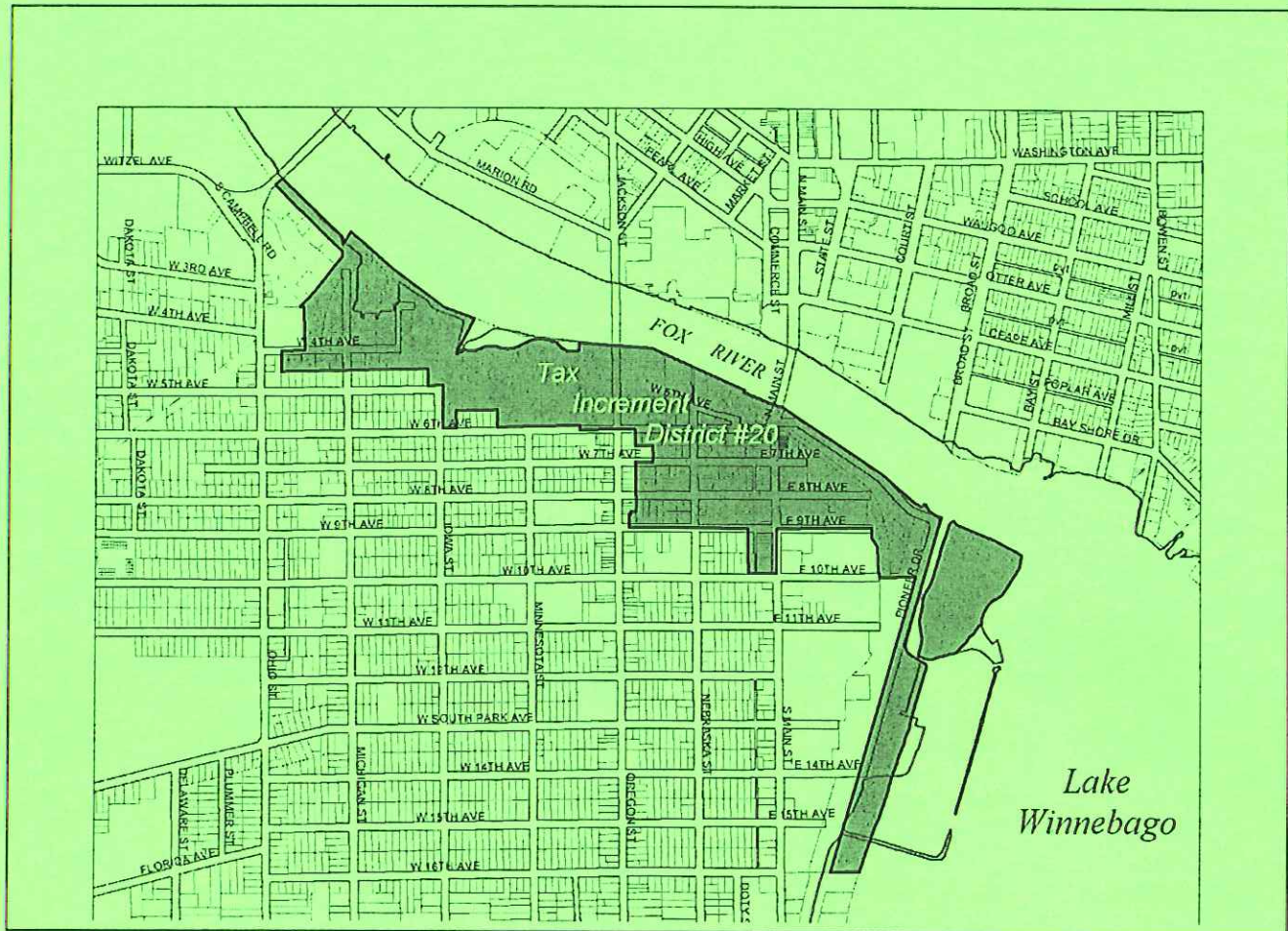


TAX INCREMENT DISTRICT #20

SOUTH SHORE REDEVELOPMENT AREA

PROJECT PLAN



Schedule:

Plan Commission June 21, 2005
Common Council July 12, 2005
Joint Review Board July 26, 2005

Department of Community Development

June 2005

TAX INCREMENT DISTRICT #20

PROJECT PLAN

CITY OF OSHKOSH

PLAN COMMISSION

June 21, 2005

COMMON COUNCIL

July 12, 2005

JOINT REVIEW BOARD

July 26, 2005

PREPARED BY:
DEPARTMENT OF COMMUNITY DEVELOPMENT
June, 2005

Table of Contents

Plan Summary.....	1
Introduction.....	2
Purpose.....	2
Boundaries/Legal Description	2
Name of District	4
Creation Date	4
Project Costs and Improvements	4
Method of Financing.....	6
Master Plan, Zoning, Building and Other Code Considerations	6
Economic Feasibility/Expectation for Development.....	6
Promotion of Orderly Development.....	6
Proposed Uses and Existing Conditions.....	6
Non-Project Costs	7
Relocation	8
Findings.....	8
Supplemental Data.....	9
Attorney's Opinion	10
Appendix A – Project Maps	
# 1 Boundaries.....	11
# 2 Existing Land Use	12
# 3 Existing Zoning	13
# 4 Proposed Zoning	14
# 5 Proposed Land Use (General).....	15
# 6 Proposed Improvements.....	16
# 7 Parcel Identification.....	17
# 8 Existing Structural/Parcel Conditions	23
# 9 Conceptual Land Use Plan (LDR).....	26
#10 Conceptual Land Use Plan (LDR) Oregon Street to Main Street.....	27
#11 Conceptual Land Use Plan (LDR) Main Street to Pioneer Resort.....	28

Plan Summary
City of Oshkosh
Tax Increment District #20 Project Plan

District Name: City of Oshkosh Tax Increment District # 20 South Shore Redevelopment Area

Location: Central City of Oshkosh; generally located on the south side of the Fox River, north of 10th Ave., extending east from Oregon St. to Lake Winnebago, including property fronting on the east side of Pioneer Dr., and an area on the west side of Oregon St. extending to Ohio St., north of W. 6th Ave. to the Fox River..

Size: Approximately 104.1 acres

Parcels: 134

Estimated District Base Value: \$21,149,900

Purpose: Redevelopment of a blighted mixed-use area. The primary purpose of the TID is to promote redevelopment and rehabilitation of the majority of properties within the district.

Proposed Costs: \$14 million for costs related to acquisition, relocation, clearance, developer/business assistance, neighborhood improvements, infrastructure improvements, trail, park, and boat launch development, and seawall improvements. Costs also include financing and administrative and organizational costs.

Project Financing: The majority of project costs will be financed using a combination of General Obligation notes or loans from the State Land Trust Fund Program.

Economic Feasibility: Economic feasibility is based on redevelopment of a number of blighted and underutilized properties within the district with an initial estimated tax increment of \$27 million.

Introduction

Wisconsin's Tax Incremental Financing law provides a mechanism that enables cities and villages to rehabilitate blighted areas, improve business areas, and/or develop industrial sites. The intent is to defray the cost of public improvements in a designated Tax Incremental District (TID) by using tax revenues or increments generated from new development to pay for project improvements in the district. The value increment is the difference between the certified base value of the TID at the time of creation and the increased value of the property in subsequent years until the TID is dissolved. *It is the value increment generated from new development that is used to retire the debt incurred by the City in implementation of project activities.*

Under Tax Incremental Financing, the tax increment generated from private investment in a TID is applied entirely to the retirement of debt incurred by the municipality in order to make the area attractive to investment or reinvestment. When the cost of improvements have been recovered and the debt service attributable to the district has been retired, the TID is dissolved and all taxing jurisdictions benefit on the same shared basis as before the creation of the TID. If the TID has been successful, each of the taxing jurisdictions should receive a much larger share of the property taxes from the new development that came about as a direct result of the creation of the TID.

Tax incremental financing laws provide benefits to all taxing entities, city, county, public schools, and technical college, by promoting development of new taxable value which otherwise would not occur. It provides a tool for municipalities to make reasonable levels of investment using local financing sources to meet identified needs and fill legitimate public purpose roles. The law also recognizes that since municipalities do not share the investment risk with other tax entities, they are entitled within a prescribed period of time, to receive all new tax revenues of the TID as the source of paying off all public investment costs. All other taxing entities receive benefits in the future from the increased tax base generated as a result of the city's investment in the TID.

Purpose

The purpose of this TID is to promote redevelopment of an older section of the Central City that contains a predominant number of blighted, underutilized, or functionally obsolete structures and parcels. TID funds will be used to promote redevelopment through acquisition and clearance, remediation, building and site improvement rehabilitation, infrastructure improvement, trail, park and sea wall improvements, and business and development assistance grants. Redevelopment will be consistent with the adopted South Shore Redevelopment Area Project Plan and Comprehensive Plan.

Boundaries/Legal Description

A part of Blocks 91, 92, 93, 94, and 95 of Plat of the Original Third Ward, W. Fourth Avenue, Michigan Street, Vacated W. First Avenue, Vacated W. Second Avenue, Vacated W. Third Avenue, and Vacated Michigan Street, being in the W½ of the SE¼ of Section 23-18-16, Sixth Ward,

and also part of Blocks 48, 61, 62, 63, 78, and all of Blocks 49, 75, 76, and 77 of Plat of the Original Third Ward, part of W. Third Avenue, W. Fourth Avenue, W. Sixth Avenue, Michigan Street, Lewis Street, Oregon Street, Vacated Michigan Street, Vacated W. Second through Vacated W. Fifth Avenues, Vacated Iowa Street, and Vacated Minnesota Street, being in the SE¼ of Section 23-18-16, Ninth Ward,

and also part of Blocks 5, 7, 9, 16, 23, 28, 32, 35, 39, 43, and all of Blocks 1, 2, 3, 4, 6, 8, 10, 11, 12, 13, 14, 18, 19, 24, 36, and 40 of Plat of the Original Third Ward, part of W. Sixth through Tenth Avenues, Oregon Street, Nebraska Street, S. Main Street, Pioneer Drive, Vacated W. Fifth through Vacated W. Twelfth Avenues, Vacated E. South Park Avenue, Vacated W. Fourteenth through Vacated W. Sixteenth Avenues, Vacated Nebraska Street, Vacated Indiana Street, and all of Vacated Utah Street, being in the $W\frac{1}{2}$ and $S\frac{1}{2}$ of the $SW\frac{1}{4}$ and the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 24-18-16, $N\frac{1}{2}$ and $E\frac{1}{2}$ of the $NW\frac{1}{4}$ and the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of Section 25-18-16, Third Ward,

all in the City of Oshkosh, Winnebago County, Wisconsin described as follows:

