



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

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 south central 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:

- General information on our commercial / industrial sites
- Development incentives through a Façade Improvement Program, a Small Economic Development Fund, a Revolving Loan Fund and TIF Districts through the City of Edgerton as well as programs offered through regional and state incentives. Pertinent contact information is included.
- 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	2
Economic Development Incentives:	
Edgerton	3
Rock County	5
State of Wisconsin	6
City of Edgerton Comprehensive Plan	7
Development Guidance	7

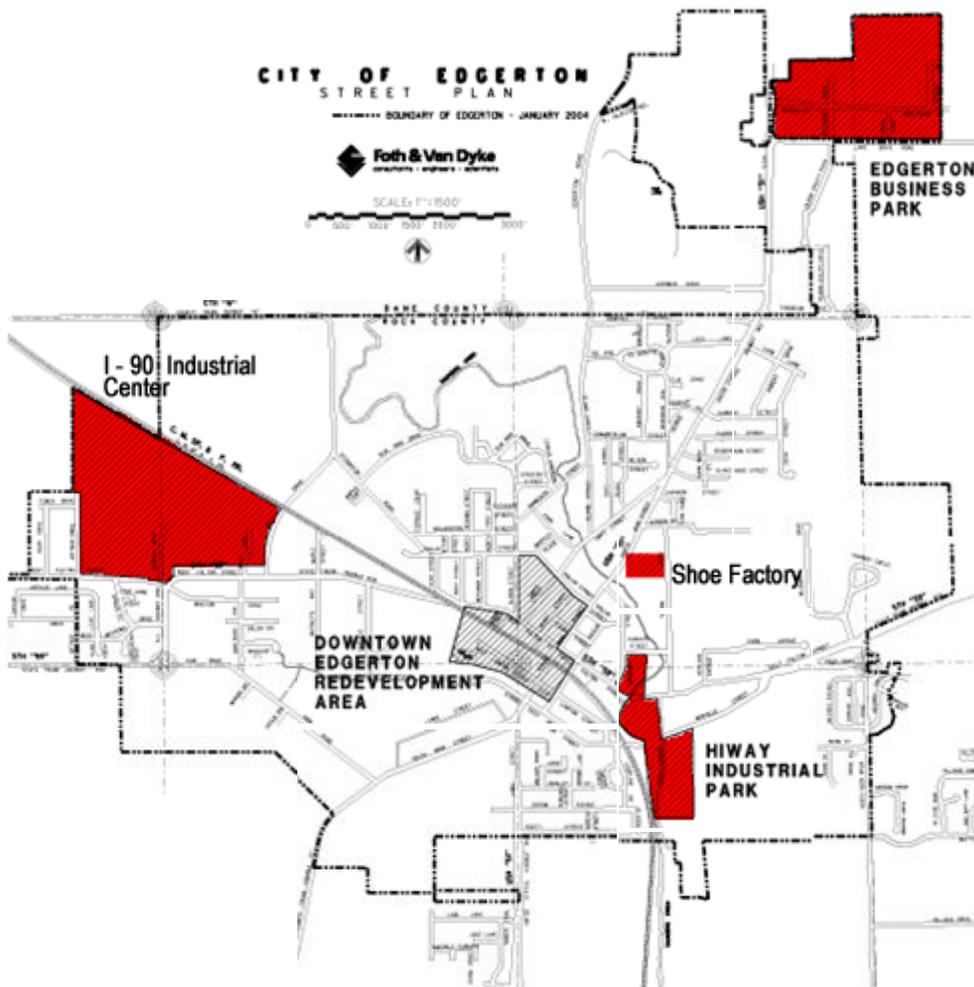
GENERAL SITE INFORMATION

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 downtown 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](#)

Shoe Factory

Up to 55,000 square feet of industrial space. Contact Paul Jacobson.

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.

