

# Design Character

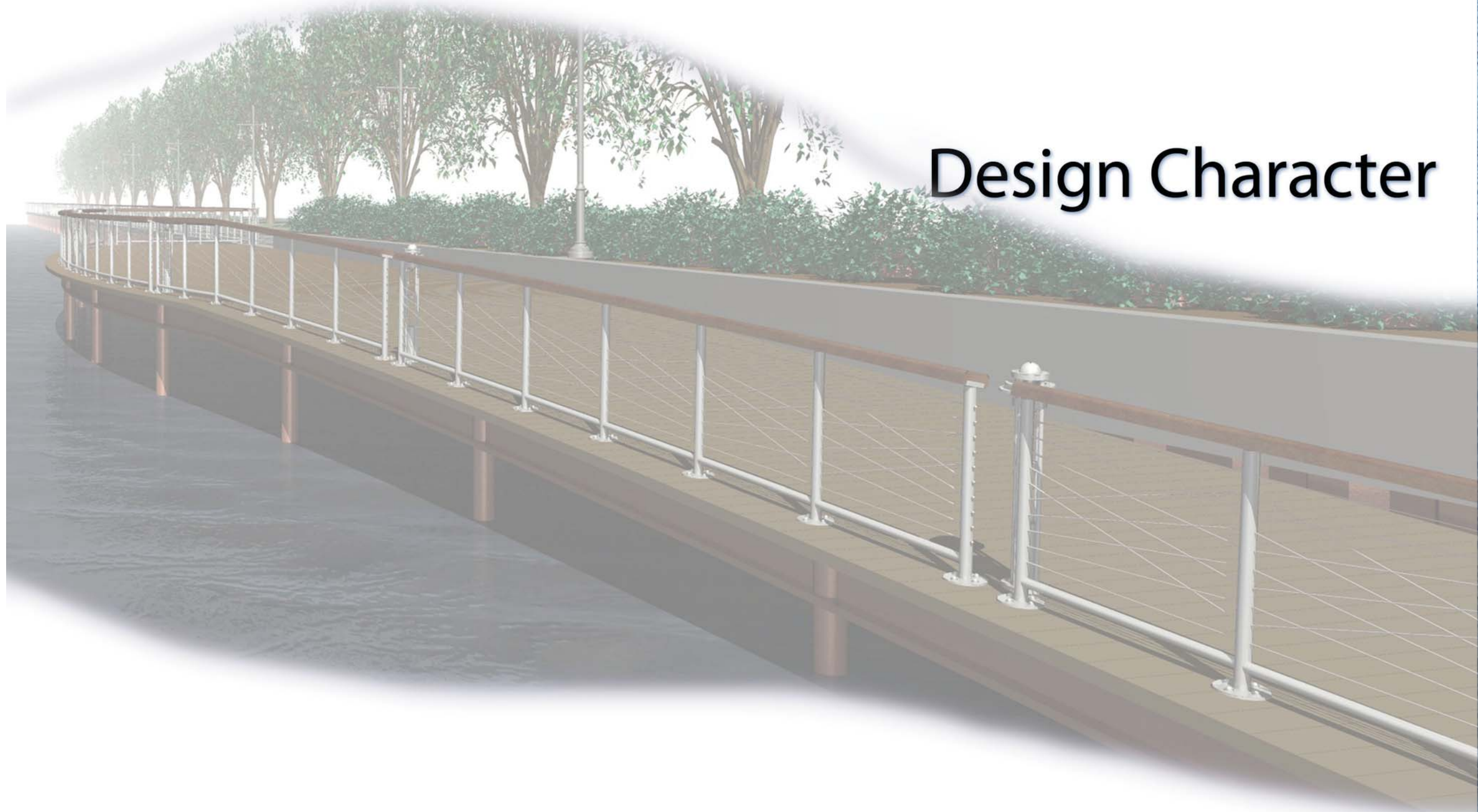






Figure 3.1-1

### 3.1 REGIONAL TRAIL CONNECTION

*“WIOUWASH is derived from the first two letters of the counties through which it passes: Winnebago, Outagamie, Waupaca, and Shawano.” Wisconsin State Trails.*

The WIOUWASH State Trail is planned to extend from Oshkosh north to Birnamwood. At this point in time two sections of this rail trail have been completed. The Oshkosh section extends from the Oshkosh 21 miles to Hortonville; the other extends 24 miles from Split Rock to Birnamwood. The two built sections are separated by a gap of about 30 miles.

The Oshkosh Riverwalk meets the WIOUWASH Trail extending this State Trail into the downtown; optimizing the value of both sides of the Fox River for recreational use; and providing a continuous linear-recreation corridor to the southeast.

The WIOUWASH Trail consists of crushed limestone but becomes paved in Oshkosh. The Riverwalk is intended to be concrete pavement the entire length.

### 3.2 OVERALL RIVERWALK DEVELOPMENT

Development and redevelopment throughout the Fox River corridor through Oshkosh is poised to occur. Both the north and south sides of the river have several zones ripe for improvements that capitalize on the riverfront’s value. These zones are illustrated on the facing page.

*STARTING ON THE NORTH FROM WEST TO EAST:*

**Marion Road Zone:** The area just east of Wisconsin Street to Oregon Street, is intended to receive mixed-use development that contains commercial and residential uses with seasonal slips.

**City Center Area and Hotel Zone:** Located between Oregon and Main Streets, has received significant commercial office and retail redevelopment; the hotel and restaurant are intended to be redeveloped and made a more vital component of the downtown and riverfront district.

**Riverside Park:** Located east of Main Street, Riverside Park has received significant investment to create the amphitheater which is now serving as a catalyst for additional park and riverfront redevelopment.

*STARTING ON THE SOUTH FROM WEST TO EAST:*

**William A. Steiger Park Addition:** This river edge park has the potential to become much more vibrant and provide a great deal more access to the river both physically and visually. Intended improvements include a two-lane boat launch, parking, picnicking facilities, and the Riverwalk.

**South Shore West Zone:** The area east of the current fishing pier is intended to be redeveloped with an improved and expanded marina, as well as riverfront condominium housing, some traditional single family housing, and screening from adjacent industrial uses.

**Jeld-Wen Area:** This industrial area will remain as an employment center with aesthetic and trail improvements to the river edge and redevelopment along Oregon Street portion.

**South Shore Central Zone:** Located between Oregon and Main Streets, this redevelopment will incorporate the adaptive reuse of several structures and focus on providing an array of uses including residential, recreational, and boat storage.

**Pioneer Resort:** The site is currently in redevelopment stage of the existing Pioneer Resort. The Pioneer Resort includes Pioneer island area and marina south of the island. The Riverwalk is planned to be an integral part of the resort development connecting the public with the island and marina amenities.

**Pioneer Drive South:** This area is comprised of approximately ½ acre of land between the railroad tracks and south basin of the marina confinement. The redevelopment area also include the south breakwall of the marina. The area of land is intended to become open space with parking while connecting the public to the waters edge and breakwall with the Riverwalk.



