

# APPLICATION FOR A LAND-USE PERMIT

Morrison County Planning & Zoning  
213 SE 1st Avenue  
Little Falls, MN 56345

(320) 632-0170  
(320) 632-0174 Fax  
[www.co.morrison.mn.us](http://www.co.morrison.mn.us)

Parcel #: \_\_\_\_\_ Property is Zoned As: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Daytime Phone #: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Email: \_\_\_\_\_

Name of Owner: \_\_\_\_\_ Daytime Phone #: \_\_\_\_\_

Property Address: \_\_\_\_\_

\*\*\*\*\*

Type of Road: (circle one) State County Township Private

Do you need a 911 Address and Sign? YES or NO

Do you need a permit for a septic system? YES or NO

If NO, when was your septic last inspected? \_\_\_\_\_

If YES, do you have a septic design? YES or NO

Septic Installer's Name: \_\_\_\_\_

Describe Project including dimensions and use:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Height of structure (from grade to peak): \_\_\_\_\_

Building Contractor: \_\_\_\_\_ Estimated Value: \$ \_\_\_\_\_

Date site will be staked: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Is the property located in Floodplain? YES or NO

**Setbacks** (Setbacks are measured from the eaves of a structure)

From: Road Right-Of-Way: \_\_\_\_\_

How Far From a Feedlot? \_\_\_\_\_

Right Side Property Line: \_\_\_\_\_

Setback from Ordinary High Water Mark: \_\_\_\_\_

Left Side Property Line: \_\_\_\_\_

Setback from Top Of A Bluff: \_\_\_\_\_

Rear Property Line: \_\_\_\_\_

Setback from Wetland: \_\_\_\_\_

Septic Tank: \_\_\_\_\_ Septic Drainfield: \_\_\_\_\_

**Applicant Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Make Check Payable To: Morrison County Treasurer**

**Fee Summary:** (See back for fee schedule)

Building/Land Use Permit Fee: \$ \_\_\_\_\_

911 Fee: \$ \_\_\_\_\_

Septic Fee: \$ \_\_\_\_\_

Late Fee: \$ \_\_\_\_\_

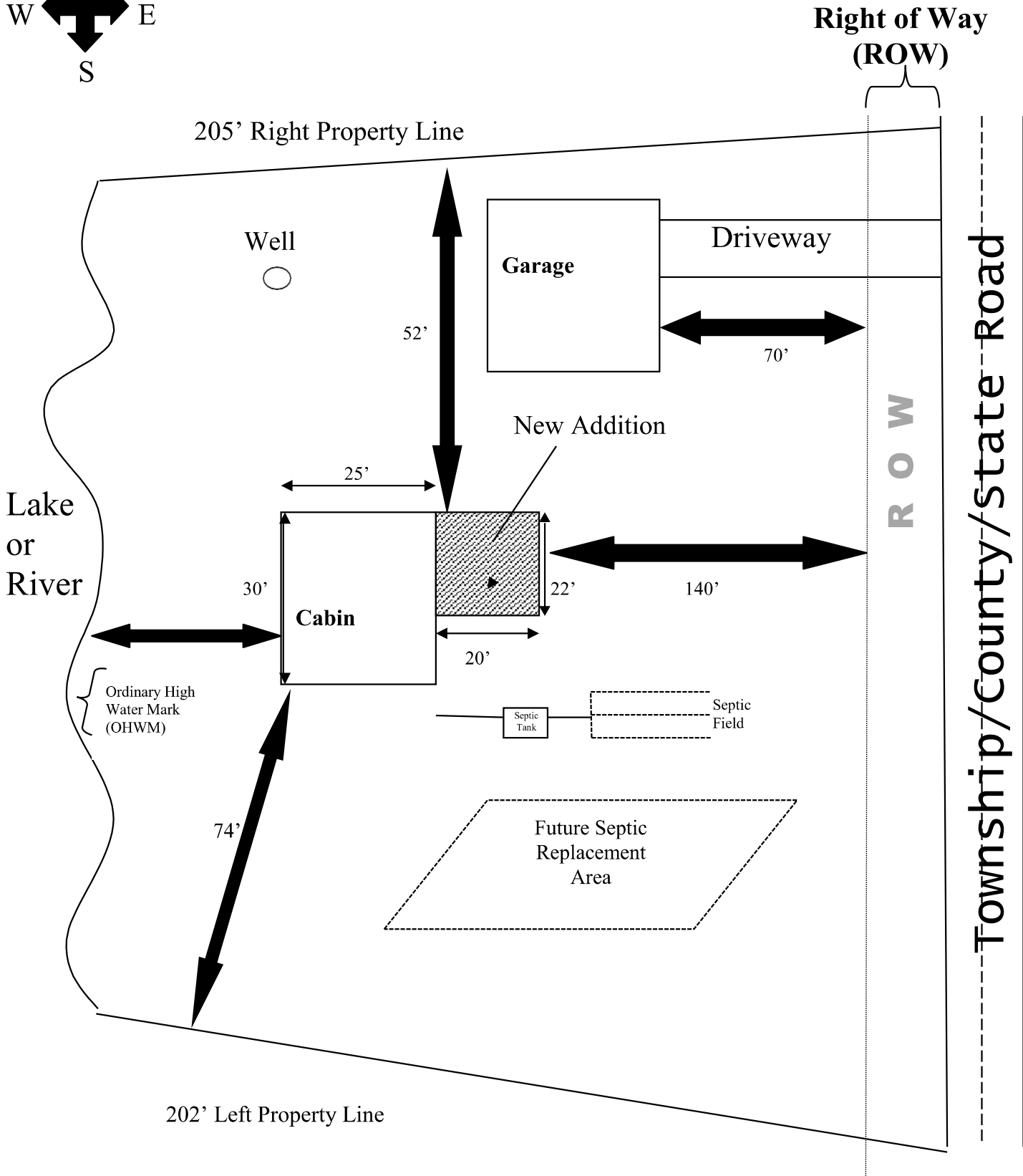
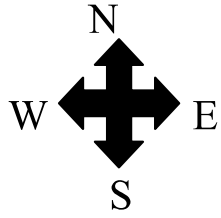
**Total:** \$ \_\_\_\_\_