Beginning at the intersection of the north line of W. Fifth Avenue and the east line of Iowa Street; thence south along the east line of Iowa Street to the centerline of W. Sixth Avenue; thence east along the centerline of W. Sixth Avenue to the extended west line of Lot 15, Block 63 of Plat of the Original Third Ward; thence north along the extended west line and west line of said Lot 15 to the northwest corner of said Lot 15; thence east along the north lines of Lots 15 through 20, Block 63 of Plat of the Original Third Ward to the northeast corner of said Lot 20; thence south along the east line of said Lot 20 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 Plat of the Original Third Ward; thence south along the extended east line and 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, Block 5 of Plat of the Original Third Ward 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 Plat of the Original Third Ward; 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 Plat of the Original Third Ward; 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 to the extended west line of Lot 8, Block 16 of Plat of the Original Third Ward; thence south along the west line of said Lot 8 and continuing along the west line of Lot 19, Block 16 of Plat of the Original Third Ward, to the north line of E. Tenth Avenue; thence east along the north line of E. Tenth Avenue to the centerline of S. Main Street; thence north along the centerline of S. Main Street to the centerline of E. Ninth Avenue; thence east along the centerline of E. Ninth Avenue to a point 9.5 feet westerly of the centerline of former Chicago and North Western Railway Company Spur Track I.C.C. #208; thence southerly along a line to a point on the centerline of E. Tenth Avenue that is 9.5 feet westerly of the centerline of former Chicago and North Western Railway Company Spur Track I.C.C. #569, said line being 9.5 feet westerly and parallel to the centerline of said spur tracks #208 and #569; thence east along the centerline and extended centerline of E. Tenth Avenue to the easterly line of the Fox Valley & Western, Ltd. Railroad right-of-way; thence southerly along the easterly line of the Fox Valley & Western, Ltd. Railroad right-of-way to the centerline of vacated W. Sixteenth Avenue; thence east along the centerline of vacated W. Sixteenth Avenue and its extension 1,500 feet; thence due north 2,700 feet; thence due west to a point on the Southwesterly Shore line (U.S. Harbor line) of the Fox River as established by a General Ordinance of the City of Oshkosh per Document No. 276204 of Winnebago County Records; thence northwesterly approximately 2,800 feet along said Southwesterly Shore line (U.S. Harbor line) of the Fox River to a point 254.29 feet westerly of the east line of Block 49 of Plat of the Original Third Ward and the west line of Oregon Street as measured along said shore line (U.S. Harbor line); thence $S01^{\circ}06'40''E$, 50.19 feet; thence $N83^{\circ}24'35''W$, 97.95 feet; thence $N00^{\circ}50'59''W$, 25.21 feet; thence $N83^{\circ}24'35''W$, 312.30 feet; thence $S19^{\circ}52'44''W$, 48.96 feet; thence $S88^{\circ}39'28''W$, 347.87 feet; thence $S64^{\circ}03'18''W$, 44.71 feet; thence $S30^{\circ}44'42''W$, 70.23 feet; thence $S70^{\circ}56'07''W$, 33.44 feet; thence $N71^{\circ}24'10''W$, 33.72 feet; thence $N22^{\circ}42'25''E$, 267.02 feet to a point on said southwesterly shore line (U.S. Harbor line) of the Fox River; thence northwesterly approximately 1800 feet along said Southwesterly Shore line (U.S. Harbor line) of the Fox River to easterly line of Ohio Street; thence southerly along the easterly line of Ohio Street to the northwesterly corner of Lot 1 of Certified Survey Map (CSM) No. 903 of Winnebago County Records; thence southeasterly along the northerly line of Lots 1, 2, and 3 of said CSM to the northeasterly corner of Lot 3 of said CSM and the northwesterly corner of Lot 1 of CSM No. 5619; thence southeasterly along the northerly line of Lots 1, and 2 of CSM No. 5619 to the northeasterly corner of said Lot

2, also being on the west line of vacated Michigan Street; thence south along the east line of said Lot 2 and the west line of Vacated Michigan Street to the easterly most corner of said Lot 2; thence southwesterly along the southeasterly line of said Lot 2 to the southerly most corner of said Lot 2 and the northeast corner of Lot 4 of CSM No. 5619; thence southwesterly along the southeast line of said Lot 4 to the southerly most corner of said Lot 4 and the easterly most corner of Lot 1 of CSM No. 2631; thence southwesterly along the southeasterly line of said Lot 1 to the northeast corner of Lot 2 of CSM No. 2631, and the centerline of vacated W. Third Avenue; thence east along the centerline of vacated W. Third Avenue to a point on a line parallel to and 300 feet east of the east line of Ohio Street; thence south along a line parallel to and 300 feet east of the east line of Ohio Street to the centerline W. Fourth Avenue; thence west along the centerline of W. Fourth Avenue to the extended east line of Lot 3, Block 95 of Plat of the Original Third Ward; thence south along the east line of said Lot 3 to the southeast corner of said Lot 3; thence east along the north lines of Lots 16 through 24, Block 95, and Lots 13 through 23, Block 78 of Plat of the Original Third Ward to the northeast corner of Lot 23, Block 78 of Plat of the Original Third Ward; thence south along the east line of said Lot 23 to the north line of W. Fifth Avenue; thence east along the north line of W. Fifth Avenue to the point of beginning.

Name of District

The district is identified as City of Oshkosh Tax Increment District #20 (TID #20) – South Shore Redevelopment Project.

Creation Date

The date of creation for the capture of all new taxable value created within TID # 20 shall be January 1, 2005. The value established as of this date shall be used as the base in computing any increments that will accrue in the tax base for the district.

Project Costs and Improvements

Preliminary cost estimates to fund project activities associated with implementing this Project Plan and the South Shore Redevelopment Plan are estimated at approximately \$8.3 million. These costs include but are not limited to: property acquisition, relocation, site clearance and preparation, street reconstruction and infrastructure improvement, streetscaping, under grounding of utilities, trail and park development, property rehabilitation, business and development assistance grants, sea wall and docking improvements, boat launch improvements, and administrative/engineering costs. Estimated costs are shown in Table #1 below and are estimated subject to change as more detailed plans and specifications are developed prior to project implementation.

**Table # 1
Estimated Project Costs and Improvements**

Activity	Cost	Year
Property Acquisition within the District	\$2,880,000	2005-2022
Relocation, Clearance, Site Preparation	\$1,650,000	2005-2022
Riverwalk, Trail, Park Development	\$600,000	2005-2010
Seawall Construction & Improvements	\$1,000,000	2005-2010
Boat Launch Improvements	\$100,000	5005-2012
Infrastructure Improvements		
Realign 9 th Avenue	\$650,000	2006-2010
Abandon portion Pioneer Drive	\$77,000	2006-2010
4 th Avenue Reconstruction	\$473,000	2006-2010
Neighborhood Improvement		
Rehabilitation	\$330,000	2005-2010
Acquisition	\$250,000	2005-2010
Design Assistance	\$25,000	2005-2010
Administration/Legal/Engineering	\$250,000	2005-2022
Planning/Consulting	\$150,000	2005-2022
Business/Development Assistance	Undetermined/Project Specific	2005/2022
Total	\$8,435,000	
Estimated Financing Cost	\$6,500,0000	2006-2032
Total w/financing	\$14,835,000	2005-2032

In order to redevelop the area consistent with the conceptual development plans identified in the South Shore Redevelopment Area Project Plan, various properties in the district will need to be acquired. As such, property acquisition will be required to implement redevelopment and a cost estimate has been included in the Project Plan. Acquisition costs generally include, appraisals, purchase price, closing costs and lost rent. Demolition costs include, asbestos testing, asbestos abatement, razing including removal of foundation, tipping fees, filling and grading. Property acquisition will generally require consideration by the Common Council, Redevelopment Authority, and/or Plan Commission.

Most of the properties within the district are occupied so relocation costs will need to be paid to property owners and tenants per state and federal guidelines. Relocation costs include relocation benefits.

Properties that need to be acquired for redevelopment purposes will generally need to be razed and the site prepared for redevelopment. Costs have been included in the Project Plan for this purpose.

The City's Comprehensive Plan, Downtown Action Plan, South Shore Redevelopment Plan, and Pedestrian and Bicycle Plan all have identified the need to create a downtown looped riverfront trail. Funds have been included in the Project Plan to construct an 8-10 foot wide trail with an estimated cost of approximately \$50-\$75 per lineal foot. The trail will be constructed generally between the Wisconsin Street Bridge on the north, and the Pioneer Resort and Marina on the South.

Seawall improvements will be required along the river edge to allow for dock and marina type facilities and the riverfront trail. Seawall development will include the driving of wood piles at an estimated cost of \$330-\$440 per lineal foot.

Various street segments within the district are deteriorating and have older utilities that need to be replaced. Fourth Avenue contains no curb and gutter. Utilities are above ground in most areas within the district. Ninth Avenue is the most efficient route to Pioneer Drive and can be realigned to establish this connection. Existing Pioneer Drive, along the Fox River, is proposed to be abandoned so that area may be included in an adjacent future development with riverwalk. Funds have been included in the Project Plan for infrastructure improvement costs.

The district encompasses part of a residential neighborhood along W. 4th Avenue where a majority of the residents have indicated a desire to improve their neighborhood rather than the City acquiring the properties for redevelopment. Funds have been included to allow for some limited rehabilitation assistance targeted toward improving the exterior conditions of the properties. Funds have also been included to allow for acquisition of any of the properties where rehabilitation of dilapidated structures may not be possible.

Administration costs include estimates for administrative, planning, professional, organizational and legal costs. Components of these costs include, in general, cost of salaries and employee benefits for City employees engaged in the planning, engineering, implementing and administering activities in connection with the Tax Increment District, the cost of supplies and materials contract and outside consultant services, and those costs of City departments such as the City Attorney, Public Works, Finance, Community Development, Parks, and Transportation. It is anticipated that positive tax increments remaining after annual debt service has been addressed will be used to repay the City for incurring these costs.

It is anticipated that the majority of project costs will be paid through tax increment generated in the district. Costs may also be paid through a combination of Community Development Block Grant funds or other state and federal grants.

Method of Financing

The method of financing project costs will be through the issuance of general obligation notes, loans from the State Land Trust, or any other method of financing approved by the Oshkosh Common Council. The majority of project expenditures will be recovered through tax increment. Other costs may be paid for through Community Development Block Grant funds or other state and federal grants.

Master Plan, Zoning, Building, and Other Code Considerations

The project elements proposed in the Project Plan conform to the objectives and conceptual recommendations contained in the City's Comprehensive Plan, as approved by the Plan Commission and Common Council. Additionally, project elements conform to the goals and objectives identified in the South Shore Redevelopment Area Project Plan and Downtown Action Plan. The existing and proposed zoning are shown on Maps #3 and #4 in Appendix A.

Economic Feasibility/Expectations for Development

The economic feasibility of this district is predicated on redevelopment occurring as blighted and underutilized properties are redeveloped or rehabilitated. At this time, the City is anticipating an increment of approximately \$27 million that will be generated from the redevelopment of the Pioneer Resort and Marina (\$15 million), an area south of the Fox River between Oregon Street and Main Street (\$6.3 million), and the eastern portion of the Jeld-Wen property along the west side of Oregon Street (\$5.7 million). Additional increment will be added as other properties in the district are rehabilitated or redeveloped. The value increment translates into roughly \$835,706 in annual property taxes (at current rates) or about \$21.5 million over the district's life that will be used to offset annual debt service requirements.

Promotion of Orderly Development

The elimination of blighted and underutilized properties within a planned development district promotes orderly development by ensuring that land is developed to its highest and best use in a manner consistent with appropriate local plans. Most redevelopment project activity within TID #20 will be reviewed by the City's Plan Commission, Redevelopment Authority, and/or the Common Council to ensure compliance with the goals and objectives of various plans as they relate to implementation of this Project Plan.

Proposed Uses and Existing Conditions

The proposed uses in the district are identified in Map #5 in Appendix A. The district contains a variety of land uses including industrial, commercial, and residential. The majority of properties in the district 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. Much of the "blight" can be attributed to the age of the structures.

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 district may not have been designated as blighted (A, B, C, or D) they still are generally older housing stock on substandard sized lots. Map # 8 in Appendix A identifies existing structural and parcel conditions.

Proposed land use and zoning in the area is intended to be consistent with the goals and objectives of the City's Comprehensive Plan and the South Shore Redevelopment Area Project Plan. In that regard, the district has two proposed zonings - C-3 DO Central Commercial District with a Downtown Overlay and R-2 PD Two Family Residence District with a Planned Development Overlay; with the exception that a third existing zoning district C-3 PD (Central City with a Planned Development Overlay) for the Pioneer Resort & Marina will remain as it is currently zoned. 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.

The R-2 District allows single and two family dwellings and accessory structures, as well as several commercial uses as conditional uses. The R-2 PD District is proposed for the existing dwellings along West 4th Avenue and Michigan Street. A PD Overlay can provide greater flexibility in the types of uses, the area and yard requirements for residential lots, and design guidelines.

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.

Non-Project Costs

It is anticipated there will be no non-project costs related to implementing this Project Plan.

Relocation

Relocation of individuals or businesses will be carried out in accordance with applicable relocation requirements set forth by the State of Wisconsin and/or federal regulations.

Findings and Report to the Joint Review Board

- The district is a blighted area TID;
- More than 50 percent of the real property within the TID is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes;
- Not less than 50% of the structures within the TID are in need of rehabilitation within the meaning of Section 66.1333, Wisconsin Statutes;
- The redevelopment of the area will have a significant positive impact on the value of all real property in the District and is in keeping with the goals and objectives of the Comprehensive Plan;
- Were it not for the financing mechanisms provided through Tax Increment Law, planned redevelopment of this district would in all likelihood not occur;
- The primary objective for creation of TID #20 Project Plan is for blight elimination and to promote redevelopment;
- The Project Plan is feasible and is in conformity with the City's Comprehensive Plan;

- Improvement of the area is likely to enhance significantly the value of substantially all of the other property in the district;
- The project costs identified in the Project Plan relate directly to eliminating blight and rehabilitating the area;
- The equalized value of taxable property within the district plus the value increment of all existing districts within the city does not exceed 12 percent of the total equalized value of taxable property within the city.

