

**SOUTH SHORE
REDEVELOPMENT AREA**



OSHKOSH
ON THE WATER

PROJECT PLAN

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

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

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A. INTENT, PURPOSE, AND OBJECTIVES

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

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

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

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

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

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

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

1. In a coordinated, rather than a piecemeal basis to ensure that land use, pedestrian connections, access, circulation, parking, municipal services, streetscaping, river access, and urban design systems will functionally come together and meet modern day principals and standards; and

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

Revitalization of this Redevelopment District is crucial due to its:

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

B. STATUTORY AUTHORITY

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

C. CONSISTENCY WITH LOCAL PLANS

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

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

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

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

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

Relative to the City's Comprehensive Plan, which is currently being updated, specific objectives of the

Comprehensive Plan as they relate to this redevelopment district include:

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

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

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

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

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

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

D. PROJECT BOUNDARY

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

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

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

Said parcel contains approximately 46.76 acres.

Boundaries of the Redevelopment Area are illustrated on Map 1 on page 11.

E. EXISTING LAND USE AND ZONING

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

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

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

The Assessment Class column shown in the above table indicates how the City Assessor classifies individual tax parcels for assessment purposes and identifies properties as being Class A, B, C or 4 according to their use. Map 10 on page 20 illustrates how each parcel is classified by the City Assessor. The tax exempt properties involve a small City Park (A1 Brulierre Memorial Park), a City owned parking lot, a railroad property, and a Wisconsin Public Service parcel. Map 2 on page 12 illustrates the general land use mix based on assessment class. The table indicates that the majority of parcels are classified under the commercial category.

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

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

Specific Land Use Classification				
Land Use Type	# of Parcels	Acres	Percent of Parcels	Percent w/r-o-w
Two Family Residential	8	0.80	2.32	1.71
Vacant Land	1	3.60	10.42	7.70
Warehouse	4	3.30	9.55	7.06
City Park	1	0.14	0.41	0.30
Total	84	34.55	100.00	N/A
Right-of-Way	N/A	12.21	35.34	26.11
Total w/r-o-w	84	46.76	100.00	100.00

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

F. EXISTING CONDITIONS

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

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

G. PROPOSED ZONING AND LAND USE

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

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

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

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

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

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

I. PRESENT AND EQUALIZED VALUE

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

J. PROJECT ACTIVITIES/IMPLEMENTATION

a. Land Assemblage

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

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

b. Relocation

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

c. Land Disposition

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

d. Rehabilitation

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

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

K. PROJECT FINANCING

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

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

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

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

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

L. PERFORMANCE STANDARDS

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

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

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

N. REDEVELOPMENT PLAN MODIFICATION

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

O. PROPOSED PUBLIC IMPROVEMENTS

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

P. TERMINATION OF THE DISTRICT AND REDEVELOPMENT PLAN

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

APPENDIX A

MAPS

Map 1	District Boundaries
Map 2	Existing Land Use
Map 3	Existing Conditions
Map 4	Existing Zoning
Map 5	Proposed Zoning
Map 6	Proposed Land Use
Map 7	Conceptual Land Use Plan (LDR International)
Map 8	Conceptual Land Use Plan – Oregon St. to Main St. Area
Map 9	Conceptual Land Use Plan – Main St. to Pioneer Inn Area
Map 10	Assessment Classifications
Map 11	Parcel Identification

