

## **NOTICE**

A meeting of the City of Evansville Economic Development Committee will be held on the date and at the time and location stated below. Meetings are typically held the 3<sup>rd</sup> Monday of each month. Notice is given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible.

### **City of Evansville Economic Development Committee**

#### **Regular Meeting**

31 S Madison, Evansville, WI 53536

Monday, September 19, 2022, 6:00 p.m.

#### **AGENDA**

- 1.** Call to Order
- 2.** Roll Call
- 3.** Motion to approve the agenda
- 4.** Motion to waive the reading of the minutes of the August 15, 2022 regular meeting and approve them as printed.
- 5.** Civility Reminder
- 6.** Citizen appearances, other than listed agenda items
- 7.** Monthly Reports
  - A.** Community Development Update
  - B.** Chamber of Commerce Report
  - C.** Tourism Commission Report
- 8.** Discussion
  - A.** Ideas for Revising the Building Improvement Grant
  - B.** Guide for New Businesses
- 9.** Next Meeting Date: October 17, 2022 at 6:00 pm
- 10.** Motion to Adjourn

*-Jim Brooks, EDC Chair*

These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Economic Development Committee.

**City of Evansville Economic Development Committee  
Monday, August 15th, 2022 6:00 PM**

**MINUTES**

**1. Call to Order.** Brooks called meeting to order at 6:07pm

**2. Roll Call:**

	<b>Present/Absent</b>	<b>Others Present</b>
Chair James Brooks	P	City Administrator Jason Sergeant
Ben Ladick, Vice Chair	P	Bill Lathrop, Evansville Today
Jon Alling	A	
Jason Knott	A	
Abbey Barnes	A	
Sue Berg	P	
Brandon Rutz	P	

**3. Motion to Approve Agenda by Ladick, seconded by Berg, approved unanimously.**

**4. Motion to waive the reading of the minutes of the May 16, 2022 meeting and approve them as printed by Ladick, seconded by Berg, approved unanimously.**

**5. Civility Reminder.** Brooks reminded the committee of the City’s commitments to civil discourse.

**6. Citizen Appearances, other than listed agenda items.** None

**7. Monthly Report**

**A. Community Development Update.**

Rutz gave an update on potential users of the rail site on County M. An RFP for the Templeton/Hughes property on the opposite side of the railroad has been sent out. Subway is looking for a new location and the City is continuing to assist in finding a new location. Would like a drive-up window, but not necessarily a stand-alone building.

Residential starts have been consistent with prior years; about 25 new homes will be built this year though the permits were issued for those homes at the tail end of 2021. Brooks inquired about other residential plats (Celtic Ridge, Capstone Ridge), which Sergeant replied that both were on hold for a variety of reasons. Capstone Ridge development is dependent on solving stormwater issues off-site. The longer this development stands dormant, the more out-of-date the stormwater plan becomes. The state has only gotten more stringent since that plat was approved.

- 1) Discussion and Motion to recommend economic development budget and tourism budget to Common Council.

Brooks suggested discussing the tourism budget during the tourism report. The group discussed changes to the Economic Development Budget for 2023. To date, \$1,341 was spent out of a \$19,400 budget. Changes made include increasing the Professional Services budget from \$4,500 to \$10,000 in anticipation of marketing City-owned sites for development. Expenses were cut from \$5,900 to \$1,000, as the City does not intend to renew its contract for upkeep of the available properties database and associated website changes. Line items for Dues, Plan Implementation, Marketing, and Print Materials remain unchanged. The line item for the Building Improvement Grant was increased to \$4,000. Total for the proposed 2023 budget: \$21,000.

**Motion to recommend to Common Council the proposed 2023 Economic Development budget of \$21,000 by Berg, seconded by Ladick, approved unanimously.**

- B. Chamber of Commerce Report.** No report. Sergeant shared that Executive Director Christina Slaback is resigning effective the end of August 2022.
- C. Tourism Commission Report.** Berg gave the report. Tourism met on August 11<sup>th</sup> at Creekside Place. Mayor Duggan stepped down from her seat on the committee; Ben Corridon has taken her place. Nancy Nelson is helping more with the murals and a new one is underway. **Next meeting is October 13<sup>th</sup>.**

- 1) Discussion and Motion to recommend tourism budget to Common Council.

Brief discussion regarding expenditures for Tourism.

**Motion to recommend to Common Council the proposed 2023 Tourism budget of \$22,050 by Ladick, seconded by Berg, approved unanimously.**

## **8. Discussion.**

### **A. Final Comments on the Economic Development Chapter of Comprehensive Plan.**

The committee had a brief discussion regarding the content of the economic development chapter. Sergeant noted that per State statute, some of the objectives may need to be given milestone dates for completion.

