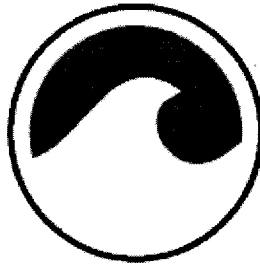


**SOUTH SHORE
REDEVELOPMENT AREA**



PROJECT PLAN

**CITY OF OSHKOSH
DEPT. OF COMMUNITY DEVELOPMENT
July-August 2003**

**Adopted By:
Redevelopment Authority – July 16, 2003
Common Council – August 26, 2003**

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A. INTENT, PURPOSE, AND OBJECTIVES

The City of Oshkosh is proposing to create the South Shore Redevelopment Area in order to commence redevelopment activities in a phased or planned fashion in the area/district. Additionally, by its creation it is also anticipated that improvements in the South Shore Redevelopment Area will promote private redevelopment of properties within adjacent areas to the district. The City's 1993 Comprehensive Plan identified the project area as a special planning area in order to focus on specific objectives and to take advantage of redevelopment opportunities in the area as they occur.

The City of Oshkosh promotes revitalization of the Central City and downtown areas through housing development and rehabilitation of existing structures as well as relocation of manufacturing uses from these areas to the City's industrial parks. The South Shore Redevelopment Area is generally bounded by the Fox River on the north, on the south by 8th Avenue, on the west by Oregon Street, and on the east by the north/south segment of Pioneer Drive. Boundaries of the district are shown on the map on page 11.

The South Shore Redevelopment District contains a mixture of land uses with commercial, retail, manufacturing, and residential uses. There are a number of blighted, deteriorating, functionally obsolete, and/or nonconforming uses and/or structures within the area.

Development opportunities within the area include substantial areas for residential redevelopment as well as areas suitable for retail, commercial, and office development, especially along the Oregon and Main Street corridors. It is anticipated the City will create a Tax Increment District (TID) or districts to help finance projects within the area.

In order to initiate redevelopment activity and, ultimately, revitalization of the area, it is essential that the Redevelopment District and Redevelopment Plan be created to allow the City to utilize various tools to help bring the cost of development more in line with what the desired market can pay.

The City of Oshkosh will be working with various businesses and property owners in the district to develop a plan for improvements in the area through activities such as, but not limited to; acquisition and clearance, rehabilitation, infrastructure improvements, streetscaping, right-of-way vacation, recreational and trail improvements, docking facilities, land use and zoning changes. It is anticipated the City will redevelop the area in a phased fashion and will encourage both private redevelopment of parcels where the City does not take the lead role in redevelopment, as well as public/private partnerships and instances when the City will take the lead role in redevelopment.

The purpose of this Redevelopment Plan is to make certain that redevelopment occurs:

1. In a coordinated, rather than a piecemeal basis to ensure that land use, pedestrian connections, access, circulation, parking, municipal services, streetscaping, river

- access, and urban design systems will functionally come together and meet modern day principals and standards; and
2. In a broad and integrated basis, to ensure that blight and blighting influences are eliminated; and
 3. On an environmentally sensitive basis, to promote retail, commercial, office, residential, and mixed use redevelopment in the project area, thereby offsetting existing negative characteristics so the area may contribute productively to the economic vitality of the City; and
 4. On a comprehensive basis to ensure redevelopment is done in conformity with other City plans and will be complimentary with uses adjacent to the area (Main Street, Oregon Street, and 9th Avenue).

Revitalization of this Redevelopment District is crucial due to its:

- Location within and adjacent to the Fox River Corridor; and
- Proximity to the Central Business District; and
- Location along three heavily traveled street arterials

B. STATUTORY AUTHORITY

The preparation and adoption of this Redevelopment Plan and designation of the district boundaries as well as plan implementation are enabled pursuant to Section 66.1331 (Blighted Area Law) of Wisconsin Statutes.

C. CONSISTENCY WITH LOCAL PLANS

Other local plans the South Shore Redevelopment Plan is consistent with are:

- Comprehensive Plan (1993)
- Downtown Action Plan (2000)
- Consolidated Plan (2000)

The Comprehensive Plan details future goals and objectives that the City would like to achieve on both an overall citywide basis as well as on district and special area basis that includes this Redevelopment Area.

The Downtown Action Plan sets forth various goals and objectives and an implementation framework for improving the “downtown” and portions of the Central City. The general boundaries of the Downtown Plan area are Parkway Avenue to the north, Broad Street to the east, South Park Avenue on the south, and Ohio and Wisconsin Streets on the west. Much of the plan focuses on waterfront redevelopment that includes this Redevelopment District.

The Consolidated Plan, required by the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) communities, is a local plan that identifies funding priorities for housing and other community development needs for which CDBG funds will be utilized.

Relative to the City's Comprehensive Plan, which is currently being updated, specific objectives of the Comprehensive Plan as they relate to this redevelopment district include:

- Encouraging housing development in the Central City, particularly along the riverfront; and
- Encouraging beautification and redevelopment of the riverfront in the Central City as a recreational and aesthetic asset; and
- Encouraging continued storefront façade improvements and streetscape improvements; and
- Encouraging specialty retail and office development along South Main north of 10th Avenue.

While much of the attention of the Downtown Action Plan focuses on activities in the historic downtown area north of the river, the plan does call for improvements to be implemented in the South Shore Redevelopment Area. These generally include:

- Maximizing economic development and land use opportunities within Downtown Oshkosh and along the Fox River; and
- Maximizing riverfront linkages and pedestrian connectivity to the downtown and surrounding community; and
- Creating open spaces and recreational activities and promote environmental preservation; and
- Enhancing and maintain the public realm; and
- Increasing downtown residential development.

The Downtown Action Plan further subdivided the overall plan area into four priority sub-areas which includes the E. 9th Avenue and Pioneer Drive Development Zone that is in the South Shore Redevelopment Area. The recommendations as they relate to implementation of this Plan include:

- Maximizing development along the riverfront by abandoning that portion of Pioneer Drive immediately adjacent to the Fox River to facilitate development and redevelopment (e.g. a mix of residential, commercial, and office uses).
- Enhancing riverfront pedestrian accessibility by constructing a public promenade along the river's edge.
- Enhancing pedestrian access along the N. Main Street Bridge to link south side development/redevelopment to Downtown.
- Providing alternative access to the Pioneer Resort and Marina.
- Exploring the feasibility of expanding the Pioneer marina to attract more boaters to downtown Oshkosh.

The Consolidated Plan as it relates to implementation of this Redevelopment Plan generally relates to the provision of more residential development in the Central City area and the elimination of blighting influences and the prevention of slums and blight.

D. PROJECT BOUNDARY

The legal description for the South Shore Redevelopment Area is as follows:

A part of Fractional Section 23-18-16, Blocks 48 and 49 of the Original Plat, Vacated W. Fifth Avenue, W. Sixth Avenue, and Oregon Street in the Ninth Ward and also parts of Fractional Section 24-18-16, Blocks 1 through 9 and 11 through 14 of the Original Plat, Oregon Street, Vacated W. Fifth Avenue, W. Sixth Avenue, W. Seventh Avenue, W. Eighth Avenue, W. Ninth Avenue, W. Tenth Avenue, Nebraska Street, S. Main Street, Vacated Indiana Street, and Pioneer Drive in the Third Ward all in the SE $\frac{1}{4}$ of Section 23-18-16, S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 24-18-16, and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25-18-16, Winnebago County, Wisconsin described as follows:

Commencing at the intersection of the south shoreline of the Fox River and a line 250 feet west of the west line of Oregon Street; thence south along a line parallel and 250 feet west of the west line of Oregon Street to the centerline of W. Sixth Avenue; thence east along the centerline of W. Sixth Avenue to the extended east line of Lot 2, Block 5 of the Original Plat; thence south along the extended east line and the east line of said Lot 2 to the southeast corner of said Lot 2; thence east along the north lines of Lots 13, 14 and 15 of the Original Plat Block 5 to a point 30 feet east of the west line of said Lot 15 Block 5; thence south along a line parallel and 30 feet east of the west line of said Lot 15 to the centerline of W. Seventh Avenue; thence west along the centerline of W. Seventh Avenue to a point 100 feet east of the east line of Oregon Street; thence south along a line parallel and 100 feet east of the east line of Oregon Street to the southeast corner of Lot 2, Block 9 of the Original Plat; thence west along the south line of said Lot 2, 37 feet; thence south parallel with the east line of Oregon Street 18 feet; thence west parallel to the south line of said Lot 2, 13 feet to the west line of Lot 12, Block 9 of the Original Plat; thence south along the east line and extended east line of said Lot 12 to the centerline of W. Ninth Avenue; thence east along the centerline of W. Ninth Avenue to the centerline of Nebraska Street; thence north along the centerline of Nebraska Street to the centerline of W. Eighth Avenue; thence east along the centerline of W. Eighth Avenue to the centerline of S. Main Street; thence south along the centerline of S. Main Street to the centerline of E. Ninth Avenue; thence east along the centerline of E. Ninth Avenue to the extended east line of Vacated Indiana Street; thence south along the extended east line and east line of Vacated Indiana Street to the centerline of E. Tenth Avenue; thence east along the centerline and extended centerline of E. Tenth Avenue to the easterly line of Pioneer Drive; thence northerly along the easterly and extended easterly line of Pioneer Drive to the southerly shoreline of the Fox River; thence northwesterly along the southerly shoreline of the Fox River to the point of beginning.

Said parcel contains approximately 46.76 acres. Boundaries of the Redevelopment Area are illustrated on Map 1 on page 11.

E. EXISTING LAND USE AND ZONING

Being an older area within the Central City core area, this district contains a variety of differing older land uses on 106 individual tax parcels with the majority of land classified for tax assessment purposes as manufacturing. Individual parcels are shown on Map 11 in Appendix A and parcel information is provided in Appendix B. Of the 106 parcels, 23 are located in an office condo at 600 S. Main and will be treated as one parcel for analysis purposes.

The general land uses as characterized by assessment classification are as follows:

Land Use By Tax Assessment Classification				
Land Use Type	# of Parcels	Assessment Class	Percent of Parcels	Percent by Area
Commercial	47	B	55.95	57.52
Manufacturing	6	C	7.15	24.55
Residential	26	A	30.95	6.72
Tax Exempt	5	4	5.95	11.21

The Assessment Class column shown in the above table indicates how the City Assessor classifies individual tax parcels for assessment purposes and identifies properties as being Class A, B, C or 4 according to their use. Map 10 on page 20 illustrates how each parcel is classified by the City Assessor. The tax exempt properties involve a small City Park (Al Brulierre Memorial Park), a City owned parking lot, a railroad property, and a Wisconsin Public Service parcel. Map 2 on page 12 illustrates the general land use mix based on assessment class. The table indicates that the majority of parcels are classified under the commercial category.

The general land use categories described above are based on the way properties are classified by the City Assessor and can be more specifically broken down into more identifiable uses such as a one family dwelling versus a two family dwelling or a retail oriented business versus a service oriented business. The following table illustrates a more specific categorization of land uses in the district.