Supplemental Data

The project plan contains a listing of project costs and statement that the majority of costs will be paid for through tax increments generated within the district (estimated initially at \$835,706). Additional increment will be generated as redevelopment occurs within the district. Property owners in the district benefit from improvements and should not pay for them because most of the blighting influences were developed at a time prior to modern zoning, planning, and building code considerations. The benefits received at the end of the TID timeframe will be the elimination of blighting influences in the area and increased property tax values from redevelopment.

The share of tax increments paid by property owners within the district, based on the estimated increment from the anticipated development discussed in the Economic Feasibility section of this document.

Year Increment Collected	City	County	School	FVTC
2007	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2008	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2009	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2010	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2011	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2012	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2013	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2014	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2015	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2016	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2017	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2018	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2019	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2020	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2021	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2022	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2023	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2024	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2025	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2026	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2027	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2028	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2029	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2030	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2031	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
2032	\$ 287,650	\$ 194,552	\$ 284,140	\$ 62,344
Total	\$ 7,478,900	\$5,058,361	\$7,387,641	\$ 1,620,935



City of Oshkosh
City Attorney's Office
215 Church Ave., PO Box 1130
Oshkosh, WI 54903-1130
(920) 236-5115

June 16, 2005

Darryn Burich
Director of Planning Services
City of Oshkosh
215 Church Avenue
Oshkosh, WI 54903-1130

Dear Darryn:

I have reviewed the project plan for City of Oshkosh Tax Increment District # 20 – South Shore Redevelopment Project, pursuant to Section 66.1105(4)(f) of Wisconsin Statutes. I find that the plan includes a statement listing the kind, number and location of proposed public improvements. It also shows an economic feasibility study, a detailed list of estimated project costs, and a description of the method of financing all estimated project costs and the time when the costs are to be incurred. The plan also has a map of existing uses of the real property in the district and map showing proposed improvements in the district and which also indicates the zoning of the district. The plan further shows how the district will promote the orderly development of the City.

Upon adoption by the Plan Commission of the project plan and their submission to the City Council, all requirements of Section 66.1105(4)(f), Wisconsin Statutes, shall be complete and it is, therefore, my opinion that the project plan attached hereto is complete and complies with Sec. 66.1105, Wis. Stats.

Sincerely,

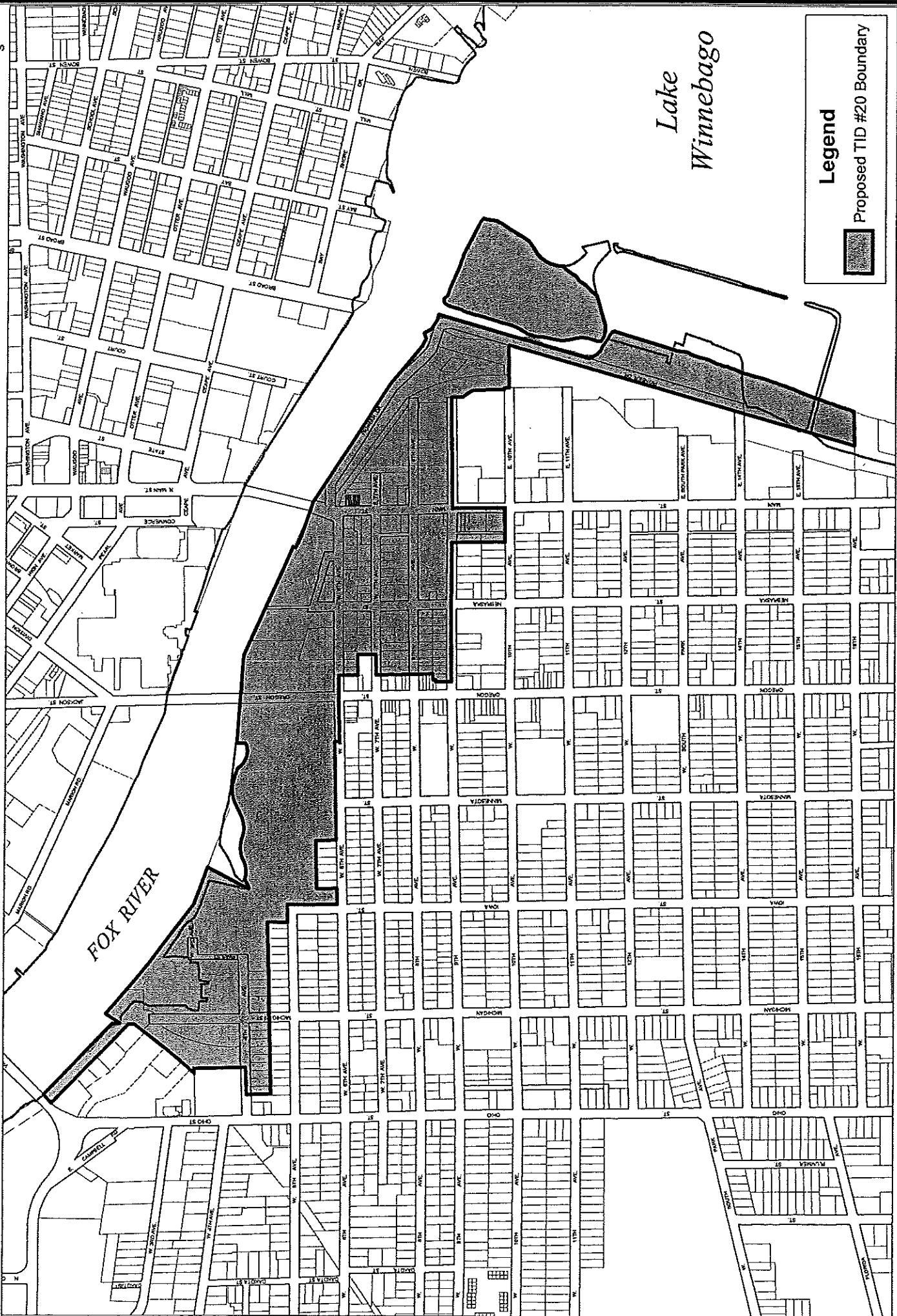
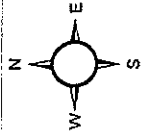
CITY OF OSHKOSH

