

**Pioneer-Sarah Creek Watershed Management Commission
Project Review Fee Schedule and Worksheet**

I. No applications will be reviewed until the Commission receives a completed application form bearing city authorization to proceed, all appropriate materials, and fees.					Amount Due
II. Application Fee					\$ 50.00
III. Project Reviews¹					
A. Grading and Erosion Control					
	1	Residential development or redevelopment >1.0 acre			
	a	>1.0 - 5.0 acres	\$250.00		
	b	>5.0 - 10.0 acres	\$500.00		
	c	PLUS each additional five acres or fraction thereof	\$100.00	\$5,000 maximum	
	2	Commercial/industrial/institutional/governmental agency development project			
	a	≤ 1.0 acres	\$250.00		
	b	>1.0 - 5.0 acres	\$500.00		
	c	PLUS each additional five acres or fraction thereof	\$250.00	\$5,000 maximum	
	3	Commercial/industrial/institutional/governmental agency redevelopment project resulting in disturbance of >1.0 acre or increase in impervious area ² of >0.5 acre)			
	a	≤ 1.0 acres of disturbance	\$250.00		
	b	>1.0 - 5.0 acres of disturbance	\$500.00		
	c	PLUS each additional five acres or fraction thereof of disturbance	\$250.00	\$2,500 maximum	
B. Water Quantity and Quality					
	1	Residential development or redevelopment on site ≥8 acres with density ³ of <2 units per acre			
	a	8.0-10.0 acres	\$250.00		
	b	PLUS each additional five acres or fraction thereof	\$150.00	\$2,500 maximum	
	2	Residential development or redevelopment on site >5 acres with density of >2 units per acre			
	a	5.0-10.0 acres	\$500.00		
	b	PLUS each additional five acres or fraction thereof	\$250.00	\$5,000 maximum	
	3	Commercial/industrial/institutional/governmental agency development on site ≥ 1.0 acre			
	a	1.0-5.0 acres	\$500.00		
	b	PLUS each additional one acre or fraction thereof	\$300.00	\$10,000 maximum	
	4	Commercial/industrial/institutional/governmental agency redevelopment resulting in net increase in new impervious area >0.5 acre or reconstruction of 1 acre or more			
	a	0.5 - 1.0 acre increase or reconstruction in new impervious area	\$250.00		
	b	1.0 - 5.0 acre increase or reconstruction in new impervious area	\$500.00		
	c	PLUS each additional one acre of new impervious or reconstruction area or fraction thereof	\$300.00	\$10,000 maximum	
	5	Trail, road, street, or highway project resulting in new or reconstructed impervious surface >1.0 acre			
	a	1.0 - 1.99 acres new/reconstructed impervious surface	\$500.00		
	b	PLUS each additional one acre or fraction thereof	\$250.00	\$5,000 maximum	
C. Developments with mapped floodplains on site					
	1	No impact or impacts ≤ 100 cubic yards	\$100.00		
	2	Impacts > 100 cubic yards	\$500.00		
D. Drainage alterations - Any culvert installation or replacement, bridge construction, stream cross-section alteration, or activity requiring a DNR Waters Permit					
	1	on Pioneer or Sarah Creeks	\$500.00		
	2	on all other tributaries within the watershed	\$100.00		
E. Water appropriation permits (two years)			\$50.00		
V. Failure to make application and receive approval prior to beginning work results in doubling of fees					
				Total fees	¹
				Double fees if V. applies	²
				Total due (Line 1 or 2)	
¹	The following projects require review: Any residential project >1.0 acre; any commercial/industrial/institutional project; any project where there are floodplains or drainage alterations. Statutory reviews are exempt from review fees.				
²	Impervious area includes any compacted gravel surface such as road shoulders, parking lots and storage areas.				
³	Density = number of units per buildable area prior to development. Building area = area excluding wetlands and floodplains. Rights-of-way are included in buildable area. Acreage is based on total lot size unless noted.				