APPENDIX B - PARCEL IDENTIFICATION

Map #	Parcel #	Owner	Address	Legal Description	Use
1	90900010000	JELD-WEN INC	421 OREGON ST	LOTS 8 THRU 12 OF BLK 48 OF THE ORIGINAL PLAT OF THE 3RD WARD AND ALSO THAT PART OF FRACTIONAL SECTION 23-18-16 LYING ADJACENT TO SAID LOTS 8 THRU 12 AND SOUTH OF THE SLY SHORELINE OF THE FOX RIVER. ALSO LOTS 8 THRU 12 AND LOTS 20 THRU 24, BLOCK 49, ORIGINAL PLAT OF THE 3RD WARD, PLUS THE ADJOINING VACATED RIGHT-OF-WAY OF W. 5TH AVE	JELD-WEN (portion)
2	90300010000	JELD-WEN INC	424 OREGON ST	LOTS 1 THRU 6 & W 1/2 OF LOT 7 BLK 1 ALSO N 1/2 OF VAC W 5TH AVE LYG S OF & ADJ TO SD LOTS ALSO THAT PRT OF FRAC SEC 24 LYG N OF ABOVE DESC PROP & S OF FOX RIVER ALSO LOTS 1 THRU 4 BLK 3 ALSO S 1/2 OF VAC W 5TH AVE LYG N OF & ADJ TO LOTS 1THRU 4 BLK 1 PLAT OF ORIGINAL 3RD WARD	
3	90300020100	MCGUIRE ETAL THOMAS J	126 W 6TH AVE	ALL OF LOTS 5 & 6 ALSO S 1/2 OF VAC W 5TH AVE LYG N OF & ADJ TO SD LOTS 5 & 6 BLK 3 PLAT OF ORIGINAL 3RD WARD	
4	90300020000	SALVATO NANCY	102 W 5TH AVE	E 1/2 OF LOT 7 & ALL OF LOTS 8 THRU 10 BLK 1 ALSO N 1/2 OF VAC W 5TH AVE LYG S OF & ADJ TO SD LOTS ALSO THAT PRT OF FRAC SEC 24 LYG N OF ABOVE DESC PROP & S OF FOX RIVER ALSO W 22 FT OF VAC NEBRASKA ST LYG N OF N LI OF W 5TH AVE ALSO LOTS 7, 8, 9 & 10 BLK 3 ALSO S 1/2 OF VAC W 5TH AVE LYG N OF & ADJ TO LOTS 7, 8, 9 & 10 BLK 3 PLAT OF ORIGINAL 3RD WARD	
5	90300030000	DASH RODNEY R/MARIA D	501 S MAIN ST	LOTS 1 THRU 9 ALSO LOT 10 WLY OF S MAIN ST ALSO E 22 FT OF VAC NEBRASKA ST N OF A LI 8 FT S OF S LI OF LOT 1 ALSO N 8 FT OF W 200 FT OF VAC W 5TH AVE E OF NEBRASKA ST ALSO THAT PRT OF FRAC SEC 24 LYG BETW ABOVE DESC PROP & GOVT HARBOR LI ALSO VAC S MAIN ST ELY OF ABOVE DESC PROP ALSO THAT PRT OF VAC W 5TH AVE DESC IN DOC #532644 R OF D BLK 2 PLAT OF ORIGINAL 3RD WARD	PERFORMANCE MARINE
6	90300110000	GRANARY RESTAURANT OSHKOSH INC	W 5TH AVE	LOT 3 ACCORD TO CSM 1252 DOC # 611506 R OF D BNG PRT OF VAC W 5TH AVE & PRT BLK 4 PLAT OF ORIGINAL 3RD WARD	

