

2011 COMMERCIAL/INDUSTRIAL DEVELOPMENT COSTS

SITE PLAN FEES

Application	\$200
Escrow	\$800 + costs incurred by the City exceeding \$800
Financial Surety	150% of estimated cost of site improvements (pavement, curbing, landscaping)
Landscape Surety	30% of (# of trees x \$300 + # of shrubs x \$75)

PLATTING FEES

Minor Subd.	- \$200 non-refundable application fee and \$900 escrow + costs incurred by the City exceeding \$900 (Minor is three (3) lots or less with no public improvements)
Major Subd.	- \$300 non-refundable application fee and \$1,500 escrow + costs incurred by the City exceeding \$1,500 (Major is more than 3 lots with or without public improvements)
Financial Surety	- 125% of the estimated cost of any public improvements required (including, but not limited to sanitary sewer, water, curb and gutter, streets, storm-water sewer, etc.)
Inspection Fee	- 5% of the estimated cost of any public improvement required

VARIANCE FEES

Application	\$200 (non-refundable)
Escrow	\$400 + costs incurred by the City exceeding \$400

REZONING FEES

Application	\$200 (non-refundable)
Escrow	\$400 + costs incurred by the City exceeding \$400

COMPREHENSIVE PLAN AMENDMENT FEES

Application	\$200 (non-refundable)
Escrow	\$700 + costs incurred by the City exceeding \$700

CONDITIONAL USE PERMIT FEES

Application	\$200 (non-refundable)
Escrow	\$800 + costs incurred by the City exceeding \$800

INTERIM USE PERMIT FEES

Application	\$200 (non-refundable)
Escrow	\$600 + costs incurred by the City exceeding \$600

PARK DEDICATION FEES (Collected on all subdivisions, or on site plans when no subdivision of land is required and park fees were not previously paid on the subject property)

Cash	\$4,738 per acre commercial; \$3,966/acre industrial
Land	5% of gross land area
Planned Unit Dev.	10% of gross land area + \$2475 per unit.

TRAIL FEES

Cash	\$1,090 per acre
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SEWER AND WATER TRUNK AND LATERAL FEES

Water Connection/Trunk	\$8,645/acre
Water Lateral Benefit	Actual cost or \$9,102/lot when water is already available
Sewer Connection/Trunk	\$3,965/acre
Sewer Lateral Benefit	Actual cost or \$3,989/lot when sewer is already available

STORMWATER MANAGEMENT FEE

Development Charge	\$4,630 per acre
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STREET AND TRAFFIC CHARGES

Street or Traffic Signs	\$225/sign
Future Sealcoating	\$1.45/square yard

STREET LIGHTS

Cobra	\$1,300/light
Traditionaire Subdivision	\$1,700/light
The COR	\$2,600/light
3 Year O & M	\$294/light

FEES COLLECTED IN BUILDING PERMIT

Sewer Availability Charge (SAC)*	- \$2,230/SAC Unit**
Water Availability Charge (WAC)*	- \$1,701/WAC Unit**
SAC Handling Fee	- \$200/Residential Equivalent**

ON-GOING UTILITY FEES

Sewer Utility	\$66.79 + 2.89/1,000 gallons in excess of 20,000 gallons
Water Utility	\$34.05 minimum (\$2.27/1,000 gallons for 1 st 15,000 gallons; \$2.36/1,000 for 15,001-25,000; \$2.44/1,000 for 25,001-40,000; \$2.58/1,000 for 40,001-60,000; \$2.78/1,000 for 60,001-99,000; \$3.08/1,000 for 99,001-201,000; \$3.68/1,000 for 200,001 and above.
Stormwater Utility	\$37.08/REU/Quarter (based on impervious surface)

- * Metropolitan Council charge
- ** # of units determined by Building Official