

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, April 3, 2019

Agenda Item 4

Applicant: John Grabrick, Big Dog Daddy's Roadhouse LLC

Request: CUP Renewal - Resort

Background:

The applicant is requesting to renew a CUP for a Resort. The resort will operate year-round and include 42 campsites, 24 cabins, a support structure with bathrooms and showers, and infrastructure (new roads, septic, electrical and water services).

No cabins or campsites have been constructed at this time. The applicant has removed vegetation and prepared the site for utility installation. A survey of the site was completed and it was determined that there is a discrepancy with the existing fence line and east property line. The applicant has been in contact with east property owner about purchasing the necessary adjoining property.

A Bar and Grill and mobile home is currently on the property. The applicant had previously stated the intention of purchasing the neighboring property to the west and making that his primary residence. The applicant did not purchase that property and will continue to reside onsite.

Issues Pertaining to the Request:

- The property is located in the NE ¼ of Section 7, T24N, R17W in the Town of Isabelle. Parcel is five acres and has two zoning districts. The northwest portion (volleyball courts) is zoned Commercial and the remaining property is zoned General Rural.
- Resort is defined as: A facility for transient guests where the primary attraction is generally on-site recreational features or activities and may include multiple related uses managed as one operation.
- Surrounding land uses are the Red Wing Airport to the north, railroad right-of-way to the south, vacant DNR property to the east and residential to the west.
- The proposed design is for camping cabins line the exterior west, south and east borders of the property. The 42 campsites will be in the interior area. Interior roads will have a minimum width of 26'. The applicant is proposing two styles of cabin. One style of cabin will have full bathroom and kitchenette. The other style will be a sleeping cabin.
- The applicant received a Land Use Permit to construct a shed in 2016. The structure was permitted to only be used for storage. The applicant intends to use this structure for the resort bathrooms and showers. The structure will need to have Commercial Plan approval from DSPS, prior to resort use. The plan is to also include retail space within the structure. A rezone of that area (including the Bar and Grill) to commercial will be needed.
- Pierce County Code 184 regulates campground under the Public Health Department. At this time, the Public Health Department has not issued a permit for the site.
- There is an existing sanitary system and holding tank; the applicant intends to update the systems to satisfy current state codes and use it for the resort.
- Phase 1 of the plan includes construction of 17 campsites. Further development of campsites and cabins will occur based on demand.

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- The applicant will also construct a pavilion near the volleyball courts (in the General Rural district) and replace an old sign and post with a new sign for the business.
- A survey of the site will be completed to verify all lot lines and setbacks prior to any resort construction.
- Staff contacted the Town of Isabelle Chairperson regarding this request and he stated that the Town has no concerns about renewing the permit at this time.
- The 6 month status report, required by condition #10, was not submitted by the applicant.
- Condition #4 requires the applicant to submit a screening plan, since they do not own the property to the west.
- The existing conditions are:
 1. The resort shall be conducted as described in the application, unless modified by a condition of this permit.
 2. A survey of all property lines, existing structures, and setbacks for cabins and campsites shall be completed. Land Management Department staff shall verify side yard setbacks and minimum campsite dimension requirements prior to campground operation.
 3. State Plan approval for the required improvements to the sanitary dump station, holding tank, and sewer services, as well as associated service contracts and contact information, shall be submitted to the Land Management Department prior to construction.
 4. If the applicant does not own the neighboring property to the west, a Screening plan shall be submitted to the LMC for approval. Any required screening shall be established prior to resort operation.
 5. Internal roads, camping pads, and water and sanitary improvements shall be constructed or implemented prior to operation of the resort. Staff shall be contacted to verify prior to operation.
 6. All advertising signage shall comply with the Pierce County Zoning Code.
 7. Applicant shall also comply with all relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Department of Safety & Professional Services (DSPS), Department of Health-DHS standards etc.).
 8. The applicant shall comply with the following conditions, numbers 4, 6, 7, 10, 11, and 12 as modified, as recommended conditions of Town of Isabelle dated December 18, 2017 unless specifically modified by another condition of this CUP.
 4. Fires are allowed in fire rings and grill only. All fires shall not be left unattended and all fires shall be extinguished before being left unattended. The burning of garbage, plastic, glass, cans or other recyclable items shall not be permitted. To minimize the spread of diseases, firewood shall be purchased locally. Locally is defined as within a 25 mile radius of the site not including the State of Minnesota.
 6. Excessive noise is inconsiderate to fellow campers and of the general residences of the areas near the campground and bar area. Noise levels shall not exceed 80 decibels, DBs, at the property lines of Parcel #014-01019-0700 (applicant parcel) at any time. Additionally, the noise level shall not exceed 55DBs200 feet west of the West property line of parcel #014-01019-0700 which is the west property line of parcel #014-01018-0910 (neighboring residential parcel). In addition, noise levels shall not exceed 70DBs (with the exception of air conditioners) at the property lines

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of Parcel #014-01019-0700 for a time duration of eight (8) hours commencing at 10 pm each day of the week except Friday and Saturday. The start time of the 70 DB limitation on Friday and Saturday shall be no later than 11 pm.

