) \$ 1143.00 per 1,000 ft2 of bldg

Industrial (post-1/1/83) \$ 310.00 per 1,000 ft2 of bldg

Commercial/Industrial (pre-1/1/83) \$ 2,947.00 per net acre

Trailway Dedication

Commercial/Industrial \$ 1570.00 per net acre

Residential \$ 310.00 per unit

Water Quality Dedication

Water quality dedication fee is equal to the sum of: (1) the cost of the area of a water quality treatment pond using the per-acre land values below; and (2) the cost of the volume of that pond using the excavation rate below. Dedication fees apply in lieu of or in addition to construction or use of an actual treatment pond.

Per-acre land values:

Single-family	\$ 91,595.00
Duplex	\$ 90,185.00
Townhome	\$ 151,378.00
Apartments, Schools & Churches	\$ 160,627.00
Commercial	\$ 103,390.00
Industrial	\$ 88,680.00
Excavation rate	\$ 16.00 per yard

Tree mitigation/replacement (Refer to City Code section 11.10, Subd. 15.1 for calculation)

Individual trees \$ 200.00 per diameter inch

Woodland areas \$ 2.00 per sq ft of woodland