7	90300100100	KOEPLER ETAL KURT A	40 W 6TH AVE	LOT 2 ACCORD TO CSM 1252 DOC # 611506 R OF D BNG PRT OF VAC W 5TH AVE & PRT OF BLK 4 PLAT OF ORIGINAL 3RD WARD	MULTIPLE OFFICES
8	90300110000	GRANARY RESTAURANT OSHKOSH INC	W 5TH AVE	LOT 3 ACCORD TO CSM 1252 DOC # 611506 R OF D BNG PRT OF VAC W 5TH AVE & PRT BLK 4 PLAT OF ORIGINAL 3RD WARD	
9	90301330100	CITY OF OSHKOSH	500 S MAIN ST	PART OF LOTS 1 & 3, N OF PIONEER DR, BLK 11, PLAT OF ORIGINAL 3RD WARD	AL BRULIERRE PARK
10	90300130000	STEINBRUNER JAMES/SHARON	139 W 6TH AVE	LOT 3 BLK 5 PLAT OF ORIGINAL 3RD WARD	
11	90300140000	PLANTE JUNE A	131 W 6TH AVE	LOT 4 BLK 5 PLAT OF ORIGINAL 3RD WARD	
12	90300150000	NEISEN GERALD F/ELIZABE	127 W 6TH AVE	LOT 5 BLK 5 PLAT OF ORIGINAL 3RD WARD	
13	90300160000	NEISEN GERALD F/ELIZABE	125 W 6TH AVE	LOT 6 BLK 5 PLAT OF ORIGINAL 3RD WARD	
14	90300280000	D & M WINKLER ENTERPRISES LLC	122 W 7TH AVE	LOT 7 & 8 ALSO E 20 FT OF LOT 15 & ALL OF LOTS 16 & 17 BLK 5 PLAT OF ORIGINAL 3RD WARD	GLOBE & ANCHOR MFG
15	90300190000	RICE MICHAEL W	107 W 6TH AVE	LOTS 9 & 10 BLK 5 PLAT OF ORIGINAL 3RD WARD	EASY STREET BAR & GRILL
16	90300300000	MURPHY JAMES R	110 W 7TH AVE	LOT 18 BLK 5 PLAT OF ORIGINAL 3RD WARD	EVIL ROY SLADES
17	90300310000	SCHISSEL TIMOTHY R	W 7TH AVE	LOT 19 BLK 5 PLAT OF ORIGINAL 3RD WARD	
18	90300320200	SCHISSEL TIMOTHY R	609 NEBRASKA ST	N 39.5 FT OF LOT 20 BLK 5 PLAT OF ORIGINAL 3RD WARD	AUTO BODY
19	90300320100	SCHISSEL TIMOTHY R	613 NEBRASKA ST	N 20.5 FT OF S 50.5 FT OF LOT 20 BLK 5 PLAT OF ORIGINAL 3RD WARD	WORK SHOP
20	90300320000	SCHISSEL TIMOTHY R	102 W 7TH AVE	S 30 FT OF LOT 20 BLK 5 PLAT OF ORIGINAL 3RD WARD	MULTIPLE OFFICES
21	90300330000	6TH AVE ENTERPRISES INC	45 W 6TH AVE	LOTS 1,2,3,4 & 14 BLK 6 PLAT OF ORIGINAL 3RD WARD	
22	90300360000	BRANDENSTEIN RAYMOND	31 W 6TH AVE	LOT 5 BLK 6 PLAT OF ORIGINAL 3RD WARD	
23	90300370000	6TH AVE ENTERPRISES INC	W 6TH AVE	LOT 6 BLK 6 PLAT OF ORIGINAL 3RD WARD	
24	90300390000	BROOKLYN HOOK & LADDER INC	17 W 6TH AVE	LOT 7 & 8 BLK 6 PLAT OF ORIGINAL 3RD WARD	MCNIGHT & CARLSON WINE SALES
25	90300400000	6TH AVE ENTERPRISES INC	W 6TH AVE	LOT 9 EXC E 10 FT OF S 21.75 FT BLK 6 PLAT OF ORIGINAL 3RD WARD	
26	90300410000	6TH AVE ENTERPRISES INC	601 S MAIN ST	LOT 10 BLK 6 PLAT OF ORIGINAL 3RD WARD	VACANT BUILDING
27	90300420000	GARTMAN RONALD H	603 S MAIN ST	LOT 11 BLK 6 PLAT OF ORIGINAL 3RD WARD	ROGER'S UPHOLSTERY
28	90300530000	6TH AVE ENTERPRISES INC	605 S MAIN ST	LOT 21 BLK 6 PLAT OF ORIGINAL 3RD WARD	KARLA G INTERIORS
29	90300430000	BAIER PHILIP H	608 NEBRASKA ST	N 25 FT OF LOT 12 BLK 6 PLAT OF ORIGINAL 3RD WARD	AUTO REPAIR GARAGE
30	90300440000	FRIEDRICHSEN HANS/FRIEDERIKE	50 W 7TH AVE	S 65 FT OF LOT 12 BLK 6 PLAT OF ORIGINAL 3RD WARD	
31	90300450000	6TH AVE ENTERPRISES INC	W 7TH AVE	LOT 13 BLK 6 PLAT OF ORIGINAL 3RD WARD	

