



# SCEDC Testimonial

COMPASSIONATE CARE ANIMAL CLINIC  
ELKHART LAKE, WISCONSIN



SHEBOYGAN COUNTY  
ECONOMIC DEVELOPMENT  
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# Veterinarian's Dream Clinic Becomes Reality.

For years, John Prellwitz, DVM, dreamed of owning his own veterinary clinic. That dream became a reality when Compassionate Care Animal Clinic opened its doors in early 2016 in Elkhart Lake.

Dr. Prellwitz, who has 16 years of experience in the veterinary profession, had drafted a preliminary business plan for a clinic, but he wasn't entirely sure how to proceed. Last April, he was referred to the Sheboygan County Economic Development Corporation (SCEDC) by Elkhart Lake Village President Alan Rudnick.

"SCEDC assisted me every step of the way to keep the project progressing from a dream to the day our business opened," Dr. Prellwitz said.

Based on his preliminary business plan, Chuck Brys, a consultant from the University of Wisconsin – Green Bay Small Business Development Center (SBDC) developed Dr. Prellwitz's financials, and Jim Schuessler, SCEDC Business Development Manager, used it to create a final plan.

"It was clear early on that, due to John's stellar reputation and the potential to transfer current customers and grow the business, there was great promise for economic success," Jim said.

While the business plan and financials were in development, SCEDC began a preliminary inventory and assessment of potential sites and

existing buildings from Glenbeulah to Howards Grove to Elkhart Lake. The chosen site was in a proposed Elkhart Lake business subdivision. SCEDC collaborated with Dr. Prellwitz, village officials and the business park owners to develop a Tax Incremental Finance (TIF) district, which would create the road and infrastructure necessary for the business.

Dr. Prellwitz, who selected Kegler Architectural of Elkhart Lake to design the building, met with a number of construction companies recommended by the SCEDC, and ultimately settled on Quasius Construction, of Sheboygan. Senior lending for the acquisition was provided by Hiawatha National Bank of Sheboygan County. Due to job creation potential, SCEDC assisted Dr. Prellwitz with an application for a Sheboygan County Revolving Loan Fund (RLF), which is administered by SCEDC.

"Thanks to the guidance I received from SCEDC, my project included a TIF incentive from the Village of Elkhart Lake, the RLF loan and a small business administration loan with Hiawatha National Bank," Dr. Prellwitz said. The bank official, Branden Boerner, told him that his business plan, developed with the support of SCEDC and SBDC, was the most impressive he had ever seen.

Less than a year after his initial meeting with SCEDC, Dr. Prellwitz and his staff enjoyed a ribbon-cutting ceremony in February 2016 at his new clinic, which is currently offering a full range of medical services to area pet owners.



“I would not be here enjoying my dream without the assistance of the SECD. Their professionalism and guidance was invaluable in achieving my goal, and I'd recommend anyone pursuing a similar dream to contact them right way.”

John Prellwitz, DVM  
Compassionate Care Animal Clinic



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