Warren P. Kraft
City Attorney

Appendix A
Maps

Map 1

Tax Increment District #20 - South Shore Redevelopment Project

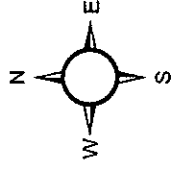


Legend

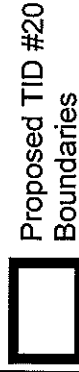
Proposed TID #20 Boundary

Map 2

Tax Increment District #20 - South Shore Redevelopment Project Existing Land Use



Legend



Proposed TID #20
Boundaries

Existing Land Use



Commercial

Government

Industrial

Infrastructure

Institutional

Mixed Use

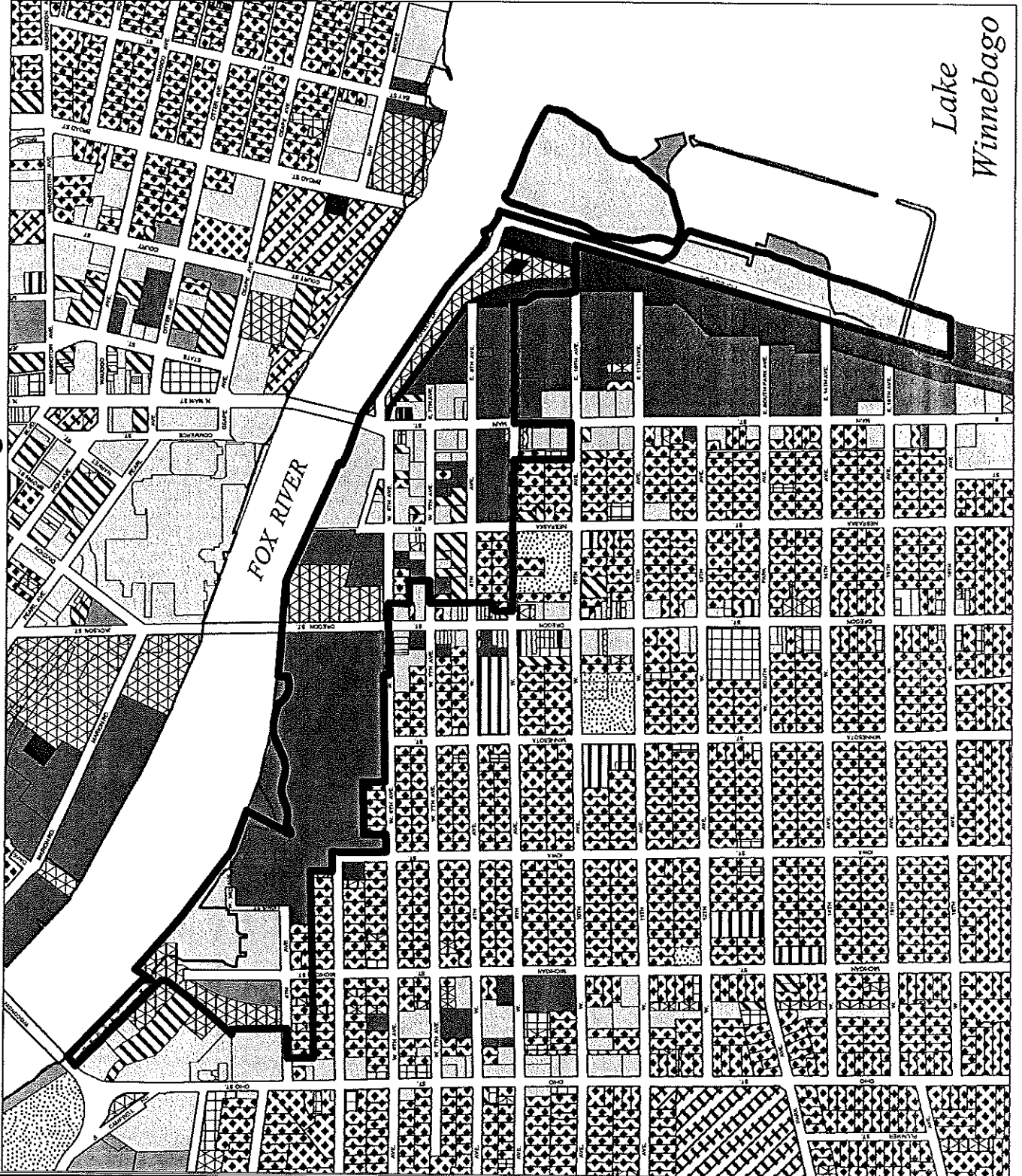
Residential

Parking Lot

Parks, Recreation

School

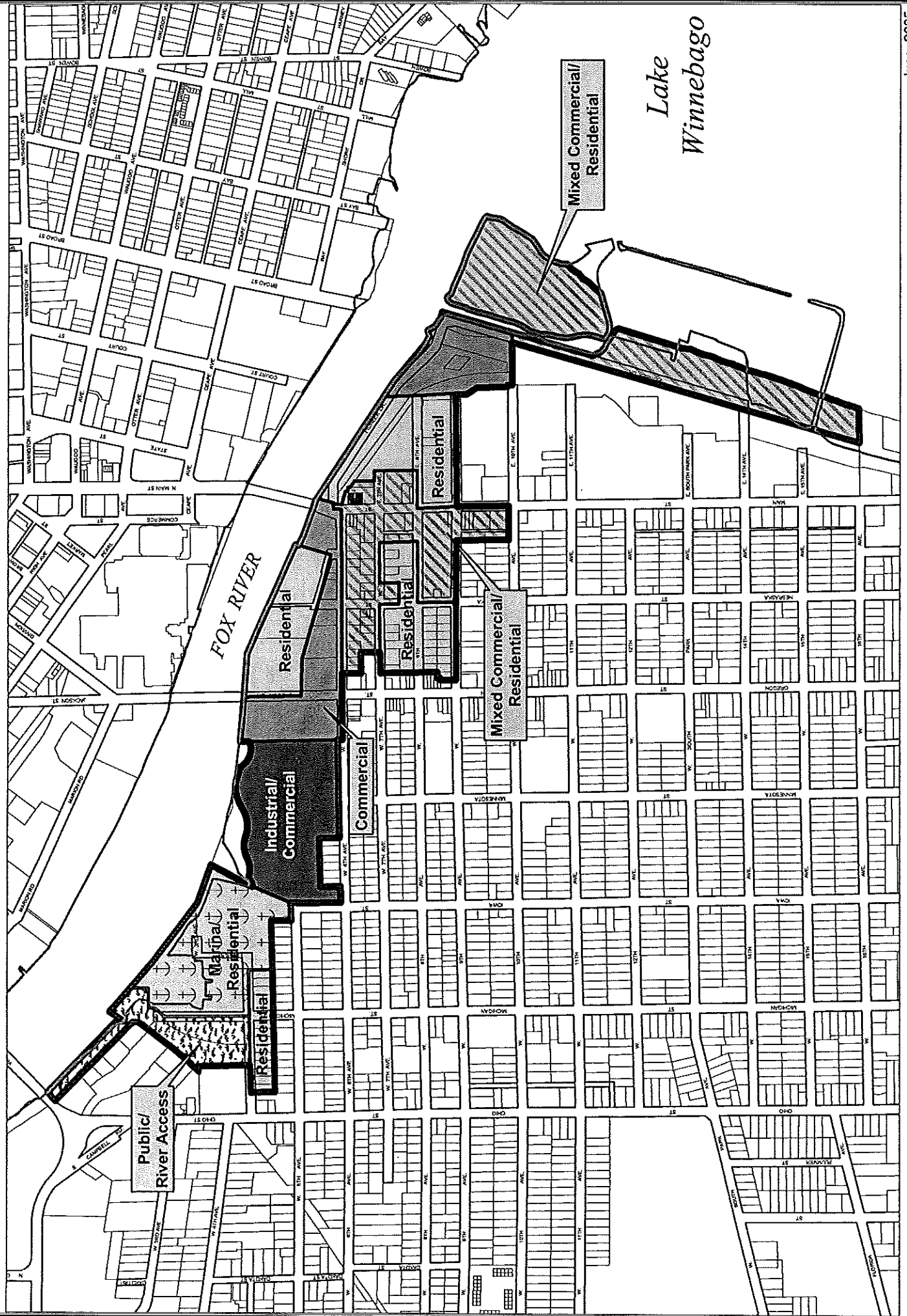
Vacant Land



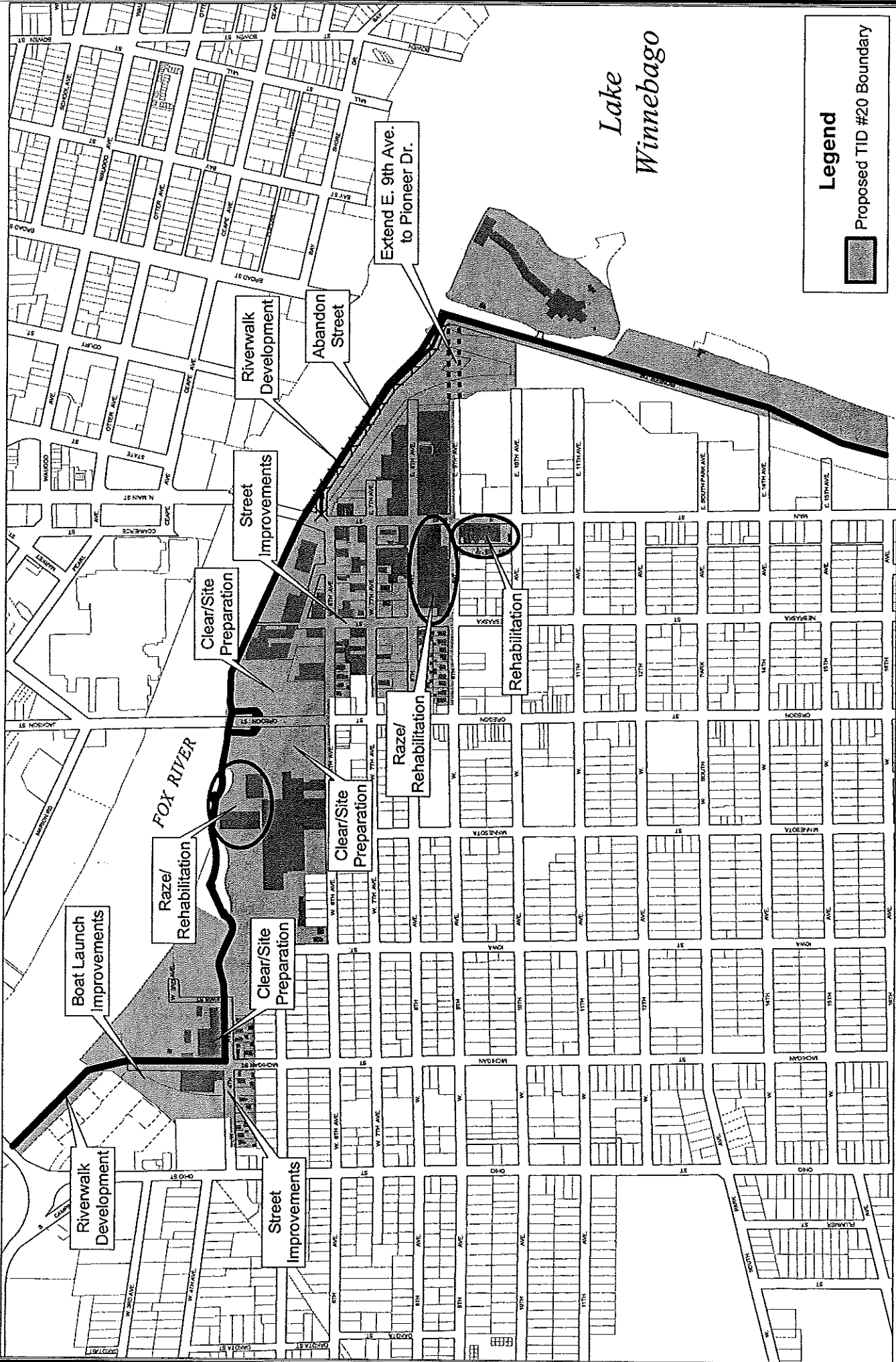
Lake
Winnebago

Map 5

TIF #20 - South Shore Redevelopment Project - Proposed Land Use (General)



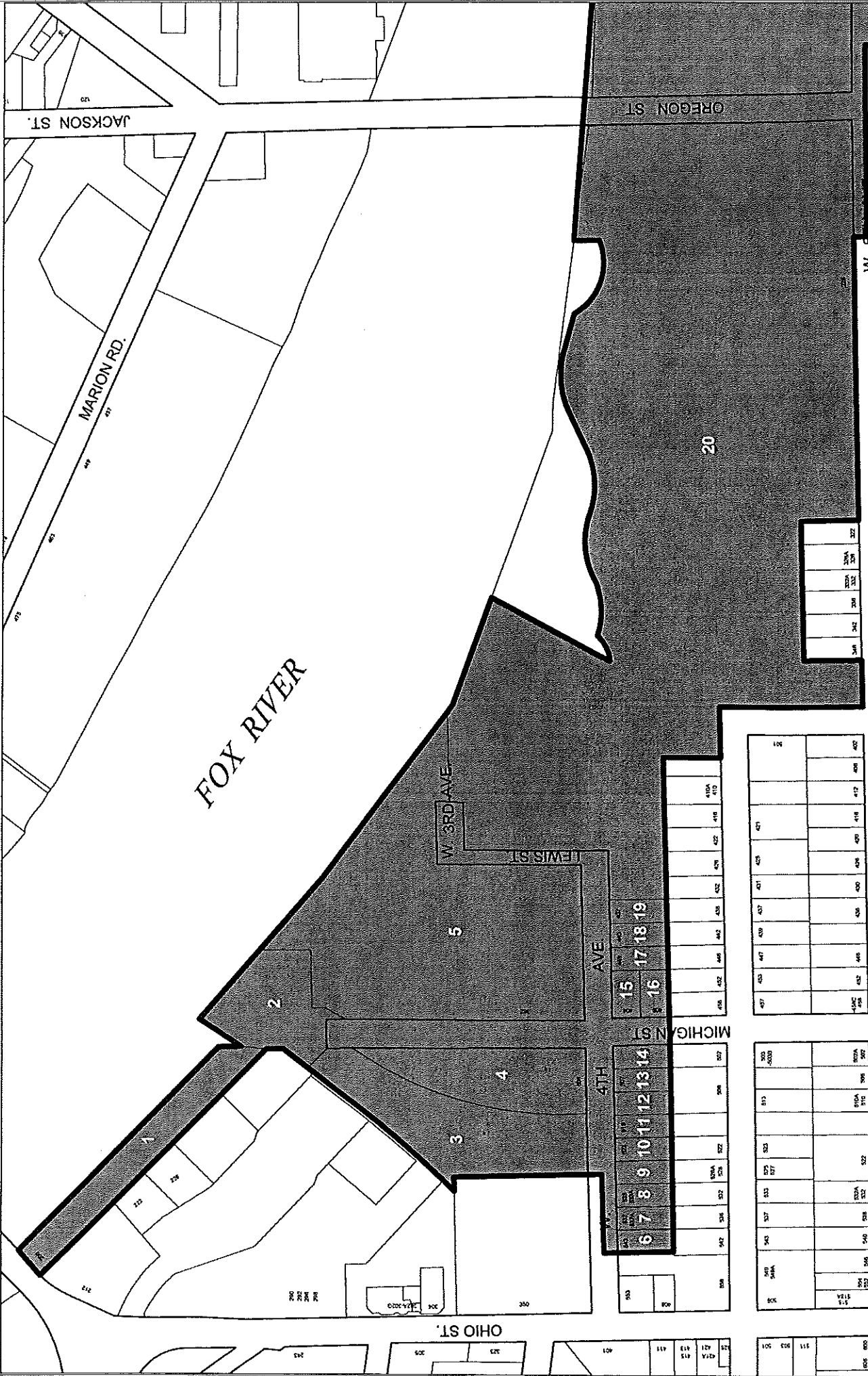
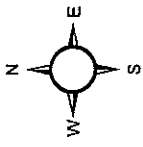
Tax Increment District #20 - South Shore Redevelopment Project Proposed Improvements



Lake Winnebago

Map 7A

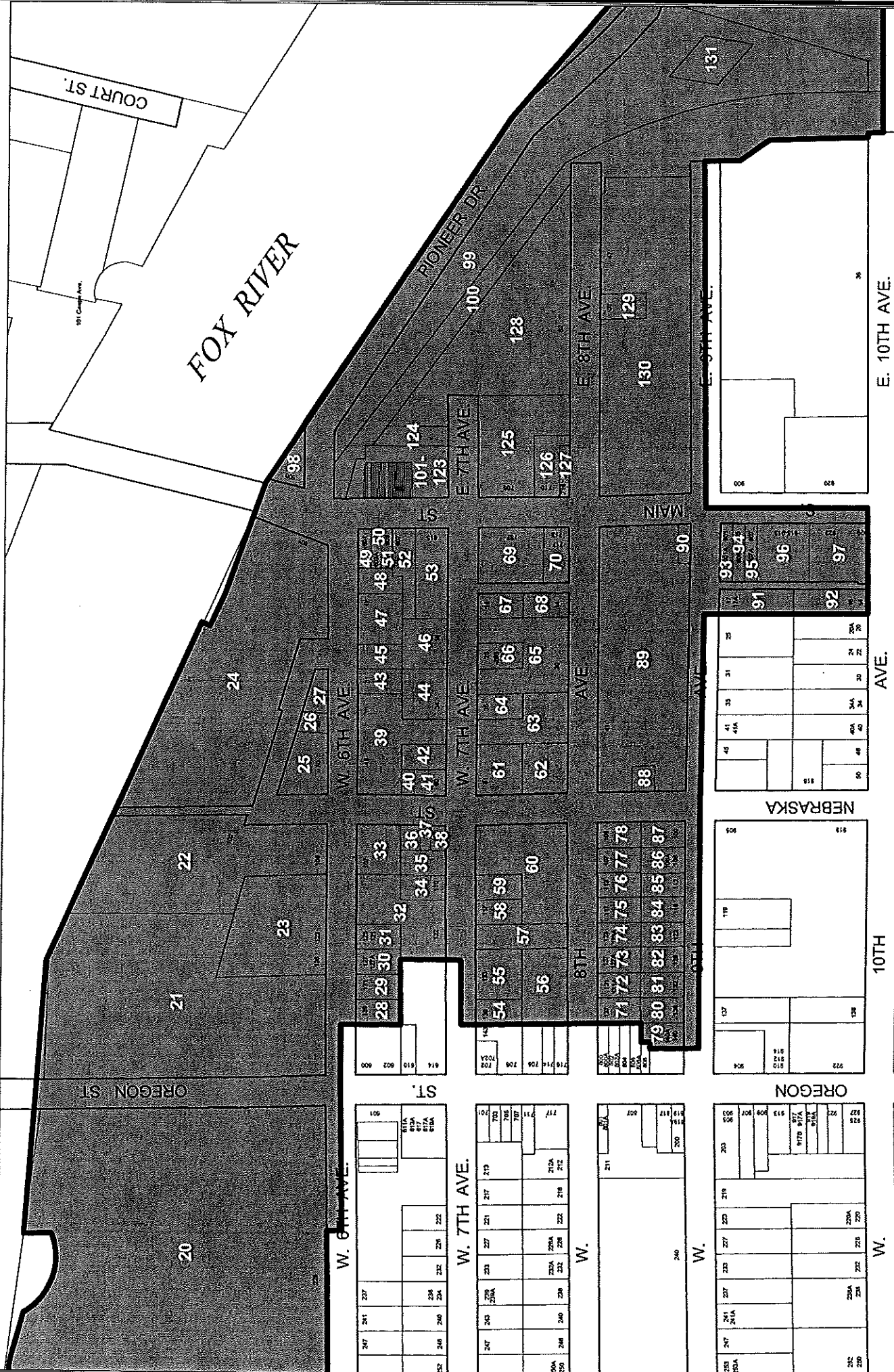
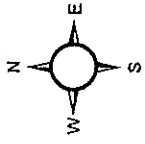
Tax Increment District #20 - South Shore Redevelopment Project Parcel Identification



