

CHAPTER NINE ECONOMIC DEVELOPMENT

Introduction

Economic development is the growth of business and industry within a community or region. With this growth come new jobs which bring money into the community. Businesses, jobs, and money enhance the quality of life for the residents. According to Town of Waubeek residents, 86% rate their quality of life as excellent or good.

The town has numerous established businesses along highways 10 and 25 with room for future growth. Visible land and good roads are essential attributes for this growth. As the commercial and industrial zoned areas attract businesses, the residential areas will also grow. Preserving the agricultural land and wildlife along the Chippewa River is also important to the Town of Waubeek's economy.

Labor Force

Information from the 2000 census may be found at www.co.pepin.wi.us The following is a list of labor related highlights from the census comparing the Town of Waubeek, Pepin County, and the State of Wisconsin.

- The Town of Waubeek's labor force participation rate is 82.4% compared to 67.3% in Pepin County and 69.1% in Wisconsin. This participation rate is based on employed residents 16 years of age or older.
- 34% of Town residents were employed in management, professional, and related occupations, 24.8% were employed in sales and office occupations while another 24.8% were employed in educational, health, and social services
- The mean travel time for a Town of Waubeek resident commuting to work is 22.8 minutes.
- 93.9% of Town of Waubeek residents are high school graduates or have received higher education. 22.2 % have a bachelor's degree or higher.
- The 1999 household income was \$49,125. This is higher than both Pepin County's and Wisconsin's \$37,609 and \$43,791, respectively.

Current Business Inventory

The following is a list of businesses located in the Town of Waubeek. Some residents operate businesses from their own homes which may not be listed.

- Wabasha Sand Gravel & Ready-Mix
Rt. 2 Wabasha, MN
- Durand Rod & Gun Club
N7312 State Hwy 25
Durand, WI 54736
- Eau Galle Cheese Factory & Gift Shop
N6765 State Hwy 25
Durand, WI 54736
- Jerry Baier & Sons, Inc.
W6789 Cty. Rd. D
Arkansaw, WI 54721
- Dick's RV
W6719 Cty. Rd. D
Arkansaw, WI 54721
- Northside Auto Service LLC
N6505 Cty. Rd. D
Arkansaw, WI 54721
- Hurlburt Heating & Plumbing, Inc.
N6705 State Hwy 25
Durand, WI 54736
- Durand Welding & Steel Supply, Inc.
N6353 State Hwy 25
Durand, WI 54736
- MDMA Equipment Durand
N6291 State Hwy 25
Durand, WI 54736
- Chippewa Valley Veterinary Clinic
N6294 State Hwy 25
Durand, WI 54736
- Scott's Collision Center
Church School Ln
Durand, WI 54736
- Richardson-Koller Construction LLC
W6748 Church School Ln
Durand, WI 54736

- Schlosser Lumber, Inc. & Twigs & More
N6390 N Lakeview Ln
Durand, WI 54736
- Bauer LP- Gas & Appliance (Tank)
110 W Main
Durand, WI 54736
- Durand Builders Service, Inc.
N6344 State Hwy 25
Durand, WI 54736
- Durand Machine Company
N6548 Cty. Rd. D
Arkansaw, WI 54721
- Pelke Plumbing & Well Drilling, Inc.
N6298 State Swy 25
Durand, WI 54736
- Polzer Bros., Inc.
W6829 US Hwy 10
Durand, WI 54736
- Kim's Hair Design
N6245 S Kirk Rd
Durand, WI 54736
- Rubber, Inc.
N6673 State Hwy 25
Durand, WI 54736
- Schauls Gas (Tank)
212 W Main
Durand, WI 54736
- D&D Overhead Door
W6991 US Hwy 10
Arkansaw, WI 54721
- Sew Neat
N6217 S Kirk Rd
Durand, WI 54736