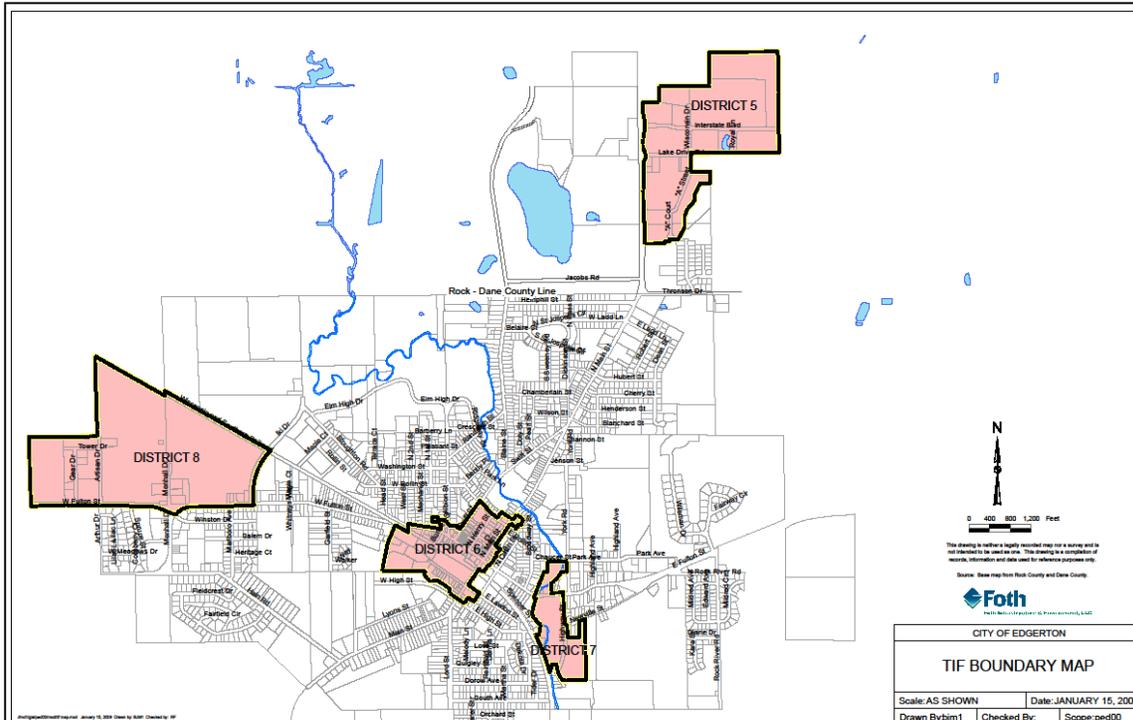
The City currently operates four TIF districts: two for the redevelopment of industrial property located at 405 E. Fulton Street and 1220 W. Fulton St., one for the business park on the northeast side of the City, and one for the downtown area.

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.

The Façade 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.

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

Ramona Flanigan – City Administrator
Email: rflanigan@cityofedgerton.com
Phone: 608-884-3341 / Fax: 608-884-8892

Cynthia Hegglund – City Clerk-Treasurer
Email: chegglund@cityofedgerton.com
Phone: 608-884-3341 / Fax: 608-884-8892

Tom Hartzell – Director of Public Works
Email: thartzell@cityofedgerton.com
Phone: 608-884-4811 / Fax: 608-884-3809

Kelly Green - Building Inspection Division
Email: kgreen@cityofedgerton.com
Phone: 608-884-4811 / Fax: 608-884-8892

Daniel Huebner - Consulting Engineer
Email: 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

James Otterstein – Economic Development Manager
Email: 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

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

Department of Commerce - www.commerce.state.wi.us

Department of Natural Resources - www.dnr.state.wi.us

Department of Ag, Trade & Consumer Protection - www.datcp.state.wi.us

CITY OF EDGERTON COMPREHENSIVE PLAN

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

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. An approval is required before you start.

Do Not Know: Call City Hall at the number listed above or go to 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. 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.