

SOUTH SHORE REDEVELOPMENT AREA AMENDMENT #3

PROJECT PLAN



CITY OF OSHKOSH
DEPARTMENT OF COMMUNITY
DEVELOPMENT

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Redevelopment Authority Approval:
Common Council Approval:

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A. INTENT, PURPOSE, AND OBJECTIVES

The South Shore Redevelopment Area was originally located from the Fox River south to 9th Avenue, from Oregon Street east to Pioneer Drive. Map 1 on page 14 shows the location of the South Shore Redevelopment Area as well as the proposed area to be amended out of the boundary of the District. The Common Council approved the original Project Plan for the South Shore Redevelopment Area in 2003 with amendments in 2005 and 2009.

It is the intent of this Project Plan amendment to remove properties which have been identified for inclusion in the Sawdust District Redevelopment Plan. Implementation of this Plan is consistent with prior redevelopment efforts and is another step toward completion of redevelopment activity in this area. This Plan is intended to continue to serve as a general framework and redevelopment guide for the properties within the Area.

The City of Oshkosh and the Redevelopment Authority (RDA) will continue to work with various businesses and property owners in the district to develop a plan for improvements in the area, including: acquisition and clearance, rehabilitation, infrastructure improvements, streetscaping, right-of-way dedications and vacations, recreational and trail improvements, docking facilities, land use, and zoning changes. It is anticipated that redevelopment will take place in a phased manner and that the City/RDA will encourage:

- Private redevelopment of parcels (where the City/RDA does not take the lead role in redevelopment)
- Public/private partnerships
- Projects where the City/RDA will take the lead role in redevelopment

This amendment will remove 50 properties from the South Shore Redevelopment Area. All of these properties proposed for removal will be included within the Sawdust Redevelopment District. The properties proposed for removal are all located east of Nebraska Street and identified on Map 2 on page 15.

Tax revenues in the District are significantly less than what could be expected if the district were developed to densities and land uses allowed by the zoning and land use recommendations in the Plan. The development of retail, commercial, residential, and public recreational facilities will eliminate blighting influences and underutilized, functionally obsolete and/or deteriorated structures in the District, thereby contributing to the overall improvement of the Redevelopment Area.

This amendment will allow the City/RDA to continue redevelopment activities in remaining areas as well as build upon past and current redevelopment efforts in the area.

Map 3 on page 16 shows the proposed new boundary of the Amended South Shore Redevelopment Area.

B. STATUTORY AUTHORITY

The preparation and adoption of this Redevelopment Project Plan and designation of the district boundaries as well as plan implementation are enabled pursuant to Section 66.1333 (Blight elimination and slum clearance) of Wisconsin Statutes.

C. REDEVELOPMENT OBJECTIVES

Recognizing the City's intent as previously discussed and the purpose of Wisconsin Statutes (Section 66.1333), the following redevelopment objectives have been identified:

1. Eliminate obsolete and deteriorating or deteriorated buildings, blighting influences, and environmental deficiencies which detract from the functional utility, aesthetic appearance, economic and environmental welfare, and general health and safety of this section of the City of Oshkosh, and to aid in the prevention of blight.
2. Provide for the orderly physical and economic growth of the City of Oshkosh through planned and controlled redevelopment.
3. Encourage coordinated redevelopment of parcels to achieve efficient building design, maximum utilization of sites, beautified off-street parking and service facilities, and integrated pedestrian connections and open spaces, considering high standards of design for new development, rights-of-way, landscaping, and open spaces.
4. Achieve private redevelopment of parcels that will add to the tax base of the City of Oshkosh while keeping with good land use planning principles.
5. Ensure the design of buildings is in harmony with adjoining public, and semi-public developments.
6. Ensure that buildings are designed, located, and oriented to serve the area and capitalize on existing views and open spaces.
7. Maximize utilization of central City property in a manner consistent with the goals of the Comprehensive Plan.
8. Assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary redevelopment needs and standards.

D. CONSISTENCY WITH LOCAL PLANS

Local plans in which the South Shore Redevelopment Plan is consistent include:

- Downtown Action Plan (2000)
- Consolidated Plan (2005)
- Imagine Oshkosh – A Master Plan for our Center City (2017)

- Comprehensive Plan Update 2040 (2018)
- Bicycle and Pedestrian Master Plan (2019)

The Downtown Action Plan sets forth various goals and objectives and an implementation framework for improving the "downtown" and portions of the Central City. Much of the plan focuses on waterfront redevelopment and includes portions of the South Shore Redevelopment Area.

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

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

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. 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.

Imagine Oshkosh - A Master Plan for our Center City was a land use planning project from 2017 which focused on the Central City / Downtown Oshkosh and identified focus areas for development and redevelopment activity.

The update to the Comprehensive Plan in 2018 carried the work of the Comprehensive Plan into the next decade with appropriate updates and future needs for infrastructure and other City services. The Comprehensive Plan identifies goals, objectives, and implementation actions that the City aims to achieve on both an overall City-wide basis and a special area basis including this Redevelopment Area over the next 20-year planning period.

Relative to the City's Comprehensive Plan, specific goals of the Comprehensive Plan that relate to this redevelopment district include:

- Encourage redevelopment in the Central City to be oriented toward the riverfront of the Fox River.
- Maintain, improve, and increase public access to the waterfront.
- Building of community identity by revitalizing corridors and implementing/enforcing design standards.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and state governmental utility costs.
- Promote redevelopment of lands with existing infrastructure and public services.
- Promote the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

The 20-year Bicycle and Pedestrian Master Plan was updated from 2011 with goals to develop sound strategies for improving pedestrian and bicycle transportation throughout the Oshkosh area.

E. PROJECT BOUNDARY

The metes and bounds legal description for the South Shore Redevelopment Area as revised with Amendment Number 3 is as follows:

SOUTH SHORE REDEVELOPMENT AREA AMENDMENT #3

ALL OF BLOCKS 1, 3, ALL OF LOTS 7-10, AND 16-20, AND PART OF LOT 15 OF BLOCK 5, ALL OF LOTS 3-10 AND 13-20 OF BLOCK 7, ALL OF LOTS 3-10 AND 13-20 AND PART OF LOT 12 OF BLOCK 9, ALL OF LOTS 15-20 AND PART OF LOT 1 OF BLOCK 63, ALL OF LOTS 1-5 OF BLOCK 78, ALL OF LOTS 4-12 AND PART OF LOTS 1-3 OF BLOCK 95, ALL IN THE PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH RECORDED IN VOLUME 3, PAGE 8, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 5748, RECORDED AS DOCUMENT NUMBER 1361929, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NUMBER 6905, RECORDED AS DOCUMENT NUMBER 1679243, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 7840, RECORDED AS DOCUMENT NUMBER 1868591, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF CERTIFIED SURVEY MAP NUMBER 8021, RECORDED AS DOCUMENT NUMBER 1902488, WINNEBAGO COUNTY REGISTER OF DEEDS, PART OF VACATED W 2ND AVENUE, PART OF W. 3RD AVENUE, PART OF W. 4TH AVENUE AND ALL OF VACATED W. 4TH AVENUE, PART OF W. 5TH AVENUE AND ALL OF VACATED W. 5TH AVENUE, PART OF W. 6TH AVENUE, PART OF W. 7TH AVENUE, PART OF W. 8TH AVENUE, PART OF W. 9TH AVENUE, PART OF IOWA

STREET AND ALL OF VACATED IOWA STREET, ALL OF LEWIS STREET, PART OF MICHIGAN STREET AND ALL OF VACATED MICHIGAN STREET, ALL OF VACATED MINNESOTA STREET, PART OF NEBRASKA STREET AND PART OF VACATED NEBRASKA STREET, PART OF OREGON STREET, ALL LOCATED IN PARTS OF THE FRACTIONAL NORTHWEST ¼ OF THE SOUTHEAST ¼, THE FRACTIONAL NORTHEAST ¼ OF THE SOUTHEAST ¼, THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, AND ALSO PARTS OF THE FRACTIONAL NORTHWEST ¼ OF THE SOUTHWEST ¼, AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, AND ALSO PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ 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 SECTION 24, TOWNSHIP 18 NORTH, RANGE 16 EAST; THENCE N89°51'26"E, 80.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 24 TO A POINT ON THE EXTENDED WEST LINE OF LOT 12 OF BLOCK 9 OF SAID PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH; THENCE N00°15'31"W, 100.87 FEET ALONG THE EXTENDED WEST LINE AND WEST LINE OF SAID LOT 12 TO A POINT 18.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 12; THENCE S89°19'42"E, 13.02 FEET; THENCE N00°15'31"W, 18.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE S89°19'42"E, 37.06 FEET ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 9; THENCE N00°15'31"W, 359.31 FEET ALONG THE WEST LINE AND EXTENDED WEST LINE OF SAID LOT 3, WEST LINE OF LOT 13, BLOCK 7 AND WEST LINE AND EXTENDED WEST LINE OF LOT 3, BLOCK 7 OF THE PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH TO THE CENTERLINE OF W. 7TH AVENUE; THENCE S89°18'06"E, 131.72 FEET ALONG SAID CENTERLINE TO A POINT ON THE EXTENDED WEST LINE OF LANDS DESCRIBED IN DOCUMENT 1246256, WINNEBAGO COUNTY REGISTER OF DEEDS; THENCE N00°03'31"W, 119.96 FEET ALONG SAID EXTENDED WEST LINE AND WEST LINE OF TO A POINT ON THE SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 7840; THENCE N89°18'13"W, 130.35 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 7840; THENCE N00°03'31"W, 119.77 FEET ALONG THE WEST LINE AND EXTENDED WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 7840 TO A POINT ON THE CENTERLINE OF W. 6TH AVENUE; THENCE N89°19'52"W, 132.30 FEET ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 16 EAST; THENCE S89°53'10"W, 1,319.52 FEET ALONG SAID CENTERLINE TO A POINT ON THE CENTERLINE OF IOWA STREET; THENCE N00°07'14"W, 340.60 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTH LINE OF W. 5TH AVENUE; THENCE S89°49'57"W, 79.97 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 78 OF SAID PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH; THENCE N00°23'04"W, 125.12 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF

SAID LOT 23; THENCE S89°43'51"W, 299.70 FEET ALONG THE NORTH LINES OF LOTS 22, 21, 20, 19 AND 18 OF SAID BLOCK 78 TO THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 78; THENCE S89°53'03"W, 279.23 FEET ALONG THE SOUTH LINE OF SAID LOT 5 AND SOUTH LINES OF LOTS 4, 3, 2 AND 1, OF SAID BLOCK 78 AND THE EXTENDED SOUTH LINE OF SAID LOT 1 TO THE CENTERLINE OF MICHIGAN STREET; THENCE S89°58'00"W, 478.20 FEET ALONG THE EXTENDED SOUTH LINE OF LOT 12 AND SOUTH LINES OF LOTS 12, 11, 10, 9, 8, 7, 6, 5 AND 4 OF BLOCK 95 OF SAID PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N00°07'49"E, 47.50 FEET ALONG THE WEST LINE OF SAID LOT 4; THENCE S89°58'00"W, 130.87 FEET ALONG THE EXTENDED SOUTH LINE AND SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NUMBER 1873253, WINNEBAGO COUNTY REGISTER OF DEEDS, TO A POINT ON THE EAST LINE OF OHIO STREET (STATE HIGHWAY 44); THENCE N00°19'56"W, 108.50 FEET ALONG SAID EAST LINE AND EXTENDED EAST LINE TO A POINT ON THE CENTERLINE OF W. 4TH AVENUE; THENCE N89°56'40"E, 300.59 FEET ALONG SAID CENTERLINE TO A POINT ON AN EXTENDED WEST LINE OF CERTIFIED SURVEY MAP NUMBER 6905; THENCE N00°22'14"W, 309.96 FEET ALONG SAID EXTENDED WEST LINE AND WEST LINE TO A CORNER POINT OF SAID CERTIFIED SURVEY MAP; THENCE S89°56'35"W, 31.94 FEET ALONG A SOUTH LINE OF SAID CERTIFIED SURVEY MAP TO A WESTERN CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 6905; THENCE N45°32'27"E, 11.45 FEET ALONG A WEST LINE OF SAID CERTIFIED SURVEY MAP NUMBER 6905 TO THE BEGINNING OF A 2,087.82-FOOT RADIUS CURVE TO THE LEFT; THENCE 263.82 ALONG SAID CURVE HAVING A CHORD WHICH BEARS N41°49'14"E, 263.64 FEET TO A CORNER POINT OF SAID CERTIFIED SURVEY MAP; THENCE N38°10'36"E, 210.73 FEET ALONG A WEST LINE OF SAID CERTIFIED SURVEY MAP TO A CORNER POINT; THENCE N00°00'55"W, 142.32 FEET ALONG A WEST LINE OF SAID CERTIFIED SURVEY MAP TO A POINT ON THE U.S. HARBOR LINE OF THE FOX RIVER; THENCE S44°17'00"E, 150.01 FEET ALONG SAID HARBOR LINE; THENCE S51°44'25"E, 783.60 FEET ALONG SAID HARBOR LINE; THENCE S79°32'17"E, 1,311.98 FEET ALONG SAID HARBOR LINE; THENCE S85°56'18"E, 274.53 FEET ALONG SAID HARBOR LINE; THENCE S64°31'48"E, 317.44 FEET ALONG SAID HARBOR LINE TO A POINT ON THE CENTERLINE OF NEBRASKA STREET; THENCE S00°03'12"E, 1,178.91 FEET ALONG SAID CENTERLINE TO A POINT ON THE CENTERLINE OF W. 9TH AVENUE; THENCE N89°19'42"W, 479.83 FEET ALONG SAID CENTERLINE TO A POINT ON THE EXTENDED WEST LINE OF LOT 12 OF BLOCK 9 OF SAID PLAT OF THE ORIGINAL THIRD WARD OF THE CITY OF OSHKOSH; THENCE N00°15'31"W, 1.83 FEET ALONG SAID EXTENDED WEST LINE TO THE POINT OF BEGINNING. SAID AREA CONTAINS 2,289,540 SQUARE FEET OR 52.561 ACRES, MORE OR LESS.

F. EXISTING LAND USE AND ZONING

This amendment removes 50 parcels and follow these general land use categories:

- Residential (4)
- Public/Other (13)
- Commercial/Manufacturing (33)

The properties being removed are zoned either RMU, RMU-PD, CMU or CMU-PD.

66 parcels remain in the amended District which follow these general land use categories:

- Residential (28)
- Public/Other (18)
- Commercial/Manufacturing (20)

Existing land uses are shown in more detail on Map 4 on page 17. Additional individual parcel data is located on Appendix B on page 20.

The current zoning designations within the amended District boundary are not proposed to be changed at this time. Zoning districts within the amended boundary include:

- TR-10, Two Flat Residential-10 Zoning District.
- I, Institutional Zoning District
- UMU, Urban Mixed Use Zoning District
- CMU, Central Mixed Use Zoning District
- RMU, Riverfront Mixed Use Zoning District

And the following Overlay Districts:

- PD-O, Planned Development Overlay District
- RF-O, Riverfront Overlay Zoning District

Existing and proposed Zone Districts are shown on Map 5 on page 18.

G. EXISTING CONDITIONS

Many non-residential structures in the amended Redevelopment District are functionally obsolete due to their age or appear in need of maintenance or rehabilitation. Large tracts of land have been site-prepped including the former Jeld-Wen manufacturing property (21.3 and 3.5 acres) and Boatworks property (2.0 and 1.8 acres), all located on the south shore of the Fox River.

The existing residential structures were constructed pre-1900 and are not architecturally significant and all show some structural or site deterioration. None are listed or eligible for listing on the National Register of Historic Places. The RDA has acquired several blighted properties over the years. The sites have been cleared of structures and returned to a natural state. The RDA will continue to purchase more of these properties as they become available. It is planned to consolidate groups of these vacant parcels and make them available for redevelopment opportunities.

Many properties in the amendment area are underutilized, functionally obsolete, in need of repair, nonconforming, or otherwise contribute to the blighted conditions of the area and/or impair or arrest the sound growth of the community. The contributing factors in finding the area as blighted are defined in Section 66.1331 (3)(a) and 66.1333 (2m)(b), Wisconsin Statutes. Properties were identified as "blighted" per the following selected standards identified in Wisconsin Statutes, Section 66.1333 (2m)(b)3(bm):

- A. Dilapidation, deterioration, age, or obsolescence;
- B. Faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions (includes structures that are nonconforming per zoning district standards);
- C. Deterioration of site improvements;
- D. Property which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or other such factors that substantially impairs or arrests the sound growth of the community.

While some of the residential parcels in the modification/expansion area may not have been designated as blighted (A, B, C, or D) they are generally older housing stock on substandard sized lots. Given the standards and definition of blight, most properties meet the blight requirements as defined in Wisconsin Statutes.

Parcel conditions are presented on Map 6 on page 19.

H. PROPOSED ZONING AND LAND USE

Proposed land use and zoning in the area is based on consistency with the goals and objectives of the various aforementioned plans. There are several zone districts present in the amended district: The UMU and CMU Zoning Districts are multi-use zone districts permitting various service, retail, and commercial land uses and a mixture of residential uses. The RMU Zoning District is similar to both the UMU and CMU Districts, however, the base standards of the RMU focus more on taking advantage of

waterfront opportunities. The TR-10 Zoning District is meant for low-density residential development in the form of single and two-family uses. Lastly, the I Zoning District is used for institutional developments including governmental, public service, churches and schools.

The amended district contains two Overlay Zoning Districts: The Planned Development Overlay offers relaxation from the underlying base zoning standards (i.e., reduced setbacks). In return, it is expected proposed developers will enhance the site in other aspects of the project beyond minimum code standards (i.e., additional landscaping). The PD-O also provides opportunity for review of all development activity within the area through the Planned Development Review process to ensure consistency with the Comprehensive Plan and other adopted community plans. The Riverfront Overlay's purpose is to improve the quality of development along the riverfront mainly with enhanced building design standards.

Staff anticipates mixed-use development (commercial/residential) in this area, with development being integrally related to the riverwalk system. Plans for a hospital at the former Jeld-Wen and apartment complex at the Boatworks property are currently under review. The proposed Land Use Plan for the District is shown on Map 7 on page 20.

If a manufacturing use within the District is destroyed or discontinued for a period of 12 months, the manufacturing use cannot be re-established without Common Council approval.

Over the long-term, it is anticipated that most of the existing structures and/or uses in the District will be transitioned out and incorporated into a new overall planned development. Any City/RDA initiated redevelopment project will require a Request for Proposals which will require approval by the Redevelopment Authority.

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

The aforementioned zoning district standards will be applied to developments within this district. Bulk regulations vary greatly in regard to maximum lot coverage ranging from 50% (TR-10) to 100% (CMU) and required (front yard) setbacks ranging from zero-foot (CMU) to 30-feet (I). This allows for a range of site development from typical urban light-residential to more-intensive central city-style developments with a range in between. Unit densities allowed within the district can range from ten units per acre (TR-10) up to 36 units per acre (CMU, RMU, UMU via Conditional Use). With the application of the Planned Development Overlay District, City staff, the RDA, Plan Commission and

Common Council will be able to evaluate site and design plans to ensure that objectives of the Redevelopment Plan are achieved.

J. PRESENT, EQUALIZED AND POTENTIAL VALUE

As of January 1, 2024, the approximate assessed value of the properties in the expansion area is \$5,284,900 (\$1,992,700 land, \$3,292,200 improvements) with an equalized value of approximately \$7,636,600.

Value within the District will increase greatly with the anticipated hospital and Boatworks apartment developments having project costs of \$53.5 million and \$3.6 million, respectively. The hospital and apartments, as well as activity in the adjacent Sawdust district will likely serve as a catalyst to encourage investment in the area. Other redevelopment and rehabilitation opportunities within the amended South Shore District could potentially add \$10-15 million to the District based on similar Central-City projects and dependent on the amount of retail, commercial, and residential development in the district.

K. PROJECT ACTIVITIES/IMPLEMENTATION

1. Land Assemblage

To achieve redevelopment of the project area that is in keeping with this Redevelopment Plan, assembly of lands within the district may be necessary. Acquired lands may be sold or leased for private redevelopment or may be dedicated for public purposes. The Redevelopment Authority of the City of Oshkosh (RDA) may utilize property that has been acquired for temporary uses as an incidental part of the redevelopment process. Temporary uses may 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 RDA and Common Council, as applicable.

2. Relocation

Individuals or business operations may need to be relocated as a result of the 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.

3. Land Disposition

Once assembled, land will be disposed of by sale or lease in accordance with the provisions contained in Section 66.1333(9), Wis. Stats.

4. Rehabilitation

It is anticipated that many structures within the subject area will be demolished. There remains the possibility that the residential structures along W. 4th and W. 6th Avenues could be rehabilitated.

5. Public Improvements

To facilitate support for new land uses and rehabilitation of structures in the area, the City/RDA will undertake public improvements where required and to the extent feasible. Said improvements and public utilities may include, but are not limited to, the improvement of streets (i.e. extension of Iowa Street to 4th Avenue), storm and sanitary sewers, streetscaping, undergrounding of utilities, path and park construction (including the riverwalk), signage, traffic signalization, and gateway improvements.

L. PROJECT FINANCING

Funds necessary to implement project activities are expected to be obtained from a variety of sources and may include, but not be limited to: general obligation bonds, State Land Trust Fund program loans, 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.

TIDs 20 and 29 are located within the South Shore Redevelopment Area, which have been a valuable tool in redeveloping properties within this area.

Redevelopment project costs 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 costs may include, but are not limited to, the following:

1. Property assembly costs including, 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, imputed 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 for 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.