**↑ N**

## Date Site Will Be Staked

P:\PlanZone\FRONT COUNTER Forms\Permit Sketcdocx

# Site Plan Example



# MORRISON COUNTY PERMIT FEE SCHEDULE

Effective 1/1/2026

	Fee Description	Fee
<b>Dwellings/Residences</b>	Dwelling Unit / Manufactured Home (\$100 minimum)	\$.30/Sq Ft
	Dwelling Unit Addition (\$100 minimum)	\$.25/sq.ft.
	Basement (new – under existing structure)	\$80
	Roof (Replacement of existing roof deck and/or supports) (\$75 minimum)	\$.08/sq.ft
<b>Address</b>	E911 Address (Including changes to existing addresses)	\$150
<b>Accessory Structures</b>	Garage, Storage, Pole or Utility Shed (\$80 minimum)	\$.10/sq.ft
	Decks, Swimming pools (\$80 minimum)	\$.10/sq.ft
	Outdoor Wood Boilers (allowed in UF, RR, R & SR Zoning Only)	\$80
<b>Agricultural Structures</b>	Barn (New or addition to existing barn) (\$80 minimum)	\$.10/sq.ft
	Silo, Grain Bin, Corn Crib, Grain Storage	\$75
	Manure Storage (liquid)	\$300
	Manure Storage (solid)	\$150
<b>Septic Systems</b>	Septic System Permit Including Holding Tanks	\$250
	Privy, Outhouse (Earthen or Holding Tank)	\$150
	Soil Verification	\$150
	Type IV/V	\$2,500
<b>Commercial Structures</b>	Buildings in Commercial Zoning & Churches (\$150 minimum)	\$.35/sq.ft.
	Cell Tower	\$350
<b>Recreational Vehicle</b>	One time fee for RV	\$175
<b>Shoreland Permits</b>	Grading & Filling / Ice Ridge – Minor	\$150
	Grading & Filling – Major	\$300
	Rip rap	\$150
	Retaining Walls	\$150
	Driveways (in Shoreland Zoning)	\$125
	Stairs, Landings and Lifts	\$125
	Patio (in Shoreland Zoning)	\$100
	Fences (in Shoreland Zoning)	\$80
<b>Signs</b>	Class A (On-site)	\$80
	Class B (Off-site and Billboards) per face	\$250
<b>Wind &amp; Solar Energy</b>	Ground Mount Solar Energy System & Micro Wind Energy	\$100
	Wind Energy System	\$350
	Solar Farm / Community Solar Energy Project	\$300/MW
<b>Subdivisions</b>	Administrative Plat (plus \$15.00 per lot)	\$600
	Plat Hearing (plus \$30.00 per lot)	\$1,775
	Subdivision Review after 3 reviews	\$75
	Platted Road Fee (payable to Public Works)	\$1,200
<b>Public Hearing Fees</b>	Rezone, Conditional Use & Interim Use	\$600
	Variance	\$700
	Appeal to the Board of Adjustment	\$1000
	After the Fact Public Hearing Fee (plus regular fee)	\$300
	Special Public Hearing Fee	Actual Cost of Meeting
	Continuance Fee	\$75
	Recording Fee	\$46
<b>Gravel Pit</b>	& Mining Pit	\$350
<b>Other Fees</b>	Re-Inspection (when more than one site visit is necessary due to applicant error)	\$25
	<b>Late Fee</b> (For building without a permit & paying within 10 days of violation notice)	\$75
	After-the-Fact Building Permit Fee	Permit fee, plus three (3) times the permit fee (applied after 10 days from date of violation notice)
	Administrative Variance (Wetland setback)	\$100
	<b>LOMA</b> – Letter of Map Amendment (Research & Document Prep)	\$150
	Site Evaluation (on-site consult)	\$150