

# APPENDIX C-5: ECONOMIC DEVELOPMENT INVENTORY

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## INVENTORY & ANALYSIS

Determining what the existing economic conditions are within North Fond du Lac provides a factual basis upon which to build North Fond du Lac's goals, strategies and actions (see Chapter 2 – Framework Plan). This section inventories North Fond du Lac's labor force characteristics, provides an economic base analysis, and a brief discussion of various assets and opportunities North Fond du Lac has with respect to attracting further economic development.

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates some areas and subjects must be compared with caution, or not compared at all.

### Labor Force Characteristics

Labor force is defined as individuals currently with a job (the employed); and those without a job and actively looking for one (the unemployed). Labor force trends are one indicator of the economy's performance. Labor force trends can demonstrate the rate of growth of the labor force as well as the extent potential workers are able to find jobs.

#### Current Labor Force

***According to the 2013-2017 ACS 5-Year Estimates, 72.1 percent of North Fond du Lac population over 16 years of age was in the civilian labor force. This was higher than Fond du Lac County's participation rate of 67.4% and the State of Wisconsin's participation rate of 66.9 %.***

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Table 5-1: Labor Force, 2013-2017 5 Year Estimates

	North Fond du Lac village, Fond du Lac County			Fond du Lac County			Wisconsin		
	Estimate	MOE	%	Estimate	MOE	%	Estimate	MOE	%
Population 16 and over	3,824	195	100.0%	82,241	156	100.0%	4,618,274	1,040	100.0%
In labor force	2,758	171	72.1%	55,435	649	67.4%	3,087,719	5,446	66.9%
Civilian labor force	2,758	171	72.1%	55,399	645	67.4%	3,085,151	5,462	66.8%
Employed	2,665	179	69.7%	53,195	648	64.7%	2,939,880	6,150	63.7%
Unemployed	93	98	2.4%	2,204	328	2.7%	145,271	2,447	3.1%
Armed Forces	-	12	0.0%	36	23	0.0%	2,568	285	0.1%
Not in labor force	1,066	182	27.9%	26,806	630	32.6%	1,530,555	5,157	33.1%

Sources: ACS 2013-2017 B23025

## Unemployment

**The unemployment rate is at record lows within Fond du Lac County and the State after reaching highs of 9.0% and 8.6% respectively during 2009.** The unemployment rate serves as a general measure of how well our economy is doing. This rate is simply calculated by dividing the number of unemployed persons by the total civilian workforce. The peak in unemployment rates was related to the economic recession which began in 2008. Since that time, unemployment rates have been steadily declining as the economy has been improving.

Table 5-2: Annual Average Unemployment Rates, 2008-2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Fond du Lac County	4.8	9.0	8.5	7.3	6.5	6.1	4.9	4.1	3.5	2.8	2.6
Wisconsin	4.9	8.6	8.7	7.8	7.0	6.7	5.4	4.6	4.0	3.3	3.0

Source: WI Dept. of Workforce Development, Office of Economic Advisors, LAUS 2008-2018, not seasonally adjusted

## Commuting Patterns

Commuting patterns provide some indication of the distance and location residents choose to travel to find employment. **When comparing the 2008-2012 and 2013-2017 ACS time periods, little change has occurred in resident commuting patterns. Overall, most of North Fond du Lac's workforce (27.7%) traveled between 10 to 14 minutes to work. The average travel time has increased greatly, from 17.8 minutes in 2008-2012 to 19.9 minutes in 2013-2017.**

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**Table 5-3: Travel time to Work, North Fond du Lac Residents**