7. Fireworks shall not be permitted at any time on Parcel #014-01019-0700.
10. The warm weather camping season shall run from May 1st through October 31st. Approved electric, sewer and water hookups shall be provided during the warm weather camping season for each campsite as shown in Exhibit B. Cold weather camping shall be permitted if and only if permanent restrooms as defined by applicable Wisconsin Codes are operational. Year round residences shall not be permitted at the designated campsites and cabin sites.
11. The maximum number of campsites including cabin sites as shown in Exhibit A shall be limited to 66.
12. Applicant shall provide an annual status report to the Town of Isabelle.
9. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If the applicant has questions as to what constitutes an expansion or intensification, Land Management staff should be contacted.
10. This permit shall expire in one year. A status report shall be presented to the LMC in 6 months to verify compliance.

Staff Recommendation:

Staff recommends that the Land Management Committee determine whether the additional conditions or modifications are warranted. If additions or modifications are not necessary, staff recommends the Land Management Committee renew this Conditional Use Permit for a Resort with the following conditions:

1. The resort shall be conducted as described in the application, unless modified by a condition of this permit.
2. A survey of all property lines, existing structures, and setbacks for cabins and campsites shall be completed. Land Management Department staff shall verify side yard setbacks and minimum campsite dimension requirements prior to campground operation.
3. State Plan approval for the required improvements to the sanitary dump station, holding tank, and sewer services, as well as associated service contracts and contact information, shall be submitted to the Land Management Department prior to construction.
4. If the applicant does not own the neighboring property to the west, a Screening plan shall be submitted to the LMC for approval. Any required screening shall be established prior to resort operation.
5. Internal roads, camping pads, and water and sanitary improvements shall be constructed or implemented prior to operation of the resort. Staff shall be contacted to verify prior to operation.
6. All advertising signage shall comply with the Pierce County Zoning Code.
7. Applicant shall also comply with all relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Department of Safety & Professional Services (DSPS), Department of Health-DHS standards etc.).

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8. The applicant shall comply with the following conditions, numbers 4, 6, 7, 10, 11, and 12 as modified, as recommended conditions of Town of Isabelle dated December 18, 2017 unless specifically modified by another condition of this CUP.
 4. Fires are allowed in fire rings and grill only. All fires shall not be left unattended and all fires shall be extinguished before being left unattended. The burning of garbage, plastic, glass, cans or other recyclable items shall not be permitted. To minimize the spread of diseases, firewood shall be purchased locally. Locally is defined as within a 25 mile radius of the site not including the State of Minnesota.
 6. Excessive noise is inconsiderate to fellow campers and of the general residences of the areas near the campground and bar area. Noise levels shall not exceed 80 decibels, DBs, at the property lines of Parcel #014-01019-0700 (applicant parcel) at any time. Additionally, the noise level shall not exceed 55DBs200 feet west of the West property line of parcel #014-01019-0700 which is the west property line of parcel #014-01018-0910 (neighboring residential parcel). In addition, noise levels shall not exceed 70DBs (with the exception of air conditioners) at the property lines of Parcel #014-01019-0700 for a time duration of eight (8) hours commencing at 10 pm each day of the week except Friday and Saturday. The start time of the 70 DB limitation on Friday and Saturday shall be no later than 11 pm.
 7. Fireworks shall not be permitted at any time on Parcel #014-01019-0700.
 10. The warm weather camping season shall run from May 1st through October 31st. Approved electric, sewer and water hookups shall be provided during the warm weather camping season for each campsite as shown in Exhibit B. Cold weather camping shall be permitted if and only if permanent restrooms as defined by applicable Wisconsin Codes are operational. Year round residences shall not be permitted at the designated campsites and cabin sites.
 11. The maximum number of campsites including cabin sites as shown in Exhibit A shall be limited to 66.
 12. Applicant shall provide an annual status report to the Town of Isabelle.
9. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If the applicant has questions as to what constitutes an expansion or intensification, Land Management staff should be contacted.
10. This permit shall expire in one year. A status report shall be presented to the LMC in 6 months to verify compliance.

Submitted By: Brad Roy, Zoning Administrator

Land Management Committee




BIG DOG DADDY'S ROADHOUSE LLC
(April 3, 2019)

CUP RENEWAL - RESORT

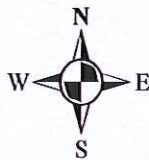
Legend

-  Dwellings
-  Big Dog Daddy's CUP
-  Parcels
-  Contours (10ft)
-  Floodplain
-  Red Wing Airport