Specific Land Use Classification				
Land Use Type	# of Parcels	Acres	Percent of parcels	Percent w/r-o-w
Infill Commercial	1	0.10	0.29	0.21
Multifamily	1	0.10	0.29	0.21
Manufacturing	6	8.41	24.35	17.99
Mixed Use-Com/Res	2	0.10	0.29	0.21
Mixed Use-Service/Retail	1	2.90	8.39	6.20
Parking Lot	12	2.50	7.24	5.35
Retail	9	1.50	4.34	3.21
Single Family Residential	17	1.70	4.92	3.64
Service	16	3.00	8.68	6.42
Transportation/Com/Utilities	5	6.40	18.52	13.69

Two Family Residential	8	0.80	2.32	1.71
Vacant Land	1	3.60	10.42	7.70
Warehouse	4	3.30	9.55	7.06
City Park	1	0.14	.41	0.30
Total	84	34.55	100.00	N/A
Right-of-Way	N/A	12.21	35.34	26.11
Total w/r-o-w	84	46.76	100.00	100.00

Existing land uses are illustrated on Map 2 on page 12. Existing zoning within the Redevelopment Area is illustrated on Map 4 on page 14. The map shows four separate zoning districts and one Downtown Overlay (DO) district in this Redevelopment Area. The vast majority of parcels are zoned “M-2 Central Industrial District” due to the historical land use pattern in the area. The second largest zone would be “R-2 Two Family Residence District” for eight properties located along 9th Avenue between Oregon and Nebraska Streets. A Downtown Overlay district is located at the corner of 6th Avenue and N. Main Street applied to allow for a mixed-use residential development to occur. A small area of the district is zoned C-2 General Commercial District in the Pioneer Drive area. The other zone is a single parcel containing a residence that is zoned C-3 Central Commercial District that was rezoned from M-2 to make the use conforming in the district.

F. EXISTING CONDITIONS

The district encompasses 46.76 acres in 106 tax parcels with approximately 69% of the parcels meeting the blight requirements as defined in Wisconsin Statutes. The contributing factors in finding the area as blighted are defined in Section 66.1331 (3)(a) and 66.1333(2m)(b), Wisconsin Statutes. There is a predominance of properties in the area that are underutilized, functionally obsolete, in need of repair, nonconforming, or that otherwise contribute to the blighted conditions of the area and/or impair or arrest the sound growth of the community. There are also a number of incompatible land uses in the district with little or no buffering or screening between these lesser and more intense land uses. This area originally developed primarily for manufacturing purposes and provided area residents an ability to easily walk to work. However, with transportation improvements, vacancy of existing industrial uses as well as automated improvements within the manufacturing industries themselves, the structures have become functionally obsolete to some extent and no longer rely on adjacent residential uses for their main labor supply.

Tax revenues in the district are significantly less than what could be expected if the district were developed to the densities allowed by the proposed zoning and the land use recommendations identified in the Comprehensive Plan, Downtown Action Plan, and/or special area plans for the District. The development of retail, commercial, residential, and public recreational facilities will eliminate blighting influences of property, and underutilized and/or deteriorated structures and contribute to the overall improvement of the redevelopment area.

G. PROPOSED ZONING AND LAND USE

Proposed land use and zoning in the area is intended to be consistent with the goals and objectives of the various aforementioned plans discussed in Section C of this document. In that regard, the proposed zoning for the area is C-3DO Central Commercial District with a Downtown Overlay. The C-3 district allows commercial, retail, multiple family, and mixed-use commercial/residential uses. The DO overlay is appropriate, per Section 30-27 of the Zoning Ordinance as this area is considered part of the City's central city area and the overlay provisions are intended to relate to the special character of this older commercial and industrial area. Since the exact future land use pattern is unknown at this time, it is anticipated that zone changes will occur as property is redeveloped on a phased basis. Map 5 on page 15 illustrates the proposed zoning for the district.

It is anticipated that the majority of new land uses in the district will be some variety of multiple family usage. The presence of the Fox River allows for excellent opportunities for highly demanded residential riverfront property. Commercial type uses would encompass the next largest new land use and would be located proximate mainly to traffic arterials such as Oregon and Main Streets. It is anticipated that most of the existing manufacturers and some of the older commercial uses located on blighted properties in this redevelopment area would be relocated to more appropriate locations. The proposed land uses in the district are illustrated on Map 6 Proposed Land Use in Appendix A.

The conceptual land use plans for the area illustrate that approximately 237,600 square feet of new commercial/retail/service space could be created in approximately nine new multistory buildings located throughout the redevelopment area. Relative to new residential units, approximately 338 new units could be created with several units having riverfront views. The conceptual land use plans are for illustrative purposes only and are subject to change based on the preposition of more detailed development guidelines and on actual requests-for-proposals received at the time of redevelopment. Also, private redevelopment may vary from the general concepts as long as the new development is consistent with development guidelines adopted by the RDA for the District. The conceptual use maps, prepared by LDR International, are shown on Maps 7-9 on pages 17-19 in Appendix A.

H. STANDARDS OF POPULATION DENSITY, LAND COVERAGE, AND BUILDING INTENSITY IN THE AREA AFTER REDEVELOPMENT

Central Commercial C-3DO zoning standards will be applied to all development occurring in the district. This will apply base C-3 district requirements to all new development including major rehabilitation projects. The Central Commercial District allows zero foot setbacks and no parking for commercial uses which is similar to existing M-2 requirements. Theoretically, the Zoning Ordinance could allow up to 100 percent land coverage of a parcel of commercially used land.

The major difference is that C-3 zoning allows stand alone residential multiple family districts as well as mixed-use commercial/residential developments. Furthermore, the C-3 zoning allows the most dense residential multiple family developments to occur. C-3 zoning allows one residential living unit per 1,500 square feet of lot area, which would allow 29 units per acre.

I. PRESENT AND EQUALIZED VALUE

As of January 1, 2003, the approximate assessed value of the properties in the Redevelopment District is \$8,075,298 (\$2,309,998 land, \$5,765,300 improvements) with an equalized value of approximately \$9,791,298. The potential equalized value of the property is \$30 to 40 million, dependent on the amount of retail, commercial, and residential development in the district.

J. PROJECT ACTIVITIES/IMPLEMENTATION

a. Land Assemblage

To achieve redevelopment of the project area in keeping with this Redevelopment Plan, assembly of lands within the district will be required. Acquired lands may be sold or leased for private redevelopment or may be dedicated for public purposes. The RDA may utilize property that has been acquired for temporary uses as an incidental part of the redevelopment process. Temporary uses will exist until such time as property is scheduled for redevelopment.

Land assembly will be facilitated by the Department of Community Development and City Attorney's office in coordination with the Redevelopment Authority and Common Council, as applicable.

b. Relocation

Individuals or business operations may need to be relocated as a result of implementation of this Redevelopment Plan. Where such relocation occurs by the RDA, it shall be done in compliance with State and/or Federal regulations as applicable.

c. Land Disposition

Once assembled, land will be disposed of by sale or lease in accordance with the provisions contained in Section 66.1331(6), Wis. Stats.

d. Rehabilitation

The Redevelopment Area contains a number of structures where rehabilitation may be preferable to clearance of the site. These cases may involve historic or unique structures that may benefit from programs such as rehabilitation of second floor areas to create residential units or improvements to the façades that will contribute to beautification of

the district. In addition, there is also a concentration of single and two family dwellings in the southwest portion of the redevelopment area located between 8th and 9th Avenues where rehabilitation may be necessary to improve or eliminate blighting influences as well as other code violation issues.

K. PROJECT FINANCING

Funds necessary to implement project activities are expected to be derived from a variety of sources and may include, but not be limited to: general obligation bonds; loans from the State Land Trust Fund program; income from the sale or lease of acquired lands; lease-revenue bonds; redevelopment bonds, Community Development Block Grant and HOME funds; or any other source approved by the Common Council.

It is anticipated that a Tax Increment District or Districts (TID) will be created to coincide with all or portions of the area. Creation of the TID will allow property tax revenues generated from new improvements in the district to pay debt service associated with City financed improvements.

Redevelopment project costs mean and include the total of all reasonable and necessary costs incurred or estimated to be incurred and any such costs incidental to this Redevelopment Plan. Such may include, but are not limited to, the following:

1. Property assembly costs including, but not limited to, the acquisition of land and other property and other real or personal rights or interest therein, the demolition of buildings and the clearing and grading of land;
2. Relocation costs to the extent required by State or Federal law as applicable;
3. Costs of moving structures, rehabilitation, construction, repair or remodeling of existing buildings and fixtures, environmental remediation, organizational costs, impunitive administration costs included in the plan and loans and/or grants necessary for development;
4. Costs of the construction of public works or improvements;
5. Costs of surveys and studies, plans and specifications, professional service costs, such as architectural, engineering, legal, marketing, financial, planning and special services; and
6. Financing costs including, but not limited to, all necessary and incidental expenses relating to the issuance of obligations and payment of interest on any obligation issued;
7. Costs related to special assessments; and
8. Payments or expenditures necessary or convenient to the implementation of the Plan; and
9. Loans and grants as necessary to implement the Plan objective.

Since a major source of funds needed for the promotion of development and public improvements in this area may be derived from the TIF, requirements applicable under TIF statutes will apply.

L. PERFORMANCE STANDARDS

Throughout the implementation of this project and all stages and phases thereof, the participating developer(s) will be required to comply with requirements of all sections of this plan, as well as pertinent sections of municipal codes and ordinances referenced herein. Developers will also be responsible for complying with the requirements of RDA developed “requests for proposals” (RFPs) as issued for various phases of redevelopment.

M. COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS

Local codes and ordinances applicable to the redevelopment area have been referenced in this plan. Notwithstanding these references, the participating developer(s) and the RDA shall comply with any and all local, state, and/or federal codes as applicable.

N. REDEVELOPMENT PLAN MODIFICATION

This plan may be modified or changed at any time in accordance with Section 66.1333(11), Wisconsin Statutes, including after sale or lease of property acquired by the RDA. If the plan is modified, a public hearing will be conducted by the Redevelopment Authority. All proposed changes to this plan are recommended and approved by the RDA as well as the Common Council.

O. PROPOSED PUBLIC IMPROVEMENTS

To facilitate support for new land uses and rehabilitation of structures in the area, the City will undertake public improvements as required and to the extent feasible. Said improvements and public utilities may include, but are not limited to, the improvement of streets, storm and sanitary sewers, streetscaping, undergrounding of utilities, path and park construction, signage, traffic signalization, and gateway improvements.