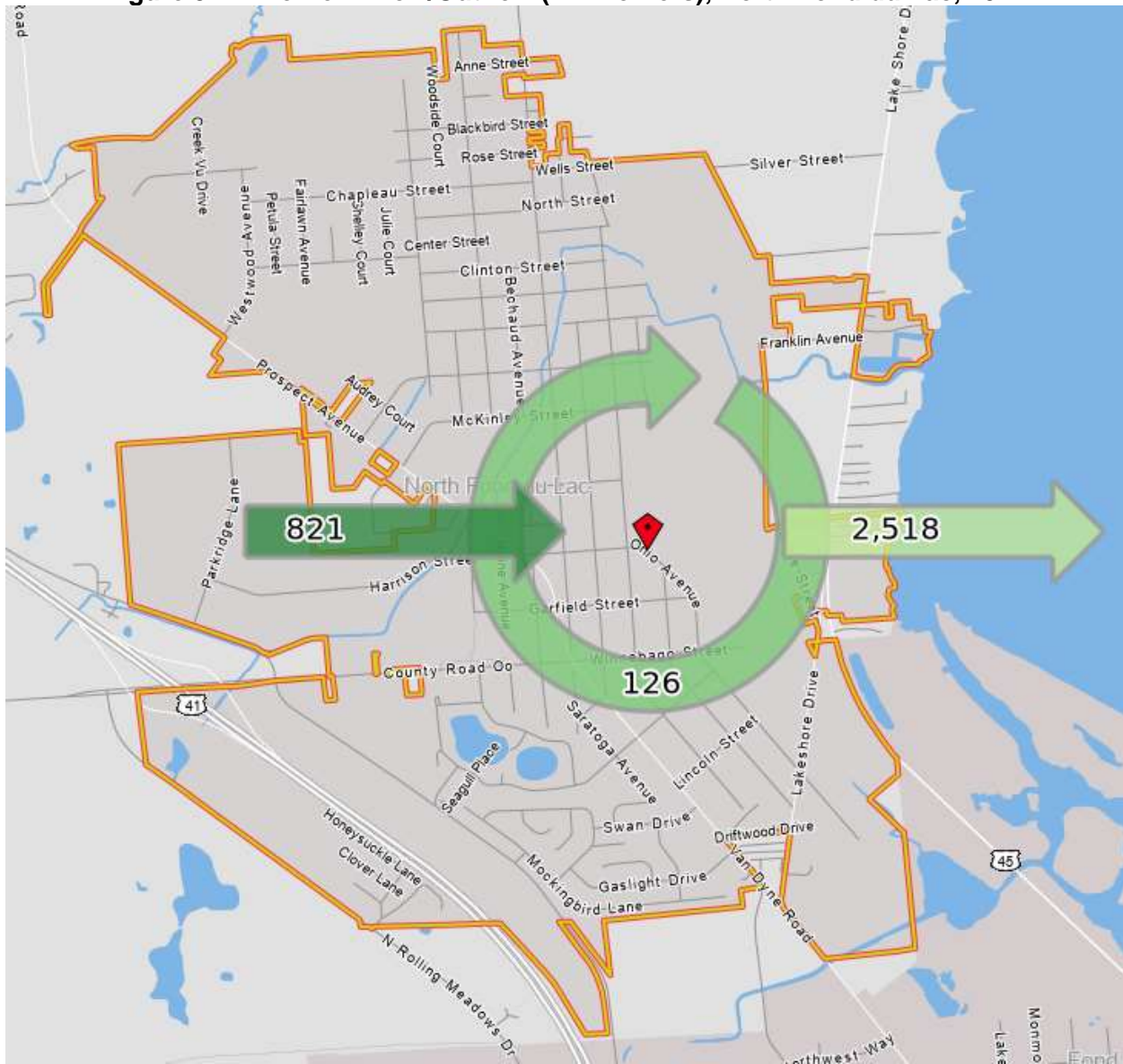
Travel Time	2008-2012		2013-2017	
	Percent	MOE+/-	Percent	MOE+/-
Less than 10 minutes	20.5%	4.7	17.5%	5.1
10 to 14 minutes	25.9%	5.6	27.7%	5.6
15 to 19 minutes	18.0%	4.5	24.1%	5.8
20 to 24 minutes	12.7%	4.0	10.1%	3.4
25 to 29 minutes	4.9%	2.6	1.8%	1.5
30 to 34 minutes	8.1%	3.7	5.8%	3.0
35 to 44 minutes	4.9%	3.2	3.7%	2.5
45 to 59 minutes	1.8%	1.5	4.6%	3.0
60 or more minutes	3.2%	2.0	4.6%	2.4
Worked at home	0.7%	1.1	2.7%	1.7
Mean travel time (Min.)	17.8	1.8	19.9	3.1

*Sources: ACS 2013-2017, 2008-2012*

A useful method of gauging the amount of economic benefit or impact from employment opportunities within or nearby North Fond du Lac is to look at an inflow/outflow model and corresponding 2017 data from the U.S. Census Bureau. ***Using a 2017 labor force total of 2,664 (as compared to the 2013-17 ACS figure of 2,758) only 4.8% were employed within North Fond du Lac, while 95.2% travel outside of the community for work.*** As illustrated in Table 5-4 and Figure 5-1, in 2017, a total of 821 workers came into North Fond du Lac from elsewhere for employment; 126 lived and worked within North Fond du Lac; and, 2,518 workers who reside in North Fond du Lac went outside the community for employment.