## **9. Next Meeting Dates: Monday, September 19, 2022 at 6:00pm.**

## **10. Motion to Adjourn by Berg, seconded by Ladick, approved unanimously.**



# Community Development Updates

**September 16, 2022** - Economic Development Committee

## Recent and ongoing community development activities:

- Comprehensive Plan was adopted September 13<sup>th</sup>! Thanks for all your input!
- Mayor Duggan, Colette, and Jason have been researching a potential west side project
- Brandon has been actively courting a potential industrial user for the East Side
- Dollar General is aiming to finish up construction and open by the end of the month
- Online Permitting System – iWorQ
  - Been used internally for about 1 year now with decent results
  - Anticipating a January 2023 roll out of the online portal for application submittals
  - Now with reports! (Still a work in progress, but see below)
- Colette intends to tackle the Available Properties list and the City's Economic Development webpage over the next month

## August Permits

<b>Permit Summary Report (Total Fees Paid)</b>	
<b>08/01/2022 TO 08/31/2022</b>	
	<b>Total</b>
<b>Building</b>	
Count	27
Total Fees	\$12,388.52
Fees Paid	\$12,238.52
Total Project Cost	13,784,923
<b>Zoning</b>	
Count	14
Total Fees	\$585.00
Fees Paid	\$585.00
Total Project Cost	0
Total Count	41
Total Fees	\$12,973.52
Total Fees Paid	\$12,823.52
Total Project Cost	13,784,923

-Colette Spranger, Community Development Director

**City of Evansville  
Evansville Tourism Commission  
September 2022 Summary Submitted by Sue Berg**

The Evansville Tourism Commission does not meet in September.

The five portraits that comprise the “Women of the Mural” are scheduled to be installed this month at 157 East Main Street. The next mural will have a theme celebrating Evansville’s history with the circus. A call for artists was issued in August, and the deadline for submission is September 30.

The 2022 Walking Tour Guide Book is still in progress.

Work on the 2023 Rock County Tourism Guide will be underway in October.

Main upcoming events with tourism potential:

1. Ladies Night Out September 23
2. Olde Fashioned Christmas November 18-19

Next meeting dates are October 13 and December 8.



# Discussion Items

**September 16, 2022** - Economic Development Committee

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## **Building Improvement Grant**

- Originally developed to improve facades of downtown storefronts
- Facades are largely improved; where should the focus go next?
  - Expand to other locations within the City?
  - As a way to encourage dark sky compliant lighting?
- Increasing the budget amount
  - Small bump for 2023. Bigger?
- Increasing Engagement
  - Grant has been under utilized in recent years
  - Develop a grant cycle? Have a set application due date, have a push campaign to submit, and have a review committee that meets once per year?

## **Guide for New Businesses**

- We advertise a one stop shop, but lately City Hall staff have expressed a worry that we're sending people in circles
- Deputy Clerk, Building Inspector, and Community Development Director work with new businesses at different stages of their development
- See sample materials from Stoughton, Edgerton. What would be useful for business owners here, new and old?

## **BUILDING IMPROVEMENT GRANT PROGRAM CITY OF EVANSVILLE, WI**

### **PURPOSE**

The Evansville Building Improvement Grant Program was created to encourage and assist the maintenance and rehabilitation of our community's commercial buildings. In addition, the Evansville Historic Preservation Commission has donated funds to the program for replacing nonconforming signs in the Historic District.

### **ELIGIBILITY**

- Applicants must be the owner of record, mortgagor, contract purchaser or lessee of property (with property owner's written consent).
- Property must be located within the City of Evansville, and must be used for commercial purposes. Industrial, residential and church-related properties are not eligible. If there is a mixed-use property involved in the grant request, only the commercial aspect will be covered by the grant. Preference will be given to properties located within the City's central business district (B-2).
- All grant proceeds must be used for the exterior renovation of the structure, except (a) grant proceeds may be used for the cost of replacing a nonconforming sign in the historic district and (b) grant proceeds may be used for interior modifications and improvements and site improvements related to creating or improving an alternative (*i.e.*, rear or side) entrance to a business located on Main Street between 1<sup>st</sup> Street and Allen Creek before the start of the Main Street reconstruction project in 2007. However, additional project costs that might not be eligible for payment with grant proceeds, such as landscaping, signage and site improvements may be included in the applicant's total project cost. Grants will not be awarded for working capital, property acquisition or refinancing of existing debt.
- Grant amounts shall not exceed 40% of the project's total cost - with a maximum award of \$1,200 per applicant. *Therefore, to receive the maximum grant amount, the total project cost must be at least \$3,000.* Limit one grant per property per year.
- All Building Improvement Grant requests are subject to review by the Building Improvement Grant Committee. Grant decisions will be determined on a case-by-case basis and are subject to fund availability during that year's annual application period.
- Grants will be distributed to recipients upon successful completion of the project as approved. Changes to an approved project must be reviewed and approved by the City Administrator. Additional approval of the Building Improvement Grant Committee may be deemed necessary for significant changes. Failure to obtain proper approval may result in a reduction of award amount or the forfeiture of the grant in its entirety.
- The Building Improvement Grant Committee will monitor program compliance. The City Clerk Treasurer will administer all Building Improvement Grant funds.