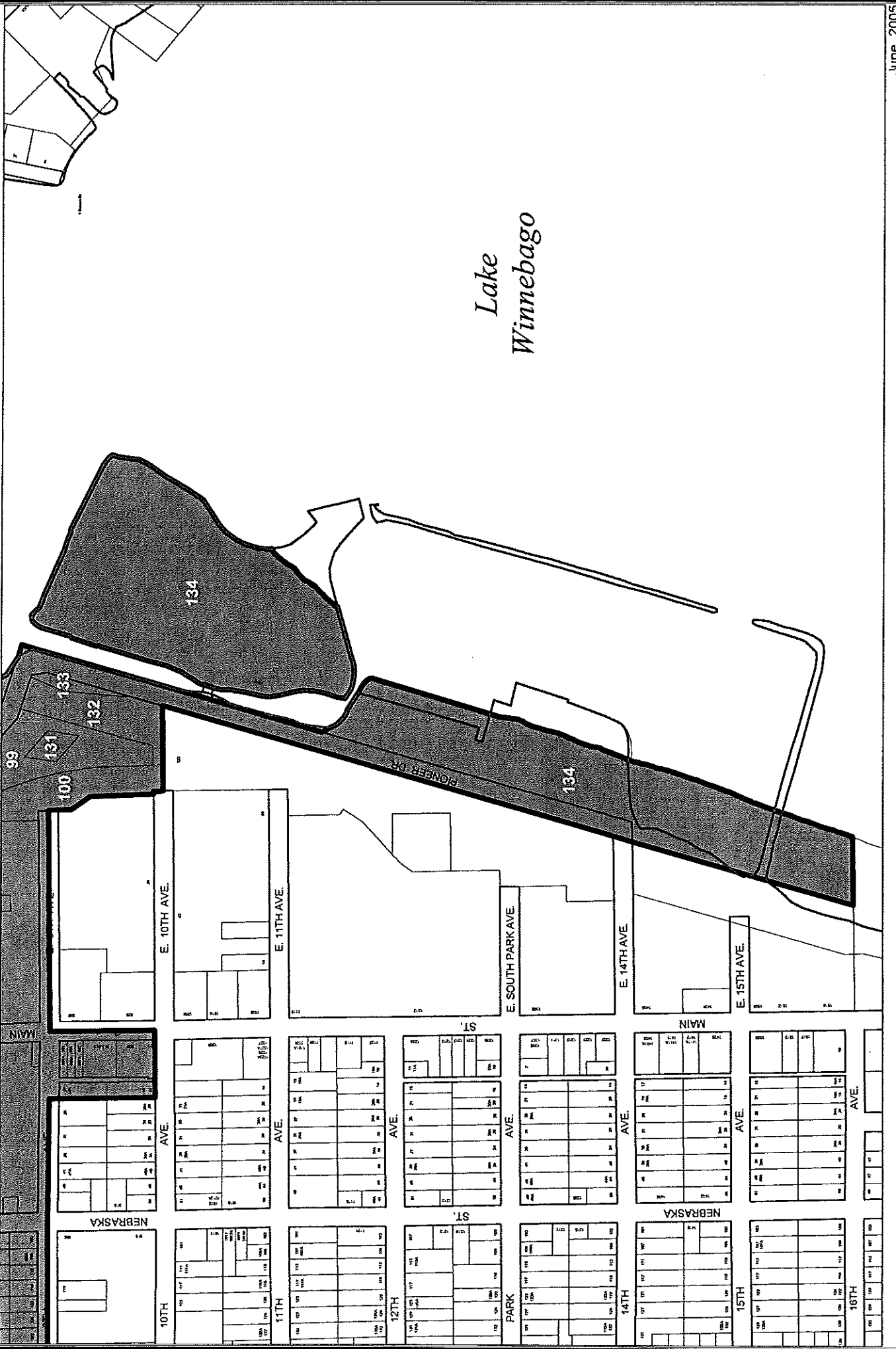
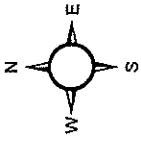
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Map 7B

Tax Increment District #20 - South Shore Redevelopment Project Parcel Identification



Tax Increment District #20 - South Shore Redevelopment Project Parcel Identification

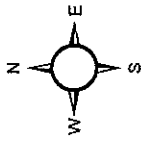


Map ID	Parcel #	Owner	Local Address	Land Value	Improvement Value	Total	Equalized Value	Class	Description	Dwelling Units	Census Tract	Zoning
1	06-0001-0100	CITY OF OSHKOSH	200 OHIO ST	\$0	\$0	\$0	\$0	4	WILLIAM A STEIGER PARK		0012	C-2PD
2	09-0497-0000	CITY OF OSHKOSH	0 MICHIGAN ST	\$0	\$0	\$0	\$0	4	VACANT PARCEL		0012	M-2
3	06-0006-0000	CITY OF OSHKOSH	W 4TH AVE	\$0	\$0	\$0	\$0	4	VACANT PARCEL		0012	M-2
4	06-0007-0000	DOWLING DANIEL E	508 W 4TH AVE	\$34,700	\$50,300	\$85,000	\$112,800	B	CITY OF OSHKOSH SANITATION		0012	M-2
5	09-0784-0000	BOAT WORKS INC	362 MICHIGAN ST	\$165,000	\$185,000	\$348,000	\$461,700	B	BOAT WORKS		0012	M-2
6	06-0015-0000	SOSNOSKI CARL	543 W 4TH AVE	\$7,400	\$14,400	\$21,800	\$28,900	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
7	06-0016-0000	BUTLER DAVID/MARJORIE L	537 W 4TH AVE	\$7,400	\$55,700	\$63,100	\$83,700	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
8	06-0017-0000	RUCK THOMAS GDIANE	533 W 4TH AVE	\$7,400	\$44,100	\$51,500	\$68,300	A	TWO FAMILY RESIDENCE	2	0012	R-2
9	06-0018-0000	JOAS BLAIRE R	W 4TH AVE	\$7,400	\$0	\$7,400	\$9,800	A	VACANT PARCEL		0012	R-2
10	06-0019-0000	JOAS BLAIRE R	523 W 4TH AVE	\$7,400	\$49,100	\$56,500	\$75,000	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
11	06-0020-0000	GIBSON BRIAN T	515 W 4TH AVE	\$7,400	\$60,000	\$67,400	\$89,400	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
12	06-0020-0100	VOSS MIR/MS KENNETH	W 4TH AVE	\$7,400	\$0	\$7,400	\$9,800	A	RESIDENTIAL ACCESSORY STRUCTURE		0012	R-2
13	06-0023-0000	VOSS KENNETH O	507 W 4TH AVE	\$7,400	\$44,500	\$51,900	\$68,900	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
14	06-0024-0000	HERRING BETTINA A	405 MICHIGAN ST	\$7,400	\$41,600	\$49,000	\$65,000	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
15	09-0505-0000	KOCH ROGER	404 MICHIGAN ST	\$6,300	\$32,500	\$38,800	\$51,500	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
16	09-0504-0000	GORYL MARTIN R	408 MICHIGAN ST	\$8,400	\$48,800	\$57,200	\$75,900	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
17	09-0506-0000	RANGELOFF LAYNE L	449 W 4TH AVE	\$7,400	\$22,600	\$30,000	\$39,800	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
18	09-0507-0000	CHANTELOIS LEO K	443 W 4TH AVE	\$7,400	\$52,000	\$59,400	\$78,800	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
19	09-0508-0000	GELHAR MICHAEL JKATHLE	437 W 4TH AVE	\$7,400	\$42,200	\$49,600	\$65,800	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
20	09-0001-0000	JELD-WEN WINDOWS & DOORS	421 OREGON ST	\$919,200	\$1,376,900	\$2,296,100	\$3,046,400	C	MORGAN DOOR MANUFACTURING		0012	See Map
21	03-0001-0000	JELD-WEN WINDOWS & DOORS	424 OREGON ST	\$176,000	\$3,000	\$179,000	\$237,500	B	VACANT PARCEL		0012	M-2
22	03-0002-0000	RIVERFRONT DEVELOPMENT III LLC	102 W 5TH AVE	\$143,300	\$132,000	\$275,300	\$365,300	C	VACANT BUILDING		0012	M-2
23	03-0002-0100	RIVERFRONT DEVELOPMENT III LLC	126 W 6TH AVE	\$35,400	\$252,600	\$288,000	\$382,100	C	VACANT BUILDING		0012	M-2
24	03-0003-0000	RIVERFRONT DEVELOPMENT LLC	501 S MAIN ST	\$254,900	\$460,600	\$715,500	\$949,300	B	PERFORMANCE MARINE		0012	M-2
25	03-0010-0000	GRANARY RESTAURANT OSHKOSH INC	50 W 6TH AVE	\$31,700	\$403,300	\$435,000	\$577,200	B	THE GRANARY RESTAURANT		0012	M-2
26	03-0010-0100	KOEPPLER ETAL KURT A	40 W 6TH AVE	\$7,400	\$73,600	\$81,000	\$107,500	B	MULTIPLE OFFICES		0012	M-2
27	03-0011-0000	GRANARY RESTAURANT OSHKOSH INC	W 5TH AVE	\$12,400	\$0	\$12,400	\$16,500	B	GRANARY PARKING LOT		0012	M-2
28	03-0013-0000	STEINBRUNER JAMES/SHARON	139 W 6TH AVE	\$6,400	\$26,800	\$33,200	\$44,000	A	TWO FAMILY RESIDENCE	2	0012	M-2
29	03-0014-0000	PLANTE JUNE A	131 W 6TH AVE	\$6,400	\$39,300	\$45,700	\$60,600	A	SINGLE FAMILY RESIDENCE	1	0012	M-2
30	03-0015-0000	NEISEN GERALD F/ELIZABE	127 W 6TH AVE	\$6,400	\$44,900	\$51,300	\$68,100	A	TWO FAMILY RESIDENCE	2	0012	M-2
31	03-0016-0000	NEISEN GERALD F/ELIZABE	125 W 6TH AVE	\$6,400	\$37,500	\$43,900	\$58,200	A	TWO FAMILY RESIDENCE	2	0012	M-2
32	03-0028-0000	WINKLER DENNIS J/MAUREEN	122 W 7TH AVE	\$33,600	\$117,000	\$150,600	\$199,800	C	GLOBE & ANCHOR MFG		0012	M-2
33	03-0019-0000	RICE MICHAEL W	107 W 6TH AVE	\$16,200	\$101,800	\$118,000	\$156,600	B	EASY STREET		0012	M-2
34	03-0030-0000	M & D ENTERPRISES OF OSHKOSH LLC	110 W 7TH AVE	\$13,500	\$36,500	\$50,000	\$66,300	B	EVIL ROY SLADES		0012	M-2
35	03-0031-0000	SCHISSEL TIMOTHY R	W 7TH AVE	\$6,400	\$0	\$6,400	\$8,500	B	PARKING LOT		0012	M-2
36	03-0032-0200	SCHISSEL TIMOTHY R	609 NEBRASKA ST	\$5,900	\$38,100	\$44,000	\$58,400	B	AUTO BODY		0012	M-2
37	03-0032-0100	SCHISSEL TIMOTHY R	613 NEBRASKA ST	\$3,100	\$20,000	\$23,100	\$30,600	B	WORK SHOP		0012	M-2
38	03-0032-0000	SCHISSEL TIMOTHY R	102 W 7TH AVE	\$4,500	\$28,500	\$33,000	\$43,800	B	MULTIPLE OFFICES		0012	M-2
39	03-0033-0000	6TH AVE ENTERPRISES INC	45 W 6TH AVE	\$40,500	\$59,500	\$100,000	\$132,700	B	AUTO REPAIR GARAGE		0012	M-2
40	03-0043-0000	BAIER PHILIP H	608 NEBRASKA ST	\$4,500	\$5,400	\$9,900	\$13,100	B	TWO FAMILY RESIDENCE	2	0012	M-2
41	03-0044-0000	FRIEDRICHSEN HANS/FRIEDRIKE	50 W 7TH AVE	\$4,100	\$34,700	\$38,800	\$51,500	A	PARKING LOT		0012	M-2
42	03-0045-0000	6TH AVE ENTERPRISES INC	W 7TH AVE	\$13,500	\$1,000	\$14,500	\$19,200	B	SINGLE FAMILY RESIDENCE	1	0012	M-2
43	03-0036-0000	BRANDENSTEIN RAYMOND	31 W 6TH AVE	\$6,400	\$37,500	\$43,900	\$58,200	A	FARMER'S SUPPLY CO INC		0012	M-2
44	03-0047-0000	SCHWERTFINGER ETAL KARL D	34 W 7TH AVE	\$16,200	\$13,300	\$29,500	\$39,100	B	PARKING LOT		0012	M-2
45	03-0037-0000	6TH AVE ENTERPRISES INC	W 6TH AVE	\$13,500	\$0	\$13,500	\$17,900	B	DON'S AUTO BODY		0012	M-2
46	03-0049-0000	DON'S AUTO BODY INC	18 W 7TH AVE	\$16,200	\$118,300	\$134,500	\$178,500	B	MCNIGHT & CARLSON WINE SALES		0012	M-2
47	03-0039-0000	BROOKLYN HOOK & LADDER INC	17 W 6TH AVE	\$16,200	\$177,200	\$193,400	\$256,600	B	PARKING LOT		0012	M-2
48	03-0040-0000	6TH AVE ENTERPRISES INC	W 6TH AVE	\$13,500	\$0	\$13,500	\$17,900	B	EYESURF COMPUTERS		0012	M-2
49	03-0041-0000	6TH AVE ENTERPRISES INC	601 S MAIN ST	\$6,000	\$61,000	\$67,000	\$88,900	B			0012	M-2