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Figure 5-1: Worker Inflow/Outflow (All Workers), North Fond du Lac, 2017



Source: U.S. Census Bureau, On the Map, 2017 data

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**Table 5-4: Inflow/Outflow Counts of All Jobs (All Workers), North Fond du Lac, 2017**

Inflow/Outflow Count	Count	Share
Selection Area Labor Market Size (All Jobs)		
Employed in the Selection Area	947	100%
Living in the Selection Area	2,644	279.2%
Net Job Inflow (+) or Outflow (-)	-1,697	-
In-Area Labor Force Efficiency (All Jobs)		
Living in the Selection Area	2,644	100%
Living and Employed in the Selection Area	126	4.8%
Living in the Selection Area but Employed Outside	2,518	95.2%
In-Area Employment Efficiency (All Jobs)		
Employed in the Selection Area	947	100%
Employed and Living in the Selection Area	126	13.3%
Employed in the Selection Area but Living Outside	821	86.7%

Source: U.S. Census Bureau, On the Map, 2017 data

**The top workplace destinations include the City of Fond du Lac (38.6%), the City of Oshkosh (8.1%) and within North Fond du Lac (4.8%), as depicted in Table 5-5.**

**Table 5-5: Top 10 Places of Employment for North Fond du Lac Residents, 2017**

Rank	MCD	Workers	Percent
1	City of Fond du Lac	1,020	38.6%
2	City of Oshkosh	214	8.1%
3	Village of North Fond du Lac	126	4.8%
4	City of Appleton	50	1.9%
5	City of Madison	50	1.9%
6	City of Neenah	34	1.3%
7	City of Green Bay	31	1.2%
8	City of Milwaukee	31	1.2%
9	City of Ripon	31	1.2%
10	City of Sheboygan	27	1.0%

Source: U.S. Census Bureau, On the Map, 2017

### Economic Base Analysis

#### Employment Sectors

**Table 5-6 provides a North American Industry Classification System (NAICS) breakdown of industry within the community. Top industry shares include Other Services (17.0%), Construction (9.8%), Retail Trade (9.8%), and Health Care & Social Assistance (8.9%).** In comparison, top industry shares in the state include Retail Trade (13.1%), Other Services (12.4%), and Health Care & Social Assistance (8.1%) (Table 5-7).

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### Local Employers

***A total of 112 businesses with employees existed within North Fond du Lac in 2019*** based on ESRI's Business Analyst report (data sourced from Infogroup with ESRI methodologies applied for custom geography). These businesses totaled 1,427 employees. ***The top thirty employers within North Fond du Lac (Table 5-8) accounted for 1,126 employees or 78.9% of all employees within the community.***

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Table 5-6: Industry Sectors (NAICS), North Fond du Lac, 2019



## Business Summary

North Fond Du Lac Village, WI 4  
 North Fond Du Lac Village, WI (5558000)  
 Geography: Place

Prepared by ESRI

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	11	9.8%	50	3.5%
Manufacturing	5	4.5%	88	6.2%
Wholesale Trade	6	5.4%	176	12.3%
Retail Trade	11	9.8%	54	3.8%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	1	0.9%	2	0.1%
Electronics & Appliance Stores	0	0.0%	0	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.9%	3	0.2%
Food & Beverage Stores	2	1.8%	15	1.1%
Health & Personal Care Stores	1	0.9%	2	0.1%
Gasoline Stations	2	1.8%	12	0.8%
Clothing & Clothing Accessories Stores	1	0.9%	9	0.6%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	2	1.8%	9	0.6%
Miscellaneous Store Retailers	1	0.9%	2	0.1%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	2	1.8%	503	35.2%
Information	2	1.8%	6	0.4%
Finance & Insurance	5	4.5%	29	2.0%
Central Bank/Credit Intermediation & Related Activities	2	1.8%	15	1.1%
Securities, Commodity Contracts & Other Financial	3	2.7%	14	1.0%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%
Real Estate, Rental & Leasing	5	4.5%	15	1.1%
Professional, Scientific & Tech Services	2	1.8%	1	0.1%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	7	6.2%	34	2.4%
Educational Services	175	15.2%	175	12.3%
Health Care & Social Assistance	10	8.9%	88	6.2%
Arts, Entertainment & Recreation	2	1.8%	16	1.1%
Accommodation & Food Services	5	4.5%	20	1.4%
Accommodation	0	0.0%	0	0.0%
Food Services (except Public Places)	5	4.5%	20	1.4%
Other Services (except Public Administration)	19	17.0%	120	8.4%
Automotive Repair & Maintenance	9	8.0%	63	4.4%
Public Administration	8	7.1%	52	3.6%
Unclassified Establishments	5	4.5%	0	0.0%
<b>Total</b>	<b>112</b>	<b>100.0%</b>	<b>1,427</b>	<b>100.0%</b>

