

SAWDUST DISTRICT  
REDEVELOPMENT AREA

**DRAFT**  
PROJECT PLAN



CITY OF OSHKOSH  
DEPARTMENT OF COMMUNITY DEVELOPMENT

Prepared: February, 2024

Redevelopment Authority Approval:  
Common Council Approval:

## Acknowledgements

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## INTRODUCTION

The City of Oshkosh retained Redevelopment Resources, LLC, a Madison based economic/community development, and redevelopment planning firm, to complete a Redevelopment Area Plan for the Sawdust District. This redevelopment plan is created to facilitate the implementation of the Sawdust District Master Plan.

The district includes the South Shore East and portions of South Shore Central functional subareas. The southern boundary extends to 17<sup>th</sup> Avenue to include a significant extent of the South Main Street corridor for development potential.

The Sawdust District is the South Shore extension of Oshkosh's Center City, a collection of neighborhoods located in the historic core of the community. The District includes the S. Main Street corridor and the dual waterfronts of the Fox River and Lake Winnebago. Known for its historic industrial uses, the District was once home to leading lumber and furniture companies. As the lumber industry decreased in the community, those former lumber uses transitioned into other heavy uses, influencing the development pattern to this day.

The City has an opportunity to improve unattractive areas along arterial routes, such as S. Main Street, to help communicate a positive first impression of Oshkosh and help draw visitors into Center City. Also, catalytic redevelopments which spark adjacent and surrounding development, will lead to a chain effect of investment. That is the goal when planning activates the waterfront by completing the Riverwalk and promoting redevelopment of key sites, including the Buckstaff Company site, which has since been redeveloped for the Menominee Nation Arena (now Oshkosh Arena). The Master Plan calls for developing mixed-use destinations on the parcels, including retail, residential units, and hotels. With the Oshkosh Arena now acting as a catalytic redevelopment, the viability of each envisioned use from outreach has increased.

Some buildings will need to be demolished, while others would benefit from façade improvements for historic S. Main Street buildings and investment in blighted residential neighborhoods. The Riverwalk, when completed, will offer access to the river and provide a recreational amenity to this district. Further, this amenity could be complimented by additional private investment that could also capitalize on the scenery and recreation along the waterfront, including new mixed-use development and corporate campuses.



## STATUTORY AUTHORITY

This Plan has been prepared and duly adopted under the provisions of Wisconsin Statute §66.1333 by the Redevelopment Authority of the City of Oshkosh. The City is taking the lead role in planning and carrying out community development programs and activities as recommended by the Redevelopment Authority, which serves as the lead body for this project. Appropriate action has been taken by including the Plan Commission in the approval process as well.

## REDEVELOPMENT DISTRICT

The boundary of the redevelopment district is shown on Map 1 and is further described below.

### METES & BOUNDS DESCRIPTION: SAWDUST DISTRICT

BEING ALL OF CERTIFIED SURVEY MAP NUMBER 1252, RECORDED AS DOCUMENT NUMBER 611506, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 1790, RECORDED AS DOCUMENT NUMBER 692745, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 2245, RECORDED AS DOCUMENT NUMBER 752267, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 6006, RECORDED AS DOCUMENT NUMBER 1418036, WINNEBAGO COUNTY REGISTER OF DEEDS, PART OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 6007, RECORDED AS DOCUMENT NUMBER 1418291, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 6221, RECORDED AS DOCUMENT NUMBER 1467456, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 6242, RECORDED AS DOCUMENT NUMBER 1475152, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 7697, RECORDED AS DOCUMENT NUMBER 1836819, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 7748, RECORDED AS DOCUMENT NUMBER 1847902, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 7845, RECORDED AS DOCUMENT NUMBER 1869792, WINNEBAGO COUNTY REGISTER OF DEEDS, PART OF LOT 2 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 7947, RECORDED AS DOCUMENT NUMBER 1888688, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 8005, RECORDED AS DOCUMENT NUMBER 1899509, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF BLOCKS 2, 6, 8, 17, 19, 23, 24, 32, 35, 36, ALL OF LOTS 2, 7, 8, 9, 10 & 11 AND PART OF LOTS 1, 5 & 6 OF BLOCK 11, ALL OF LOTS 1 – 7, 10 – 18 & 22 AND PART OF LOTS 8, 9, 19, 20 & 21 OF BLOCK 12, PART OF LOTS 7 – 9 OF BLOCK 14, ALL OF LOTS 8 – 11 & 19 – 24 OF BLOCK 16, ALL OF LOTS 9 – 13, & 21 – 24 AND PART OF LOTS 1, 2, 8, 14, 19 & 20 OF BLOCK 18, ALL OF LOTS 9



– 11 & 20 – 21 OF BLOCK 21, ALL OF LOTS 4 – 12 & 16 – 24 AND PART OF LOTS 1 – 3 OF BLOCK 22, ALL OF LOTS 9 – 11 & 20 – 22 OF BLOCK 26, PART OF LOTS 23 & 24 OF BLOCK 27, ALL OF LOTS 1 – 16 & 17 – 25 AND PART OF LOT 16 OF BLOCK 28, ALL OF LOTS 9 – 11 & 20 – 22 AND PART OF LOTS 8 & 19 OF BLOCK 30, ALL OF LOTS 11 – 12 & 22 – 24 AND PART OF LOT 10 OF BLOCK 31, ALL OF LOTS 9 – 11 & 20 – 22 AND PART OF LOTS 8 & 19 OF BLOCK 34, ALL OF LOTS 9 – 11 & 20 – 22 AND PART OF LOTS 8 & 19 OF BLOCK 38, PART OF LOTS 7 – 12 & 18 – 23 OF BLOCK 39, ALL OF LOTS 9 – 11 & 20 – 22 AND PART OF LOTS 8 & 19 OF BLOCK 42, ALL OF LOTS 1 – 6 & 13 – 18 AND PART OF LOTS 7 – 9 & 19 – 20 OF BLOCK 43, ALL IN THE PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH, ALL OF LOTS 29 – 37 OF CLEMENT AND DOTY'S SUBDIVISION OF LOT NUMBER 3, PART OF W. 5<sup>TH</sup> AVENUE AND PART OF VACATED W. 5<sup>TH</sup> AVENUE, PART OF W. 6<sup>TH</sup> AVENUE, PART OF W. 7<sup>TH</sup> AVENUE, ALL OF E. 7<sup>TH</sup> AVENUE AND ALL OF VACATED E. 7<sup>TH</sup> AVENUE, ALL OF VACATED E. 8<sup>TH</sup> AVENUE, PART OF W. 9<sup>TH</sup> AVENUE, ALL OF E. 9<sup>TH</sup> AVENUE AND ALL OF VACATED E. 9<sup>TH</sup> AVENUE, PART OF W. 10<sup>TH</sup> AVENUE, ALL OF E. 10<sup>TH</sup> AVENUE AND ALL OF VACATED E. 10<sup>TH</sup> AVENUE, PART OF W. 11<sup>TH</sup> AVENUE, ALL OF E. 11<sup>TH</sup> AVENUE AND ALL OF VACATED E. 11<sup>TH</sup> AVENUE, PART OF W. 12<sup>TH</sup> AVENUE AND ALL OF VACATED E. 12<sup>TH</sup> AVENUE, PART OF W. SOUTH PARK AVENUE, ALL OF E. SOUTH PARK AVENUE AND ALL OF VACATED E. SOUTH PARK AVENUE, PART OF W. 14<sup>TH</sup> AVENUE, ALL OF E. 14<sup>TH</sup> AVENUE AND ALL OF VACATED E. 14<sup>TH</sup> AVENUE, PART OF W. 15<sup>TH</sup> AVENUE, ALL OF E. 15<sup>TH</sup> AVENUE AND ALL OF VACATED E. 15<sup>TH</sup> AVENUE, PART OF W. 16<sup>TH</sup> AVENUE AND ALL OF VACATED E. 16<sup>TH</sup> AVENUE, PART OF E. 17<sup>TH</sup> AND W. 17<sup>TH</sup> AVENUES, PART OF DOTY STREET, PART OF S. MAIN STREET AND ALL OF VACATED S. MAIN STREET, PART OF NEBRASKA STREET AND PART OF VACATED NEBRASKA STREET, ALL OF THE PUBLIC ALLEYS LOCATED IN BLOCKS 30, 34, 38 & 42 ALL IN THE PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH, ALL OF VACATED INDIANA STREET, ALL OF VACATED UTAH STREET, ALL OF THE VACATED ALLEY IN BLOCK 8 IN THE PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH, ALL LOCATED IN THE FRACTIONAL SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND FRACTIONAL SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 24, AND THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , THE FRACTIONAL NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , THE FRACTIONAL SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , AND THE FRACTIONAL NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 25, ALL LOCATED IN TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF FRACTIONAL SECTION 24, TOWNSHIP 18 NORTH, RANGE 16 EAST; THENCE N89°51'26" E, 559.93 FEET ALONG THE SOUTH LINE OF SAID SECTION 24 TO A POINT ON THE CENTERLINE OF NEBRASKA STREET AND POINT OF BEGINNING; THENCE N00°03'12"W, 1,160.12 FEET ALONG SAID CENTERLINE TO THE STARTING POINT OF A MEANDER LINE OF THE SOUTHERLY



BANK OF THE FOX RIVER AND WESTERN SHORE OF LAKE WINNEBAGO, SAID POINT BEARS  $S00^{\circ}03'12''E$ , 12 FEET MORE OR LESS FROM SAID SOUTHERLY BANK; THENCE  $S62^{\circ}12'18''E$ , 403.47 FEET ALONG SAID MEANDER LINE; THENCE  $S65^{\circ}21'18''E$ , 250.32 FEET ALONG SAID MEANDER LINE; THENCE  $S71^{\circ}09'50''E$ , 84.74 FEET ALONG SAID MEANDER LINE; THENCE  $S55^{\circ}17'13''E$ , 869.28 FEET ALONG SAID MEANDER LINE; THENCE  $S48^{\circ}28'44''E$ , 338.40 FEET ALONG SAID MEANDER LINE; THENCE  $S62^{\circ}33'16''E$ , 289.75 FEET ALONG SAID MEANDER LINE; THENCE  $S64^{\circ}11'11''E$ , 537.75 FEET ALONG SAID MEANDER LINE; THENCE  $S35^{\circ}38'10''W$ , 520.12 FEET ALONG SAID MEANDER LINE; THENCE  $S03^{\circ}21'56''E$ , 142.79 FEET ALONG SAID MEANDER LINE; THENCE  $S35^{\circ}47'07''E$ , 196.60 FEET ALONG SAID MEANDER LINE; THENCE  $N60^{\circ}50'46''W$ , 202.44 FEET ALONG SAID MEANDER LINE; THENCE  $S77^{\circ}21'43''W$ , 379.44 FEET ALONG SAID MEANDER LINE; THENCE  $S24^{\circ}54'05''W$ , 472.10 FEET ALONG SAID MEANDER LINE; THENCE  $S49^{\circ}21'05''E$ , 219.07 FEET ALONG SAID MEANDER LINE; THENCE  $S23^{\circ}17'46''W$ , 321.66 FEET ALONG SAID MEANDER LINE; THENCE  $S83^{\circ}43'38''W$ , 127.45 FEET ALONG SAID MEANDER LINE; THENCE  $S89^{\circ}26'52''W$ , 166.68 FEET ALONG SAID MEANDER LINE; THENCE  $S24^{\circ}56'43''W$ , 646.48 FEET ALONG SAID MEANDER LINE; THENCE  $S16^{\circ}30'23''W$ , 434.91 FEET ALONG SAID MEANDER LINE; THENCE  $S10^{\circ}57'36''W$ , 342.67 FEET ALONG SAID MEANDER LINE; THENCE  $S03^{\circ}51'28''W$ , 175.22 FEET ALONG SAID MEANDER LINE TO A POINT ON THE CENTERLINE OF E. 17<sup>TH</sup> AVENUE AND THE TERMINATION POINT OF SAID MEANDER LINE WHICH BEARS  $S89^{\circ}31'24''E$ , 45 FEET, MORE OR LESS; THENCE  $N89^{\circ}31'24''W$ , 476.89 FEET ALONG SAID CENTERLINE TO A POINT ON THE EXTENDED WEST LINE OF DOTY STREET; THENCE  $N00^{\circ}02'41''E$  811.09 FEET ALONG SAID EXTENDED WEST LINE AND WEST LINE OF DOTY STREET TO A POINT ON THE CENTERLINE OF W. 16<sup>TH</sup> AVENUE; THENCE  $S89^{\circ}23'42''E$ , 175.07 FEET ALONG SAID CENTERLINE TO A POINT ON THE EXTENDED WEST LINE OF A 14.00 FOOT PUBLIC ALLEY LOCATED WEST OF LOT 20, BLOCK 42 OF THE PLAT OF THE ORIGINAL THIRD WARD; THENCE  $N00^{\circ}01'27''W$ , 1,473.50 FEET ALONG SAID EXTENDED WEST LINE AND WEST LINE OF SAID PUBLIC ALLEY TO A POINT ON THE NORTH LINE OF W. 12<sup>TH</sup> AVENUE; THENCE  $S89^{\circ}18'10''E$ , 14.00 FEET ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 26 OF THE PLAT OF THE ORIGINAL THIRD WARD; THENCE  $N00^{\circ}01'27''W$ , 690.49 FEET ALONG THE WEST LINE AND EXTENDED WEST LINE OF SAID LOT 20 TO A POINT ON THE CENTERLINE OF W. 10<sup>TH</sup> AVENUE; THENCE  $N89^{\circ}17'51''W$ , 50.09 FEET ALONG SAID CENTERLINE TO A POINT ON THE EXTENDED WEST LINE OF LOT 19, BLOCK 16 OF THE PLAT OF THE ORIGINAL THIRD WARD; THENCE  $N00^{\circ}01'27''W$ , 330.49 FEET ALONG SAID EXTENDED WEST LINE AND WEST LINES OF LOTS 19 AND 8, OF SAID BLOCK 16 TO A POINT ON THE SOUTH LINE OF W. 9<sup>TH</sup> AVENUE; THENCE  $N89^{\circ}19'42''W$ , 381.09 FEET ALONG SAID SOUTH LINE TO A POINT ON THE CENTERLINE OF NEBRASKA STREET; THENCE  $N00^{\circ}03'12''W$ , 39.61 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. SAID AREA CONTAINS 4,802,607 SQUARE FEET OR 110.253 ACRES, MORE OR LESS, INCLUDING LANDS LOCATED BETWEEN THE DESCRIBED MEANDER



