

7.3 Part Two: Private Development Initiatives

A Short-Term Private Development Initiatives (0 to 5 years)

25. 100 Block – Redevelop the 100 N. Main Street
26. T&J Manufacturing – When T&J Manufacturing is relocated to the industrial park south of downtown, the site should be surveyed (and an environmental assessment conducted) to redevelop the site for mixed-use.
27. Morgan Manufacturing – An effort should be made to determine the appropriate redevelopment opportunities for this key river-front parcel.
28. King Clift Auto/Grocery – Convert the King Clift Auto dealership property into surface parking and renovate the adjacent building to the south into a grocery store.
28. Pioneer Inn – Explore the feasibility of making an expansion to the Pioneer Resort Marina to attract more boaters to downtown Oshkosh.
29. Park Plaza – Park Plaza should be re-energized as a major downtown facility that operates in a way that advances the needs/interests of other commercial activities. The riverfront area, in particular, should be redeveloped to take advantage of expanded public access to the riverfront (and the promenade) and that maximizes the interconnection between the downtown area and the Fox River. Restaurants, shops and other entertainment-related uses should be explored for the ripple impact they have on other related uses (hotel, convention center, Riverside Park, etc.).

B Medium-Term Private Development Initiatives (6 to 10 years)

30. 500 Block – Infill vacant sites along east side of the 500 block of N. Main Street.
31. Redevelopment – Create a redevelopment opportunity at the northwest corner of N. Main Street and Parkway Avenue (Household Rentals).
32. Miles Kimball – Consolidate the Miles Kimball property located between Seventh and Ninth Avenues and the property to the north and then convert it into a mixed-use redevelopment opportunity.
33. Bridgeview – Expand the Bridgeview Center office development.
34. Performance Marina – Enhance the Performance Marina property to attract more boaters and boat storage.
35. Pedestrian Access – Create pedestrian connections/pass-throughs along N. Main Street to provide better pedestrian access to the current parking areas located behind the buildings on N. Main Street.

C Long-Term Private Development Initiatives (more than ten years)

36. Parking – Upon completion of the new parking deck on the 200 block of Ceape Avenue, create a redevelopment opportunity on the southwest corner of Otter Avenue and Court Street.

37. Boat Works – Enhance, expand and dredge the marina behind Boat Works Inc.
38. Town Motel – Raze the Town Motel and create a mixed-use development opportunity that will support the commercial activity along Division Street and complement other downtown needs.
39. Jefferson/Parkway – Create an infill residential opportunity at the northeast corner of Jefferson Street and Parkway Avenue.
 40. 600 Block – Infill the city owned property located on the west side of the 600 block of N. Main Street