Sources: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population Forecasts for 2019.  
 Data Note: Data on the Business Summary report is calculated using Esri's Data Allocation method which uses census block groups to allocate business summary data to custom areas.  
 October 31, 2019



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## Business Summary

Wisconsin  
Wisconsin (55)  
Geography: State

Prepared by Erii

Table 5-7: Industry Sectors (NAICS), Wisconsin, 2019

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3,794	1.7%	17,915	0.6%
Mining	224	0.1%	4,078	0.1%
Utilities	435	0.2%	10,434	0.3%
Construction	17,296	7.8%	134,376	4.3%
Manufacturing	10,750	4.8%	427,833	13.6%
Wholesale Trade	7,560	3.4%	140,184	4.5%
Retail Trade	29,103	13.1%	421,671	13.4%
Motor Vehicle & Parts Dealers	3,802	1.7%	55,172	1.8%
Furniture & Home Furnishings Stores	1,501	0.7%	18,205	0.6%
Electronics & Appliance Stores	1,112	0.5%	11,934	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	2,859	1.3%	54,711	1.7%
Food & Beverage Stores	3,958	1.8%	80,830	2.6%
Health & Personal Care Stores	2,447	1.1%	25,615	0.8%
Gasoline Stations	2,009	0.9%	13,894	0.4%
Clothing & Clothing Accessories Stores	2,567	1.2%	26,291	0.8%
Sport Goods, Hobby, Book, & Music Stores	2,130	1.0%	19,403	0.6%
General Merchandise Stores	1,489	0.7%	65,715	2.1%
Miscellaneous Store Retailers	4,525	2.0%	34,410	1.1%
Nonstore Retailers	704	0.3%	15,491	0.5%
Transportation & Warehousing	5,168	2.3%	79,260	2.5%
Information	4,180	1.9%	79,252	2.5%
Finance & Insurance	11,585	5.2%	135,988	4.3%
Central Bank/Credit Intermediation & Related Activities	3,758	1.7%	50,004	1.6%
Securities, Commodity Contracts & Other Financial	3,336	1.5%	26,152	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	4,491	2.0%	59,832	1.9%
Real Estate, Rental & Leasing	10,487	4.7%	56,166	1.8%
Professional, Scientific & Tech Services	15,809	7.1%	175,365	5.6%
Legal Services	3,210	1.4%	20,857	0.7%
Management of Companies & Enterprises	448	0.2%	11,011	0.4%
Administrative & Support & Waste Management & Remediation	7,269	3.3%	74,451	2.4%
Educational Services	5,883	2.6%	240,586	7.7%
Health Care & Social Assistance	18,126	8.1%	443,385	14.1%
Arts, Entertainment & Recreation	5,140	2.3%	73,512	2.3%
Accommodation & Food Services	17,519	7.9%	263,146	8.4%
Accommodation	3,007	1.3%	50,139	1.6%
Food Services (except Drinking Places	14,512	6.5%	213,007	6.8%
Other Services (except Public Administration)	27,669	12.4%	165,404	5.3%
Automotive Repair & Maintenance	4,987	2.2%	26,110	0.8%
Public Administration	10,581	4.7%	177,117	5.6%
Unclassified Establishments	13,918	6.2%	9,803	0.3%
Total	222,944	100.0%	3,140,937	100.0%

Sources: Copyright 2019 Infogroup, Inc. All rights reserved. Erii Total Residential Population forecasts for 2019.  
Date Note: Data on the Business Summary report is calculated using Erii's Data allocation method which uses census block groups to allocate business summary data to custom areas.