32	90300470000	SCHWERTFERGER ETAL KARL D	34 W 7TH AVE	LOT S 15 & 16 BLK 6 PLAT OF ORIGINAL 3RD WARD	FARMER'S SUPPLY CO INC
33	90300490000	DONS AUTO BODY INC	18 W 7TH AVE	LOT S 17 & 18 BLK 6 PLAT OF ORIGINAL 3RD WARD	DON'S AUTO BODY
34	90300550000	HIRSCHBERG ETAL LARRY B	607 S MAIN ST	E 10 FT OF S 21.75 FT OF LOT 9 ALSO ALL OF LOT 22 ALSO LOTS 19 & 20 EXC S 65 FT ALSO N 25 FT OF LOT 23 BLK 6 PLAT OF ORIGINAL 3RD WARD	BROOKLYN'S
35	90300580000	HIRSCHBERG ETAL LARRY B	615 S MAIN ST	S 65 FT OF LOTS 19 & 20 ALSO S 20 FT OF LOT 23 ALSO ALL OF LOT 24 BLK 6 PLAT OF ORIGINAL 3RD WARD	COLLECTOR'S GALLERY
36	90300600000	SPIEGELBERG ENTERPRISES	139 W 7TH AVE	LOT 3 BLK 7 PLAT OF ORIGINAL 3RD WARD	
37	90300610000	127 W 7TH AVE LLC	133 W 7TH AVE	LOTS 4 & 5 BLK 7 PLAT OF ORIGINAL 3RD WARD	SCHWAB PROPERTIES STORAGE
38	90300630000	M & D ENTERPRISES OF OSHKOSH LLC	W 7TH AVE	LOTS 6 & 16 BLK 7 PLAT OF ORIGINAL 3RD WARD	
39	90300640000	MOXON RORY C/PATRICIA	117 W 7TH AVE	LOT 7 BLK 7 PLAT OF ORIGINAL 3RD WARD	
40	90300650000	MILES KIMBALL CO	W 7TH AVE	LOT 8 BLK 7 PLAT OF ORIGINAL 3RD WARD	
41	90300660000	M & D ENTERPRISES OF OSHKOSH LLC	W 7TH AVE	LOTS 9, 10, 17, 18, 19 & 20 BLK 7 PLAT OF ORIGINAL 3RD WARD	
42	90300700000	CITY OF OSHKOSH	W 8TH AVE	LOTS 13, 14 & 15 BLK 7 PLAT OF ORIGINAL 3RD WARD	CITY PARKING LOT 8TH AVE
43	90300760000	HOUGE JEFFREY B/LISA	51 W 7TH AVE	LOTS 1 & 2 BLK 8 PLAT OF ORIGINAL 3RD WARD	HOUGE'S
44	90300890000	M & D ENTERPRISES OF OSHKOSH LLC	W 8TH AVE	LOTS 3, 14 & 15 BLK 8 PLAT OF ORIGINAL 3RD WARD	
45	90300770000	DONS AUTO BODY INC	35 W 7TH AVE	LOT 4 BLK 8 PLAT OF ORIGINAL 3RD WARD	DON'S AUTO BODY
46	90300780000	M J S LIMITED LLC	30 W 8TH AVE	ALL OF LOTS 5, 7, 16, 17 & 18 BLK 8 PLAT OF ORIGINAL 3RD WARD	STORAGE
47	90300790000	BUHROW MARK A/RUTHANN R	25 W 7TH AVE	LOT 6 BLK 8 PLAT OF ORIGINAL 3RD WARD	
48	90300810000	SAGEN JOHN E	15 W 7TH AVE	LOT 8 BLK 8 PLAT OF ORIGINAL 3RD WARD	J & T GRUBER INC.
49	90300850000	SANDHAR AMARJIT SINGH	707 S MAIN ST	LOTS 9, 10, 11 & 20 BLK 8 PLAT OF ORIGINAL 3RD WARD	MARATHON
50	90300860000	M & D ENTERPRISES OF OSHKOSH LLC	NEBRASKA ST	LOT 12 & 13 BLK 8 PLAT OF ORIGINAL 3RD WARD	
51	90300930000	BEISINGER ANDREI C	14 W 8TH AVE	LOT 19 BLK 8 PLAT OF ORIGINAL 3RD WARD	STORAGE
52	90300950000	BURNETT KELLY J	713 S MAIN ST	LOT 21 & 22 BLK 8 PLAT OF ORIGINAL 3RD WARD	WAS KROHN'S PAPER, NOW VACANT
53	90301010000	HARDT GREG F/AMY K	137 W 8TH AVE	LOT 3 BLK 9 PLAT OF ORIGINAL 3RD WARD	
54	90301020000	LINDGREN FLORENCE	131 W 8TH AVE	LOT 4 BLK 9 PLAT OF ORIGINAL 3RD WARD	
55	90301030000	MOXON DARREN D/K K	127 W 8TH AVE	LOT 5 BLK 9 PLAT OF ORIGINAL 3RD WARD	
56	90301040000	MUESKE ELMER E/SUSAN M	123 W 8TH AVE	LOT 6 BLK 9 PLAT OF ORIGINAL 3RD WARD	