**DEADLINES & INFORMATION**

Applications may be submitted at any time; the Building Improvement Grant Committee meets on an as needed basis. Projects must be completed within six months of approval, unless the Building Improvement Grant Committee grants an extension.

Applications and/or further information can be obtained by contacting the Evansville Economic Development Committee at:

Economic Development Committee  
City Hall  
31 S. Madison St., PO Box 76  
Evansville, WI 53536



# Building Improvement Grant Program

## PROGRAM APPLICATION

### 1. APPLICANT INFORMATION

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_

Interest in property to be renovated (check one)

\_\_\_\_ Owner/Mortgagor

\_\_\_\_ Buyer on contract

\_\_\_\_ Tenant

If buyer on contract, who is the property owner?

\_\_\_\_\_

If tenant, who is the property owner?

\_\_\_\_\_

If tenant, how many years are left on the current lease?

\_\_\_\_\_

### 2. PROJECT INFORMATION

Business Name \_\_\_\_\_

Project Address \_\_\_\_\_

City Map Attached (please check) Yes \_\_\_\_\_ No \_\_\_\_\_

Current property Use \_\_\_\_\_

Proposed Use

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Proposed Rehabilitation

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**Project Cost Estimates**

<b>Rehabilitation</b>	<b>BIG</b>	<b>Owner Equity</b>	<b>Other Financing (specify source)</b>	<b>Total</b>
Exterior Renovation				
Signage				
Landscaping/Site Improvements	\$0			
<b>Total</b>				

**3. REQUIRED APPLICATION ATTACHMENTS**

To receive full consideration, the following items must be included with the application.

- Site plan drawn to scale, at a minimum at 1"=100'. Project location must also be noted on a City Map.
- Elevations of any facade proposed to be altered, drawn to scale of at least 1/8" = 1'; each elevation drawing should include notations of proposed materials, color, finishes and details. The drawing should clearly show proposed signage (if any). Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.
- Clear and identifiable photographs, at least 5"x7" in size, of the building facades and facades of neighboring buildings. If more than one facade is proposed for renovation, photographs of each building facade, proposed as well as neighboring, should be submitted.
- Preliminary (written) cost estimates.
- Rehabilitation/Construction time schedule, noting start and completion date.

**4. CERTIFICATION**

I, the undersigned, certify that I have received and read the guidelines and procedures of the Building Improvement Grant Program (BIG). I certify that all information provided herein is true and accurate to the best of my knowledge. I further certify that I have completed and provided the required attachments in accordance with this application.

Applicant Name (print or type)\_\_\_\_\_ Date\_\_\_\_\_

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

**\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***

**Date Received**\_\_\_\_\_ **Lending Institution**\_\_\_\_\_

**Application is** \_\_\_\_**APPROVED** \_\_\_\_**DENIED** **Date**\_\_\_\_\_

**BIG Committee Signatures**\_\_\_\_\_

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

**Comments**\_\_\_\_\_

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

# Agenda Item 8B

## Checklist for New Businesses

**Connect with the Wisconsin Economic Development Corporation for potential economic development programs etc.**

Telephone: (608) 210-6700  
www.wedc.org

**Contact Public Health Madison & Dane County if you are interested in selling food items.**

Telephone: (608) 266-4821  
www.publichealthmdc.com

**Contact the Stoughton Chamber of Commerce for local resources.**

Visit their website for community information, local demographics and business start-up information.

Telephone: (608) 873-7912  
Mail: 532 E. Main Street  
Stoughton, WI 53589  
Email: administrator@stoughtonwi.com  
Website: www.stoughtonwi.com

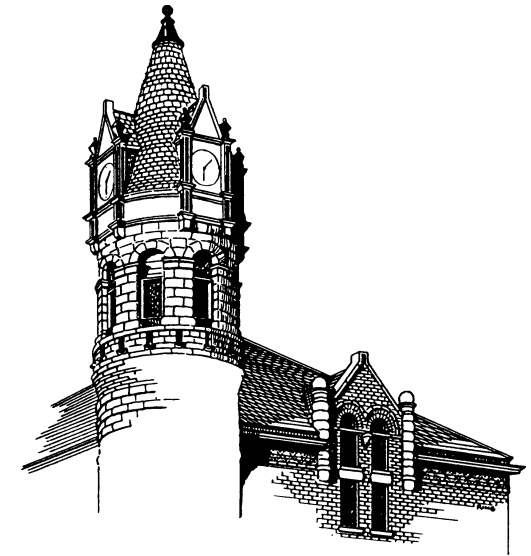
**Inform the community of your new business by planning a grand opening.**