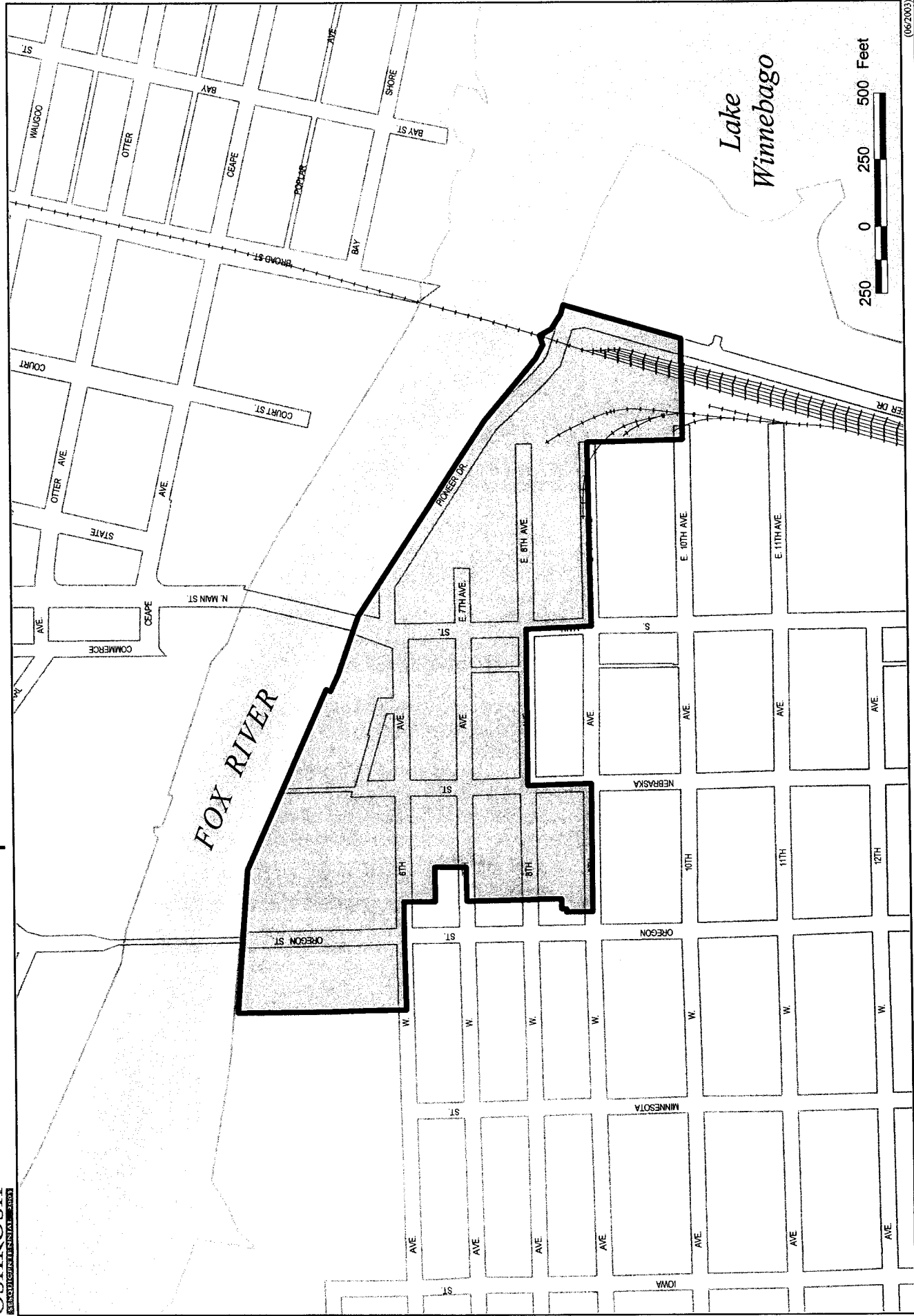
P. TERMINATION OF THE DISTRICT AND REDEVELOPMENT PLAN

Following implementation and completion of project activities, this redevelopment area and plan will be terminated by action of the Common Council.

Appendix A
Maps

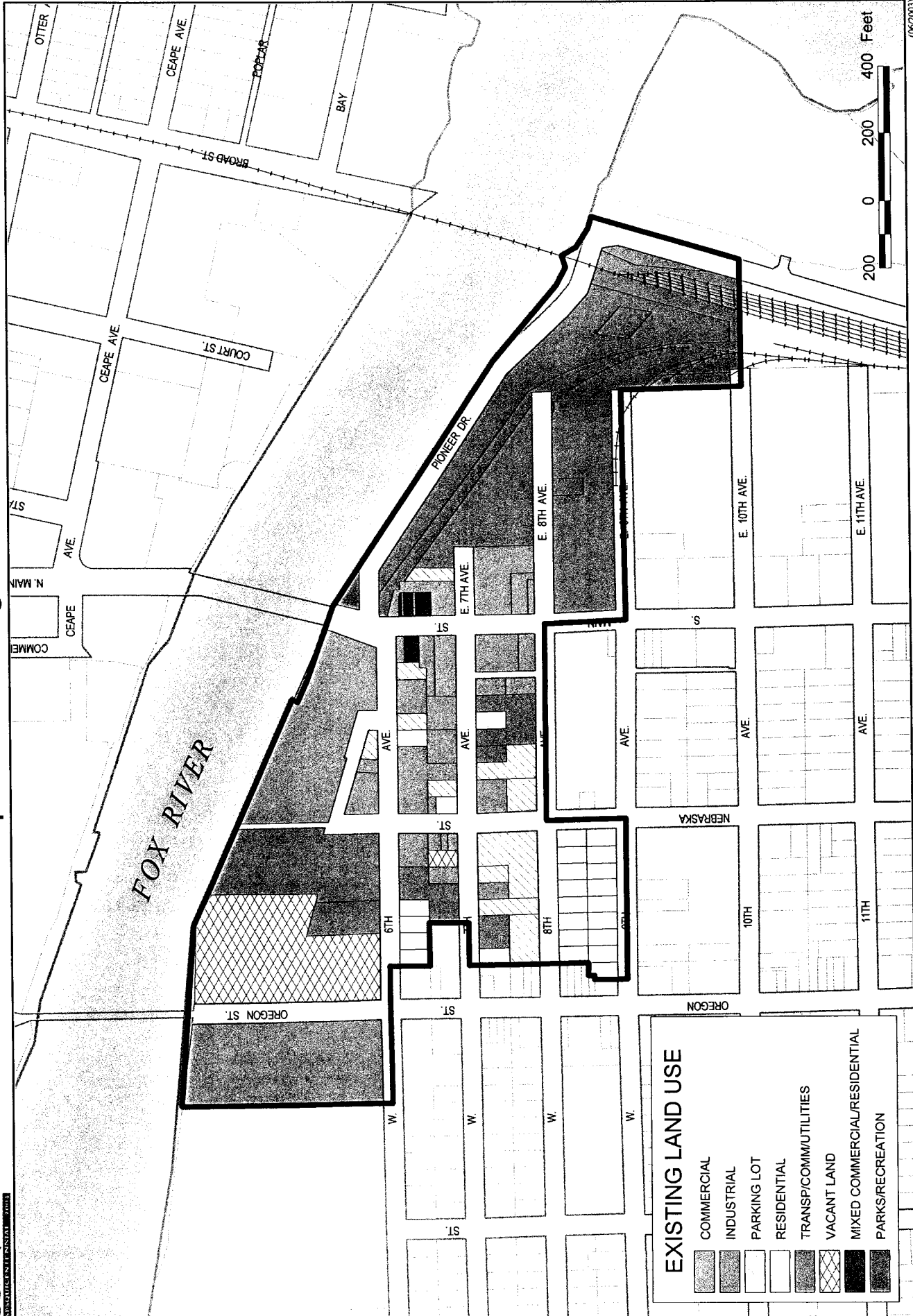


Southshore Redevelopment District Map 1 - District Boundaries



(06-2003)

Southshore Redevelopment District Map 2 - Existing Land Use



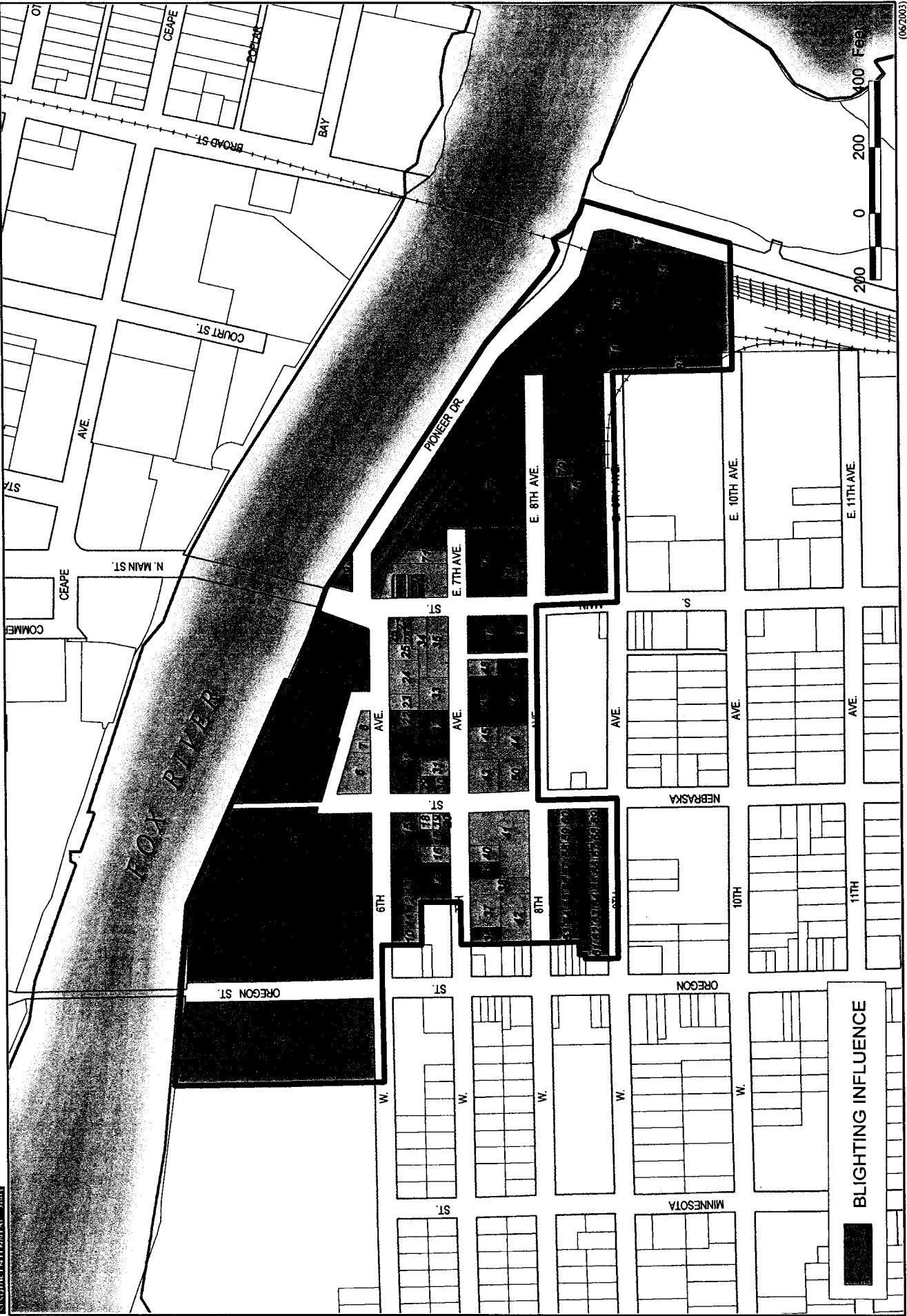
EXISTING LAND USE

	COMMERCIAL
	INDUSTRIAL
	PARKING LOT
	RESIDENTIAL
	TRANSP/COMM/UTILITIES
	VACANT LAND
	MIXED COMMERCIAL/RESIDENTIAL
	PARKS/RECREATION