57	90301050000	PEPLER PAUL J	117 W 8TH AVE	LOT 7 BLK 9 PLAT OF ORIGINAL 3RD WARD	
58	90301060000	JUNGWIRTH JOHN B/JUNE A	113 W 8TH AVE	LOT 8 BLK 9 PLAT OF ORIGINAL 3RD WARD	
59	90301070000	PANSKE GERALD J	107 W 8TH AVE	LOT 9 BLK 9 PLAT OF ORIGINAL 3RD WARD	
60	90301080000	CECH DAVID M	105 W 8TH AVE	LOT 10 BLK 9 PLAT OF ORIGINAL 3RD WARD	
61	90301090200	GREEN II CHARLES H	140 W 9TH AVE	LOT 12 EXC N 18 FT OF W 13 FT BLK 9 PLAT OF ORIGINAL 3RD WARD	
62	90301100000	HENCKE GERTRUDE H	136 W 9TH AVE	LOT 13 BLK 9 PLAT OF ORIGINAL 3RD WARD	
63	90301110000	HAYES SR WILLIAM J/DONNA	132 W 9TH AVE	LOT 14 BLK 9 PLAT OF ORIGINAL 3RD WARD	
64	90301120000	BERKEN DANIEL	126 W 9TH AVE	LOT 15 BLK 9 PLAT OF ORIGINAL 3RD WARD	
65	90301130000	MAYER BARRY D/SUSAN	122 W 9TH AVE	LOT 16 BLK 9 PLAT OF ORIGINAL 3RD WARD	
66	90301140000	MOHR LEANORA M	116 W 9TH AVE	LOT 17 BLK 9 PLAT OF ORIGINAL 3RD WARD	
67	90301150000	REDLIN KAREN JEAN	112 W 9TH AVE	W 47 1/2 FT OF LOT 18 BLK 9 PLAT OF ORIGINAL 3RD WARD	
68	90301160000	ROBL PROPERTIES LLC	106 W 9TH AVE	E 2 1/2 FT OF LOT 18 & ALL OF LOT 19 BLK 9 PLAT OF ORIGINAL 3RD WARD	
69	90301170000	KEHOE TREVOR J/PEGGY J	100 W 9TH AVE	LOT 20 BLK 9 PLAT OF ORIGINAL 3RD WARD	
70	90301350100 thru 90301352500	BROOKLYN OFFICE CONDOS		UNITS #1 - 12, #102-107, #201-204, #301-302 BROOKLYN OFFICE CONDOMINIUM AND A PERCENTAGE OF COMMON ELEMENTS AS DESC IN DOC #583213 R OF D INCLUDING AMENDMENTS, BEING PART OF BLK 11, PLAT OF ORIGINAL 3RD WARD	OFFICES
71	90301370000	BROOKLYN ASSOC CONDO OWNERS INC	E 7TH AVE	THAT PRT OF LOT 3 DESC AS BEG AT SW COR LOT 3 N00D04'07"E, 150.35 FT ON W LI LOT 3; S52D21'12"E, 47.82 FT; S00D04'07"W, 121.56 FT TO S LI LOT 3 W ON S LI LOT 3, 37.9 FT TO BEG BLK 11 PLAT OF ORIGINAL 3RD WARD	VAC LOT
72	90301330200	DECADES MONTHLY INCOME & APPREC FUND	E 9TH AVE	THAT PRT OF SW 1/4 SEC 24 ALSO THAT PRT OF BLKS 11, 12, 14 & 18 & THAT PRT OF VAC E 7TH AVE, VAC E 8TH AVE, VAC E 9TH AVE & VAC INDIANA ST AS DESC IN DOC #469929 R OF D PLAT OF ORIGINAL 3RD WARD	
74	90301380000	LUECK ETAL CARL A	706 S MAIN ST	LOTS 1, 2, 3 & 4 ALSO LOT 12 EXC W 20 FT OF S 70 FT ALSO ALL OF LOT 13 BLK 12 PLAT OF ORIGINAL 3RD WARD	LUECKS HOME IMPROVEMENTS
75	90301420000	RECREATION LANES	710 S MAIN ST	W 20 FT OF S 70 FT OF LOT 12 & ALL OF LOTS 10 & 11 BLK 12 PLAT OF ORIGINAL 3RD WARD	RECREATION LANES
76	90301490000	PUTZER ETAL ROBERT M	716 S MAIN ST	LOT 22 BLK 12 PLAT OF ORIGINAL 3RD WARD	C & S WOOD TURNING