Chamber office: (608) 873-7912;  
Stoughton Newspapers: (608) 873-6671  
Invite the Mayor: (608) 873-6677

**For additional information contact Stoughton City Hall**

Telephone: (608) 873-6677  
Fax: (608)873-5519  
Mail: 207 S. Forrest Street  
Stoughton, WI 53589  
Website: www.ci.stoughton.wi.us

updated 4/24/19 city planning office



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## STOUGHTON, WISCONSIN

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\*This list is not intended to be all inclusive, but to provide information for whom to contact and what to consider when opening a new business in the City of Stoughton.

### **Zoning Information**

Once you have determined a potential location for your new business contact the City Zoning Administrator to confirm compliance with the City's zoning requirements.

### **In-Home Business Requirements**

Contact the City of Stoughton Department of Planning & Development if you are considering an in-home business to confirm compliance with the zoning requirements.

### **Commercial Signage**

A permit is required when placing any type of commercial sign outside of a building.

### **Downtown Design Overlay Zoning District & Historic Building Requirements**

There are specific requirements for exterior work including signage.

**Contact:** Zoning Administrator/Asst. Planner  
Telephone: (608) 646-0421  
Fax: (608) 873-5519  
Email: mstacey@ci.stoughton.wi.us

### **Building Construction/Remodeling Information**

When modifications of any type are made to the interior or exterior of the building contact the City of Stoughton Planning Department to ensure compliance with the City's building requirements.

**Contact:** Building Inspector  
Telephone: (608) 873-7626  
Fax: (608) 873-5519  
Email: skittelson@ci.stoughton.wi.us

### **Street Opening & Closings**

A street opening permit is required if a city street or terrace is disrupted, for example, connection or changes to services running to your business (i.e. sewer or water lines, gas line, etc.) A street closing permit is required to close a street for a grand opening or other celebration.

### **Dumpsters**

A dumpster permit is required if a dumpster is placed on City property (i.e. in the terrace or in the street) during remodeling.

### **Trees**

A tree planting permit is required before planting a tree in the city terrace.

For permits or questions:  
**Contact:** Public Works Department  
Telephone: (608) 873-6303  
Fax: (608) 877-8387

### **Licenses, Garbage Collection and Recycling Information**

The City of Stoughton requires a license for the sale of certain items.

**Contact:** Clerk's Office  
Telephone: (608) 873-6677  
Fax: (608) 873-5519

### **Electric, Water and Wastewater Services**

Contact Stoughton Utilities for any questions related to these services.

**Contact:** Stoughton Utilities  
Telephone: (608) 873-3379  
Fax: (608) 873-4878  
Email: customerservice@stoughtonutilities.com  
Website: www.stoughtonutilities.com

### **Fire Department Information**

Fire prevention property inspections are required periodically to ensure continued compliance with applicable codes. The Fire Department also has information on egress requirements, alarms, suppression system requirements as well as fire extinguisher sizing and placement for your business to keep your business operating in a safe manner.

**Contact:** Stoughton Fire Department  
Fire Chief Scott R. Wegner  
401 E. Main St.  
Stoughton WI. 53589

Station: 608-873-7218 ext. 111  
Cell: 608-209-7753  
Fax: 608-873-6695  
Email: swegner@ci.stoughton.wi.us

### **Personal Property Taxes**

Businesses operating as of January 1<sup>st</sup> of each year will be assessed a Personal Property Tax. This tax reflects the value of personal property (i.e. desks, computers, copiers, etc.) which is reported by the business owner on a Statement of Personal Property form. This form may be obtained from the City Assessor and must be completed on an annual basis.

**Contact:** Finance Department at City Hall  
Telephone: (608) 873-6677  
Fax: (608) 873-5519

# EDGERTON

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*Connect to Endless Possibilities*

BUSINESS - COMMUNITY - RECREATION

## Development Resource Guide

### City of Edgerton

Edgerton City Hall

12 Albion St.

Edgerton, WI 53534

Phone: 608-884-3341

Fax: 608-884-8892

[www.cityofedgerton.com](http://www.cityofedgerton.com)

**Edgerton** is an established community with a rich history and strong community spirit.

Our central location on the fast growing I-90 corridor amid the rolling countryside of southcentral Wisconsin is one of our best features. We are a quick commute to Janesville, Madison and commercial hubs.

