



**CITY OF MONTICELLO**  
 Community Development  
 505 Walnut Street, Suite 1  
 Monticello, MN 55362  
 (763) 295-2711 • info@ci.monticello.mn.us

**Land Use Application**

PROPERTY INFORMATION	
Property Address	
Property Legal Description	
Property ID Number	
PROPERTY OWNER INFORMATION	
Owner Name	
Owner Address	
Owner Phone/Email	/
APPLICANT INFORMATION	
Applicant Name	
Applicant Address	
Applicant Phone/Email	/

APPLICATION	LAND USE APPLICATION TYPE	APPLICATION FEE
	Amendment to Ordinance	
	Map Amendment (Rezoning)	\$200 + escrow
	Text Amendment	\$200
	Comprehensive Plan Amendment	\$200 + escrow
	Conditional Use Permit	\$200 + escrow
	Interim Use Permit	\$200 + escrow
	Planned Unit Development	
	Concept Submittal ( <i>NOT A FORMAL LAND USE APPLICATION</i> )	\$50 + \$3000 escrow
	Development/Amendment	\$200 + escrow (minimum \$2,000)
	Final	\$50 + escrow
	Adjustment	\$50 + \$1,000 escrow
	Other (Wild and Scenic/Temp Infrastructure, etc.)	N/A
	Site Plan Review	N/A
	Subdivision	
	Simple Subdivision	\$200 + escrow
	Administrative Lot Combination	\$200 + escrow
	Sketch Plan Review	\$50 + \$1000 escrow
	Preliminary Plat	\$300 + escrow (minimum \$2,000)
	Final Plat	\$50 + escrow
	Variance	\$200 + escrow
	Special Planning Commission Meeting*	\$350
	<i>*Request relies on availability of Commission quorum</i>	

LAND USE APPLICATION PLAN REVIEW ESCROW				
Commercial		<i>*See escrow statement on reverse.</i>	Residential	
0-3 Acres	\$2,000		1 unit	\$800
4-10	\$6,000		2 + units	\$1000 based + \$100/unit – up to \$10,000 for initial escrow
11+	\$8,000			
LAND USE APPLICATION FEE & ESCROW CALCULATION				
Total Fees from Above <small>(only one fee required for combination applications)</small>		\$		
Total Escrow from Above		\$		
<b>TOTAL TO BE PAID AT APPLICATION</b>		<b>\$</b>		

Property Owner's Statement	
I am the fee title owner of the described property and I agree to this application. I certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been previously granted.	
Printed Name/Title:	
(Signature)	(Date)

Applicant's Statement	
This application shall be processed in my name and I am the party whom the City should contact regarding the application. I have completed all of the applicable filing requirements and I hereby acknowledge that I have read and fully understand the applicable provisions of the City Ordinances and current policies related to this application and that the documents and information I have submitted are true and correct.	
Printed Name/Title:	
(Signature)	(Date)

Applicant's Statement Regarding Fees & Escrows	
I acknowledge the Fees & Escrow Purpose explanation below and hereby agree to pay all statements received pertaining to additional application expense and City review.	
Printed Name/Title:	
(Signature)	(Date)

**Timeline for Review**

MN State 15.99 allows a 60-day review period for final action on a land use application (plat applications allow for 120 days), once an application is found to be complete, unless the City extends the review period and so notifies the applicant. Requests will not be scheduled for public hearing or City review until all required information has been provided and found to be complete by the Community Development Department.

**Purpose of Fees & Escrow**

**Fees:** The application fees are used for publication of the public hearing notice in the Monticello Times, for postage to mail the required notice to adjacent properties as outlined by ordinance, and recording fees.

**Escrow:** Escrow amounts as listed in this application form are a written estimate of consulting and staff time and cost for case review and preparation of documents related to the application. This may include engineering, legal, planning and environmental consultation. Should the original escrow be exceeded, the applicant or responsible party will be billed for all additional services. In signing the acknowledgement above, the applicant is indicating that they have not relied on the estimate of fees in their decision to proceed with the application.

It is the policy of the City of Monticello to require applicants for land use approvals to reimburse the City for costs incurred in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City. These costs include all of the City's out-of-pocket costs for expenses, including the City's costs for review of the application by the City's staff, Consulting Engineer, Consulting Planner, City Attorney, or other consultants.

The City will invoice the applicant for these costs within 3 months of final action on the land use application and payment will be due within thirty (30) days. If payment is not received as required by this agreement, the City will proceed on action to assess or lien. Payment of costs will be required whether the application is granted or denied.

CITY REVIEW INFORMATION – INTERNAL USE		
<b>Application Received Date</b>		
<b>Application Determined Complete Date/By</b>	/	
<b>Application Action Deadline Date</b>	60 Days	120 Days