



**OSHKOSH COMMON COUNCIL AGENDA  
COUNCIL CHAMBERS, CITY HALL  
OSHKOSH, WISCONSIN  
August 27, 2024**

If anyone requires reasonable ADA accommodations, please contact the office of the City Manager at [citymgr@oshkoshwi.gov](mailto:citymgr@oshkoshwi.gov), or phone 920-236-5002.

To send written correspondence to the Council, mail it to the City Manager, place it in the City Hall dropbox, or email it to [council@oshkoshwi.gov](mailto:council@oshkoshwi.gov) (prior to the Council meeting).

- A. CALL TO ORDER** (6:00 p.m.)
- B. ROLL CALL**
- C. INVOCATION - VOTING FIRST:** Council Member Stephenson  
[Invocation #3](#)
- D. PLEDGE OF ALLEGIANCE**
- E. WORKSHOP**
  - 1.** Contract for EMS Services Outside of City and Impact on Need for 4th Ambulance Unit
- F. PRESENTATION**
  - 2.** Review of 2023 Annual Comprehensive Financial Report (ACFR) by KerberRose
  - 3.** Presentation of Parking Policy Analysis and Recommendation from the Transportation Committee
- G. CITIZEN STATEMENTS TO COUNCIL**

(Citizens are to address the Council only. Statements are limited to five (5) minutes; they must address items that are not listed on the Council meeting agenda, are limited to issues that have an impact on the City of Oshkosh and the Common Council may address at a future meeting, and must not include endorsements of any candidates or other electioneering.) If you require more time please inform the Mayor at the beginning of your presentation.
- H. CONSENT AGENDA ITEMS**

(Consent Agenda items are those items of a routine administrative nature that are voted on by the Council in a single roll call vote. Staff recommends approval of all items. Any member of the public or Common Council may request that an item be

removed from the Consent Agenda for discussion.)

4. Report of Bills
5. Receipt & Filing of Minutes - Common Council Meetings
6. Receipt & Filing of Claim - Kiehl
7. Receipt & Filing of Claim - Charles Van Densen
8. Receipt & Filing of Claim - Wisconsin Distributors
9. Res 24-472 Disallowance of Claim - Jacqueline Saad
10. Res 24-473 Amend 2024 CIP and Approve Proposal from USA Fire Protection for Fire Suppression System for GO Transit Administration and Garage Facilities (\$639,910.00)
11. Res 24-474 Approve Professional Services Agreement with Brown and Caldwell for Municipal Code Chapter 14 Storm Water Management Ordinance Update (\$77,485)
12. Res 24-475 Approve CIP Amendment and Award Bid for Public Works Contract No. 24-26 to Al Dix Concrete, Inc. for Annual Concrete Rehabilitation (\$431,921)
13. Res 24-476 Approve Special Event - UW Oshkosh to Utilize City Streets for Their Move In Days, August 29 - 31, 2024
14. Res 24-477 Approve Special Event - University of Wisconsin Oshkosh Marching Band to Utilize City Streets for the UW Oshkosh Football Games - Titan Thunder March At JJ Keller Titan Stadium, September 7, September 14, September 21, October 12, October 19, and November 9, 2024
15. Res 24-478 Approve Special Event - University of Wisconsin Oshkosh Athletics to Host the UW Oshkosh Home Football Games at JJ Keller Titan Stadium, September 7, September 14, September 15, September 21, September 29, October 12, October 19, October 27, and November 9, 2024
16. Res 24-479 Approve Special Event - Bella Medical Clinic to Utilize City Streets and South Park Trail for the Walk for Life Event, October 5, 2004
17. Res 24-480 Approve Special Event - National Alliance on Mental Illness (NAMI) Oshkosh to Utilize City Streets & Sidewalks for the Oshkosh 5k for Mental Health and Suicide Awareness, May 3, 2025
18. Res 24-481 Approve Combination "Class A" Beer/Liquor License Surrender and Approve Issuance of Combination "Class A" Beer/Liquor License - Badgers Retail (Bob's Mini Mart / Gas Station)
19. Res 24-482 Approve Special Class "B" License(s)

**I. ITEMS REMOVED FROM CONSENT AGENDA**

**J. PENDING ORDINANCE**

20. Ord 24-483 Approve Zone Change from Central Mixed-Use District with Riverfront Overlay (CMU-RFO) to Central Mixed-Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD) at 400 City Center (Plan Commission Recommends Approval) (Applicant Requests Laying Over until Applicant Requests Consideration)

**K. NEW ORDINANCES** (NOTE: It is anticipated that there will be no formal action taken at this meeting on items marked with an asterisk (\*) unless Council formally waives the rules.)

21. \*Ord 24-484 Amend Section 13-6 of the City of Oshkosh Municipal Code Pertaining to Fireworks; and Amend Sections 13-20 and Create Section 13-21 of the City of Oshkosh Municipal Code Pertaining to Penalties for Violations of Chapter 13 for Adult and Juvenile Offenders and to Specifically Amend the Forfeiture for Violation of Ordinances Pertaining to the Possession and Use of Fireworks
22. \*Ord 24-485 Approve Zone Change from Institutional District (I) to Single Family Residential-9 District (SR-9) at 929 Winnebago Avenue (Plan Commission Recommends Approval)
23. \*Ord 24-486 Approve Zone Change from Institutional District (I) and Single Family Residential-9 District (SR-9) to Institutional District with a Planned Development Overlay (I-PD) at 108 West New York Avenue and Property Located at Southeast Corner of West Custer Avenue and Kentucky Street (Parcel 1500740100) (Plan Commission Recommends Approval)

**L. PENDING RESOLUTIONS**

24. Res 24-487 Approve General Development Plan and Specific Implementation Plan for a Personal Storage Facility at 400 City Center (Plan Commission Recommends Approval) (Applicant Requests Laying Over until Applicant Requests Consideration)

**M. NEW RESOLUTIONS**

25. Res 24-488 Approve Tax Increment Finance (TIF) Closure Policy (Long Range Finance Committee Recommends Approval)
26. Res 24-489 Amend the 2024 Fees and Charges Schedule for the Recreational Burning Permit Fee
27. Res 24-490 Approve 2025-2034 Capital Improvement Plan
28. Res 24-491 Approve Tax Incremental District No. 44 Project Plan; Designate Tax Incremental District No. 44 Boundaries; Create Tax Incremental District No. 44 Northwest Oshkosh Expansion Area (Plan Commission Recommends Approval)
29. Res 24-492 Approve Amended Commercial Quadricycle License for Oshkosh Pedal Trolley, LLC

**N. COUNCIL DISCUSSION, DIRECTION TO CITY MANAGER & FUTURE AGENDA ITEMS**

**30. Discussion and Direction to City Manager**

- A. Direction from Council on Truck Route Changes as a Result of KL Engineering Study Presentation
- B. Disposition of Remaining Combination "Class B" Liquor Licenses (Larson)

**31. Future Agenda Items and Workshops**

- A. Budget Workshop #2 - 2025 Early Projections and Direction on Priorities from Council, August 28, 2024, 5:00 p.m.
- B. Undergrounding Utilities, date to be determined

**O. COUNCIL MEMBER ANNOUNCEMENTS & STATEMENTS**

**P. CITY MANAGER ANNOUNCEMENTS & STATEMENTS**

- 32. Cooperative Purchase of 2024 Zero Turn Rotary Mower from Reinders, Inc. for Parks Department (\$68,375.55)
- 33. Outstanding Issues

**Q. ADJOURN**



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mike Stanley, Fire Chief  
**DATE:** August 27, 2024  
**SUBJECT:** Contract for EMS Services Outside of City and Impact on Need for 4th Ambulance Unit

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#### Attachments

Council Workshop\_EMS Service  
2022-2026 EMS Agreement  
2022-2026 agreement - Clarification of Terms



# Contract for EMS Services Outside of the City and Impact on Need for 4<sup>th</sup> Ambulance Unit

# Resources and References

- 2019-Fire Department Staffing and Deployment Study-Matrix Consulting Group
- 2020-Standard for the Organization and Deployment of Fire Suppression Operations to the Public for Career Departments-NFPA 1710
- 2022-OFD 2022-2027 Strategic Plan
- 2022-Oshkosh EMS Cost Allocation Evaluation-Wisconsin Policy Forum
- 2023-Community Risk Assessment and Standards of Cover-ESCI
- 2023-Fire Service Organizational Culture of Safety (FOCUS) Report
- 2024-City of Oshkosh Strategic Plan 2025-2026

# Clarifications

- It's About Data-Driven Decision Making
- It's About Service and the Promise
- It's About Feedback and Input
- It's Not Political or Personal





**May 28, 2024**

# **SUMMARY & FINDINGS REPORT**

*2023 Community Risk Assessment & Standards of Cover*

*Executive Summary | Facilities | Apparatus | Findings | Recommendations*

**Oshkosh Fire Department**

Oshkosh, Wisconsin

## Operational Performance & Deployment

ESCI recommends transitioning a fourth advanced life support transport ambulance from the cross-staffed model to a fully-staffed deployment model. The fourth ambulance will improve the reliability of ambulances to the Oshkosh city community by offsetting ambulance utilization outside of the city. The city's commitment to providing high-quality EMS service to the surrounding communities is a testament to policymakers' investment in neighboring areas; however, the demand on ambulance resources prompts the need for an additional ambulance.

ESCI recommends reducing the reliance on cross-staffed ambulances within the city's emergency response system. Cross-staffed ambulances reduce the availability of fire engine personnel, tools, equipment, and an effective response force during non-medical emergencies. If OFD determines additional ambulances are needed, the department should seek support and staff an additional full-time ambulance.

# Oshkosh Fire Department





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85%



# Timeline

- 1976-OFD Begins Providing Ambulance Services
- 1981-OFD Begins Providing Paramedic Level Care
- 2004-OFD Begins Providing Ambulance Service to Townships
- 2005-OFD Places Third Ambulance in Service
- 2020-OFD Discontinues Providing Inter-Facility Transports
- 2024-OFD Service Levels Being Critically Impacted

# Public Safety and Health



## Provide a Safe, Secure, and Healthy Community

Departmental Owners: Fire, Police, and Transportation

### Objective A (What): Enhance Community Trust

#### Strategies (How):

- Increase presence in the community through outreach efforts to strengthen relationships with neighborhoods and diverse community groups
- Increase the reliability of resources that respond to fire and emergency medical services incidents by investigating the financial viability of adding a fourth, staffed ambulance unit

### Objective B (What): Enhance Crime Prevention, Fall Reduction, and Safety Strategies

#### Strategies (How):

- Provide education to public on crime, fire safety, and traffic safety through education, enforcement efforts, National Night Out, and other engagement opportunities
- Enhance and expand fall prevention and reduction programs with community partners

### Objective C (What): Provide Well-Trained, Effective, and Equipped Public Safety Professionals

#### Strategies (How):

- Continue national- and state-level accreditation efforts
- Continue annual review on all use of force incidents and provide feedback on trends or areas of concern
- Continue to implement recommendations from the staffing study and the space utilization study
- Support youth programs to enable future recruitment
- Construct Fire Department training center
- Explore the possibility of a future Police Department training center

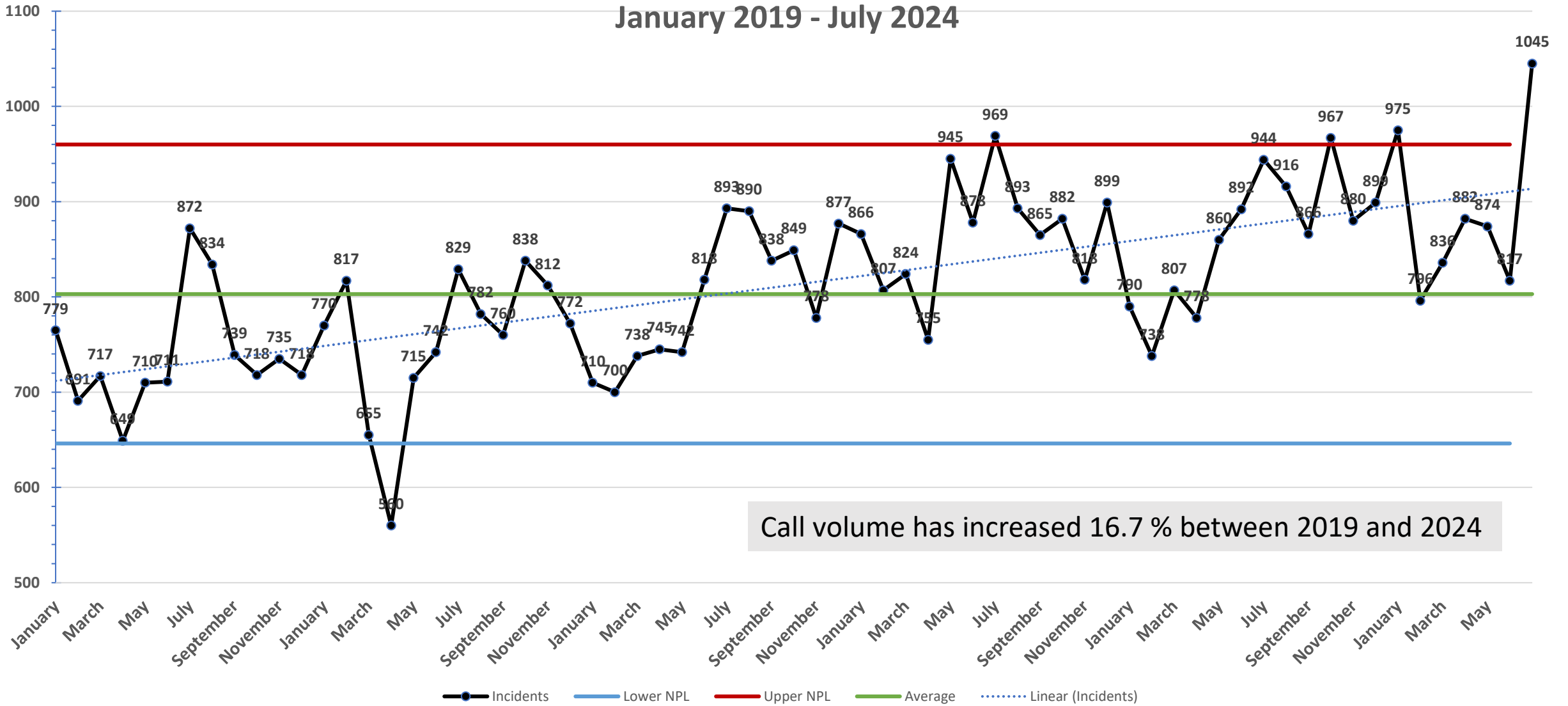
## Community Priorities

To best dedicate time, energy, and resources to services most desired by its community, the Oshkosh Fire Department needs to understand what the customers consider to be their priorities. With that, the community stakeholders were asked to prioritize the programs offered by the department through a process of direct comparison. The results were as follows:

Programs	Ranking	Score
Emergency Medical Services	1	356
Fire Suppression	2	300
Technical Rescue	3	239
Water Rescue	4	214
Emergency Preparedness	5	184
Fire Prevention	6	176
Hazardous Materials Mitigation	7	161
Aviation Rescue and Firefighting	8	125
Public Fire Safety Education	9	117
Fire Investigation	10	63



# Call Volume - All Calls January 2019 - July 2024



## 1. Unit Hour Utilization

Unit hour utilization is another mechanism to measure the workload of a fire protection system. This measures the amount of time units are responding to and handling calls for service. Unit hour utilization is calculated by taking the total hours the unit is committed to an incident divided by the total available hours. Expressed as a percentage, it identifies the amount of time the unit is committed to calls for service but more importantly the amount of time the unit is available. Within the framework of the 90<sup>th</sup> percentile performance standards the amount of available time can have an impact in meeting that standard. If utilization rates are too high the units are often unavailable for immediate response.

Unit Hour Utilization									
Unit	2016			2017			2018		
	Duration	Pct. of Time	Avg.	Duration	Pct. of Time	Avg.	Duration	Pct. of Time	Avg.
Medic 17	1984:40:11	22.7%	47:22	2035:33:26	23.2%	46:40	2017:32:35	23.0%	47:49
Medic 15	1956:41:38	22.3%	44:05	1951:36:22	22.3%	43:33	1896:25:21	21.6%	43:45
Medic 16	1794:31:54	20.5%	41:20	1807:26:58	20.6%	40:31	1723:56:25	19.7%	38:30
Engine 15	552:02:01	6.3%	19:29	616:53:04	7.0%	19:20	643:58:13	7.4%	21:54
Engine 16	461:05:33	5.3%	21:45	522:31:48	6.0%	20:57	535:53:48	6.1%	21:05
Engine 18	430:36:47	4.9%	22:37	467:39:26	5.3%	22:42	502:06:15	5.7%	24:15
Quint 17	352:13:02	4.0%	17:32	379:34:05	4.3%	17:48	489:12:46	5.6%	23:48
Rescue 15	231:47:59	2.6%	20:40	306:33:28	3.5%	20:01	382:54:22	4.4%	19:06
Quint 14	269:49:19	3.1%	20:33	260:59:17	3.0%	19:09	326:24:41	3.7%	22:05
Engine 19	255:36:10	2.9%	24:51	283:54:55	3.2%	24:54	260:46:13	3.0%	24:15
Battalion 15	222:32:11	2.5%	21:20	267:29:17	3.1%	24:32	353:17:24	4.0%	31:50

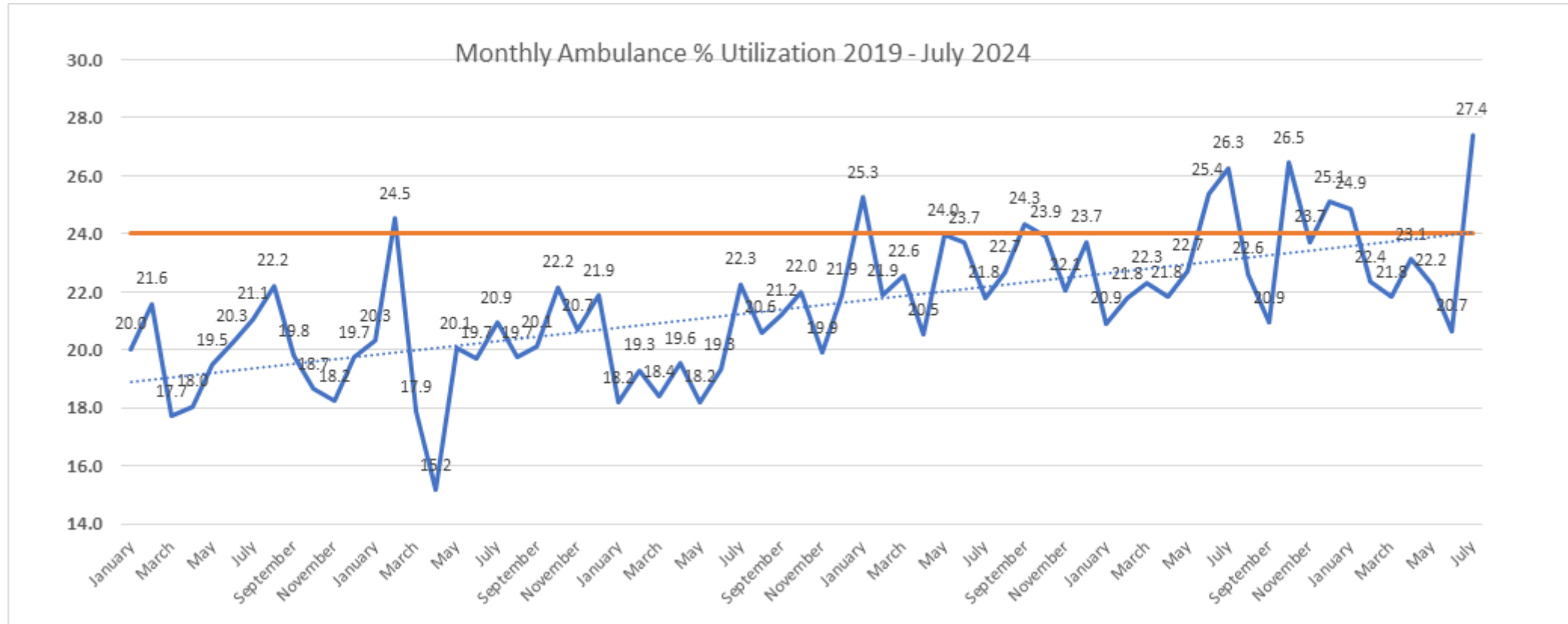
Three medic units are utilized at a rate between 20% and 24% consistently over the past three years. These rates will make it consistently difficult to meet a 90% performance objective for travel time. The fire apparatus is significantly less in terms of unit hour utilization, but the average call time is increasing likely due to the high utilization of the medical units.

Unit hour utilization can be calculated in two different ways. One method is to divide the number of transports by the number of unit hours. The other method is to divide the number of hours a unit is engaged on a call by the total hours the unit is available. Using the first method is typically used by private ambulance companies as they are more concerned about recouping costs and profits. The latter method, the one used in this report, is more concerned with availability of the units. There is no nationally accepted benchmark or baseline performance objectives for unit hour utilization similar to response time. There are a couple of points to consider with this performance measure:

- The time used is strictly related to calls for service, it does not consider other productivity such as completing reports, training or other ancillary duties.
- Increased utilization rates may result in fatigue of personnel and medical errors.