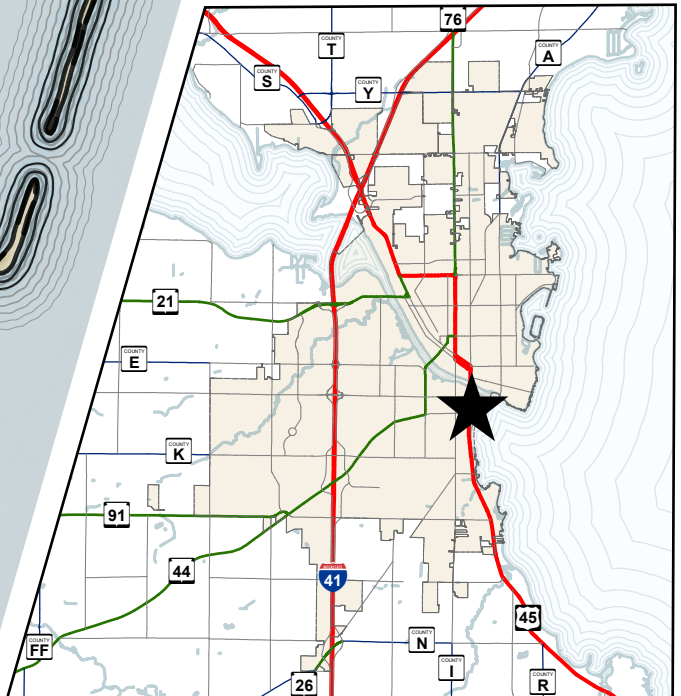
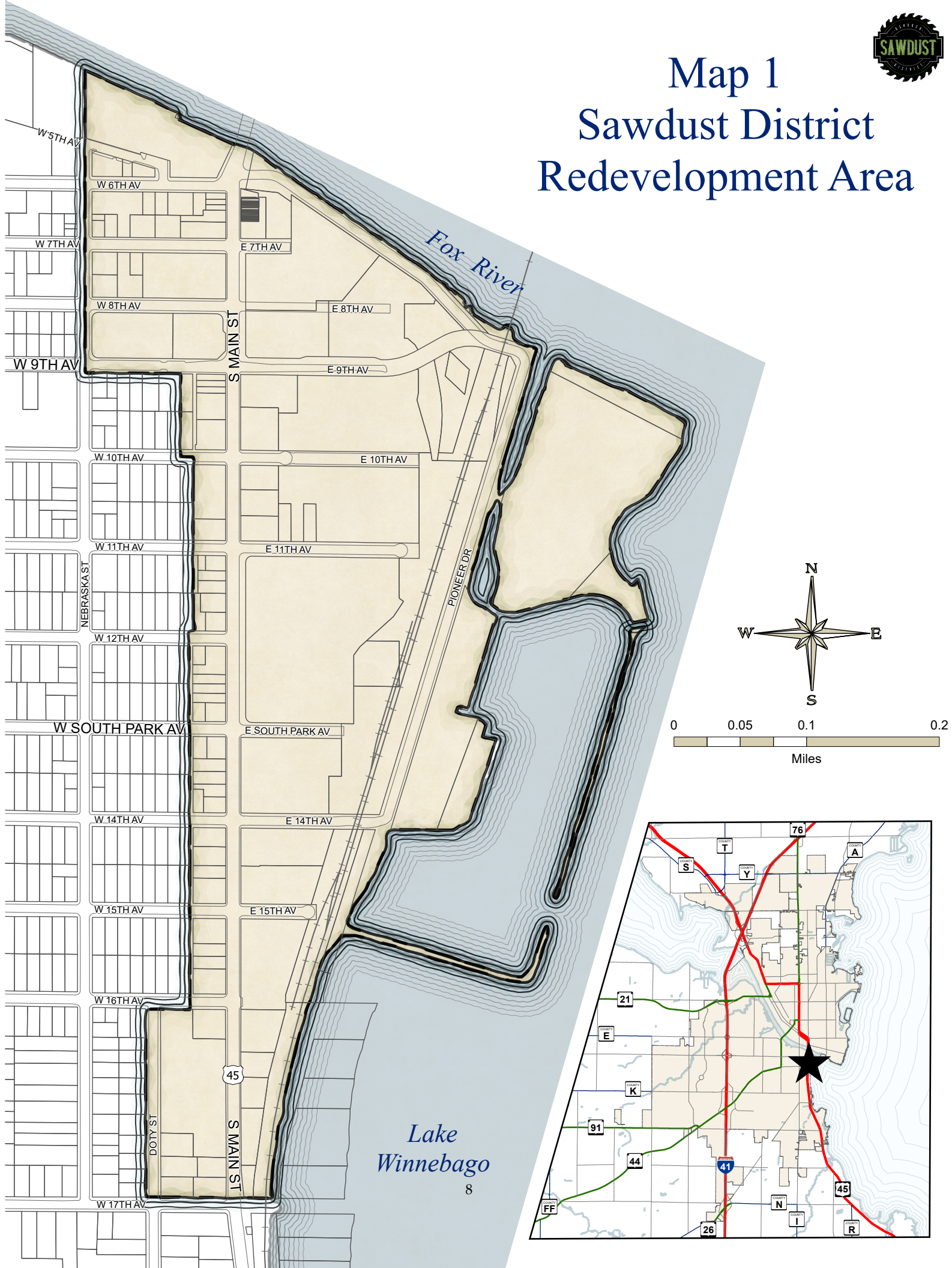
LINE AND THE SOUTHERLY BANK OF THE FOX RIVER AND THE WESTERN SHORE OF LAKE WINNEBAGO AS BOUNDED BY THE EXTENSION OF THE RESPECTIVE LINES OF THE DESCRIBED AREA TO SAID RIVER BANK AND LAKESHORE, RESPECTIVELY.







# Map 1 Sawdust District Redevelopment Area



## REDEVELOPMENT OBJECTIVES

The objectives of the Redevelopment District Plan are to support and facilitate redevelopment in the Sawdust District as outlined through goals developed for the Sawdust District Master Plan which divided the District into six subareas as shown on Map 1A. Goals are listed below by subarea:

### **West Transitional**

Goal 1 – Redevelop existing structures in the neighborhood.

Goal 2 – Define the intersection of 6<sup>th</sup> Avenue and South Main Street as a gateway entrance to the Sawdust District.

### **Core**

Goal 1 – Reestablish the historic South Main Street building and development pattern.

Goal 2 – Rehabilitate existing historic buildings wherever possible.

Goal 3 - De-industrialize the subarea.

### **River North**

Goal 1 – Vacate the Pioneer Drive right-of-way.

Goal 2 – Extend and connect the Riverwalk to Pioneer Island.

Goal 3 – De-industrialize and relocate conflicting land uses.

### **Arena**

Goal 1 – Block 17, the former Buckstaff furniture site should be redeveloped.

Goal 2 – The subarea should support a transition from residential uses to commercial uses.

Goal 3 – Adaptive reuse should be considered.

### **Pioneer**

Goal 1 – Reestablish the Pioneer Subarea as a destination for tourism.

Goal 2 – Emphasize public space to support hotel, marina, and residential uses.

Goal 3 – Implement Tax Increment District #38.

### **South Gateway**

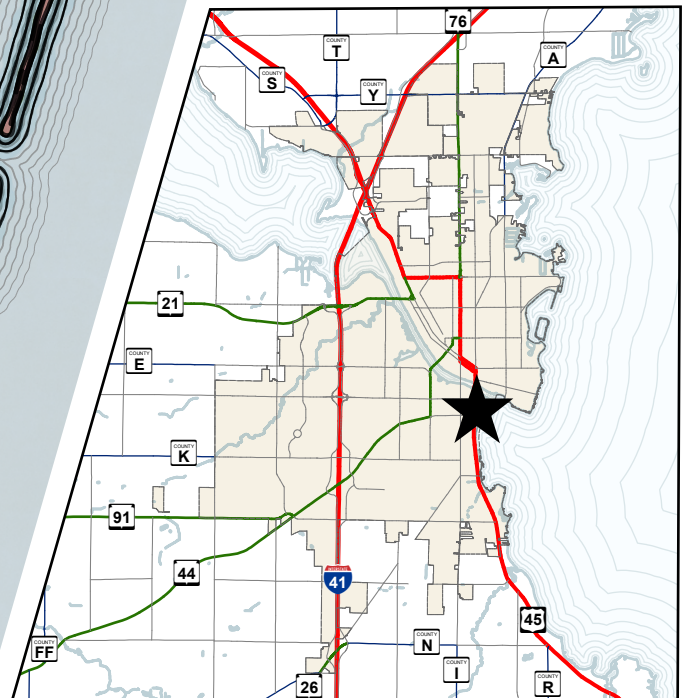
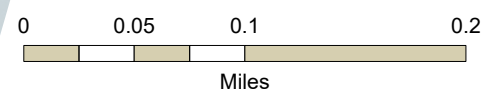
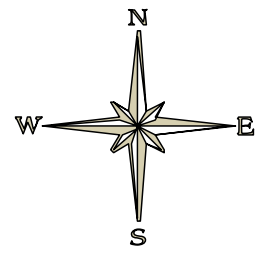
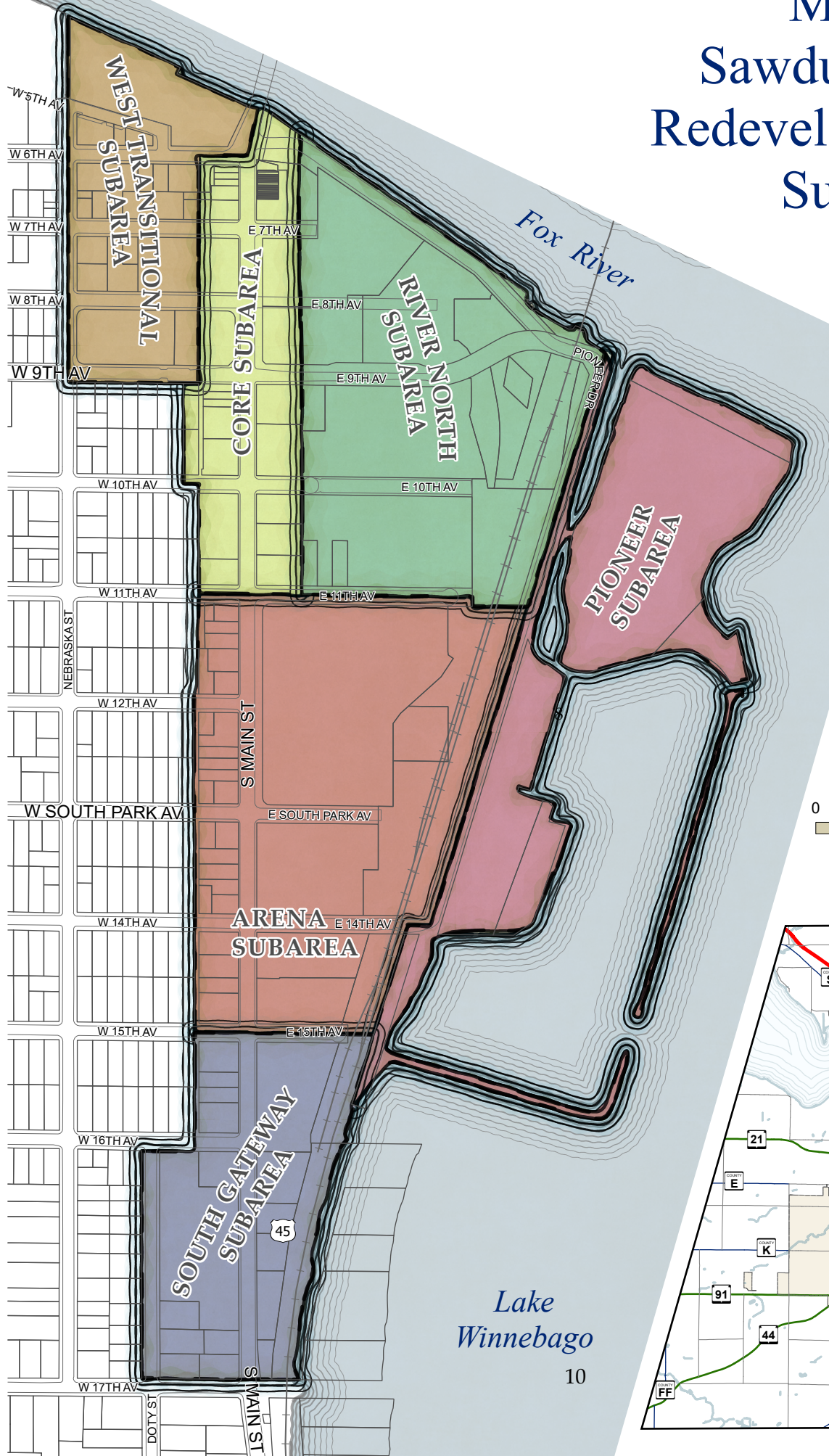
Goal 1 – Support Blended Waxes potential expansion.





# Map 1A

## Sawdust District Redevelopment Area Subareas



## CONSISTENCY WITH LOCAL PLANS

This redevelopment plan is consistent with the recommendations contained in the Sawdust District Master Plan, and the City of Oshkosh Comprehensive Plan. This document is available for inspection at City Hall during normal business hours. Contact the Planning Department (920) 236-5059 for more information.

## EXISTING LAND USE AND ZONING

Existing land uses across the 122 lots composing the Redevelopment District are depicted on Map 2 in subsequent pages.

The District provides a mix of uses east of South Main Street and transition to more residential uses to the south. On the west side of South Main Street, the District largely exhibits the South Shore's historic industrial uses, although that is changing with the Oshkosh Arena. The west side of South Main Street offers the most potential for development in the form of large vacant sites. At the north side of the District, the block between 6<sup>th</sup> and 7<sup>th</sup> Avenues along South Main Street provides an intact historic street wall exhibiting potential for mixed use and gateway development.

