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STANDARD ZONING ADMINISTRATION SERVICES FEE SCHEDULE

Item	Item Description	Base Fee	Comments
1	New Construction Residential Principal Use	\$50 plus \$0.075/Sq. Ft.	One & Two Family Structures, Mobile Homes
2	Residential Addition & Alterations	\$50 plus \$0.075/Sq. Ft.	One & Two Family Structures, Mobile Homes
3	Residential & Agricultural Accessory Structures	\$50 plus \$0.075/Sq. Ft.	One & Two Family Structures, Mobile Homes
4	New Construction Commercial Principal Use	\$200 plus \$2.00 for each \$1,000 of construction cost	Includes Multi-Family
5	Commercial Addition, Alteration or Remodeling for Change of Use	\$200 plus \$2.00 for each \$1,000 of construction cost	Includes Multi-Family
6	Commercial Accessory Structures	\$200 plus \$2.00 for each \$1,000 of construction cost	Includes Multi-Family
7	Commercial Cell Tower	\$500	Existing or Other Structure
8	Signs	\$75	Apartment Complex
		\$250 (Each Face)	Billboards & Barn Signs
		\$75 (Each Face)	Development
		\$100 (Each Face)	Directory
		\$50	Home Occupation
		\$50	Limited Family Business
		\$100 (Each Sign)	On-Premise Advertising
		\$100 (Each Sign)	Marquee
		\$100	Subdivision (Permanent)
9	Non Metallic Mining Plan Review Fees	Less Than 1 Acre	No Fee
		>1 Acre but < 25 Acres	\$875
		>25 Acres but <50 Acres	\$1,100
		>50 Acres	\$1,300
		Modifications to an Existing Reclamation Plan	Base Fee Plus \$550
		Expedited Reclamation Plan	Base Fee Plus \$500
10	Non Metallic Mining Annual Fees	Less Than 1 Acre	No Fee
		1 Acre to Not >5 Acres	\$620
		>5 Acres but <10 Acres	\$775
		>10 Acres but <15 Acres	\$955
		>15 Acres but <25 Acres	\$1,210
		>25 Acres but <50 Acres	\$1,310
		>50 Acres	\$1,465

Portage

Black River Falls

La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
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Item	Item Description	Base Fee
11	Petition to Amend Zoning Maps in M-1, C-1 or C-2 Districts	\$500
12	Petition to Amend Zoning Maps in All Other Districts	\$350
13	Request to Rezone from the A-1 Exclusive Agriculture Zoning District	Base Fee plus \$100
14	Shoreland-Wetland or Inland-Wetland Districts	Base Fee Plus \$125
15	Farmland Preservation Zoning Conversion Fee for A-1 Exclusive Agriculture District or A-3 Agriculture District	Base Fee Plus \$55/Acre
16	Petition to Amend A-1 Exclusive Agriculture to Residential, Rural Homes or A-2 Agriculture Districts	\$165
17	Conditional Use for Primary Farm in A-1 EX District	\$165
Item	Item Description	Base Fee
18	Residential Conditional Use	\$450 plus \$36 Digital Mapping Maintenance Fee
19	Communication Tower Conditional Use	\$3,100 plus \$36 Digital Mapping Maintenance Fee
20	Mineral Extraction Conditional Use	\$1,100 plus \$36 Digital Mapping Maintenance Fee
21	Variance	\$350
22	Appeal to the Board of Adjustments	\$350
23	Certificate of Compliance of Buildings Constructed Prior or 8/20/1970	\$45
24	Salvage Yard License or Renewal	\$125
25	Zoning Certificate Under Wisconsin Farmland Preservation Act	\$30/Each
26	Administrative Determination of Floodplain Status	\$125
27	Administrative Determination of Navigability of Any Lake, Pond, Flowage, River or Stream	\$125
28	Preliminary Density Study	\$100
29	General Development Plan (GDP)	\$400 Plus \$5/Acre
30	General Development Plan (GDP) Required to Establish an Urban Planned Unit Development District	\$1,000 Inclusive of the Fee to Amend Zoning Ordinance
31	Amend Previously Approved GDP or for Review of Specific SIP	\$1,000
32	Rural Planned Unit Development District	\$500 Initial GDP \$500 Amendment or SIP

The Flat Fee Rate for “Basic Zoning Violation Enforcement Investigation” which would include:

1)	Initiation/direction by Town Staff	
2)	Initial Field Investigation – with digital photos where needed	\$100
3)	Violation letter to property owner (Town copied on email)	\$45
4)	Final Field Investigation for Compliance (photos where needed)	\$100
5)	Compliance Memo to Property owner (Town copied on email)	<u>\$45</u>
ANTICIPATED FLAT FEE CHARGE:		\$290

This Flat Fee Rate applies when the owner is cooperative and to be given a 30 to 90-day period to come into compliance. If the owner has no intention to cooperate, the situation moves away from a “Basic Enforcement Issue” and the matter would be turned over to the Town for further legal action. If the owner is uncooperative and we are unable to document the violation the cost would be \$145 for the initial field investigation and violation memo to the Town.