November 05, 2019



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**Table 5-8: Top 30 Employers, North Fond du Lac, 2018**

#	Company	Location	NAICS Code	# of Employees
1	C N	HARRISON ST	48211102	500
2	BADGER STATE AUTO AUCTION	N PIONEER RD	42311004	135
3	FRIENDSHIP LEARNING CTR	THURKE AVE	61111007	62
4	HORACE MANN HIGH SCHOOL	MCKINLEY ST	61111007	45
5	F ZIEGLER ENTERPRISES LTD	HARRISON CT	33281207	40
6	FZE MANUFACTURING SOLUTIONS	HARRISON CT	33999936	35
7	CREATE SALON & SPA	PROSPECT AVE	81211302	27
8	FOND DU LAC REGL CLINIC NORTH	PARK RIDGE LN	62199921	25
9	BESSIE ALLEN MIDDLE SCHOOL	MCKINLEY ST	61111007	25
10	CULLIGAN WATER CONDITIONING	PROSPECT AVE	56149907	20
11	ARTS FOR KIDS	MINNESOTA AVE	62441003	17
12	NORTH FOND DU LAC POLICE DEPT	GARFIELD ST	92212003	15
13	PUBLIC WORKS POOL	MCKINLEY ST	71394020	15
14	PRESENTATION PARISH SCHOOL	MINNESOTA AVE	61111007	15
15	EARLY LEARNING CTR	MCKINLEY ST	61111007	15
16	HUNGRI'S	WISCONSIN AVE	72251117	11
17	BUTCHER'S BLOCK	PROSPECT AVE	44512001	10
18	MAID-4U	PROSPECT AVE	56172001	10
19	BAKERS PRIDE	WISCONSIN AVE	42449003	10
20	NORTH FOND DU LAC WATER UTLTY	GARFIELD ST	92216003	10
21	MARINE CREDIT UNION	WISCONSIN AVE	52229202	10
22	AURORA HEALTH CTR	PARK RIDGE LN	62149301	9
23	C W SMITH JEWELERS	WISCONSIN AVE	44831006	9
24	ST PAUL'S LUTHERAN SCHOOL	ADAMS AVE	61111007	8
25	NORTHEAST WI RETINA ASSOC	PARK RIDGE LN	62132003	8
26	AGNESIAN HEALTHCARE ENT LLC	PARK RIDGE LN	62149301	8
27	LORI KNAPP FDL INC THURKE	THURKE AVE	62399007	8
28	RHONDA PAZDZIOCH	PROSPECT AVE	52393004	8
29	VILLAGE AMBULANCE	GARFIELD ST	92112006	8
30	STOKELY TOOL & MACHINE	LAKESHORE DR	33351413	8

Source: ESRI Business Analyst, Infogroup, 2018

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## Economic Development Assets

### Economic Development Entities

**Local economic development activities are primarily shared between Village staff and Envision Greater Fond du Lac.** Envision Greater Fond du Lac was formed in 2017 as the unified organization of the Fond du Lac Area Association of Commerce (AC) and former Fond du Lac County Economic Development (FCEDC) organizations. **Regional economic development activities are primarily covered by the East Central Wisconsin Regional Planning Commission, New North, and the Wisconsin Economic Development Corporation (WEDC).**

### Industrial and Business Parks

**There is one Business Park located within North Fond du Lac. The Northgate Business Park is located near Interstate 41 and Winnebago Street and encompasses more than 120 acres of land.** Village staff and Envision Greater Fond du Lac promote available lots.

### TIF/TID Districts

A Tax Increment Finance District (often referred to as TIF or TID) is a public financing method used to subsidize private development projects. For a set duration of time, a municipality takes property tax revenue generated within a geographical area and uses it to improve a particular part of a community. Then taxes levied on any new developments created within the district are collected under the TID and used toward recuperating the expenses. Previously, cities and villages could create TIDs, while Villages were only permitted to use TIDs for limited purposes related to tourism, agriculture, manufacturing and forestry. New changes in the law, effective April 2014, now permit Villages to have the same tax incremental financing authority as cities and villages if they meet the following criteria: 1) Population is more than 3,500; 2) equalized value of all taxable property is more than \$500 million, and; 3) The TID is in a sewer service area served by a wastewater treatment plant.