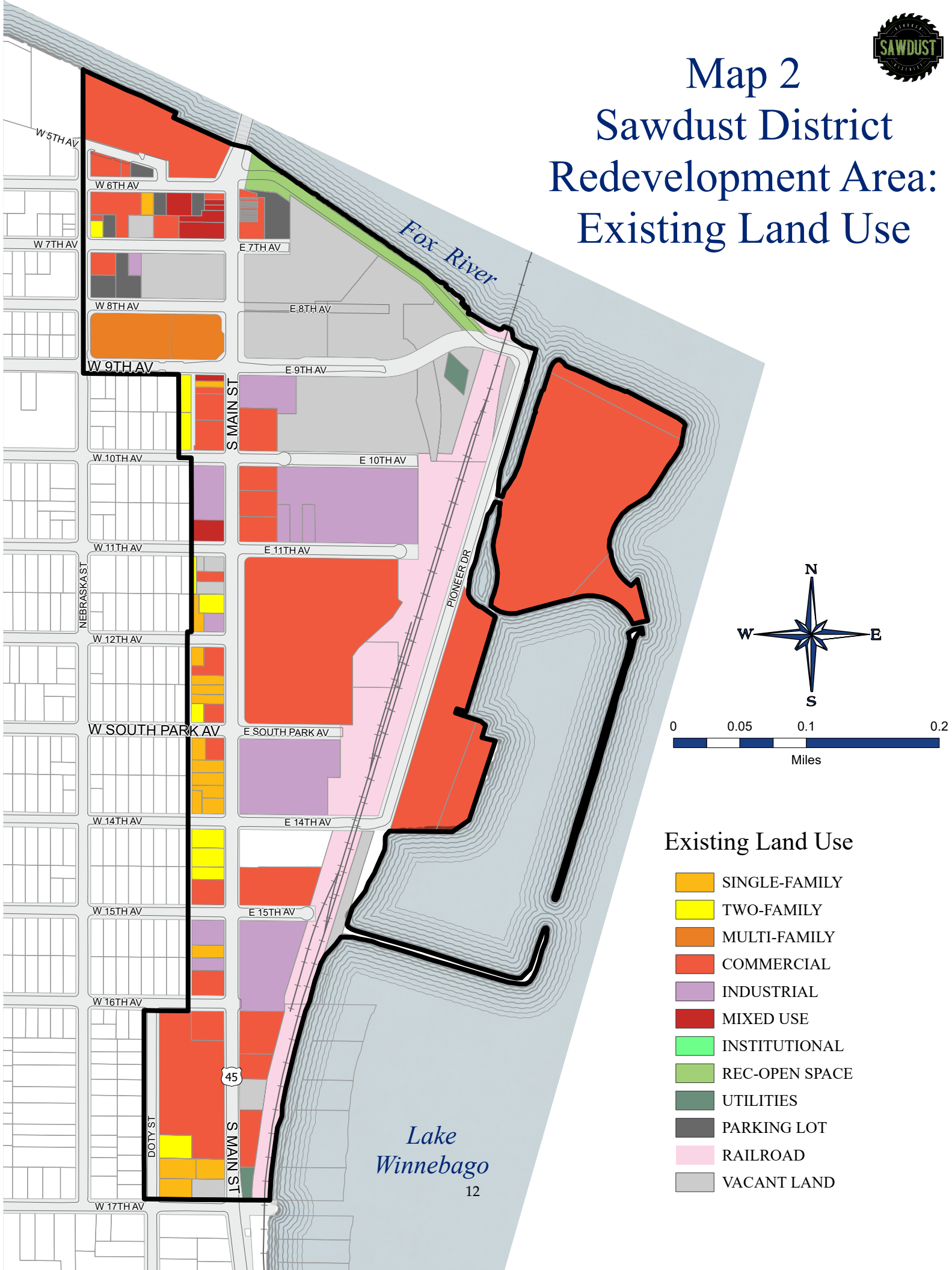
Land uses include single family attached, single family detached, multifamily, mixed use, commercial, office, entertainment/hospitality, industrial, public/semi-public, parks/open space, marina, rail/utilities, parking, and vacant land.

The majority of the Redevelopment District is zoned HI- Heavy Industrial, UMU -Urban Mixed-Use, and RMU – Riverfront Mixed-Use. There are two overlay districts: RF-O, Riverfront Overlay, and PD-O, Planned Development Overlay.



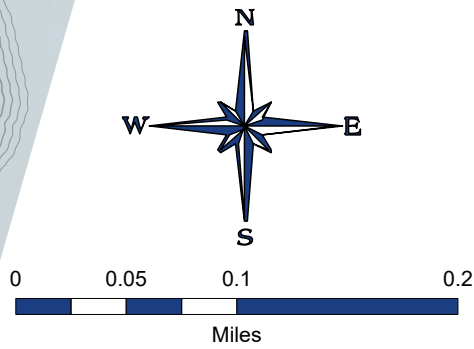
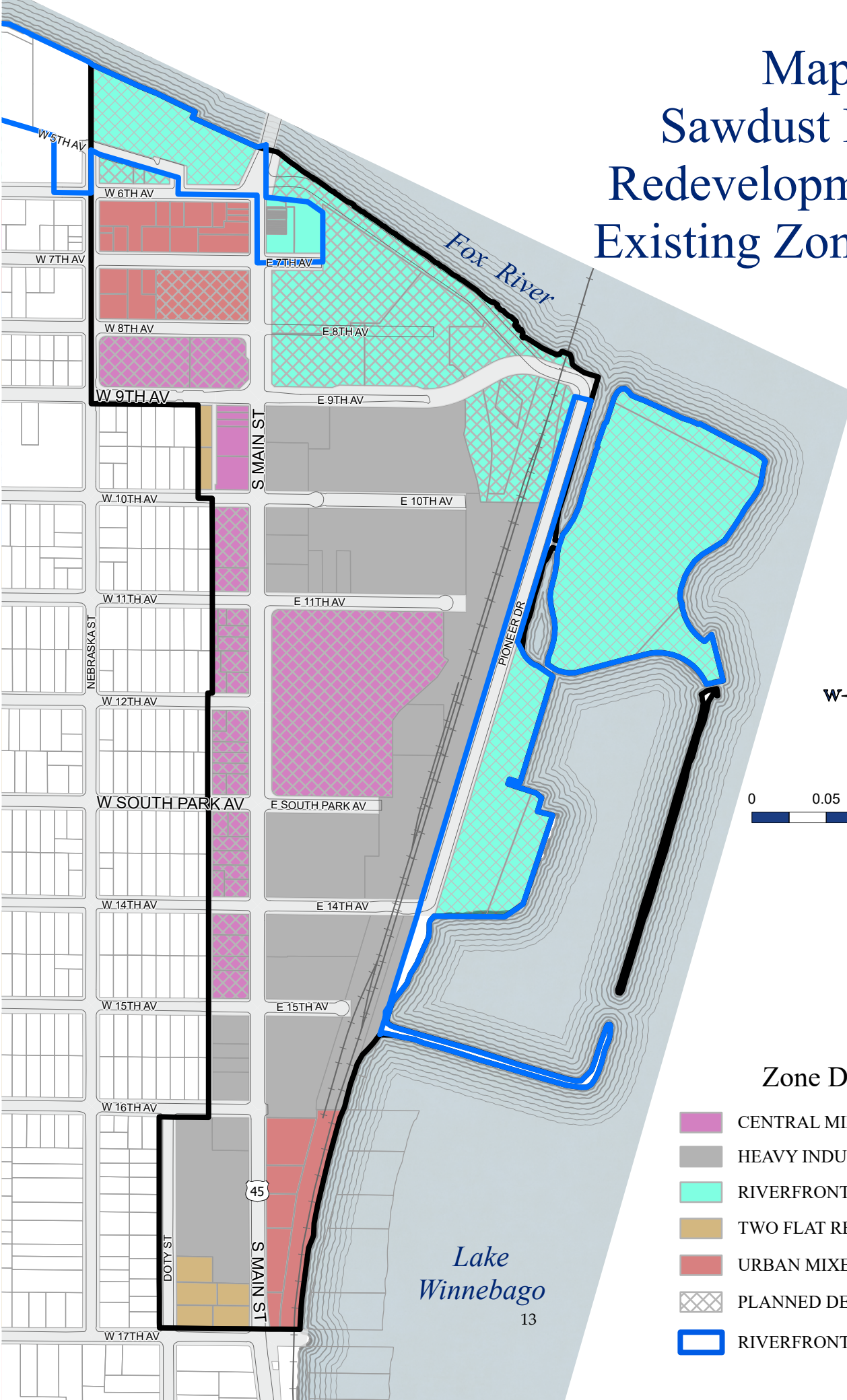









# Map 2 Sawdust District Redevelopment Area: Existing Land Use





# Map 3 Sawdust District Redevelopment Area: Existing Zone Districts



- Zone District**
-  CENTRAL MIXED USE
  -  HEAVY INDUSTRIAL
  -  RIVERFRONT MIXED USE
  -  TWO FLAT RESIDENTIAL - 10
  -  URBAN MIXED USE
  -  PLANNED DEVELOPMENT OVERLAY
  -  RIVERFRONT OVERLAY

Lake Winnebago  
13

Wisconsin Statute §66.1333 regulates blight elimination and slum clearance. [Section 66.1333 \(2m\)\(bc\)](#) defines blighted area as:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

According to WI State Statutes 66.1333(2m)(bm):

“Blighted property” means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public



health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.”

The 100.25-acre Sawdust District contains 135 tax parcels totaling 91.27 acres. Of those, 78 parcels totaling 49.22 acres have been identified as blighted, or approximately 49% of the district’s total acreage.

In their current condition, several buildings within the Sawdust District boundary are considered aged, deteriorating, or vacant. Furthermore, much of the land within the District is underutilized and could be redeveloped to a higher and better use compatible with the community’s long-term vision for the area. A District-specific description of existing conditions follows.

## **EXISTING CONDITIONS**

The existing land uses within the proposed boundary for the Sawdust District Redevelopment District are notated specifically on Map 2: Sawdust District Redevelopment Area Existing Land Use Map.

The existing condition of uses are described below based on their location.

### Pioneer Island and adjacent marina

Pioneer Island is a blighted and underutilized property. It is privately owned and currently being utilized as storage for boating equipment and supplies.

### West side of Lake Winnebago at the Fox River

Rail corridor directly adjacent to Lake Winnebago at the southwest corner where the Fox River meets the lake. The rail corridor runs the length of the Redevelopment district along the west shore of Lake Winnebago.

### North end of District east of Main Street

Primarily industrial and vacant land uses north of the Oshkosh Arena. The industrial property here is primarily blighted and functionally obsolete, although there may be operations ongoing within some of the buildings.





Northwest end of the District west of Main Street

North of 11<sup>th</sup> Street there is a diverse mix of uses, including commercial, mixed use, industrial, multi-family attached, office, vacant, and public/semi-public land. Some of the properties are blighted, while some are not.

South of South Park Avenue, East of Main Street

The rail corridor continues along the lake. There is a mix of industrial properties, office, public/semi-public, and commercial uses. Blighted property exists within this area, along with underutilized property which is not performing to its highest and best use.

South of 11<sup>th</sup> Ave., West of Main Street

There are many single-family homes within this part of the district, many of which are blighted. There are also some blighted commercial uses adjacent to or part of vacant parcels. On the south end of the district are some large parcels of vacant, former industrial property which is blighted and prime for redevelopment.

## **PROPOSED LAND USE AND REDEVELOPMENT PROJECTS**

There are several properties that are conducive to redevelopment by physical condition. Property owners should be contacted and met with to discuss options and opportunities for improvements to the structure, interior, and façade. Investment in these properties will support rentability as well as the increase in property value.

Most of the single-family residential properties are envisioned to be transitioned into office, commercial, or mixed-use. Along Main Street, parcels which front the street across from and north of the Oshkosh Arena are proposed to be mixed use developments, some with higher density multi-family on property off of Main Street, between 9<sup>th</sup> and 11<sup>th</sup> Avenue.

Pioneer Island and the block south of the Oshkosh Arena (along with one parcel on the north end of the district on the west side of Main Street) are identified as proposed Entertainment and Hospitality uses.

Office uses are proposed for the very northern two blocks on the east side of Main Street, and along the southern end of Main Street between 14<sup>th</sup> and 16<sup>th</sup> Avenue.



