

Economic Development

Findings and Recommendations

- ❑ Agricultural operations, both dairy and crop farming, are still viable businesses and should be protected.
- ❑ The Town has not marketed itself for more businesses, but could be receptive to those who would like to establish a business, provided proper buffering from other land uses can be accomplished and the Land Use Plan and Zoning changes can be justified and documented.
- ❑ The Town would encourage the growth and development of existing businesses now operating, provided proper buffering from other land uses can be accomplished and the Land Use Plan and Zoning changes can be justified and documented.

Analysis of Economic Base

- ❑ Table 10 lists businesses and industrial companies, their address, and their product or service. Some of these businesses may be home-occupations, which would not require a commercial or industrial zoning category.

Table 10
Major Employers

Employer	Street	Product/Service
Central Restoration LLC	W7986 County Road "B"	Masonry Repair
Eden Stone Co Inc,	8299 Breakneck Rd	Limestone Quarry
Fast Eddies Auto Repair	W. 7986 County Rd. "D"	Car Repair
Faber Building Center Inc	N3280 Oak Center Rd	Lumber Yard
FFI Acquisition Inc	N4896 County Road Y	Investor
Heimerl Woodworking & Carpentry	N4886 County Road Y	Carpentry Contractor
Hiniker Co	N4786 Maple Dr	Wholesale Industrial Equipment
Huth Appraisals	W9096 County Rd "AS"	Real Estate Appraisals
Kintzler Company Inc	N3273 Oak Center Rd	Structural Metal Fabrication
Lefeber Stone	N2712 Center Line Rd	Wholesale Brick/Stone Material
Buechel Stone Corp	W8123 Breakneck Rd	Wholesale Brick/Stone Material
Oakfield Stone Company	W8358 Breakneck Rd	Wholesale Brick/Stone Material
Red Rock Acres	W8353 Breakneck Rd	Wholesale Brick/Stone Material
Plumb Rite Plumbing LLC	W9055 Co. Rd AS	Plumbing/Heating/Air Cond. Contractor
Wildlife Re-Creations	N3008 Elm Road	Taxidermy business
Pheasants on the Ledge	N2560 Centerline Rd	hunting club for pheasants/clays course
Paul Schaefer Construction	Church Street	Home Construction
S.P. Cabinets	W9033 Hwy "AS"	Single-Family House Construction
Stan's Service Center	W7573 River Rd	General Auto Repair
Paul Kollmann Trucking	W7691 County Rd. "Y"	Trucking Operator
T & S Transport	N3410 Oak Center Rd	Trucking Operator
Thielman Woodworking	N3251 Oak Center Rd	Carpentry Work

Source: Town of Oakfield

Types of New Businesses Desired

NEW Economic Opportunity Study

- ❑ The Fox Valley and Bay Area Workforce Development Areas joined forces to provide the resources for the NEW Economic Opportunity Study. The three phase study was designed to address the significant job loss in manufacturing that has recently been experienced in northeastern Wisconsin. Phases I and II include the analysis of historical and projected demographic, industry, and employment data. Phase III outlines five strategies for the region:
 - Strategy I – Move to a New Economy Construct
 - Strategy II – Move to a Collaborative Economic Development Construct
 - Strategy III – Change Social and Cultural Mindset to Risk and Collaboration
 - Strategy IV – Change Regional Image
 - Strategy V – Promote Industry Cluster Development
- ❑ The summary of Phase III noted, “Workforce development and economic development are interrelated and interdependent. The strategic economic development plan presented here is one based on the New Economy drivers of innovation, collaboration, and culture.” The study concluded the economic prosperity of Northeastern Wisconsin is the responsibility of the businesses and citizens of the region.
- ❑ The full study can be found at www.neweconomyproject.org.