M. 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.

N. 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.

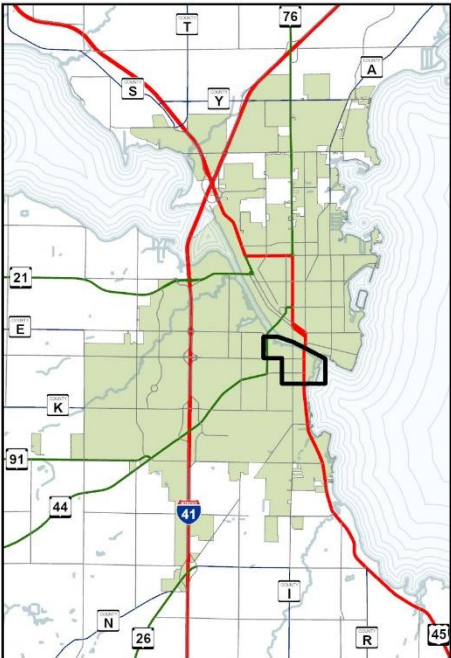
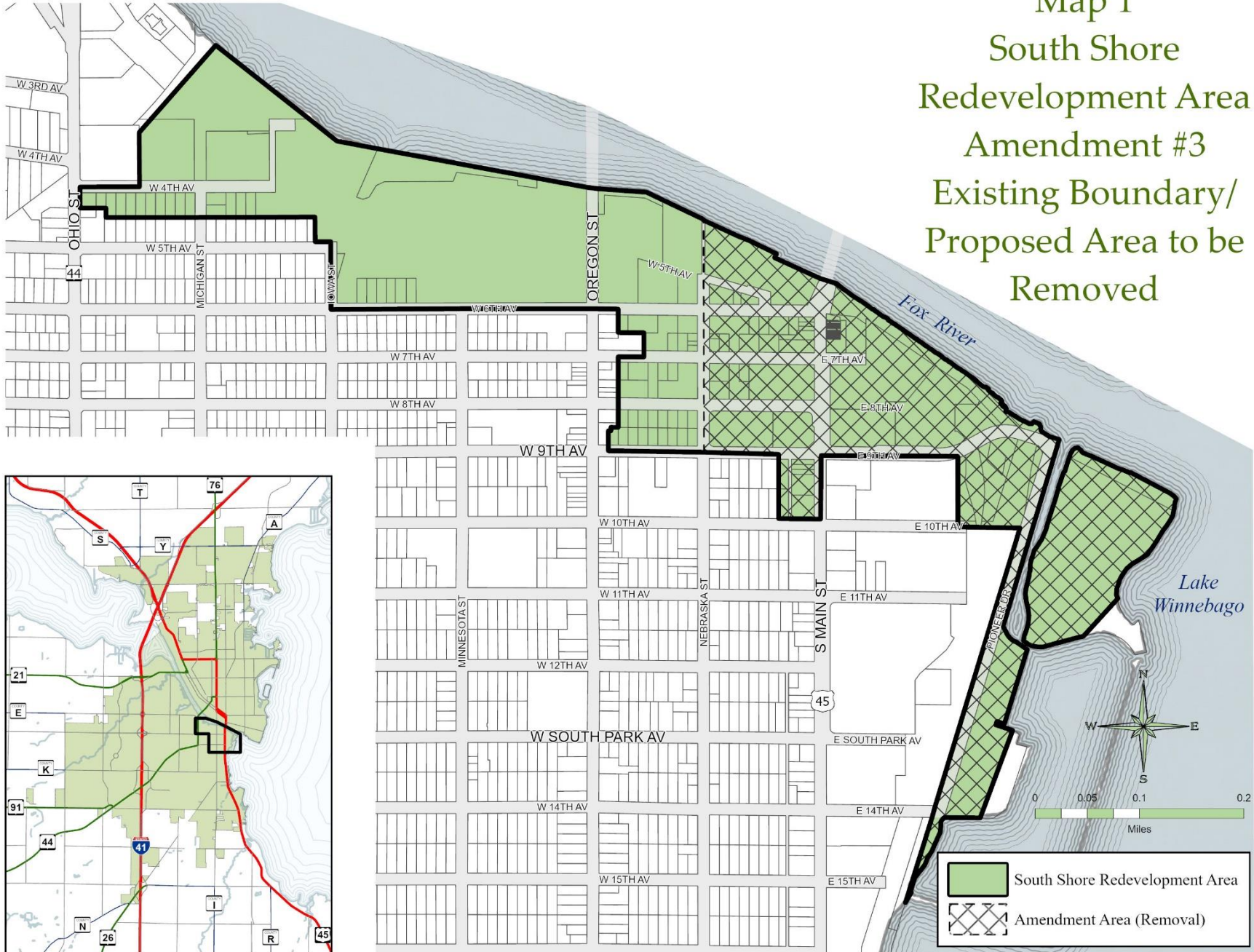
O. REDEVELOPMENT PLAN MODIFICATION

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

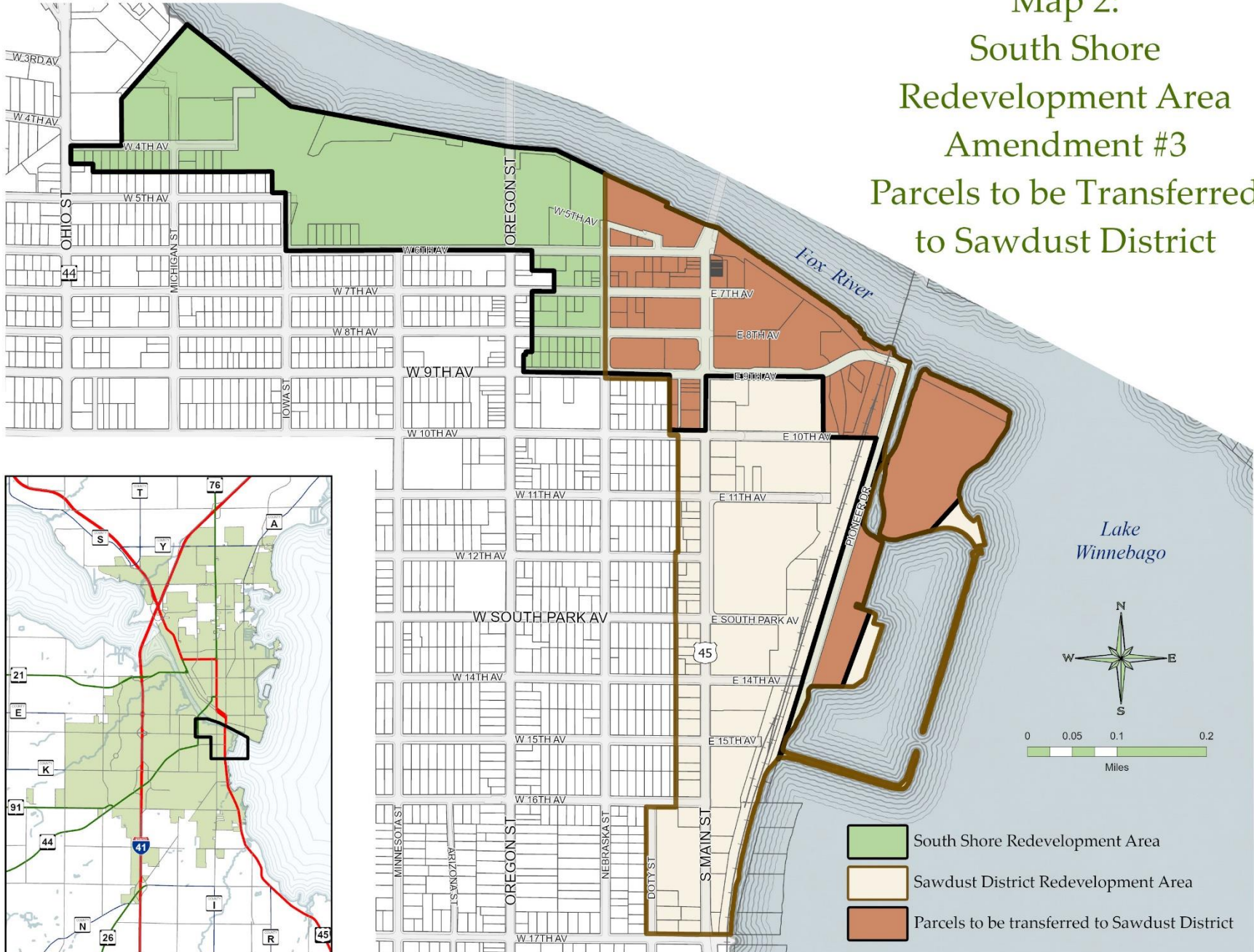
P. TERMINATION OF THE DISTRICT AND REDEVELOPMENT PLAN

Following implementation and completion of project activities, this Redevelopment Area and Plan will be terminated by action of the Common Council.

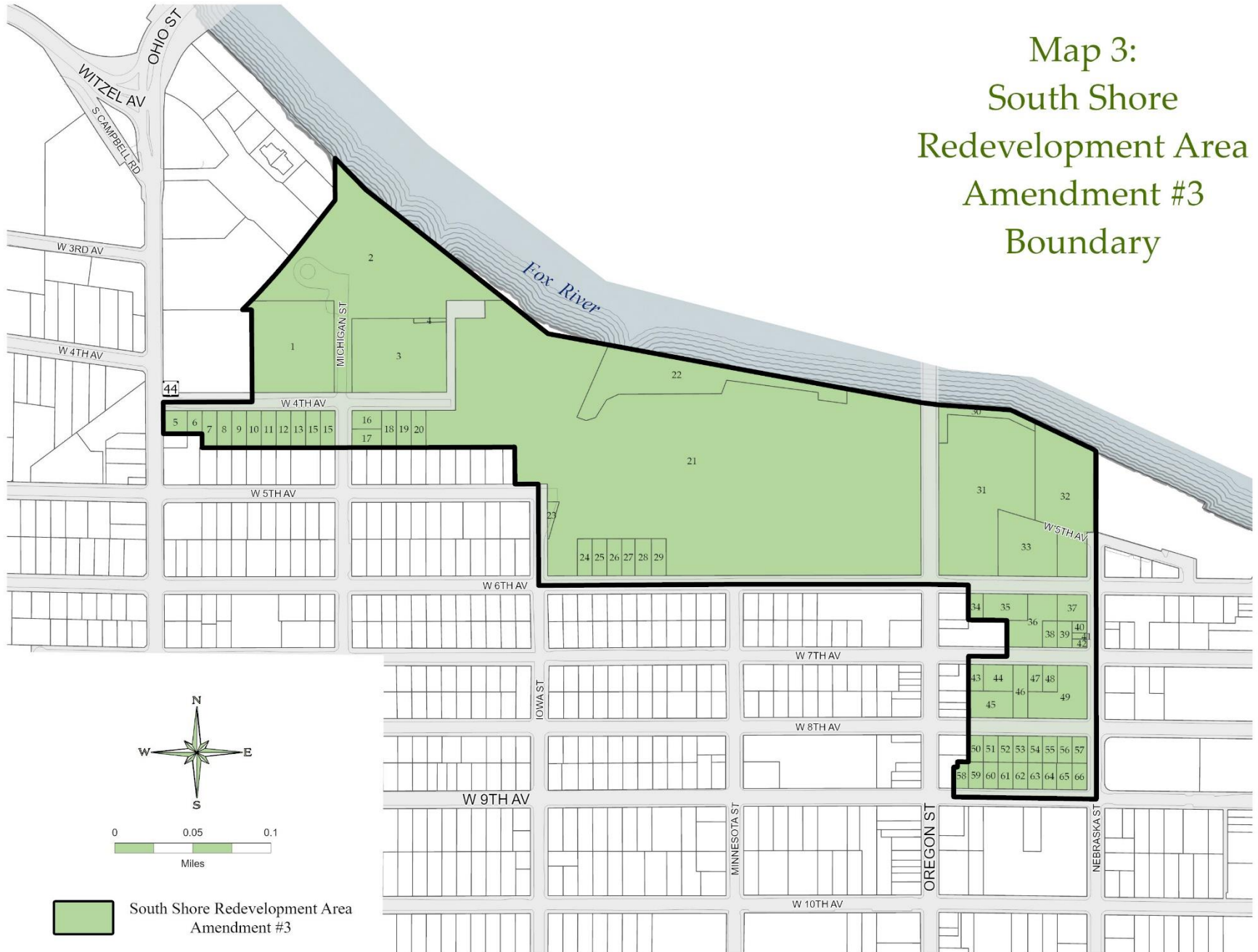
Map 1 South Shore Redevelopment Area Amendment #3 Existing Boundary/ Proposed Area to be Removed