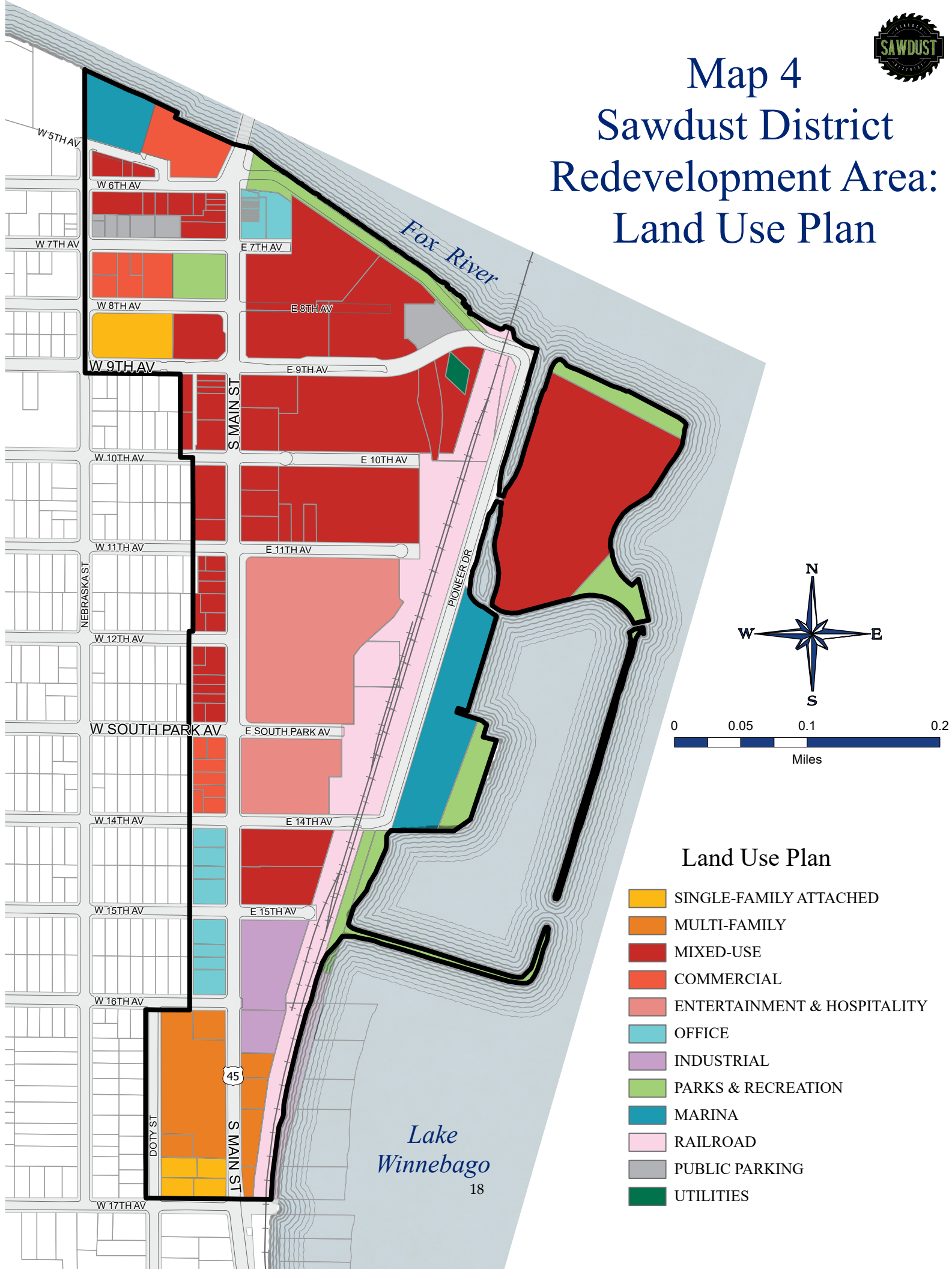
Only one property is proposed to remain industrial, which is along the southern edge of the district on the east side of Main Street.

A significant number of parks and open space is proposed for the northeastern edge of the district along the Fox River and Lake Winnebago, south to the area in line with 14<sup>th</sup> Avenue.





# Map 4 Sawdust District Redevelopment Area: Land Use Plan



## **PROJECT IMPLEMENTATION**

The City anticipates redevelopment in the District in the coming years, particularly in the form of medium to high density mixed use/commercial uses along Main Street, and hospitality/entertainment within and around Pioneer Island.

The City is willing to engage in informal discussions with developers interested in projects on municipally owned land and may conduct additional proactive efforts to identify and select developers for specific project components. The Sawdust District master plan identifies the types and design of the individual development components to be driven by the redevelopment objectives and proposed uses and projects described previously in this document.

Private redevelopment projects within each subarea are likely to take place in phases over the next five to ten years. Private sector activities would include assemblage of property, demolition, site preparation, and construction of new development and/or rehabilitation of existing buildings. As noted previously, it is hoped that new, high-quality development on Pioneer Island will drive market interest and demand for redevelopment along Main Street in the years that follow.

As commercial and mixed-use reuse are key features of the entire Redevelopment Plan for the District, public improvements, and private redevelopment will need to be carefully coordinated. As outlined in the next section, several public improvements will be required to create a setting that will facilitate the level of high-quality private development that is desired. Thus, not only is the timing of the improvements important, but so is the financing, which will likely rely significantly on the property taxes paid by the new projects. As such, the City may explore creation of a tax increment finance district in the future that encompasses some or all the parcels in the Sawdust Redevelopment District.

Future development projects will be subject to a development agreement with the City that specifies the type, quality and density/intensity of the project, the development schedule, and the use of TIF and other forms of public participation, if any, in addition to other terms and conditions that will ensure high quality, financially feasible projects.

## **PROPOSED PUBLIC IMPROVEMENTS AND UTILITIES**

Central to this Redevelopment Plan are public improvements for the redevelopment of vacant or underutilized properties, business stimulation and support, public circulation and safety, wayfinding and streetscape, landscaping, and private redevelopment. Aesthetics of the area are also a high priority.

The following is a list of potential public project activities, which include, but are not limited to:



- Streetscape and public space improvements (e.g., pedestrian plazas, greenspace/public parkland, on-street pedestrian/bicycle paths, wayfinding signage, lighting, benches, etc.);
- Public infrastructure improvements (utility construction and/or relocation, right-of-way, stormwater management system improvements/construction, parking, street realignment, intersection improvements etc.);
- Site assemblage, environmental assessment, clean-up, and site preparation;
- Relocation of displaced businesses, if applicable; and
- Administration (e.g. marketing, developer recruitment, financial administration).

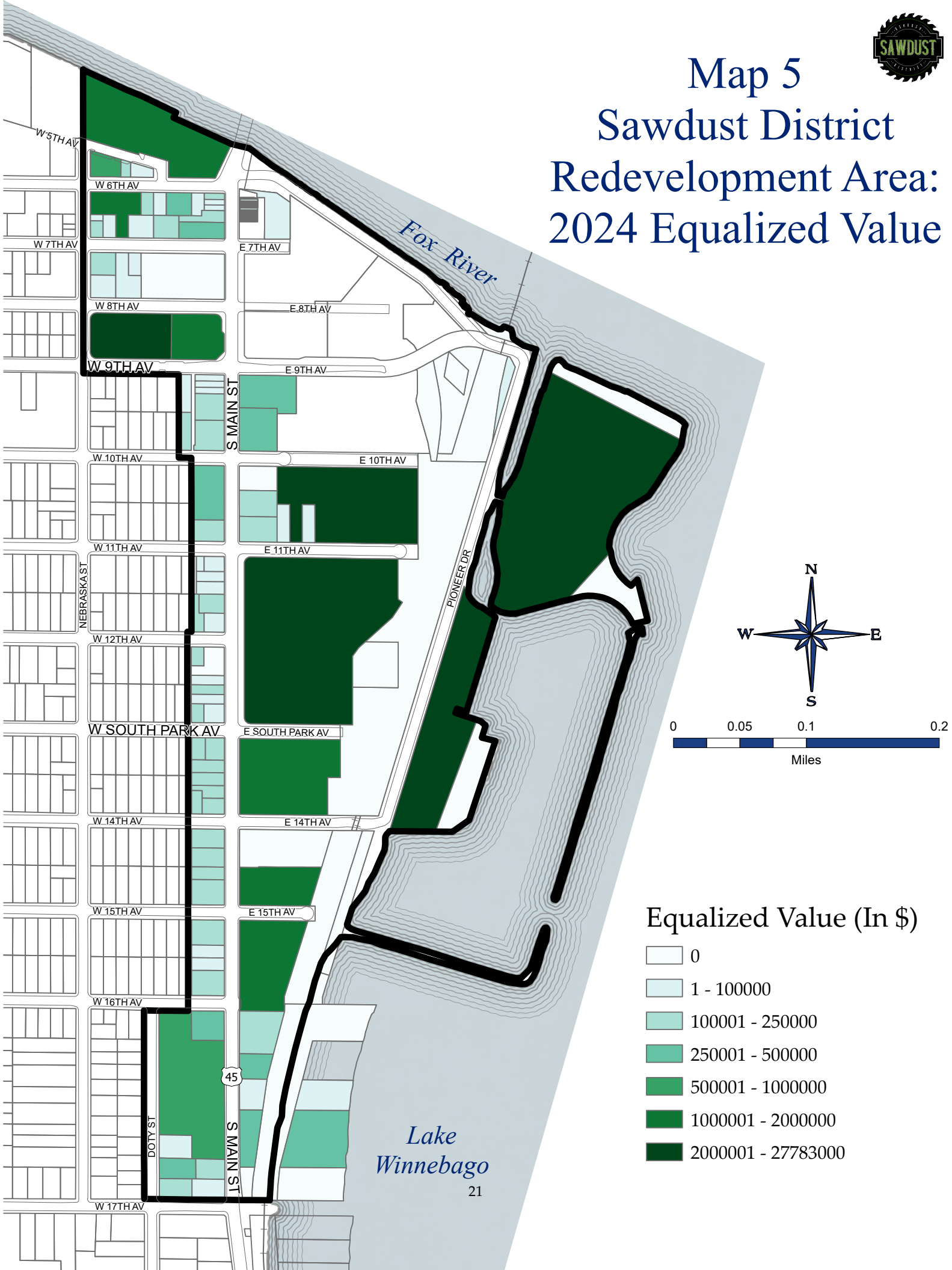
### **STANDARDS OF POPULATION DENSITY, LAND COVERAGE AND BUILDING DENSITY AFTER DEVELOPMENT**

Properties in the Sawdust District Redevelopment District will be developed in accordance with applicable municipal zoning, and other land use regulations.





# Map 5 Sawdust District Redevelopment Area: 2024 Equalized Value



## **PROJECT FINANCING**

Sources of revenues for project expenses may include but are not limited to: private capital and loans, tax increments, state and federal grants, private foundation grants, utility funds, and other City funds as authorized by the City Council. The financing of improvements can be accomplished in several different ways, including bonding through a Community Development Authority, as provided in Wis. Stat. §66.1333.

In addition, the City may choose to bond separately for improvements through their normal borrowing channels. Tax Increment District 31, 32, and 38 have been established within the boundaries of the district and have been utilized to stimulate redevelopment already and will continue to be accessed for redevelopment purposes.

## **PERFORMANCE STANDARDS**

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions.

## **PLAN AMENDMENTS**

This plan may be amended at any time in accordance with the provisions of Wis. Stat. §66.1333(11). If the plan is modified, a public hearing will be conducted by the RDA. All modifications to the plan must be recommended by the RDA, and approved by the City Council by a two-thirds majority.

## **RELOCATION OF DISPLACED PERSONS AND BUSINESSES**

Persons and businesses displaced by project activities will be relocated in accordance with applicable state laws and regulations. Relocation plans for the project will be filed with the Department of Administration. These plans will be the basis for all relocation payments made as part of this project.

## **LAND DISPOSITION**

The City may acquire land because of the implementation of this plan. All negotiations will follow the legal requirements imposed on the City for land acquisition.



## TERMINATION

This redevelopment plan and area will be terminated by the Common Council when the City determines that the goals of the Sawdust District Redevelopment Plan have been met.

## BLIGHTED AREA FINDING

Redevelopment is done to affect removal of blight and to promote economic development, enhance community character and increase quality of life. Redevelopment Resources, a Madison-based economic development consulting firm along with City staff evaluated the property proposed for inclusion in the redevelopment district and determined that the properties contained in the area meet the statutory requirement of a redevelopment district.

This redevelopment plan finds that not less than a predominance or substantial number of the properties within the proposed redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wisconsin Statute §66.1333 that they demonstrate deteriorating architecture, obsolete and vacant buildings that are a physical hazard, inappropriate land uses, economically obsolete uses, environmental concerns, poor or unsafe access for pedestrians, or other statutory factors meeting the definition of blight that do not comply with adopted City planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the area may be included in the District. The purpose for inclusion of these non-blighted properties is to comprehensively address the redevelopment district in the long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this Redevelopment District.

The criterion for defining conditions of blight in this analysis is the statutory definition of blight appearing in Wis. Stat. §66.1333. "Blight elimination and slum clearance," was defined above in the Existing Conditions section. Map 6 identifies parcels that meet blight determination criteria.

"Blighted area" means any of the following: [66.1333\(2m\)\(b\)](#)

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.





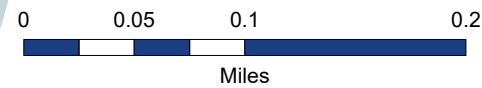
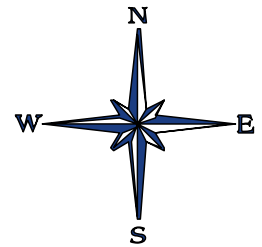
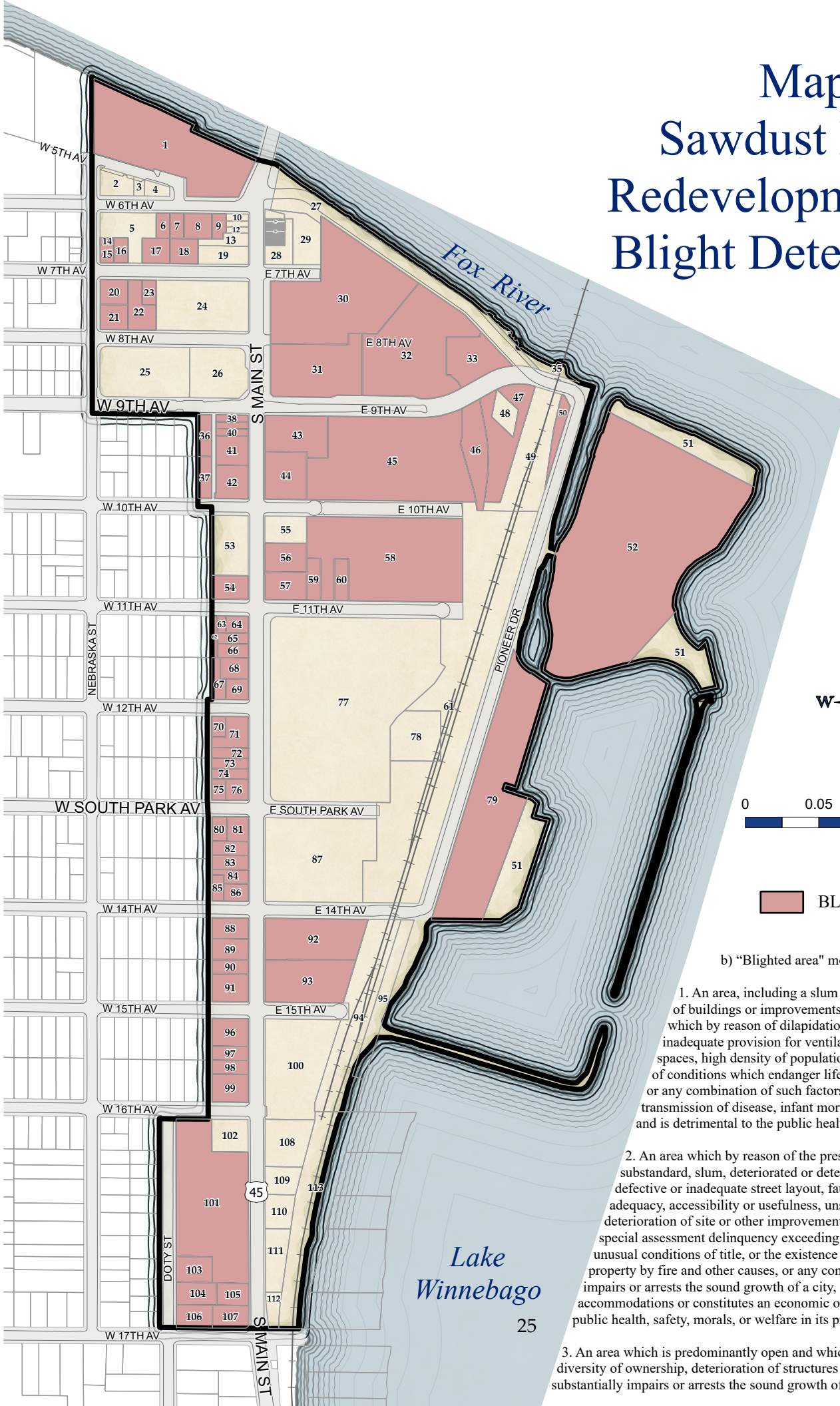
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community