Map ID	Parcel #	Owner	Local Address	Land Value	Improvement Value	Total Value	Equalized Value	Class	Description	Dwelling Units	Census Tract	Zoning
50	03-0042-0000	BROOKLYN REAL ESTATE LLC	603 S MAIN ST	\$5,200	\$24,900	\$30,100	\$39,900	B	ROGER'S UPHOLSTERY/UPPER RESIDENTIAL	2	0012	M-2DO
51	03-0053-0000	6TH AVE ENTERPRISES INC	605 S MAIN ST	\$5,200	\$37,800	\$43,000	\$57,100	B	KARLA G INTERIORS/UPPER RESIDENTIAL	2	0012	M-2DO
52	03-0055-0000	BROOKLYN REAL ESTATE LLC	607 S MAIN ST	\$19,400	\$44,600	\$64,000	\$84,900	B	BROOKLYN'S FOOD & SPIRITS/RESIDENTIAL	2	0012	M-2
53	03-0058-0000	HIRSCHBERG ETAL LARRY B	615 S MAIN ST	\$21,100	\$54,900	\$76,000	\$100,800	B	VACANT BLDG/UPPER RESIDENTIAL	1	0012	M-2
54	03-0060-0000	SPIEGELBERG ENTERPRISES	139 W 7TH AVE	\$6,400	\$40,400	\$46,800	\$62,100	A	THREE FAMILY RESIDENCE	3	0012	M-2
55	03-0061-0000	127 W 7TH AVE LLC	133 W 7TH AVE	\$21,800	\$56,500	\$78,300	\$103,900	B	SCHWAB PROPERTIES STORAGE		0012	M-2
56	03-0070-0000	CITY OF OSHKOSH	W 8TH AVE	\$0	\$0	\$0	\$0	4	CITY PARKING LOT 8TH AVE		0012	M-2
57	03-0063-0000	M & D ENTERPRISES OF OSHKOSH LLC	W 7TH AVE	\$21,600	\$2,100	\$23,700	\$31,400	B	PARKING LOT		0012	M-2
58	03-0064-0000	STELTER GREGORY S	117 W 7TH AVE	\$13,500	\$11,200	\$24,700	\$32,800	B	STORAGE		0012	M-2
59	03-0065-0000	MILES KIMBALL CO	W 7TH AVE	\$13,500	\$2,200	\$15,700	\$20,800	B	PARKING LOT		0012	M-2
60	03-0066-0000	M & D ENTERPRISES OF OSHKOSH LLC	W 7TH AVE	\$37,800	\$17,100	\$54,900	\$72,800	B	PARKING LOT		0012	M-2
61	03-0076-0000	HOUGE JEFFREY BLISA	51 W 7TH AVE	\$16,200	\$56,800	\$73,000	\$96,900	B	HOUSES		0012	M-2
62	03-0086-0000	M & D ENTERPRISES OF OSHKOSH LLC	NEBRASKA ST	\$16,200	\$4,400	\$20,600	\$27,300	B	PARKING LOT		0012	M-2
63	03-0089-0000	M & D ENTERPRISES OF OSHKOSH LLC	W 8TH AVE	\$21,000	\$7,500	\$28,500	\$37,800	B	PARKING LOT		0012	M-2
64	03-0077-0000	DONS AUTO BODY INC	35 W 7TH AVE	\$13,500	\$13,500	\$27,000	\$35,800	B	DON'S AUTO BODY		0012	M-2
65	03-0078-0000	CITY OF OSHKOSH	30 W 8TH AVE	\$27,000	\$21,300	\$48,300	\$64,100	B	KROHNS PARTY STORE/STORAGE		0012	M-2
66	03-0079-0000	BUHROW MARK A/RUTHANN R	25 W 7TH AVE	\$6,400	\$46,700	\$53,100	\$70,500	A	THREE FAMILY RESIDENCE	3	0012	M-2
67	03-0081-0000	CITY OF OSHKOSH	15 W 7TH AVE	\$0	\$0	\$0	\$0	4	J & T GRUBER INC.		0012	M-2
68	03-0093-0000	BEISINGER ANDREI C	14 W 8TH AVE	\$13,500	\$13,500	\$27,000	\$36,800	B	STORAGE		0012	M-2
69	03-0085-0000	SANDHAR AMARJIT SINGH	707 S MAIN ST	\$60,100	\$177,300	\$237,400	\$315,000	B	MARATHON		0012	M-2
70	03-0095-0000	BURNETT KELLY J	713 S MAIN ST	\$16,500	\$8,500	\$25,000	\$33,200	B	WAS KROHN'S PAPER, NOW VACANT		0012	M-2
71	03-0101-0000	CITY OF OSHKOSH REDEVELOPMENT AUTHORITY	137 W 8TH AVE	\$6,400	\$37,900	\$44,300	\$68,800	A	SINGLE FAMILY RESIDENCE	1	0012	C-3
72	03-0102-0000	LINDGREN FLORENCE	131 W 8TH AVE	\$6,400	\$41,900	\$48,300	\$64,100	A	TWO FAMILY RESIDENCE	2	0012	M-2
73	03-0103-0000	MOXON DARREN D/K K	127 W 8TH AVE	\$6,400	\$44,500	\$50,900	\$67,500	A	TWO FAMILY RESIDENCE	2	0012	M-2
74	03-0104-0000	MUESKE ELMER E/SUSAN M	123 W 8TH AVE	\$6,400	\$52,100	\$58,500	\$77,600	A	TWO FAMILY RESIDENCE	2	0012	M-2
75	03-0105-0000	PEPPLER PAUL J	117 W 8TH AVE	\$6,400	\$32,300	\$38,700	\$51,300	A	SINGLE FAMILY RESIDENCE	1	0012	M-2
76	03-0106-0000	JUNGWIRTH JOHN BJANE A	113 W 8TH AVE	\$6,400	\$31,400	\$37,800	\$50,200	A	SINGLE FAMILY RESIDENCE	1	0012	M-2
77	03-0107-0000	PANSKE GERALD J	107 W 8TH AVE	\$6,400	\$45,000	\$51,400	\$68,200	A	SINGLE FAMILY RESIDENCE	1	0012	M-2
78	03-0108-0000	CECH DAVID M	105 W 8TH AVE	\$4,800	\$35,200	\$40,000	\$53,100	A	TWO FAMILY RESIDENCE	2	0012	M-2
79	03-0109-0000	GREEN II CHARLES H	140 W 9TH AVE	\$6,400	\$21,300	\$27,700	\$36,800	A	TWO FAMILY RESIDENCE	2	0012	C-3
80	03-0110-0000	HENCKE LIFE ESTATE GERTRUDE H	136 W 9TH AVE	\$6,400	\$37,900	\$44,300	\$68,800	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
81	03-0111-0000	HAYES SR WILLIAM J/DONNA	132 W 9TH AVE	\$6,400	\$32,300	\$38,700	\$51,300	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
82	03-0112-0000	CITY OF OSHKOSH	126 W 9TH AVE	\$6,400	\$21,600	\$28,000	\$37,200	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
83	03-0113-0000	MAYER BARRY D/SUSAN	122 W 9TH AVE	\$6,400	\$42,400	\$48,800	\$64,700	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
84	03-0114-0000	MOHR LEANORA M	116 W 9TH AVE	\$6,400	\$40,600	\$47,000	\$62,400	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
85	03-0115-0000	REDLIN KAREN JEAN	112 W 9TH AVE	\$1,400	\$47,100	\$48,500	\$64,300	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
86	03-0116-0000	ROBL PROPERTIES LLC	106 W 9TH AVE	\$6,600	\$44,400	\$51,000	\$67,700	A	TWO FAMILY RESIDENCE	2	0012	R-2
87	03-0117-0000	CHARLSON ANDREW G	100 W 9TH AVE	\$6,400	\$53,100	\$59,500	\$78,900	A	SINGLE FAMILY RESIDENCE	1	0012	R-2
88	03-0124-0000	M/K ACQUISITION CO	NEBRASKA ST	\$3,500	\$0	\$3,500	\$4,600	B	VACANT PARCEL - MILES KIMBALL		0012	M-2
89	03-0130-0000	M/K ACQUISITION CO	41 W 8TH AVE	\$146,500	\$780,500	\$927,000	\$1,229,900	B	MULTIPLE OFFICES-MILES KIMBALL		0012	M-2
90	03-0131-0000	M/K ACQUISITION CO	W 9TH AVE	\$5,400	\$0	\$5,400	\$7,200	B	VACANT PARCEL - MILES KIMBALL		0012	M-2
91	03-0185-0000	GOLLNICK INDUSTRIES INC	17 W 9TH AVE	\$7,900	\$49,800	\$57,700	\$76,600	A	TWO FAMILY RESIDENCE	2	0015	M-2
92	03-0196-0000	HENDRICKSON GERALD F/JUDY M	14 W 10TH AVE	\$7,900	\$53,300	\$61,200	\$91,200	A	TWO FAMILY RESIDENCE	2	0015	R-2
93	03-0186-0000	GOLLNICK RENTALS INC	901 S MAIN ST	\$6,000	\$35,000	\$41,000	\$54,400	B	THE COMPANY STORE/UPPER RESIDENTIAL	2	0015	M-2DO
94	03-0187-0000	GOLLNICK RENTALS INC	905 S MAIN ST	\$6,000	\$29,200	\$35,200	\$46,700	C	UNOCCUPIED/UPPER RESIDENTIAL	1	0015	M-2DO
95	03-0188-0000	GOLLNICK JAMES C	907 S MAIN ST	\$6,000	\$23,400	\$29,400	\$39,000	C	GOLLNICK MACHINE		0015	M-2DO
96	03-0199-0000	BIESINGER ANDREI C	913 S MAIN ST	\$18,100	\$18,900	\$37,000	\$49,100	B	PERFORMANCE PRODUCTS		0015	M-2DO
97	03-0198-0000	WATER SIDE DEVELOP CORP	923 S MAIN ST	\$27,800	\$132,000	\$159,800	\$212,000	B	PORTSIDE PROPERTIES		0015	M-2DO
98	03-0133-0100	CITY OF OSHKOSH	500 S MAIN ST	\$0	\$0	\$0	\$0	4	AL BRULLIERE MEMORIAL PARK		0012	M-2