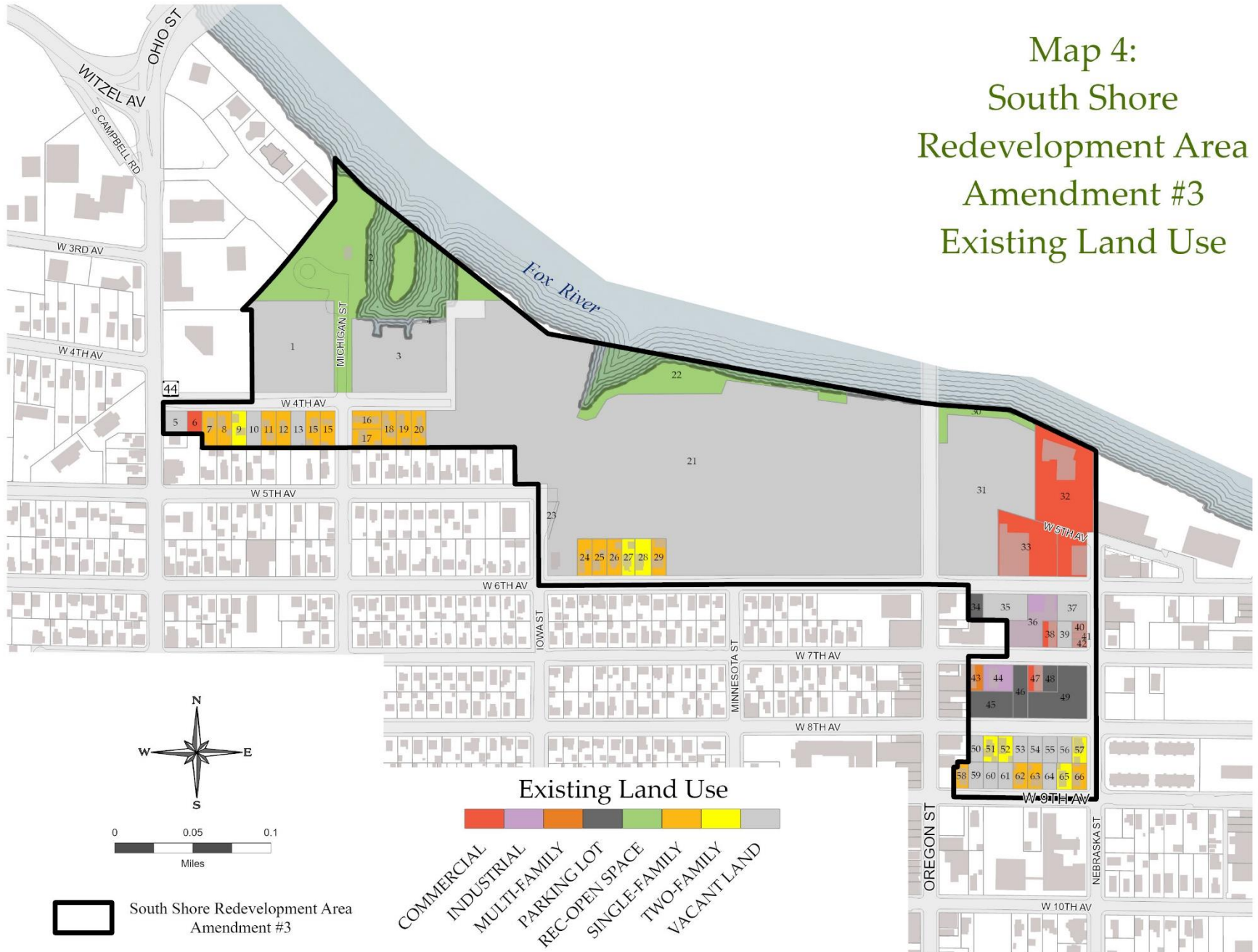
Map 2: South Shore Redevelopment Area Amendment #3 Parcels to be Transferred to Sawdust District



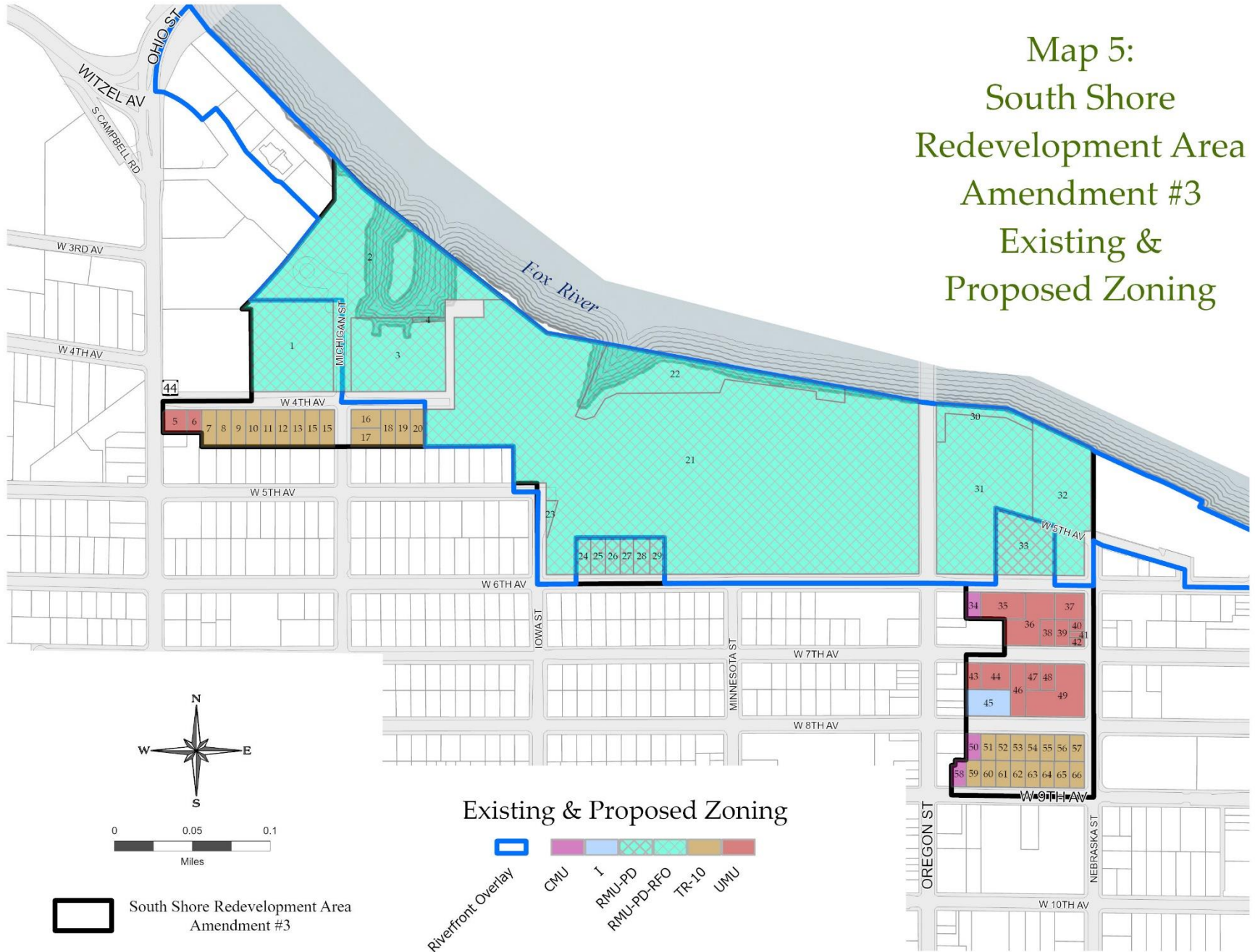
Map 3: South Shore Redevelopment Area Amendment #3 Boundary



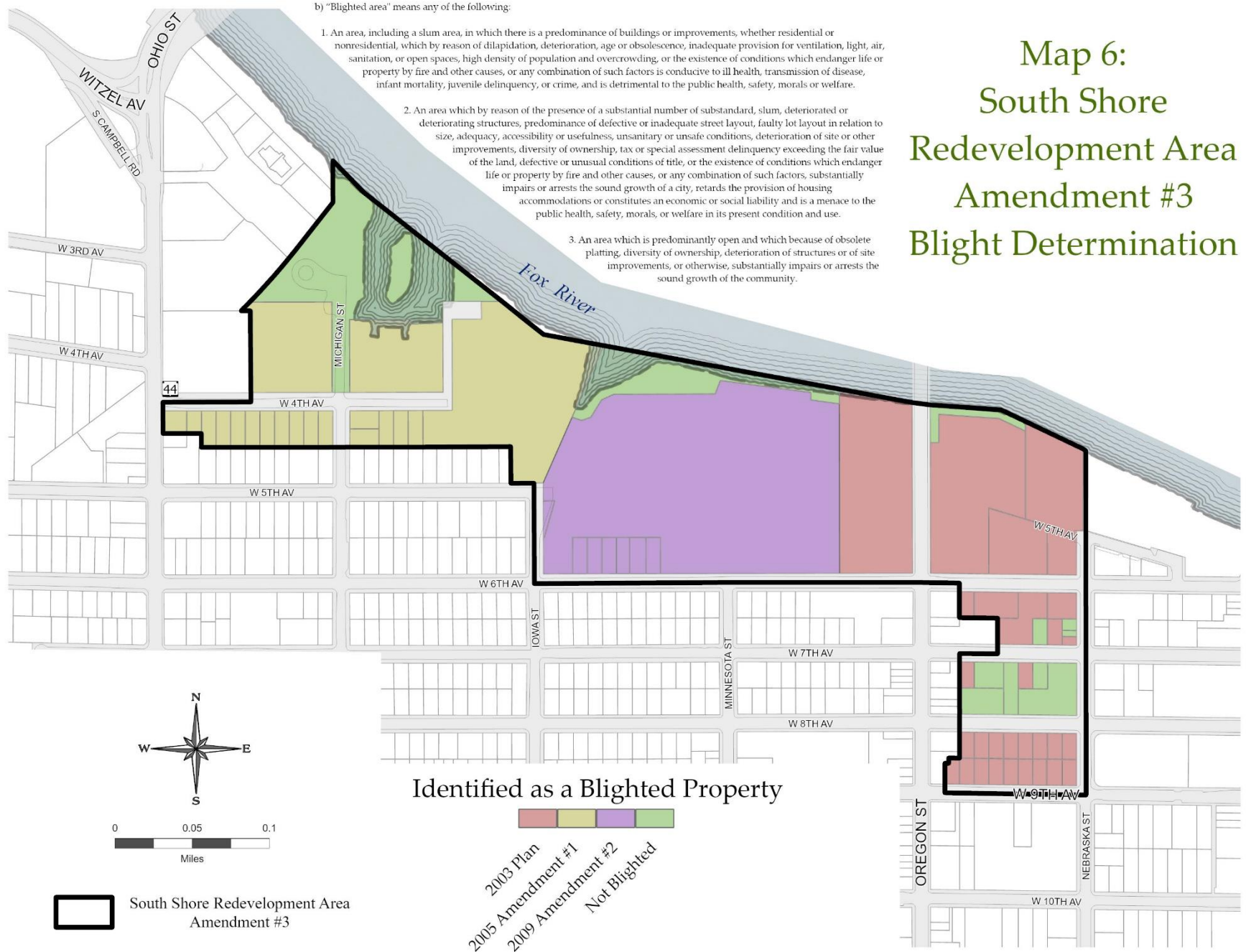
Map 4: South Shore Redevelopment Area Amendment #3 Existing Land Use



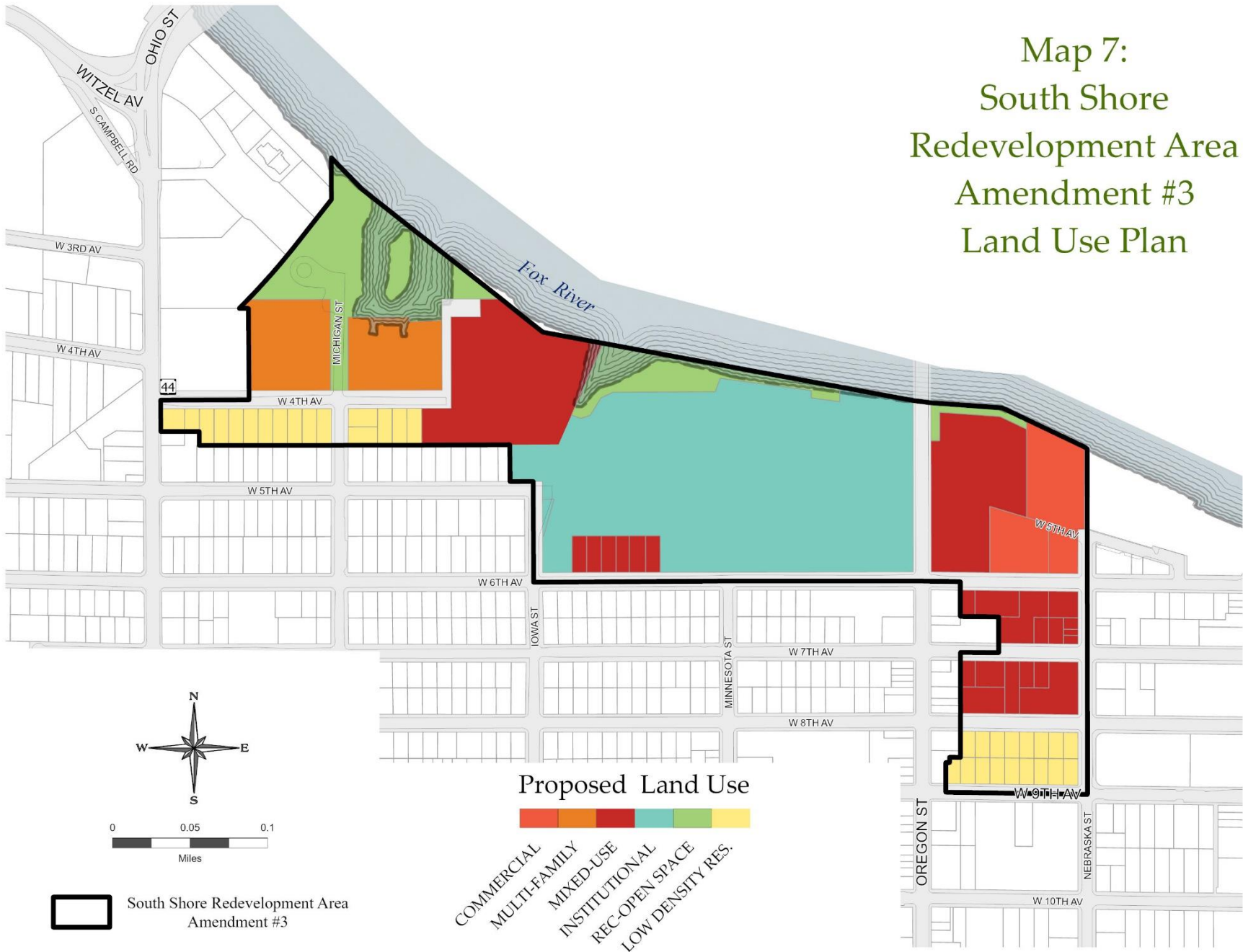
Map 5: South Shore Redevelopment Area Amendment #3 Existing & Proposed Zoning