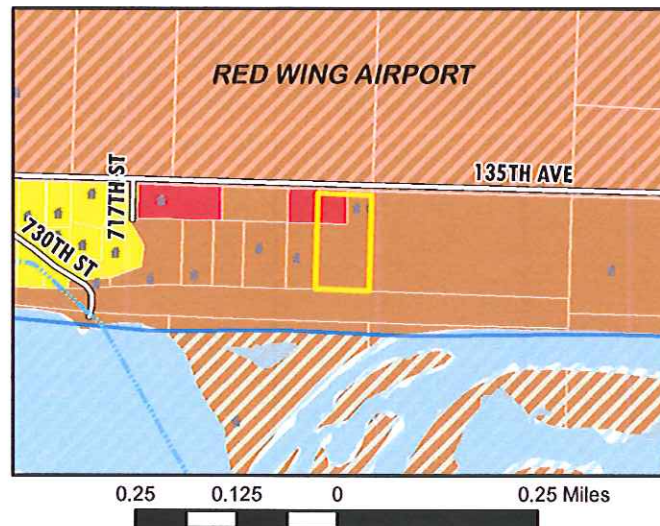
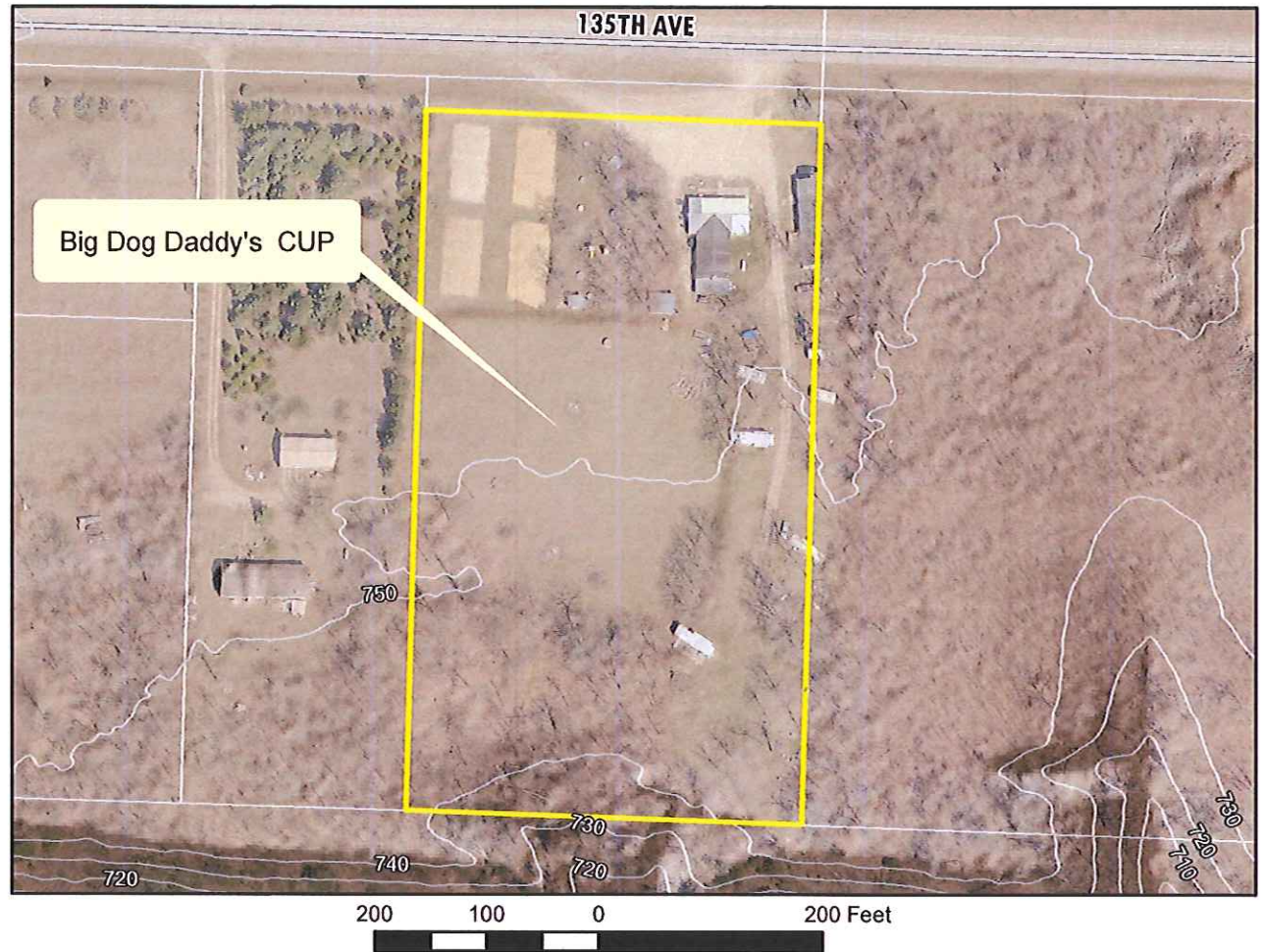
Zoning

-  Commercial
-  General Rural
-  Rural Residential - 20

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



Site Location

W7037 135TH AVE
TOWN OF ISABELLE



STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting,

April 03, 2019

Agenda Item 5

Request: Discuss take action on proposed amendments to Pierce County Code Chapter 240-35, Agricultural Uses.

Background:

At the February 6, 2019 Land Management Committee meeting staff presented a proposed concept that would allow domestic fowl to be kept in residential zoning districts. Staff also suggested redefining the terms “general agriculture” and “intensive agriculture” to better describe which agricultural uses are allowable in specific zoning districts.