# Map 6 Sawdust District Redevelopment Area: Blight Determination



 **BLIGHTED PROPERTY**

b) "Blighted area" means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.
2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

## REDEVELOPMENT IN ACTION

Next steps following approval of this Redevelopment District Plan including the following:

Based on the blight findings detailed in the previous sections, it is determined that a predominance or substantial number of properties within the redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wis. Stat. §66.1333 for the following reasons:

- Economic blight due to properties not developed to the highest and best use.
- Vacant and/or obsolete facilities.
- Potential of environmental concerns due to historical uses.
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Inappropriate land use within the context of the surrounding area for a significant number of properties along the South Main Street Corridor and Pioneer Island area.

It is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth of the City of Oshkosh. Only through comprehensive redevelopment of much of this area will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.



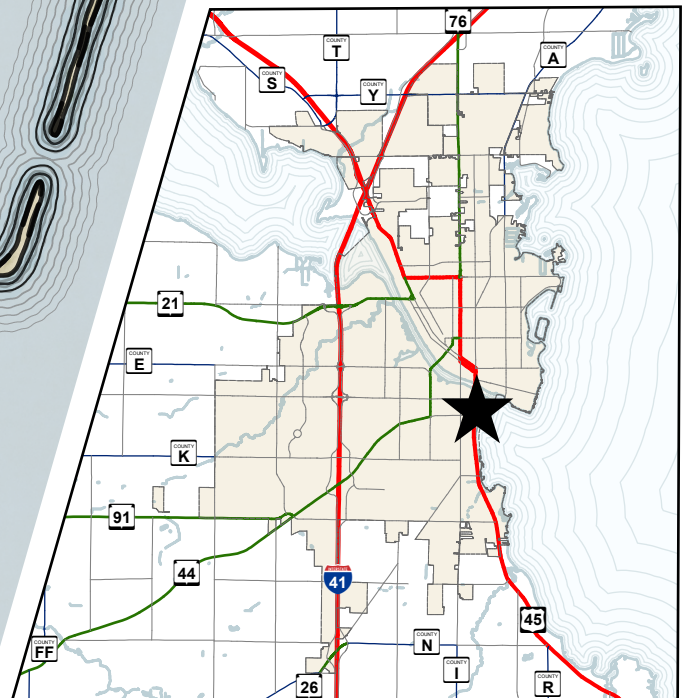
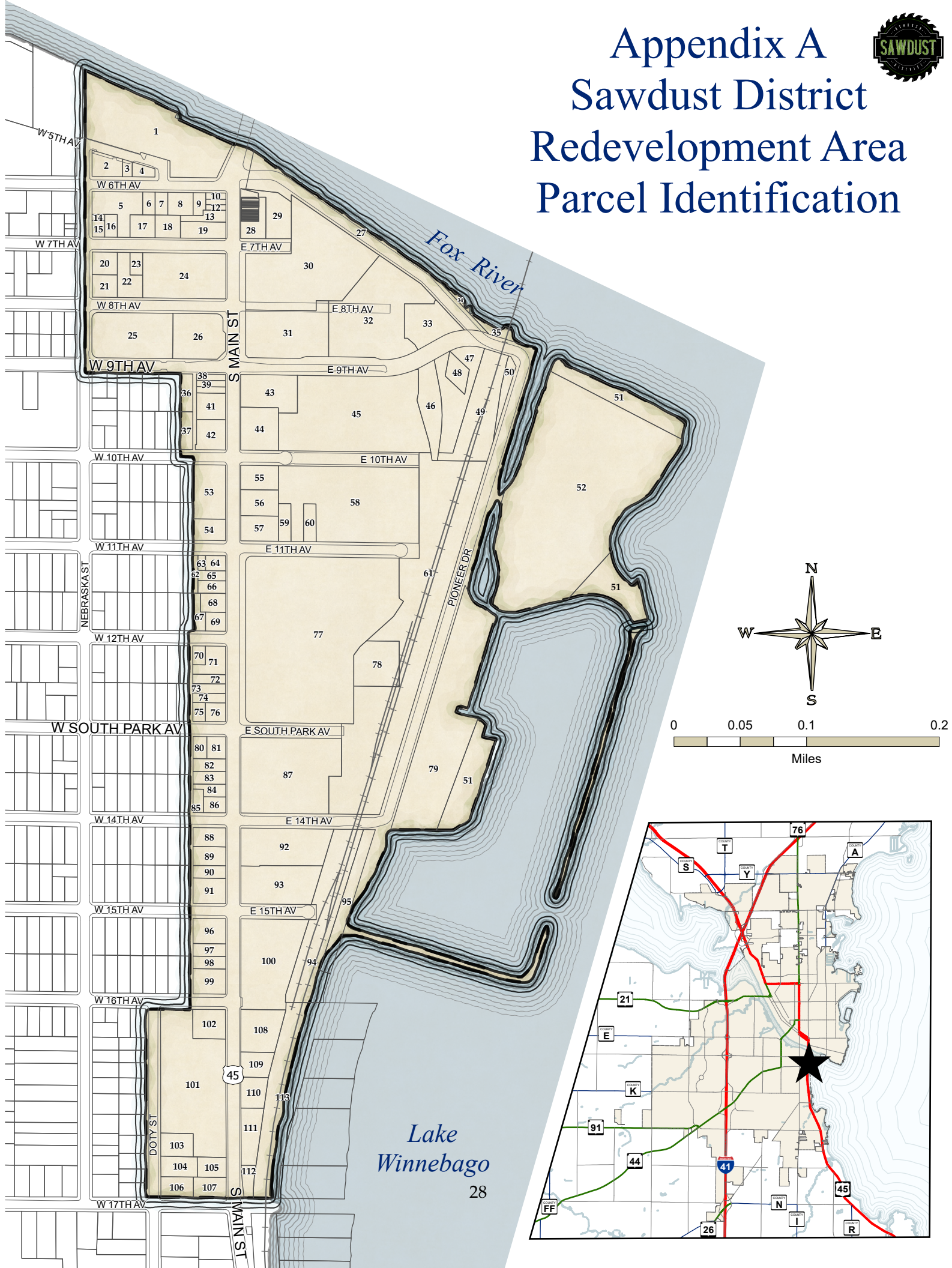
## APPENDICES





# Appendix A

## Sawdust District Redevelopment Area Parcel Identification



APPENDIX B - PARCEL DATA

MAP NUMBER	TAX ID	OWNER	ADDRESS	Property Class	ZONING DISTRICT	PROPERTY DESCRIPTION	LIVING UNITS	ASSESSED LAND VALUE	ASSESSED IMPROVEMENT VALUE	TOTAL ASSESSED VALUE	EQUALIZED VALUE	SQUARE FOOTAGE	ACRES	BLIGHT DETERMINATION BASIS*
1	90300030000	RIVERFRONT DEVELOPMENT LLC	501 S MAIN ST	COMMERCIAL	RMU-PD-RFO	LOTS 1 THRU 9 ALSO LOT 10 WLY OF S MAIN ST ALSO E 22 FT OF VAC NEBRASKA ST N OF A LI 8 FT S OF S LI OF LOT 1 ALSO N 8FT OF W 200 FT OF VAC W 5TH AVE E OF NEBRASKA ST ALSO THAT		\$ 392,400	\$ 409,400	\$ 801,800	\$ 1,158,600	121,097	2.78	I
2	90300100000	50 WEST 6TH STREET LLC	50 W 6TH AVE	COMMERCIAL	RMU-PD	LOT 1 CSM 1252 DOC #611506 R OF D		\$ 31,700	\$ 441,800	\$ 473,500	\$ 684,200	10,581	0.24	N
3	90300100100	HINRICHS HOLDINGS LLC	40 W 6TH AVE	COMMERCIAL	RMU-PD	LOT 2 CSM 1252 DOC #611506 R OF D		\$ 7,400	\$ 137,800	\$ 145,200	\$ 209,800	2,467	0.06	N
4	90300110000	50 WEST 6TH STREET LLC	0 W 5TH AVE	COMMERCIAL	RMU-PD	LOT 3 CSM 1252 DOC #611506 R OF D		\$ 12,400	\$ -	\$ 12,400	\$ 17,900	4,136	0.09	N
5	90300330000	LOTUS PROPERTIES LLC	45 W 6TH AVE	COMMERCIAL	UMU	LOTS 1,2,3,4 & 14 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 50,600	\$ 700,900	\$ 751,500	\$ 1,085,900	22,500	0.52	N
6	90300360000	RICHARD WARRICK	31 W 6TH AVE	RESIDENTIAL	UMU	LOT 5 BLK 6 PLAT OF ORIGINAL 3RD WARD	1	\$ 7,700	\$ 76,900	\$ 84,600	\$ 122,200	4,500	0.10	G, H, I
7	90300370000	BROOKLYN BUILDINGS INC	0 W 6TH AVE	COMMERCIAL	UMU	LOT 6 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 13,500	\$ -	\$ 13,500	\$ 19,500	4,500	0.10	I
8	90300390000	ROBIN L SCHROEDER	17 W 6TH AVE	COMMERCIAL	UMU	LOT 7 & 8 BLK 6 PLAT OF ORIGINAL 3RD WARD	1	\$ 27,000	\$ 241,500	\$ 268,500	\$ 388,000	9,000	0.21	I
9	90300400000	BAGO LOFTS INC	0 W 6TH AVE	COMMERCIAL	UMU	LOT 9 EXC E 10 FT OF S 21.75 FT BLK 6 PLAT OF ORIGINAL 3RDWARD		\$ 15,000		\$ 15,000	\$ 21,700	4,282	0.10	I
10	90300410000	BAGO LOFTS INC	601 S MAIN ST	COMMERCIAL	UMU	LOT 10 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 10,000	\$ 67,800	\$ 77,800	\$ 112,400	2,000	0.05	
11	90300420000	EQUITY TRUST CO CUSTODIAN FBO D CUSHMAN	603 S MAIN ST	COMMERCIAL	UMU	LOT 11 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 7,800	\$ 37,400	\$ 45,200	\$ 65,300	1,734	0.04	
12	90300530000	EQUITY TRUST CO CUSTODIAN FBO D CUSHMAN	605 S MAIN ST	COMMERCIAL	UMU	ORIGINAL PLAT LOT 21 BLK 6		\$ 7,800	\$ 54,200	\$ 62,000	\$ 89,600	1,734	0.04	
13	90300550000	BROOKLYN DEVELOPMENTS LLC	607 S MAIN ST	COMMERCIAL	UMU	E 10 FT OF S 21.75 FT OF LOT 9 ALSO ALL OF LOT 22 ALSO LOTS19 & 20 EXC S 65 FT ALSO N 25 FT OF LOT 23 BLK 6 PLAT OF ORIGINAL 3RD WARD	2	\$ 25,700	\$ 120,800	\$ 146,500	\$ 211,700	6,450	0.15	
14	90300430000	PHILIP H BAIER	608 NEBRASKA ST	COMMERCIAL	UMU	N 25 FT OF LOT 12 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 3,800	\$ 11,500	\$ 15,300	\$ 22,100	1,250	0.03	A, G, H, I
15	90300440000	RO TITAN LLC	50 W 7TH AVE	RESIDENTIAL	UMU	S 65 FT OF LOT 12 BLK 6 PLAT OF ORIGINAL 3RD WARD	2	\$ 5,700	\$ 65,800	\$ 71,500	\$ 103,300	3,250	0.07	I
16	90300450000	LOTUS PROPERTIES LLC	0 W 7TH AVE	COMMERCIAL	UMU	LOT 13 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 13,500	\$ 2,700	\$ 16,200	\$ 23,400	4,500	0.10	I
17	90300470000	BOZEMAN CAPITAL GROUP LLP	0 W 7TH AVE	COMMERCIAL	UMU	LOT 5 15 & 16 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 22,400		\$ 22,400	\$ 32,400	9,000	0.21	I
18	90300490000	DONS AUTO BODY INC	18 W 7TH AVE	COMMERCIAL	UMU	LOT 5 17 & 18 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 22,400	\$ 136,500	\$ 158,900	\$ 229,600	9,000	0.21	I
19	90300580000	6TH WARD LLC	615 S MAIN ST	COMMERCIAL	UMU	S 65 FT OF LOTS 19 & 20 ALSO S 20 FT OF LOT 23 ALSO ALL OF LOT 24 BLK 6 PLAT OF ORIGINAL 3RD WARD		\$ 37,900	\$ 198,400	\$ 236,300	\$ 341,500	11,700	0.27	
20	90300760000	FINISHLINE PROPERTIES INC	51 W 7TH AVE	COMMERCIAL	UMU	LOTS 1 & 2 BLK 8 PLAT OF ORIGINAL 3RD WARD		\$ 22,400	\$ 96,100	\$ 118,500	\$ 171,200	9,000	0.21	I
21	90300860000	M & D ENTERPRISES OF OSHKOSH LLC	0 NEBRASKA ST	COMMERCIAL	UMU	LOT 12 & 13 BLK 8 PLAT OF ORIGINAL 3RD WARD		\$ 22,400	\$ 8,500	\$ 30,900	\$ 44,700	9,000	0.21	I
22	90300890000	M & D ENTERPRISES OF OSHKOSH LLC	0 W 8TH AVE	COMMERCIAL	UMU	LOTS 3, 14 & 15 BLK 8 PLAT OF ORIGINAL 3RD WARD		\$ 27,100	\$ 14,500	\$ 41,600	\$ 60,100	13,500	0.31	I
23	90300770000	DONS AUTO BODY INC	35 W 7TH AVE	COMMERCIAL	UMU	LOT 4 BLK 8 PLAT OF ORIGINAL 3RD WARD		\$ 13,500	\$ 15,300	\$ 28,800	\$ 41,600	4,500	0.10	I
24	90300780100	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 8TH AVE	OTHER	UMU-PD	ALL OF LOTS 5 THROUGH 11 AND ALL OF LOTS 16 THROUGH 22, AND ALL OF THE VAC PUBLIC ALLEY LOC BTN W 7TH AND W 8TH AVES, ALL IN BLK 8 PLAT OF ORIGINAL 3RD WARD						55,800	1.28	
25	90301310000	MK1 LLC	800 NEBRASKA ST	COMMERCIAL	CMU-PD	LOT 1 CSM 6242 DOC #1475152 R OF D	32	\$ 144,300	\$ 1,688,300	\$ 1,832,600	\$ 2,648,100	57,729	1.33	
26	90301300100	MK LOFTS LLC	8 W 9TH AVE	COMMERCIAL	CMU-PD	LOT 1 CSM 7845 DOC #1869792 AND #1871307 R OF D		\$ 90,400	\$ 773,200	\$ 863,600	\$ 1,247,900	36,488	0.84	
27	90301360000	CITY OF OSHKOSH	0 PIONEER DR	OTHER	RMU-PD	LOT 3 CSM 8005 DOC #1899509 R OF D						74,500	1.71	
28 #1	90301350100	BROOKLYN CONDOMINIUM ASSOC	600 S MAIN ST UNIT #1	COMMERCIAL	RMU-RFO	UNIT #1 OF BROOKLYN OFFICE CONDOMINIUM & 1.18948% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,000	\$ 2,400	\$ 3,400	\$ 4,900	222	0.01	
28 #2	90301350200	GD/RL KORTHALS TRUST/KP&D SCHROEDER	600 S MAIN ST UNIT #2	COMMERCIAL	RMU-RFO	UNIT #2 BROOKLYN OFFICE CONDOMINIUM & 1.47495% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,200	\$ 3,100	\$ 4,300	\$ 6,200	276	0.01	
28 #4	90301350400	BROOKLYN CONDOMINIUM ASSOC	600 S MAIN ST UNIT #4	COMMERCIAL	RMU-RFO	UNIT #4 BROOKLYN OFFICE CONDOMINIUM & 1.25518% OF THE COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,100	\$ 2,400	\$ 3,500	\$ 5,100	235	0.01	

