

CHAPTER 8: ECONOMIC DEVELOPMENT

FINDINGS AND RECOMMENDATIONS

- Envision Greater Fond du Lac has identified target cluster for Fond du Lac. These target clusters include: heavy machinery, equipment, and engine manufacturing; metalworking; printing services; business and insurance services, education and knowledge creation; transportation and distribution; and agricultural production.
- **Agricultural operations, dairy, beef, and crop farming, are still viable businesses and should be protected.**
- 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.
- **With the exception of properties in Oak Center currently on a public sewer system,** the Town of Oakfield lacks a public sewer and water system, which may be a hindrance to encouraging commercial or industrial prospects.
- Commercial and industrial development is limited in the Town.

Analysis of Economic Base

Table 8-1 lists businesses in Oakfield, their address, industry and number of employees. Some of these businesses may be home-occupations, which would not require a commercial or industrial zoning category.

Table 8-1: Local Businesses in Oakfield

Employer Name	Address	Industry
Bechel Stone Corp.	Breakneck Rd., Oakfield	Wholesale Brick/Stone Material
Central Restoration	CTH D, Oakfield	Masonry Contractors
Eden Stone Co.	Centerline Rd., Oakfield	Dimension Stone Mining and Quarrying
Fast Eddies Automotive	CTH D, Oakfield	General Automotive Repair
Heimerl Woodworking & Carpentry	CTH Y, Oakfield	Finish Carpentry Contractors
Huth Appraisals LLC	CTH AS, Oakfield	All Other Professional, Scientific, and Technical Services
Leon Hesebeck LLC	USH 151, Oakfield	Specialized Freight (except Used Goods) Trucking, Long-Distance
Loduha Tools LLC	Dehring Rd., Oakfield	Cutting Tool and Machine Tool Accessory Manufacturing
Niagara Stone	Centerline Rd., Oakfield	Dimension Stone Mining and Quarrying
Oakfield Stone Company	Breakneck Rd., Oakfield	Wholesale Brick/Stone Material
Paul Kollman Trucking	CTH Y, Oakfield	Trucking Operator
Paul Schaefer Construction	Church St., Oakfield	Home Construction
Red Rock Acres	Breakneck Rd., Oakfield	Wholesale Brick/Stone Material
Salon Niagara	Breakneck Rd, Oakfield	Hair Salon
SC Cabinets	CTH AS, Oakfield	Wood Kitchen Cabinet and Countertop Manufacturing
Stan's Service Center Inc.	River Rd., Oakfield	General Automotive Repair
Wildlife Re Creations	N3008 Elm Rd., Waupun	Support Activities for Animal Production
Wisconsin Building Supply	Oak Center Rd, Oakfield	Home Centers

Source: Business Analyst 10.6.1 – January 2017 point data, Infogroup. Reviewed and revised by the Oakfield Plan Commission, 4/22/19

Types of New Businesses Desired

Envision Greater Fond du Lac has identified target cluster for Fond du Lac. These target clusters include: heavy machinery, equipment, and engine manufacturing; metalworking; printing services; business and insurance services, education and knowledge creation; transportation and distribution; and agricultural production.

- Production Technology & Heavy Machinery
 - Agricultural Equipment
 - Commercial Service Machinery
 - Industrial Machinery
- Metalworking Technology
 - Machine Tools & Accessories
 - Fasteners
 - Metal Processing
 - Metalworking Machinery
 - Printing Services
 - Food Processing
 - Education & Knowledge Creation
 - Engine Manufacturing
 - Motor Vehicle Electronics
 - Transportation & Distribution
 - Business & Insurance Services
 - Health Services
 - Agricultural Production

In addition, agricultural operations, both dairy, beef and crop farming, are still viable businesses and should be protected.

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 716 people.
- USH 151 angles through the northwest corner of the town, multiple at-grade interchanges are 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 to fair condition.
- **With the exception of properties in Oak Center currently on a public sewer system**, 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.