Map 6: South Shore Redevelopment Area Amendment #3 Blight Determination



Map 7: South Shore Redevelopment Area Amendment #3 Land Use Plan



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	90600060101	CITY OF OSHKOSH	0 W 4TH AVE	OTHER	RMU-PD-RFO	LOT 3 CSM 6905 #1679243 R OF D		\$ -	\$ -	\$ -	\$ -	86,770	1.99	2005 Amendment #1
2	90904970300	CITY OF OSHKOSH	0 MICHIGAN ST	OTHER	RMU-PD-RFO	LOT 1 CSM 6905 #1679243 R OF D		\$ -	\$ -	\$ -	\$ -	217,799	5	Not Blighted
3	90907840102	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 MICHIGAN ST	OTHER	RMU-PD-RFO	LOT 1 CSM 8021 DOC #1902488 R OF D				\$ -		78,441	1.8	2005 Amendment #1
4	90907840103	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 MICHIGAN ST	OTHER	RMU-PD-RFO	OUTLOT 1 CSM 8021 DOC #1902488 R OF D				\$ -		1,550	0.04	Not Blighted
5	90600130000	OSHKOSH HOLDINGS LLC	0 W 4TH AVE	COMMERCIAL	UMU	N 77.5 FT OF LOTS 1 & 2 BLK 95 PLAT OF ORIGINAL 3RD WARD EXCTHAT PRT FOR R/W IN DOC #1435415 R OF D		\$ 11,000	\$ -	\$ 11,000	\$ 15,900	6,274	0.14	2005 Amendment #1
6	90600250000	OSHKOSH HOLDINGS LLC	556 W 5TH AVE	COMMERCIAL	UMU	LOTS 3, 13, 14 & W 42 FT OF LOT 15 BLK 95 PLAT OF ORIGINAL 3RD WARD		\$ 75,000	\$ 206,400	\$ 281,400	\$ 406,600	21,434	0.49	2005 Amendment #1
7	90600150000	CRAIG SCHMIDT	543 W 4TH AVE	RESIDENTIAL	TR-10	LOT 4 BLK 95 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 43,900	\$ 56,900	\$ 82,200	6,250	0.14	2005 Amendment #1
8	90600160000	ROBERT J BENSON	537 W 4TH AVE	RESIDENTIAL	TR-10	LOT 5 BLK 95 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 69,100	\$ 82,100	\$ 118,600	6,250	0.14	2005 Amendment #1
9	90600170000	WE RENT HOUSES REAL ESTATE GROUP LLC	533 W 4TH AVE	RESIDENTIAL	TR-10	LOT 6 BLK 95 PLAT OF ORIGINAL 3RD WARD	2	\$ 13,000	\$ 64,300	\$ 77,300	\$ 111,700	6,250	0.14	2005 Amendment #1
10	90600180000	BILLIE JO&JAMES MATHUSEK/KRISTIN	0 W 4TH AVE	RESIDENTIAL	TR-10	LOT 7 BLK 95 ORIGINAL PLAT		\$ 13,000	\$ -	\$ 13,000	\$ 18,800	6,250	0.14	2005 Amendment #1
11	90600190000	JOHN COLEMAN	523 W 4TH AVE	RESIDENTIAL	TR-10	LOT 8 BLK 95 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 104,600	\$ 117,600	\$ 169,900	6,250	0.14	2005 Amendment #1
12	90600200000	MOLLIE J MENTING	515 W 4TH AVE	RESIDENTIAL	TR-10	LOT 9 BLK 95 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 93,500	\$ 106,500	\$ 153,900	6,250	0.14	2005 Amendment #1
13	90600200100	KEVIN R VOSS	0 W 4TH AVE	RESIDENTIAL	TR-10	ORIGINAL PLAT LOT 10		\$ 13,000	\$ -	\$ 13,000	\$ 18,800	6,250	0.14	2005 Amendment #1
15	90600230000	KEVIN R VOSS	507 W 4TH AVE	RESIDENTIAL	TR-10	LOT 11 BLK 95 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 84,800	\$ 97,800	\$ 141,300	6,250	0.14	2005 Amendment #1
15	90600240000	ROSEBUD REI LLC	405 MICHIGAN ST	RESIDENTIAL	TR-10	LOT 12 BLK 95 PLAT OF ORIGINAL 3RD WARD	1	\$ 10,900	\$ 73,700	\$ 84,600	\$ 122,200	6,250	0.14	2005 Amendment #1
16	90905050000	WILLIAM/ERIC VLACH	404 MICHIGAN ST	RESIDENTIAL	TR-10	N1/2 OF LOTS 1 & 2 BLK 78 PLAT OF ORIGINAL 3RD WARD& 2 BLK 78	1	\$ 10,900	\$ 71,900	\$ 82,800	\$ 119,600	6,200	0.14	2005 Amendment #1
17	90905040000	JEREMIAH D/ABBY R DROVER	408 MICHIGAN ST	RESIDENTIAL	TR-10	S1/2 OF LOTS 1 & 2 BLK 78 PLAT OF ORIGINAL 3RD WARD& 2 BLK 78	1	\$ 14,500	\$ 125,500	\$ 140,000	\$ 202,300	6,200	0.14	2005 Amendment #1
18	90905060000	LAYNEL RANGELOFF	449 W 4TH AVE	RESIDENTIAL	TR-10	LOT 3 BLK 78 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 60,000	\$ 73,000	\$ 105,500	6,250	0.14	2005 Amendment #1
19	90905070000	JERRI KATE STERLING	443 W 4TH AVE	RESIDENTIAL	TR-10	LOT 4 BLK 78 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 60,400	\$ 73,400	\$ 106,100	6,250	0.14	2005 Amendment #1
20	90905080000	ANGELLA M GELHAR	437 W 4TH AVE	RESIDENTIAL	TR-10	LOT 5 BLK 78 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 76,100	\$ 89,100	\$ 128,800	6,250	0.14	2005 Amendment #1
21	90900010000	424 OREGON STREET LLC	424 OREGON ST	COMMERCIAL	RMU-PD-RFO	LOT 1 CSM 5748 DOC #1361929 R OF D	1	\$ 322,600	\$ 33,000	\$ 355,600	\$ 513,900	931,512	21.38	2005 Amendment #1
22	90900010100	424 OREGON STREET LLC	0 W 4TH AVE	COMMERCIAL	RMU-PD-RFO	OUTLOT 1 CSM 5748 DOC #1361929 R OF D		\$ 121,400	\$ -	\$ 121,400	\$ 175,400	80,192	1.84	
23	90902390000	CITY OF OSHKOSH	0 IOWA ST	OTHER	RMU-PD-RFO	LOT 1 BLK 63 ORIGINAL THIRD WARD EXC THAT PRT IN CSM 5748DOC #1361929 R OF D		\$ -	\$ -	\$ -	\$ -	2,747	0.06	2009 Amendment #2
24	90902400000	LEE XIONG	346 W 6TH AVE	RESIDENTIAL	RMU-PD	LOT 15 BLK 63 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 19,200	\$ 32,200	\$ 46,500	6,250	0.14	2009 Amendment #2
25	90902410000	457 W 12TH AVENUE LLC	342 W 6TH AVE	RESIDENTIAL	RMU-PD	LOT 16 BLK 63 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 92,700	\$ 105,700	\$ 152,700	6,250	0.14	2009 Amendment #2
26	90902420000	JOHNATHON D HITZ	336 W 6TH AVE	RESIDENTIAL	RMU-PD	LOT 17 BLK 63 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 81,300	\$ 94,300	\$ 136,300	6,250	0.14	2009 Amendment #2
27	90902430000	PAMELLA J TRYBA	332 W 6TH AVE	RESIDENTIAL	RMU-PD	W 44.5 FT OF LOT 18 BLK 63 PLAT OF ORIGINAL 3RD WARD	2	\$ 11,500	\$ 92,300	\$ 103,800	\$ 150,000	5,500	0.13	2009 Amendment #2
28	90902440000	BLACK DOG VENTURES LLC	326 W 6TH AVE	RESIDENTIAL	RMU-PD	E 5.5 FT OF LOT 18 & ALL OF LOT 19 BLK 63 PLAT OF ORIGINAL 3RD WARD	2	\$ 13,700	\$ 91,300	\$ 105,000	\$ 151,700	6,875	0.16	2009 Amendment #2
29	90902450000	SHERRIANE AIROLA	322 W 6TH AVE	RESIDENTIAL	RMU-PD	LOT 20 BLK 63 PLAT OF ORIGINAL 3RD WARD	1	\$ 13,000	\$ 46,100	\$ 59,100	\$ 85,400	6,250	0.14	2009 Amendment #2
30	90300010200	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 OREGON ST	OTHER	RMU-PD-RFO	PART OF LOTS 1,2,3,4,5,6 AND 7, BLOCK 1, IN THE PLAT OF THE ORIGINAL THIRD WARD, PER LEACH'S MAP OF 1894, BOUNDED ANDESC AS FOLLOWS: COM AT SW COR OF BLK 3 OF THE PLAT OF THE		\$ -	\$ -	\$ -	\$ -	13,031	0.35	Not Blighted
31	90300010100	424 OREGON STREET LLC	0 OREGON ST	COMMERCIAL	RMU-PD-RFO	LOTS 1 THRU 6 & W1/2 OF LOT 7 BLK 1 ALSO N1/2 OF VAC W 5TH AVE LYG S OF & ADJ TO SD LOTS ALSO THAT PRT OF FRAC SEC 24-18-16 LYG N OF ABV DESC PROP & S OF FOX RIVER ALSO LOTS 1		\$ 457,700	\$ -	\$ 457,700	\$ 661,400	151,190	3.47	2003 Plan
32	90300020000	RIVERFRONT DEVELOPMENT II LLC	425 NEBRASKA ST	COMMERCIAL	RMU-PD-RFO	E1/2 OF LOT 7 & ALL OF LOTS 8 THRU 10 BLK 1 ALSO N1/2 OF VAC W 5TH AVE LYG S OF & ADJ TO SD LOTS ALSO THAT PRT OF FRAC SEC 24-18-16 LYG N OF ABV DESC PROP & S OF FOX RIVER ALSO W		\$ 297,300	\$ 360,400	\$ 657,700	\$ 950,400	77,262	1.77	2003 Plan
33	90300020100	RIVERFRONT DEVELOPMENT III LLC	126 W 6TH AVE	COMMERCIAL	RMU-PD	ALL OF LOTS 5, 6, 7 & 8 ALSO S1/2 OF VAC W 5TH AVE LYG N OF & ADJ TO SD LOTS BLK 3 PLAT OF ORIGINAL 3RD WARD		\$ 168,400	\$ 290,500	\$ 458,900	\$ 663,100	38,891	0.89	2003 Plan
34	90300130101	SJPK LLC	0 W 6TH AVE	COMMERCIAL	CMU	LOT 1 CSM 7840 DOC #1868591 R OF D		\$ -	\$ -	\$ -	\$ -	4,488	0.1	2003 Plan
35	90300130102	AQUIRE PROPERTIES LLC	0 W 6TH AVE	COMMERCIAL	UMU	LOT 2 CSM 7840 DOC #1868591 R OF D		\$ -	\$ -	\$ -	\$ -	13,517	0.31	2003 Plan
36	90300280000	DENNIS J/MAUREEN WINKLER	122 W 7TH AVE	MANUFACTURING	UMU	LOT 7 & 8 ALSO E 20 FT OF LOT 15 & ALL OF LOTS 16 & 17 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 40,400	\$ 109,100	\$ -	\$ 216,000	19,602	0.45	2003 Plan
37	90300190000	50 WEST 6TH STREET LLC	0 W 6TH AVE	COMMERCIAL	UMU	LOTS 9 & 10 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 22,400	\$ 8,400	\$ 30,800	\$ 44,500	9,000	0.21	2003 Plan