Staff, utilizing the input from the LMC, has drafted proposed revisions to §240-35 Agricultural Uses. Staff has also drafted several new definitions and proposed changes to existing definitions for better clarification. An updated Table of Uses chart has also been drafted to reflect the proposed ordinance amendments.

Staff proposes the following code amendments:

§ 240-35 Agricultural uses.

A. General Cultivation agriculture.

(1) ~~Barnyards, feed lots and farm structures housing animals shall be located at least 100 feet from navigable water and shall be located so that manure will not drain into navigable water.~~ Cultivation agriculture shall pertain to low impact agricultural uses that involve the cultivating of soil and harvesting of crops, such as horticulture, floriculture, grain production, forest crop, and specialty crop production (viticulture, maple syrup, mint + willow, truck farming).

(2) General Cultivation agricultural practices shall be allowed in all agricultural zoning districts without issuance of a land use permit, except that structures shall require a land use permit.

(3) ~~General agricultural practices, except for barnyards, feed lots and uses involving agricultural structures, shall be allowed in all nonagricultural zoning districts without issuance of a land use permit.~~ Agricultural structures shall not be the principle structure in a residential, commercial, or industrial zoning district.

B. General agriculture.

(1) Barnyards, feed lots and farm structures housing animals shall be located at least 100 feet from navigable water and shall be located so that manure will not drain into navigable water.

(2) General agricultural practices shall be allowed in all agricultural districts without issuance of a land use permit, except that structures shall require a land use permit.

BC. Agricultural business operations. [Added 6-26-2012 by Ord. No. 12-07]

(1) Agritourism.

(2) Direct market agriculture.

(a) Except for temporary structures not exceeding 160 square feet of floor area, all structures associated with direct market agriculture shall meet all setbacks and other provisions of this chapter. Temporary direct market structures which do not exceed 160 square feet of floor area shall be considered a minor structure such as those listed in § 240-32A(1).

(b) Only one direct market structure shall be permitted on a lot.

(3) Farmers market.

(a) Such use shall principally involve the sale of farm and garden products, but other types of merchandise may be sold, provided such merchandise occupies not more than 25% of the indoor and outdoor display area of the farm market.

(b) At least one off-street parking space shall be provided for each 200 square feet of indoor and outdoor display area.

(c) Combined indoor and outdoor display areas shall not exceed 2,000 square feet.

(d) The farmers market shall obtain site plan approval and a land use permit.

(4) Nursery.

(5) Orchard.

(6) Winery.

D. Domestic fowl

(1) Agricultural Districts

(a) Domestic fowl shall be allowed in all Agricultural Zoning Districts

(2) Residential Districts

(a) For parcels under 2 acres in size:

(1) No more than 10 hens or capons shall be allowed on a parcel.

(2) Roosters shall not be allowed.

(b) For parcels 2 acres or more in size:

(1) There shall be no limitation on number or sex of domestic fowl.

§240-88 Definitions:

Animal husbandry: The raising of livestock.

Cultivation Agriculture: Low impact agricultural uses that involve the cultivating of soil and harvesting of crops, including horticulture; floriculture; grain production; forest crop; and specialty crop production such as viticulture; maple syrup; mint + willow; and truck farming.

Domestic Fowl: Any domestic breed of chicken or duck. No other species of bird shall fall under this definition.

General Agriculture: Any agricultural use, except those listed for intensive agriculture, including apiculture; animal husbandry; dairying; floriculture; forage crop production; forest crop production; grain production; grazing; horticulture; orchards; specialty crop production, such as maple syrup, mint and willow; viticulture; and truck farming. Agricultural uses with higher amounts of input and output compared to cultivation agriculture including but not limited to animal husbandry; grazing; dairying; apiculture; etc.

Livestock: Any horse, bovine, sheep, goat, pig, domestic rabbit or domestic fowl, including game birds raised in captivity. Domesticated animals used in an agricultural setting to produce income, labor, or commodities such as meat, eggs milk, leather, wool, or other animal byproducts. For the purposes of this ordinance, horses shall be regulated under outdoor recreational uses.

Pierce County Code Section §240-40(D)(2)(a) regarding second farm residences would also need to be amended as shown below if proposed changes in §240-35 are approved.

§240-40(D)(2)(a): Such manufactured home shall provide housing for farm employees who assist farm operators engaged in general agriculture or intensive agriculture activities or for parents and/or adult children of farm operators.

Recommendation:

Staff recommends that the LMC review the proposed amendments to determine if the language is consistent with prior committee direction, and if so, direct staff to schedule a public hearing to consider adoption.

Submitted By: Adam Adank,
Zoning Specialist

Agricultural uses	EA	PA	GR	GRF	AR	RR-8	RR-12	RR-20	C	LI	I	SW(1)	PRD(2)
Agritourism [§240-35B(1)]	C	C	C	C	C								
Direct Market Agriculture [§240-35-B(2)]	C	P	P	P	P								
Farmers Market [§240-35B(3)]	C	P	P	P	P								
General Agriculture [§240-35A]	P	P	P	P	P								
<u>Cultivation Agriculture</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Nursery	C	C	C	C	C								
Orchard	C	C	C	C	C								
Winery	C	C	C	C	C								
<u>Domestic Fowl</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, April 3, 2019 Agenda Item 6

Request: Discuss/take action on proposed amendments to the Land Management Department's Fee Schedule

Background:

The Land Management Department's fee schedule has not been reviewed in a number of years. The potential for revision was discussed by the LMC after the new Comprehensive Plan was adopted, but it was determined that the economic conditions at that time were not conducive to increased fees.