An excellent school system, varied business opportunities, diverse housing and great recreational areas come together to make Edgerton an attractive place to live and work.

The purpose of this guide is to provide information pertinent to those interested in commercial / industrial development. You will find:

- o General information on our commercial / industrial sites
- o Development incentives through a Facade Improvement Program, a Small Economic Development Fund, a Revolving Loan Fund and TIF Districts as well as programs offered through regional and state incentives. Pertinent contact information is included.
- o Q&A guide to head you in the right direction to the right person.

Thank you for your interest in **Edgerton!**

## **Table of Contents**

General Site Information

Economic Development Incentives

Edgerton

Rock County

State of Wisconsin

City of Edgerton Comprehensive Plan

Development Guidance

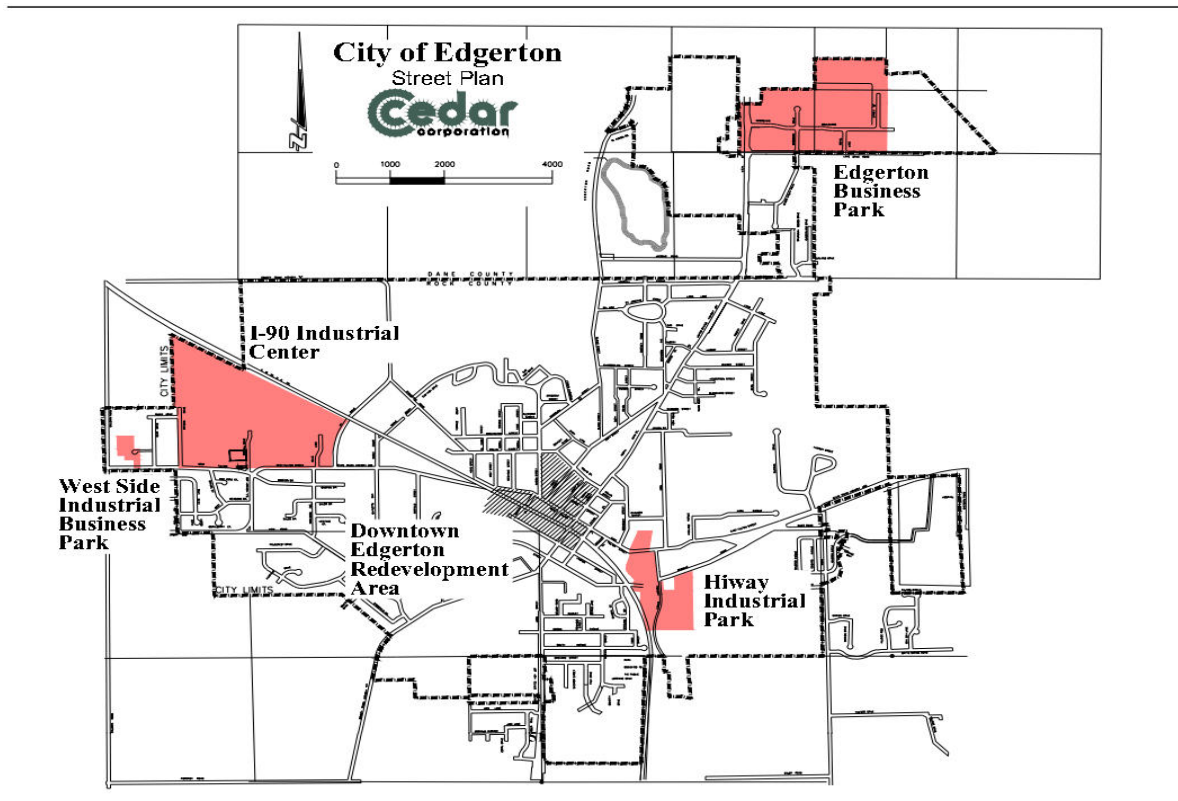
## GENERAL SITE INFORMATION

### Industrial

Looking for an available industrial building or site for your next expansion? Here are just a few of the many reasons to consider Edgerton, Wisconsin:

- Edgerton offers great quality of life - whether you like the outdoors, the uptown, the down home or the once-upon-a-time - we've got something for everyone. And our attractions are uncrowded, unhurried and easy-to-get-to.
- Edgerton offers a low cost of living - housing, taxes and energy. Edgerton is an affordable place to live.
- Edgerton's Location is great- Our central location puts you in the middle of the Midwest, with plenty of transportation options.

On the map below are selected properties that are available in the City of Edgerton for industrial development. Residential, commercial, and investment properties are not included on this map. To find out more about the prime industrial sites and buildings click on the site name below the map.







**Edgerton Business Park**

Located 1 mile from I-90 on U.S. Highway 51, the Edgerton Business Park has excellent interstate access to Madison, Milwaukee, Illinois and Minnesota.