**There are two TIF Districts located within North Fond du Lac. TIF #1 is 127 acres in size and TIF #2 is 109 acres. Village staff manages financing for both districts (Map 5-1).**

### Brownfields / Redevelopment Sites

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 these sites will be redeveloped. **The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains a listing of brownfields and contaminated sites. This website lists 80 entries for North Fond du Lac (Table 5-9),** of which are classified in the following four categories: Leaking Underground Storage Tank, Environmental Repair, Spills, and No Action Required. North Fond du Lac's entries and corresponding categories are described in further detail below:

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- There were 11 Leaking Underground Storage Tanks (LUST) listed for North Fond du Lac. The WDNR defines LUST sites as having “contaminated soil and/or groundwater with petroleum.”
- There were 10 Environmental Repair sites (ERP) listed for North Fond du Lac. The WDNR defines ERPs as “sites other than LUSTs which have contaminated soil and/or groundwater. Examples include industrial spills (or dumping) which need long term investigation, buried containers of hazardous substances, and closed landfills which have cause contamination.”
- There were 56 Spills listed for North Fond du Lac. The WDNR defines Spills as having “a discharge of a hazardous substance which may adversely impact, or threaten to impact public health, welfare or the environment...[which are] usually cleaned up quickly.”
- There were 3 No Action Required (NAR) listings for North Fond du Lac. The WDNR defines NAR as occurrences where “there was, or may have been, a discharge to the environment and, based on the known information, WDNR has determined the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

**Table 5-9: North Fond du Lac Brownfield and Contaminated Sites, 2019**

<b>BRRTS No</b>	<b>Activity Name</b>	<b>Address</b>	<b>Start Date</b>	<b>End Date</b>	<b>Status</b>	<b>Activity Type</b>
02-20-000914	WISCONSIN CENTRAL LTD - REFUELING AREA	2 HARRISON ST	1989-08-11	2013-12-10	CLOSED	ERP
02-20-179106	W C L - SOO LINE LAGOON	2 HARRISON ST	1992-11-01	2001-10-22	CLOSED	ERP
02-20-297826	CANADIAN NATIONAL RAILWAY - STOREHOUSE	2 HARRISON ST	2002-02-26	2013-12-10	CLOSED	ERP
02-20-545105	CANADIAN NATIONAL- ROUNDHOUSE LUBE OIL	2 HARRISON ST	2004-03-07	2014-09-25	CLOSED	ERP
02-20-539302	CANADIAN NATIONAL YARD-OIL/WATER SEPARATOR	2 HARRISON ST	2005-01-06	2011-10-19	CLOSED	ERP
02-20-540810	CANADIAN NATIONAL RAIL YRD-DIESEL FUEL SPILL	2 HARRISON ST	2005-01-31	2013-12-10	CLOSED	ERP
02-20-543232	WIS CENTRAL RR- DIESEL SPILL TRACK 55	2 HARRISON ST	2005-06-02	2009-08-25	CLOSED	ERP
02-20-549952	CANADIAN NATIONAL - PAH	2 HARRISON ST	2007-06-18	2012-10-08	CLOSED	ERP
02-20-001683	MEICKLEJOHN PROPERTY	735 NORTHWEST WAY	1994-04-19	1998-03-17	CLOSED	ERP
02-20-551960	ZOCH AUTO SALES - LGU	1251 LAKESHORE DR	2008-06-16	0000-00-00	OPEN	ERP
03-20-002652	WISCONSIN CENTRAL LTD	2 HARRISON ST	1989-08-11	1996-02-21	CLOSED	LUST