200 0 200 400 Feet

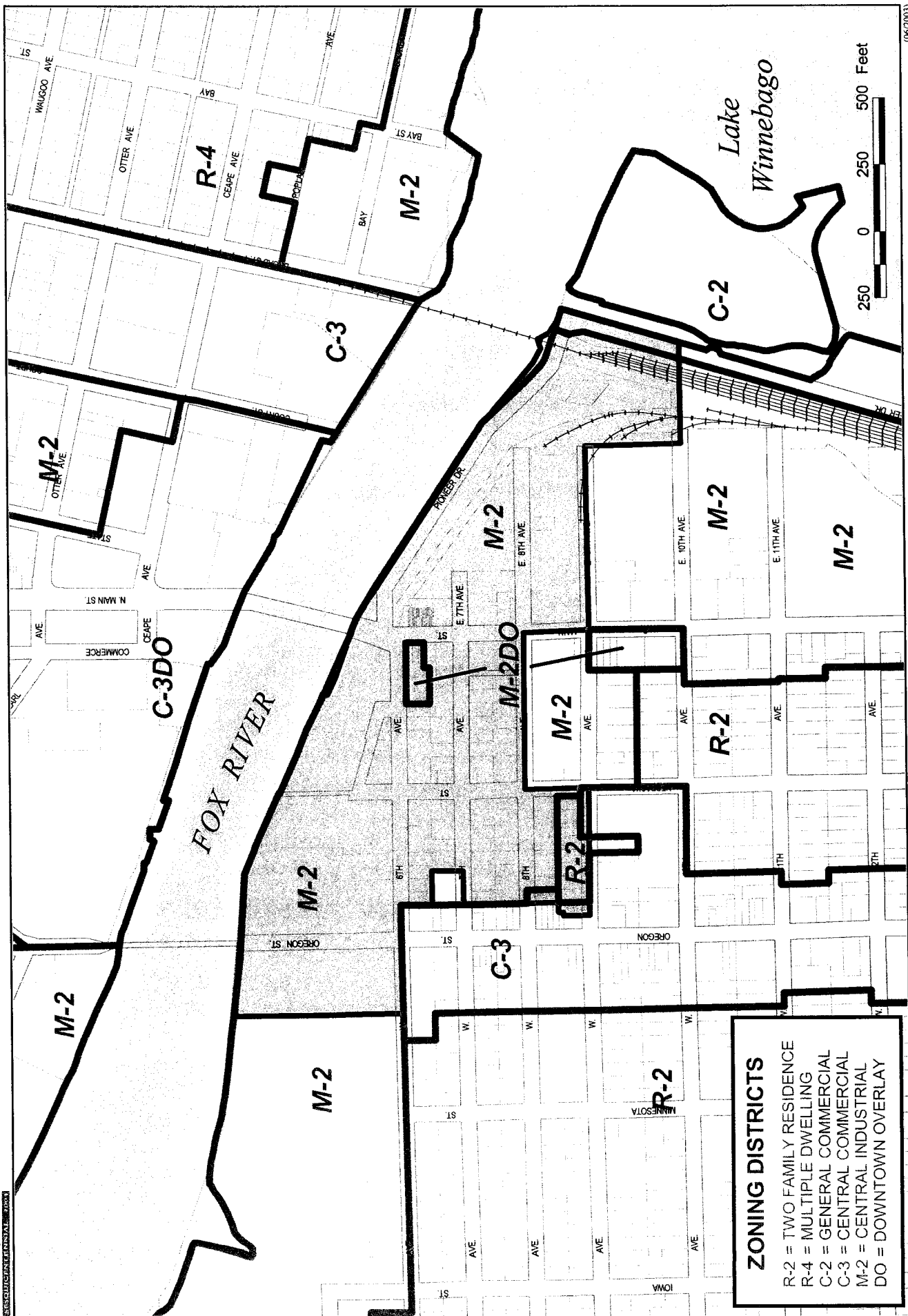
(06/2003)

Southshore Redevelopment District Map 3 - Existing Conditions



(06/2003)

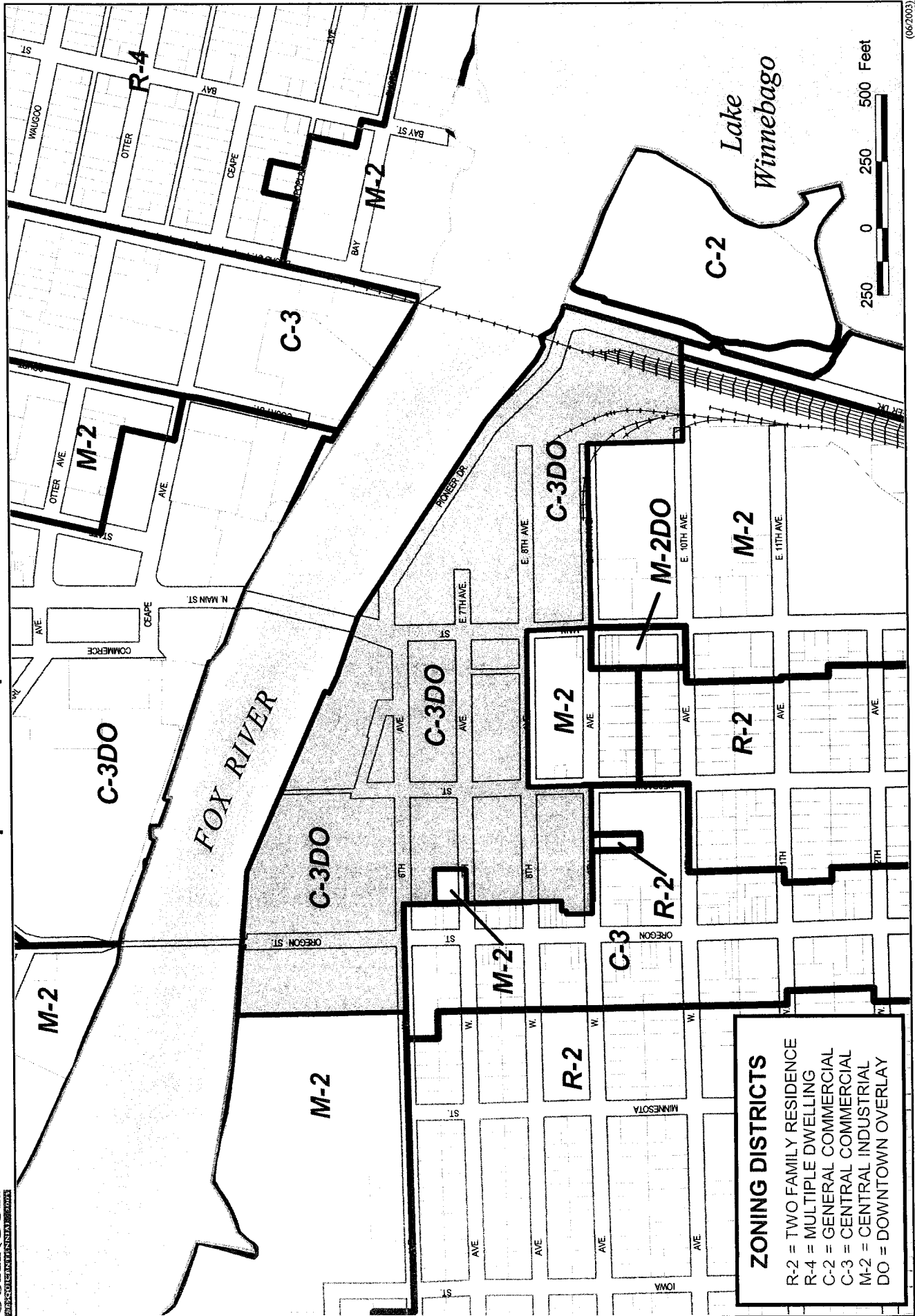
Southshore Redevelopment District Map 4 - Existing Zoning



ZONING DISTRICTS	
R-2	= TWO FAMILY RESIDENCE
R-4	= MULTIPLE DWELLING
C-2	= GENERAL COMMERCIAL
C-3	= CENTRAL COMMERCIAL
M-2	= CENTRAL INDUSTRIAL
DO	= DOWNTOWN OVERLAY

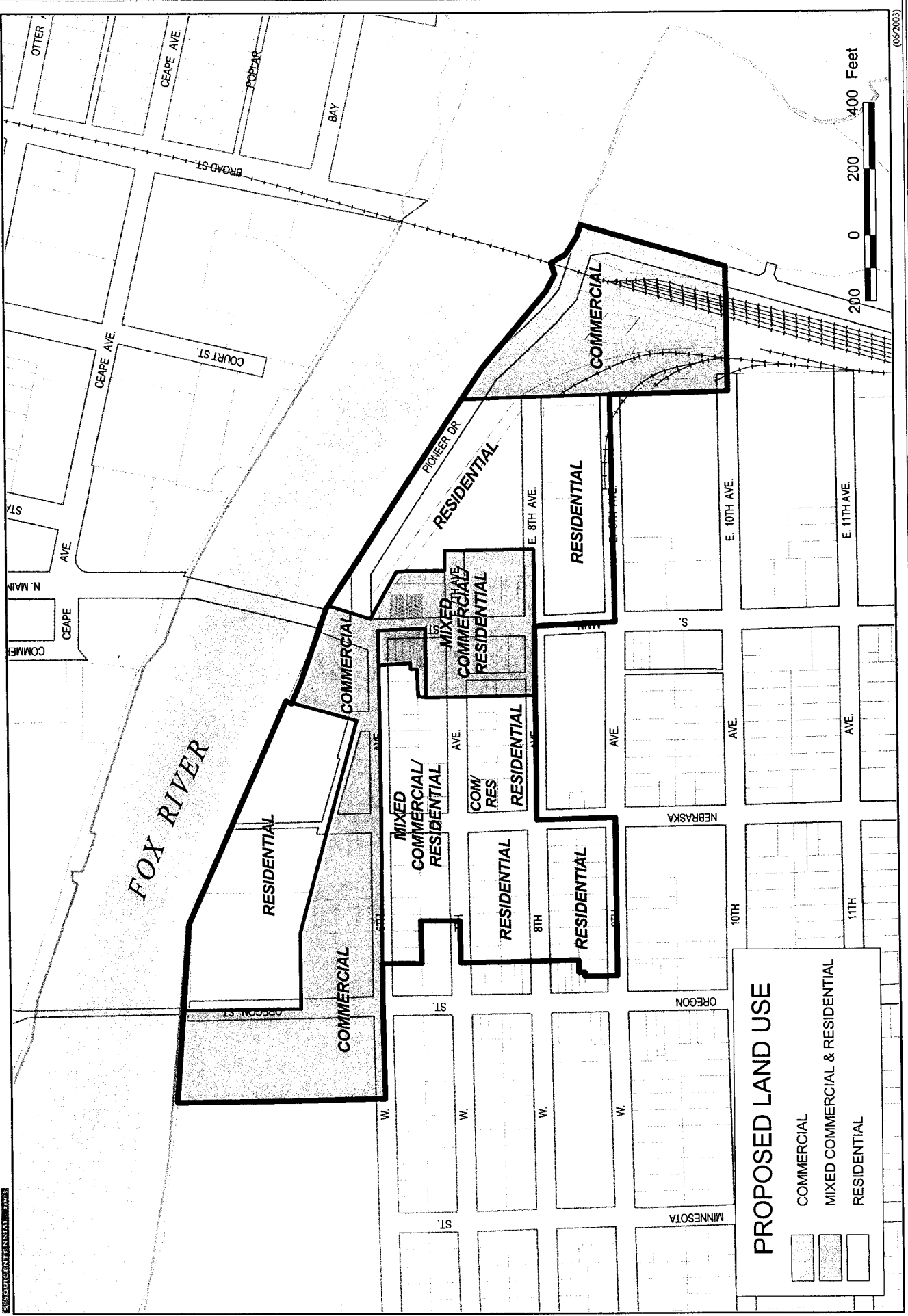


Southshore Redevelopment District Map 5 - Proposed Zoning



ZONING DISTRICTS	
R-2	= TWO FAMILY RESIDENCE
R-4	= MULTIPLE DWELLING
C-2	= GENERAL COMMERCIAL
C-3	= CENTRAL COMMERCIAL
M-2	= CENTRAL INDUSTRIAL
DO	= DOWNTOWN OVERLAY