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
38	90300300000	M & D ENTERPRISES OF OSHKOSH LLC	110 W 7TH AVE	COMMERCIAL	UMU	LOT 18 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 13,500	\$ 73,700	\$ 87,200	\$ 126,000	4,500	0.1	Not Blighted
39	90300310000	TIMOTHY R SCHISSEL	0 W 7TH AVE	COMMERCIAL	UMU	LOT 19 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 13,500	\$ 800	\$ 14,300	\$ 20,700	4,500	0.1	2003 Plan
40	90300320200	TIMOTHY R SCHISSEL	609 NEBRASKA ST	COMMERCIAL	UMU	N 39.5 FT OF LOT 20 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 5,900	\$ 28,100	\$ 34,000	\$ 49,100	1,975	0.05	Not Blighted
41	90300320100	TIMOTHY R SCHISSEL	613 NEBRASKA ST	COMMERCIAL	UMU	N 20.5 FT OF S 50.5 FT OF LOT 20 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 3,100	\$ 17,600	\$ 20,700	\$ 29,900	1,025	0.02	Not Blighted
42	90300320000	TIMOTHY R SCHISSEL	617 NEBRASKA ST	COMMERCIAL	UMU	S 30 FT OF LOT 20 BLK 5 PLAT OF ORIGINAL 3RD WARD		\$ 5,200	\$ 21,900	\$ 27,100	\$ 39,200	1,500	0.03	2003 Plan
43	90300600000	GOOD FAITH FUNDING LLC	139 W 7TH AVE	RESIDENTIAL	UMU	LOT 3 BLK 7 PLAT OF ORIGINAL 3RD WARD	3	\$ 7,700	\$ 99,800	\$ 107,500	\$ 155,300	4,500	0.1	2003 Plan
44	90300610000	DENNIS J/MAUREEN WINKLER	133 W 7TH AVE	COMMERCIAL	UMU	LOTS 4 & 5 BLK 7 PLAT OF ORIGINAL 3RD WARD		\$ 26,100	\$ 57,300	\$ 83,400	\$ 120,500	8,712	0.2	Not Blighted
45	90300700000	CITY OF OSHKOSH	132 W 8TH AVE	OTHER	I	LOTS 13, 14 & 15 BLK 7 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	13,500	0.31	Not Blighted
46	90300630000	M & D ENTERPRISES OF OSHKOSH LLC	0 W 7TH AVE	COMMERCIAL	UMU	LOTS 6 & 16 BLK 7 PLAT OF ORIGINAL 3RD WARD		\$ 22,400	\$ 7,600	\$ 30,000	\$ 43,400	9,000	0.21	Not Blighted
47	90300640000	GREGORY S STELTER/RORY & PATRICIA MOXON	117 W 7TH AVE	COMMERCIAL	UMU	LOT 7 BLK 7 PLAT OF ORIGINAL 3RD WARD		\$ 13,500	\$ 30,800	\$ 44,300	\$ 64,000	4,500	0.1	2003 Plan
48	90300650000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 7TH AVE	OTHER	UMU	LOT 8 BLK 7 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	Not Blighted
49	90300660000	M & D ENTERPRISES OF OSHKOSH LLC	0 W 7TH AVE	COMMERCIAL	UMU	LOTS 9, 10, 17, 18, 19 & 20 BLK 7 PLAT OF ORIGINAL 3RD WARD		\$ 60,800	\$ 27,500	\$ 88,300	\$ 127,600	27,000	0.62	Not Blighted
50	90301010000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 8TH AVE	OTHER	CMU	LOT 3 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
51	90301020000	JWE PROPERTIES LLC	131 W 8TH AVE	RESIDENTIAL	TR-10	LOT 4 BLK 9 PLAT OF ORIGINAL 3RD WARD	1	\$ 8,700	\$ 148,100	\$ 156,800	\$ 226,600	4,500	0.1	2003 Plan
52	90301030000	CATHY S MCGEE	127 W 8TH AVE	RESIDENTIAL	TR-10	LOT 5 BLK 9 PLAT OF ORIGINAL 3RD WARD	2	\$ 8,700	\$ 74,300	\$ 83,000	\$ 119,900	4,500	0.1	2003 Plan
53	90301040000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 8TH AVE	OTHER	TR-10	LOT 6 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
54	90301050000	REDEVELOPMENT AUTH CITY OF OSHKOSH	117 W 8TH AVE	OTHER	TR-10	LOT 7 BLK 9 PLAT OF ORIGINAL 3RD WARD	1	\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
55	90301060000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 8TH AVE	OTHER	TR-10	LOT 8 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
56	90301070000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 8TH AVE	OTHER	TR-10	LOT 9 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
57	90301080000	ANDREW/ANNETTE SOBCZYNSKI/DANUTA KARAZIM	105 W 8TH AVE	RESIDENTIAL	TR-10	LOT 10 BLK 9 PLAT OF ORIGINAL 3RD WARD	2	\$ 7,200	\$ 73,100	\$ 80,300	\$ 116,000	4,500	0.1	2003 Plan
58	90301090200	ROBERT/KRISTALEE WILCOX	140 W 9TH AVE	RESIDENTIAL	CMU	LOT 12 EXC N 18 FT OF W 13 FT BLK 9 PLAT OF ORIGINAL 3RD WARD	1	\$ 4,300	\$ 39,700	\$ 44,000	\$ 63,600	4,266	0.1	2003 Plan
59	90301100000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 9TH AVE	OTHER	TR-10	LOT 13 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
60	90301110000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 9TH AVE	OTHER	TR-10	LOT 14 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
61	90301120000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 9TH AVE	OTHER	TR-10	LOT 15 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
62	90301130000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 9TH AVE	OTHER	TR-10	LOT 16 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,500	0.1	2003 Plan
63	90301140000	LESLIE A MOHR	116 W 9TH AVE	RESIDENTIAL	TR-10	LOT 17 BLK 9 PLAT OF ORIGINAL 3RD WARD	1	\$ 6,700	\$ 65,800	\$ 72,500	\$ 104,800	4,500	0.1	2003 Plan
64	90301150000	REDEVELOPMENT AUTH CITY OF OSHKOSH	0 W 9TH AVE	OTHER	TR-10	W 47.5 FT OF LOT 18 BLK 9 PLAT OF ORIGINAL 3RD WARD		\$ -	\$ -	\$ -	\$ -	4,230	0.1	2003 Plan
65	90301160000	FOR RENT LLC	106 W 9TH AVE	RESIDENTIAL	TR-10	E 2.5 FT OF LOT 18 & ALL OF LOT 19 BLK 9 PLAT OF ORIGINAL 3RD WARD	2	\$ 7,400	\$ 89,200	\$ 96,600	\$ 139,600	4,680	0.11	2003 Plan
66	90301170000	MARK T HENKE	100 W 9TH AVE	RESIDENTIAL	TR-10	LOT 20 BLK 9 PLAT OF ORIGINAL 3RD WARD	1	\$ 5,300	\$ 78,400	\$ 83,700	\$ 120,900	4,500	0.1	2003 Plan
TOTALS:							36	\$ 1,992,700	\$ 3,292,200	\$ 5,135,400	\$ 7,636,600	2,039,863	46.75	

APPENDIX C – ZONING ORDINANCE EXCERPTS

Section 30-41: (TR-10) Two Flat Residential–10 Zoning District

- (A) Intent. This district intended to create, preserve, and enhance areas for single family detached and two flat dwellings at an approximate density of 10 dwelling units per acre.
- (B) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
 - (1) Single Family Dwelling Unit
 - (2) Two Flat
 - (3) Single Family Living Arrangement
 - (4) Community Garden
 - (5) Outdoor Open Space Institutional
 - (6) Passive Outdoor Recreation
 - (7) Active Outdoor Recreation
 - (8) Essential Services
 - (9) Community Living Arrangement (1-8 residents) meeting the requirements of Section 30-77(G)
 - (10) Duplex *[Created 2.14.23]*
- (C) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
 - (1) Roommate Residential Living Arrangement
 - (2) Cultivation
 - (3) Indoor Institutional
 - (4) Community Living Arrangement (9-15 residents) meeting the requirements of Section 30-77(H)
 - (5) Bed and Breakfast
 - (6) Communication Tower
 - (7) Large Wind Energy System
 - (8) Adaptive Reuse
 - (9) Multiplex (3-4 Units) *[Created 2.14.23]*
- (D) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
 - (1) Residential Accessory Structure
 - (2) Recreational Facility
 - (3) Landscape Feature
 - (4) Residential Kennel
 - (5) Home Occupation
 - (6) In-Home Daycare (4-8 children)
 - (7) In-Family Suite
 - (8) Nonresidential Accessory Structure
 - (9) On-Site Parking Lot

- (10) Satellite Dish
 - (11) Personal Antenna and Towers
 - (12) Small Solar Energy Systems *[Created 7.13.21]*
 - (13) Accessory Dwelling Unit (ADU) *[Created 2.14.23]*
- (E) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) On-Site Structured Parking
 - (2) Communication Antenna
 - (3) Small Wind Energy System
- (F) Temporary Uses. Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (*) may be extended in duration through the conditional use process. Refer to Section 30-87 for detailed definitions and requirements for each of the following land uses.
- (1) Temporary Moving Container (Residential)
 - (2) Garage or Estate Sale
 - (3) Temporary Outdoor Assembly*
 - (4) Temporary On-Site Construction Storage*
 - (5) Temporary Contractor's Project Office*
 - (6) Temporary On-Site Real Estate Sales Office*

(G) Density, Intensity, and Bulk Regulations for the (TR-10) Two Flat Residential – 10 District.