\*BLIGHT DETERMINATION BASIS

A = Dilapidated, B = Obsolescence, C = Faulty, D = Unsafe, E = Obsolete Plat, F = Diversity, G = Deteriorating, H = Deterioration, I = Impaired



APPENDIX B - PARCEL DATA

MAP NUMBER	TAX ID	OWNER	ADDRESS	Property Class	ZONING DISTRICT	PROPERTY DESCRIPTION	LIVING UNITS	ASSESSED LAND VALUE	ASSESSED IMPROVEMENT VALUE	TOTAL ASSESSED VALUE	EQUALIZED VALUE	SQUARE FOOTAGE	ACRES	BLIGHT DETERMINATION BASIS*
28 #5	90301350500	ERDMANN CLINIC LLC	600 S MAIN ST UNIT #5	COMMERCIAL	RMU-RFO	UNIT #5 BROOKLYN OFFICE CONDOMINIUM & 1.33629% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,100	\$ 2,600	\$ 3,700	\$ 5,300	250	0.01	
28 #6	90301350600	GD&RL KORTHALS TRUST/KP&D SCHROEDER	600 S MAIN ST UNIT #6	COMMERCIAL	RMU-RFO	UNIT #6 BROOKLYN OFFICE CONDOMINIUM & 2.38332% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 2,000	\$ 16,000	\$ 18,000	\$ 26,000	446	0.01	
28 #7	90301350700	GD & RL KORTHALS TRUST/KP&D SCHROEDER	600 S MAIN ST UNIT #7	COMMERCIAL	RMU-RFO	UNIT #7 BROOKLYN OFFICE CONDOMINIUM & 2.65394% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 2,200	\$ 21,200	\$ 23,400	\$ 33,800	496	0.01	
28 #8	90301350800	JAMES LARSON ARCHITECT LLC	600 S MAIN ST UNIT #8	COMMERCIAL	RMU-RFO	UNIT #8 BROOKLYN OFFICE CONDOMINIUM & 2.48850% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 2,100	\$ 5,600	\$ 7,700	\$ 11,100	465	0.01	
28 #9	90301350900	WOHLT INVESTMENTS LLC	600 S MAIN ST UNIT #9	COMMERCIAL	RMU-RFO	UNIT #9 BROOKLYN OFFICE CONDOMINIUM & 3.58988% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 3,000	\$ 6,800	\$ 9,800	\$ 14,200	671	0.02	
28 #10	90301351000	KUETTNER FINANCIAL HOLDINGS LLC	600 S MAIN ST UNIT #10	COMMERCIAL	RMU-RFO	UNIT #10 BROOKLYN OFFICE CONDOMINIUM & 1.49081% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,300	\$ 3,000	\$ 4,300	\$ 6,200	279	0.01	
28 #11	90301351100	KUETTNER FINANCIAL HOLDINGS LLC	600 S MAIN ST UNIT #11	COMMERCIAL	RMU-RFO	UNIT #11 BROOKLYN OFFICE CONDOMINIUM & 1.55765% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,300	\$ 3,100	\$ 4,400	\$ 6,400	291	0.01	
28 #12	90301351200	KUETTNER FINANCIAL HOLDINGS LLC	600 S MAIN ST UNIT #12	COMMERCIAL	RMU-RFO	UNIT #12 OF BROOKLYN OFFICE CONDOMINIUM & 2.24302% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,900	\$ 4,000	\$ 5,900	\$ 8,500	419	0.01	
28 #102	90301351400	GD & RL KORTHALS TRUST/KP & D SCHROEDER	600 S MAIN ST UNIT #102	COMMERCIAL	RMU-RFO	UNIT # 102 BROOKLYN OFFICE CONDOMINIUM & 3.8905% OF COMMONELEMENTS IN DOC #583214 R OF D & DOC #603063 R OF D		\$ 3,300	\$ 68,800	\$ 72,100	\$ 104,200	727	0.02	
28 #103	90301351500	GD & RL KORTHALS TRUST/KP&D SCHROEDER	600 S MAIN ST UNIT #103	COMMERCIAL	RMU-RFO	UNIT #103 BROOKLYN OFFICE CONDOMINIUM & 5.14695% OF COMMONELEMENTS IN DOC #583214 R OF D & DOC #603063 R OF D		\$ 4,300	\$ 82,700	\$ 87,000	\$ 125,700	962	0.02	
28 #104	90301351600	GD & RL KORTHALS TRUST/KP & D SCHROEDER	600 S MAIN ST UNIT #104	COMMERCIAL	RMU-RFO	UNIT #104 BROOKLYN OFFICE CONDOMINIUM & 1.34780% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 1,100	\$ 24,600	\$ 25,700	\$ 37,100	252	0.01	
28 #105	90301351700	KUETTNER FINANCIAL HOLDINGS LLC	600 S MAIN ST UNIT #105	COMMERCIAL	RMU-RFO	UNIT #105 BROOKLYN OFFICE CONDOMINIUM & 2.77297% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 2,300	\$ 20,800	\$ 23,100	\$ 33,400	518	0.01	
28 #106	90301351800	KUETTNER FINANCIAL HOLDINGS LLC	600 S MAIN ST UNIT #106	COMMERCIAL	RMU-RFO	UNIT #106 BROOKLYN OFFICE CONDOMINIUM & 6.39635% OF COMMONELEMENTS IN DOC #383214 R OF D INCL AMENDMENTS		\$ 5,400	\$ 38,200	\$ 43,600	\$ 63,000	1,196	0.03	
28 #107	90301351900	KUETTNER FINANCIAL HOLDINGS LLC	600 S MAIN ST UNIT #107	COMMERCIAL	RMU-RFO	UNIT #107 BROOKLYN OFFICE CONDOMINIUM & 4.05934% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 3,400	\$ 27,200	\$ 30,600	\$ 44,200	759	0.02	
28 #201	90301352000	CONDOR PROPERTIES 600 LLC	600 S MAIN ST UNIT #201	COMMERCIAL	RMU-RFO	UNIT #201 BROOKLYN OFFICE CONDOMINIUM & 3.16616% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 2,700	\$ 38,100	\$ 40,800	\$ 59,000	592	0.01	
28 #202	90301352100	JENCO PROPERTIES LLC	600 S MAIN ST UNIT #202	COMMERCIAL	RMU-RFO	UNITS #3 & #202 BROOKLYN OFFICE CONDOMINIUM & 10.81583% OFCOMMON ELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 9,100	\$ 120,500	\$ 129,600	\$ 187,300	2,022	0.05	
28 #203	90301352200	CONDOR PROPERTIES 600 LLC	600 S MAIN ST UNIT #203	COMMERCIAL	RMU-RFO	UNIT 203 BROOKLYN OFFICE CONDOMINIUM & 5.89635% OF COMMONELEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 5,000	\$ 84,700	\$ 89,700	\$ 129,600	1,102	0.03	

\*BLIGHT DETERMINATION BASIS

A = Dilapidated, B = Obsolescence, C = Faulty, D = Unsafe, E = Obsolete Plat, F = Diversity, G = Deteriorating, H = Deterioration, I = Impaires