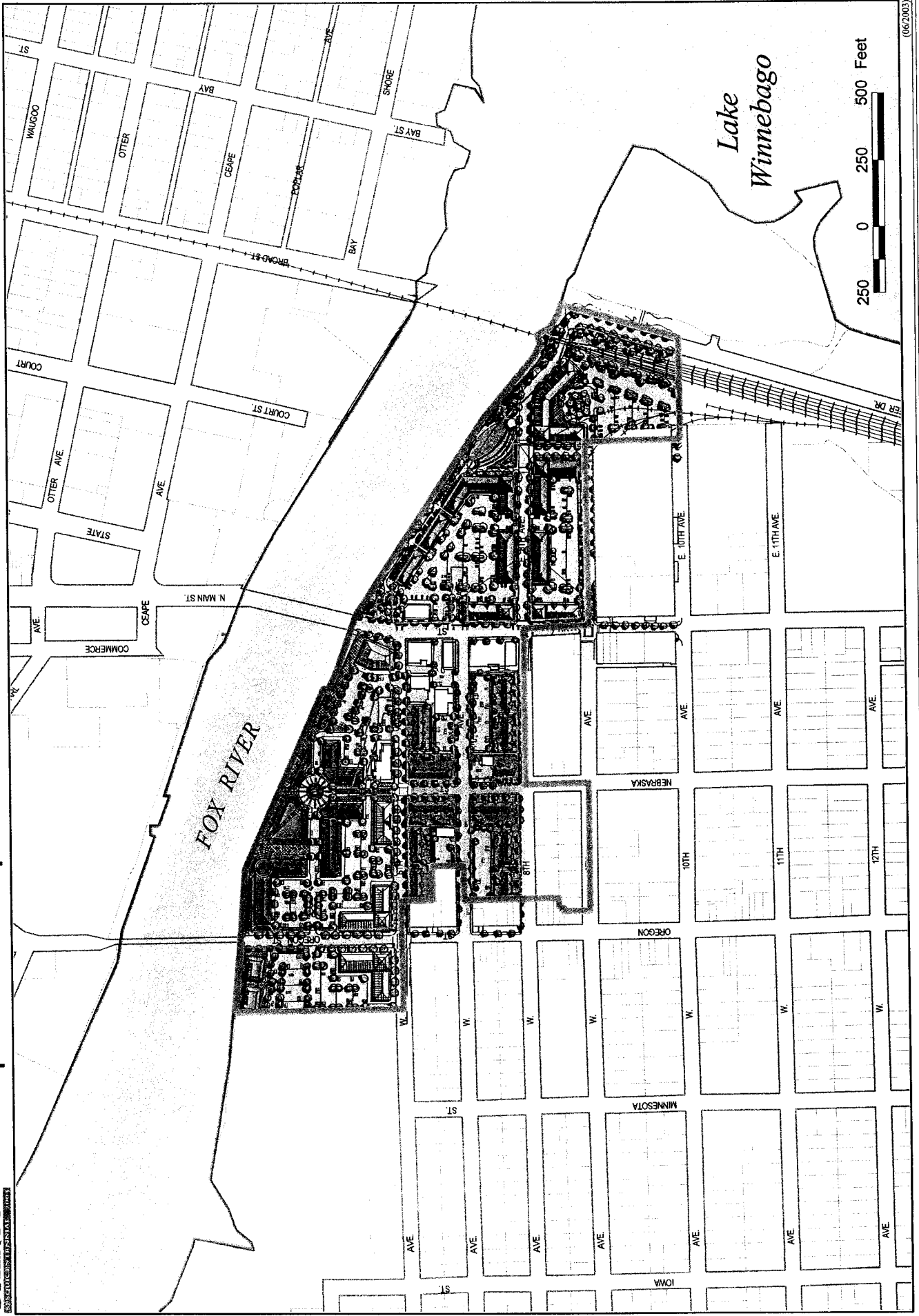
Southshore Redevelopment District Map 6 - Proposed Land Use



(06/2003)

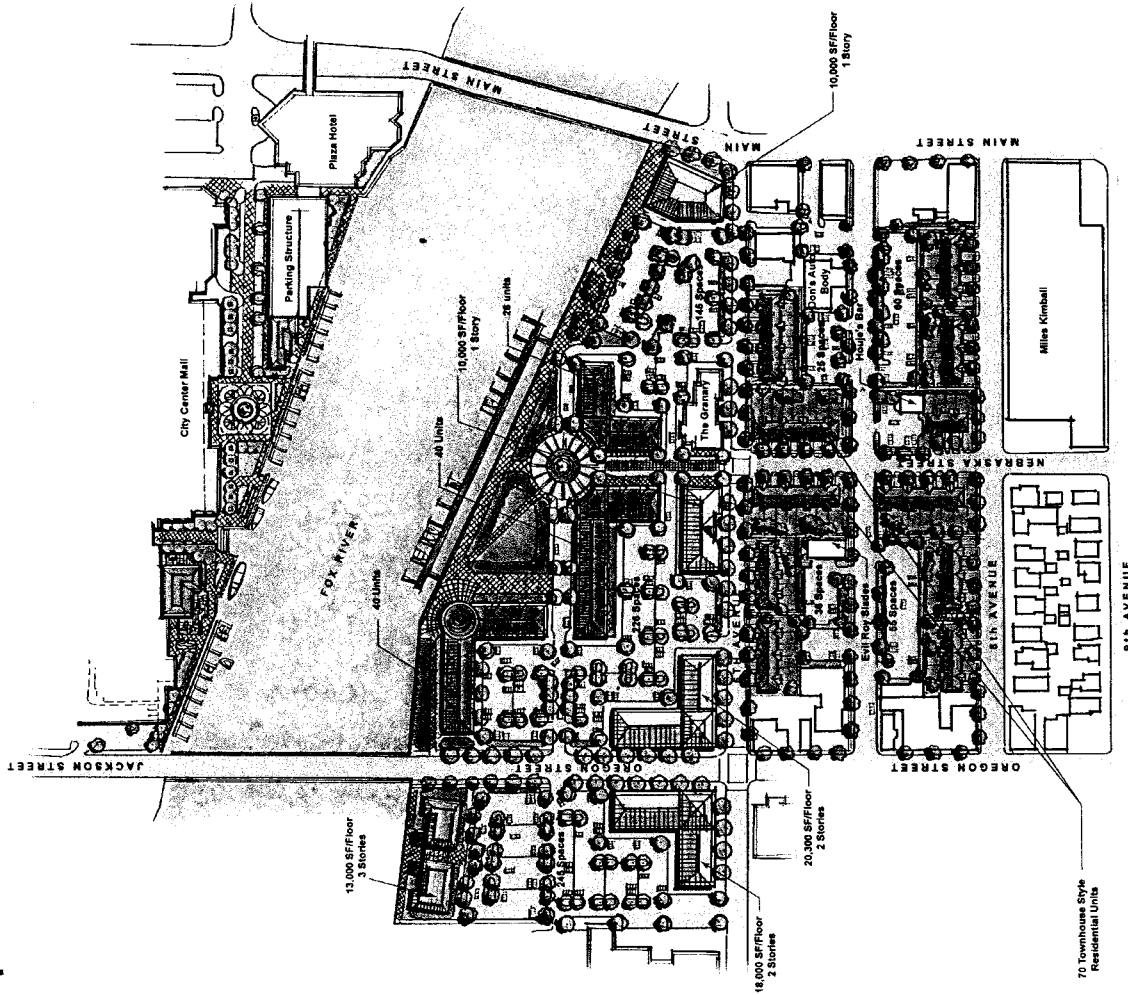


Southshore Redevelopment District Map 7 - Conceptual Land Use Plan (LDR International)



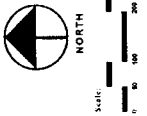
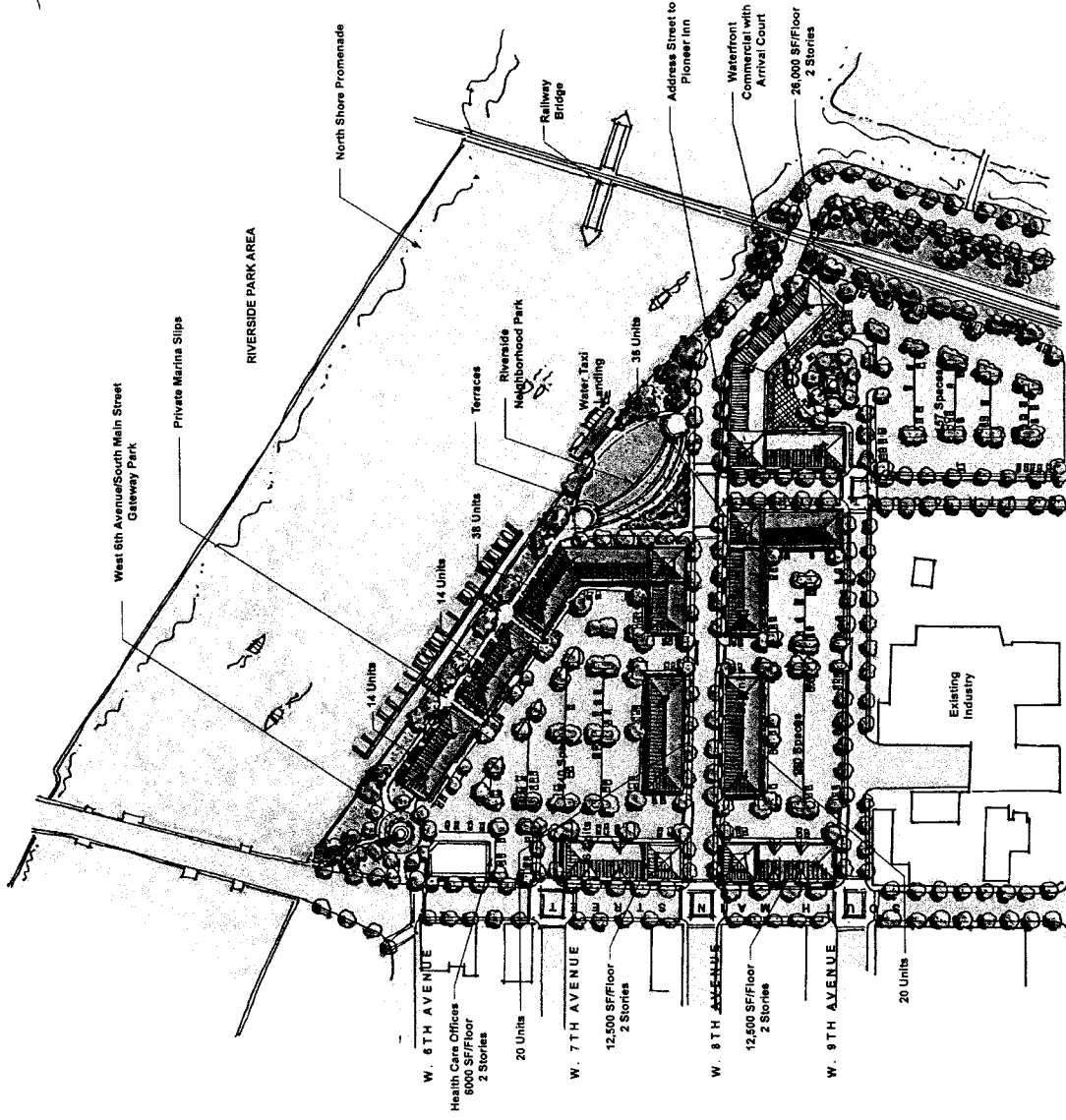
(06/2003)

Southshore Redevelopment District Map 8 - Conceptual Land Use Plan - Oregon Street to Main Street Area



Central Riverfront Development Concept A
DOWNTOWN DESIGN & DEVELOPMENT PLAN
 O s k o s h , W i s c o n s i n
 Prepared for: City of Oskosh
 Prepared by: LDR International, an HNTB Company

Southshore Redevelopment District Map 9 - Conceptual Land Use Plan - Main Street to Pioneer Inn Area