This review is intended to ensure that fees continue to be reasonable, but take into account staff time involved in permit issuance, and also to ensure that the fee schedule reflects all services that are currently provided by the Department.

Staff has included fee schedules from several neighboring counties for your information.

Recommendation:

Staff recommends that the LMC review the proposed revisions to the Land Management Fee Schedule and determine if any additions or changes are warranted. If no changes or additions are deemed necessary, staff should be directed to work with the Corporation Counsel's office to draft a resolution intended for consideration by the County Board of Supervisors.

Submitted By: Andy Pichotta, Director

Pierce County, Wisconsin: Fee Schedule

PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS

State Sanitary Permits	Current	Proposed
Conventional*	\$250	400
Holding Tank*	\$425	400
In-Ground Pressure*	\$300	400
At-Grade*	\$350	400
Mound/experimental*	\$350	400
Treatment/Holding Tank Replacement Only	\$125	250
Transfer (Permit transfer to new owner / Change of Plumber)	\$75	100
Renewal (Permit renewal before expiration)	\$150	100

**State permits include a \$100 surcharge that is submitted to SSPS upon permit approval.*

County Sanitary Permits

Privy	\$200	200
Reconnection	\$200	200
Terra-Lift	\$200	200
System Repair	\$125	200

Miscellaneous Fees

Optional Site Assessment	\$100	100
Soil Test Review Fee	\$25	25
Wisconsin Fund Application	\$100	NA

ZONING PERMITS

Agricultural Uses

Principal Structure	\$100	100
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Accessory Structure	\$50	100
Addition	\$50	50
Direct Market Agriculture (>160 sq. ft)	NA	50
Farmers Market	NA	100

Commercial and Industrial

Principal Structure <10,000 sq. ft	\$300	300
Principal Structure >10,000 sq. ft	\$600	600
Accessory <2,500 sq. ft	\$200	200
Accessory >2,500 sq. ft	\$300	300
Addition <2,500 sq. ft	\$200	200
Addition >2,500 sq. ft	\$300	300

Institutional Uses

Principal structure/Use**	\$250	250
Accessory structure	\$150	150
Addition	\$150	150

Outdoor Recreation Uses

Principal Structure or Use**	\$200	200
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Residential Uses

Principal structure <1,000 sq. ft.	\$150	150
Principal structure 1,000 - 1,999	\$200	200
Principal structure 2,000 - 2,999	\$300	300

Principal structure 3,000 - 3,999	\$400	400
Principal structure 4,000 - 4,999	\$500	500
Principal structure >5,000	\$0.12 sq. ft.	.12 sq ft.
Renewal fee	\$50	50
Accessory structure <100 sq. ft.	\$50	NA
Accessory structure >100 sq. ft.	\$100	100
Addition	\$100	100
Deck	NA	50
Mobile Home Park**	\$500 plus \$100 per lot	\$500 +\$100 lot

After the Fact Permits

Principal Structure/Use	4 x Permit Cost	4 x Permit Cost
Accessory Structure/Use	4 x Permit Cost	4 x Permit Cost

Miscellaneous Uses

Bed and Breakfast - permitted use	\$50	50
Family Day Care - permitted use	\$50	50
Home Business - permitted use	\$50	50
Home Occupation - permitted use	\$50	50
Airport/Air Strip**	\$200	200
Clean fill	\$200	250
Renewal fee - clean fill site	\$200	200
Wireless Communication Service Facilities > 110 ft	\$3,000	3000
Wireless Communication Service Facilities 35-110 ft		500
Substantial Modification to WCSF	\$500	500

Other	\$100	100
Non-Metallic Mining** Initial Fee Only	\$1,000	1000
Filling and Grading	NA	100

Temporary Uses

Asphalt/Concrete plant**	\$200	200
Other	\$50	50
Temp. Camping during construction	NA	50
Temp. Contractor/Real Estate Office	NA	50

Signs

On-site sign permit	\$50	50
Off-site sign permit	\$50	50
Uniform Address Sign (fire/address number)	\$50	75
Uniform Address Sign Replacement	\$25	30

On Site Inspections (optional)

Driveway Grade Profiles after 2nd Survey	\$100 per visit	100
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Certified Survey Map and Plat Review Fees

1 Lot Minor CSM	\$275	275
2 Lot Minor CSM	\$350	350
3 Lot Major CSM	\$425	425
4 Lot Major CSM	\$500	500
5+ Lots or Plat	\$500 + \$125 per lot/outlot	500+125 per lot

Public Hearings

Conditional Use Permit (Base fee)	\$300	300
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**Some conditionally permitted uses require an additional fee.

