

ZONING, SUBDIVISION, AND GENERAL LAND USE PERMITS

1. State surcharges will also be applied to the appropriate fees.
2. No fee for developments with less than 0.01 acre of new impervious surface (aggregate base is considered impervious surface).
3. For certain land use permits, the City of Red Wing charges a nonrefundable base fee and an escrow account fee as shown below. The base fee is nonrefundable. Actual staff review expenses and direct costs are charged against the escrow account. Any escrow account balance is refunded to the applicant once the zoning approval is given and all conditions of approval have been substantially met. For project reviews that require additional staff time and direct costs beyond the limits of the initial base fee and escrow account, the City reserves the right to require an additional escrow account. The escrow account fees are placed in a noninterest-bearing account. Staff expense reimbursement is charged for private development and not for public projects. Base fees and initial escrow account fees are set as noted below.
4. Public projects that are sponsored by public agencies are not required to pay the escrow account fee and will not be charged for staff review expenses. Public agencies include the State, County, School District and any City agency such as the Red Wing Port Authority and Red Wing Housing and the Redevelopment Authority.
5. Multiple applications - there are instances where more than one permit is applied for at the same time for the same development. In these instances, the applicant shall pay one base fee and escrow account. The base and escrow account fee paid in these instances shall be the fees associated with the highest cost permit.

SUBDIVISION PERMIT/APPLICATION FEES

	<u>FEE</u>	<u>ESCROW</u>
Plats - Final	\$500.00 *	See "A" below
Plats - Preliminary	\$1,000.00*	See "A" below
* To the base fee shall be added \$15.00 per lot.		

ZONING PERMIT/APPLICATION FEES

	<u>FEE</u>	<u>ESCROW</u>
Certificate of Compliance - Fence, Home Occupation, Pools	\$40.00	None
Certificate of Compliance - All Other	\$110.00	None
Certificate of Design Review	\$40.00	None
Conditional Use Permit	\$550.00	None
Grading and Erosion Control: Less Than or Equal to 1/2 Acre	\$200.00	None
More Than 1/2 Acre	\$300.00	None
Land Division Correction	\$200.00	None
Minor Subdivision	\$400.00	None
Planned Developments	\$1,320.00	None
Planned Developments - Plan Change	\$550.00	None
Administrative Subdivision	\$200.00	None
Rezoning	\$550.00	None
Signs (*\$40.00 Per Sign to a Maximum of \$200.00)	\$40.00*	None
Stormwater Management Plans - Commercial/Industrial/Residential	\$400.00	None
Text Amendments	\$550.00	None
Variances	\$300.00	None
Zoning Appeal	\$100.00	None

OTHER PERMIT/APPLICATION FEES

	FEE	ESCROW
Additional Administrative Fee for Signs Installed Without a Permit as per Division 65-090 of the Red Wing Zoning Code	\$75.00	None
Annexation Petitions	\$550.00	See "A" Below
Comprehensive Plan Amendment - Developer Initiated	\$2550.00	None
Environmental Assessments	\$500.00	\$1,500.00
Environmental Assessments - Residential Historic Properties	\$165.00	None
Heritage Preservation Design Review	\$50.00	None
Reinspection Fee as per Division 95-030 B) of the Red Wing Zoning Code	\$55.00	None

A =	0 -10 Acres: \$500.00
	11 - 40 Acres: \$1,000.00
	41+ Acres: \$1,500.00

FEES IN LIEU OF PARK LAND DEDICATION

Equivalent cash amounts for new subdivisions and planned development for recreational facilities are charged at the time building permits are issued and are as follows:

Apartments & Townhouses	\$225.00 per bedroom
Commercial and Industrial Subdivisions: Planned Industrial Development and Planned Commercial Development	\$1,450.00 per gross acre of development
Double-Family Dwelling	\$500.00 per unit*
Single-Family Dwelling	\$525.00 per unit*

* Planned Residential Development to be calculated based on per unit fees shown above.

Further Explanation - Residential Applicants shall include the following land uses:

- Single family, duplex, townhomes, apartments, boarding houses, garage projects, associated fences, residential pools
- Student housing, housing for the elderly
- Churches, convents, cemeteries
- Public non-commercial recreational uses, campgrounds, nature centers
- Agricultural uses, forestry
- School and day care (public and nonprofit)
- Group homes
- Home occupations
- Bed and Breakfast

PROPERTY VACATION FEES - Filing Fee for Petition to Vacate:

Easements	\$225.00
Parks	\$425.00
Streets	\$425.00
(Includes publication and mailing of required notices, if any.)	

RATES & CHARGES FOR PROJECT REVIEWS & REINSPECTIONS

	HOURLY RATE
City Attorney	Per City Attorney Contract
Clerical	\$45.00*
Planning Director	\$80.00*