APPENDIX B - PARCEL DATA

MAP NUMBER	TAX ID	OWNER	ADDRESS	Property Class	ZONING DISTRICT	PROPERTY DESCRIPTION	LIVING UNITS	ASSESSED LAND VALUE	ASSESSED IMPROVEMENT VALUE	TOTAL ASSESSED VALUE	EQUALIZED VALUE	SQUARE FOOTAGE	ACRES	BLIGHT DETERMINATION BASIS*
28 #204	90301352300	CONDOR PROPERTIES 600 LLC	600 S MAIN ST UNIT #204	COMMERCIAL	RMU-RFO	UNIT #204 BROOKLYN OFFICE CONDOMINIUM & 7.61333% OF COMMONEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 6,400	\$ 110,900	\$ 117,300	\$ 169,500	1,423	0.03	
28 #301	90301352400	WOHLT INVESTMENTS LLC	600 S MAIN ST UNIT #301	COMMERCIAL	RMU-RFO	UNIT 301 OF BROOKLYN OFFICE CONDOMINIUM & 22.12% OF COMMONEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 18,600	\$ 202,800	\$ 221,400	\$ 319,900	4,136	0.09	
28 #304	90301352500	JAMES E LARSON	600 S MAIN ST UNIT #304	COMMERCIAL	RMU-RFO	UNIT #302 BROOKLYN OFFICE CONDOMINIUM & 5.1113% OF COMMONEMENTS IN DOC #583214 R OF D INCL AMENDMENTS		\$ 4,300	\$ 90,100	\$ 94,400	\$ 136,400	956	0.02	
29	90301370100	BROOKLYN ASSOC CONDO OWNERS INC	0 E 7TH AVE	COMMERCIAL	RMU-RFO	LOT 1 CSM 7748 DOC #1847902 R OF D		\$ 56,400	\$ 1,400	\$ 57,800	\$ 83,500	18,757	0.43	
30	90301390300	REDEVELOPMENT AUTH CITY OF OSHKOSH	700 S MAIN ST	OTHER	RMU-PD	LOT 1 CSM 8005 DOC #1899509 R OF D						136,977	3.14	I
31	90301550400	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 E 8TH AVE	OTHER	RMU-PD	LOT 2 CSM 8005 DOC #1899509 R OF D						63,833	1.47	I
32	90301550500	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 E 8TH AVE	OTHER	RMU-PD	LOT 4 CSM 8005 DOC #1899509 R OF D						107,940	2.48	I
33	90301331200	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 E 9TH AVE	OTHER	RMU-PD	THAT PRT SWLY OF LOT 3 CSM 8005 & E OF LOT 4 CSM 8005 AND NO E 9TH AVE.						28,406	0.65	I
34	90306110000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 PIONEER DR	OTHER	RMU-PD	THAT PRT OF SW 1/4 OF SEC 24, T18N, R16E OF THE 4TH PRINCIPAL MERIDIAN, IN THE ORIG 3RD DESC AS FOLLOWS: COM AT THE INTERSECTION OF E LINE OF S MAIN ST AND THE EST HARBOR						11,025	0.25	
35	90306110100	WISCONSIN CENTRAL LTD	0 PIONEER DR	OTHER	RMU-PD	SW1/4 SEC 24-18-16 LYG NLY OF NLY LI OF PIONEER DR W OF CHANNEL KNOWN AS NORTHWEST PASSAGE & S OF SLY HARBOR LI OFFOX RIVER						7,855	0.18	
36	90301850000	GOLLNICK INDUSTRIES INC	17 W 9TH AVE	RESIDENTIAL	TR-10	LOT 8 BLK 16 PLAT OF ORIGINAL 3RD WARD	2	\$ 10,000	\$ 40,300	\$ 50,300	\$ 72,700	7,500	0.17	G, I
37	90301960000	SAWDUST DEVELOPMENT 915 LLC	14 W 10TH AVE	RESIDENTIAL	TR-10	LOT 19 BLK 16 PLAT OF ORIGINAL 3RD WARD	2	\$ 12,500	\$ 78,800	\$ 91,300	\$ 131,900	7,500	0.17	G, I
38	90301860000	901 SOUTH MAIN LLC	901 S MAIN ST	COMMERCIAL	CMU	LOT 10 & N 25 FT OF LOT 9 BLK 16 PLAT OF ORIGINAL 3RD WARDEX THAT POR DED FOR ALLEY V171 P208	2	\$ 10,100	\$ 38,600	\$ 48,700	\$ 70,400	2,875	0.07	G, H, I
39	90301870000	GOLLNICK RENTALS INC	905 S MAIN ST	MANUFACTURING	CMU	S 25 FT OF N 50 FT OF LOT 9 & N1/2 OF LOT 11 BLK 16 PLAT OF ORIGINAL 3RD WARD EX THAT POR DED FOR ALLEY V171 P208	1	\$ 7,100	\$ 35,400	\$ 42,500	\$ 61,400	2,875	0.07	G, H, I
40	90301880000	JAMES C GOLLNICK	907 S MAIN ST	MANUFACTURING	CMU	S 25 FT OF N1/2 OF LOT 9 & S1/2 OF LOT 11 BLK 16 PLAT OF ORIGINAL 3RD WARD EX THAT POR DED FOR ALLEY V171 P208		\$ 7,100	\$ 28,300	\$ 35,400	\$ 51,200	2,875	0.07	H, I
41	90301990000	SAWDUST DEVELOPMENT 915 LLC	913 S MAIN ST	COMMERCIAL	CMU	S1/2 OF LOT 9 & ALL OF LOTS 23, 24 & N 30 FT OF LOTS 20, 21 & 22 BLK 16 PLAT OF ORIGINAL 3RD WARD EX THAT POR DED FOR ALLEY V171 PGS 208 & 209		\$ 30,100	\$ 81,400	\$ 111,500	\$ 161,100	12,075	0.28	G, H, I
42	90301980000	TITAN COMMERCIAL LLC	923 S MAIN ST	COMMERCIAL	CMU	S 120 FT OF LOTS 20, 21, & 22 BLK 16 ORIGINAL PLAT EX THAT POR DED FOR ALLEY V171 P209		\$ 38,400	\$ 123,600	\$ 162,000	\$ 234,100	13,900	0.32	G, H, I
43	90302000000	G REINKE & CO INC	900 S MAIN ST	COMMERCIAL	HI	LOTS 1 & 4 ALSO N 55 FT OF LOT 2, N 130 FT OF LOT 3 & W 25 FT OF LOT 5 BLK 17 PLAT OF ORIGINAL 3RD WARD		\$ 76,600	\$ 209,900	\$ 286,500	\$ 414,000	30,750	0.71	I
44	90302040000	GRANCY LLC	920 S MAIN ST	COMMERCIAL	HI	S 20 FT OF LOTS 2 & 3 ALSO ALL OF LOTS 13, 14 & 15 BLK 17 PLAT OF ORIGINAL 3RD WARD		\$ 63,500	\$ 144,300	\$ 207,800	\$ 300,300	25,500	0.59	I
45	90302080200	EVERETT IND BLDG CO	36 E 10TH AVE	COMMERCIAL	HI	LOT 1 CSM 8070 DOC #1911543 R OF D		\$ 192,000	\$ 794,200	\$ 986,200	\$ 1,425,100	162,511	3.73	H, I
46	90301331000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 PIONEER DR	OTHER	RMU-PD	LOT 1 CSM 6007 DOC #1418291 R OF D EXC THAT PRT IN LOT 1 CSM 7748 DOC #1847902 R OF D EXC THAT LAND NORTH OF VAC 9TH AVE IN CSM 7947 DOC #1888688 R OF D						26,143	0.60	I
47	90301330800	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 E 9TH AVE	OTHER	RMU-PD	LOT 3 CSM 7947 DOC #1888688 R OF D						38,724	0.89	I

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APPENDIX B - PARCEL DATA

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48	90302110000	WIS PUBLIC SERVICE CORP	0 E 9TH AVE	OTHER	RMU-PD	BEG AT A PT ON C/L VAC E 9TH AVE 250 FT E OF EXT W LI BLK 14SLY AT AN ANGLE OF 80D TO C/L OF E 9TH AVE 100 FT NWLY AT AN ANGLE OF 57D 107.31 FT NELY AT AN ANGLE OF 123D 100 FT SELY						10,731	0.25	
49	90301330300	WISCONSIN CENTRAL LTD	0 PIONEER DR	OTHER	RMU-PD	LOT 2 CSM 6007 DOC #1418291 R OF D						55,856	1.28	
50	90301340000	BERGSTROM CORP	0 E 9TH AVE	COMMERCIAL	RMU-PD	THAT PRT OF BLKS 14 & 18 & OF VAC E 9TH AVE IN DOC #532369EXC PRT IN VOL 1105 PG 166 R OF D PLAT OF ORIGINAL 3RD WARD		\$ 5,300		\$ 5,300	\$ 7,700	8,850	0.20	I
51	90306120000	STATE OF WISCONSIN	0 PIONEER DR	OTHER	RMU-PD-RFO	THAT PRT OF N1/2 SEC 25-18-16 E OF PLAT OF ORIGINAL 3RDWARD						347,593	7.98	
52	90302100000	PIONEER ISLAND LLC	1000 PIONEER DR	COMMERCIAL	RMU-PD-RFO	THAT PRT OF BLK 18, 23, 28, 32, 35 & 36 LYG E OF E LI OF PIONEER DR EXC NE PASSAGE ALSO VAC E 9TH AVE E 10TH AVE E11TH AVE E SO PARK AVE & E 14TH AVE E OF E LI PIONEER DR		\$ 1,370,300	\$ 570,700	\$ 1,941,000	\$ 2,804,800	690,862	15.86	A, B, D, G, H, I
53	90325221040	BREWERS POINT LLC	1009 S MAIN ST	MANUFACTURING	CMU-PD	LOT 9, 10 & 11 ALSO N 65 FT OF LOT 20 BLK 21 PLAT OF ORIGINAL 3RD WARD		\$ 52,200	\$ 182,000	\$ 234,200	\$ 338,400	27,948	0.64	
54	90302590000	DAVIES INC G.S.	1027 S MAIN ST	COMMERCIAL	CMU-PD	S 10 FT LOT 20 & ALL OF LOT 21 BLK 21 PLAT OF ORIGINAL 3RDWARD	3	\$ 27,500	\$ 120,400	\$ 147,900	\$ 213,700	11,050	0.25	A, G, H, I
55	90302600000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 S MAIN ST	OTHER	HI	N 97 FT OF LOTS 1, 2 & 3 BLK 22 PLAT OF ORIGINAL 3RD WARD						14,568	0.33	
56	90302610000	KALMERTON PROPERTIES LLC	1014 S MAIN ST	COMMERCIAL	HI	LOT 1 CSM 1790 DOC #692745 R OF D		\$ 35,000	\$ 75,700	\$ 110,700	\$ 160,000	15,536	0.36	A, G, H, I
57	90302700000	KALMERTON PROPERTIES LLC	1026 S MAIN ST	COMMERCIAL	HI	LOT 2 CSM 1790 DOC #692745 R OF D		\$ 37,400	\$ 40,400	\$ 77,800	\$ 112,400	15,025	0.34	A, G, H, I
58	90302650000	BOLDTFAB LLC	43 E 10TH AVE	MANUFACTURING	HI	LOTS 4 THRU 12 ALSO LOT 17 & LOTS 19 THRU 24 BLK 22 ALSO LOTS 1 & 13 BLK 23 ALSO VAC INDIANA ST & VAC RUDROY ST LYGBETWEEN 10TH & 11TH AVE BLK 22 & 23 PLAT OF ORIGINAL 3RD		\$ 182,200	\$ 1,538,900	\$ -	\$ 2,487,000	153,000	3.51	I
59	90302720000	BOLDTFAB LLC	0 E 11TH AVE	COMMERCIAL	HI	LOT 16 BLK 22 PLAT OF ORIGINAL 3RD WARD		\$ 7,600		\$ 7,600	\$ 11,000	7,500	0.17	I
60	90302740000	BOLDTFAB LLC	0 E 11TH AVE	COMMERCIAL	HI	LOT 18 BLK 22 PLAT OF ORIGINAL 3RD WARD		\$ 7,600		\$ 7,600	\$ 11,000	7,500	0.17	I
61	90303250000	WISCONSIN CENTRAL LTD	123 E 10TH AVE	OTHER	HI	BLK 23 W OF PIONEER DR EXC LOT 1 & 13; ALSO S1/2 OF VAC E10TH AVE LYG BETW EXT E LI LOT 1 BLK 23 & WLY LI PIONEER DR ALSO VAC E 11TH AVE LYG BETW EXT E LI LOT 13 BLK 23 & WLY LI						218,956	5.03	
62	90303080000	JENNIFER M PONFIL		RESIDENTIAL	CMU-PD		2	\$ 13,800	\$ 87,900	\$ 101,700	\$ 147,000	9,000	0.21	I
63	90303090000	G S DAVIES INC	0 W 11TH AVE	COMMERCIAL	CMU-PD	N 60 FT OF E 30 FT OF LOT 9 BLK 26 PLAT OF ORIGINAL 3RD WARD		\$ 1,100		\$ 1,100	\$ 1,600	1,800	0.04	I
64	90303100000	RICHARD C AULER	0 S MAIN ST	COMMERCIAL	CMU-PD	N 60 FT OF LOTS 10 & 11 BLK 26 PLAT OF ORIGINAL 3RD WARD		\$ 12,000		\$ 12,000	\$ 17,300	4,800	0.11	G, H, I
65	90303110000	RICHARD C/LINDA AULER	1109 S MAIN ST	COMMERCIAL	CMU-PD	S 40 FT OF N 100 FT OF E 30 FT OF LOT 9 & S 40 FT OF N 100 FT OF LOTS 10 & 11 BLK 26 PLAT OF ORIGINAL 3RD WARD		\$ 9,900	\$ 34,600	\$ 44,500	\$ 64,300	4,400	0.10	G, H, I
66	90303120000	RT APPLETON LLC	0 S MAIN ST	COMMERCIAL	CMU-PD	S 50 FT OF E 30 FT OF LOT 9 & S50 FT OF LOT 10 LOT 11 BLK 26 PLAT OF ORIGINAL 3RD WARD		\$ 11,800	\$ 1,900	\$ 13,700	\$ 19,800	5,227	0.12	I
67	90303210000	ALEX A TODD	10 W 12TH AVE	RESIDENTIAL	CMU-PD	LOT 20 EXC E 20 FT OF N1/2 BLK 26 PLAT OF ORIGINAL 3RD WARD	1	\$ 9,000	\$ 83,300	\$ 92,300	\$ 133,400	6,000	0.14	I
68	90303220000	ALPINE SHORES APARTMENTS LLC	1119 S MAIN ST	RESIDENTIAL	CMU-PD	E 20 FT OF N1/2 OF LOT 20 & ALL OF LOT 21 BLK 26 PLAT OF ORIGINAL 3RD WARD	2	\$ 10,300	\$ 76,200	\$ 86,500	\$ 125,000	7,500	0.17	G, H, I
69	90303230000	TCG PROPERTIES LLC	1127 S MAIN ST	COMMERCIAL	CMU-PD	LOT 22 BLK 26 PLAT OF ORIGINAL 3RD WARD		\$ 14,900	\$ 49,400	\$ 64,300	\$ 92,900	6,000	0.14	G, H, I
70	90303600000	JOHN D REISCHL/REBEKKA L COTTRELL	11 W 12TH AVE	RESIDENTIAL	CMU-PD	N 75 FT OF LOT 9 BLK 30 PLAT OF ORIGINAL 3RD WARD	1	\$ 6,600	\$ 79,800	\$ 86,400	\$ 124,800	3,750	0.09	I
71	90303610000	REDEVELOPMENT AUTH CITY OF OSHKOSH	1203 S MAIN ST	OTHER	CMU-PD	N 75 FT OF LOT 10 & 11 & S 37.5 FT OF N 112.5 FT OF LOTS 9, 10 & 11 BLK 30 PLAT OF ORIGINAL 3RD WARD						10,875	0.25	G, H, I
72	90303630000	AMANDA B ZUEHLKE	1213 S MAIN ST	RESIDENTIAL	CMU-PD	S 37.5 FT OF LOTS 9, 10 & 11 BLK 30 PLAT OF ORIGINAL 3RDWARD		\$ 6,500	\$ 200	\$ 6,700	\$ 9,700	4,810	0.11	G, H, I
73	90303750000	GROH LAND COMPANY LLC	1217 S MAIN ST	RESIDENTIAL	CMU-PD	N 37.5 FT OF LOTS 20, 21 & 22 BLK 30 PLAT OF ORIGINAL 3RDWARD	1	\$ 6,700	\$ 75,300	\$ 82,000	\$ 118,500	4,940	0.11	I
74	90303740000	GROH LAND COMPANY LLC	1221 S MAIN ST	RESIDENTIAL	CMU-PD	S1/2 OF N1/2 OF LOTS 20, 21 & 22 BLK 30 PLAT OF ORIGINAL 3RD WARD	1	\$ 6,700	\$ 41,100	\$ 47,800	\$ 69,100	4,940	0.11	I