Variance	\$500	500
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Ordinance Amendment / Rezone	\$500	500
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Misc. Fees

Site Plan Review – LMC	NA	100
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Site Plan Review – Administrative	NA	50
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Rule Exception	NA	100
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Height Exemption	NA	100
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Wind Energy System (Small)	NA	100
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Wind Energy System (Large)**	NA	500
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Solar Energy System (Small)	NA	100
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Solar Energy System (Large)**	NA	500
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Copies

Photocopies	\$0.25 per page	.25 page
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Tapes / CD	\$5 per tape	5 per cd
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Ch. 191 Sewage Disposal Ordinance	\$2 + \$0.75 postage/handling	NA
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Ch. 237 Subdivision Ordinance	\$5 + \$1 postage/handling	NA
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Ch. 238 Floodplain Ordinance	\$8.75 + \$1 postage/handling	NA
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Ch. 239 St. Croix Riverway Ordinance	\$5 + \$1 postage/handling	NA
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Ch. 240 Zoning Ordinance	\$10 + \$2.75 postage/handling	NA
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Ch. 241 Non-Metallic Mining Ordinance	\$5 + \$1 postage/handling	NA
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GIS Map Purchase

Town Zoning Map - 8.5 in x 11 in	\$5	Preprinted County Map 3 ea or 5/10	
Town Zoning Map - 24 in x 36 in	\$10	8.5 in x 11 in	3
Town Map without Ortho - 8.5 in x 11 in	\$3	11 in x 17 in	5
Town Map with Ortho - 8.5 in x 11 in	\$6	24 in x 36 in	10
Town Map without Ortho - 11 in x 17 in	\$5	Custom maps/digital data transfer/other	\$40 hr
Town Map with Ortho/DRG - 11 in x 17 in	\$15	Lamination (custom map only)	10/20
Town Address Map - 24 in x 36 in	\$10		
County Map - 24 in x 36 in	\$5		
County Monument Map - 24 in x 36 in	\$10		
Custom Maps	\$30 per hour plus \$50 setup		
Digital Data	\$250 per Mb		



**Community Development
Department**

Land Use
Planning & Land Information
Resource Management

FEE SCHEDULE
Effective January 1, 2019

PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS (POWTS)

State Sanitary Permit	Required Fee
<i>All State Permits include a \$100 surcharge that is submitted to the State upon permit approval.</i>	
Conventional Dispersal (Single Inspection)	
Pressurized in-ground	\$500
Non-Pressurized in-ground	
Dispersal (Multiple Inspections)	
Mound	\$650
At-Grade	
Drip Line	
1000-2500 GPD	\$925
2500-5000 GPD	
>5000	\$1,375
Constructed Wetland	\$925
Dose Tank / Septic Tank	\$250
Holding Tank	\$650
Pretreatment (additional fee added to permit for dispersal)	
Aerobic Tank or component	\$150
Sand Filter	
Peat Filter	
Media Filter	

County Sanitary Permit	Required Fee
Privy Installation or Modification	\$250
Non-plumbing Sanitation System	
Chemical or Physical Restoration (Terra-Lift)	
Repair	
Reconnection	

Miscellaneous POWTS Fees	Required Fee
On-Site Soil Verification	\$175
Soil Evaluation Report Review	\$30
Re-inspection	\$175
Permit Revision	\$90
Transfer of Property Ownership	\$90
Renewal Permit	\$90
Wisconsin Fund Application for Replacement of Failing System (Income Qualifying Required)	\$0

- Required fees must be submitted at the time of application. All fees are non-refundable.
- Additional fees shall be paid as directed by the Zoning Administrator. If review time exceeds fees by 50 percent or more, additional hours may be billed.
- Fees will be doubled for applications submitted after construction has been initiated and written enforcement action has commenced.
- When required, the cost of retained experts will be in addition to the applicable fees listed and will be paid by the applicant.



**Community Development
Department**

*Land Use
Planning & Land Information
Resource Management*

FEE SCHEDULE
Effective January 1, 2019

LAND USE PERMITS & APPLICATIONS

Land Use Permit	Required Fee
Stormwater Management/Erosion Control Inspection	
Lower St. Croix Riverway Overlay District	
Floodplain Overlay District	
Shoreland Overlay District	
Grading and Filling	
Riprap	\$350
Sign	
Temporary Occupancy	
Tower Co-Location	
Wireless Communications (new Tower)	\$550
Nonmetallic Mining per Nonmetallic Mining Ordinance Section 14.3 A. 1.	\$550
Nonmetallic Mining reclamation	\$550
Animal Waste Storage Facility	\$1,000
Livestock Facility	\$1,000
LU Permits processed in conjunction with a Land Division, Conditional Use or Variance	\$75

Rezone, CUP, Variance, Appeal, Waiver	Required Fee
Rezoning	\$1,100
Conditional Use	\$1,100
Variance	\$1,100
Variance to Section 17.36 (St. Croix Riverway)	\$1,100 base fee + \$1,500 deposit
Base fee of \$1,100 plus deposit of \$1,500 due at submittal. Actual cost of staff review time will be tracked and charged against deposit or unused deposit funds will be refunded. Additional funds may be required.	
Appeals of Administrative Actions	\$750
Concurrent Rezoning and Conditional Use (excluding NMM)	\$1,100+\$550
Concurrent: Conditional Uses, Variances and/or Appeals additional \$180 each application	\$1,100+\$180/app.
Setback Reduction on a CSM or Final Plat	\$400
Re-advertising for Public Hearings	Actual cost + \$50 processing fee

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- Fees will be doubled for applications submitted after construction has been initiated and written enforcement action has commenced.
- When required, the cost of retained experts will be in addition to the applicable fees listed and will be paid by the applicant.