Ability to Retain and Attract Business

Location

- ❑ The geographic location of a community is one of the most important factors in determining the ability of a local government to attract or retain business. The Town of Oakfield is just outside the “Fond du Lac” sphere of influence, and is in the middle of a prime farming area of Fond du Lac County.
- ❑ Subdivision development over the past twenty years has been minimal. No new commercial development has occurred, mainly because there are no major state highways that flow through the Town and the population is about 750 people.
- ❑ USH 151 angles through the northwest corner of the town, but only one at-grade interchange is within the town limits.
- ❑ State Highway 49 runs along the very southwest edge of the town in the Horicon Marsh area, but, because of the environmental issues, no businesses exist along this stretch of road.

Infrastructure

- ❑ Generally speaking, the Town of Oakfield’s existing road network is in good condition.
- ❑ The Town of Oakfield lacks a public sewer and water system, which may be a hindrance to encouraging commercial or industrial prospects.

Regulatory Issues

- ❑ Zoning and building codes help to ensure the health, safety, and welfare of the community are protected and maintained. Currently, the Town is not aware of any regulatory issues negatively affecting businesses.

Sites for New or Expanding Businesses

- ❑ The Town of Oakfield has not promoted business development. Whatever commercial or industrial development has occurred is due to supply and demand.

- ❑ The Town of Oakfield is not going to promote any particular parcels for commercial land uses on their land use plan.

Financial Programs

There are a number of financial programs available to anyone that might want to start up a business in the Town of Oakfield and to businesses interested in building in, expanding, or relocating to Oakfield. These programs are described below.

Use of Brownfield Sites

- ❑ The Town of Oakfield has sites that could become brownfields (see map 13). See the following link for more information on potential contamination sites.
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>
- ❑ There are no known brownfield sites in the Town of Oakfield at this time. The Wisconsin Department of Commerce (DOC) defines brownfields as, “abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.”
- ❑ If more information is desired concerning the Wisconsin’s Brownfield’s program, please look at: www.commerce.state.wi.us/CD/CD-bfi.html

County, Regional, and State Programs

County Programs

Fond du Lac County Economic Corporation

The Fond du Lac County Economic Development Corporation (FCEDC) is a county-wide private/public partnership whose mission is to improve the economic well being of the businesses, communities, and residents of the county. The Fond du Lac County Economic Corporation provides community services that include consultation, community preparedness, attraction assistance and education to encourage new businesses to locate in communities that are members of the corporation. More information regarding this agency can be found at:

<http://www.fcfdc.com/about.html>

State Programs

Wisconsin Department of Commerce

- ❑ The State of Wisconsin’s Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business; others fund the business through the local community, while other programs provide direct assistance to a community. The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Information on their programs is available at:
<http://www.commerce.state.wi.us>
- ❑ The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Kathy Heady is the Area Development Manager (District 5) for the Town of Oakfield. Kathy can be reached at 608-266-9944 or emailed at kheady@commerce.state.wi.us

Wisconsin Small Business Development Center

- ❑ The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling, to address individual business needs, is available without cost to the small business client. The nearest SBDC office is located at the University of Wisconsin-Oshkosh in the Center for Community Partnerships, 347 City Center, Oshkosh, WI 54901-4825, Phone (920) 424-1453/800-232-8939, Fax (920) 424-2005. Information on the programs and services offered by the SBDC may be found at www.wisconsinsbdc.org.

Regional Programs***New North***

- ❑ New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.
- ❑ In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:
 - Fostering regional collaboration
 - Focusing on targeted growth opportunities
 - Supporting an entrepreneurial climate
 - Encouraging educational attainment
 - Encouraging and embracing diverse talents
 - Promoting the regional brand
- ❑ More information on the New North, Inc. is available at www.thenewnorth.com.

East Central Wisconsin Regional Planning Commission

The East Central Wisconsin Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent update was completed in 2007.

Goals and Objectives

Goal

To support and encourage agricultural operations, existing businesses, small home-based businesses, and any other types of businesses that support the local economy, provides jobs, and tax base.

Objectives

1. Become educated and educate others regarding the different programs available from the local, state and federal sources.
2. Support expansion of existing businesses and meet with local businesses to acknowledge their importance to the community.
3. Review existing Town ordinances and standards to determine if changes are needed to support the economic development goals and objectives in this plan