- Durand Mini Storage
W6751 Church School Ln
Durand, WI 54736
- Pudenz Irrigation LLC
State Hwy 25
Durand, WI 54736
- Black's Valley Ag Supply, Inc.
301 5th Ave
Durand, WI 54736
- Brian Traun (Mini Storage)
623 7th Avenue West
Durand, WI 54736
- Don's Auto Sales
State Hwy 25
Durand, WI 54736
- Lori Klein (Child Care)
N6168 S Kirk Rd
Durand, WI 54736
- Anderson Sharpening
Hwy 10
Arkansaw, WI 54721
- Durand Stock Yards
N6359 State Hwy 25
Durand, WI 54736
- Anibas Silo & Equipment
N6423 Commerce Lane
Arkansaw, WI 54721

Desired New Businesses and Industry

According to results from the town's 2007 Land Use Community Survey, residents support new businesses including commercial, retail, professional, and manufacturing/industrial. Businesses and industry that move into the town of Waubeek would have to comply with restrictions set by the town. Adequate zoning for businesses and industry on highways 10 and 25 along with other areas provide the town with excellent growth potential.

Strengths and Weaknesses for Attracting New Business and Industry

Based on the 2007 Town of Waubeek Land Use Community Survey residents provided the Planning Commission with responses which have determined strengths and weaknesses of attracting industry and new business.

Determined strengths include:

- *Good quality of life
- *Good Roads
- *Visable Land
- *Access to hunting and fishing
- *Access to two highways (10 & 25)

Determined weaknesses include:

- *No municipal sewer and water
- *Inadequate road access
- *Nitrate level in water
- *Potential of noise and air pollution
- *Potential of industrial spills

Environmentally Contaminated Sites

Located in the Town of Waubeek is the Durand Landfill. It is an open site. Open, closed, historic, removed, and no action sites are tracked by the Wisconsin DNR. The following website identifies contaminated sites in the town:

www.dnr.state.wi.us/org/aw/rr/brrts/index.htm

Local Programs and Assistance

- Pepin County Economic Development Corp.
Terry Mesch, Executive Director
P.O. Box 39 Durand, WI 54736
Telephone 715-672-5709

Pepin County has the “Pepin County Revolving Loan Fund” to encourage job creation by new or expanding business.

- UW-Extension Service-Pepin County
Provides residents and businesses information on land use
Website: www.uwex.edu/ces/cty/pepin
- MRRPC-The Mississippi Regional Planning Commission
MRRPC is made up of nine counties along the Mississippi River in Western Wisconsin. It provides administrative and technical assistance to community, county, or multi-county revolving loan funds or RLFs. Pepin County along with Buffalo, Jackson, Pierce, and Trempealeau Counties are eligible for a Business Capital Fund or BCF. This revolving loan fund is targeted to selected service industries, manufacturers, and tourism for creating jobs. More information may be found through the website www.mrrpc.com

Promoting Economic Development

- Internet Marketing - The Town of Waubeek has a website as follows: www.co.pepin.wi.us/waubeek. As of now, businesses are not listed on it. This may be a future option as the site becomes more developed.
- Business Association - There is no established business association in the town. Businesses may want to create one in the future.
- Industrial Revenue Bond- All Wisconsin municipalities, cities, villages, and towns are authorized to issue Industrial Revenue Bonds (IRBs). IRBs are municipal bonds whose proceeds are loaned to businesses or private persons to finance capital investment projects. IRBs are exempt from federal tax. They have a low interest rate. Communities issue IRBs to encourage new businesses or retain businesses. Information for IRBs may be found on the following website: www.commerce.wi.gov/BD/BD-IRB.html

State Agencies & Websites

- Wisconsin Small Business Centers- an organization which assists businesses in education, training, and other initiatives. Its website is www.wisconsinsbdc.org
- Department of Workforce Development- a state agency charged with building and strengthening Wisconsin’s workforce. Its website is www.dwd.state.wi.us.
- Wisconsin Department of Commerce- a number of grants and assistance is available through this agency. Its website is www.commerce.state.wi.us.
- Forward Wisconsin- helps businesses establish profitable Wisconsin operations. Its website is www.forwardwi.com.

Federal Agencies & Websites

- U.S. Small Business Administration- www.sba.gov.
- U.S. Department of Commerce- www.commerce.wi.gov.

- Department of Agriculture Rural Development Administration-
www.rurdev.usda.gov.

Goals:

1. Promote economic development in the Town in accordance with the Comprehensive Land Use Plan.

FINAL DRAFT