



Land Use Quarterly

Winnebago County Planning, Zoning, GIS, and Property Lister Newsletter

FROM THE DIRECTOR'S CHAIR...Jerry Bougie



"Show me the Money"!

I think we're all familiar with this iconic phrase from the 1996 movie Jerry Maguire. Well, the Winnebago County Industrial Development Board (IDB) is about to show businesses in the County "the Money".

The IDB in partnership with the Greater Oshkosh Economic Development Corporation (GO-EDC) has established a new Winnebago County Revolving Loan Fund Program for local businesses Countywide. This economic development program is being financed by the IDB utilizing funds from a past underutilized IDB loan program and eliminates some burdensome eligibility requirements as well. The Loan fund is designed as a flexible gap financing tool for eligible businesses that have needs for capital investment, business operations and strategic investments to allow them to grow and expand. Potential loans from the program can range from \$25,000 - \$250,000 by matching up to \$1 for every \$1 dollar of traditional capital sources available to the business. The flexibility provided by the new loan program reflects the IDB's commitment to addressing the varying needs of businesses for sustainable growth, job creation and expanding the tax base throughout Winnebago County.

GO-EDC will administer the new Revolving Loan fund program on behalf of the IDB through a contractual arrangement. This arrangement builds on GO-EDC's past and current partnership role with the IDB related to the Winnebago County Rural Revolving Loan fund for smaller businesses and the short-term Winnebago County Covid Loan fund that assisted small businesses with small loans to keep them afloat during the pandemic.

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So, if you know of any business in the County that is interested in being "shown the money", the following web links and graphics provide detailed information on the new loan program as well as other related business programs:

<https://www.co.winnebago.wi.us/planning-and-zoning/industrial-development-board-home> or <https://greateroshkosh.com/funding-and-capital/>.

Take care and enjoy the rest of our Spring in Winter weather!



WINNEBAGO COUNTY REVOLVING LOAN FUND

Propel Growth Initiatives and Expansion Plans for Businesses throughout Winnebago County

\$25,000 – \$250,000
MINIMUM LOAN MAXIMUM LOAN

EASY LOAN PROCESS

SCHEDULE MEETING

COMPLETE APPLICATION

GET APPROVAL

SIGN AGREEMENT

GROW YOUR BUSINESS

ELIGIBLE USE OF FUNDS

Capital Investments

- Acquisition of land, buildings, and fixed equipment
- Site preparation and construction
- Clearance, demolition, and removal of structures
- Reconstruction and rehabilitation of buildings
- Leasehold improvements and Installation of fixed equipment

Business Operations

- Working capital
- Inventory essential to business operations

Strategic Investments

- Research and development, intellectual property
- Employee recruitment, training, and transfer
- Marketing new products or their entry into a new niche
- Interest rate buy-down with private sector lender

FINANCING GUIDELINES

This program will match up to one dollar for every dollar of traditional capital investment sources within the \$25,000 to \$250,000 funding range. Loan terms, interest rates, repayment, and collateral will be determined on a case-by-case basis.

GO SEE IF YOU QUALIFY AT
www.greateroshkosh.com

* Qualified enterprises must operate within the corporate limits of Winnebago County.

News from our Zoning Department

Rate increase effective January 1, 2024

While preparing the 2024 budget it became apparent that due to economic trends, some of our permit rates would need to increase.

The new fees are as follows:

❖ Zoning Fee	\$215
❖ Sanitary Fee	\$650
❖ Sanitary Reconnection Fee	\$ 95
❖ Septic Tank Replacement Fee	\$195
❖ Stormwater Fee	\$280
❖ Erosion Control Fee	
○ 1 & 2 family residence	\$330
○ EC Fee – Other	\$240
❖ CSM's	\$250
❖ Public Hearings	\$800
❖ Preliminary Plats	\$800
❖ Sanitary Maintenance Fee	\$ 10



Our Zoning staff recently attended a meeting in January where the subject of retaining wall requirements for the state was brought up. The Wisconsin DNR emphasized that retaining walls should not be placed within the 75ft shore-yard setback and suggested using a non-structural alternative. One such company is creating seed filled bags and the bags are then stacked on top of each other to mimic retaining wall bricks. From research they appear to reduce runoff, stabilize soil, and are not considered structures. Due to this, we should recommend these types of products in lieu of any structural retaining walls within shore-yard and side-yard areas. This includes requests for variance for substandard retaining wall setbacks specifically for floodplain fill requirements. Often neighbors contact our office with concerns about runoff due to floodplain elevation increases and fill nearby; these types of products should help lessen those neighborhood concerns.

News from our GIS Department

At the Annual WI Land Information Association in February, GIS Administrator Adam Dorn was awarded the 2024 President's Award. The President's Award is a meritorious award given at the President's discretion and is based on the support the recipient offers the President and Association.

Congratulations Adam on a well deserved honor!



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