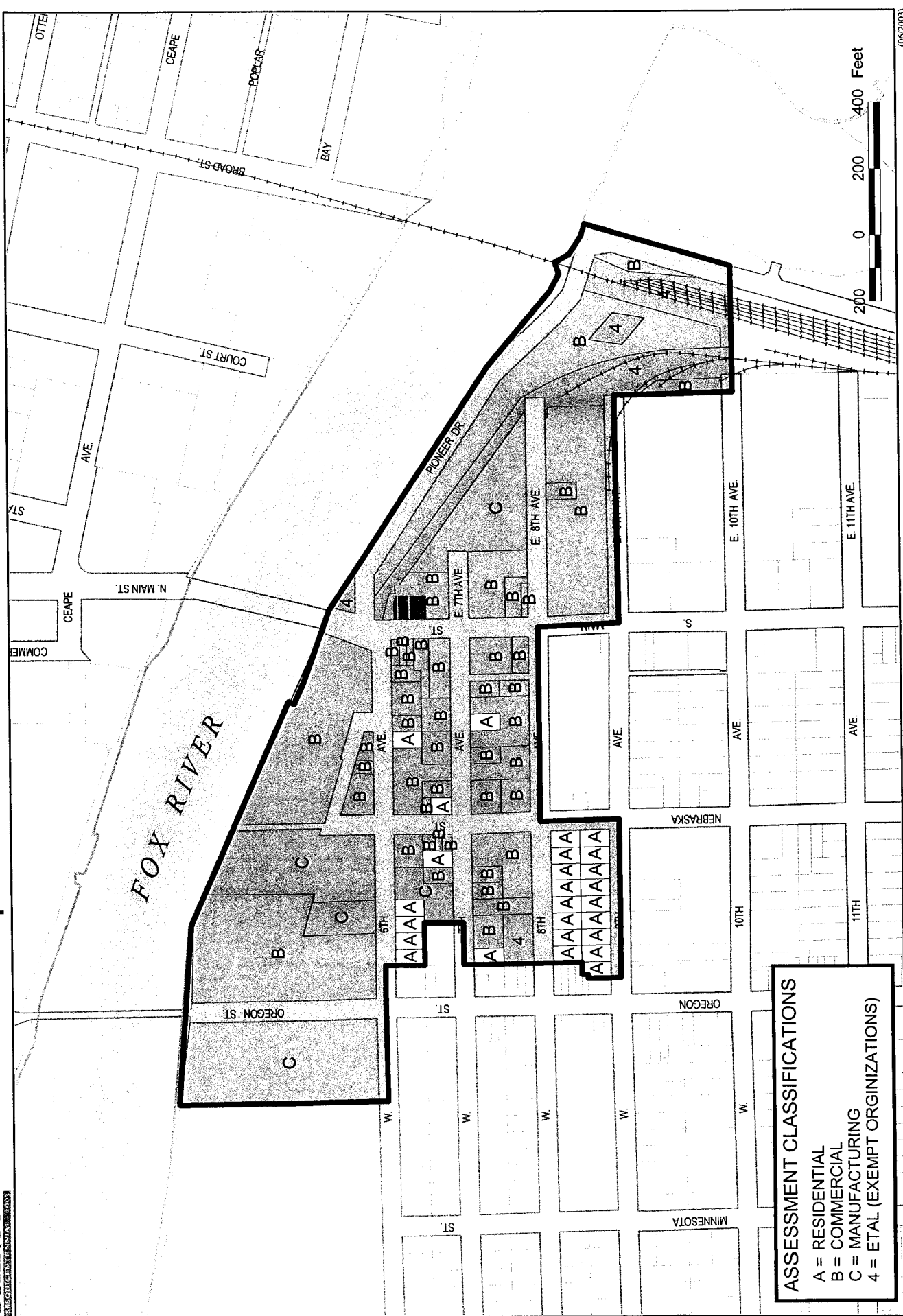
South Riverfront Development Concept
DOWNTOWN DESIGN & DEVELOPMENT PLAN

O s k o s h W i s c o n s i n
Prepared for: City of Oskosh
Prepared by: LDR International, an HNTB Company



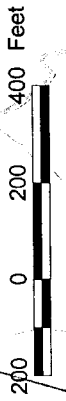


Southshore Redevelopment District Map 10 - Assessment Classifications



ASSESSMENT CLASSIFICATIONS

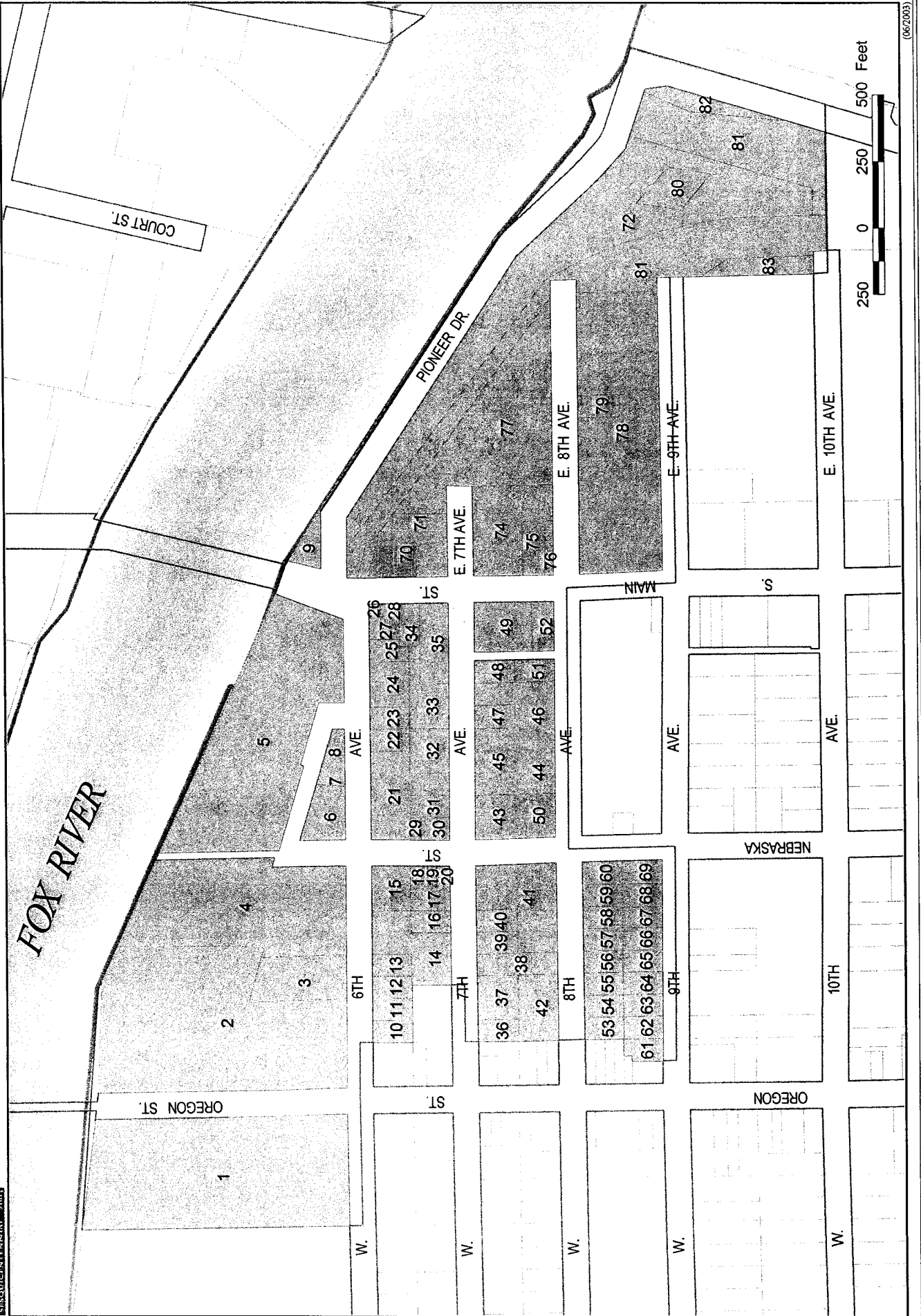
- A = RESIDENTIAL
- B = COMMERCIAL
- C = MANUFACTURING
- 4 = ETAL (EXEMPT ORGANIZATIONS)



(06/2003)



Southshore Redevelopment District Map 11 - Parcel Identification



(06/2003)

**Appendix B
Parcel Identification**

Map #	Parcel #	Legal Description	Use & Address
1	90900010000	Lots 8 Through 12 Of Block 48 Of The Original Plat Of The 3 rd Ward And Also That Part Of Fractional Section 23-18-16 Lying Adjacent To Said Lots 8 Through 12 And South Of The Southerly Shoreline Of The Fox River. Also, Lots 8 Through 12 And Lots 20 Through 24 Of Block 49 Of The Original Plat Of The 3 rd Ward Plus The Adjoining Vacated Right-Of-Way Of W. 5 th Avenue.	Jeld-Wen (portion) 421 Oregon St. (parcel west of Oregon St.)
2	90300010000	Lots 1 Thru 6 & W 1/2 Of Lot 7 Blk 1 Also N 1/2 Of Vacated W 5th Ave Lying S Of & Adj To Sd Lots Also That Prt Of Frac Sec 24 Lyg N Of Above Desc Prop & S Of Fox Rive R Also Lots 1 Thru 4 Blk 3 Also S 1/2 Of Vac W 5th Ave Lyg N Of & Adj To Lots 1 Thru 4 Blk 1 Plat Of Original 3rd Ward	Jeld-Wen 424 Oregon St. (east of Oregon)
3	90300020100	All Of Lots 5 & 6 Also S 1/2 Of Vac W 5th Ave Lyg N Of & Adj To Sd Lots 5 & 6 Bl K 3 Plat Of Original 3rd Ward	T&J Property 126 W. 6 th
4	90300020000	E 1/2 Of Lot 7 & All Of Lots 8 Thru 10 Blk 1 Also N 1/2 Of Vac W 5th Ave Lyg S O F & Adj To Sd Lots Also That Prt Of Frac Sec 24 Lyg N Of Above Desc Prop & S Of Fox River Also W 22 Ft Of Vac Nebraska St Lyg N Of N Li Of W 5th Ave Also Lots 7, 8, 9 & 10 Blk 3 Also S 1/2 Of Vac W 5th Ave Lyg N Of & Adj To Lots 7, 8, 9 & 10 Blk 3 Plat Of Original 3rd Ward	T&J Property 102 W 5 th Ave
5	90300030000	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 8 Ft Of W 200 Ft Of Vac W 5th Ave E Of Nebra Ska St Also That Prt Of Frac Sec 24 Lyg Betw Above Desc Prop & Govt Harbor Li Al So Vac S Main St Ely Of Above Desc Prop Also That Prt Of Vac W 5th Ave Desc In Doc #532644 R Of D Blk 2 Plat Of Original 3rd Ward	Performance Marine 501 S. Main St.
6	90300110000	Lot 3 Accord To Csm 1252 Doc # 611506 R Of D Bng Prt Of Vac W 5th Ave & Prt Blk 4 Plat Of Original 3rd Ward	Granary Rest. 50 W. 6 th Ave
7	90300100100	Lot 2 Accord To Csm 1252 Doc # 611506 R Of D Bng Prt Of Vac W 5th Ave & Prt Of B Lk 4 Plat Of Original 3rd Ward	Office Bld. 40 W. 6 th Ave
8	90300110000	Lot 3 Accord To Csm 1252 Doc # 611506 R Of D Bng Prt Of Vac W 5th Ave & Prt Blk 4 Plat Of Original 3rd Ward	Granary Parking
9	90301330100	That Prt Of Lots 1 & 3 N Of Pioneer Dr Blk 11 Plat Of Original 3rd Ward	Al Brulierre Park 500 S. Main
10	90300130000	Lot 3 Blk 5 Plat Of Original 3rd Ward	Duplex, 139 W. 6 th Ave
11	90300140000	Lot 4 Blk 5 Plat Of Original 3rd Ward	SFR, 131 W. 6 th Ave
12	90300150000	Lot 5 Blk 5 Plat Of Original 3rd Ward	Duplex, 127 W. 6 th Ave
13	90300160000	Lot 6 Blk 5 Plat Of Original 3rd Ward	Duplex, 125 W. 6 th Ave
14	90300280000	Lot 7 & 8 Also E 20 Ft Of Lot 15 & All Of Lots 16 & 17 Blk 5 Plat Of Original 3rd Ward	Globe & Anchor 122 W. 7 th Ave