Utilization of these units are in the range of 20% to 23% which also means they are available for a response between 77% and 80% of the time. Higher utilization rates only

# Unit Hour Utilization for Medic Units



# Impacts On Our Firefighters

<b>EMS</b>	<b>OFD Score</b>	<b>Average Score</b>	<b>Area of Concern</b>
Emotional Exhaustion	<b>55</b>	<b>44</b>	<b>&gt;60</b>
Engagement	<b>62</b>	<b>73</b>	<b>&lt;60</b>
Job Satisfaction	<b>66</b>	<b>74</b>	<b>&lt;60</b>
Resilience	<b>79</b>	<b>82</b>	<b>&lt;60</b>
Intention to Leave Profession	<b>44</b>	<b>38</b>	<b>&gt;60</b>
Compassion Fatigue	<b>40</b>	<b>37</b>	<b>&gt;60</b>

# Adding a Fourth Ambulance



# Cost of Staffing a Fourth Ambulance

EFFECTIVE DATE:																				WRS	FICA
Last Name	First Name	Position	Status	Grade	Hrs Per Period	Hourly Rate	Expected Extra Hrs	Expected OT Hrs	Step Inc Rate	Pay Period of Step Increase	# of Pay Periods Affected	Biweekly at Current Step	Biweekly at New Step	# OF PP at Current step	# OF PP at Next Step	Remainder of Current Year @ Step 1 Pay	Remainder of Current Year @ Step 2 Pay	Remaining Year Salary	Expected OT or Comp	18.95%	7.65%
NEW POSITION		Firefighter	FT	1A	112	18.8875	0.0000	0.0000	19.5330	19	26.00	2,115.40	2,187.69	18.00	8.00	38,077	17,502	55,578.83	0.00	10,532.19	4,251.7
<b>Total Cost for 8 FF positions:</b>		<b>\$ 782,195.41</b>	*includes 4% paramedic pay																		

# Possible Funding Mechanisms

- SAFER Grant
- Levy Increase
- Referendum
- Full Cost Recovery Model



# Ambulance Service for Winnebago County Communities

The City of Oshkosh Fire Department provides paramedic service for neighboring communities

June 7, 2024



- **Agreement with 11 Municipalities 2022-2026**
- **Letter of Understanding on Billing Methodology 2024**

- City of Omro
- Town of Algoma
- Town of Black Wolf
- Town of Nekimi
- Town of Omro
- Town of Poygan
- Town of Rushford
- Town of Van Dyne
- Town of Winneconne
- Village of Winneconne
- Town of Utica

# Per Capita Cost Methodology

- 3-EMS Coordinators
  - 15-Paramedics
  - .5-Division Chief of EMS
  - Cross-Staff Paramedic Pay
  - Medical Supplies
  - Cardiac Monitors
  - Medical Director
  - Ambulance costs, fuel, repairs
  - Preventative Maintenance
  - RMS Software
- 3-EMS Coordinators
  - 33-Paramedics
  - 1-Division Chief of EMS
  - Medical Supplies
  - Cardiac Monitors
  - Medical Director
  - Ambulance costs, fuel, repairs
  - Preventative Maintenance
  - RMS Software

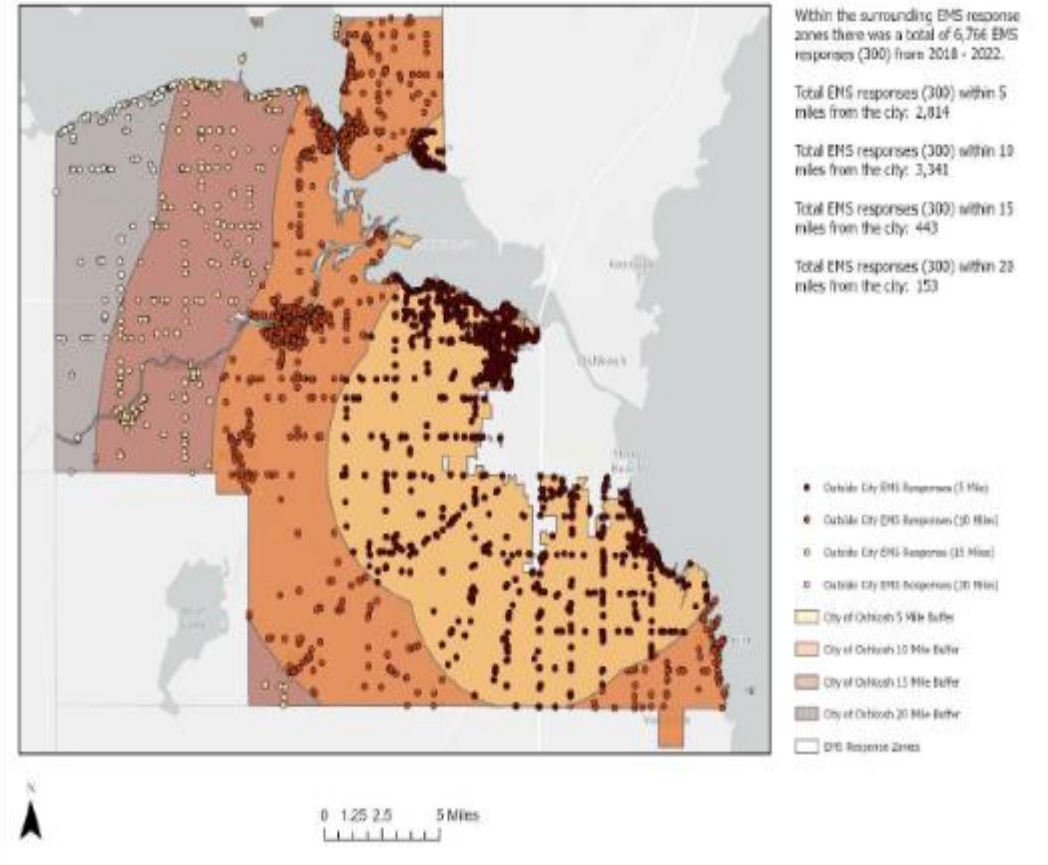
The following table, based on the 2023 projected population, shows that OFD is responsible for providing emergency medical transport services to more than 90,000 people, 38,190 households, over a 233 square mile area. For context, Winnebago County is 434 square miles.

Table 4: Population & Households by EMS Area

Area	Population	Daytime Population	Households	Area (in Sq. Miles)
EMS Area - Outside of City	26,507	19,171	10,590	205.87
EMS Area - Inside City	65,351	74,167	27,600	27.67
<b>Total</b>	<b>91,858</b>	<b>93,338</b>	<b>38,190</b>	<b>233.54</b>

OFD's response outside of the city limits is important to discuss. As visualized in the figure below, responses into the Inter-Governmental Agreement are not evenly distributed. The call volume density is in three different areas. Additionally, more than half of all EMS responses outside the city occur more than ten miles from the city's boundary.

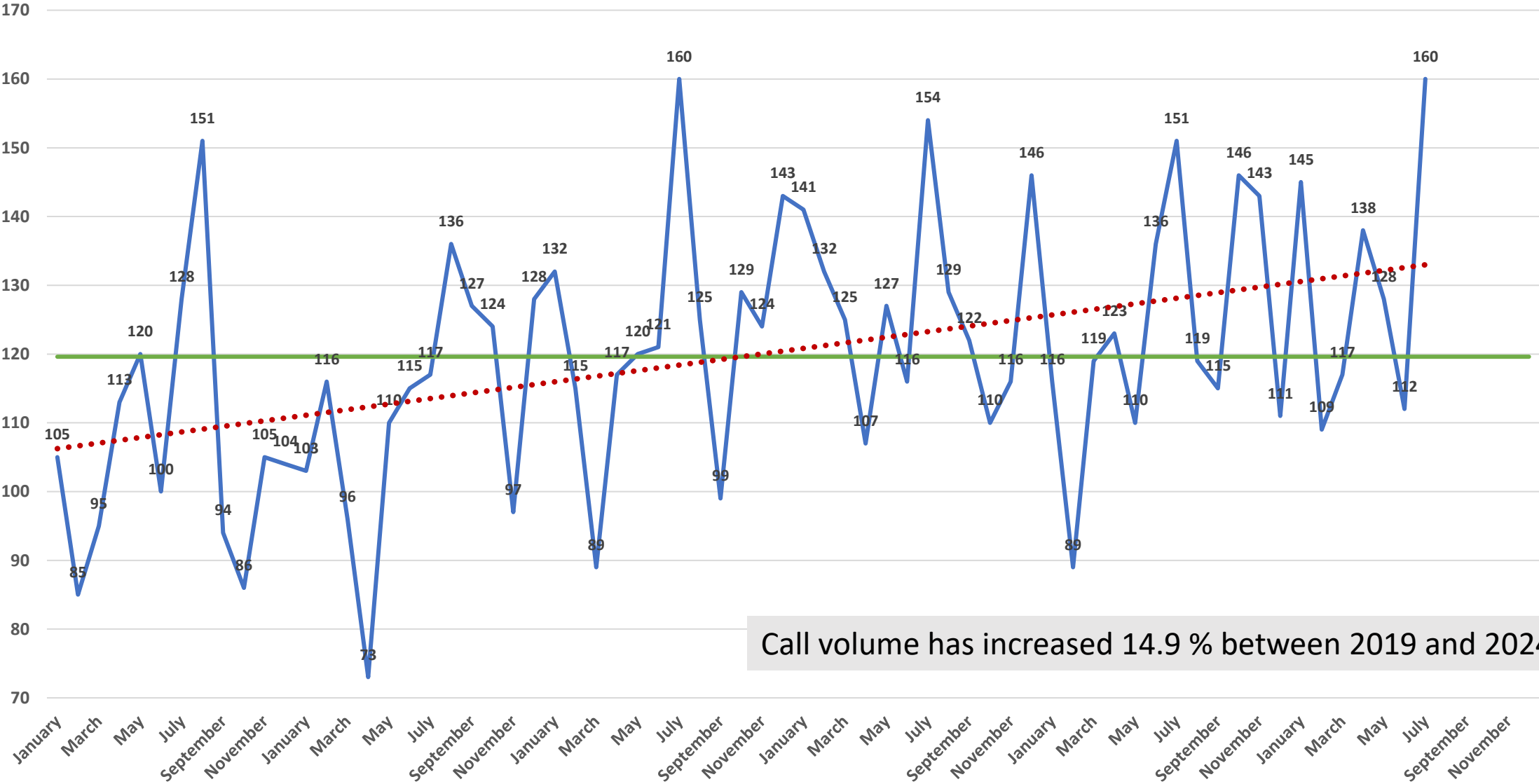
### Total EMS Responses Outside the City of Oshkosh



Although EMS responses in this area account for 16.8% of all EMS responses, the travel distance and reflex time back to the city should be considered. On average, OFD ambulances travel more than 10 miles away from the city's nearest boundary 2.15 times per day.

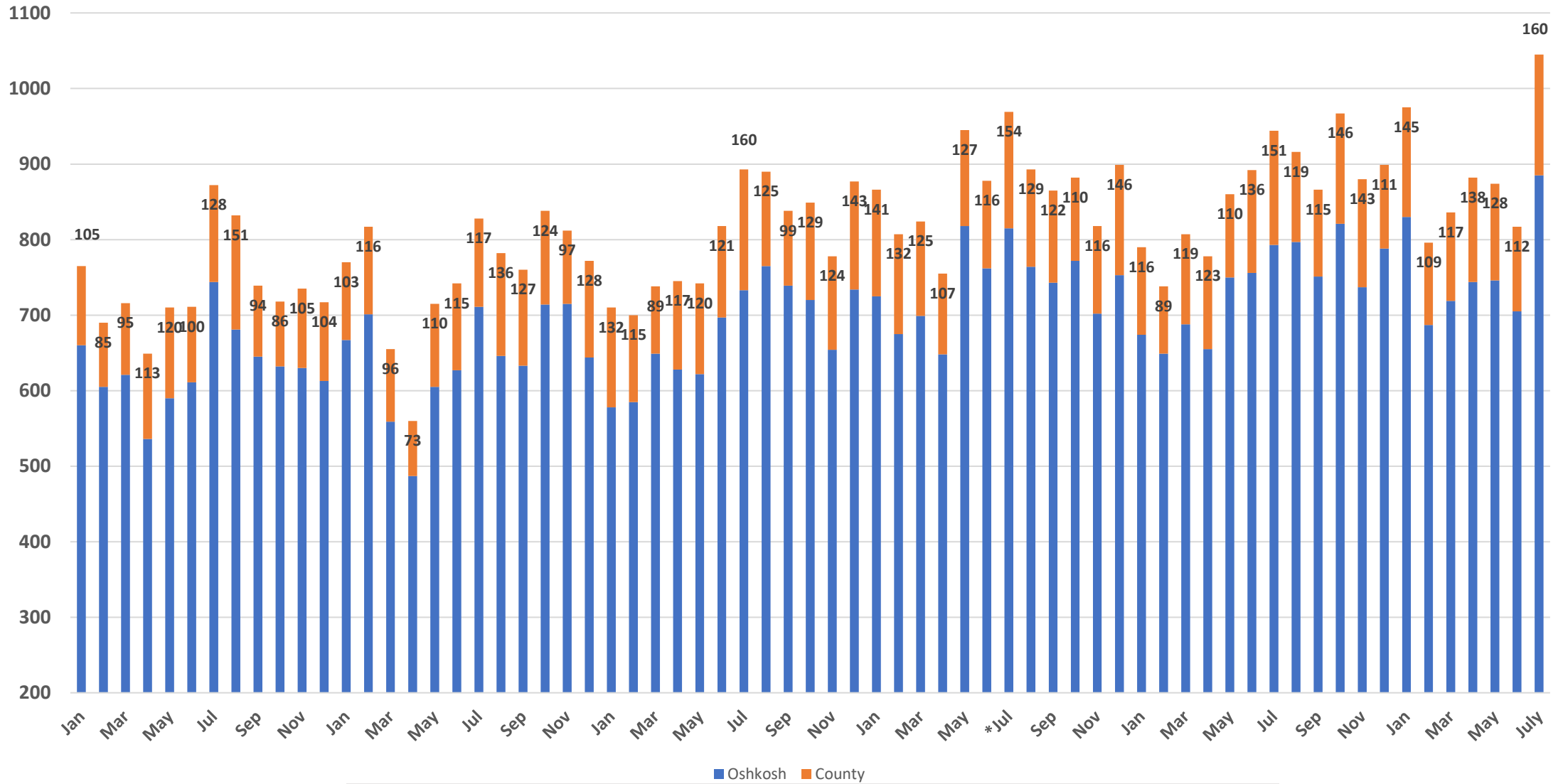
To clarify the figure above, the shaded area labeled "City of Oshkosh 10 Mile Buffer" represents the collection of incident responses between five and ten miles from the city boundary. Furthermore, the communities of Omro and Winneconne are within this

# County Call Volume 2019-July 2024



Call volume has increased 14.9 % between 2019 and 2024

# Call Volume 2019- July 2024

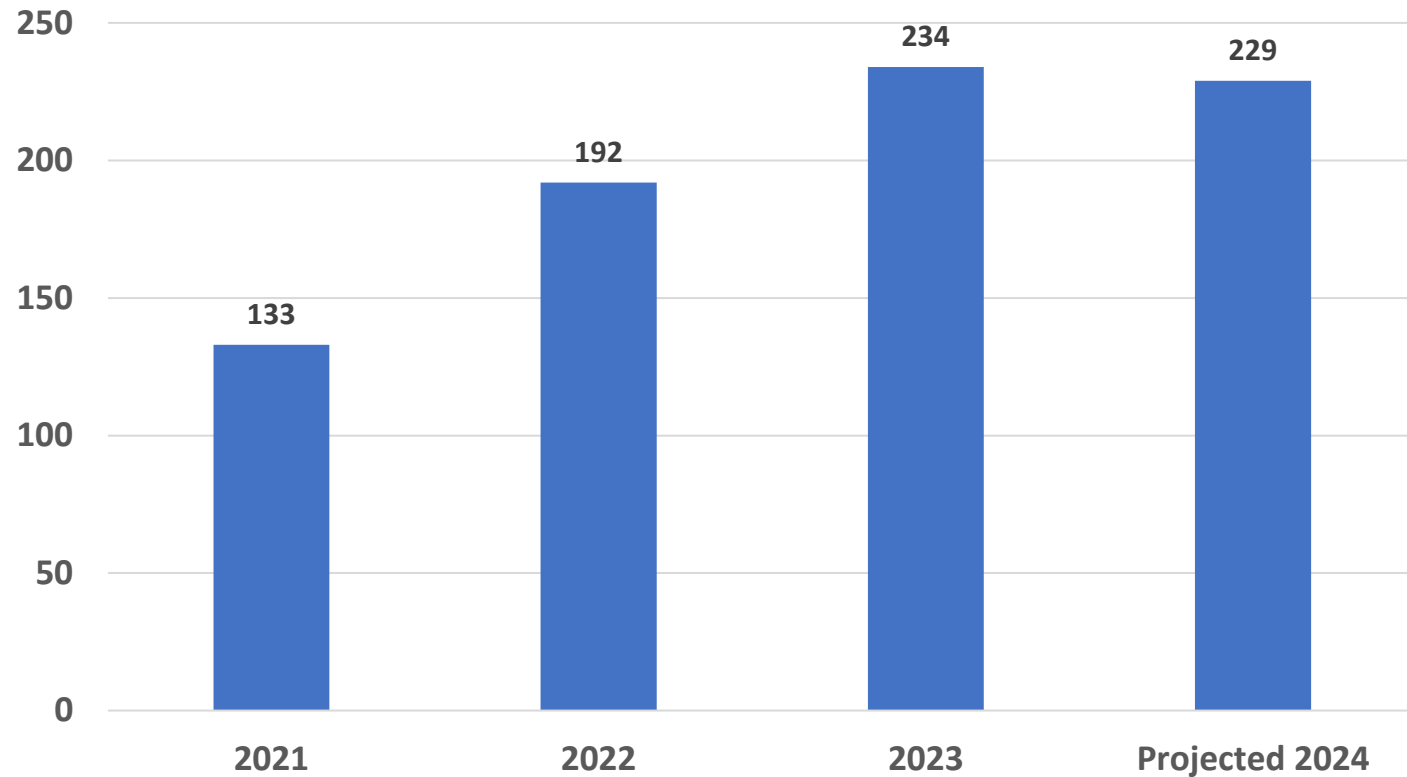


Calls to outside of Oshkosh average 17.3% of total call volume

# Response and OOS Times

<b>Community</b>	<b>Response Time (90%) 2023</b>	<b>Response Times (90%) YTD 2024</b>	<b>90% OOS Times YTD 2024</b>
City of Omro	0:19:40	0:20:10	1:13:10
Town of Algoma	0:12:37	0:14:14	1:07:09
Town of Black Wolf	0:19:59	0:19:21	1:32:26
Town of Nekimi	0:16:34	0:18:06	1:18:48
Town of Omro	0:20:55	0:17:59	1:21:50
Town of Poygan	0:29:09	0:27:46	1:41:05
Town of Rushford	0:24:28	0:23:33	1:28:38
Town of Utica	0:21:13	0:25:44	2:15:33
Town of Winneconne	0:21:09	0:20:19	1:41:50
Village of Winneconne	0:20:43	0:20:49	1:17:41
City of Oshkosh	0:06:50	0:07:03	1:01:24

# Cross Staff Utilization – Out of Service Hours



	2021	2022	2023	7 months 2024	Projected 2024
Hours OOS	132:47:29	191:30:17	234:05:11	133:48:26	229:23:02
Rounded OOS	133	192	234	134	229
# incidents	157	207	278	163	279
90% time	1:14:28	1:20:42	1:11:56	1:11:34	



# Ambulance Utilization Forecasts

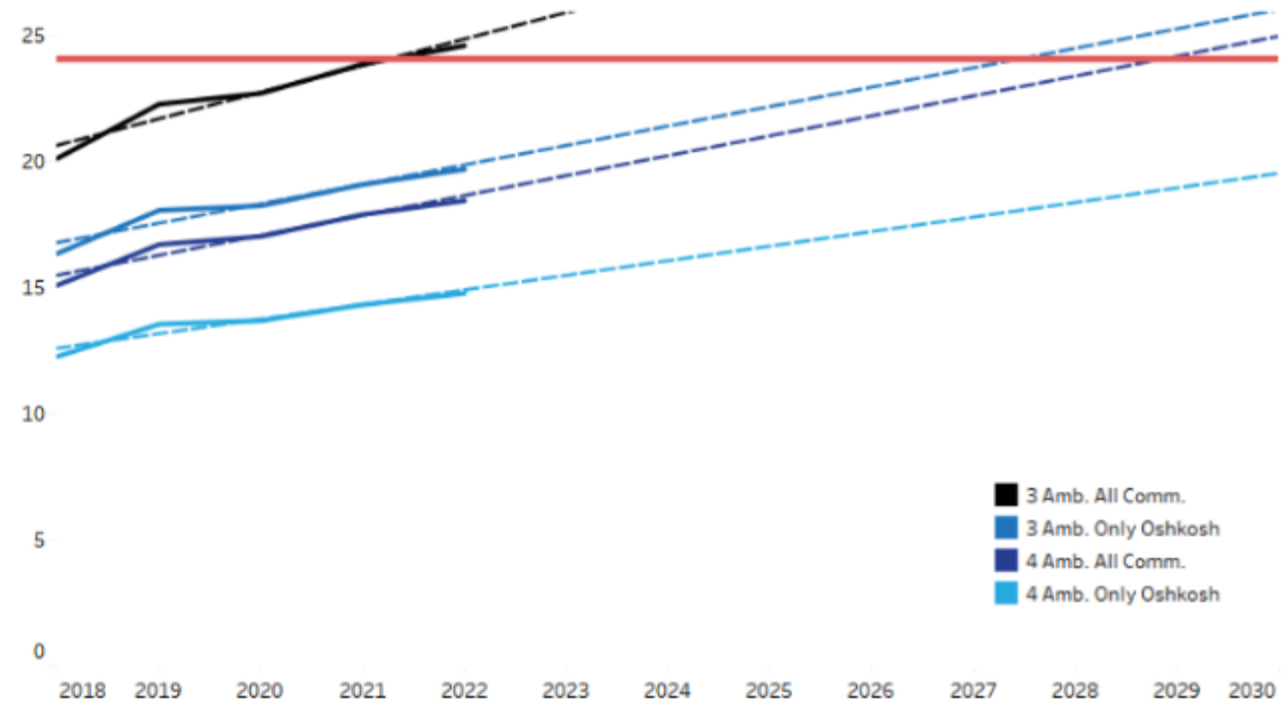
24% threshold

Current status: all communities meet the threshold w/3 ambulances

If 3 ambulances serve only Oshkosh then 24% utilization could be reached in 2028

If 4 ambulances serve all communities then 24% utilization could be reached in 2029

If 4 ambulances serve only Oshkosh then 24% utilization not reached until 2038



Source: Ambulance Utilization.pdf (October 2022)



# We've Been Here Before

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Emergency medical calls represents 75% of the total call volume. The three staffed medical units are heavily utilized between 20% and 24% of the time. Interfacility transfer calls average about two hours in duration and are mostly occurring during the mid-day hours.

Discontinue the Medical Transfer Program with the local medical facilities if additional funding is not provided to fully cover the cost of operating the program.

Increase the minimum staffing of each shift with two additional personnel to staff a fourth medical transport unit at a first-year cost of \$744,503 if the program is not discontinued.

Establish a written agreement between the medical facilities and the City for the interfacility transfer calls to include provisions for reimbursement of costs for the transfer calls and establishing parameters for the scheduling of these types of calls if the program is not discontinued.

Monitor the performance measurements following the addition of the fourth medical transport unit as it relates to the impact of the transport calls on the overall response system if the program is not discontinued.

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# Possible Options

- The City of Oshkosh funds the personnel for a 4<sup>th</sup> Ambulance at an initial cost of \$782,195.00 annually.
- The contracted municipalities fund the personnel for the 4<sup>th</sup> Ambulance at an initial cost of \$782,195.00 annually.
- Develop a full-cost billing methodology for expenses to be shared by the City of Oshkosh and the contracted municipalities.
- Discontinue providing ambulance services with the contracted municipalities



## AMBULANCE SERVICE AGREEMENT

This **AGREEMENT for AMBULANCE SERVICE** is made and entered into by and between the **CITY OF OSHKOSH**, a Wisconsin municipality with its principal offices located at 215 Church Avenue, Oshkosh, Winnebago County, Wisconsin 54903-1130 ("CITY"), and the **TOWN OF ALGOMA**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 15 N. Oakwood Road, Oshkosh, Winnebago County, Wisconsin 54904, the **TOWN OF BLACK WOLF**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 380 E. Black Wolf Avenue, Oshkosh, Winnebago County, Wisconsin 54902, the **TOWN OF NEKIMI**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 3790 Pickett Road, Van Dyne, Winnebago County, Wisconsin 54979, the **TOWN OF OMRO**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 4205 Rivermoor Road, Omro, Winnebago County, Wisconsin 54963, the **CITY OF OMRO**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 205 South Webster, Omro, Winnebago County, Wisconsin 54963, the **TOWN OF POYGAN**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 8693 Town Hall Road, Winneconne, Winnebago County, Wisconsin 54986, the **TOWN OF RUSHFORD**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at Eureka, Winnebago County, Wisconsin, the **TOWN OF UTICA**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 1730 County Road FF, Oshkosh, Winnebago County, Wisconsin 54904, the **TOWN OF WINNECONNE**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at 6494 County Road M, Winneconne, Winnebago County, Wisconsin 54986, and the **VILLAGE OF WINNECONNE**, a political subdivision and body politic of the State of Wisconsin, with its principal offices located at Winneconne Municipal Center, 30 S. First Street, Winneconne, Winnebago County, Wisconsin 54986, (collectively referred to as "SURROUNDING COMMUNITIES").

WHEREAS, SURROUNDING COMMUNITIES desire to provide emergency medical services to their citizens, pursuant to Chapter 256, of the Wisconsin Statutes, and Chapters DHS 110 of the Wisconsin Administrative Code, as amended from time to time, as may be applicable herein, through contract with CITY; and

WHEREAS, CITY has indicated a desire and willingness to provide such services to SURROUNDING COMMUNITIES.

NOW, THEREFORE, for and in consideration of the mutual agreements herein contained and other good and valuable consideration, CITY and SURROUNDING COMMUNITIES agree as follows:

1. DESCRIPTION OF SERVICES: CITY shall provide emergency ambulance service in SURROUNDING COMMUNITIES. For purposes of this agreement, "emergency ambulance service" shall be defined as that ambulance service which is necessary to respond to a condition that in the opinion of the person, his/her family or whoever calls for and/or attends to the person, requires immediate medical attention, but shall specifically exclude non-emergency transfer calls. All ambulances shall be equipped to provide Advanced Life Support Services.

2. TERM: The term of this agreement shall commence at 12:00 a.m. on January 1, 2022, and shall continue until 11:59 p.m. on December 31, 2024, unless terminated as provided in this agreement.