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03-20-548039	WISCONSIN CENTRAL LTD - PAINT SHOP UST	2 HARRISON ST	2006-09-22	2011-03-23	CLOSED	LUST
03-20-001517	NORTH FOND DU LAC VIL	16 GARFIELD ST	1992-07-15	1993-03-01	CLOSED	LUST
03-20-002286	BATTERY MART	602 MINNESOTA AVE	1994-04-19	1999-09-28	CLOSED	LUST
03-20-002523	COLE OIL CO INC	550 VAN DYNE RD	1994-12-13	1999-06-08	CLOSED	LUST
03-20-002317	P D Q FOOD MART	400 PROSPECT AVE	1994-04-19	1994-07-07	CLOSED	LUST
03-20-002781	P D Q #902	400 PROSPECT AVE	1995-12-19	2004-07-12	CLOSED	LUST
03-20-133122	JOE FREUND DISTRIBUTING	207 N PIONEER	1997-05-27	2000-06-29	CLOSED	LUST
03-20-220690	NORTH FOND DU LAC VIL - LIFT STATION	1108 MINNESOTA AVE	1999-05-13	2000-03-27	CLOSED	LUST
03-20-282507	BOELTER PROPERTY	31 POLK ST	2001-09-20	2003-07-21	CLOSED	LUST
03-20-483838	ELSINGER & STREAM LLC	175 N PIONEER RD	2003-07-29	2008-12-18	CLOSED	LUST
09-20-535586	MR CHROME DELTED PLT	710 LAKE SHORE DR	1995-08-02	2005-05-16	NAR	NAR
09-20-292188	NORTH FOND DU LAC VIL	55 INDIANA AVE	1992-07-15	1992-07-15	NAR	NAR
09-20-294901	PRESENTATION CHURCH	705 MICHIGAN	1993-07-29	1993-07-29	NAR	NAR
04-20-052635	HARRISON ST RR YARD	2 HARRISON ST	1989-09-19	2013-12-10	CLOSED	SPILL
04-20-283923	WISCONSIN CENTRAL RR	2 HARRISON ST	1992-05-15	1992-05-19	CLOSED	SPILL
04-20-168224	2 HARRISON ST	2 HARRISON ST	1996-10-23	1997-01-28	CLOSED	SPILL
04-20-168064	WIS CENTRAL RR	2 HARRISON ST	1996-11-15	1996-12-12	CLOSED	SPILL
04-20-224062	WIS CENTRAL LTD	2 HARRISON ST	1997-02-09	1997-02-20	CLOSED	SPILL
04-20-217173	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1997-03-20	1997-12-09	CLOSED	SPILL
04-20-217163	2 HARRISON W OF REFUELING AREA	2 HARRISON ST	1997-03-27	1997-12-09	CLOSED	SPILL
04-20-217209	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1997-06-20	1997-12-09	CLOSED	SPILL
04-20-172612	WISCONSIN CENTRAL	2 HARRISON ST	1997-07-23	1997-07-23	CLOSED	SPILL
04-20-217200	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1997-08-20	1997-12-09	CLOSED	SPILL
04-20-218203	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1997-10-09	1997-10-10	CLOSED	SPILL
04-20-233885	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1998-01-22	1998-11-12	CLOSED	SPILL
04-20-233295	WIS CENTRAL RR	2 HARRISON ST	1998-06-21	1999-09-03	CLOSED	SPILL

## APPENDIX C-5: ECONOMIC DEVELOPMENT INVENTORY

04-20-233284	WIS CENTRAL RR	2 HARRISON ST	1998-06-25	1999-09-03	CLOSED	SPILL
04-20-233275	WIS CENTRAL RR	2 HARRISON ST	1998-08-13	1999-09-03	CLOSED	SPILL
04-20-233255	WIS CENTRAL RR	2 HARRISON ST	1998-09-11	1999-09-03	CLOSED	SPILL
04-20-284724	WISCONSIN CENTRAL RR	2 HARRISON ST	1998-10-22	1998-10-30	CLOSED	SPILL
04-20-233245	WIS CENTRAL RR	2 HARRISON ST	1998-11-02	1998-11-02	CLOSED	SPILL
04-20-236364	WISCONSIN CENTRAL FUEL FACILITY	2 HARRISON ST	1999-01-30	1999-09-03	CLOSED	SPILL
04-20-234916	2 HARRISON ST	2 HARRISON ST	1999-02-08	1999-09-03	CLOSED	SPILL
04-20-234953	FUELING FACILITY & RAILYARD	2 HARRISON ST	1999-03-13	1999-09-03	CLOSED	SPILL
04-20-234963	WISCONSIN CENTRAL FUEL FACILITY	2 HARRISON ST	1999-04-01	1999-09-03	CLOSED	SPILL
04-20-432966	WISCONSIN CENTRAL RR	2 HARRISON ST	1999-04-03	1999-09-03	CLOSED	SPILL
04-20-244301	WISCONSIN CENTRAL FUEL FACILITY	2 HARRISON ST	1999-04-26	1999-09-03	CLOSED	SPILL
04-20-244320	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1999-06-05	1999-09-03	CLOSED	SPILL
04-20-243915	WISCONSIN CENTRAL RR YARD	2 HARRISON ST	1999-09-09	1999-09-10	CLOSED	SPILL
04-20-380158	WISCONSIN CENTRAL RR	2 HARRISON ST	2000-02-05	2005-06-02	CLOSED	SPILL
04-20-270663	WISCONSIN CENTRAL RR	2 HARRISON ST	2000-04-12	2000-07-18	CLOSED	SPILL
04-20-343460	CANADIAN NATIONAL - AST	2 HARRISON ST	2002-03-10	2002-09-24	CLOSED	SPILL
04-20-298587	CANADIAN NATIONAL - OIL SPILL	2 HARRISON ST	2002-03-10	2004-10-25	CLOSED	SPILL
04-20-305970	CANADIAN NATIONAL RAILROAD	2 HARRISON ST	2002-04-23	2002-04-24	CLOSED	SPILL
04-20-516482	CANADIAN NATIONAL RR	2 HARRISON ST	2003-07-19	2003-09-05	CLOSED	SPILL
04-20-518978	WISCONSIN CENTRAL RR	2 HARRISON ST	2003-12-03	2003-12-15	CLOSED	SPILL
04-20-520561	CANADIAN NATIONAL RR	2 HARRISON ST	2003-12-25	2004-02-10	CLOSED	SPILL
04-20-527074	CANADIAN NATIONAL RR	2 HARRISON ST	2004-03-03	2004-09-09	CLOSED	SPILL
04-20-539296	CANADIAN NATIONAL RAILROAD YARD	2 HARRISON ST	2004-09-20	2005-01-06	CLOSED	SPILL
04-20-539222	CANADIAN NATIONAL RR	2 HARRISON ST	2004-10-23	2004-11-24	CLOSED	SPILL
04-20-540820	CANADIAN NATIONAL RAIL YARD	2 HARRISON ST	2005-01-30	2005-01-31	CLOSED	SPILL
04-20-548498	CANADIAN NATIONAL	2 HARRISON ST	2006-07-07	2006-12-18	CLOSED	SPILL