77	90301390000	ASSOCIATED INVESTORS INTERNATIONAL LLC	43 E 7TH AVE	COM AT SW COR LOT 3 BLK 11 E ON N LI OF E 7TH AVE 37.90 FT TO BEG; N00D04'07"E, 121.56 FT; S52D21'12"E, 600.75 FT TO N LI OF E 8TH AVE; W ON SD N LI 413.03 FT TO SW COR LOT 14 BLK 12; N 00D03'59"W ALG W LI OF LOTS 14 & 5 BLK 12 180.19 FT TO NW COR LOT 5; N00D28'35"W, 60 FT TO SE COR LOT 4 BLK 11 W ON S LI OF LOTS 4 & 3 BLK 11, 62.1 FT TO BEG BNG PRT OF LOTS 3, 4, 5 & 6 BLK 11 ALSO BNG PRT OF LOTS 8, 9, 20 & 21 BLK 12 ALSO BNG ALL OF LOTS 5, 6, 7, 14, 15, 16, 17, 18 & 19 BLK 12 ALSO BNG PRT	
78	90301550000	ANHALTZER RESIDUARY TRUST MARY LOUISE	1 E 8TH AVE	LOTS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 EXC BEG ON NE COR LOT 12 S ON E LI LOT 12 7.4 FT NWLY TO A PT ON N LI LOT 12 THAT IS 5.5 FT W OF BEG E TO BEG ALSO S 172.6 FT OF W 1/2 VAC INDIANA ST E OF BLK 13 PLAT OF ORIGINAL 3RD WARD	UNOCCUPIED, WAS MILES KIMBALL
79	90301540000	FOLLETT PATRICIA B	37 E 8TH AVE	LOT 8 BLK 13 PLAT OF ORIGINAL 3RD WARD	WINNEBAGO FISHERIES
80	90302110000	WIS PUBLIC SERVICE CORP	E 9TH AVE	BEG AT A PT ON C/L VAC E 9TH AVE 250 FT E OF EXT W LI BLK 14 SLY AT AN ANGLE OF 80D TO C/L OF E 9TH AVE 100 FT NWLY AT AN ANGLE OF 57D 107.31 FT NELY AT AN ANGLE OF 123D 100 FT SELY 107.31 FT TO BEG PLAT OF ORIGINAL 3RD WARD	
81	90301330000	FOX VALLEY & WESTERN LTD	PIONEER DR		
82	90301340000	DECADES MONTHLY INCOME & APPREC FUND	E 9TH AVE	THAT PRT OF BLKS 14 & 18 AND OF VAC E 9TH AVE AS DESC IN DOC #532369 EXC PRT IN VOL 1105 PG 166 R OF D PLAT OF ORIGINAL 3RD WARD	
83	90302080000	EVERETT IND BLDG CO	36 E. 10TH AVE (PART OF)	THAT PART OF LOTS 1,2,13 & 14, Bik 18, ORIGINAL PLAT 3RD WARD, LYING WLY OF A LINE DESCRIBED AS: COMMENCING AT A POINT ON A SLY LINE OF VACATED E 9TH AVE. THAT IS 9.5 FT. WLY OF THE CENTERLINE OF FORMER SPUR TRACK #208 C&NW RR, SLY TO A POINT ON NLY LINE OF VACATED W. 10TH AVE. THAT IS 9.5 FT. WLY OF CENTERLINE OF SPUR TRACK #569 WITH SAID LINE BEING 9.5 FT. WLY AND PARALLEL TO CENTERLINE OF SPUR TRACK #569 AND #208	BLOCK IRON (SCRAP)

Appendix C

Lots and Blocks Included within the District

Plat of the Original 3rd Ward

Block 1	lots 1 – 10
Block 2	lots 1 – 10
Block 3	lots 1 – 10
Block 4	lots 1 – 5
Block 5	lots 3 – 10, e 20ft of lot 15 & all of lots 16 –20
Block 6	lots 1 – 22
Block 7	lots 3 – 10 & 13 –20
Block 8	lots 1 – 22
Block 9	lots 3 –10, lot 12 exc the n 18 ft of the w 13ft & all of lots 13 – 20
Block 11	lots 1 – 6
Block 12	lots 1 – 21
Block 13	lots 1 – 24
Block 14	lots 1 – 13
Block 18	lots 1 – 10 & 13 – 20
Block 48	lots 8 – 12
Block 49	lots 8 – 12 & 20 – 24

Also that prt of NE/SE 23-18-16 & SE/SW & SW/SW 24-18-16 lyg north of Plat of original 3rd Ward and south of the River and adjacent to above said lots