3. EQUIPMENT AND STAFFING OF AMBULANCE: CITY shall be responsible to obtain, house and maintain a sufficient number of fully equipped and staffed ambulances to reasonably assure response to requests for emergency medical services covered by this Agreement or to request mutual aid for response as required. Responses to the SURROUNDING COMMUNITIES should occur within nineteen (19) minutes not less than ninety percent (90%) of the time. For purposes of this Agreement, a one-level system of emergency ambulance service, staffed by paramedics as defined by Sec. 256.01 (14) Wis. Stats., shall apply.

4. PAYMENT AND BILLING: Ambulance Services. The CITY shall be solely responsible for invoicing and collection of all fees for ambulance service pursuant to its schedule of costs, including mileage.

Per Capita Fee Surrounding Communities: SURROUNDING COMMUNITIES shall pay the CITY, an annual per resident fee, based on populations indicated by the most recent Wisconsin Department of Administration Municipality Population Estimate. The per resident fee shall be calculated annually based on the net operating cost of ambulance service, divided by the total population of the service area (City and Surrounding Communities). Prior to each year of service, the CITY shall provide the SURROUNDING COMMUNITIES, with the estimated per resident fee to be charged for the following year of service, based on the preliminary budget, by September 1<sup>st</sup>. This fee shall be invoiced to the SURROUNDING COMMUNITIES by October 31<sup>st</sup> of each service year and shall be paid on or before February 15<sup>th</sup> of the year following the year of service. (e.g. Estimated per resident fee provided to surrounding communities by September 1, 2021 for the 2022 year of service, invoice sent October 31, 2022, fee due February 15, 2023.)

Upon reasonable request, or annually by September 1<sup>st</sup> of each year the CITY shall submit incident response data to include but not limited to; response times, average response times, and transport information to each of the SURROUNDING COMMUNITIES.

5. LIABILITY AND HOLD HARMLESS: Subject to any limitations contained in Secs. 893.80, 893.83, 345.05, and any similar statute, of the Wisconsin Statutes, the City of Oshkosh agrees to hold each of the SURROUNDING COMMUNITIES, its officers, officials, employees and agents harmless from any and all liability, including claims,

demands, losses, costs, damages, and expenses of every kind and description (including death), or damages to person or property arising out of the terms of this Agreement where such liability is founded upon or grows out of the acts or omission of any of the City's officers, employees or agents while acting within the scope of their employment.

Subject to any limitations contained in Secs. 893.80, 893.83, 345.05, and any similar statute, of the Wisconsin Statutes, each of the SURROUNDING COMMUNITIES agree to hold the CITY OF OSHKOSH, its officers, officials, employees and agents harmless from any and all liability, including claims, demands, losses, costs, damages, and expenses of every kind and description (including death), or damages to person or property arising out of the terms of this Agreement where such liability is founded upon or grows out of the acts or omission of any of SURROUNDING COMMUNITIES' officers, employees or agents while acting within the scope of their employment.

It is the intention of the parties to this Agreement that each party shall be solely responsible for its own actions and activities and the actions and activities of its own officers, employees and agents while acting within the scope of their employment. Further, it is the intention of the parties to this Agreement that each party shall be entitled to rely upon the municipal limitations and immunities available under Wisconsin law, including but not limited to section 345.05, 893.80 and 893.83 of the Wisconsin Statutes and that such damage limits, caps and immunities shall be used to govern all disputes, contractual or otherwise, as they apply to the parties, their agents, officers and employees.

6. SERVICES AND SUPPLIES: CITY shall provide services and supplies for emergency use as hereinafter defined as necessary, and may establish a reasonable charge to the ambulance user for providing such services and supplies. For purposes of this agreement, supplies for emergency use shall be defined as those medical supplies which are essential for the personnel who are staffing ambulances used by Provider to provide adequate care for the critical emergency scene and during transport to medical facilities, including, but not limited to the following: (a) Intravenous infusions, (b) Drugs, (c) Heart Monitoring, (d) Oxygen, (e) Disposable blankets, (f) Universal dressing, (g) Sterile gauze pads, (h) soft roller-type bandages, (f) adhesive tape.

City shall replace those supplies used by first responders to treat patients. City shall bill patients for such supplies.

7. RE-EVALUATION OF CONTRACT, TERMINATION: The parties understand that this is a contract of definite term. It is understood that in the event of non-renewal, the parties may need time to make alternative arrangements. The parties shall evaluate the services provided under this Agreement during the month of September of each year. Agreed-upon changes would commence on January 1 of the following year. Any party(s) may terminate this agreement by written notice to all other parties delivered by first class mail to the town and municipal clerks, postmarked no later than October 1 of any year. Termination of this contract by any of the undersigned parties, shall result in calculation of the per capita fee among the remaining parties in the agreement.

8. AMENDMENTS, FULL TEXT OF AGREEMENT: All agreements and

understandings have been embodied in this Agreement and no changes will be made herein except in writing and duly signed by the authorized representatives of the respective parties.

9. FIRST RESPONDER PROGRAM. The SURROUNDING COMMUNITIES will maintain a first responder program to assist CITY response in the SURROUNDING COMMUNITIES. The program will follow the State of Wisconsin emergency medical service training guidelines, as may be amended from time to time, and shall include an automatic defibrillator program.

10. NO THIRD PARTY BENEFICIARIES. This agreement is solely for the benefit of the parties to this agreement, and it is not intended to benefit any third party.

11. ENTIRE AGREEMENT. This Agreement, constitutes the entire agreement between the parties, and any other prior understandings or representations made by any party shall not be binding on any other party unless incorporated within this document or a written amendment thereto.

(Signature Pages to Follow)



## LETTER OF UNDERSTANDING

1. The parties are currently part of an Agreement in which the City of Oshkosh agrees to provide emergency ambulance service to the communities surrounding the City. The Agreement extends from 2022 through 2026. The information in this Letter of Understanding does not change any term in the Agreement, but instead is an effort by the City to provide transparency in exercising the City's authority described in the Agreement.
2. Paragraph #4 of the Agreement grants the City the authority to calculate the cost attributed to the Surrounding Communities by dividing the net operating cost to the City of providing its ambulance service by the total population of the service area.
3. After the City's updated review of its net operating costs for ambulance service, and after dialogue with the Surrounding Communities, the City is providing this description of its calculation of net operating costs to operate its ambulance service. According to the Agreement, this resulting number is used to calculate the per resident fee to be charged to the Surrounding Communities.
4. In the past, the City has not included all of the actual costs that are necessarily incurred to operate its ambulance service when calculating the per resident fee to be charged to the Surrounding Communities. The primary cost that had been arbitrarily excluded was the full number of paramedic personnel necessary to staff and operate the ambulance service. In fact, the actual number of paramedics operating the ambulance service is almost twice the number used in calculating the Surrounding Community fees. Additionally, the costs of ambulances, personnel, equipment and other costs have increased and will continue to increase due to service requirements and rising costs.
5. Going forward, the City will include in its per resident fee the actual number of personnel necessary to operate its ambulance service. For example, for 2023 the actual number of personnel operating ambulance service are three (3) EMS Coordinators, thirty-three (33) Paramedics, and one (1) EMS Division Chief. These numbers may change with the addition of ambulance units and personnel. Despite potential changes in the foregoing numbers, the City will limit or exclude from the calculation other personnel which in general terms are technically required to operate the ambulance service but were not intended to be included within the per resident calculations. These personnel to be excluded

include the Fire Chief and Assistant Chief, as well as the cost of general functions such as administrative, finance, and legal.

6. The City acknowledges that the change to include the full cost of operating the ambulance service is significant. Therefore, the City will scale up the per resident fees during the remaining term of the existing Agreement according to the following schedule. In 2024, the per resident fee for the service provided in 2023 will be seventy percent (70%) of the estimated per resident fee; in 2025, the per resident fee for the service provided in 2024 will be eighty percent (80%) of the estimated per resident fee; and, in 2026, the per resident fee for the service provided in 2025 will be ninety percent (90%) of the estimated per resident fee. For those Surrounding Communities that will be participating in future Agreements, the per resident fees will be at 100%.
7. When the City provides its per resident fees to the Surrounding Communities in the Fall of each year as required by the Agreement, the City will also include a Per Capita Worksheet with line item estimates of each cost category as well as estimated revenue. The City will follow up with these estimates by providing the Surrounding Communities with actual numbers of each category for the previous year by March 1. The actual amounts may be higher, or lower than the estimates previously provided. Regardless of whether the amounts are higher or lower than the estimates, as required by the Agreement the estimated amounts will be the amounts due. The actual amounts, as public records, will be provided for information only. For example, if the actual amounts are higher than the estimated costs, then the City will be responsible for covering the overage. Conversely, if the actual amounts are lower than the estimates, then the Surrounding Communities remain responsible for the estimated amount.



**SUBJECT:** Review of 2023 Annual Comprehensive Financial Report (ACFR) by KerberRose

**DATE:** August 27, 2024

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### Background

The full [2023 Annual Comprehensive Financial Report](#) (ACFR) is available on our website.

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### Attachments

Audit Presentation

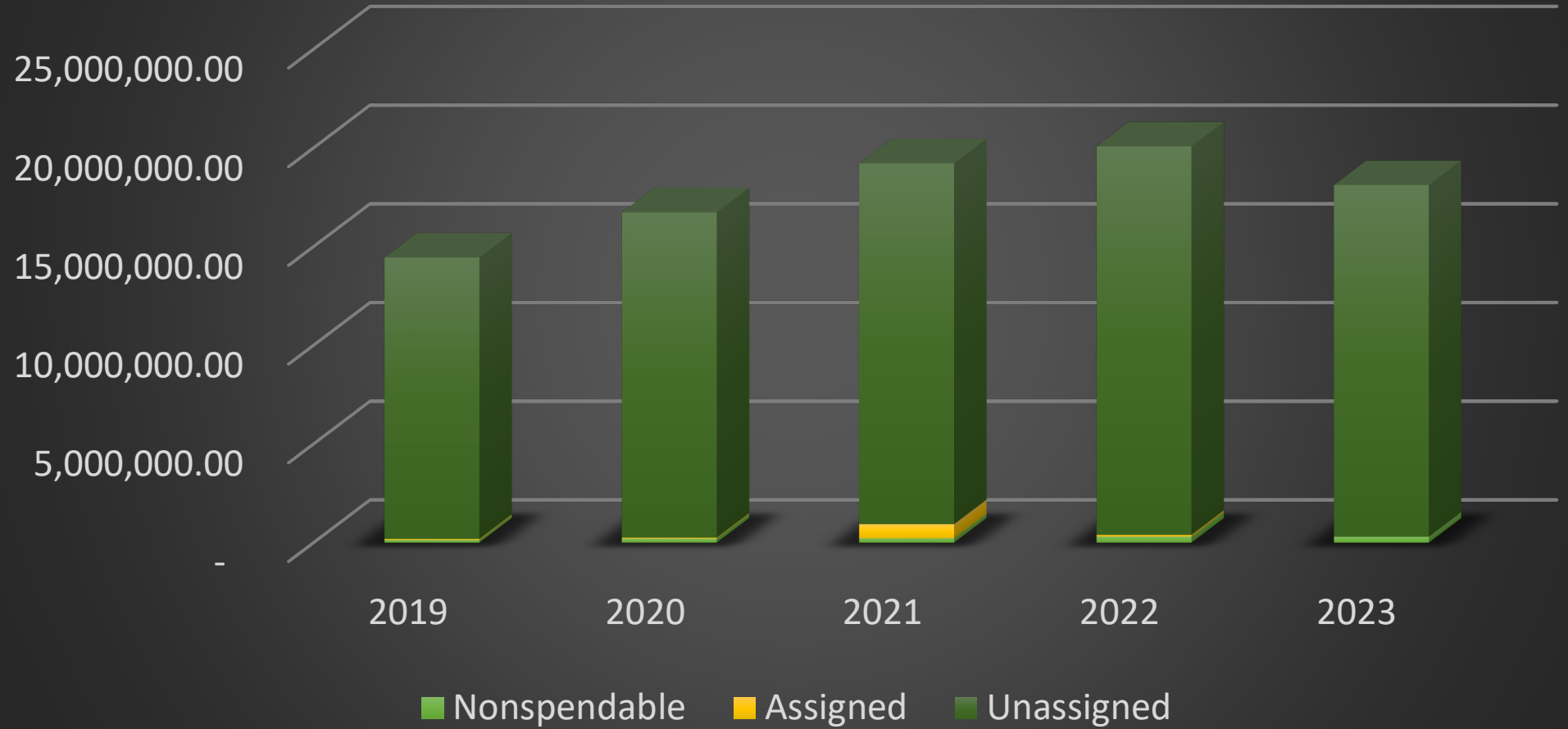


**Audit for the Fiscal Year  
Ended December 31, 2023**

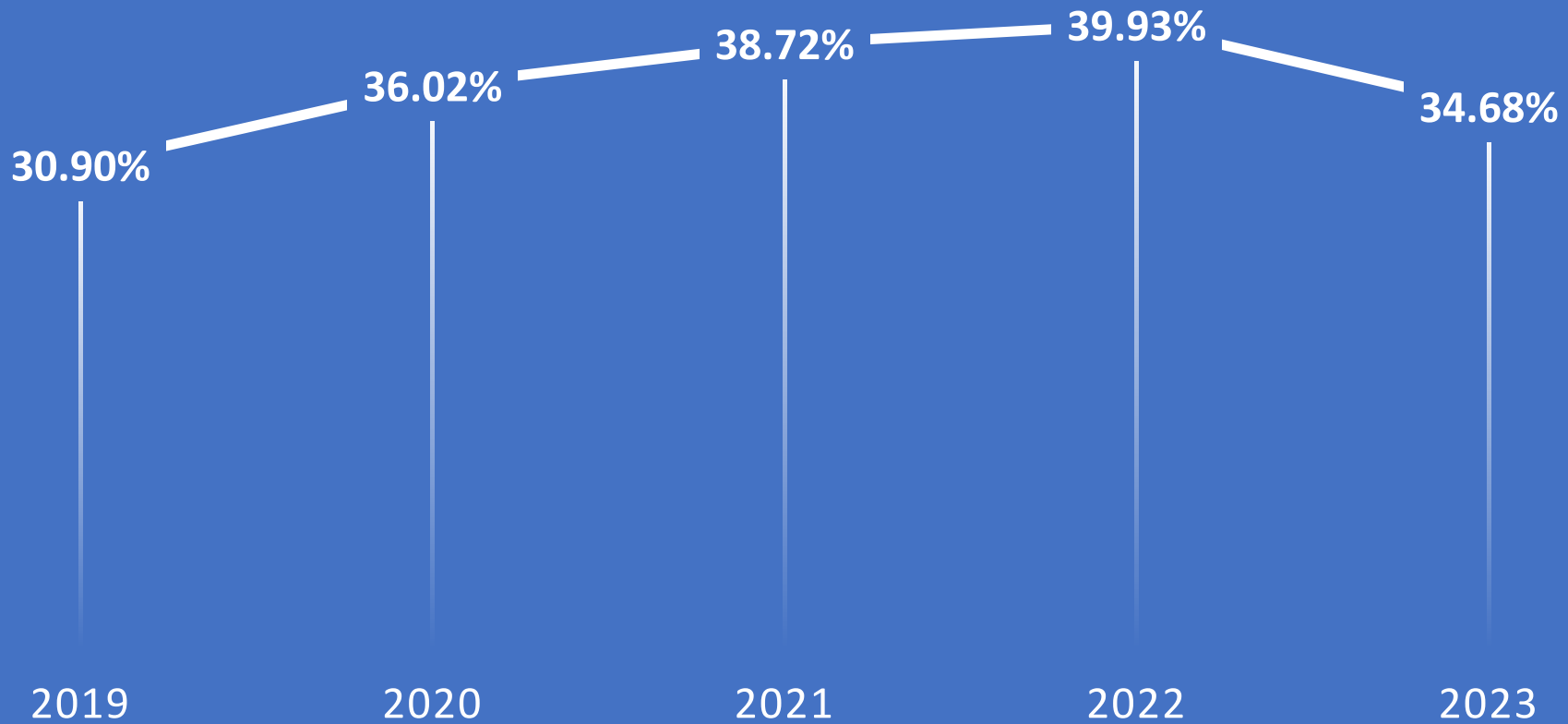
# Audit Results - Summary

- **Unmodified Opinion** on the financial statements, for fair presentation in accordance with generally accepted accounting principles for state and local governments in the United States of America.
- **No Findings** noted in the report on internal control over financial reporting.
- **No Compliance Findings** on Federal and State Major Programs tested as part of the single audit.