[Edgerton Business Park - Industrial - Edgerton, Wisconsin](#)

**I-90 Industrial Center**

[I-90 Industrial Center - Industrial - Edgerton, Wisconsin](#)

**HIWAY Industrial Park**

Includes 250,000 square foot of industrial space on 34 acres. Lots available. Contact Bill Mears at 608-752-6325.

**Commercial**



**Historic Downtown** - Edgerton's beautiful and historic downtown offers commercial/retail space in several unique historic buildings. Centrally located at the intersections of State Highways 59 and 51. Please review the database on the City of Edgerton website for available properties.

**North Main** - Located on the Highway 51 corridor through Edgerton these commercial buildings are newer than our historic area. Available properties can be found on the City database.

**North Side Commercial Lots** - 30 acres included in TIF district #5 which offers many sites and options for a business looking to build from the ground up.

**ECONOMIC DEVELOPMENT INCENTIVES**

**City of Edgerton**

The City of Edgerton is involved in several economic development programs. The City uses **Tax Increment Financing (TIF) districts** to create incentives for business development. TIF provides for up-front public expenditures for land and infrastructure for certain types of development. The resulting development pays for such initial expenditures over time through dedicated property tax revenues.

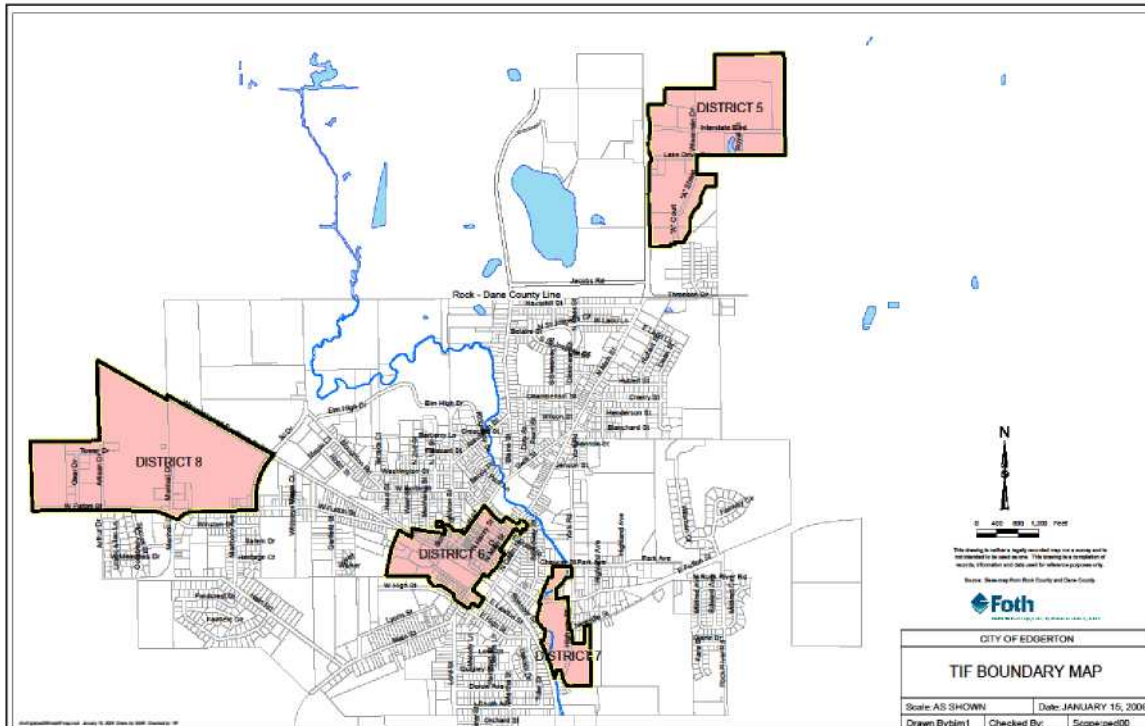
The City currently operates four TIF districts: two for the redevelopment of industrial property located at 405 E. Fulton Street and 1220 W. Fulton St., one for the business park on the northeast side of the City, and one for the downtown area.

TIF 6 - The downtown TIF is a redevelopment TIF offering incentives for new infill development as well as rehabilitation of historic structures.

TIF 5 - Includes the Edgerton Business Park and 30 acres of available commercial land.

TIF 7 - Hiway Industrial Park

TIF 8 - Is a 160-acre industrial center including the I90 Industrial Center and 90 acres of available development land.



Other programs offered by the City of Edgerton are:

**Revolving Loan Fund** - This is a low interest loan program for equipment purchases and working capital. The loan amount and terms are based on the number and quality of jobs created by the company.