	Requirement	
Minimum Lot Area	7,200 square feet	
Maximum Impervious Surface Ratio	50 percent	
Minimum Lot Width	30 feet <i>[Revised 2.14.23]</i>	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	40 feet	
Minimum Front Setback	25 feet	
Minimum Street Side Setback (on corner lots)	25 feet. May be reduced to 12 feet if Side Setback is maintained.	
Minimum Side Setback	7 ½ feet	
Minimum Rear Setback	25 feet	
Maximum Principal Building Height	Lesser of 35 feet or 2 ½ stories	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Meet minimum setbacks for principal structures	
Minimum Garage Door Setback to Alley (if applicable)	10 feet	
Minimum Parking Required	See Article III	
Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	10 feet
Minimum Rear Setback	3 feet	25 feet
Maximum Height	Lesser of 18 feet or 1 story	Lesser of 18 feet or 1 story

Section 30-50: (I) Institutional Zoning District

- (A) Intent. This district is intended to permit both large- and small-scale institutional development including those on single sites within larger areas of both residential and nonresidential zoning districts. Residential uses are intended to occur at an approximate density of 1 dwelling unit per acre. This district avoids the creation of commercial spot zone intrusions in primarily residential or industrial areas where spots of commercial zoning may be incompatible.
- (B) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Single Family Living Arrangement
 - (2) Roommate Residential Living Arrangement
 - (3) Community Garden
 - (4) Outdoor Open Space Institutional
 - (5) Passive Outdoor Recreation
 - (6) Active Outdoor Recreation
 - (7) Essential Services
 - (8) Community Living Arrangement (1-8 residents) meeting the requirements of Section 30-77(G)
 - (9) Office
 - (10) Personal or Professional Service
 - (11) Artisan Production Shop
 - (12) Physical Activity Studio
 - (13) Commercial Kitchen
 - (14) Group Daycare Center
 - (15) Indoor Maintenance Service
 - (16) Off-Site Parking Lot
 - (17) Off-Site Structured Parking
- (C) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Boarding House Living Arrangement
 - (2) Cultivation
 - (3) Market Garden
 - (4) Indoor Institutional
 - (5) Large Scale Public Service and Utilities
 - (6) Community Living Arrangement (9-15 residents) meeting the requirements of Section 30-77(H)

- (7) Community Living Arrangement (16+ residents) meeting the requirements of Section 30-77(I)
 - (8) Institutional Residential
 - (9) Indoor Sales or Service
 - (10) Restaurants, Taverns, and Indoor Commercial Entertainment
 - (11) Outdoor Commercial Entertainment
 - (12) Commercial Indoor Lodging
 - (13) Campground
 - (14) Water-Related Recreation
 - (15) Intensive Outdoor Activity
 - (16) Apartments with Limited Commercial
 - (17) Transit Center
 - (18) Airport
 - (19) Heliport
 - (20) Communication Tower
 - (21) Large Wind Energy System
 - (22) Adaptive Reuse
 - (23) Transitional Residential Housing
- (D) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Residential Accessory Structure
 - (2) Recreational Facility
 - (3) Landscape Feature
 - (4) Home Occupation
 - (5) In-Home Daycare (4-8 children)
 - (6) In-Family Suite
 - (7) Nonresidential Accessory Structure
 - (8) On-Site Parking Lot
 - (9) On-Site Structured Parking
 - (10) Company Cafeteria
 - (11) Incidental Indoor Sales
 - (12) Incidental Light Industrial
 - (13) Satellite Dish
 - (14) Personal Antenna and Towers
 - (15) Small Wind Energy System
 - (16) Small Solar Energy System *[Created 7.13.21]*

- (E) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Residential Kennel
 - (2) Incidental Outdoor Storage
 - (3) Communication Antenna
- (F) Temporary Uses. Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (*) may be extended in duration through the conditional use process. Refer to Section 30-87 for detailed definitions and requirements for each of the following land uses.
- (1) Temporary Moving Container (Residential)
 - (2) Temporary Outdoor Storage Container (Nonresidential)
 - (3) Farmer's Market
 - (4) Temporary Outdoor Sales*
 - (5) Temporary Outdoor Assembly*
 - (6) Temporary On-Site Construction Storage*
 - (7) Temporary Contractor's Project Office*
 - (8) Temporary On-Site Real Estate Sales Office*
 - (9) Temporary Relocatable Building*

(G) Density, Intensity, and Bulk Regulations for the (I) Institutional District.

	Requirement	
Minimum Lot Area	7,200 square feet	
Maximum Impervious Surface Ratio	60 percent	
Minimum Lot Width	60 feet	
Minimum Lot Depth	100 feet	
Minimum Lot Frontage at Right-of-Way	40 feet	
Minimum Front Setback	30 feet	
Minimum Street Side Setback (on corner lots)	25 feet	
Minimum Side Setback	7 ½ feet	
Minimum Rear Setback	25 feet	
Maximum Principal Building Height	Residential: Lesser of 35 feet or 2 ½ stories Commercial: 45 feet	
Minimum Principal Building Separation	10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Meet minimum setbacks for principal structures	
Minimum Garage Door Setback to Alley (if applicable)	10 feet	
Minimum Parking Required	See Article III	
Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	7 ½ feet <i>[revised 4/24/18]</i>
Minimum Rear Setback	3 feet	25 feet
Maximum Height	Lesser of 18 feet or 1 story	Lesser of 18 feet or 1 story

Section 30-53: (UMU) Urban Mixed Use Zoning District

- (A) Intent. This district is intended to permit areas, generally on the fringe of Downtown, that are mixed use in character and establish standards that are compatible with the existing mix of land uses and redevelopment objectives. This district is intended to provide for a variety of employment, retail and community service opportunities, while allowing some residential uses at an approximate density of up to 36 dwelling units per acre. Residential uses should not become the majority ground floor land use in this district. Uses shall be compatible not only with other uses within the district, but land uses in adjoining zoning districts as well.
- (B) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Townhouse (3-8 units per building)
 - (2) Multiplex (3-8 units per building).
 - (3) Apartment (3-12 units per building)
 - (4) Single Family Living Arrangement
 - (5) Roommate Residential Living Arrangement
 - (6) Outdoor Open Space Institutional
 - (7) Passive Outdoor Recreation
 - (8) Active Outdoor Recreation
 - (9) Essential Services
 - (10) Community Living Arrangement (1-8 residents) meeting the requirements of Section 30-77(G)
 - (11) Office
 - (12) Personal or Professional Service
 - (13) Indoor Sales or Service
 - (14) Artisan Production Shop
 - (15) Physical Activity Studio
 - (16) Commercial Kitchen
 - (17) Restaurants, Taverns, and Indoor Commercial Entertainment
 - (18) Drive-Through and In-Vehicle Sales or Service
 - (19) Group Daycare Center
 - (20) Commercial Indoor Lodging
 - (21) Indoor Maintenance Service
 - (22) Vehicle Sales
 - (23) Vehicle Service and Repair
 - (24) Apartments with Limited Commercial

- (25) Mixed Use Building
 - (26) Live/Work Unit
 - (27) Off-Site Parking Lot
- (C) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses. *[Revised 4/24/18]*
- (1) Apartment (13+ units per building)
 - (2) Cultivation
 - (3) Community Garden
 - (4) Market Garden
 - (5) Community Living Arrangement (9-15 residents) meeting the requirements of Section 30-77(H)
 - (6) Community Living Arrangement (16+ residents) meeting the requirements of Section 30-77(I)
 - (7) Outdoor Commercial Entertainment
 - (8) Commercial Animal Boarding/Daycare
 - (9) Water-Related Recreation
 - (10) Intensive Outdoor Activity
 - (11) Indoor Food Production or Production Greenhouse
 - (12) Transit Center
 - (13) Off-Site Structured Parking
 - (14) Communication Tower
 - (15) Large Wind Energy System
 - (16) Manufacturing Retail
- (D) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Residential Accessory Structure
 - (2) Recreational Facility
 - (3) Landscape Feature
 - (4) Home Occupation
 - (5) In-Home Daycare (4-8 children)
 - (6) In-Family Suite
 - (7) Nonresidential Accessory Structure
 - (8) On-Site Parking Lot
 - (9) On-Site Structured Parking
 - (10) Company Cafeteria
 - (11) Incidental Outdoor Display
 - (12) Incidental Indoor Sales
 - (13) Incidental Light Industrial

- (14) Incidental Outdoor Storage
 - (15) Satellite Dish
 - (16) Personal Antenna and Towers
 - (17) Small Wind Energy System
 - (18) Small Solar Energy System *[Created 7.13.21]*
- (E) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Residential Kennel
 - (2) Communication Antenna
- (F) Temporary Uses. Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (*) may be extended in duration through the conditional use process. Refer to Section 30-87 for detailed definitions and requirements for each of the following land uses.
- (1) Temporary Moving Container (Residential)
 - (2) Temporary Outdoor Storage Container (Nonresidential)
 - (3) Farmer's Market
 - (4) Temporary Outdoor Sales*
 - (5) Temporary Outdoor Assembly*
 - (6) Temporary On-Site Construction Storage*
 - (7) Temporary Contractor's Project Office*
 - (8) Temporary On-Site Real Estate Sales Office*
 - (9) Temporary Relocatable Building*

(G) Density, Intensity, and Bulk Regulations for the (UMU) Urban Mixed Use District.

	Residential Uses	Nonresidential Uses
Minimum Lot Area	1,200 square feet per dwelling unit	None
Maximum Impervious Surface Ratio	75 percent [revised 4/24/18]	85 percent
Minimum Lot Width	60 feet	45 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Lot Frontage at Right-of-Way	40 feet	40 feet
Minimum Front Setback	25 feet	0 feet
Minimum Street Side Setback (on corner lots)	25 feet. May be reduced to 12 feet if Side Setback is maintained.	0 feet
Minimum Side Setback	7 ½ feet*	0 or 5 feet
Minimum Rear Setback	25 feet	5 feet
Maximum Principal Building Height	Lesser of 35 feet or 2 ½ stories	45 feet
Minimum Principal Building Separation	10 feet	0 or 10 feet
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances)	5 feet	5 feet
Minimum Garage Door Setback to Alley (if applicable)	10 feet	10 feet
Minimum Parking Required	See Article III	See Article III
Minimum Dwelling Unit Structure Area	500 square feet per dwelling unit. Minimum 400 square feet per individual dwelling unit.	N/A
Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	3 feet	0 or 5 feet
Minimum Rear Setback	3 feet	5 feet
Maximum Height	Lesser of 18 feet or 1 story	45 feet

**For legal Twin Houses and Townhouses on separate lots, the interior side setback adjacent to the shared lot line shall be 0 feet.*

Section 30-54: (CMU) Central Mixed Use Zoning District

- (A) Intent. This district is intended to permit both large- and small-scale downtown commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to retain the existing “Main Street” characteristics of the core blocks in Oshkosh’s historic downtown. Residential uses are intended to occur at a minimum approximate density of 10 dwelling units per acre.
- (B) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Single Family Living Arrangement
 - (2) Roommate Residential Living Arrangement
 - (3) Outdoor Open Space Institutional
 - (4) Passive Outdoor Recreation
 - (5) Active Outdoor Recreation
 - (6) Essential Services
 - (7) Community Living Arrangement (1-8 residents) meeting the requirements of Section 30-77(G)
 - (8) Office
 - (9) Personal or Professional Service
 - (10) Indoor Sales or Service
 - (11) Artisan Production Shop
 - (12) Physical Activity Studio
 - (13) Commercial Kitchen
 - (14) Restaurants, Taverns, and Indoor Commercial Entertainment
 - (15) Group Daycare Center
 - (16) Commercial Indoor Lodging
 - (17) Indoor Maintenance Service
 - (18) Apartments with Limited Commercial
 - (19) Mixed Use Building
 - (20) Live/Work Unit
 - (21) Outdoor Commercial Entertainment *[Created 4/24/18]*
- (C) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses. *[Revised 4/24/18]*
- (1) Townhouse (3-8 units per building)
 - (2) Multiplex (3-8 units per building)
 - (3) Apartment (3+ units per building)

- (4) Boarding House Living Arrangement
 - (5) Cultivation
 - (6) Community Garden
 - (7) Market Garden
 - (8) Community Living Arrangement (9-15 residents) meeting the requirements of Section 30-77(H)
 - (9) Community Living Arrangement (16+ residents) meeting the requirements of Section 30-77(I)
 - (10) Drive-Through and In-Vehicle Sales or Service
 - (11) Commercial Animal Boarding/Daycare
 - (12) Water-Related Recreation
 - (13) Intensive Outdoor Activity
 - (14) Transit Center
 - (15) Off-Site Parking Lot
 - (16) Off-Site Structured Parking
 - (17) Communication Tower
 - (18) Large Wind Energy System
 - (19) Manufacturing Retail *[Created 6/11/19]*
 - (20) Transitional Residential Housing
- (D) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Recreational Facility
 - (2) Landscape Feature
 - (3) Home Occupation
 - (4) Nonresidential Accessory Structure
 - (5) On-Site Parking Lot
 - (6) On-Site Structured Parking
 - (7) Company Cafeteria
 - (8) Incidental Indoor Sales
 - (9) Incidental Light Industrial
 - (10) Incidental Outdoor Storage
 - (11) Satellite Dish
 - (12) Personal Antenna and Towers
 - (13) Small Wind Energy System
 - (14) Small Solar Energy System *[Created 7.13.21]*

- (E) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements.
 - (1) Residential Accessory Structure
 - (2) In-Home Daycare 4-8 Children
 - (3) In-Family Suite
 - (4) Incidental Outdoor Display
 - (5) Communication Antenna

- (F) Temporary Uses. Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (*) may be extended in duration through the conditional use process. Refer to Section 30-87 for detailed definitions and requirements for each of the following land uses.
 - (1) Temporary Moving Container (Residential)
 - (2) Temporary Outdoor Storage Container (Nonresidential)
 - (3) Farmer's Market
 - (4) Temporary Outdoor Sales*
 - (5) Temporary Outdoor Assembly*
 - (6) Temporary On-Site Construction Storage*
 - (7) Temporary Contractor's Project Office*
 - (8) Temporary On-Site Real Estate Sales Office*
 - (9) Temporary Relocatable Building*

(G) Density, Intensity, and Bulk Regulations for the (CMU) Central Mixed Use District.