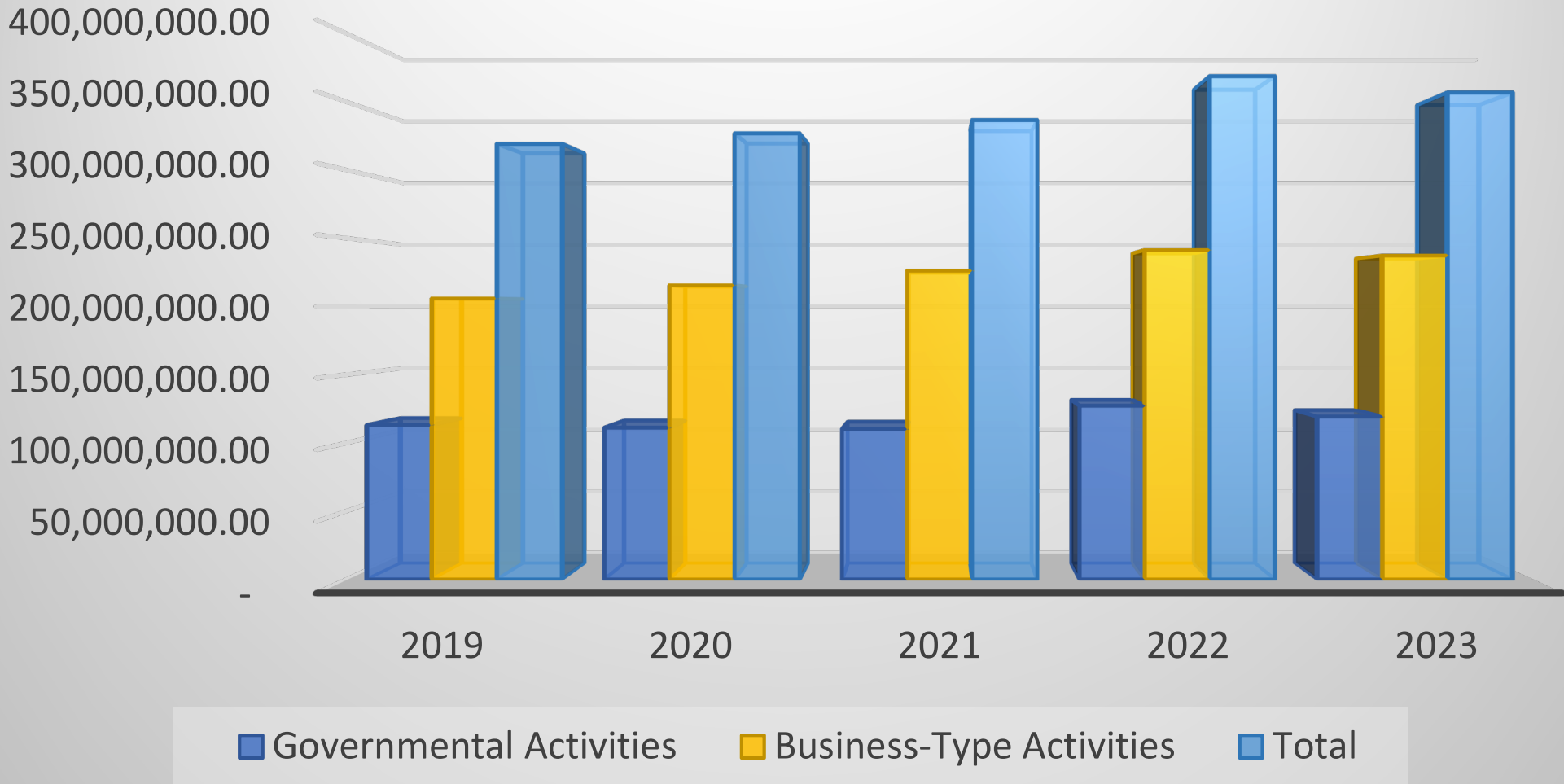
# General Fund Components



# PERCENTAGE OF UNASSIGNED GF BALANCE TO GF EXPENDITURES

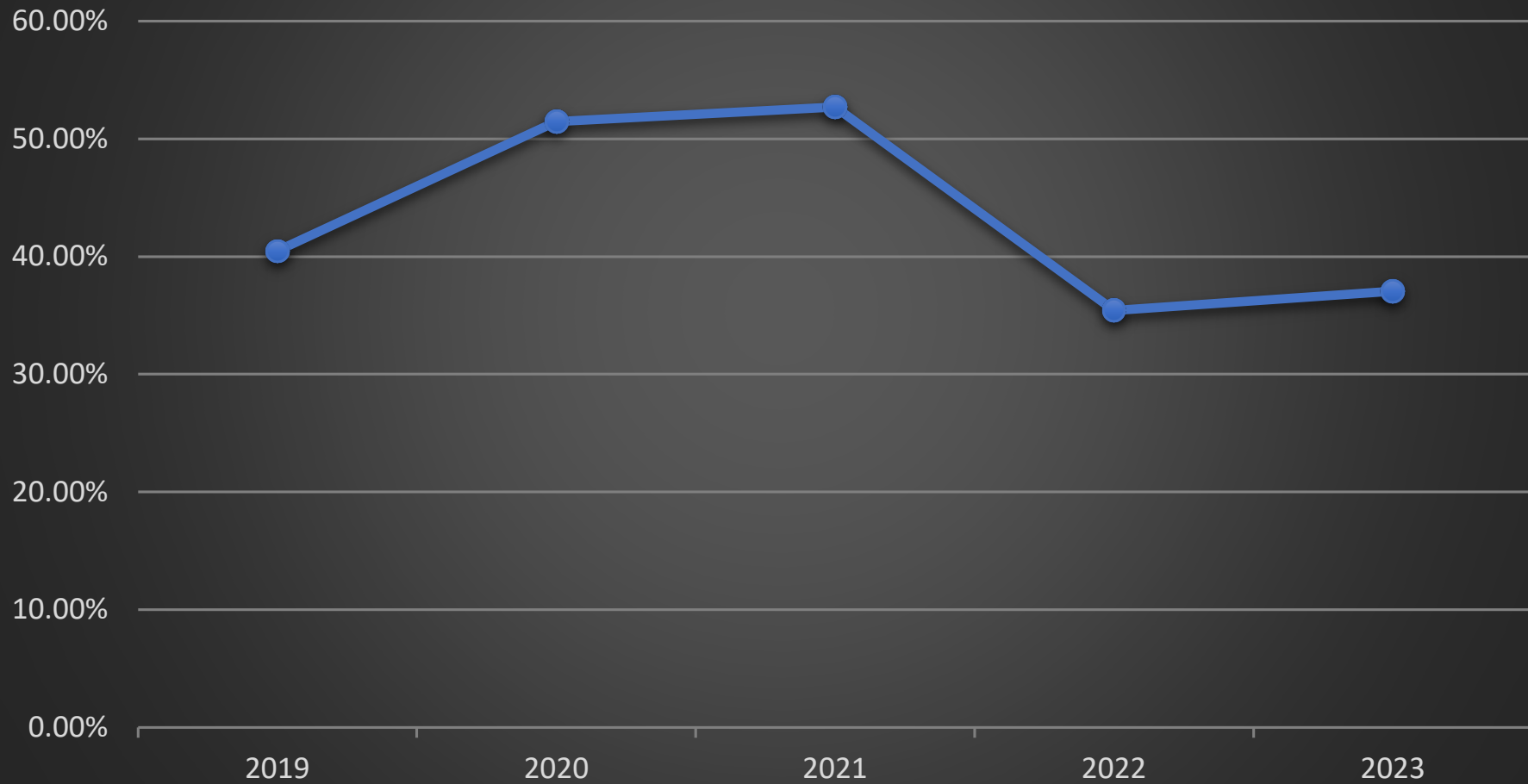


# Total Outstanding Debt

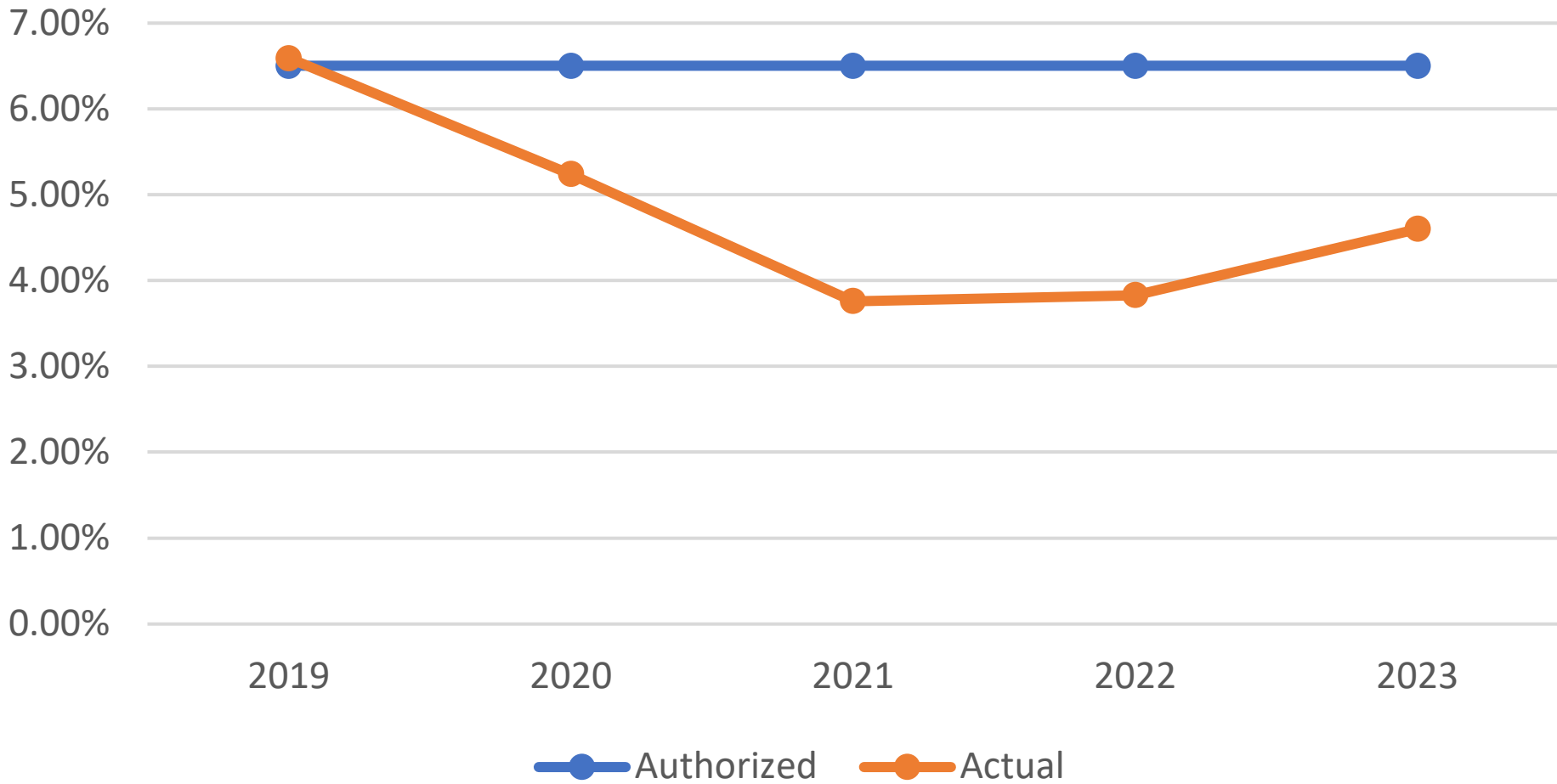




## Percentage of Debt Service to Noncapital General Fund Expenditures



# Water Utility Rate of Return



# Thank You

Greg Pitel, Partner  
Greg.Pitel@kerberrose.com



David Minch, Partner  
David.Minch@kerberrose.com





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Jim Collins, Director of Transportation  
**DATE:** August 27, 2024  
**SUBJECT:** Presentation of Parking Policy Analysis and Recommendation from the Transportation Committee

---

### Attachments

Oshkosh Parking Analysis  
Street Cleaning Analysis



# CITY OF OSHKOSH PARKING ANALYSIS JULY 2024



Jessi Balcom, Management Analyst  
City of Oshkosh Transportation Department  
Revised 8.14.2024

## City of Oshkosh Parking Analysis

Council members requested information regarding the City's overnight parking regulations. This analysis provides an overview of the City's current parking regulations, the overnight parking regulations of comparable cities and the benefits and drawbacks of potential overnight parking regulation systems.

Ancillary questions have also been brought forward and are briefly discussed below. Some of these questions have expanded into other regulations such as off street parking lot time limits. Should the Council wish to further explore other aspects of the City's parking system, further analysis will be needed, following direction from Council.

## Current Conditions/Regulations

On street overnight parking (from 2-5AM) is prohibited year-round.

While on street parking is not permitted without a permit anywhere from 2-5AM, residents and their guests have a number of options for overnight parking within the City.

Residents may request permission to park on the street overnight from the Police Department, such requests are generally made to accommodate overnight guests or due to temporary construction. For convenience, there is an electronic request form on the City of Oshkosh Police Department's Parking page.

oshkoshpd.com/Parking/overnightparking.aspx

Please complete all data fields and press the Submit button.

**Date:**  
Overnight from 7/3/2024 to the morning of 7/4/2024

**Address:**  
Enter the street address closest to the parking spot

**Plate Number:**


**Make:**  
Select

**Model:**

**Color:**

To receive an email confirming your submission, enter your email address here. NOTE: You may still be ticketed if you park illegally or violate the odd/even rule.

**Email:**

I'm not a robot   
reCAPTCHA  
Privacy - Terms

Typically, such requests are granted for up to 3 nights in a 30-day period. Requestors must follow the \*alternate side parking rules. Permission does not exempt drivers from following all other parking regulations (posted “No Parking” areas, time limited parking areas, declared snow emergency rules, etc.) Residents and guests frequently utilize this request system. On average, approximately 20 (weekday) to 60 (weekend) requests are made per night.

<b>MONTHLY PARKING PERMITS BY STREET</b>						
<b>MASTER</b>						
<b>Month</b>	<b>JANUARY</b>			<b>Color</b>		
	600	Amherst	○○○	300	Melvin	○○○○○
	500	Amherst	○○○○○	200	Melvin	○○○
	400	Amherst	○○○○○	100	Melvin	○○○
	500	Annex	○○○	1200	Ontario	○○○○○
	400	Annex	○○○	1300	Ontario	○○○○○
	500	Campus Pl	○○○○○	600	Prospect	○○○○○
	900	Central	○○	500	Prospect	○○○○○
	1000	Central	○○	400	Prospect	○○○○○
	800	Congress	○○	300	Prospect	○○
	700	Congress	○○	200	Prospect	○○
	600	Congress	○○	0-100	Riverway Dr	○○
	200	Dawes	○○○○○	600	Scott	○○○○○
	300	Dawes	○○○○○	500	Scott	○○○○○
	900	Frederick	○	400	Scott	○○○○○
	1000	Frederick	○	300	Scott	○○
	200	Ida	○○○○○	200	Scott	○○
	100	Ida	○○	<b>NO PERMITS FOR SHORT AVE</b>		
	1200	Liberty	○○○○○	<b>NO PERMITS FOR 1200 SPRUCE</b>		
	1400	Liberty	○○○○○	1300	Spruce	○○○○○
	600	W Lincoln	○○○○○	500	Union	○○○
	500	W Lincoln	○○○○○	400	Union	○○○
	400	W Lincoln	○○○○○	1300	Walnut	○○
	300	W Lincoln	○○○○○	800	Wright	○○○○○
	200	W Lincoln	○○○○○	900	Wright	○○○○○
	100	W Lincoln	○○○○○	1000	Wright	○○○○○
<b>**NO PLATE, NO PERMIT</b>						
<b>**NO PARKING PERMITS FOR TITAN COURT</b>						
<b>**NO PARKING PERMITS ON JEFFERSON THROUGH 1100 BLK</b>						
<b>**NO PARKING PERMITS SOLD IN THE 1200 BLK OF SPRUCE</b>						
<b>**NO PARKING PERMITS SOLD IN THE 1200 BLK OF WALNUT</b>						
<b>**NO PARKING PERMITS ON FUGLEBERG</b>						

Revised 1/2020

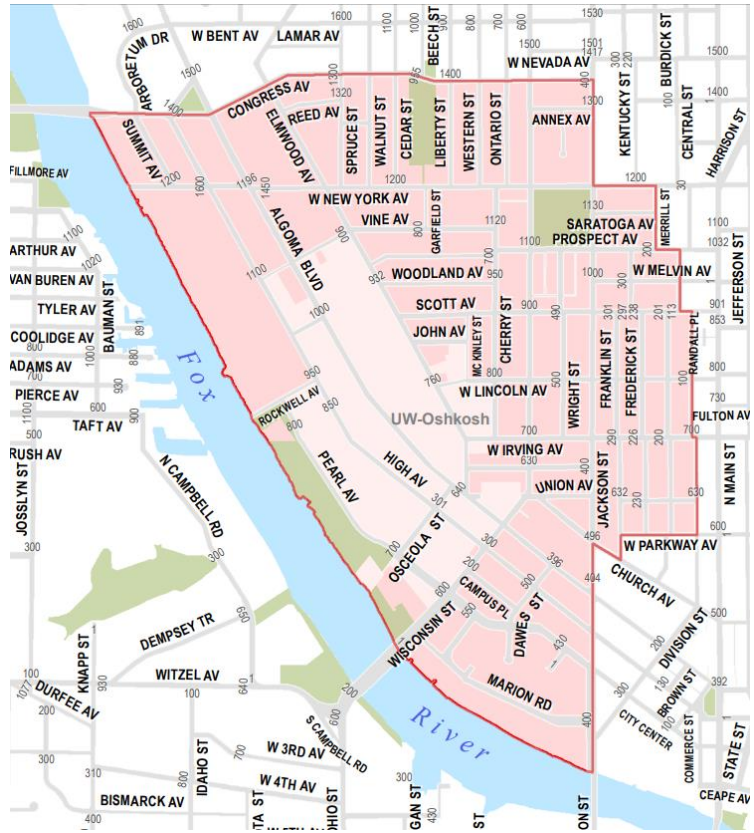
Permits to accommodate on street parking are also available on a first come, first served basis for most streets within the City.

A permit is available for all streets that allow parking on both sides of the street, this requirement accommodates the \*alternate side parking rules.

Additionally, the number of permits issued on some streets is limited due to the space available. The chart to the left shows the number of permits available on the streets that have a limited number of permits.

Permit holders must display their permit and follow the \*alternate side parking rules.

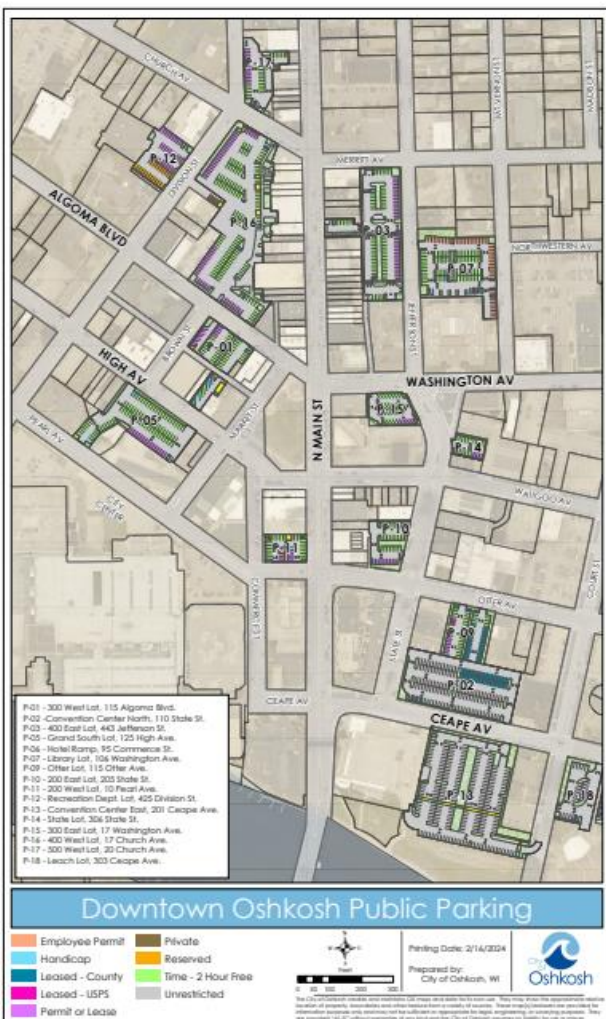
The Central City Parking Area (shown in pink to the right, also referred to as the University Parking Area) is limited to a nine-month permit that is available from September to May or a three-month permit that is available from June to August and monthly permits are available all year. All other areas may purchase monthly or annual permits for on street overnight parking. Permits are available at the Police Department. These permits do not exempt drivers from



following all other parking regulations (posted “No Parking” areas, time limited parking areas, declared snow emergency rules, etc.) In March of this year, 104 of 159 available Central City Area permits were purchased. Demand for parking permits varies from month to month and is lesser when the University of Wisconsin Oshkosh is not in session.

Parking is also available in the City’s downtown parking lots (see map to the left) overnight with a permit or in a leased space. Permits can be purchased daily, monthly or annually at City Hall (Collections). Leased spaces are available for three or more months at a time.

Parking lot permits and forfeitures have brought in about \$100,000 in revenue annually (this revenue is from parking lot revenue and does not include on street parking violation





revenues); in the 2024 Adopted Budget, \$109,600 is listed as “Total Revenue Source” for the Parking Utility. Of these funds, \$15,000 is to come from forfeitures, \$22,500 (\$23,110 in 2023) from on street parking permits, \$48,000 from parking lot permits and \$21,900 from leased parking lot spaces.

\*Alternate side parking rules: Vehicles with permission or a permit must follow the parking regulations for the street on which the vehicle is parked and park on the ODD or EVEN address numbered side of the street depending on the date. On ODD numbered dates (such as March 1 or June 15) the car must be parked on the ODD numbered addresses side of the street, as determined by the calendar before midnight (in Oshkosh, some communities use a different time); and be parked on the EVEN addressed side of the street on EVEN numbered dates (such as March 2 or June 16).

“Display-and-Pay” (metered), short-term parking is available in the area along High Avenue and Osceola Street through an agreement with the University of Wisconsin Oshkosh. The intergovernmental agreement allows UWO to utilize, manage and collect the revenues from metered parking in this limited area on City streets. UWO pays 25% of the parking revenue to the City.

### **Community Expectations**

Aesthetics- Vehicles that are parked for long periods of time on the street can detract from the aesthetics of the neighborhood, especially if the vehicle is inoperable or in poor condition. Such vehicles may appear to be abandoned or give a perception of neglect or lack of pride in the adjacent properties. Parked cars can lead to streets appearing cluttered or unsightly which could affect overall appearance.

Safety- Both negative and positive impacts of on street parking:

Vehicles parked on the street create an obstacle and narrow the usable width of the road. Parked cars can create a visual barrier between motor vehicle traffic and crossing pedestrians. Vehicles parked on the street are exposed to the risk of damage from passing traffic, including minor dings and scratches to side-swipe accidents. Vehicles parked on the street are vulnerable to theft, vandalism and break-ins. (Sonas, 2024)

Perceptions of safety in urban places are fundamental for users of the public road and pedestrian ways. Perceived safety refers to an individual’s experience of “the risk of becoming a victim of crime and disturbance of public order.” (Jansson, 2019) The presence of unfamiliar vehicles in a residential area may negatively impact the

perceived safety of those in the area, particularly at night and during times of reduced visibility.

On street parking can also have a traffic calming impact by narrowing the road width and encouraging drivers to drive more slowly.

Convenience – positive and negative impacts of on street parking:

Allowing overnight on street parking in residential neighborhoods can provide convenience for residents and guests, by providing off premise parking close to their home/destination. The parking of large vehicles (such as recreational or commercial units) on the street can create controversy among neighbors. Also, residents have expressed concern about camping/sleeping on the street and mail delivery/access to their mailboxes when people park along their street.

### **Comparable Cities**

On street overnight parking regulations vary greatly from community to community. There are several reasons for this variance such as climate (severe weather events experienced such as snow, flash flooding, sand storms, etc.); community expectations regarding aesthetics, perceived safety and convenience; City operations (including Police, Fire, Public Works, Utilities and public projects bid out to private contractors); and major entities other than the municipal government (such as colleges/universities, sports teams, event venues, etc.) operating within the City.

Attached please find a brief summary of the on street parking regulations and municipal parking lots/ramps in comparable and well-known cities.

The City of Oshkosh has a population of approximately 66,000, is the Winnebago County seat (offering many public services) and is home to UW-Oshkosh.

Stevens Point does not allow on street parking in the downtown and restricts all other streets to alternate side parking from 2:30-6AM. Stevens Point has a population of approximately 25,716, is the Portage County seat and home to UW-Stevens Point.

Eau Claire restricts on street parking to a maximum of 24 hours and requires alternate side parking from November 1 to May 1. Eau Claire has a population of approximately 69,737 (2022), is the Eau Claire County seat and home to UW-Eau Claire.

La Crosse restricts on street parking to a maximum of 48 hours. La Crosse has a population of approximately 51,380, is the La Crosse County seat and home to UW-La Crosse.

Appleton does not allow on street parking from 2-5AM anywhere in the City. Appleton has a population of approximately 74,511, is the Outagamie County seat and home to Lawrence University. Appleton is a neighboring community within the Fox River Valley.

Neenah does not allow on street parking from November 1-March 31 and restricts on street parking to alternate side parking in residential areas from April 1-October 31. Neenah has an approximate population of 27,361 and is a neighboring community within the Fox River Valley.

Fond du Lac restricts on street parking to alternate side parking from 8PM-8AM from November 15-March 15, all metered areas are restricted to a maximum of 60 minutes from 2-6AM year-round. Fond du Lac has an approximate population of 44,339, and is the Fond du Lac County seat and is a neighboring community.

West Allis does not allow on street parking from 3-6AM, electronic permits are available. West Allis has an approximate population of 58,950.

Brookfield does not allow on street parking from 2-6AM. Brookfield has an approximate population of 41,958.

Milwaukee does not allow on street parking from 2-6AM, Monday-Saturday. Milwaukee has an approximate population of 563,305, is the Milwaukee County seat and home to UW-Milwaukee.

Madison restricts on street parking to alternate side parking from November 15-March 15 from 1-7AM. Madison has an approximate population of 272,903, is the Dane County seat and home to the University of Wisconsin.

New York, NY does not restrict overnight on street parking. New York has an approximate population of 8,336,000 and is in several counties and home to several colleges and universities.

Chicago, IL does not allow on street overnight (3-7AM) parking from December 1-March 31. Chicago has a very complex Vehicle sticker program. Chicago has an approximate population of 2,665,000, is the Cook County seat and is home to several colleges and universities.

### **City Operations**

Police- The Police Department is a 24/7 operation whose mission is to promote public safety and to enhance the quality of life in our community through innovative policing and community partnerships. The Police Department serves to educate the public regarding parking rules and regulations and is the main enforcement entity to ensure safety and compliance.

The Police Department currently has three night time and three day time Parking Control Officer positions. In 2023, 13,893 parking tickets were issued between the hours of 2-5AM. Summer months (June – September) saw fewer citations, less than 1,000 per month (June 446, July 558, August 999 and September 907); while the rest of the year saw numbers between 1,000 and 1,800 citations per month, except December, which was lower (January 1,730, February 1,427, March 1,730, April 1,733, May 1,417, October 1,088, November 1,046 and December 812).

The Police Department handled 1,679 calls for service for parking complaints in the City of Oshkosh in 2023. Of the 1,679 parking calls for service, 1,390 (87%) were citizen generated complaints, 287 (17%) were officer generated complaints and 2 complaints were categorized as other. 247 of these complaints occurred between 2-5AM; 122 of these complaints came in from citizens and 125 were initiated by Police Officers in the field.

Parking violations between 2-5AM in 2023 brought in more than \$223,000. (Total revenues for both parking lot and on street parking was \$315,728.42 in 2023). The 2024 Adopted Budget lists revenues of \$348,600 for all parking violations.

Noted concerns:

From a safety perspective, knowing that overnight on street parking is not allowed can alert an officer to a dangerous or emergency situation. If a car is parked on the street, the officer may approach and discover someone in distress/in need of help or determine that a crime has been committed. Requiring vehicle owners to make other parking arrangements also lessens traffic accidents/reports during the overnight period. Residential streets free of parked cars provide for safer rapid response to emergency situations and quicker identification of the issue in critical circumstances.

Allowing overnight on street parking may provide a good option for those that make the decision to find a ride home due to illness or intoxication, allowing them to legally leave their vehicle and return for it the next day.

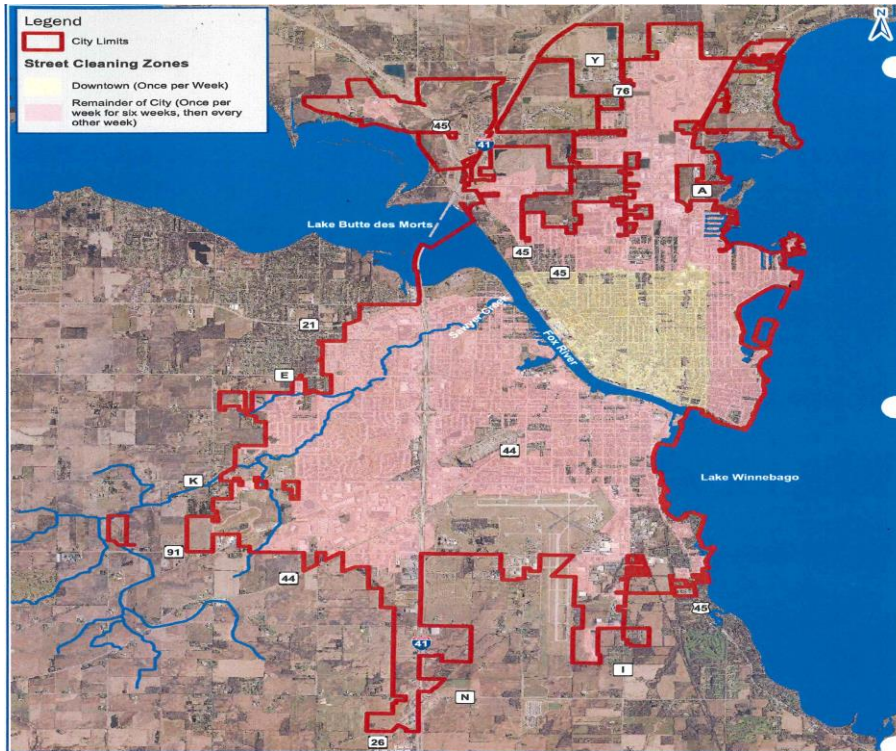
Fire- The Fire Department is a 24/7 operation whose mission is to add value to the community by providing a wide range of emergency services with skill and compassion. The Fire Department prevents, responds to and suppresses fires in an efficient and timely manner as well as providing emergency medical services, special event coverage and emergency management to the City of Oshkosh and surrounding community partners. Restricting on street overnight parking aids in the department's ability to respond rapidly and safely to residential neighborhoods when visibility is limited and time is of the essence.

Public Works- The Public Works Department is made up of several divisions that provide services directly to the City.

Sanitation collects garbage and recycling five days a week (including Saturdays when a holiday falls on a weekday) on set routes throughout the City. Collection operations typically run from 7AM- 3PM daily but can be greatly impacted by weather, street conditions and access to carts. Restricting overnight parking aids the sanitation division's operations by providing for better road conditions (plowing operations are more efficient and thorough and there is a higher level of road maintenance and better access to curbs), and by providing less hampered access to carts (since carts are to be placed by the curb prior to 7AM, people can better recognize that sanitation trucks will be coming through the neighborhood and can take that into consideration when parking).