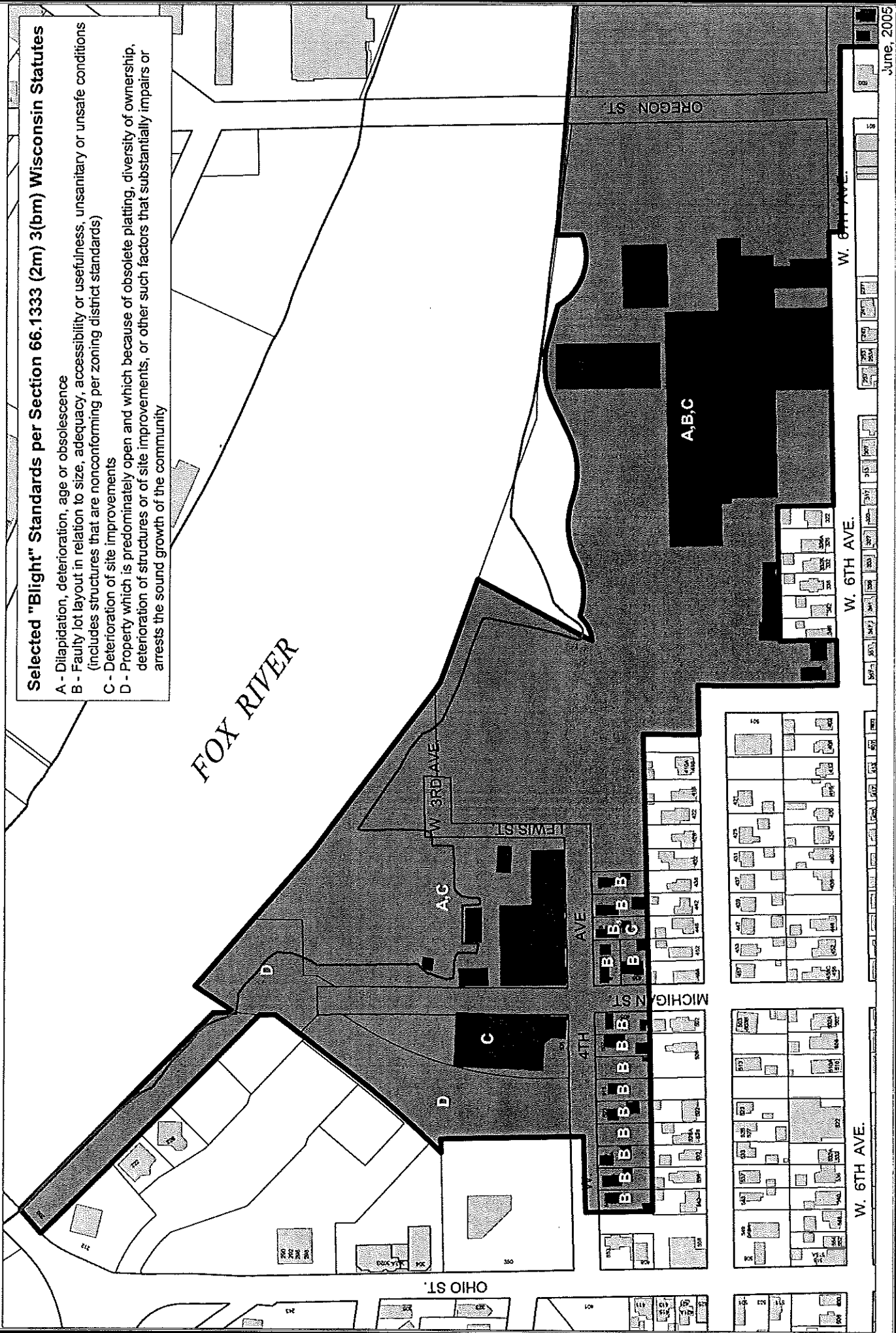
Map ID	Parcel #	Owner	Local Address	Land Value	Improvement Value	Total	Equalized Value	Class	Description	Dwelling Units	Census Tract	Zoning
99	03-0135-0200	DECADES MONTHLY INCOME & APPREC FUND	E 9TH AVE	\$175,000	\$0	\$175,000	\$232,200	B	VACANT PARCEL - PIONEER RESORT		See Map	M-2
100	03-0135-0000	FOX VALLEY & WESTERN LTD	PIONEER DR	\$0	\$0	\$0	\$0	4	VACANT PARCEL - FOX VALLEY & WESTERN		See Map	M-2
101	03-0135-0100	BROOKLYN CONDOMINIUM ASSOC	6001 S MAIN ST	\$1,100	\$2,400	\$3,500	\$4,600	B	BASEMENT UNIT UNFINISHED			M-2
102	03-0135-0200	KIPPAUG D & R KORTHALS TERRY/VIRGINIA	6002 S MAIN ST	\$1,300	\$2,900	\$4,200	\$5,600	B	BASEMENT UNIT UNFINISHED		0012	M-2
103	03-0135-0400	BROOKLYN CONDOMINIUM ASSOC	6004 S MAIN ST	\$1,100	\$2,500	\$3,600	\$4,800	B	BASEMENT UNIT UNFINISHED		0012	M-2
104	03-0135-0500	ERDMANN M D KENNETH J	6005 S MAIN ST	\$1,100	\$2,700	\$3,800	\$5,000	B	BASEMENT UNIT UNFINISHED		0012	M-2
105	03-0135-0600	KIPPAUG D & R KORTHALS TERRY/VIRGINIA	6006 S MAIN ST	\$7,200	\$16,900	\$24,100	\$32,000	B	BASEMENT OFFICE UNIT		0012	M-2
106	03-0135-0700	KIPPAUG D & R KORTHALS TERRY/VIRGINIA	6007 S MAIN ST	\$8,000	\$18,800	\$26,800	\$35,600	B	BASEMENT UNIT OFFICE		0012	M-2
107	03-0135-0800	LARSON ARCHITECT LLC JAMES	6008 S MAIN ST	\$2,200	\$5,000	\$7,200	\$9,600	B	BASEMENT UNIT UNFINISHED		0012	M-2
108	03-0135-0900	ROLOFF JOSEPH C	6009 S MAIN ST	\$3,100	\$7,300	\$10,400	\$13,800	B	BASEMENT UNIT UNFINISHED		0012	M-2
109	03-0135-1000	HEALTH CARE CREDIT UNION	60010 S MAIN ST	\$1,300	\$3,100	\$4,400	\$5,600	B	BASEMENT UNIT UNFINISHED		0012	M-2
110	03-0135-1100	HEALTH CARE CREDIT UNION	60011 S MAIN ST	\$1,300	\$3,100	\$4,400	\$5,600	B	BASEMENT UNIT UNFINISHED		0012	M-2
111	03-0135-1200	HEALTH CARE CREDIT UNION	60012 S MAIN ST	\$2,000	\$4,500	\$6,500	\$8,600	B	BASEMENT UNIT UNFINISHED		0012	M-2
112	03-0135-1400	KIPPAUG D & R KORTHALS TERRY/VIRGINIA	600102 S MAIN ST	\$17,900	\$49,100	\$66,400	\$88,100	B	KIPPA DENTAL		0012	M-2
113	03-0135-1500	KIPPAUG D & R KORTHALS TERRY/VIRGINIA	600103 S MAIN ST	\$21,100	\$54,600	\$75,700	\$100,400	B	KIPPA DENTAL		0012	M-2
114	03-0135-1600	KIPPAUG D & R KORTHALS TERRY/VIRGINIA	600104 S MAIN ST	\$6,000	\$14,000	\$20,000	\$26,500	B	MULTIPLE OFFICES		0012	M-2
115	03-0135-1700	HEALTH CARE CREDIT UNION	600105 S MAIN ST	\$12,400	\$28,900	\$41,300	\$54,800	B	HEALTH CARE CREDIT UNION		0012	M-2
116	03-0135-1800	HEALTH CARE CREDIT UNION	600106 S MAIN ST	\$28,500	\$66,500	\$95,000	\$126,000	B	HEALTH CARE CREDIT UNION		0012	M-2
117	03-0135-1900	HEALTH CARE CREDIT UNION	600107 S MAIN ST	\$18,100	\$42,300	\$60,400	\$80,100	B	HEALTH CARE CREDIT UNION		0012	M-2
118	03-0135-2000	CONDOR JAMES F/PAULA F	600201 S MAIN ST	\$10,100	\$23,600	\$33,700	\$44,700	B	MULTIPLE OFFICES		0012	M-2
119	03-0135-2100	TERJEN LLC	6003 & 202 S MAIN ST	\$43,900	\$102,500	\$146,400	\$194,200	B	MULTIPLE OFFICES		0012	M-2
120	03-0135-2200	CONDOR JAMES F/PAULA F	600203 S MAIN ST	\$17,700	\$41,400	\$59,100	\$78,400	B	MULTIPLE OFFICES		0012	M-2
121	03-0135-2300	CONDOR JAMES F/PAULA F	600204 S MAIN ST	\$20,800	\$48,400	\$69,200	\$91,800	B	MULTIPLE OFFICES		0012	M-2
122	03-0135-2400	ROLOFF JOSEPH C	600301 S MAIN ST	\$60,100	\$140,300	\$200,400	\$265,900	B	MULTIPLE OFFICES		0012	M-2
123	03-0135-2500	LARSON JAMES E	600302 S MAIN ST	\$22,800	\$53,200	\$76,000	\$100,800	B	MULTIPLE OFFICES		0012	M-2
124	03-0137-0000	BROOKLYN ASSOC CONDO OWNERS INC	E 7TH AVE	\$13,900	\$0	\$13,900	\$18,400	B	VACANT PARCEL		0012	M-2
125	03-0138-0000	C & J OSHKOSH PROPERTIES LLC	706 S MAIN ST	\$49,700	\$100,100	\$149,800	\$198,800	B	LUECKS HOME IMPROVEMENTS		0012	M-2
126	03-0142-0000	RECREATION LANES	710 S MAIN ST	\$19,200	\$46,800	\$66,000	\$87,600	B	RECREATION LANES		0012	M-2
127	03-0149-0000	PUTZER ETAL ROBERT M	716 S MAIN ST	\$6,000	\$34,000	\$40,000	\$53,100	B	VACANT BLDG 2004		0012	M-2
128	03-0139-0000	H & M COMMERCIAL LLC	43 E 7TH AVE	\$108,800	\$411,300	\$520,100	\$690,100	C			0012	M-2
129	03-0154-0000	REDEVELOPMENT AUTHORITY CITY OF OSHKOSH	37 E 8TH AVE	\$9,500	\$38,500	\$48,000	\$63,700	B	WINNEBAGO FISHERIES		0012	M-2
130	03-0155-0000	CHAMCO INC	1 E 8TH AVE	\$119,700	\$595,000	\$714,700	\$948,300	B	BLACKSTONE METAL WORKS, WALLAC		0012	M-2
131	03-0211-0000	WIS PUBLIC SERVICE CORP	E 9TH AVE	\$0	\$0	\$0	\$0	4	VACANT PARCEL - WPS		See Map	M-2
132	03-0133-0000	FOX VALLEY & WESTERN LTD	PIONEER DR	\$0	\$0	\$0	\$0	4	VACANT PARCEL - FOX VALLEY & WESTERN		See Map	M-2
133	03-0134-0000	DECADES MONTHLY INCOME & APPREC FUND	E 9TH AVE	\$5,500	\$0	\$5,500	\$7,300	B	VACANT PARCEL - PIONEER RESORT		See Map	M-2
134	03-0210-0000	DECADES MONTHLY INCOME & APPREC FUND	1000 PIONEER DR	\$1,152,800	\$2,310,900	\$3,463,700	\$4,595,600	B	PIONEER RESORT & MARINA		0015	C-3PD
TOTALS				\$4,804,900	\$11,136,000	\$15,940,900	\$21,149,900					

Tax Increment District #20 - South Shore Redevelopment Project Existing Structural/Parcel Conditions