**Community Development
Department**

*Land Use
Planning & Land Information
Resource Management*

FEE SCHEDULE
Effective January 1, 2019

MAJOR & MINOR LAND DIVISIONS

Major Land Division	Fee	
	Required	Additional
Major Land Division PRELIMINARY PLAT		
Base Application	\$1100 + \$90 per lot/outlot	
Stormwater and Erosion Control Review	\$1100 + \$90 per lot/outlot	
Road Design Review & Inspection	\$550 + \$60 per lot/outlot	
Storm Sewer Inspection		\$825
Curb and Gutter Design Inspection		\$825
Soils Investigation (If required by Zoning Administrator)		\$10 per acre
Re-submittal		\$1,100
Waiver Request		\$825
Financial Assurances (refundable based on performance)		
Road Construction		50% of Improvements
Erosion Control		50% of Improvements
Major Land Division FINAL PLAT		
Base Application	\$1100 + \$60 per lot/outlot	
Plat Layout Requirements Review	\$90 per lot/outlot	
Re-submittal		\$1,100

Minor Land Division—CERTIFIED SURVEY MAP	Fee	
	Required	Additional
Base Application Fee for a Single Lot CSM	\$550	
Additional fees per lot – 2 to 4 Lot CSM	\$90 per lot/out lot	
Road Design Review & Inspection		\$550
Erosion Control Inspection		\$225
Financial Assurance (refundable based on performance)		
Road Construction		50% of Improvements
Erosion Control		50% of Improvements
Re-submittal		\$550
Waiver Request		\$825
Re-inspection		\$225

- Required fees must be submitted at the time of application. All fees are non-refundable.
- Additional fees shall be paid as directed by the Zoning Administrator. If review time exceeds fees by 50 percent or more, additional hours may be billed.
- Fees will be doubled for applications submitted after construction has been initiated and written enforcement action has commenced.
- When required, the cost of retained experts will be in addition to the applicable fees listed and will be paid by the applicant.

FEE SCHEDULE
Effective January 1, 2019

MAPS, DIGITAL DATA, LIDAR	Required Fee
MAPS – Large Format Copier/Plotter/Scanner	
Road Name Maps Bound	\$35
11x17 – Zoning Maps Color	\$7
24x36 or 36x48– Copy	\$10
24x36 – Plot	\$25
36x48 – Plot	\$35
DIGITAL DATA	
Real Property Generic Extract Text File – County	\$50
LIDAR Products (storage device not included)	
2' Contours (6.5 B) / Breaklines (28.4 B) Shapefile and FGDB	\$30
DEM (16.4GB) / DSM (16.4GB / Intensity Images (27.2 GB)	\$30
Bare Earth LAS (70.3 GB) / Point Cloud LAS (209GB)	\$30
Entire LiDAR source delivery	\$100
Miscellaneous Price List	
Photocopies 8 ½ x 11 – per side of page	\$.25
Mailing Fee	\$5
Radon Test – Regular (Long-term kits are \$25 Contact Ed Thurman – Public Health)	\$10
Drinking Water Test kits – tested through Steven's Point lab	\$3
Address Labels/Real Property Data	\$0.35 per page plus \$10 setup fee
St. Croix County Land Use Ordinances Bound	\$40
St. Croix County Comprehensive Plan Bound	\$40
St. Croix County Plat Book	\$30

**All prices include sales tax - shipping or postage will be added.*

- Required fees must be submitted at the time of application. All fees are non-refundable.
- Additional fees shall be paid as directed by the Zoning Administrator. If review time exceeds fees by 50 percent or more, additional hours may be billed.
- Fees will be doubled for applications submitted after construction has been initiated and written enforcement action has commenced.
- When required, the cost of retained experts will be in addition to the applicable fees listed and will be paid by the applicant.