**The Small Economic Development Fund (Downtown locations only)** - The purpose of the Small ED Fund program is to provide financial assistance for a portion of costs associated with interior and exterior building improvement projects that contribute to the redevelopment of the Downtown. More information on this program along with an application can be obtained at City Hall, 608-884-3341 or [www.cityofedgerton.com](http://www.cityofedgerton.com).

**The Fagade and Sign Improvement Program (Downtown locations only)** - For more information on this program or to obtain an application, please call City Hall at 608-884-3341 or go to [www.cityofedgerton.com](http://www.cityofedgerton.com).

The City has also prepared a redevelopment plan for the downtown, including suggestions for reuse of existing historic buildings, new construction, and design guidelines. The Edgerton Area Chamber of Commerce works to improve the economic and civic vitality of the Edgerton area by providing personal service and support to visitors, and by promoting business retention and development.

## **City of Edgerton**

12 Albion St.

Edgerton, WI 53534

Phone: 608-884-3341 / Fax: 608-884-8892 [www.cityofedgerton.com](http://www.cityofedgerton.com)

Ramona Flanigan - City Administrator Email:

[rflanigan@cityofedgerton.com](mailto:rflanigan@cityofedgerton.com) Phone: 608-884-3341 / Fax: 608-884-8892

Cynthia Hegglund - City Clerk-Treasurer Email:

[chegglund@cityofedgerton.com](mailto:chegglund@cityofedgerton.com) Phone: 608-884-3341 / Fax: 608-884-8892

Tom Hartzell - Director of Public Works Email:

[thartzell@cityofedgerton.com](mailto:thartzell@cityofedgerton.com) Phone: 608-884-4811 / Fax: 608-884-3809

Kelly Green - Building Inspection Division Email:

[kgreen@cityofedgerton.com](mailto:kgreen@cityofedgerton.com) Phone: 608-884-4811 / Fax: 608-884-8892

Daniel Huebner - Consulting Engineer Email:

[dhuebner@cityofedgerton.com](mailto:dhuebner@cityofedgerton.com) Phone: 608-884-4811 / Fax: 608-884-8892

The Edgerton Economic Development Corporation (EEDC) is a private corporation whose members represent businesses and agencies in the city. Their purpose is to promote business development and retention in the city.

## **Rock County**

The **Rock County Economic Development Agency** promotes economic development activity within the entire county. The Agency provides a variety of services to business seeking to expand, relocate or start-up operations within the County. The Agency can offer direct support and/or provide referrals for business services, including planning (business plan development, market research), financing (lender referrals, financial assistance identification and acquisition), buildings and site searches, operations (employee recruitment, product development, engineering and promotion) and regulations (construction, environmental and safety permits). These services are provided at no charge or at a discount on a sliding fee scale.

### **Rock County Planning, Economic & Community Development**

51 S. Main St.

Janesville, WI 53545 P.608.757.5598 / F.608.757.5586 [www.rockcounty.org](http://www.rockcounty.org)

James Otterstein - Economic Development Manager Email: [otterste@co.rock.wi.us](mailto:otterste@co.rock.wi.us)

P.608.757.5598 / F.608.757.5586

## **State of Wisconsin**

The state's **Community Based Economic Development Program (CBED)** provides funding assistance to local governments and community-based organizations that undertake planning, development and technical assistance projects that support business development. Using CBED program funds, local governments can finance economic development plans, small business and technology based incubator grants, revolving loan programs, and entrepreneur training programs

for at-risk youth. Any Wisconsin city, town, county, tribe or community-based organization is eligible to apply for grant funding. Funds are available on an annual basis through a competitive application process. Some grants must be matched by local funds. Application materials are available from the Wisconsin Department of Commerce.

The **U.S. Small Business Administration's Certified Development Company (504) Loan Program** provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings. 504 loans can be used to fund land purchases and improvements, grading, street improvements, utilities, parking lots and landscaping, construction of new facilities, or modernizing, renovating or converting existing facilities. A Certified Development Company (CDC) is a nonprofit corporation set up to contribute to the economic development of its community.

The **Wisconsin Department of Commerce** has a broad range of financial assistance programs to help businesses undertake economic development. This quick reference guide identifies these programs and selected programs from other agencies. COMMERCE maintains a network of Area Development Managers to offer customized services to each region of Wisconsin.

[http://www.wisconsin.gov/state/core/wisconsin\\_business\\_incentives.html](http://www.wisconsin.gov/state/core/wisconsin_business_incentives.html)

The **Community Development Block Grant Economic Development Program** provides grants to communities to loan to business for start-up, retention, and expansion projects based on the number of jobs created or retained. Communities can create community revolving loan funds from loan repayments.