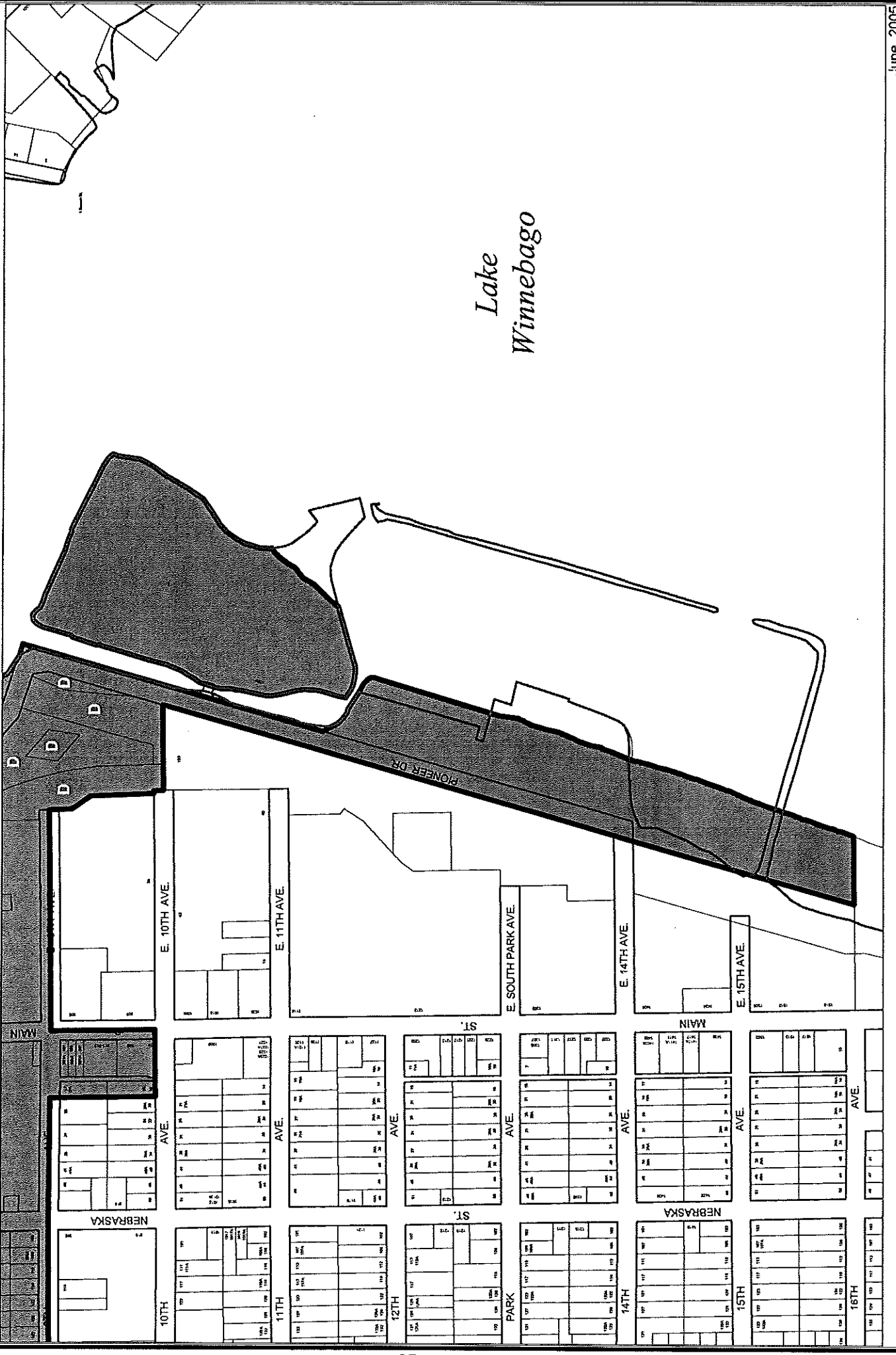
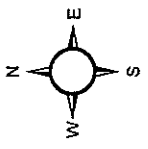


Selected "Blight" Standards per Section 66.1333 (2m) 3(bm) Wisconsin Statutes

- 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 plating, 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



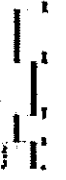
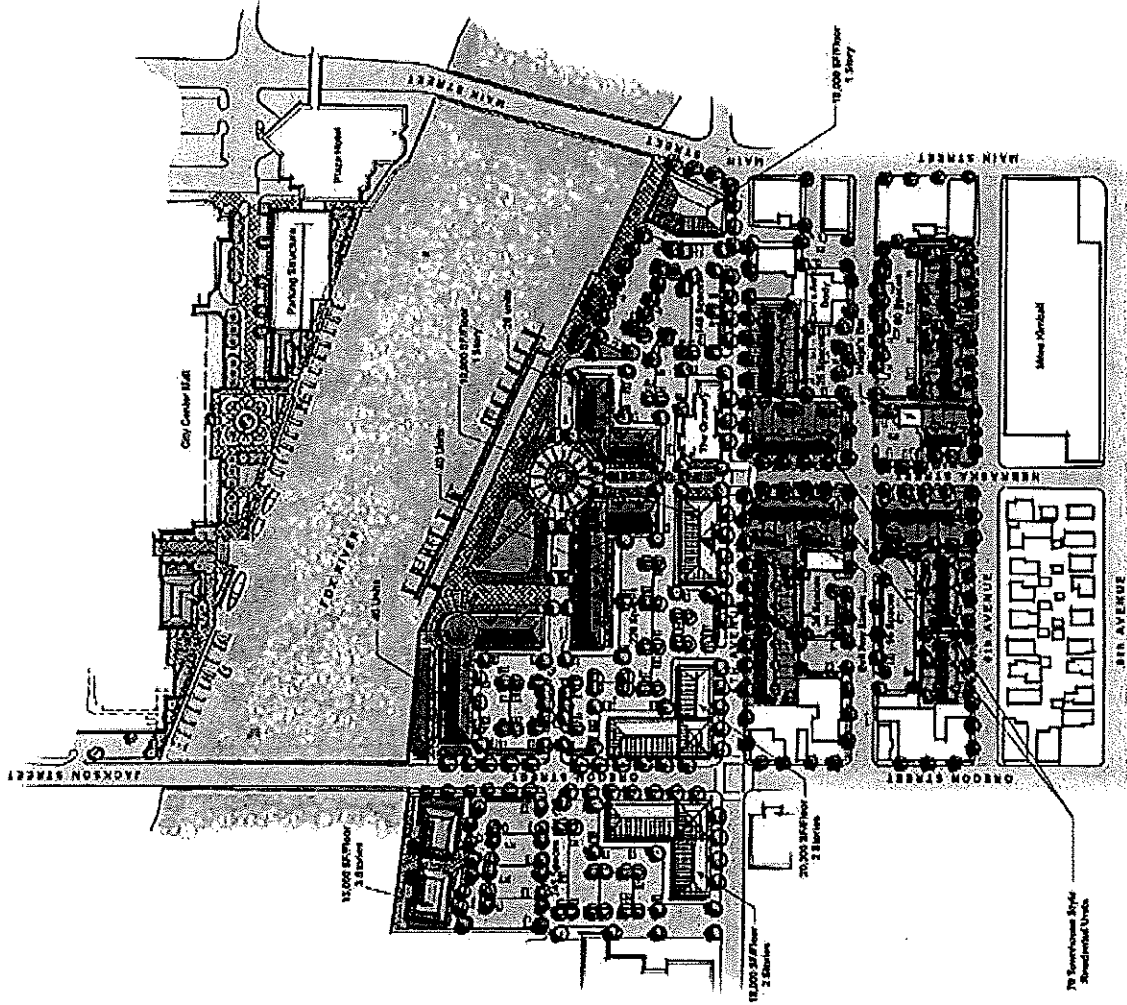
Tax Increment District #20 - South Shore Redevelopment Project Existing Structural/Parcel Conditions



Lake
Winnebago

Map 10

Tax Increment District #20 - South Shore Redevelopment Project
Conceptual Land Use Plan - Oregon St. to S. Main St. (LDR International)



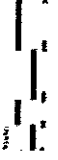
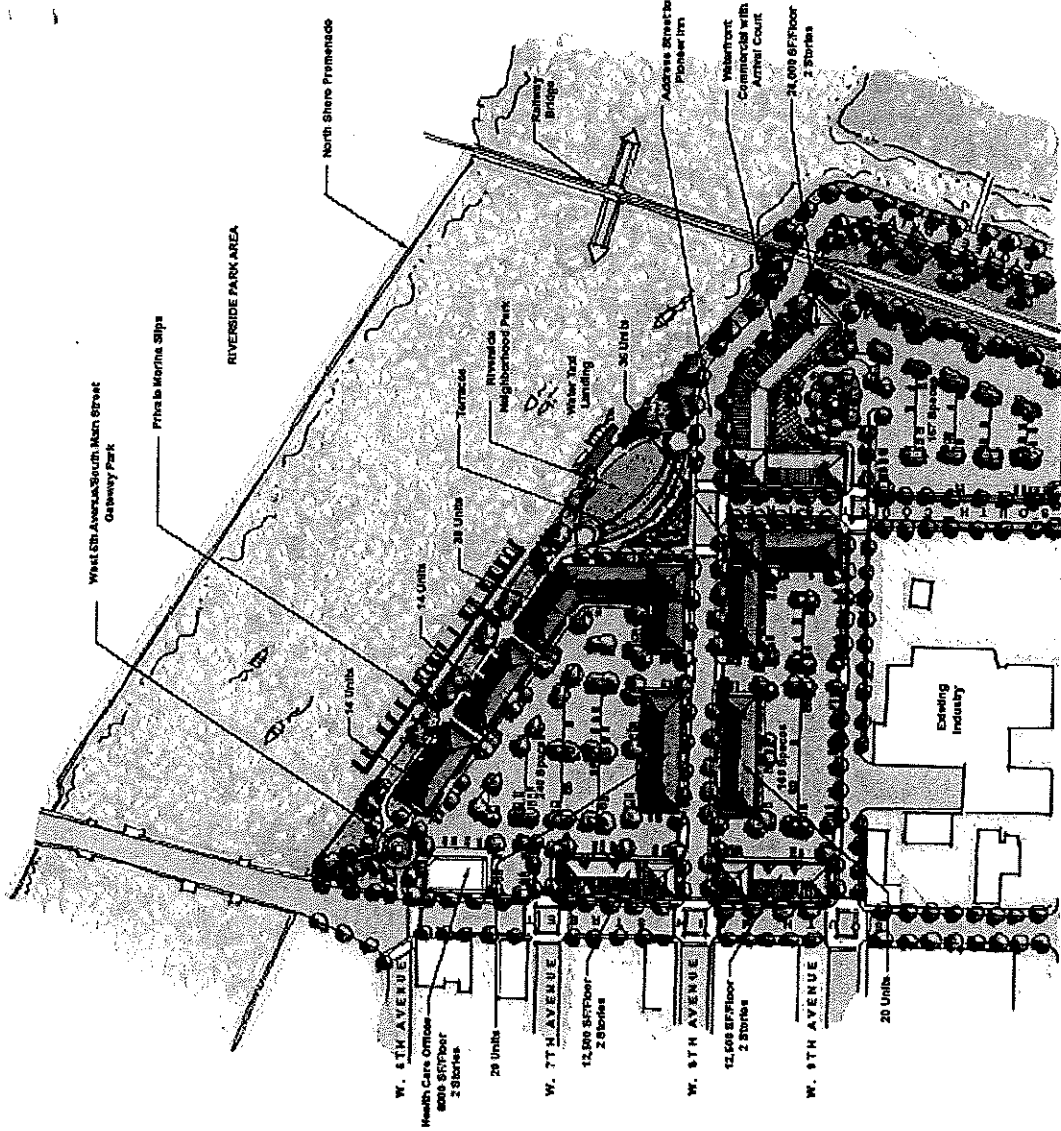
Central Riverfront Development Concept A
DOWNTOWN DESIGN & DEVELOPMENT PLAN
O s k o s h , W i s c o n s i n
Prepared for: City of Oskosh



Prepared by: LDR International, an HNTB Company

Map 11

Tax Increment District #20 - South Shore Redevelopment Project
 Conceptual Land Use Plan - S. Main St. to Pioneer Resort (LDR International)



South Riverfront Development Concept
DOWNTOWN DESIGN & DEVELOPMENT PLAN
 Oskosh, Wisconsin
 Prepared for: City of Oskosh
 Prepared by: LDR International, an HNTB Company