Dunn County Land Use Fee Schedule	
Sanitation	
Permit/Application	Fee
Conventional	\$ 375
Mound	\$ 425
At-Grade	\$ 425
Holding Tank (1 or 2 family, cabin, garage)	\$ 375
Holding Tank (Multi-family, commercial)	\$ 325
Drainfield Replacement	\$ 325
Filter Basin / Canister	\$ 100
Connecting/Reconnecting to Existing System	\$ 100
Tank Replacement or Tank Relocation	\$ 325
Sanitary Permit Transfer	\$ 100
Renew Un-expired Sanitation Permit	\$ 100
Terra-Lift Repair *Requires State Approval	\$ 100
Privy	\$ 100
Application to Wisconsin Fund	\$ 200
After-the-Fact Permit	2x Fee
Zoning	
Permit/Application	Fee
General Zoning Permit	\$ 125
Shoreland Zoning Permit	\$ 300
Shoreland Filling & Grading Permit	\$ 125
Sign Permit	\$ 75
Home Occupation Permit	\$ 75
Fence Permit	\$ 75
Zoning Ordinance Map Amendment	\$ 500
Zoning Ordinance Text Amendment	\$ 500
Land Use Plan Amendment	\$ 400
Board of Adjustment Variance	\$ 400
Board of Adjustment Special Exception	\$ 500
Board of Adjustment Livestock Facilities	\$ 750
After-the-Fact Permit	2x Fee

Polk County Land Information Fee Schedule -- Effective 2/19/2018

LAND USE PERMIT

Houses, Commercial, Special Exceptions (incl. Grading/Filling).....	\$390
Signs, other than those installed by and on behalf of a nonprofit organization	\$200
Signs, installed by and on behalf of a nonprofit organization	\$50
Additions to Dwellings greater than 144 sq ft	\$260
Additions to Dwellings 144 sq ft or less	\$75
Accessory Buildings greater than 144 sq ft	\$155
Accessory Buildings 144 sq ft or less	\$75
Accessory Structures (walkways, retaining walls)	\$75
Temporary Permit	\$210
Land Use Run-off Rating review	\$100
Removal of vegetation in the buffer zone, Landscaping	\$50

<u>RURAL ADDRESS</u> (includes \$25 town fee) (special order \$125)	\$100
Replacement Sign.....	\$50

SANITARY PERMITS

Conventional.....	\$440
Holding Tank.....	\$620
In-Ground Pressure, Mound System, Experimental System (at-grade)	\$440
Reconnection.....	\$150
Wisconsin Fund Application	\$125

<u>SEWER INSPECTIONS</u>	\$250
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PLAT REVIEW

Preliminary Plat.....	\$600, plus \$50 per lot
Final Plat.....	\$600
Minor Plat CSM.....	\$400
Survey Exempt Legal Description Review.....	\$400

ORDINANCE VIOLATIONS

Comprehensive Ordinance (per day of violation).....	\$50-\$1000
There shall be a penalty fee of \$500 added to regular fee in those cases where building commenced without first obtaining the permits.	
Shoreland Ordinance (per day of violation)	\$200-\$1,000
There shall be a penalty fee of \$500 added to the regular fee in those cases where building commenced without first obtaining a land use permit, providing the structure is in conformance with the provisions of this ordinance.	
Subdivision Ordinance (per day of violation)	\$500-\$5,000

TELECOMMUNICATION TOWERS

Land Use Permit for New Transmission Facilities (Includes fee for Land Use Permit & Rural Address)	
120ft or less.....	\$500
121 to 160ft	\$1200
160 to 200ft	\$2100
201ft & Up.....	\$3000

*Height is measured to the highest point on the transmission facility

Land Use Permit for Modification or Collocation on Transmission Facility.....	\$350
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HEARINGS

Environmental Services Committee:	
District Change, Ordinance Amendment, Subdivision Variance.	\$500
Board of Adjustment:	
Variance, Special Exception, Administrative Appeal.....	\$500

HARD COPY PRINTS

Standard Copy \$.25

Laser Printer\$1

Plotted

8 1/2"x11"	\$5
11"x17"	\$7.50
18"x18"	\$12
24"x24"	\$15
30"x30"	\$20
36"x36"	\$35
42"x42"	\$50

DIGITAL DATA

GIS, general production datasets..... NO FEE

Orthophotos (Aerial Imagery)

2015 Natural Color (6" res)

MrSID image, per section tile	\$25
GeoTIFF image, per section tile	\$50
MrSID image, entire county	\$750

2010 Natural Color (12" res)

MrSID image, per 2x2 section tile.....	\$25
Tif image, per 2x2 section tile.....	\$50
Tif image, per 2x2 section tile of a town	\$350
MrSID image, entire county.....	\$750
Tif image, entire county	\$1,000

2006 Natural Color (12" res)

Tif image, per 1x2 section tile.....	\$25
MrSID image, per town.....	\$100
Tif image, per 1x2 section tile of a town	\$350
MrSID image, entire county.....	\$750
Tif image, entire county.....	\$1,000

2001 B&W (18" res)

Tif image, per 3x3 section tile.....	\$15
Tif image, per 3x3 section tile of a town	\$40
MrSID image, entire county.....	\$500

1996 B&W (1 meter)

Tif image, per town tile	\$40
Tif image, per town tile, entire county.....	\$500

OTHER FEES

650 MB Compact Disk or 4.7 GB DVD.....\$3
(Used for shipping data)

Postage and Handling, if mailed.....\$5
(Larger orders are weighed to determine postage fees)

Faxing and Handling

First page	\$2
Each additional page.....	\$1

ALL GIS data acquisitions are subject to a processing fee\$25 Special requests to format, lot, or edit data Staff cost, plus 10% for overhead

**All credit card transactions are subject to a 2.5% convenience fee with a \$2.00 minimum charge.*