Streets operations primarily provide for street sweeping, cleaning and repair of the municipal storm and sanitary system, pavement overlays, street patching, crack filling, leaf collection, curb repair, terrace repair, graffiti removal, ditch maintenance, weed control, and snow removal. Restricting overnight parking aids the streets division's operations in several ways. It allows for better access to the curb (which is necessary for several of their core services, such as street sweeping, leaf collection and snow removal), provides for greater vision and maneuverability (much of the division's equipment and apparatus are large and difficult to see out of, so having fewer obstacles on the road improves efficiency and safety), allows for more thorough and efficient operations (operators can focus on the work at hand with less need to go back over areas/routes multiple times due to parked cars blocking areas that need to be cleaned or repaired).

Of note, the Stormwater Utility is required to maintain street sweeping operations at current levels per State Statutes. (Section 281.16(2)(am)3, prevents backsliding caused by removal or discontinued maintenance of best management practices (BMPs) that were already in place prior to July 1, 2011. “If a covered municipality has achieved, on July 1, 2011, a reduction of more than 20 percent of total suspended solids carried by runoff, the municipality shall, to the maximum extent practicable, maintain all of the best management practices that the municipality has implemented on or before July 1, 2011, to achieve that reduction.”)



Streets are swept regularly to improve water quality by removing debris from the street, gutters and stormwater inlets. Currently, in addition to day time operators, an operator is assigned to the PM and overnight shifts to accommodate these requirements, restricting parking from 2-5AM enhances the effectiveness of the

overnight shift. In the downtown area (shown in yellow above), which hosts the University and is heavily commercial, street sweeping is required to be performed weekly. In the pink areas, street sweeping is performed once per week for six weeks, then every other week. In order to fulfill this requirement, operators must have access to curbs, gutters and stormwater inlets on a regular basis.

Parked cars create a particular safety concern for leaf collection operations. Due to the size and characteristics of the equipment, visibility of the area around the truck is very limited. It is extremely difficult for operators to see pedestrians, especially when they are near a parked car. People crossing the street or a child running after a ball are much more difficult to see when parked cars line the roadway. Due to fatalities and injuries experienced in Wisconsin, front mounted units were ordered off the streets and the State Patrol issued a moratorium on vacuum collection in Neenah and Oshkosh for a period of time in 2012. Because the City utilized dual steer trucks (the driver operates

the vehicle from the right side) during leaf collection to lessen sight obstructions, the Public Works Department was able to get back to operations and continue to meet federally required operations and not violate the State order.

Snow plowing is an extremely important and difficult task. Within the downtown area, business operators and customers have become accustomed to snow being removed from the area during the overnight hours following all large-scale snowfall events. Because there is limited snow storage area in the downtown, snow must be removed from the terrace area and pushed into the roadway, loaded onto large trucks and hauled away from the area. In order for these operations to be done safely, the roadway from which the snow is being removed must be closed to traffic. Being that cars are not allowed to park overnight, and vehicle and pedestrian traffic is significantly less during these times, this has been when snow removal operations have most frequently been undertaken. Of note, in areas outside of the downtown, parked cars also impact snow clearing operations. Parked cars significantly narrow the roadway for large snow plow equipment. Most residential streets are 32 feet wide. This width is not sufficient for a plow, (garbage trucks and many other large pieces of equipment) to get through if cars are parked on both sides of the street.

Water Utility operations maintain the potable water system and much of this infrastructure is within the street right-of-way. When a main break is experienced, it is important that the utility have quick access to the problem location. Cars must be cleared from the area to allow for operators and equipment to address the situation. During the night time hours, clearing the street of parked cars is more difficult and disruptive (knocking on doors, making phone calls). Many times, it is necessary to call in the Police Department to identify car owners and notify them that their vehicle needs to be moved.

### **Options – Benefits and Concerns**

As noted earlier, on street overnight parking regulations vary greatly from community to community. The elected leaders of a municipality must carefully weigh the needs of the residents, their guests, visitors, public safety, city operations/service provision and state/federal requirements when determining the best policy for their community.

Additionally, once the preferred policy is chosen, there will be further concerns to address such as enforcement. If permits will be utilized/required: How will they be obtained? Who will be eligible to get a permit? Will there be a fee for the permit? How will enforcement be funded? Will enforcement be prioritized?

*No on street overnight parking-* Currently the City of Oshkosh does not allow on street overnight parking.

PROS: This regulation provides greater access to the roadways and right-of-way for public safety and city operations. Having fewer obstacles on the street during required operations such as street sweeping (State mandated to improve stormwater quality), garbage and recycling collection, snow removal, and utility maintenance and emergency repair provides for safer, more efficient and higher quality service. Requiring the streets to be free of vehicles in the overnight hours provides for greater access for police and fire emergency response and adds to the perception of safety for the neighborhood.

Not allowing vehicles to remain on the street for long periods of time makes it more difficult for people to attempt to store or abandon unwanted and/or inoperable vehicles and also alleviates concern regarding unrecognized vehicles/persons near a resident's home.

CONS: This regulation does not offer flexibility and convenience to resident's and their guests.

*No on street overnight parking during certain times of the year-* Some communities do not allow overnight parking during times of the year that are most impacted by inclement weather or during times of greater activity (such as during festival season or other large events). In Wisconsin, when this option is utilized, often overnight parking is not allowed in the winter months.

PROS: This regulation provides access to the roadways and right-of-way during times of the year when the community will likely have the most frequent need to perform snow removal operations. This can serve as a compromise benefitting residents, guests and visitors by allowing access to on street parking during a specific, defined period of time during the year.

CONS: This option does not allow for consistent regulations, year-round efficient operations and the most optimal situation for emergency response. The Public Works Department's operations are impacted greatly by the access they have to the street, curb and right-of-way. Some operations are year-round or most prevalent during the summer months (such as street sweeping and street repair).

*Alternate side overnight parking-* Some communities regulate on street parking by allowing overnight parking on one side of the street (determined by the calendar date) throughout the community or in certain areas.



PROS: This regulation provides access to the roadways and right-of-way on a limited basis (every other day for most streets) for City operations. This can serve as a compromise benefiting residents, guests and visitors by allowing access to on street parking.

CONS: Alternate side parking rules can cause confusion as to where and when parking is allowed and can make enforcement difficult. The efficiency, effectiveness and flexibility of city operations is impacted.

*No on street parking allowed on certain days of the week* – A community may choose to allow on street parking on specific days of the week. For example, parking may be prohibited on Mondays and Tuesdays, but allowed Wednesday – Sunday (or any other street/day combination the Council determines to be most appropriate).

PROS: This regulation provides access to the full street width for City operations on a regular basis. Residents are allowed to park on the street on a predictable schedule.

CONS: The efficiency, effectiveness and flexibility of city operation is impacted. There are days of the week that overnight on street parking is not available to residents and their guests.

*Unregulated overnight on street parking*- Some communities do not restrict on street parking overnight.

PROS: Residents and their guests have unrestricted access to overnight on street parking.

CONS: City operations and safety are impacted, making operations both less efficient and less effective due to efforts necessitated by parked cars in the work path. Additionally, many concerns and complaints regarding parking are generated due to people's concerns and frustrations around when and where people are parking. Things like vehicles that have been in the same location for an extended amount of time, vehicles that appear to be inoperable, concerns about access to their driveway or visibility at intersections or other congested areas are all lessened when vehicle owners are tasked with moving their vehicle periodically.

## **Recommendation**

Staff has gathered information as to the potential overnight parking regulation options, how other communities regulate overnight parking and the operational needs of the City. At this point, staff recommends gathering the thoughts and opinions of Oshkosh residents prior to moving forward with any policy changes regarding overnight on

street parking regulations. As noted earlier, residents' expectations, priorities and preferences vary from community to community. Information could be gathered through an online survey (Polco system), during a committee or City Council workshop, by public hearing or any other method the Council feels is most appropriate.

Following review and discussion at the August 13 Transportation Committee meeting, members recommended utilizing the Polco system or other methods to gather input as to the needs and preferences of the community regarding on street overnight parking.

### **Additional areas to discuss:**

The questions in bold below have been brought to the City Council and staff. Basic information is provided; however, staff is looking for direction as to how the Committee and City Council would like to delve into these issues and what information would be most pertinent to best move forward with related policy decisions.

### **Should parking regulations be consistent throughout the City or vary based on the characteristics of the area?**

Consistency of rules and enforcement is often preferable for several reasons. Rules that apply to all areas in all situations are easier to convey to the public and leave less room for misinterpretation. However, sometimes the differences in the characteristics of an area warrant a different set of rules to properly address differing situations. Regarding on street parking, residential areas, the downtown and the area encompassing the UW-Oshkosh campus may warrant different on street parking regulations depending on the community's needs and preferences. If the City Council would like to look at regulating these areas more consistently or provide more area specific regulation in these or other defined areas, guidance to staff as to how the Council would feel best prepared to move forward is needed.

### **Should 4-hour parking be added to City lots?**

The question as to how long free parking spaces in the City's parking lots should be time limited has been discussed and changed many times in the City's history. Previously the City had a Parking Committee that looked at these types of issues as they arose. The amount of time a space should be available can be argued from several perspectives. Shorter time limits increase turnover, hopefully increasing the number of people having convenient access to downtown businesses and amenities. Longer time

limits more easily accommodate those in the area for a longer service or engagement. Four-hour time limits can accommodate individuals accessing services that can take longer than 2 hours (such as hair care, body art, health services, etc.) but can also reduce turnover. With a four-hour time limit, previous observation of parking behavior seemed to suggest employees of downtown businesses taking up these spaces and then moving their cars at lunch or over a mid-shift break to another close space, tying these spaces up for the entire day. Direction is needed as to what information is needed by the Council and what goals/objectives of the spaces are to be prioritized to best determine the most advantageous utilization of the City's lots.

At the August 13 Transportation Committee meeting, members recommended that due to the recent changes made at the request of the BID (increased number of 2 hour parking spaces and offering 24 hour leased spaces) and increased enforcement within the parking lots, an adjustment period of at least one full year should be observed before any additional changes are considered. After this adjustment period, input should be sought from the main stakeholders of the downtown parking lots to determine if further changes are needed/wanted.

As noted previously, please find attached a brief summary of the municipal parking lots/ramps regulations in comparable and well-known cities.

### **Should paid on-street parking be reevaluated?**

The City contracted for a comprehensive parking study in 2016 that recommended the use of metered on street parking in the downtown. The City Council chose not to implement the recommendations of the study at that time. Would the current Council prefer to review the 2016 study and/or move forward with a new comprehensive review of the current parking situation and/or pursue a different path?

### **Should downtown parking lots continue to be owned and operated by the City, including their maintenance and reconstruction?**

This is a very complex question. City owned parking lots in the downtown provide a convenience for all those visiting, living and working in our community. Lots are used by individuals to access private businesses, visit public facilities and attend private and public events every day. The cost of maintaining such facilities is significant. Lots must be cleared of snow and debris regularly, crack filling, pot hole repair, resealing and full

restoration is a continuous process. Additionally, determining the appropriate policies and enforcement of these spaces can be controversial and may require reevaluation and change over time. Should the Council wish to evaluate potential policy changes regarding City owned lots, direction as to the aspects of this question that warrant research should be provided.

Brown and Caldwell  
250 East Wisconsin Avenue, Suite 1600  
Milwaukee, WI 53202

Phone: 414-273-8800

Prepared for: City of Oshkosh

Project Title: 2024 General Storm Water Services

Project No.: 195088

### Technical Memorandum

Subject: Parking Controls Analysis Memo

Date: August 21, 2024

To: Justin Gierach, P.E., Engineering Division Manager / City Engineer  
Alyssa Deckert, P.E., Civil Engineering Supervisor

From: Mike Wegner, P.E & Cara Hiler

Copy to: Chuck Boehm, P.E.

## Executive Summary

The City of Oshkosh is considering modifying the City's overnight parking regulations. The change in parking regulations would impact various City operations, one of which is the City's street cleaning program. In addition to providing more aesthetically pleasing and safer streets, street cleaning removes sediment and nutrients from the road that would otherwise wash into area waterways. The suggested changes to the overnight parking regulation would increase the amount of sediment, often referred to as total suspended solids (TSS), and nutrients, more specifically total phosphorus (TP), discharged to area waterways during storm events.

A recent analysis of area waterways in the Upper Fox and Wolf River Total Maximum Daily Load (TMDL) study has identified TSS and TP reductions that are needed to improve the health of the waters as directed by the United States Environmental Protection Agency. Stormwater discharges from the City's storm sewer system are regulated by the Wisconsin Department of Natural Resources through a Stormwater Discharge Permit. That permit requires that the City make continual progress toward meeting the pollution reduction targets outlined in the TMDL study. The suggested parking regulation changes would be considered 'backsliding' on the current progress made and the City would need to find additional mitigative measures to counter the pollution increases.

Mitigative measures to offset the TSS and TP increase may include changing how the current street cleaning program operates and/or the implementation of structural measures. Past structural projects that have removed TSS and TP amounts comparable to the identified increases have cost between \$2.5 and \$3.7 million dollars. This technical memorandum evaluates potential suggested changes in TSS and TP loads from the City, potential regulatory impacts, and cost and program implications.

## Introduction / Project Description

The City of Oshkosh is considering modifying the City’s overnight parking regulations. Currently, overnight street parking is prohibited and the City is considering allowing overnight and/or long-term on-street parking. The change in parking regulations would impact various City operations, one of which is the City’s street cleaning program. To assist in evaluating the impacts of modifying the parking regulations, Brown and Caldwell evaluated how pollution control associated with the City’s street cleaning would change.

Street cleaning removes dirt, debris, and associated pollutants such as Total Suspended Solids (TSS) and Total Phosphorus (TP) from the street before it can enter downstream waterbodies such as the Fox River and Lake Winnebago. A core purpose of the City’s street cleaning program is to maximize the pollution reduction that it can achieve as a part of compliance with the City’s Municipal Separate Storm Sewer System (MS4) permit and the Upper Fox and Wolf River Total Maximum Daily Load (TMDL). The street cleaning program was previously evaluated, and optimized, as part of prior Citywide Storm Water Management Plans (SWMP) in 2008, 2014, and 2022. The City takes credit for the amount of TSS and TP removed by street cleaning as part of the City’s MS4 permit.

Street cleaning is most effective when there is no on-street parking, and the street cleaner has unobstructed access to the curb along the edge of a street. Dirt, debris, and pollutants accumulate near the curb and street cleaners travel along the curb to collect these materials. When cars are parked on-street along the curb they block the path of street cleaners and force the cleaners to adjust their path into the middle of the street. This reduces the amount of pollution that is collected by the street cleaners.

Under State regulations, the City must maintain existing practices in place to reduce stormwater pollution. If changes are made to existing practices, new practices must be implemented to offset the reduction in pollutant removal.

The following sections describe the current street cleaning program and analysis methods used to evaluate the increase in annual pollutant loads as a result of additional on-street parking. The analysis was completed by updating WinSLAMM modeling previously completed as part of the 2022 Citywide SWMP Update. WinSLAMM is the most commonly used model in Wisconsin to assess urban stormwater pollution loads and pollution reduction from Stormwater Management Practices (SMPs), including street cleaning.

## Existing Street Cleaning Summary

The pollution removed by street cleaning is based on the frequency of cleaning, type of equipment, density of on-street parking, and whether controls are in place to restrict parking during times when street cleaners operate. The City has two street cleaning zones; 1) downtown areas, and 2) other remaining areas of the City. The two tables shown below (Table 1 and 2) summarize the street cleaning program details. Both of these tables were previously included in the 2022 Citywide SWMP Update.

Table 1. Street Cleaning Program Details		
Zone	Cleaning Frequency	Equipment
Downtown	Weekly during Cleaning Season <sup>1</sup>	High Efficiency
Remainder of City	Weekly - 1st 6 Weeks of Season <sup>1</sup> Bi-weekly - Remainder of Season <sup>1</sup>	80% High Efficiency & 20% Mechanical - 1st 6 Weeks 100% High Efficiency (Mechanical as back-up) - Remainder of Season

<sup>1</sup>Cleaning Season commences after spring snow melt (typically March) and continues until first snowfall (typically end of November).



Table 2. Parking Density and Controls		
Land Use	Parking Density	Parking Controls
Central Business District, UW Oshkosh Campus	Extensive Short Term	With Parking Controls
Cemetery, Golf Course, Suburban Residential, Office Park, Shopping Center	None	With Parking Controls
Residential (high, medium and low), Park, Industrial (light and medium), Strip Commercial	Light	With Parking Controls

As a result of this existing program, a total of 228 tons/year of TSS and 785 pounds/year of TP is removed Citywide. The removal is further detailed in Table 3, which was also previously part of the 2022 Citywide SWMP Update.

2022 Table 3. Street Cleaning Program Pollutant Load Reduction Results					
Reachshed	Total Treated Area (ac)	TSS Load Reduction (tons/year)	TSS Reduction % (compared to “no controls” total load)	TP Load Reduction (lbs/year)	TP Reduction % (compared to “no controls” total load)
<b>Upper Fox/Wolf TMDL Reachsheds</b>					
Sawyer Creek	2,326	48	13%	174	8%
Lake Butte des Morts	549	12	5%	38	3%
Fox River – Lake Butte des Morts to Lake Winnebago	2,902	78	14%	268	9%
Lake Winnebago	4,266	90	10%	307	6%
<b>Totals</b>	<b>10,043</b>	<b>228</b>		<b>785</b>	
<b>Lower Fox TMDL Reachshed</b>					
Neenah Slough	0	0	0%	0	0%

## Modified Parking Controls Evaluation

To consider the pollution reduction implications of modifying the parking regulations, the parking controls input within the WinSLAMM model was modified to reflect no parking controls being in place. All other model inputs (frequency, equipment, and parking density) remained the same. The WinSLAMM models were executed, and the results were summarized and are shown in Table 4 below. Overall, the elimination of parking controls would result in an increase of 29 tons/year of TSS and 105 pounds/year of TP to area waterbodies.



Table 4. Street Cleaning Program Pollutant Load Reduction Results					
Reachshed	Total Treated Area (ac)	TSS Load Reduction (tons/year)	TSS Reduction % (compared to “no controls” total load)	TP Load Reduction (lbs/year)	TP Reduction % (compared to “no controls” total load)
<b>Upper Fox/Wolf TMDL Reachsheds</b>					
Sawyer Creek	2,326	42	12%	152	7%
Lake Butte des Morts	549	10	4%	32	2%
Fox River – Lake Butte des Morts to Lake Winnebago	2,902	69	12%	234	8%
Lake Winnebago	4,266	78	9%	262	5%
<b>Totals</b>	<b>10,043</b>	<b>199</b>		<b>680</b>	
<b>Lower Fox TMDL Reachshed</b>					
Neenah Slough	0	0	0%	0	0%

## Overall Citywide Pollution Reduction Implications

When considering the overall pollution reduction impacts, the implications of other SMPs besides street cleaning needs to be considered. Street cleaning occurs upstream of other SMPs, including catch basins and wet detention basins. The above analysis considered street cleaning independent of these other practices. In accordance with modeling practices, the collective impacts of all practices needs to be considered. The methodology for this is documented in the 2022 Citywide SWMP. This methodology was followed to update the overall Citywide “With Controls” TSS and TP reduction calculations. The updated results, in comparison to the 2022 SWMP results, are shown in Tables 5 and 6 below. Overall, the elimination of parking controls would result in an increase of 23 tons/year of TSS and 84 pounds/year of TP to area waterbodies.

Table 5. Citywide TSS Reduction Comparison							
Reachshed	TMDL Target TSS Load Reduction %	“No Controls” TSS Load (tons/year)	2022 SWMP “With Controls” TSS Reduction (tons/year)	2022 SWMP “With Controls” TSS Reduction %	Parking Controls Analysis “With Controls” TSS Reduction (tons/year)	Parking Controls Analysis “With Controls” TSS Reduction %	Increase in TSS Load (tons/year)
<b>Upper Fox/Wolf TMDL Reachsheds</b>							
Sawyer Creek	58.4%	354	98	27.8%	94	26.4%	4
Lake Butte des Morts	20%	242	56	23.2%	55	22.6%	1
Fox River – Lake Butte des Morts to Lake Winnebago	20%	557	213	38.3%	207	37.2%	6
Lake Winnebago	20%	893	275	30.8%	263	29.5%	12
<b>Totals</b>		<b>2,045</b>	<b>642</b>	<b>31.4%</b>	<b>619</b>	<b>30.3%</b>	<b>23</b>
<b>Lower Fox TMDL Reachshed</b>							
Neenah Slough	52%	2	0	0%			No





**Table 6. Citywide TP Reduction Comparison**

Reachshed	TMDL Target TP Load Reduction %	“No Controls” TP Load (lbs/year)	2022 SWMP “With Controls” TP Reduction (lbs/year)	2022 SWMP “With Controls” TP Reduction %	Parking Controls Analysis “With Controls” TP Reduction (lbs/year)	Parking Controls Analysis “With Controls” TP Reduction %	Increase in TP Load (lbs/year)
<b>Upper Fox/Wolf TMDL Reachsheds</b>							
Sawyer Creek	85.6%	2,104	425	20.2%	408	19.4%	17
Lake Butte des Morts	85.6%	1,392	255	18.3%	250	17.9%	5
Fox River – Lake Butte des Morts to Lake Winnebago	85.6%	3,023	865	28.6%	843	27.9%	22
Lake Winnebago	85.6%	5,167	1,282	24.8%	1,242	24.0%	40
<b>Totals</b>		<b>11,685</b>	<b>2,827</b>	<b>24.2%</b>	<b>2,743</b>	<b>23.5%</b>	<b>84</b>
<b>Lower Fox TMDL Reachshed</b>							
Neenah Slough	40.5%	20	0	0.0%	0	0.0%	No

## Regulatory Implications

In 2011 as part of Act 32, the State modified prior pollution control requirements for municipalities with a MS4 permit. As part of the revised requirements, Act 32 requires the City of Oshkosh to achieve a 20-percent reduction in TSS from its MS4 system. It also requires that all practices used to achieve this reduction be maintained.

The City’s current MS4 permit also includes language regarding this requirement in Section 2.7.1 of the permit. Under this section, the City is required to maintain all SMPs that the City implemented prior to July 1, 2011 in order to achieve a reduction of 20% or more of TSS. If a SMP is removed or modified it is stated that, “the permittee shall continue to achieve the reduction by installing, implementing, and maintaining the necessary storm water BMPs to, at a minimum, equal the same level of treatment.”

The City discharges to several impaired waterbodies which are described in “Total Maximum Daily Loads for Total Phosphorus and Total Suspended Solids Upper Fox and Wolf Basins,” February 27, 2020. The City’s MS4 permit includes requirements for a TMDL implementation plan as part of Appendix C of the permit. As part of permit compliance, the City developed a schedule as part of the 2022 Citywide SWMP to work towards achieving the TMDL targets. As part of the requirements, the City is expected to show continue progress towards meeting TMDL targets.

At the outset of this evaluation the Wisconsin Department of Natural Resources (WDNR) was contacted to gain more information regarding potential implications of changes to the City’s parking regulations. A copy of correspondence with the WDNR is included as Attachment A. The WDNR confirmed the requirements identified above.

If the parking regulations are modified, the City would be required to implement additional SMPs to offset the increase in pollution loads to area waterbodies. The exact requirements associated with implementation of new practices, such as timing, would need to be further discussed and confirmed with the WDNR.



## Potential Cost and/or Program Implications

A change in parking regulations will result in additional costs to the City, either through implementation of one or more structural projects and/or modification of the current street cleaning program.

As previously stated, the elimination of parking controls would result in an increase of 23 tons/year of TSS and 84 pounds/year of TP to area waterbodies. This increase could be countered by construction of a new structural stormwater management facility. The reduction needed is in the range of the amount of TSS and TP reduced achieved on an annual basis by the recently constructed 9<sup>th</sup> & Washburn Wet Detention Basin (27 tons/year of TSS and 133 pounds/year of TP removed annually) or the Fernau Watershed – North Main Street Area Wet Detention Basin (26 tons/year of TSS and 81 pounds/year of TP removed annually). To provide examples of potential cost implications if a similar single facility could be constructed, these facilities had construction costs of approximately \$2.5 million and \$3.7 million, respectively, not accounting for inflation.