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.

Brownfield Redevelopment

Brownfields are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. Knowing the location of brownfields and the extent of pollution greatly improves the likelihood that these sites will be redeveloped. The Wisconsin Department of Natural Resources Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The RR Sites Map includes, but is not limited to the following environmental data:

- completed and ongoing investigations and cleanups of contaminated soil and/or groundwater;
- public registry of sites with residual soil or groundwater contamination, or where continuing obligations have been put in place;
- cleanup of sites under the federal Superfund (CERCLA) statute;
- liability exemptions and clarifications at contaminated properties (i.e. brownfields); and
- DNR funding assistance.

The status of cleanup actions for sites in the RR Sites Map is tracked via the Bureau of Remediation and Redevelopment Tracking System (BRRTS). Map 8-1 indicates LUST (Leaking Underground Storage Tanks) and ERP (Environmental Repair Response) sites with a history of contamination that are closed and open. For more information on potential Brownfield sites, please visit the BRRTS database at: <https://dnr.wi.gov/topic/Brownfields/wrrd.html>.

FINANCIAL PROGRAMS

County Programs

Envision Greater Fond du Lac

- Envision Greater Fond du Lac was formed on July 1, 2017 as the unified organization of the former Fond du Lac Area Association of Commerce (AC) and the former Fond du Lac County Economic Development (FCEDC) organizations. The organization provides resources to businesses and entrepreneurs. More information is available at: <https://www.envisiongreaterfdl.com/>.

Regional Programs

East Central Wisconsin Regional Planning Commission

- The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. More information is available at: <http://www.ecwrpc.org/programs/economic-development-housing/>.

New North

- New North, Inc. is a nonprofit, regional marketing and economic development organization fostering collaboration among private and public sector leaders throughout the 18 counties of Northeast Wisconsin. New North is a regional partner to the Wisconsin Economic Development Corporation (WEDC) and the State of Wisconsin, as well as local economic development partners and represents more than 100 private Investors. More information is available at: <http://www.thenewnorth.com/>.

State Programs

Wisconsin Department of Administration

- The Department of Administration – Division of Energy, Housing and Community Resources offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. More information is available at: <https://doa.wi.gov/Pages/AboutDOA/DEHCRMainPage.aspx>.

Department of Safety and Professional Services

- The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately owned sewage systems. More information is available at: <https://dsps.wi.gov/Pages/Programs/WisconsinFund/Default.aspx>.

Wisconsin Department of Transportation

- The Wisconsin Department of Transportation has a couple of programs that provide grants or loans to assist governing bodies, private businesses and other with providing

transportation infrastructure and/or projects that help attract employers to Wisconsin and/or promote transportation efficiency, safety and mobility. These programs are the Transportation Economic Assistance Program and the State Infrastructure Bank Program. More information is available at: <https://wisconsindot.gov/Pages/doing-business/local-gov/astnce-pgms/default.aspx>.

Wisconsin Department of Natural Resources

- The WDNR Remediation and Redevelopment program oversees the investigation and cleanup of environmentally contaminated sites (e.g. “brownfields.” The program is comprehensive, streamlined, and aims to consolidate state and federal cleanups into one program. More information can be found at <http://dnr.wi.gov/topic/Brownfields/>.

GOALS AND OBJECTIVES

The following goals and objectives were identified in the Town of Oakfield Comprehensive Plan, 2008 – 2028.

Goal

To support and encourage agricultural operations, existing businesses, small home-based 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.

IMPLEMENTATION

The following programs or action are from the Town of Oakfield Comprehensive Plan 2008-2028 and will be listed in the Implementation Chapter.

Program or Action	Responsibility	Year
<i>From Economic Development Element</i>		
To support and encourage agricultural operations, existing businesses, small home-based businesses that support the local economy, provides jobs, and tax base.	Town Board	Ongoing

Source: Town of Oakfield Comprehensive Plan 2008-2028

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