<http://www.commerce.state.wi.us/CD/CD-bcf-cbed.html>

The **Customized Labor Training Fund** provides training grants to businesses that are implementing new technology or production processes. The program can provide up to 50 percent of the cost of customized training. <http://commerce.wi.gov/BD/BD-CLTprogram.html>

**Industrial Revenue Bonds** are municipal bonds whose proceeds are loaned to private persons or businesses to finance capital investment projects. All Wisconsin municipalities, cities, villages, and towns are authorized to issue IRB's. <http://commerce.wi.gov/BD/BD-IRB.html>

The **Major Economic Development Program** is designed to assist businesses that will invest private funds and create jobs as they expand in or relocate to Wisconsin.

<http://commerce.wi.gov/BD/BD-FinAssis.html>

The **Technology Development Fund** Program helps Wisconsin businesses develop technological innovations that have the potential to provide significant economic benefit to the state.

<http://commerce.wi.gov/BD/BD-TechDevFund.html>

The **Technology Development Loan** Program helps Wisconsin businesses develop technological innovations that have the potential to provide significant benefit to the state. This program is designed to help businesses commercialize new technology.

<http://www.commerce.state.wi.us/Act255/BD-TechDevLoanFund.html>

### **State of Wisconsin**

State of Wisconsin - [www.wisconsin.gov](http://www.wisconsin.gov)

Department of Commerce - [www.commerce.state.wi.us](http://www.commerce.state.wi.us)

Department of Natural Resources - [www.dnr.state.wi.us](http://www.dnr.state.wi.us)

Department of Agriculture, Trade & Consumer Protection - [www.datcp.state.wi.us](http://www.datcp.state.wi.us)

The *City of Edgerton Comprehensive Plan* was adopted on July 17, 2006 and is intended to update and replace the City's 1995 Master Plan. This updated *Plan* will allow the City to guide short-range and long-range growth, development, and preservation. The purposes of the *Comprehensive Plan* are to:

- Identify areas appropriate for development and preservation over the next 20 years;
- Recommend types of land use for specific areas in the City;
- Identify needed transportation and community facilities to serve future land uses;
- Direct private housing and commercial investment in the City; and
- Provide detailed strategies to implement *Plan* recommendations.

This *Comprehensive Plan* has been prepared under the State of Wisconsin's "Smart Growth" legislation, adopted in 1999 and contained in §66.1001, Wisconsin Statutes. It was prepared with financial assistance from the State of Wisconsin's "Smart Growth" grant fund. This *Plan* meets all of the statutory elements and requirements of the "Smart Growth" law.

A full version of Edgerton's Comprehensive Plan can be found on the City Website at <http://cityofedgerton.com/vertical/Sites/%7BD353C5BF-1B01-42F6-B521-77224F262902%7D/uploads/%7BB48D1D59-B655-4EC9-B088-8ACF8AB963B5%7D.PDF>

## **DEVELOPMENT GUIDANCE**

Answering the following questions will direct businesses and land owners to the main contacts for a development project. This guide provides an overall process: Please keep in mind each project has its own characteristics and other approvals may be required.

Contact information for City Hall: 12 Albion Street  
Edgerton, WI 53534 (608)  
884-3341 Fax (608) 884-  
8892  
[www.cityofedgerton.com](http://www.cityofedgerton.com)

### **1. Is the property zoned properly for the proposed use?**

**No:** Call City Hall to request assistance. Rezoning applications and copies of the City's Zoning Ordinance are available at City Hall and on the City's website [www.cityofedgerton.com](http://www.cityofedgerton.com). An approval is required before you start.

**Do Not Know:** Call City Hall at the number listed above or go to [www.accurateassessor.com](http://www.accurateassessor.com) to determine the zoning classification.

**Yes:** Proceed to next question.

### **2. Does the project change the site such as the parking lot, the building, the grading, etc?**

**Yes:** Call City Hall with a description of the project. An approval is required before you start.

**No:** Proceed to next question.

### **3. Does the project require a building permit?**

**Yes:** Call City Hall to speak with the building inspector or obtain permit forms from [www.cityofedgerton.com](http://www.cityofedgerton.com). An approval is required before you start.

**Do Not Know:** Call City Hall to speak with the building inspector.

**No:** Proceed to the next question.

**4. Is the project in the downtown area?**

**Yes:** Call City Hall to obtain information about the Historic District regulations and possible development incentives. An approval may be required before you start.

**No:** Proceed to the next question.

**5. Does the project create any jobs, does it involve a business development or expansion; does it involve business equipment purchase; and are you interested in discussing business incentives?**

**Yes:** Contact City Hall for more information.

**No:** Proceed to next question.

**6. Do you have any other questions about development in the City of Edgerton?**

**Yes:** Call City Hall

**No:** Good luck with your project.