Furthermore, the increase of TSS and TP that would result from an elimination of parking controls is larger than any of the potential regional SMPs evaluated as part of the 2022 Citywide SWMP. The Hoffmaster – East & West Wet Detention Basin could potentially remove 21 tons/year of TSS and 58 pounds/year of TP at an estimated cost of \$7.4 million. The Westhaven Golf Course Wet Detention Basin could potentially remove 15 tons/year of TSS and 91 pounds/year of TP at an estimated cost of \$2.2 million. It should be noted that the 2022 Citywide SWMP was a planning level study and both of these SMPs were evaluated at a conceptual design level. The actual pollutant reductions and project costs could vary significantly.

Instead of, or in conjunction with one or more structural projects, street cleaning program modifications could be made to limit the impact of the changes.

One alternative would be to implement alternate side parking regulations and adjusting the cleaning schedule and routes to align with the alternate side parking. If the same frequency and extent of street cleaning can be accomplished with a modified program as done under the current program, then additional structural practices would not be required. Operation and maintenance costs associated with a modified street cleaning program for alternate side parking are not currently known. A detailed evaluation by the Public Works Department would be required to identify associated route modifications to understand the impact of overlapping travel distances without active street cleaning or redundant cleaning stretches to avoid areas where parking is allowed. This would result in additional wear on vehicles, increased fuel costs, and additional staff costs for unproductive drive time. Expanded staffing needs could be offset through having existing staff work overtime schedules, shifting resources from other public works activities and training them for this area of operations, or increasing public works staff and training new hires.

Another option would be to limit the area for which overnight parking is allowed which would result in a smaller increase in pollution loading. This would result in a reduction of required offsetting structural practices, the extent of which has not currently been quantified since an impacted area is not known. Street cleaning operational expenses are not anticipated to have much, if any change.

## **Attachment A: WDNR Correspondence**

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## Mike Wegner

---

**From:** Linskens, Christopher J - DNR <Christopher.Linskens@wisconsin.gov>  
**Sent:** Tuesday, August 6, 2024 12:09 PM  
**To:** Mike Wegner  
**Cc:** Minser, Amy J - DNR; Chuck Boehm  
**Subject:** RE: Street Cleaning / Parking Control Modifications Questions

Hey Mike,

You've asked some very good questions and we have had quite a few internal discussions as a result.

There are a couple of perspectives that need to be considered for situations like this. One being Section 2.7 of the permit and the other is TMDL WLA's. Each of those get pretty nuanced, so it's really tricky to give any blanket answers that would apply to all MS4s or all BMP revisions.

In the case of changes to a street sweeping program, replacement of any lost treatment may or may not be needed. It sort of depends on the MS4, and where within an MS4, those changes are implemented. Most would be subject to both 2.7 and TMDL WLA, but some may only be subject to one of the two. Likewise, some may not result in significant changes in treatment or may be in an area that is already meeting WLA.

Generally, we want to see improved treatment over time and it's difficult to remove a BMP prior to replacing that lost treatment and still be able to say that pollutants are being reduced to the maximum extent practicable. There may be some room for discretion on the timing depending on how significant the change is and how it plays into the overall water quality treatment plan for a particular MS4.

This basically means each of your questions really come down to a case-by-case assessment by the regional DNR staff.

My recommended path would be to submit information on the proposed changes. This should include a description of the proposed change, the treatment impact and the plan to offset that lost treatment. Then we would have to work together on determine what the appropriate path forward would be.

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**Chris Linskens, PE**

Regional Storm Water Engineer – Division of External Services  
Wisconsin Department of Natural Resources  
Cell Phone: [920-857-8917]  
[Christopher.Linskens@wi.gov](mailto:Christopher.Linskens@wi.gov)



---

**From:** Mike Wegner <mwegner@BrwnCald.com>  
**Sent:** Monday, August 5, 2024 9:06 AM

**To:** Linskens, Christopher J - DNR <Christopher.Linskens@wisconsin.gov>; Minser, Amy J - DNR <Amy.Minser@wisconsin.gov>  
**Cc:** Chuck Boehm <CBoehm@BrwnCald.com>  
**Subject:** RE: Street Cleaning / Parking Control Modifications Questions

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Thanks Chris – Yes. The alternate side parking is a good item to consider, and we will mention that to the community.

A couple follow-up questions regarding how Section 2.7.1 is applied.

- Let's say the community had achieved 22% TSS control as of July 1, 2011. Since 2011 they have installed other BMPs (wet ponds, biofilters, etc) and are now at a higher level of control (i.e. 25%). If they modify the parking controls, but are still above 22% (because of the other BMPs) is that acceptable?
- If they chose to modify the parking controls does a new practice need to be in place prior to the change in the parking ordinance? (i.e. would they need to put in a new practice prior to the effective date of an updated ordinance?) Or is there a grace period for when they would need to put in a new practice? (such as within 12 months, or the end of a permit term)

Thanks!

**Michael Wegner, P.E.**

Water Resources Engineer

**Brown and Caldwell**

T 414.203.2894 | C 608.228.8791 | [mwegner@BrwnCald.com](mailto:mwegner@BrwnCald.com)



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**From:** Linskens, Christopher J - DNR <[Christopher.Linskens@wisconsin.gov](mailto:Christopher.Linskens@wisconsin.gov)>  
**Sent:** Monday, August 5, 2024 8:27 AM  
**To:** Mike Wegner <[mwegner@BrwnCald.com](mailto:mwegner@BrwnCald.com)>; Minser, Amy J - DNR <[Amy.Minser@wisconsin.gov](mailto:Amy.Minser@wisconsin.gov)>  
**Cc:** Chuck Boehm <[CBoehm@BrwnCald.com](mailto:CBoehm@BrwnCald.com)>  
**Subject:** RE: Street Cleaning / Parking Control Modifications Questions

Hi Mike,

Section 2.7.1 of the permit would apply in situations like this, so any lost treatment resulting from the change would need to be offset.

They may want to consider doing alternate side overnight parking, such that each side of the road has restricted parking periods. That could allow for the restricted side to be swept and still allow for the parking, the alternation would allow for each side to be swept.

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Chris Linskens, PE**

Regional Storm Water Engineer – Division of External Services

Wisconsin Department of Natural Resources

Cell Phone: [920-857-8917]

[Christopher.Linskens@wi.gov](mailto:Christopher.Linskens@wi.gov)



---

**From:** Mike Wegner <[mwegner@BrwnCald.com](mailto:mwegner@BrwnCald.com)>  
**Sent:** Monday, July 29, 2024 1:27 PM  
**To:** Minser, Amy J - DNR <[Amy.Minser@wisconsin.gov](mailto:Amy.Minser@wisconsin.gov)>; Linskens, Christopher J - DNR <[Christopher.Linskens@wisconsin.gov](mailto:Christopher.Linskens@wisconsin.gov)>  
**Cc:** Chuck Boehm <[CBoehm@BrwnCald.com](mailto:CBoehm@BrwnCald.com)>  
**Subject:** Street Cleaning / Parking Control Modifications Questions

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Afternoon Amy and Chris –

A question has come up from a MS4 municipality regarding potential modifications to their parking restrictions. The municipality currently allows no overnight parking. They are considering allowing overnight parking in a portion of the city. We are trying to understand the implications to the City's street cleaning program and overall level of pollution reduction as it relates to their MS4 permit. The prior analysis assumed that parking controls were imposed. We anticipate updating the modeling associated with street cleaning to help the City understand the implications of changing parking restrictions. As part of our this, we want to make sure we understand how any potential changes to parking restrictions might impact compliance with the MS4 permit.

- Recap of what is being considered:
  - The potential change would allow overnight parking in a portion of the City.
  - There would be no changes to the sweeping program (the same equipment would be used at the same frequency).
- Question: If parking controls are changed does that result in a modification that must be offset as per Section 2.7.1.a of the MS4 general permit? (see screenshot below)

**2.7.1** To the maximum extent practicable, implementation and maintenance of all storm water management practices necessary to meet the more restrictive total suspended solids reduction of either of the following:

**a.** The permittee shall maintain all source area controls, structural storm water management facilities, and non-structural storm water BMPs that the permittee implemented on or before July 1, 2011, to achieve a reduction of 20% or more of total suspended solids carried by storm water runoff from existing development to waters of the state. If the permittee removes or modifies a storm water BMP, the permittee shall continue to achieve the reduction by installing, implementing, and maintaining the necessary storm water BMPs to, at a minimum, equal the same level of treatment. All structural storm water management facilities utilized to meet the requirements in section 2.7.1.a shall be inventoried and maintained in accordance with sections 2.6.1 and 2.6.2.

Thanks,

**Michael Wegner, P.E.**

Water Resources Engineer

**Brown and Caldwell**

T 414.203.2894 | C 608.228.8791 | [mwegner@BrwnCald.com](mailto:mwegner@BrwnCald.com)



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Professional Registration in Specific States



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Julie Calmes, Director of Finance  
**DATE:** August 27, 2024  
**SUBJECT:** Report of Bills

---

**Background**

The items below are being presented for approval by the Oshkosh Common Council. These items have been properly audited and certified by the City Comptroller and are herewith submitted for your allowance in the amount of \$9,178,072.78.

Bills paid August 9 and August 16, 2024	\$3,781,676.87
Payroll paid August 16, 2024	\$1,220,600.72
Regular cycle payables paid throughout the month of July	\$3,539,841.69
Regular UMR payables paid throughout the month of July	\$635,953.50

---

**Attachments**

08092024 Checkrun  
July 2024 UMR



CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
11324	08/09/2024	ADOBE SYSTEMS INC	2,411.76
11325	08/09/2024	AIRGAS USA LLC	3,211.76
11326	08/09/2024	ANTHONY L NEUMANN	27.41
11327	08/09/2024	BROOKS TRACTOR INC	2,733.70
11328	08/09/2024	CARYN BEHLMAN	93.13
11329	08/09/2024	CINTAS CORPORATION NO 2	578.67
11330	08/09/2024	COMMUNICATIONS ENGINEERING CO	736.00
11331	08/09/2024	CUMMINS SALES AND SERVICE	467.50
11332	08/09/2024	DFI SOLUTIONS IN PRINT INC	3,539.42
11333	08/09/2024	ENERGY CONTROL AND DESIGN INC	1,589.78
11334	08/09/2024	EVAN PETRIE	32.83
11335	08/09/2024	FERGUSON WATERWORKS #1476	2,747.66
11336	08/09/2024	FOUNDATION BUSINESS SYSTEMS LLC	89.00
11337	08/09/2024	FRANK CONTRACTORS LLC	4,525.00
11339	08/09/2024	GAPPA SECURITY SOLUTIONS LLC	490.00
11340	08/09/2024	HYDRO CORP	8,781.00
11341	08/09/2024	JEFFERSON FIRE & SAFETY	3,037.01
11342	08/09/2024	JFTCO INC	7,257.69
11343	08/09/2024	KENNETH L GRESSER	36.18
11344	08/09/2024	KONE INC	969.33
11345	08/09/2024	KONECRANES INC	1,590.00
11346	08/09/2024	LEE BEVERAGE	502.52
11347	08/09/2024	MACQUEEN EQUIPMENT GROUP	3,607.48
11348	08/09/2024	MANDI KATION	81.74
11349	08/09/2024	MCC INC	8,550.91
11350	08/09/2024	MIDWEST EQUIPMENT SPECIALISTS	2,978.79
11351	08/09/2024	MONROE TRUCK EQUIPMENT	55,672.00
11352	08/09/2024	NORTHEAST ASPHALT INC	460.00
11353	08/09/2024	NORTHERN LAKE SERVICE INC	718.14
11354	08/09/2024	OSHKOSH CONVENTION AND VISITORS BUREAU INC	51.58
11355	08/09/2024	PLYMOUTH LUBRICANTS	3,558.31
11356	08/09/2024	POLYDYNE INC	1,404.00
11357	08/09/2024	POMP'S TIRE SERVICES INC	307.70
11358	08/09/2024	PRIMADATA LLC	14,460.92
11359	08/09/2024	QUALITY TRUCK CARE CENTER INC	6,074.94
11360	08/09/2024	RED SHOES INC	3,750.00
11361	08/09/2024	RNOW INC	299.96
11362	08/09/2024	ROGAN'S SHOES	199.74
11363	08/09/2024	RUCINSKYS PAINT AND DECORATING LLC	1,550.00
11364	08/09/2024	SERVICEMASTER BLDG MAINTENANCE	9,042.20
11365	08/09/2024	SUPERIOR CHEMICAL CORPORATION	687.30
11366	08/09/2024	MCCLONE	94,719.16
11368	08/09/2024	THE UNIFORM SHOPPE OF GREEN BAY INC	16,125.45
11369	08/09/2024	ON TIME EMBROIDERY INC	4,611.00
11370	08/09/2024	WASTE MANAGEMENT OF WI-MN	3,724.34
11371	08/09/2024	WESTWOOD PROFESSIONAL SERVICES INC	1,673.15

11372	08/09/2024	WI PUBLIC SERVICE CORP	84,043.18
11373	08/09/2024	WINNEBAGO COUNTY TREASURER	2,287.45
11374	08/09/2024	WINNEBAGO COUNTY TREASURER	208,275.34
11375	08/09/2024	WISCONSIN AUDIO VIDEO	6,937.33
5002370	08/09/2024	GANNETT WISCONSIN LOCALIQ	1,328.92
5002371	08/09/2024	TRITECH FORENSICS INC	5,384.00
5002372	08/09/2024	ALEXANDER CHEMICAL CORPORATION	16,605.00
5002373	08/09/2024	ANDREW J PRICKETT	17.42
5002374	08/09/2024	CHRISTINE APPLEBEE OR JOAN DEXLER-BORDEN	45.97
5002375	08/09/2024	PAUL ASTRACK	46.94
5002376	08/09/2024	BOB GRIFFIN CARPENTRY LLC	8,505.00
5002377	08/09/2024	BOUND TREE MEDICAL LLC	2,172.38
5002378	08/09/2024	BRANDON C NIELSEN	26.80
5002379	08/09/2024	CHRIS HAEDT	61.64
5002380	08/09/2024	COURTNEY SCOLES	30.00
5002381	08/09/2024	DREAMS OF JEANNE LLC	30.00
5002382	08/09/2024	DUNCANS WINDOW AND DOOR	26,125.00
5002383	08/09/2024	EMERGENCY LIGHTING AND ELECTRONICS LLC	1,516.27
5002384	08/09/2024	EMMA DZIENGELESKI	53.60
5002385	08/09/2024	ENGBERG ANDERSON INC	1,512.18
5002386	08/09/2024	FIRST AMERICAN TITLE INSURANCE COMPANY	44.20
5002387	08/09/2024	JAMIE EVERSON	150.56
5002388	08/09/2024	FOCUS PROPERTIES LLC	110.33
5002389	08/09/2024	MARTIN FOURNIER OR ROBYN KARGUS	29.56
5002390	08/09/2024	GALLS LLC	435.58
5002391	08/09/2024	GARTMAN MECHANICAL SERVICES	438.00
5002392	08/09/2024	GERLACH INVESTIGATIONS LLC	300.00
5002393	08/09/2024	GT BUILDERS	30,900.00
5002394	08/09/2024	GUARANTY TITLE SERVICES INC	45.62
5002395	08/09/2024	GUNDERSON CLEANERS INC	1,811.40
5002396	08/09/2024	HENRY SCHEIN INC	4,448.13
5002397	08/09/2024	ROAD EQUIPMENT PARTS CENTER	139.30
5002398	08/09/2024	IDEAL CRANE RENTAL INC	1,190.00
5002399	08/09/2024	DENNIS IMMEL	32.71
5002400	08/09/2024	INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL	75.83
5002401	08/09/2024	INTERSTATE PUMP & TANK LLC	2,892.86
5002402	08/09/2024	JACKS MAINTENANCE SERVICE INC	360.00
5002403	08/09/2024	JAMES RUDDY	11.06
5002404	08/09/2024	JASON KIENAST	13.49
5002405	08/09/2024	JOHN GREGORIUS	6.70
5002406	08/09/2024	JWR INC	68,764.11
5002407	08/09/2024	A. KALMERTON WELDING SUPPLIES	1,930.23
5002408	08/09/2024	KIMBERLY ANN WEGGELAND	250.00
5002409	08/09/2024	KLINK EQUIPMENT	38.75
5002410	08/09/2024	RELX INC	300.00
5002411	08/09/2024	LISA SOSINSKI	145.52
5002412	08/09/2024	NICOLET LUMBER COMPANY	470.70

5002413	08/09/2024 MARK WEISENSEL	115.00
5002414	08/09/2024 AMANDA EAKE	32.26
5002415	08/09/2024 DONALD DE BAUCHE	450.00
5002416	08/09/2024 JAMES & SUZAN BALZA	18.75
5002417	08/09/2024 JOHNNY & LISA COATS	350.00
5002418	08/09/2024 QUANDT PLUMBING LLC	30.00
5002419	08/09/2024 OSHKOSH RECREATION DEPARTMENT	1,599.50
5002420	08/09/2024 CITY OF OSHKOSH	204.00
5002421	08/09/2024 THOMAS H REITZ	5,000.00
5002422	08/09/2024 REGISTRATION FEE TRUST	339.00
5002423	08/09/2024 SHERRY RIEBEN	17.46
5002424	08/09/2024 RIESTERER & SCHNELL INC	507.51
5002425	08/09/2024 STACIA OR KYLE ROOT	21.11
5002426	08/09/2024 RUESCH MANAGEMENT	121.06
5002427	08/09/2024 ISABEL SALZER	84.13
5002428	08/09/2024 SCHMITT TITLE LLC	165.77
5002429	08/09/2024 SCOTT OKON	13.49
5002430	08/09/2024 SOLUTRAN	44.76
5002431	08/09/2024 STATE INDUSTRIAL PRODUCTS CORPORATION	258.26
5002432	08/09/2024 MASON STEINHILBER	21.44
5002433	08/09/2024 LINDA J STOECKERT	46.28
5002434	08/09/2024 T MOBILE	32.80
5002435	08/09/2024 TC PROPERTIES OF THE FOX VALLEY LLC	48.79
5002436	08/09/2024 THOMAS R KARRELS PE SC	17,994.00
5002437	08/09/2024 TITAN PROPERTY MANAGEMENT LLC	114.43
5002438	08/09/2024 TODD MUEHRER	26.80
5002439	08/09/2024 TOTAL SECURITY AND SAFETY INC	6,300.00
5002440	08/09/2024 TOWN N COUNTRY TITLE LLC	46.43
5002441	08/09/2024 UMS PRINT SOLUTIONS	554.79
5002442	08/09/2024 UNITED PARCEL SERVICE	43.89
5002443	08/09/2024 US SIGNAL COMPANY LLC	67.11
5002444	08/09/2024 WILDFLOWER LANDSCAPES LLC	27.03
		<u>794,791.07</u>

CHECK NUMBER	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME	AMOUNT
10898	07/05/2024	WIRE	27018	UMR	0.61
10899	07/11/2024	WIRE	27018	UMR	138,310.31
10900	07/26/2024	WIRE	27018	UMR	30.00
10901	07/19/2024	WIRE	27018	UMR	132.90
10902	07/22/2024	WIRE	27018	UMR	54.98
10903	07/22/2024	WIRE	27018	UMR	312.94
10904	07/11/2024	WIRE	27018	UMR	577.00
10905	07/25/2024	WIRE	27018	UMR	44.00
10906	07/30/2024	WIRE	27018	UMR	80.00
10907	07/24/2024	WIRE	27018	UMR	1,727.70
10908	07/25/2024	WIRE	27018	UMR	100,807.91
10914	07/25/2024	WIRE	27018	UMR	704.42
70824	07/08/2024	WIRE	27018	UMR	80,914.31
71224	07/12/2024	WIRE	27018	UMR	47,196.97
71924	07/19/2024	WIRE	27018	UMR	116,485.70
72624	07/26/2024	WIRE	27018	UMR	120,011.73
108671	07/10/2024	WIRE	27018	UMR	9,057.23
108741	07/17/2024	WIRE	27018	UMR	381.79
108751	07/05/2024	WIRE	27018	UMR	240.00
108761	07/17/2024	WIRE	27018	UMR	384.96
108771	07/17/2024	WIRE	27018	UMR	175.73
108781	07/11/2024	WIRE	27018	UMR	387.27
108791	07/09/2024	WIRE	27018	UMR	248.88
108801	07/10/2024	WIRE	27018	UMR	946.63
108811	07/11/2024	WIRE	27018	UMR	37.28
108851	07/18/2024	WIRE	27018	UMR	306.88
108861	07/08/2024	WIRE	27018	UMR	83.50
108871	07/17/2024	WIRE	27018	UMR	151.75
108881	07/22/2024	WIRE	27018	UMR	60.00
108891	07/24/2024	WIRE	27018	UMR	410.79
108901	07/15/2024	WIRE	27018	UMR	2,366.00
108911	07/22/2024	WIRE	27018	UMR	1.92
108921	07/22/2024	WIRE	27018	UMR	404.41
108931	07/22/2024	WIRE	27018	UMR	37.28
108941	07/22/2024	WIRE	27018	UMR	104.30
108951	07/15/2024	WIRE	27018	UMR	166.82
108961	07/15/2024	WIRE	27018	UMR	17.49
108971	07/05/2024	WIRE	27018	UMR	144.00
708241	07/08/2024	WIRE	27018	UMR	2,322.20
712241	07/12/2024	WIRE	27018	UMR	974.84
719241	07/19/2024	WIRE	27018	UMR	3,145.85
726241	07/26/2024	WIRE	27018	UMR	6,004.22
				TOTAL	<u>635,953.50</u>

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	AMOUNT
10796	07/01/2024	13835	ASSOCIATED BANK MERCHANT SERVICES	751.57
10807	07/01/2024	23976	BANKCARD USA	484.47
10808	07/01/2024	22837	DELTA DENTAL OF WISCONSIN INC	4,632.40
10831	07/03/2024	22837	DELTA DENTAL OF WISCONSIN INC	8,244.73
10843	07/10/2024	22837	DELTA DENTAL OF WISCONSIN INC	6,835.70
10853	07/17/2024	22837	DELTA DENTAL OF WISCONSIN INC	11,868.24
10867	07/24/2024	22837	DELTA DENTAL OF WISCONSIN INC	6,492.80
10868	07/31/2024	22837	DELTA DENTAL OF WISCONSIN INC	8,888.40
10872	07/01/2024	19438	DEPOSITORY TRUST CO	438,368.76
10874	07/11/2024	13604	BANK ONE	190,439.10
10875	07/05/2024	341	MISSION SQUARE	66,986.44
10876	07/19/2024	341	MISSION SQUARE	71,743.82
10877	07/01/2024	538	CITY OF OSHKOSH	385.75
10878	07/01/2024	27478	SOFTERWARE INC	18.14
10879	07/08/2024	19938	TASC	22,488.47
10880	07/18/2024	19938	TASC	127.04
10881	07/19/2024	19938	TASC	21.00
10884	07/19/2024	19938	TASC	22,509.47
10885	07/25/2024	19938	TASC	738.00
10886	07/15/2024	27018	UMR	136,977.09
10887	07/01/2024	12525	US BANK	383,906.26
10888	07/01/2024	12525	US BANK	82,437.52
10889	07/29/2024	12525	US BANK	548,496.88
10890	07/05/2024	25209	US TREASURY	364,115.57
10891	07/05/2024	25209	US TREASURY	3,182.58
10892	07/19/2024	25209	US TREASURY	386,781.96
10893	07/11/2024	1217	WI DEPT OF REVENUE	72,185.30
10894	07/15/2024	1217	WI DEPT OF REVENUE	6,527.12
10895	07/29/2024	1217	WI DEPT OF REVENUE	71,022.93
10896	07/31/2024	805	WI DEPT OF TRANSPORTATION	432.00
10897	07/26/2024	812	WI RETIREMENT SYSTEM	621,752.18
				3,539,841.69



**SUBJECT:** Receipt & Filing of Minutes - Common Council Meetings

**DATE:** August 27, 2024

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### Attachments

Draft Meeting Minutes 06.11.24

Draft Meeting Minutes 06.25.24

Draft Meeting Minutes 07.23.24

# DRAFT

## CITY COUNCIL MINUTES

06.11.24

Present: Mayor Matt Mugerauer; Kris Larson; Joe Stephenson; Paul Esslinger; DJ Nichols;  
Jacob Floam

Absent: Deputy Mayor Karl Buelow

Staff: Mark Rohloff, City Manager; Lynn Lorenson, City Attorney; Diane Bartlett, City  
Clerk

### **CALL TO ORDER 6:01 PM**

### **ROLL CALL**

**INVOCATION - VOTING FIRST:** Council Member Nichols

**PLEDGE OF ALLEGIANCE:** Martin Luther School

### **PUBLIC HEARING:**

Mayor Mugerauer called the following public hearing - 24-301:

- Mayor Mugerauer questioned the timing of the approval of the Block Grant, seeing the "planned" year has already started.
- Community Developer Director Nieforth explained that the program year runs from May 1st to April 30th. The department then waits to hear from the federal government on what type of allocation will be received, which was delayed until mid-May.
- Mayor Mugerauer asked for clarification on how the grant money is allocated.
- Ms. Nieforth further explained the department surveys community partners, non-profits, and public service providers to see their needs, and then aligns the goals in the action plan and the allocations.