## APPENDIX C-5: ECONOMIC DEVELOPMENT INVENTORY

04-20-550007	CN RAILROAD SPILL	2 HARRISON ST	2007-05-28	2007-08-23	CLOSED	SPILL
04-20-550025	CANADIAN NATIONAL RR	2 HARRISON ST	2007-06-12	2007-08-23	CLOSED	SPILL
04-20-577914	WISCONSIN CENTRAL RAIL ROAD LIMITED SPILL	2 HARRISON ST	2016-07-02	2016-09-08	CLOSED	SPILL
04-20-581680	WISCONSIN CENTRAL LTD SPILL	2 HARRISON ST	2018-04-22	2018-06-26	CLOSED	SPILL
04-20-048704	2 HARRISON ST [HISTORIC SPILL]	2 HARRISON ST	1993-07-14	0000-00-00	HISTORIC SPILL	SPILL
04-20-049363	2 HARRISON ST FUEL FACILITY [HISTORIC]	2 HARRISON ST	1994-03-07	0000-00-00	HISTORIC SPILL	SPILL
04-20-368600	CANADIAN NATIONAL RAILYARD	LAKE SHORE DR	2002-04-23	2003-05-20	CLOSED	SPILL
04-20-051937	LAKE SHORE DR - N FOND DU LAC [HISTORIC]	LAKE SHORE DR	1986-09-29	0000-00-00	HISTORIC SPILL	SPILL
04-20-230562	NORTHERN ALUMINUM FOUNDRY	502 VAN DYNE RD	1999-07-27	1999-08-06	CLOSED	SPILL
04-20-274814	WISCONSIN CENTRAL LTD RAILROAD	INDIANA AVE & LAKESHORE DR	2001-03-09	2001-03-22	CLOSED	SPILL
04-20-305961	PDQ	400 PROSPECT RD	2002-04-23	2002-04-24	CLOSED	SPILL
04-20-373661	OVERNIGHT TRANSPORT	STH 41 SB	2001-07-16	2002-01-14	CLOSED	SPILL
04-20-461406	NORTH FOND DU LAC PUBLIC WORKS	321 INDIANA AVE	1999-03-09	1999-05-14	CLOSED	SPILL
04-20-542381	WASTE MANAGEMENT	MICHIGAN AV/BROADWAY ST/WISCON	2005-02-16	2005-02-17	CLOSED	SPILL
04-20-548486	ZERNICKE TRUCKING	USH 45 & W SCOTT ST	2006-07-05	2006-10-16	CLOSED	SPILL
04-20-560544	ULTIMATE EXCAVATING SPILL	N7409 LAKE SHORE DR	2013-04-08	2013-05-30	CLOSED	SPILL
04-20-584345	JORGE AND ALAINE CAMARGO SPILL	9 MOCKINGBIRD LANE	2016-09-05	2019-09-12	CLOSED	SPILL

Source: WDNR, BRRTS website, 2019