	Requirement	
Minimum Lot Area	1,200 square feet per dwelling unit Nonresidential: None	
Maximum Impervious Surface Ratio	None	
Minimum Lot Width	None	
Minimum Lot Depth	None	
Minimum Lot Frontage at Right-of-Way	None	
Front Setback	Minimum: None Maximum: 5 feet	
Street Side Setback (on corner lots)	Minimum: None Maximum: 5 feet	
Minimum Side Setback	0 or 5 feet	
Minimum Rear Setback	0 or 5 feet	
Maximum Principal Building Height	See Section 30-245(A)(5)(c).	
Minimum Principal Building Separation	0 or 10 feet	
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet	
Minimum Garage Door Setback to Alley (if applicable)	10 feet	
Minimum Parking Required	See Article III	
Accessory Buildings:	Residential	Nonresidential
Minimum Front Setback	Even with or behind the principal structure	60 feet and at least 5 feet behind the principal structure
Minimum Side Setback	0 or 5 feet	0 or 5 feet
Minimum Rear Setback	0 or 5 feet	0 or 5 feet
Maximum Height	Lesser of 18 feet or 1 story	45 feet

(H) See Section 30-245(A) for design standards applicable to the CMU district.

Section 30-55: (RMU) Riverfront Mixed Use Zoning District

- (A) Intent. This district intended to protect aesthetics and water quality while accommodating the wide variety of both indoor and outdoor land uses that benefit from locating adjacent to the Fox River. Residential uses are intended to occur at a minimum approximate density of 10 dwelling units per acre.
- (B) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
 - (1) Single Family Living Arrangement
 - (2) Roommate Residential Living Arrangement
 - (3) Outdoor Open Space Institutional
 - (4) Passive Outdoor Recreation
 - (5) Essential Services
 - (6) Community Living Arrangement (1-8 residents) meeting the requirements of Section 30-77(G)
 - (7) Office
 - (8) Personal or Professional Service
 - (9) Indoor Sales or Service
 - (10) Artisan Production Shop
 - (11) Physical Activity Studio
 - (12) Commercial Kitchen
 - (13) Restaurants, Taverns, and Indoor Commercial Entertainment
 - (14) Commercial Indoor Lodging
 - (15) Apartments with Limited Commercial
 - (16) Mixed Use Building
 - (17) Live/Work Unit
- (C) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses. *[Revised 4/24/18]*
 - (1) Townhouse (3-8 units per building)
 - (2) Multiplex (3-8 units per building)
 - (3) Apartment (3+ units per building)
 - (4) Cultivation
 - (5) Community Garden
 - (6) Active Outdoor Recreation

- (7) Outdoor Commercial Entertainment
 - (8) Drive-Through and In-Vehicle Sales or Service
 - (9) Group Daycare Center
 - (10) Water-Related Recreation
 - (11) Intensive Outdoor Activity
 - (12) Transit Center
 - (13) Off-Site Parking Lot
 - (14) Off-Site Structured Parking
 - (15) Communication Tower
 - (16) Large Wind Energy System
 - (17) Manufacturing Retail *[Created 6/11/19]*
- (D) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Recreational Facility
 - (2) Landscape Feature
 - (3) Home Occupation
 - (4) Nonresidential Accessory Structure
 - (5) On-Site Parking Lot
 - (6) On-Site Structured Parking
 - (7) Company Cafeteria
 - (8) Satellite Dish
 - (9) Personal Antenna and Towers
 - (10) Small Solar Energy Systems *[Created 7.13.21]*
- (E) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements.
- (1) In-Home Daycare 4-8 Children
 - (2) In-Family Suite
 - (3) Incidental Outdoor Display
 - (4) Incidental Outdoor Storage
 - (5) Communication Antenna
 - (6) Small Wind Energy System
- (F) Temporary Uses. Most temporary uses are limited to 90 days per calendar year. Temporary uses below marked with an asterisk (*) may be extended in duration through the conditional use process. Refer to Section 30-87 for detailed definitions and requirements for each of the following land uses.

- (1) Temporary Moving Container (Residential)
 - (2) Temporary Outdoor Storage Container (Nonresidential)
 - (3) Farmer's Market
 - (4) Temporary Outdoor Assembly*
 - (5) Temporary On-Site Construction Storage*
 - (6) Temporary Contractor's Project Office*
 - (7) Temporary On-Site Real Estate Sales Office*
 - (8) Temporary Relocatable Building*
- (G) Waterfront lots shall provide a 30-foot-wide building setback adjacent to the Ordinary High Water Mark.
- (H) New principal buildings on waterfront lots shall be designed so that any point of the exterior wall closest to the Fox River is located at least 30 feet but no more than 45 feet from the Ordinary High Water Mark. See Figure 30-55.
- (1) Additionally, this requirement shall apply to all lots that are not waterfront lots that have a rear lot line within 45 feet of the Ordinary High Water Mark. See Figure 30-55.
 - (2) If the above requirement would require a building to be located in a floodway, the building's exterior wall closest to the Fox River shall instead be located at least 3 feet but no more than 15 feet from the floodway boundary.
 - (3) Public patios and plazas immediately adjacent to the principal building shall count as part of the building for the purpose of meeting this requirement.
- (I) Vehicle parking areas are not permitted in rear yards or waterfront yards. Side yard parking shall be no closer to the Fox River than the principal structure.
- (J) Accessory buildings are not permitted in waterfront yards, with the following exceptions: gazebos, detached decks and patios, and similar structures as determined by the Director of Community Development, or designee.
- (K) Outdoor storage including exterior trash storage shall not be located in the waterfront yard. Outdoor storage in the side yard shall be no closer to the river than the principal structure.

(L) Density, Intensity, and Bulk Regulations for the (RMU) Riverfront Mixed Use District.

All lots	Requirement
Minimum Lot Area	Residential: 1,200 square feet per dwelling unit. Nonresidential: 10,000 square feet.
Maximum Impervious Surface	80 percent
Minimum Lot Width	40 feet
Minimum Lot Depth	None
Minimum Lot Frontage at Right-of-Way	40 feet
Maximum Principal Building Height	None
Minimum Principal Building Separation	0 or 10 feet
Minimum Pavement Setback (pedestrian uses only)	0 feet
Minimum Garage Door Setback to Alley (if applicable)	10 feet
Minimum Parking Required	See Article III
Waterfront Lots	
Minimum Waterfront Setback	30 feet from the Ordinary High Water Mark, unless permitted per Section 30-55(K)
Maximum Waterfront Setback	45 feet from the Ordinary High Water Mark
Minimum Street Setback	10 feet
Minimum Side Setback	10 feet*
Minimum Vehicle Parking Setback (lot line to pavement, excludes driveway entrances)	45 feet from the Ordinary High Water Mark. 10 feet from all other lines
Non-Waterfront Lots	
Minimum Front Setback	10 feet
Minimum Side Setback	10 feet*
Minimum Rear Setback	Per Section 30-55(I)(1) if applicable; otherwise, 25 feet.
Minimum Vehicle Parking Setback (lot line to pavement, excludes driveway entrances)	25 feet from rear lot line. 10 feet from all other lines.
Accessory Buildings:	
Minimum Waterfront Setback	30 feet from the Ordinary High Water Mark
Minimum Street Setback (Front Setback for non-waterfront lots)	10 feet
Minimum Side Setback	10 feet
Minimum Rear Setback (for non-waterfront lots only)	25 feet
Maximum Height	Lesser of 18 feet or 1 story

**For legal Twin Houses and Townhouses on separate lots, the interior side setback adjacent to the shared lot line shall be 0 feet.*

Section 30-158: (PD-O) Planned Development Overlay District

- (A) Purpose. The purpose of this overlay district is to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. In exchange for such flexibility, it is anticipated that development within a Planned Development Overlay District will reflect the City's planning policies as set forth in the City's Comprehensive Plan and offer one or more of the following advantages:
- (1) Positively contribute to the appearance and function of land uses and site design in the area
 - (2) Promote a greater level of architectural quality and be compatible with other structures in the area
 - (3) Conserve and protect environmentally sensitive areas, areas of natural beauty, and natural green spaces
 - (4) Preserve the cultural and historic character and significance of existing structures or areas
 - (5) Provide substantial buffers and transitions between different land uses and densities
 - (6) Reduce congestion on streets and improve pedestrian and bicycle circulation
- (B) Intent. Planned developments are intended to encourage, promote, and provide improved environmental design by allowing for greater freedom, imagination, and flexibility in the development of land, while ensuring substantial compliance with the basic intent of this Chapter and the City of Oshkosh Comprehensive Plan. To this end, planned developments allow diversification and variation in the relationship of uses, structures, open spaces, and heights of structures in developments conceived and implemented as comprehensive and cohesive unified projects. The Planned Development Overlay District shall allow development to be designed, reviewed, approved, constructed, and managed as approved by the Common Council rather than required by the underlying zoning district.
- (1) The City may permit flexibility in the types of uses, area and yard requirements, off-street parking, and/or other regulations set forth in this Chapter by use of exceptions/base standard modifications subject to the demonstration of their appropriateness for the area under consideration.
 - (2) It is not intended that the City will automatically grant exceptions/base standard modifications in a Planned Development Overlay District, and it is expected the City will grant only such exceptions when they are consistent and

comparable with benefits to the community that result from the Planned Development.

- (3) The City may require, as conditions of approval, any reasonable stipulation, limitation, or design factor which will promote suitable development in the Planned Development Overlay District.
- (C) Applicability. Areas that may be deemed appropriate for a Planned Development Overlay District include, but are not limited to:
- (1) Transitional areas that involve locations with a mix of different land uses where new development is proposed in an area of preexisting uses and buildings
 - (2) Infill areas located in a developed area that involve parcels that may have been bypassed during the normal course of urbanization or that have been cleared
 - (3) Redevelopment areas where first or subsequent uses and/or structures are to be replaced by new uses and/or structures
 - (4) Special areas that include locations that are considered community gateways or entryway corridors and those areas identified as special planning areas in the City's Comprehensive Plan
 - (5) Development areas where base zoning standards may not be appropriate and/or needed, and where the developer and community will benefit from a greater level of flexibility in land use and bulk controls
- (D) See Section 30-387 for the process to establish Planned Development Zoning.
- (E) See Section 30-387(C)(4) through (5) for the General Development Plan and Specific Implementation Plan requirements.
- (F) Planned Developments are exempt from the requirements of Section 30-171 Group and Large Developments.

Section 30-159: (RF-O) Riverfront Overlay Zoning District

- (A) Purpose. The purpose of this overlay district is to improve the quality of development along the riverfront by applying enhanced building design standards and land use regulations in the area defined by the mapped boundaries of the Riverfront Overlay District.
- (B) Land Use Regulations. Refer to the underlying zoning district.
- (C) See Section 30-245(B) for exterior building design standards applicable to the Riverfront Overlay District.