**Res 24-301** Approve Submittal of 2024 Community Development Block Grant Annual Action Plan (Plan Commission Recommends Approval)

Motion To Approve Paul Esslinger

Second Jacob Floam

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Paul Esslinger, DJ Nichols,  
Jacob Floam

**6 - 0 Passed**

**CITIZEN STATEMENTS TO COUNCIL - None**

### **CONSENT AGENDA ITEMS:**

Council Member Nichols recognized consent item number 11 and the importance of the city applying for resolution 24-307, the Urban Forestry Grant.

Report of Bills

Receipt & Filing of Minutes - Common Council Meetings, 05.14.24 & 05.28.24

Receipt & Filing of Minutes - Library Board, 04.25.24

- Res 24-302** Disallowance of Claim - Munshower & Smith
- Res 24-303** Disallowance of Claim - Robertson
- Res 24-304** Disallowance of Claim - Weigel
- Res 24-305** Reauthorize Continuance of Self-Insurance for Worker's Compensation
- Res 24-306** Approve Conditional Use Permit Amendment for an Adaptive Reuse Land Use at 1675 Oregon Street (Plan Commission Recommends Approval)
- Res 24-307** Approve Specific Implementation Plan Amendment for Monument Sign at 2130 South Washburn Street (Plan Commission Recommends Approval)
- Res 24-308** Authorize 2024 Grant Application -- Wisconsin Department of Natural Resources Inflation Reduction Act (IRA) Urban Forestry Grant
- Res 24-309** Approve Professional Services Proposal from Lee Recreation, LLC for Playground Design and Installation for 44th Parallel Park (\$289,745.00)
- Res 24-310** Approve Cooperative Purchase of Two Ford F-150 Pickup Trucks from Ewald's Hartford Ford for General Services Division (\$81,236.00)
- Res 24-311** Award Bid to Restoration Systems, Inc. for 2024 Repairs and Preservation for the Convention Center Parking Ramp for General Services (\$107,948.00)
- Res 24-312** Approve Purchase of Thermal Imaging Cameras from MacQueen Group for the Oshkosh Fire Department (\$49,966.85)
- Res 24-313** Appropriate ARPA Funds for 2024 Projects in Lieu of Issuing Debt
- Res 24-314** Approve Purchase of Security Cameras from Hunter Security & Surveillance for Public Museum (\$38,682.58)
- Res 24-315** Approve Cooperative Purchase of Aerial Lift Truck from Terex USA, LLC for Transportation Department (\$265,752.78)
- Res 24-316** Approve Block Party - Grace Lutheran Church to Utilize Nebraska Avenue for Their Neighborhood Cleanup, June 30, 2024
- Res 24-317** Approve Special Event - UW Oshkosh New Student & Family Programs to Utilize Market Street for the UW Oshkosh Titan Takeoff Bus Tour, June 24, 25, 26 & 29; July 8, 9, 12, & 31; August 1, 2, 19, 22, & 29, 2024
- Res 24-318** Approve Special Event - Life Promotions to Hold Lifest at the Sunnyview Exposition Center & Winnebago County Community Park, July 11-14, 2024
- Res 24-319** Approve Mobile Home Licenses
- Res 24-320** Approve Secondhand Article Dealer License - ecoATM (inside Pick N Save at 1940 S Koeller St)
- Res 24-322** Approve Combination "Class B" Beer/Liquor License Surrender and Approve Issuance of Combination "Class B" Beer/Liquor License - Corner Bar & Grill



- Res 24-323** Approve Combination "Class B" Beer/Liquor License Surrender and Approve Issuance of Combination "Class B" Beer/Liquor License - ZaRonis
- Res 24-324** Approve Agent Change - ZaRonis
- Res 24-325** Approve Original Class "A" Beer License for EAA's Red One Market Grocery Location at 2598 Wittman Road
- Res 24-327** Approve Appointment to Extraterritorial Zoning Committee

**APPROVE CONSENT AGENDA ABOVE**

Motion To Approve Paul Esslinger  
Second Joe Stephenson

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Paul Esslinger, DJ Nichols,  
Jacob Floam

**6 - 0 Passed**

**ITEMS REMOVED FROM CONSENT AGENDA**

- Res 24-321** Approve Renewal Liquor Licenses

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Joe Stephenson, Paul Esslinger, DJ Nichols, Jacob  
Floam

**5 - 0 Passed**

- Res 24-326** Approve Special Class "B" Licenses

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Joe Stephenson, Paul Esslinger, DJ Nichols, Jacob  
Floam

**5 - 0 Passed**

**PENDING ORDINANCE**

- Ord 24-328** Amend Chapter 2 Article II of the City of Oshkosh Municipal Code Pertaining to Election and Election Officials to Establish a Board of Absentee Ballot Canvassers (Central Count Location for Absentee Ballots)

Caroline Panske 1069 W 9th Ave Oshkosh, WI  
Ms. Panske is in favor of a Central Count Location for Absentee Ballots. She explained that with her 10 years of experience in elections, she understands the absentee process and anticipates the trend of absentee ballot requests to increase.

Sue Panek 2610 W 20th Ave Oshkosh, WI  
Ms. Panek explained there are many guidelines poll workers must follow when they process absentee ballots to ensure an accurate election. With the increasing number of absentee ballots being processed at the polling locations, processing the absentee ballots takes away from the in-person voting. Creating the Central Count

location will increase efficiency, provide relief to the poll workers, and ease the end-of-the-night procedures at the polling locations.

Council member Floam confirmed with the City clerk the following:

- absentee ballots and early absentee in-person ballots are delivered to their corresponding wards and processed at their respective polling location on election day
- when poll workers are processing the absentee ballots there are numerous interruptions resulting in stopping and starting the absentee process
- with the central count location, absentee ballots will stay at City Hall
- the central count location will be accessible to the public just like any polling location
- the ballots will be processed at city hall without any interruptions which makes it a more efficient and secure process

Council Member Stephenson remarked that this is good governance by saving money for the taxpayer and becoming more efficient, he is fully in favor of a central count location.

Council Member Esslinger thanked the City Manager and staff for bringing this process forward. However, he was conflicted with the perception the public may have with the changes being brought forward.

City Clerk Bartlett clarified the process, also adding that poll workers from each party will be processing the ballots together. It will be like any other polling location except the inspectors will not have foot traffic.

Council Member Esslinger thanked the City Clerk for answering all of his questions, and any doubts he had about this process have been removed.

Mayor Mugerauer reiterated that in Wisconsin the processing of absentee ballots has to be done on election day. A Central Count location will support efficiency and security with less foot traffic and handling of absentee ballots. With this moving forward, it is a step in the right direction.

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Paul Esslinger, DJ Nichols,  
Jacob Floam

**6 - 0 Passed**

**Ord 24-329** Approve Zone Change from Suburban Mixed Use District (SMU) to Suburban Mixed Use District with a Planned Development Overlay (SMU-PD) for Properties Located at Jackson Street South of Snell Road (Parcels 91250130000 & 91250130100) (Plan Commission Recommends Approval)

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Paul Esslinger, DJ Nichols,  
Jacob Floam

**6 - 0 Passed**

**NEW ORDINANCES - NO ACTION WAS TAKING ON BELOW ITEMS (1ST READING)**

**\*Ord 24-330** Amend Section 2-24 of the City of Oshkosh Municipal Code Pertaining to the Authority of the City Attorney

### **NEW RESOLUTIONS**

**Res 24-331** Approve General Development Plan and Specific Implementation Plan for a Drive-through Restaurant Located at 555 South Washburn Street (Plan Commission Recommends Approval)

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Paul Esslinger, DJ Nichols,  
Jacob Floam

**6 - 0 Passed**

### **COUNCIL DISCUSSION, DIRECTION TO CITY MANAGER & FUTURE AGENDA ITEMS**

#### ***Council Discussion and Direction to Staff***

#### ***Council Requests through the City Manager***

Moving forward, City Manager Rohloff would like council members to contact him directly on policy and administrative issues. This process will be efficient as the City Manager may be able to answer specific questions and, if necessary, he can refer to other city staff for details.

#### ***Future Workshops***

Undergrounding Utilities, date to be determined

### **COUNCIL MEMBER ANNOUNCEMENTS & STATEMENTS**

All council members agreed that a workshop of sorts would be helpful in getting the ARAP funds allocated before the end of the year.

- City Manager Rohloff would like to keep the agenda light for the June 25th meeting where the council members may have an "in-meeting" workshop. Followed by another meeting to make the final decisions.
- Council Member Stephenson was looking for a tentative date for the final approval of ARAP funds.
- Mr. Rohloff suggested not locking into a specific date but noted that time is of the essence.
- Council Member Esslinger wanted clarification if these would be action items to be voted on.
- City Manager Rohloff replied there would be no voting on these items at the June 25th meeting. He will only be giving council his recommendations.
- Mayor Mugerauer added this meeting would be the time for ARPA applicants and supporters to speak to council.

### **CITY MANAGER ANNOUNCEMENTS & STATEMENTS**

Council Member Nichols asked for clarification on the parking policy and asked if the transportation department was going to prepare something for the code audit.

City Manager Rohloff responded that Mr. Collins is working with the transportation committee to clarify policies and give their recommendations. City Manager Rohloff also reminded council that they are always welcome to attend the committee meetings.

Outstanding Issues

***ADJOURN 7:03 PM***

SUBMITTED BY  
DIANE BARTLETT  
CITY CLERK

# DRAFT

## CITY COUNCIL MINUTES/PROCEEDINGS

6/25/24

**CALL TO ORDER** - 6:00 p.m.

### **ROLL CALL**

Present: Matt Mugerauer, Mayor; Kris Larson; Joe Stephenson; Karl Buelow, Deputy Mayor; Paul Esslinger; DJ Nichols; Jacob Floam

Staff: Mark Rohloff, City Manager; Lynn Lorensen, City Attorney; Diane Bartlett, City Clerk; John Fitzpatrick, Assistant City Manager/Director of Administrative Services; Julie Calmes, Finance Director

**INVOCATION - VOTING FIRST:** Council Member Larson

### **PLEDGE OF ALLEGIANCE**

### **INTRODUCTION OF STAFF:**

Andrew Hintz, Street Manager

Tracy Jungwirth, Financial Accounting Manager

### **CITIZEN STATEMENTS TO COUNCIL - none**

### **CONSENT AGENDA ITEMS**

Report of Bills

1st Quarter 2024 Financial Report

Receipt and Filing of Minutes - Museum Arts and Culture Board Meeting, 05.08.24

Receipt and Filing of Claim - Strasser

- Res 24-332** Budget Amendment for 2024 Fire Special Revenue Fund County Aid to Accept Revenue and Approve an Increase in Expenses (\$43,028.20)
- Res 24-333** Approve Release Of Easement Rights Within Vacated Rath Lane And A Portion Of Vacated North Koeller Street Located Adjacent To The East 1200--1300 Blocks Of North Koeller Street (Plan Commission Recommends Approval)
- Res 24-334** Approve Pilot Study And Waiver Of Purchasing Requirements For Purchase Of Neo Waterfx 300 From Martelle Water Treatment Inc. / Wastewater Division
- Res 24-335** Award Bid for Public Works Contract No. 24-20 to Highway Landscapers, Inc. for Storm Sewer Laterals / Various Locations (\$495,855)
- Res 24-336** Approve and Submit 2023 Wisconsin Department of Natural Resources Compliance Maintenance Annual Report/Wastewater Treatment Plant
- Res 24-339** Amend 2024 Capital Improvement Plan And Approve The Purchase For Acquisition In 2027 Of Three Ambulances From Emergency Vehicles Plus For Fire Department (\$1,447,293.00)

- Res 24-340** Amend The 2024 CIP For The Purchase Of An Aerial Apparatus For The Fire Department (\$138, 225.00)
- Res 24-341** Approve Three-Year Agreement (2024-2026) for PURCHASE OF 5.11 Tactical Uniforms for Fire Department from On Time Embroidery dba Unique Apparel Solutions (\$84,000.00 estimated)
- Res 24-342** Award Bid to RJN Group Inc. for 2024 Flow Monitoring Services: Sanitary Sewer Collection System for Wastewater Utility (\$52,700.00)
- Res 24-343** Approve Block Party Request - McHenry Johnson To Utilize Casey Trail Off of Mockingbird Way to Hold Their Neighborhood Block Party, August 3, 2024
- Res 24-344** Approve National Night Out Block Party - Amber Woller to Utilize Eichstadt Road to Hold Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-345** Approve National Night Out Block Party - Anne Resop to Utilize W Bent Avenue for Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-346** Approve National Night Out Block Party - Audree Rothe to Utilize Rugby Street for Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-347** Approve National Night Out Block Party - Nancy Haanen to Utilize W 15th Avenue to Hold Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-348** Approve National Night Out Block Party - Paulette Feld to Utilize W 7th Avenue to Hold Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-349** Approve National Night Out Block Party - Rachel Kohl to Utilize Pierce Avenue for Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-350** Approve National Night Out Block Party - Kay Dobberke Brauer To Utilize Minnesota Street For Their National Night Out Neighborhood Block Party, August 6, 2024.
- Res 24-351** Approve National Night Out Block Party - Stephanie Wild to Utilize Graceland Drive for Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-352** Approve Special Event - Oshkosh Festivals, Llc To Utilize City Streets For The Crossroads 41 Event, August 7 Through August 11, 2024
- Res 24-353** Approve Special Event - Compassus Hospice to Host Their Annual Remembrance Gathering at Steiger Park & Oshkosh Seniors Center Parking Lot, October 24, 2024
- \*\*\*Res 24-354** ~~\*\*\* Approve Special Event – Skogens Festival Foods To Utilize City Streets For The Festival Foods Turkey Trot, November 21, 2024 (Withdrawn by Staff)~~
- Res 24-355** Approve Special Event - Winnebago County Fair Association To Hold The Winnebago County Fair At Sunnyview Exposition Center, July 30 Through August 4, 2024
- Res 24-356** Approve Block Party - Stacy Deshasier To Utilize E Lincoln Avenue To Hold Their Neighborhood Block Party, July 20, 2024
- Res 24-357** Approve Special Event - Oshkosh Freemasons To Utilize Washington Avenue For Their 175th & 100th Celebration, August 17, 2024
- Res 24-358** Approve Special Event - Christine Ann Domestic Abuse Services To Utilize City Streets For The Take Back the Night Event, October 2, 2024

- Res 24-359** Approve Taxicab Licenses
- Res 24-360** Approve Original Class "A" Beer License for Super 8 (1581 W South Park Ave)
- Res 24-361** Approve Special Class "B" Licenses
- Res 24-362** Approve Renewal Liquor Licenses
- Res 24-363** Approve Combination "Class B" Beer/Liquor License Surrender and Approve Issuance of Combination "Class B" Beer/Liquor License - Cocktail Corner (303 N Sawyer St)
- Res 24-364** Approve Original Class "B" Beer and "Class C" Wine License - Doctor Benzie's Pizza (900 N Main St)

**APPROVE CONSENT AGENDA ABOVE**

Motion To Approve Deputy Mayor Karl Buelow  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**7 - 0 Passed**

**ITEMS REMOVED FROM CONSENT AGENDA**

- Res 24-337** Support And Approve Of Oshkosh Metropolitan Planning Organization (MPO) Policy Board Structure And Redesignation Agreement

Motion To Approve Paul Esslinger  
Second Deputy Mayor Karl Buelow

AYE: Mayor Matt Mugerauer, Kris Larson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**6 - 0 Passed**

- \*\*\*Res 24-338** \*\*\*Approve The Polling Location, Date, And Times For Early Absentee Voting In The City Of Oshkosh For The August 13, 2024, Partisan Primary, November 5, 2024, General Election, February 18, 2025, Spring Primary, And The April 1, 2025, Spring Election (Corrected Address in Resolution)

**THE ABOVE ITEM WAS LAID OVER UNTIL THE NEXT MEETING- 7/9/24.**

- Council Member Nichols wants to lay over this resolution until the July 19th council meeting. Council member Nicholas noted it would be beneficial for early in-person absentee voting hours to be extended until 7 pm and one Saturday.
- Council Member Stephenson asked from a staffing perspective if this would be a concern
- City Clerk Bartlett replied that during conversations with past clerks, that extending hours had minimal impact on voter turnout.
- Council Member Nichols replied he would like to talk with staff to determine the extended days and hours they feel would be appropriate.
- Council Member Floam would like to see this idea explored and hear the City Clerk's thoughts
- Deputy Mayor Buelow supports expanded access to voting for citizens

- Council Member Larson supports extending the hours as he knows many people who work nontraditional hours.
- City Manager Rohloff wanted clarification from the City Clerk on the deadline date to change this resolution and notice it to the public, to which the clerk replied by July 16th.
- Council Member Nichols requested that the new resolution include expanded hours and Saturday hours

### **PENDING ORDINANCE**

**Ord 24-365** Amend Section 2-24 of the City of Oshkosh Municipal Code Pertaining to the Authority of the City Attorney

Motion To Approve Deputy Mayor Karl Buelow

Second DJ Nichols

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**7 - 0 Passed**

### **NEW ORDINANCES** (NOTE: no formal action taken on the items below - 1st reading)

**\*Ord 24-366** Approve Boschwitz II Annexation from the Town of Oshkosh, West Side of the 2900 Block of Vinland Street (Town Parcels 018005101 and 018005301)

**\*Ord 24-367** Approve Boschwitz III Annexation from the Town of Oshkosh, West Side of the 2700-2800 Blocks of Vinland Street (Town Parcels 0180152 and 0180153)

**\*Ord 24-368** Create Sections 13-14, And 17-41 And Amend Sections 13-20 And 17-46 Of The City Of Oshkosh Municipal Code To Prohibit False Reporting Of Emergencies.

- Council Member Nichols supports this ordinance, but the perception may be that services are going to be limited to what the city provides. After speaking with Chief Stanley, that is not the intent. Council Member Nichols asked Chief Stanley to speak on behalf of what this ordinance means.
- Chief Stanley explained that this will not limit services to 911 or discourage people from calling, but is designed to limit falsifying non-emergency calls through 911. These false reports are increasing, which is tying up resources for the public's safety.

### **NEW RESOLUTIONS**

**Res 24-369** Approve Acquisition of Property Located at 222 Pearl Avenue for GO Transit Downtown Transit Center Expansion

Motion To Approve Deputy Mayor Karl Buelow

Second Kris Larson

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**7 - 0 Passed**

**Res 24-370** Approve Amendment to TID #40 Development Agreement with MK Lofts, LLC

- Council Member Stephenson replied that the development agreement is being



extended to the completion deadline from June to December, and noted that as long as the money is collected within the year the increment is the same, he is in favor of moving the deadline.

- Economic Development Director Nieforth noted that the project is moving along, and the developers are committed to the city.
- Mayor Mugerauer is excited to see that space utilized and the project moving forward.

Motion To Approve Paul Esslinger  
Second Deputy Mayor Karl Buelow

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**7 - 0 Passed**

**Res 24-371**

Approve Land Acquisition of Vacant Property Located at the East End of Farmington Avenue (Parcel 1250100000) (Plan Commission Recommends Approval)

Motion To Approve Deputy Mayor Karl Buelow  
Second Kris Larson

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**7 - 0 Passed**

**Res 24-372**

Approve 2025-2026 City of Oshkosh Strategic Plan

- Council Member Larson is hoping that future strategic planning will see improvements in the process.
- Mayor Mugerauer noted that the city's strategic plan is a lengthy process with significant input from stakeholder groups, community members, department heads, and council members.

Motion To Approve Deputy Mayor Karl Buelow  
Second Paul Esslinger

AYE: Mayor Matt Mugerauer, Kris Larson, Joe Stephenson, Deputy Mayor Karl Buelow, Paul Esslinger, DJ Nichols, Jacob Floam

**7 - 0 Passed**

**COUNCIL DISCUSSION, DIRECTION TO CITY MANAGER & FUTURE AGENDA ITEMS**

**Council Discussion and Direction to Staff**

ARPA Grant Recommendations and Discussion

The Following Spoke On Behalf Of Pending ARPA Grant Funding:

- Denise Holz Mt Vernon Oshkosh, WI -- Day by Day Shelter
- Anthony Gonzalez 2200 Algoma Blvd Oshkosh, WI -- Covey
- Sean Fitzgerald 36 Broad St Oshkosh, WI -- Hooper Community Center
- Rodney Bourrage 1046Greenwood Ct Oshkosh, WI -- Operation DREAM North
- Rob Servais 1025 W Lincoln Waupun, WI -- Lakeside Packaging Plus
- Jennifer Ven Rooy 2842 Manor Dr Oshkosh, WI -- Lakeside Packaging Plus
- Ashley Hesse 4815 Plummers Point Road Oshkosh, WI -- Indigenous Pact

Council and City Staff then discussed the process, applications, allocations, and details of the applicants. The full dialog/conversation can be viewed in the video recording of this council meeting.

***Future Agenda Items***

Discussion of Agenda Process - July 9, 2024

Presentation of Truck Route Study, KL Engineering - July 23, 2024

Bowen Street Reconstruction, AECOM - date to be determined  
Bowen Street Reconstruction is pending - more information from the Metropolitan Planning Organization and the DOT will be available. This presentation is planned to be in mid-July.

***Future Workshops***

Undergrounding Utilities, date to be determined

***COUNCIL MEMBER ANNOUNCEMENTS & STATEMENTS***

***CITY MANAGER ANNOUNCEMENTS & STATEMENTS***

City Manager Rohloff thanked City Staff for their hard work getting this meeting together.

Cooperative Purchase of Office Furniture from Emmons Business Interiors for Police Department (\$29,821.12)

Cooperative Purchase of Radios and Components from Baycom, Inc. for Fire Department (\$66,043.49)

Festival Foods Fireworks Show July 4 At Menominee Park At Dusk, Rain Date Of July 5

Outstanding Issues

***ADJOURN - THE MEETING ADJOURNED AT 8:18 PM***

SUBMITTED BY  
DIANE BARTLETT  
CITY CLERK

# DRAFT

## CITY COUNCIL MINUTES/PROCEEDINGS 7/23/24

**CALL TO ORDER** - 6:01 p.m.

### **ROLL CALL**

Present: Matt Mugerauer, Mayor; Karl Buelow, Deputy Mayor; Paul Esslinger; Jacob Floam

Absent: Kris Larson; Joe Stephenson; DJ Nichols

Staff: Mark Rohloff, City Manager; Lynn Lorenson, City Attorney; Diane Bartlett, City Clerk

**INVOCATION - VOTING FIRST:** Council Member Floam

### **PLEDGE OF ALLEGIANCE**

### **PRESENTATION**

Presentation of Central City Truck Route Study by KL Engineering

Presentation of Central City Truck Route by KL Engineering - The study showed the benefits of rerouting truck routes away from Main Street and the impact it may have on residents and businesses. Due to the unknown funding for the highway routes at this time, KL Engineering is not recommending any changes to the Highway Routes at this time. The final report will be completed in September.