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75	90303720000	WILLIAM/MONICA ALFONSO-CEPEDA	10 W SOUTH PARK AVE	RESIDENTIAL	CMU-PD	S1/2 OF LOT 20 BLK 30 PLAT OF ORIGINAL 3RD WARD	2	\$ 6,100	\$ 111,300	\$ 117,400	\$ 169,600	3,750	0.09	I
76	90303730000	LISA A BINNING	1225 S MAIN ST	COMMERCIAL	CMU-PD	S1/2 OF LOTS 21 & 22 BLK 30 PLAT OF ORIGINAL 3RD WARD		\$ 14,900	\$ 52,200	\$ 67,100	\$ 97,000	6,000	0.14	G, H, I
77	90303240400	FOX VALLEY PRO BASKETBALL INC	1212 S MAIN ST	COMMERCIAL	CMU-PD	LOT 1 CSM 7697 DOC #1836819 R OF D		\$ 701,900	\$ 18,524,800	\$ 19,226,700	\$ 27,783,000	337,266	7.74	
78	90303770000	WISCONSIN CENTRAL LTD	0 PIONEER DR	OTHER	HI	LOTS 11 & 12 & THAT PRT LOT 10 LYG SELY OF SD LOT IN DOC#885841 R OF D BLK 31 PLAT OF ORIGINAL 3RD WARD						31,363	0.72	
79	90302100000	PIONEER ISLAND LLC	1000 PIONEER DR	COMMERCIAL	RMU-PD-RFO	THAT PRT OF BLK 18, 23, 28, 32, 35 & 36 LYG E OF E LI OF PIONEER DR EXC NE PASSAGE ALSO VAC E 9TH AVE E 10TH AVE E 11TH AVE E SO PARK AVE & E 14TH AVE E OF E LI PIONEER DR		\$ 1,370,300	\$ 570,700	\$ 1,941,000	\$ 2,804,800	690,862	15.86	A, B, D, G, H, I
80	90304110000	RENEE C HUBBARD	7 W SOUTH PARK AVE	RESIDENTIAL	CMU-PD	N 87.5 FT OF LOT 9 & W 5 FT OF N 87.5 FT OF LOT 10 BLK 34 PLAT OF ORIGINAL 3RD WARD	1	\$ 7,500	\$ 82,100	\$ 89,600	\$ 129,500	4,840	0.11	I
81	90304130000	GRABNER PROPERTIES LLC	1305 S MAIN ST	COMMERCIAL	CMU-PD	E 45 FT OF N 87.5 FT OF LOT 10 & N 87.5 FT OF LOT 11 BLK 34 PLAT OF ORIGINAL 3RD WARD		\$ 16,300	\$ 74,900	\$ 91,200	\$ 131,800	6,562	0.15	G, H, I
82	90304120000	DALE S/SANDRA L COVILL	1311 S MAIN ST	RESIDENTIAL	CMU-PD	S 50 FT OF N 137.5 FT OF LOTS 9, 10 & 11 BLK 34 PLAT OF ORIGINAL 3RD WARD	1	\$ 9,400	\$ 70,800	\$ 80,200	\$ 115,900	6,500	0.15	G, H, I
83	90304260000	TESSA A SHEETS	1317 S MAIN ST	RESIDENTIAL	CMU-PD	S 12.5 FT OF LOTS 9, 10, 11 & N 37.5 FT OF LOTS 20, 21 & 22 BLK 34 PLAT OF ORIGINAL 3RD WARD	1	\$ 9,400	\$ 98,600	\$ 108,000	\$ 156,100	6,500	0.15	I
84	90304250000	LUCAS S/JULIA M PILTZ	1321 S MAIN ST	RESIDENTIAL	CMU-PD	N 50 FT OF S 112.5 FT OF LOTS 20, 21 & 22 EXC N 29.62 FT OF S 92.12 FT OF W 42 FT OF LOT 20 BLK 34 PLAT OF ORIGINAL 3RD WARD	1	\$ 7,000	\$ 86,700	\$ 93,700	\$ 135,400	5,276	0.12	I
85	90304230000	PATRICIA M SPAULDING	10 W 14TH AVE	RESIDENTIAL	CMU-PD	W 42 FT OF S 92.12 FT OF LOT 20 BLK 34 PLAT OF ORIGINAL 3RD WARD	1	\$ 7,000	\$ 77,500	\$ 84,500	\$ 122,100	3,864	0.09	I
86	90304240000	DARWIN E TELLOCK	1327 S MAIN ST	RESIDENTIAL	CMU-PD	S 62.5 FT OF LOTS 21 & 22 & E 8 FT OF S 62.5 FT OF LOT 20 BLK 34 PLAT OF ORIGINAL 3RD WARD	1	\$ 7,100	\$ 74,100	\$ 81,200	\$ 117,300	5,670	0.13	G, H, I
87	90304270000	BRIDGEVIEW HOLDINGS LLC	1302 S MAIN ST	COMMERCIAL	HI	LOTS 1 THRU 8 & LOTS 13 THRU 19 BLK 35 PLAT OF ORIGINAL 3RD WARD		\$ 43,900	\$ 1,007,700	\$ 1,051,600	\$ 1,519,600	112,511	2.58	
88	90304610000	1403 SOUTH LLC	1403 S MAIN ST	RESIDENTIAL	CMU-PD	N 75 FT OF LOTS 9, 10 & 11 BLK 38 PLAT OF ORIGINAL 3RD WARD	2	\$ 9,500	\$ 118,300	\$ 127,800	\$ 184,700	9,750	0.22	I
89	90304620000	GRANT/NANCY SCHULTZ	1411 S MAIN ST	RESIDENTIAL	CMU-PD	S 75 FT OF LOTS 9, 10 & 11 BLK 38 PLAT OF ORIGINAL 3RD WARD	2	\$ 11,800	\$ 69,400	\$ 81,200	\$ 117,300	9,750	0.22	I
90	90304730000	BARBARA A/CHARLES MEIER	1417 S MAIN ST	RESIDENTIAL	CMU-PD	N 50 FT OF LOTS 20, 21 & 22 BLK 38 PLAT OF ORIGINAL 3RD WARD	2	\$ 8,200	\$ 88,000	\$ 96,200	\$ 139,000	6,500	0.15	I
91	90304710000	KENNETH HYLER III	1429 S MAIN ST	COMMERCIAL	CMU-PD	S 100 FT OF LOTS 20, 21 & 22 BLK 38 PLAT OF ORIGINAL 3RD WARD		\$ 32,400	\$ 123,900	\$ 156,300	\$ 225,900	13,000	0.30	G, H, I
92	90304740000	OSHKOSH AREA SCHOOL DISTRICT	1404 S MAIN ST	OTHER	HI	LOT 1 CSM 6221 DOC #1467456 R OF D						51,428	1.18	A, B, I
93	90304740100	B KENT/EILEEN BAUMAN REV LIVING TRUST	1424 S MAIN ST	COMMERCIAL	HI	LOT 2 CSM 6221 DOC #1467456 R OF D		\$ 115,300	\$ 877,000	\$ 992,300	\$ 1,433,900	46,307	1.06	I
94	90304850000	WISCONSIN CENTRAL LTD	0 E 14TH AVE	OTHER	HI	THAT PRT OF BLK 39 LYG ELY OF A LI PAR WITH & A DIST OF 75 FT W OF C/L MAIN TRACK C&NW RR & WLY OF A LI PAR WITH & ADIST OF 70 FT OF E OF C/L MAIN TRACK C&NW RR ALSO THAT PRT						76,838	1.76	
95	90304850100	CITY OF OSHKOSH	0 E 14TH AVE	OTHER	HI	LOT 1 CSM 6006 DOC #1418036 R OF D						26,714	0.61	
96	90305160000	CARL SOSNOSKI LIVING TRUST	1503 S MAIN ST	COMMERCIAL	HI	N 100 FT OF LOTS 9, 10 & 11 BLK 42 PLAT OF ORIGINAL 3RD WARD		\$ 32,400	\$ 42,000	\$ 74,400	\$ 107,500	13,000	0.30	I
97	90305170000	CARL C CHRISTIANSON	1513 S MAIN ST	RESIDENTIAL	HI	S 50 FT OF LOTS 9, 10 & 11 BLK 42 PLAT OF ORIGINAL 3RD WARD	1	\$ 8,200	\$ 37,000	\$ 45,200	\$ 65,300	6,500	0.15	I
98	90305290000	GERALD L/CARL C CHRISTIANSON	1517 S MAIN ST	COMMERCIAL	HI	N 50 FT OF LOTS 20, 21 & 22 BLK 42 PLAT OF ORIGINAL 3RD WARD		\$ 14,600	\$ 26,500	\$ 41,100	\$ 59,400	6,500	0.15	I
99	90305270000	SOPER PLUMBING INC	10 W 16TH AVE	COMMERCIAL	HI	S 100 FT OF LOTS 20, 21 & 22 BLK 42 EXC THAT PRT FOR STPURPOSES PLAT OF ORIGINAL 3RD WARD		\$ 33,900	\$ 133,500	\$ 167,400	\$ 241,900	13,000	0.30	I

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100	90305310000	BLENDED WAXES PROPERTIES LLC	1506 S MAIN ST	MANUFACTURING	HI	ALL OF LOTS 1,2,3,4,13,14 & 15 ALSO THAT PRT OF LOTS 5 & 16LYG WLY OF WLY LI OF FOX RIVER VALLEY RR; ALSO THAT PRTVAC E 16TH AVE LYG SLY OF & ABUTTING TO PLAT OF ORIGINAL		\$ 115,300	\$ 622,300	\$ 737,600	\$ 1,065,800	76,230	1.75	
101	90305990000	1641 S MAIN STREET LLC	1641 S MAIN ST	MANUFACTURING	HI	LOTS 6,7 & 8 BLK 45 PLAT OF ORIGINAL 3RD WARD ALSO LOTS 29THRU 32 ALSO LOTS 33 EXC S 10 FT OF W1/2 ALSO E1/2 OFLOT 34 CLEMENT & DOTYS SUBD		\$ 97,600	\$ 310,800	\$ 408,400	\$ 590,100	124,146	2.85	I
102	90305510000	KIRT/LAURIE SCHMIDT	1605 S MAIN ST	COMMERCIAL	HI	LOTS 9, 10 & 11 BLK 45 PLAT OF ORIGINAL 3RD WARD		\$ 37,200	\$ 175,800	\$ 213,000	\$ 307,800	14,950	0.34	
103	90306010000	SUE F BRITTON LIVING TRUST	1650 DOTY ST	RESIDENTIAL	TR-10	S 10 FT OF W1/2 OF LOT 33 ALSO W1/2 OF LOT 34 CLEMENT & DOTYS SUBD	2	\$ 26,700	\$ 39,500	\$ 66,200	\$ 95,700	11,868	0.27	G, H, I
104	90306020000	PATRICK J/NICOLE L SULLIVAN	1662 DOTY ST	RESIDENTIAL	TR-10	W 145.45 FT OF LOT 35 CLEMENT & DOTYS SUBD	1	\$ 28,700	\$ 212,200	\$ 240,900	\$ 348,100	11,890	0.27	G, H, I
105	90306020100	RICHARD W/ALICE M LAMBERT FAMILY TRUST	1667 S MAIN ST	RESIDENTIAL	TR-10	E 113 FT OF LOT 35 CLEMENT & DOTYS SUBD	1	\$ 25,300	\$ 115,600	\$ 140,900	\$ 203,600	9,266	0.21	I
106	90306040000	SUE F BRITTON LIVING TRUST	1672 DOTY ST	RESIDENTIAL	TR-10	W1/2 OF LOT 36 CLEMENT & DOTYS SUBD	1	\$ 23,600	\$ 98,500	\$ 122,100	\$ 176,400	10,578	0.24	G, H, I
107	90306030000	PAULA K BRITTON	0 W 17TH AVE	RESIDENTIAL	TR-10	E1/2 LOT 36; EXC R/W IN DOC #873522 CLEMENT & DOTYS SUBD		\$ 26,100		\$ 26,100	\$ 37,700	10,578	0.24	I
108	90305550000	PALUBIAK PROPERTIES LLC	1600 S MAIN ST	COMMERCIAL	UMU	LOT 1 CSM 2245 DOC #752267 R OF D & S1/2 VAC E 16TH AVE LYGNLY & ABUTTING TO SD LOT PLAT OF ORIGINAL 3RD WARD		\$ 79,800	\$ 74,200	\$ 154,000	\$ 222,500	26,586	0.61	
109	90305550100	CMS RESEARCH INC	1610 S MAIN ST	COMMERCIAL	UMU	LOT 2 CSM 2245 DOC #752267 R OF D		\$ 45,700	\$ 162,200	\$ 207,900	\$ 300,400	12,199	0.28	
110	90306060000	MOC PROPERTIES LLC	0 S MAIN ST	COMMERCIAL	UMU	N 42.5 FT OF LOT 41 EXC RR & ALL OF LOT 42 EXC RR CLEMENT & DOTYS SUBD		\$ 46,300		\$ 46,300	\$ 66,900	40,650	0.93	
111	90306050100	MOC PROPERTIES LLC	1650 S MAIN ST	COMMERCIAL	UMU	LOTS 39 & 40 ALSO N 30 FT OF LOT 38 ALSOS 37.5 FT OF LOT 41 EXC C&NW RR R/W CLEMENT & DOTYS SUBD		\$ 54,600	\$ 154,700	\$ 209,300	\$ 302,400	72,800	1.67	
112	90306050000	CITY OF OSHKOSH	1670 S MAIN ST	OTHER	UMU	LOT 37 & S 50 FT OF LOT 38 EXC C&NW RR R/W CLEMENT & DOTYSSUBD						32,310	0.74	
113	90305560000	WISCONSIN CENTRAL LTD	0 E 16TH AVE	OTHER	UMU	THAT PRT LOTS 4, 5 & 6; ALSO THAT PRT LOTS 37, 38, 39, 40, 41, 42, 43 & 44 BLK 46 CLEMENT & DOTYS SUBD USED FOR RRPURPOSES; ALSO S1/2 VAC E 16TH AVE LYG NLY OF & ABUTTING						127,708	2.93	
<b>TOTALS:</b>							<b>76</b>	<b>\$ 6,531,100</b>	<b>\$ 35,225,700</b>	<b>\$ 40,035,700</b>	<b>\$ 60,339,200</b>	<b>4,961,941</b>	<b>113.91</b>	

\*BLIGHT DETERMINATION BASIS

A = Dilapidated, B = Obsolescence, C = Faulty, D = Unsafe, E = Obsolete Plat, F = Diversity, G = Deteriorating, H = Deterioration, I = Impaires