**Appendix B
Parcel Identification**

Map #	Parcel #	Legal Description	Use & Address
15	90300190000	Lots 9 & 10 Blk 5 Plat Of Original 3rd Ward	Tavern (Easy St.) 107 W. 6 th Ave
16	90300300000	Lot 18 Blk 5 Plat Of Original 3rd Ward	Tavern (Evil Roy Slades) 110 W. 7 th Ave.
17	90300310000	Lot 19 Blk 5 Plat Of Original 3rd Ward	Parking/Storage Lot W. 7 th Ave
18	90300320200	N 39.5 Ft Of Lot 20 Blk 5 Plat Of Original 3rd Ward	Auto body 609 Nebraska St.
19	90300320100	N 20.5 Ft Of S 50.5 Ft Of Lot 20 Blk 5 Plat Of Original 3rd Ward	Auto Body 613 Nebraska St.
20	90300320000	S 30 Ft Of Lot 20 Blk 5 Plat Of Original 3rd Ward	Work Shop 102 W 7 th Ave
21	90300330000	Lots 1,2,3,4 & 14 Blk 6 Plat Of Original 3rd Ward	Offices 45 W. 6 th Ave
22	90300360000	Lot 5 Blk 6 Plat Of Original 3rd Ward	SFR 31 W. 6 th Ave
23	0300370000	Lot 6 Blk 6 Plat Of Original 3rd Ward	Parking Lot (Private) W. 6 th Ave
24	90300390000	Lot 7 & 8 Blk 6 Plat Of Original 3rd Ward	Brooklyn Hook & Ladder 17 W. 6 th Ave
25	90300400000	Lot 9 Exc E 10 Ft Of S 21.75 Ft Blk 6 Plat Of Original 3rd Ward	Parking Lot (Private) W. 6 th Ave
26	90300410000	Lot 10 Blk 6 Plat Of Original 3rd Ward	Vacant Building 601 S. Main St.
27	90300420000	Lot 11 Blk 6 Plat Of Original 3rd Ward	Roger's Upholstery/Upper Res. 603 S. Main St.
28	90300530000	Lot 21 Blk 6 Plat Of Original 3rd Ward	Karla G. Interiors/Upper Res. 605 S. Main St.
29	90300430000	N 25 Ft Of Lot 12 Blk 6 Plat Of Original 3rd Ward	Auto Repair 608 Nebraska St.
30	90300440000	S 65 Ft Of Lot 12 Blk 6 Plat Of Original 3rd Ward	Duplex, 50 W. 7 th Ave
31	90300450000	Lot 13 Blk 6 Plat Of Original 3rd Ward	Parking Lot, W. 7 th Ave
32	90300470000	Lot S 15 & 16 Blk 6 Plat Of Original 3rd Ward	Farmer's Supply, 34 W. 7 th Ave
33	90300490000	Lot S 17 & 18 Blk 6 Plat Of Original 3rd Ward	Don's Auto Body, 18 W. 7 th Ave
34	90300550000	E 10 Ft Of S 21.75 Ft Of Lot 9 Also All Of Lot 22 Also Lots 19 & 20 Exc S 65 Ft Also N 25 Ft Of Lot 23 Blk 6 Plat Of Original 3rd Ward	Brooklyn's/Upper Res. 607 S. Main St
35	90300580000	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	Collector's Gallery 615 S. Main St.
36	90300600000	Lot 3 Blk 7 Plat Of Original 3rd Ward	Single Family Residence 139 W. 7 th Ave
37	90300610000	Lots 4 & 5 Blk 7 Plat Of Original 3rd Ward	Storage, 133 W. 7 th Ave

**Appendix B
Parcel Identification**

Map #	Parcel #	Legal Description	Use & Address
38	90300630000	Lots 6 & 16 Blk 7 Plat Of Original 3rd Ward	Parking Lot, W. 7 th Ave
39	90300640000	Lot 7 Blk 7 Plat Of Original 3rd Ward	Storage Building 117 W. 7 th Ave
40	90300650000	Lot 8 Blk 7 Plat Of Original 3rd Ward	Parking Lot, W 7 th Ave
41	90300660000	Lots 9, 10, 17, 18, 19 & 20 Blk 7 Plat Of Original 3rd Ward	Parking Lot, W 7 th Ave
42	90300700000	Lots 13, 14 & 15 Blk 7 Plat Of Original 3rd Ward	City Parking Lot, W. 8 th Ave.
43	90300760000	Lots 1 & 2 Blk 8 Plat Of Original 3rd Ward	Houge's Tavern, 51 W 7 th Ave
44	90300890000	Lots 3, 14 & 15 Blk 8 Plat Of Original 3rd Ward	Parking Lot, W. 8 th Ave
45	90300770000	Lot 4 Blk 8 Plat Of Original 3rd Ward	Don's Auto Body 35 W. 7 th Ave
46	90300780000	All Of Lots 5, 7, 16, 17 & 18 Blk 8 Plat Of Original 3rd Ward	Multiple Uses, 30 W. 8 th Ave
47	90300790000	Lot 6 Blk 8 Plat Of Original 3rd Ward	Multiple Family (3 units) 25 W. 7 th Ave
48	90300810000	Lot 8 Blk 8 Plat Of Original 3rd Ward	Vacant Commercial Bldg. 15 W. 7 th Ave
49	90300850000	Lots 9, 10, 11 & 20 Blk 8 Plat Of Original 3rd Ward	Marathon Gas Station 707 S. Main St.
50	90300860000	Lot 12 & 13 Blk 8 Plat Of Original 3rd Ward	Parking Lot, Nebraska St.
51	90300930000	Lot 19 Blk 8 Plat Of Original 3rd Ward	Storage, 14 W. 8 th Ave
52	90300950000	Lot 21 & 22 Blk 8 Plat Of Original 3rd Ward	Vacant Building, 713 S. Main
53	90301010000	Lot 3 Blk 9 Plat Of Original 3rd Ward	SFR, 137 W. 8 th Ave
54	90301020000	Lot 4 Blk 9 Plat Of Original 3rd Ward	Duplex, 131 W. 8 th
55	90301030000	Lot 5 Blk 9 Plat Of Original 3rd Ward	Duplex, 127 W. 8 th Ave
56	90301040000	Lot 6 Blk 9 Plat Of Original 3rd Ward	Duplex, 123 W. 8 th Ave
57	90301050000	Lot 7 Blk 9 Plat Of Original 3rd Ward	SFR, 117 W. 8 th Ave
58	90301060000	Lot 8 Blk 9 Plat Of Original 3rd Ward	SFR, 113 W. 8 th Ave
59	90301070000	Lot 9 Blk 9 Plat Of Original 3rd Ward	SFR, 107 W. 8 th Ave
60	90301080000	Lot 10 Blk 9 Plat Of Original 3rd Ward	Duplex, 105 W. 8 th Ave
61	90301090200	Lot 12 Exc N 18 Ft Of W 13 Ft Blk 9 Plat Of Original 3rd Ward	Duplex, 140 W. 9 th Ave
62	90301100000	Lot 13 Blk 9 Plat Of Original 3rd Ward	SFR, 136 W. 9 th Ave

**Appendix B
Parcel Identification**

Map #	Parcel #	Legal Description	Use & Address
63	90301110000	Lot 14 Blk 9 Plat Of Original 3rd Ward	SFR, 132 W. 9 th Ave
64	90301120000	Lot 15 Blk 9 Plat Of Original 3rd Ward	SFR, 126 W 9 th Ave
65	90301130000	Lot 16 Blk 9 Plat Of Original 3rd Ward	SFR, 122 W. 9 th Ave
66	90301140000	Lot 17 Blk 9 Plat Of Original 3rd Ward	SFR, 116 W. 9 th Ave
67	90301150000	W 47 1/2 Ft Of Lot 18 Blk 9 Plat Of Original 3rd Ward	SFR, 112 W. 9 th Ave
68	90301160000	E 2 1/2 Ft Of Lot 18 & All Of Lot 19 Blk 9 Plat Of Original 3rd Ward	Duplex, 106 W. 9 th Ave
69	90301170000	Lot 20 Blk 9 Plat Of Original 3rd Ward	SFR, 100 W. 9 th Ave
70	Multiple parcels	Brooklyn Office Condos –23 Units	Office Condos 600 S. Main St.
	90301350100	Unit #1 Of Brooklyn Office Condominium & 1.18948% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Brooklyn Condo Assoc.
	90301350200	Unit #2 Brooklyn Office Condominium & 1.47495% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Kippa/G D & R Korthals, Terry/Virginia
	90301530400	Unit #4 Brooklyn Office Condominium & 1.25518% Of The Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Brooklyn Office Condo Assoc
	90301350500	Unit #5 Brooklyn Office Condominium & 1.33629% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Erdmann M D, Kenneth J
	90301350600	Unit #6 Brooklyn Office Condominium & 2.38332% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Kippa/G D & R Korthals, Terry/Virginia
	90301350700	Unit # 7 Brooklyn Office Condominium & 2.65394% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Kippa/G D & R Korthals, Terry/Virginia
	90301350800	Unit #8 Brooklyn Office Condominium & 2.48850% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Brooklyn Office Condo Assoc
	90301350900	Unit #9 Brooklyn Office Condominium & 3.58988% Of Common Elements As Desc Indoc #583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Roloff, Joseph
	90301351000	Unit #10 Brooklyn Office Condominium & 1.49081% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Health Care Credit Union
	90301351100	Unit #11 Of Brooklyn Office Condominium & 1.55765% Of Common Elements As Desc In Doc #583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Health Care Credit Union
	90301351200	Unit #12 Of Brooklyn Office Condominium & 2.24302% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Health Care Credit Union
	90301351400	Unit # 102 Brooklyn Office Condominium & 3.8905% Of Common Elements As Desc In Doc # 583213 R Of D & 1st Amend Doc # 603063 R Of D Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Kippa/G D & R Korthals, Terry/Virginia
	90301351500	Unit #103 Brooklyn Office Condominium & 5.14695% Of Common Elements As Desc In Doc # 583213 R Of D & 1st Amend Doc # 603063 R Of D Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Kippa/G D & R Korthals, Terry/Virginia

**Appendix B
Parcel Identification**

Map #	Parcel #	Legal Description	Use & Address
	90301351600	Unit #104 Brooklyn Office Condominium & 1.34780% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Kippa/G D & R Korthals, Terry/Virginia
	90301351700	Unit #105 Brooklyn Office Condominium & 2.77297% Of Common Elements As Desc In Doc #583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Health Care Credit Union
	90301351800	Unit #106 Brooklyn Office Condominium & 6.39635% Of Common Elements As Desc In Doc # 383213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Health Care Credit Union
	90301351900	Unit #107 Brooklyn Office Condominium & 4.05934% Of Common Elements As Desc Indoc #583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Health Care Credit Union
	90301352000	Unit #201 Brooklyn Office Condominium & 3.16616% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Condor, James F/Paula F
	90301352100	Units #3 & #202 Brooklyn Office Condominium & 10.81583% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Terjen LLC
	90301352200	Unit 203 Brooklyn Office Condominium & 5.89635% Of Common Elements As Desc In Doc # 58213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Condor, James F/Paula F
	90301352300	Unit #204 Brooklyn Office Condominium & 7.61333% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Condor, James F/Paula F
	90301352400	Unit 301 Of Brooklyn Office Condominium & 22.12% Of Common Elements As Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Roloff, Joseph C
	90301352500	Unit #302 Brooklyn Office Condominium & 5.1113% Of Common Elements Desc In Doc # 583213 R Of D Incl Amendments Bng Prt Of Blk 11 Plat Of Original 3rd Ward	Larson, James E
71	90301370000	That Prt Of Lot 3 Desc As Beg At Sw Cor Lot 3 N00d04'07"E, 150.35 Ft On W Li Lot 3; S52d21'12"E, 47.82 Ft; S00d04'07"W, 121.56 Ft To S Li Lot 3 W On S Li Lot 3, 37.9 Ft To Beg Blk 11 Plat Of Original 3rd Ward	Parking Lot Brooklyn Condos E 7 th Ave
72	90301330200	That Prt Of Sw 1/4 Sec 24 Also That Prt Of Blks 11, 12, 14 & 18 & That Prt Of Vacated E 7th Ave, Vacated E 8th Ave, Vacated E 9th Ave & Vacated Indiana St As Desc In Doc #469929 R Of D Plat Of Original 3rd Ward	Unimproved Gravel Lot E 9 th Ave
74	90301380000	Lots 1, 2, 3 & 4 Also Lot 12 Exc W 20 Ft Of S 70 Ft Also All Of Lot 13 Blk 12 Pl At Of Original 3rd Ward	Lueck's Home Improvements 706 S. Main St.
75	90301420000	W 20 Ft Of S 70 Ft Of Lot 12 & All Of Lots 10 & 11 Blk 12 Plat Of Original 3rd Ward	Rec Lanes (Bowling) 710 S. Main St
76	90301490000	Lot 22 Blk 12 Plat Of Original 3rd Ward	C&S Wood Turning 716 S. Main St.
77	90301390000	Com At SW Cor Lot 3 Blk 11 E On N Line Of E 7th Ave 37.90 Ft To Beg; N00d04'07"E, 121.56 Ft; S52d21'12"E, 600.75 Ft To N Line Of E 8th Ave; W On Sd N Line 413.03 Ft To SW Corner Lot 14 Blk 12; N 00d03'59"W Along W Line Of Lots 14 & 5 Blk 12 180.19 Ft To NW Corner Lot 5; N00d28'35"W, 60 Ft To SE Cor Lot 4 Blk 11 W On S Line Of Lots 4 & 3 Blk 11, 62.1 Ft To Beg Being Part Of Lots 3, 4, 5 & 6 Blk 11 Also Bein Part Of Lots 8, 9, 20 & 21 Blk 12 Also Bng All Of Lots 5, 6, 7, 14, 15, 16, 17, 18 & 19 Blk 12 Also Bng Prt Of Vac E 7th Ave & Vac Indiana Ave Blk 12 Plat Of Original 3rd Ward	Multiple Uses 43 E. 7 th & 32 E. 8 th Ave

**Appendix B
Parcel Identification**

78	90301550000	Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 Exc Beg On Ne Cor Lot 12 S On E Line Lot 12 7.4 Ft NWly To A Pt On N Line Lot 12 That Is 5.5 Ft W Of Beg E To Beg Also S 172.6 Ft Of W 1/2 Vacated Indiana St E Of Blk 13 Plat Of Original 3rd Ward	Multiple Uses 1 E 8 th Ave
79	90301540000	Lot 8 Blk 13 Plat Of Original 3rd Ward	Winn. Fisheries, 37 E. 8 th Ave
80	90302110000	Beg At A Pt On C/L Vac E 9th Ave 250 Ft E Of Ext W Li Blk 14 Sly 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 107.31 Ft To Beg Plat Of Original 3rd Ward	WPS (Unimproved) E 9 th Ave
81 (3)	90301330000	Lots 1,3,4,5 & 6 Blk 11 Sly Of Pioneer Dr Exc That Prt Of Lot 1 Leased To Wisc Dist Co Under Lease #86356 Also Vac E 7th Ave Lyg Bet Ext E Li Lot 7 Blk 12 & Wly Li Pioneer Dr Also Blk 12 Ely Of A Li C/L Of I C C Tracks #217 & 209 Also Vac Indiana St E Of Blk 12 Also That Prt Of SW 1/4 Sec 24 SWly Of Pioneer Dr Also All Of Blk 14 SWly Of Pioneer Dr Also Vac E 8th Ave N Of Blk 14 & Wly Of Pioneer Dr Also E 1/2 Of Vac Indiana St W Of Blk 14 Also Prt Of Lot 12 Blk 13 Desc As Follows: Beg On NE Cor Lot 12 S On E Li Lot 12 7.4 Ft NWly To A Pt On N Li Lot 12 That Is 5.5 Ft W Of Beg E To Beg Also N 7.4 Ft Of W 1/2 Vac Indiana St E Of Blk 13 Ely Of A Li 9.5 Ft Ely & Para To C/L Of Spur Tracks #208 & 569 & Wly Of Pioneer Dr Also Vac E 9th Ave N Of Blk 18 & W Of Pioneer Dr Also N 1/2 Vac E 10th Ave Lyg Bet Ext E Li Lot 13 Blk 18 & Wly Li Pioneer Dr Exc Beg At A Pt On C/L Vac E 9th Ave 250 Ft E Of Ext W Li Blk 14 Sly At An Angle Of 80d To C/L Of E 9th Ave 100 Ft NWly At An Angle Of 57d 107.31 Ft	Fox Valley & Western RR Pioneer Drive
82	90301340000	That Prt Of Blks 14 & 18 And Of Vac E 9th Ave As Desc In Doc #532369 Exc Prt In Vol 1105 Pg 166 R Of D Plat Of Original 3rd Ward	Decades Prop. (Billboard) E 9 th Ave
83	90302080000	That Part Of Lots 1, 2, 13 And 14 Of Block 18, Original Plat, 3 rd Ward, City Of Oshkosh, Winnebago County, Wisconsin, Lying Westerly Of A Line Described As Follows: Commencing At A Point On A Southerly Line Of Vacated E. 9 th Avenue That Is 9.5 Feet Westerly Of The Centerline Of Former Spur Track #208 C&NW Railroad Southerly To A Point On Northerly Line Of Vacated E. 10 th Avenue That Is 9.5 Feet Westerly Of Centerline Of Spur Track #569 With Said Line Being 9.5 Feet Westerly And Parallel To Centerline Of Spur Track #569 And #208.	Portion of Block Iron (Scrap) 36 E. 10 th Ave

Appendix C Zoning Text Excerpts

SECTION 30-26 C-3 CENTRAL COMMERCIAL DISTRICT

(A) Permitted Uses

- (1) Any use permitted in the R-5 Multiple Dwelling District, unless otherwise provided in this Chapter.
- (2) Any use permitted in the C-2 General Commercial District, unless otherwise provided in this Chapter.
- (3) Automobile storage garage
- (4) Animal hospital and pet shop excluding open kennel
- (5) Bakery, employing not more than five (5) persons
- (6) Caterer
- (7) Convention and exhibition hall
- (8) Funeral home
- (9) Laundry and cleaner
- (10) Microwave, radio and television relay structure
- (11) Newspaper printing, publishing or engraving establishment
- (12) Parking lot
- (13) Radio and television broadcasting studio
- (14) Railroad and bus passenger depot
- (15) Any use similar to the above
- (16) Conditional Uses:
 - Automobile service facility
 - Cemetery
 - Clubs and semi-public structure
 - College/university including residence halls
 - Commercial greenhouse and nursery
 - Day care center
 - Fish market (wholesale)
 - Family day care for nine (9) or more children
 - Hotel/motel directional signs
 - Mental or psychiatric hospital

Appendix C Zoning Text Excerpts

- Mixed commercial/residential
- New and used automobile sales
- Nursery school
- Public utility structure
- Restaurant with drive-up or drive thru
- Uses permitted in the M-1 Light Industrial District, Section 30-28(A)
- Vocational school
- Wireless telecommunication tower/antennas

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts and Section 30-27 Downtown Overlay District, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

- (1) Residential Structures: Shall meet all standards of the R-5 Multiple Dwelling District
- (2) Mixed Commercial/Residential Structures: Are permitted by conditional use permit, and shall meet all conditions of conditional use permit approval and shall meet the standards for principal commercial structures, unless otherwise noted below:
 - (a) Upper Floor Residential Only: Residential uses are limited to upper floor areas. No separate residential structure is permitted on the same lot with a non-residential or mixed commercial/residential structure.
 - (b) Dwelling Unit Area: Four hundred (400) square feet minimum.
 - (c) Height: Forty-five (45) feet maximum.
 - (d) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (3) Principal Commercial Structures
 - (a) Height: Forty-five (45) feet maximum.
 - (b) Side Yard Setback: None required.
 - (c) Front Yard Setback: None required. However, if block frontage is shared with a residential district a twenty-five (25) foot minimum setback is required.
 - (d) Rear Yard Setback: None required.
 - (e) Corner Lots: The side street (front yard) setback can be reduced to not less than twelve (12) feet, as may be necessary to attain a twenty-eight (28) foot buildable width. The required side yard opposite the side street (front yard) must be maintained.

Appendix C Zoning Text Excerpts

- (f) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (4) Accessory Commercial Structures
 - (a) Must be customary and incidental to the allowed principal uses including the processing or treatment of products clearly incidental to the conduct of a retail business on the premises. Accessory uses may not exceed forty (40) percent of the floor area of the structure.
 - (b) Standards
 - (i) Same as the principal commercial structure unless noted below.
 - (ii) Front Yard Setback: Sixty (60) feet minimum and not less than five (5) feet behind the principal commercial structure.
 - (iii) Corner Lots: Front yard/side street (front yard) setbacks shall be the same as the principal commercial structure.

SECTION 30-27 DOWNTOWN OVERLAY DISTRICT

(A) PURPOSE

The purpose of this district is to provide an overlay to to the area generally considered to be the City's central city area.

The overlay provisions are intended to relate to the special character of older commercial and industrial districts in this area.

(B) Permitted Uses

(1) Any use permitted by the underlying District, unless otherwise provided in this Chapter.

(2) Conditional Uses

- Any conditional use identified in C-3 Central Commercial District unless otherwise provided in this Chapter.

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(C) Standards

The following special standards apply to any district where the Downtown Overlay designation is applied. These standards shall apply only when the special standard differs from the standards set forth for the primary residential district. In all other respects, the standards set forth for the C-3 Central Commercial District shall apply.

- (1) Height: No restrictions.
- (2) Vision Clearance: None required.
- (3) Mixed Commercial/Industrial/Residential Structures: Are permitted by conditional use permit

Appendix C

Zoning Text Excerpts

and shall meet all conditions of conditional use permit approval and shall meet the standards for principal commercial structures, unless otherwise noted below:

- a) Upper floor residential only: residential uses are limited to upper floor areas. No separate residential structures are permitted on the same lot with a non-residential or mixed commercial/industrial/residential structure.
- b) Dwelling unit area: Four hundred (400) square feet minimum.
- c) Off-street parking: In accordance with Section 30-36 Off-Street Parking & Loading Facilities.