### **CITIZEN STATEMENTS TO COUNCIL**

### **CONSENT AGENDA ITEMS**

Report of Bills

June 2024 Financial Report

Receipt & Filing of Minutes - Museum Arts and Culture Board, 06.12.2024

Receipt & Filing of Minutes - Museum Arts and Culture Board, 06.17.2024

Receipt and Filing of Claim - Reffke

- Res 24-416** Provide Direction to Staff Relating to the Reconstruction of Bowen Street from Otter Avenue to East Parkway Avenue
- Res 24-417** Award Bid to Monroe Truck Equipment for Two (2) Stainless Steel Dump Bodies with Hoist and Hydraulics for the Water Distribution Division (\$48,065.00)
- Res 24-418** Amend CIP and Approve Change Order No. 2 (Final) for Public Works Contract No. 23-07 Water Main Replacements -- Various Locations / Carl Bowers & Sons Construction Co., Inc. (-\$35,267.78)
- Res 24-419** Approve Purchase of Road Salt for Winter 2024-2025 for the Department of Public Works through WDOT from Compass Minerals (\$261,210)

- Res 24-420** Approve Professional Services Agreement with Professional Service Industries, Inc. for Subsurface Exploration and Geotechnical Engineering Evaluation for 2025 and 2026 Capital Improvement Programs (\$117,009.25)
- Res 24-421** Approve CIP Amendment and Award Bid for Public Works Contract No. 24-11 to Vinton Construction Company for Sanitary Manhole Rehabilitation / Inflow/Infiltration Reduction Program (\$950,664)
- Res 24-422** Approve Release of Sanitary Sewer Easement Located on Parts of 2405, 2425, 2445, 2465, 2485 and 2525 Hearthstone Drive, and 821 Park Ridge Avenue (Plan Commission Recommends Approval)
- Res 24-423** Approve 2024 Downtown Business Improvement District Operation Plan and Budget Amendment
- Res 24-424** Approve Special Event - Anglers Insight Marketing (AIM) to Utilize Menominee Park and Millers Bay for the AIM Weekend Walleye Series, August 2 & 3, 2024
- Res 24-425** Approve Block Party - Joseph Butler to Utilize Evans Street for Their National Night Out Neighborhood Block Party, August 6, 2024
- Res 24-426** Approve Special Event - The Salvation Army of Oshkosh to Utilize City Streets and Sidewalks for the Pedal Out Hunger Event, August 10, 2024
- Res 24-427** Approve Special Event - Venue 404 to Utilize Opera House Square for a Wedding Ceremony, August 17, 2024
- Res 24-428** Approve Special Event - Wisconsin Waterfowl Association to hold the Waterfowl Hunters Expo at the Sunnyview Exposition Center, August 24, 2024
- Res 24-429** Approve Block Party - Tina Fillmore to Utilize Fox Tail Lane for a Neighborhood Block Party, September 22, 2024
- Res 24-430** Approve Special Event - Lourdes Academy to Utilize City Streets for the Lourdes Academy Homecoming Parade, September 27, 2024
- Res 24-431** Approve Special Event - Oshkosh North High to Utilize City Streets for the Oshkosh North Homecoming Parade, October 4, 2024
- Res 24-432** Approve Special Event - Skogens Festival Foods to Utilize City Streets for the Festival Foods Turkey Trot, November 28, 2024
- Res 24-433** Approve Special Class "B" Licenses
- Res 24-434** Approve Appointments of Council Members as Liaisons to Various Boards  
**APPROVE CONSENT AGENDA ABOVE**
- Motion To Approve Jacob Floam  
 Second Paul Esslinger
- AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

**PENDING ORDINANCE**

- Ord 24-435** Approve Comprehensive Land Use Plan Map Amendment from Community Facility to Light Density Residential for Property Located at 929 Winnebago Avenue (Former

Washington Elementary School) (Plan Commission Recommends Approval)

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

**Ord 24-436** Approve Zone Change from Urban Mixed Use District (UMU) to Urban Mixed Use District with a Planned Development Overlay (UMU-PD) for Property Located South of 686 North Main Street -- Parcel 0402300000 (Formerly 668 North Main Street) (Plan Commission Recommends Approval)

Motion To Approve Paul Esslinger  
Second Jacob Floam

AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

**NEW ORDINANCES** (NOTE: It is anticipated that there will be no formal action taken at this meeting on items marked with an asterisk (\*) unless Council formally waives the rules.)

**Ord 24-437** Approve Zone Change from Single Family Residential-9 District (SR-9) to Institutional District with a Planned Development Overlay (I-PD) for Property at 600 Merritt Avenue (Plan Commission Recommends Approval) (Applicant Requests Waiving the Rules and Adopting on First Reading)

Motion To Approve Jacob Floam  
Second Deputy Mayor Karl Buelow

AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

**\*Ord 24-438** Approve Zone Change from Central Mixed-Use District with Riverfront Overlay (CMU-RFO) to Central Mixed-Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD) at 400 City Center (Plan Commission Recommends Approval) **NO ACTION 1ST READING**

Kurt Kepler 1726 River Mill Rd Oshkosh, WI

The City Center Associates are asking for the US Bank building to be rezoned, so a company called Extra Space Storage may occupy that space. It is a 75,000 sq ft area that has been vacant for two years.

- Mayor Mugerauer is concerned that this type of business is not a good fit for the area and feels they should get creative on how to use that large space. He is not comfortable with a storage building having a TIF attached to it for another five years.
- Kurt Kepler understands the concerns but said the way the building is constructed it would be hard to divide into smaller spaces. They cannot keep up with a 75,000 square ft being vacant.
- Council Member Esslinger asked if there were any architectural renderings of the outside.
- City Manager Rohloff stated that because this is the rezoning portion, the pictures, and specific development plan will be available at the next meeting.

- \*Ord 24-439** Approve Request to Attach to the City from Town of Nekimi / Zellner Voluntary Attachment: 3669 Oregon Street
- \*Ord 24-440** Amend Section 13-7 of the City of Oshkosh Municipal Code Pertaining to Open Outdoor Fires, Outdoor Fireplaces, Cooking Fires, and Barbecue Grills, Kettles, and Outdoor Hibachis to Remove Permitting Requirements

**NEW RESOLUTIONS**

- Res 24-441** Approve Dissolving Tax Incremental District No. 12 Division Street Redevelopment
- Motion To Approve Deputy Mayor Karl Buelow  
Second Paul Esslinger
- AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

- Res 24-442** Approve Dissolving Tax Incremental District No. 28 Oshkosh Beach Building Redevelopment
- Motion To Approve Deputy Mayor Karl Buelow  
Second Paul Esslinger
- AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

- Res 24-443** Approve Specific Implementation Plan Amendment for Exterior Building Modifications at 640 North Main Street (Plan Commission Recommends Approval)
- Motion To Approve Deputy Mayor Karl Buelow  
Second Paul Esslinger
- AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

- Res 24-444** Approve General Development Plan and Specific Implementation Plan for a Multi-Family Residential Use at 600 Merritt Avenue (Plan Commission Recommends Approval)
- Motion To Approve Deputy Mayor Karl Buelow  
Second Paul Esslinger
- AYE: Mayor Matt Mugerauer, Deputy Mayor Karl Buelow, Paul Esslinger, Jacob Floam  
**4 - 0 Passed**

**COUNCIL DISCUSSION, DIRECTION TO CITY MANAGER & FUTURE AGENDA ITEMS**

**Future Agenda Items**

City Manager's Mid-Year Review (Tuesday, July 30th, Closed Session following Budget Workshop)

Fireworks Regulation and Enforcement, Wednesday, August 14th

**Future Meetings & Workshops**

Budget Workshop #1 - Capital Improvement Plan, Tuesday, July 30th, 5:00 p.m. - 7:00 p.m., Room 404

Budget Workshop #2 - 2025 Early Projections and Direction on Priorities from Council, Wednesday, August 28th, 5:00 p.m.

Closed Session (Boatworks Development), Wednesday, August 14th, before or after Council Meeting

Undergrounding Utilities, date to be determined

**COUNCIL MEMBER ANNOUNCEMENTS & STATEMENTS**

Oshkosh Common Council Regular Meeting - Wednesday, August 14th, 6:00 p.m.

Due to the August election, the next council meeting has been moved to Wednesday, August 14th. Followed by a closed session.

**CITY MANAGER ANNOUNCEMENTS & STATEMENTS**

Cooperative Purchase of Rectangular Rapidly Flashing Beacons for Intersection of W. 9th Avenue and Graceland Drive for Transportation Department (\$36,311.70, plus freight estimated at \$3,000)

Professional Services Agreement with Davel Engineering & Environmental, Inc. for Engineering Services and Land Surveying for the Former Washington School Workforce Housing Subdivision (\$29,000)

Professional Services Agreement with Davel Engineering & Environmental, Inc. for Engineering and Land Surveying for the Farmington Workforce Housing Subdivision (\$27,000)

Professional Services Agreement with Robert E. Lee & Associates, Inc. for Environmental Review Services for 2025 and 2026 Capital Improvement Projects (\$70,600)

Outstanding Issues

**ADJOURN - 6:38 p.m.**

SUBMITTED BY  
DIANE BARTLETT  
CITY CLERK

THE FULL VIDEO RECORDING OF THIS MEETING IS AVAILABLE ON THE CITY WEBSITE.



SUBJECT: Receipt & Filing of Claim - Kiehl

DATE: August 27, 2024

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### Background

Claimant: Nathan Kiehl  
Date of Loss: 07/30/2024

Claimant alleges damage from rock hitting windshield from City mower.

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**SUBJECT:** Receipt & Filing of Claim - Charles Van Densen

**DATE:** August 27, 2024

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## Background

**Claimant:** Charles Van Densen

**Date of Loss:** 08/12/2024

Claimant alleges that a Sanitation truck struck a construction road barrier, which damaged his vehicle.

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**SUBJECT:** Receipt & Filing of Claim - Wisconsin Distributors

**DATE:** August 27, 2024

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## Background

**Claimant:** Wisconsin Distributors

**Date of Loss:** 06/18/2024

Claimant alleges that a City employee backed into one of their company vehicles.

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**SUBJECT:** Disallowance of Claim - Jacqueline Saad

**DATE:** August 27, 2024

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### Attachments

RES 24-472  
Statewide

8/27/2024

24-472

RESOLUTION

CARRIED

7-0

**PURPOSE:** DISALLOWANCE OF CLAIM

**INITIATED BY:** LEGAL DEPARTMENT

**WHEREAS**, the following claim has been referred to the City's insurance carrier, which has recommended disallowance.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the proper City officials are hereby authorized and directed to disallow the following claim against the City of Oshkosh:

Name - Saad

Date of Loss - 05/17/2024

**BE IT FURTHER RESOLVED** that the City Clerk is hereby directed to inform the claimant by certified mail of the disallowance and the fact that the claimant has six months from the date of service to appeal.

**BE IT FURTHER RESOLVED** that the City Clerk is directed to send a copy of this resolution and notice of disallowance to the appropriate insurance carrier for the City of Oshkosh.

***Statewide Services, Inc.***

Claim Division

1241 John Q. Hammons Dr.  
P.O. Box 5555  
Madison, WI 53705-0555  
877-204-9712

August 5, 2024

City of Oshkosh  
215 Church Ave  
PO Box 1130  
Oshkosh WI 54902

Program: League of Wisconsin Municipalities Mutual Insurance  
Our Insured: City of Oshkosh  
Date of loss: 05/17/2024  
Our Claim # WM000702661269  
Claimant: Jacqueline Saad  
1305 N West St  
Naperville IL 60563

Dear Ms. Bathke,

Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which insures the City of Oshkosh. We are in receipt of the claim for damage to Jacqueline Saads vehicle from hitting a manhole cover on May 17, 2024.

Based on our investigation, we have determined that there is no negligence on the City of Oshkosh for this incident as the City did not have prior knowledge of the condition which allegedly caused this incident. A municipality has no liability unless it knew, or should have known, of the existence of the condition and had reasonable amount of time to resolve the condition. Therefore, in the absence of negligence on behalf of the City of Oshkosh, Statewide Services is advising the City to disallow this claim.

Please send the disallowance, on your letterhead, directly to the claimant at the above listed address. This should be sent certified or registered (restricted) mail and must be received by the claimant within 120 days after you received the claim. Please send me a copy of the Notice of Disallowance for our file.

Thank you,

Deb Ayres  
Statewide Services Inc.  
PO Box 5555  
Madison, WI 53705-0555  
608-828-5441 Phone  
[dayres@statewidesvcs.com](mailto:dayres@statewidesvcs.com)

CC: McClone



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Jon Urben, General Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-473 Amend 2024 CIP and Approve Proposal from USA Fire Protection for Fire Suppression System for GO Transit Administration and Garage Facilities (\$639,910.00)

---

## **BACKGROUND**

The current Transit Administration and Garage facility was repurposed in 1980 to accommodate the department's operational and garage needs. At that time, code did not require the installation of a fire sprinkler system. Now that there are approximately \$10,000,000 in federally funded assets in the facility the Federal Transit Administration requires these assets to be protected and current code requires the facility to be sprinklered. As such the city requested proposals from professional firms to install fire sprinklers, alarms, and panels to provide fire protection for the facility. The project was originally budgeted in 2024 CIP for \$225,000.00. However; upon further investigation it was determined that the project scope was much more extensive than originally thought as it will involve connecting the fire sprinkler system to the water main in the street with pavement replacement among the additional costs.

## **ANALYSIS**

An RFP for this project was issued on June 14, 2024. The RFP was sent to known fire protection firms and posted on DemandStar. Proposals were due July 11, 2024. While several firms expressed interest in the project, only one firm submitted a proposal. The proposal was evaluated against the stated RFP criteria that included the description of firm/qualifications, project team experience with similar projects, project understanding, ability to meet the project schedule, desired and value-added capability, and budget and fee information. A cross-functional evaluation team of city staff evaluated the proposal and based on the evaluation criteria and process, determined the proposal from USA Fire Protection met or exceeded all the criteria identified in the RFP. In consideration of these factors, staff recommends USA Fire Protection be awarded this project.

## **FISCAL IMPACT**

The total fiscal impact of USA Fire Protection's cost proposal for this project is \$639,910.00. These services will be charged to A/N#: 03221728- 7214- 63014 (Sprinkler/Fire Suppression System). GO Transit secured Federal Transportation Administration/CARES grant funds that will fund this project 100%. The grant revenue account number for this will be 03221728-4208-11107 with an amended budget of \$655,000. The difference will be used to accommodate any unanticipated expenses as the project proceeds. There are no local funds required.

The CIP budget amendment is to increase 03221728 7214 63014 (Sprinkler/Fire Suppression System) from \$225,000 to \$655,000. And also increase the grant revenue account 03221728-4208-11107 from \$0 to \$655,000.

## **RECOMMENDATION**

Staff recommends that the Common Council amend the 2024 CIP and approve the proposal submitted by USA Fire Protection, 15775 W. Schaefer Ct., New Berlin, WI 53151 for fire sprinklers, fire alarm and panels to provide a fire suppression system for the Transit Administration and Garage Facility for \$639,910.00. If you have any questions regarding this recommendation, please contact Transportation Director Collins or me.

---

## Attachments

RES 24-473

08/27/2024

24-473

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE CIP AMENDMENT AND PROPOSAL FROM USA FIRE PROTECTION FOR FIRE SUPPRESSION SYSTEM FOR GO TRANSIT ADMINISTRATION AND GARAGE FACILITIES (\$639,910.00)

**INITIATED BY:** TRANSPORTATION DEPARTMENT

**WHEREAS**, the City of Oshkosh has heretofore requested proposals for fire sprinklers, fire alarm and panels to provide a fire suppression system for the GO Transit Administration and Garage Facilities; and

**WHEREAS**, upon receiving proposals, it appears that the following is the only proposal:

USA FIRE PROTECTION FOR FIRE SUPPRESSION SYSTEM  
15775 W. Schaefer Ct.  
New Berlin, WI 53151

Total Bid: \$639,910.00

**WHEREAS**, this proposal meets the minimum specifications and staff has reviewed the proposal and recommends USA Fire Protection be awarded this project; and

**WHEREAS**, the Common Council has adopted the 2024 Capital Improvement Program and Budget, which is on file in the Office of the City Clerk and available for public inspection; and

**WHEREAS**, Federal Transportation Administration and ARPA funding are available to fully fund this project; and

**WHEREAS**, it is necessary to amend the 2024 Capital Improvement Program Budget to add additional the additional Federal Transportation Administration and ARPA funding for this purpose.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the 2024 Capital Improvements Budget, on file in the City Clerk's Office, is hereby amended to include additional funds secured through the Federal Transportation Administration/ARPA grant to the below listed account for purposes of making this purchase in the amount of \$639,910.00).

**BE IT FURTHER RESOLVED** that the said proposal is hereby accepted and the proper City officials are hereby authorized and directed to enter into an appropriate agreement for the purpose of same, all according to plans, specifications, and proposal on file. Money for this purpose is hereby appropriated from:

Account No. 03221728 7214 63014 Sprinkler/Fire Suppression System





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Justin Gierach, Engineering Division Manager/City Engineer  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-474 Approve Professional Services Agreement with Brown and Caldwell for Municipal Code Chapter 14 Storm Water Management Ordinance Update (\$77,485)

---

### **BACKGROUND**

The Wisconsin Department of Natural Resources (WDNR) administers the Targeted Runoff Management and Urban Nonpoint Source and Storm Water Grant programs. These programs offer a 50/50 cost share financial assistance to local units of government for planning and implementing storm water management facilities to control the amount of pollutants that discharge to Waters of the State. In October 2023, the WDNR awarded the City of Oshkosh (City) a grant for updating the City's storm water ordinance regarding the City's current post-construction storm water management performance standards.

### **ANALYSIS**

To assist with this work, the Department of Public Works requested a proposal from Brown and Caldwell. Brown and Caldwell was chosen because of their knowledge of the City and vast experience with this type of work. Their services will include a municipal code review workshop with City staff, meetings with up to three (3) City boards or committees, post-construction storm water management code evaluation and updates, review and update to Storm Water Utility Credit Policy, preparation of code review guidance documents, stakeholder draft code review presentation, and public official presentation.

### **FISCAL IMPACT**

The cost of these services is estimated not to exceed \$77,485, and will be funded through the Storm Water Utility Operating Budget (Account #05612030-6401/Engineering & Planning-PS -- Engineer/Survey/Appraisal).

### **RECOMMENDATION**

**Chapter 12** of the *Municipal Code of the City of Oshkosh* (Code) provides that professional services of a specialized nature, including engineering services, may be procured without the use of formal, sealed quotes. I have reviewed this agreement and in accordance with **Section 12-16** of the Code, I am hereby recommending that the Common Council approve the award of this professional services agreement

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### **Attachments**

RES 24-474  
B&C SW Mgmt Ordinance Update proposal

08/27/2024

24-474

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE PROFESSIONAL SERVICES AGREEMENT WITH BROWN AND CALDWELL FOR MUNICIPAL CODE CHAPTER 14 STORM WATER MANAGEMENT ORDINANCE UPDATE (\$77,485.00)

**INITIATED BY:** DEPARTMENT OF PUBLIC WORKS

**BE IT RESOLVED by the Common Council of the City of Oshkosh** that the proper City officials are hereby authorized to enter into and take those steps necessary to implement an appropriate professional services agreement with Brown and Caldwell for Municipal Code Chapter 14 Storm Water Management Ordinance Update in the amount not to exceed seventy-seven four hundred eighty-five dollars (\$77,485.00).

Acct. No. 05612030-6401 Engineering & Planning-PS – Engineer/Survey/Appraisal

## ATTACHMENT A

### SCOPE OF SERVICES AND BUDGET Municipal Code Chapter 14: Post-Construction Stormwater Management Ordinance Update City of Oshkosh

#### A. Background

The City of Oshkosh's stormwater discharge quality is regulated under a Wisconsin Department of Natural Resources (WDNR) issued Municipal Separate Storm Sewer System (MS4) permit. This permit covers all portions of the municipal separate storm sewer system (MS4) owned or operated by the City discharging to waters of the state under WPDES General Permit WI-S050075. The City recently developed an updated Citywide Stormwater Management Plan (SWMP) to address total maximum daily load (TMDL) requirements of the Upper Fox and Wolf Rivers TMDL. That SWMP recommended that the City review and update the City's current post-construction stormwater management performance standards (Municipal Code Chapter 14) to improve the administration, application, and environmental benefits of the code. As part of the Citywide SWMP scenarios were considered that would require increased TSS and TP reductions for both new development and redevelopment projects within the City.

This scope of work identifies the steps to review and update the current code as well as other ancillary components of the City's stormwater management program such as the Stormwater Utility Credit Policy and guidance documents.

#### B. Scope of Services

##### Task 1.0 Meetings and Project Management

The coordinated development of post-construction code updates requires interaction among multiple City departments as well as internal and external stakeholders and governmental bodies. The following meetings or presentations are anticipated as part of this project. This task includes meeting preparation, meeting attendance, meeting minutes, and maintaining a log of meetings for grant reporting purposes. It is assumed that City staff will coordinate meetings, workshops and presentations for location and invitation of appropriate participation members.

Other forms of communications will include web-based meetings, conference phone calls, and emails as necessary to conduct the project in an efficient manner.

##### 1.1 Project Meetings

Up to 3 project meetings will be held which include a kickoff meeting, interim project status meeting, and a meeting to review draft code changes.

##### 1.2 Municipal Code Review Workshop

The project team will hold a workshop with City staff to discuss the findings of the review of other municipal codes, discuss staff suggestions on items in the current code that need to be updated to improve City administration, developer implementation, and overall usability of the code. Additionally, the potential reduction requirements that were evaluated in the recent Citywide TMDL plan will be reviewed and scenarios to be further evaluated as part of this scope of work will be identified.

##### 1.3 Board/Committee Meetings

The project team will meet with up to three (3) City of Oshkosh boards or committees to inform them of the project goals, present code revision information, potential language and impacts of the revisions, and to seek feedback.

#### 1.4 Stakeholder Draft Code Review Presentation

A stakeholder presentation will be held to review the reasons for, and components of the draft code changes, review related analyses, and seek input from stakeholders. It is anticipated that the audience for the stakeholder meeting will include entities impacted by the potential code modifications, such as business groups, developers, or others. It is assumed the audience will be identified in conjunction with City Staff.

#### 1.5 Public Official Presentation

The draft code changes will be presented to the Plan Commission, Common Council, or other governmental body to provide information on the changes and seek feedback prior to finalizing the code changes for formal action.

#### 1.6 Project Management

Conduct routine project management efforts throughout the project (financial/schedule reviews, invoicing, etc.) and regular project communication with project team (consultant and City staff).

### **Task 2.0 Post-Construction Stormwater Management Code Evaluation and Updates**

#### 2.1 Review Other Area Municipal Post-Construction Codes/Ordinances

A review of other neighboring or peer communities' post-construction requirements will both inform the City on what others are doing to address changing stormwater management conditions but also provide support for proposed City of Oshkosh code changes.

Up to 12 municipal post-construction codes will be reviewed for applicability, pollutant reduction requirements, and stormwater management submittal requirements. Findings will be summarized in tabular and narrative form.

#### 2.2 Develop Draft Post-Construction Code Update Impact Scenarios

As part of the 2022 Citywide SWMP three municipal code scenarios were considered. These scenarios included changes to TSS and TP reduction requirements. As part of the SWMP three past developments (two redevelopments and one new development) were considered to determine the potential implications to each site under revised code requirements. Additionally, the SWMP projected potential pollution reductions, over 30-years, that could be achieved under the different code scenarios that were considered.

The code review workshop (Task 1.2) will identify up to three (3) scenarios of pollutant reduction and/or modification of the applicability of the code to be evaluated under this task. These scenarios may be the same, or different, scenarios from what was evaluated as part of the Citywide SWMP. These scenarios will be evaluated on parcels considered as part of the Citywide SWMP and also up to two additional parcels to identify impacts to development or re-development of a site (potential practices applicable to achieve target reductions, land use impacts, and practice costs). The cumulative impacts on Citywide pollutant reduction, as compared to TMDL reduction requirements will be calculated. The cumulative impacts will be based on the same potential development and redevelopment rates used in the Citywide SWMP study. Cost impacts will be limited to land costs and estimated stormwater practice construction and ongoing maintenance costs and will not include potential business costs such as lost revenue due to site changes.

The results of the impact evaluation will be shared with City staff at the interim project meeting and then at one or more City board or committee meetings to develop draft code updates.

### 2.3 Develop Draft Code Updates

Draft code updates to Chapter 14 will be prepared. This effort will also include a review of State of Wisconsin regulations NR 151 and NR 216 to check that local references and requirements related to those regulations are appropriate and consistent. The draft updates will be provided to City staff for review and subsequently presented at meetings/workshops as described in Task 1.

### 2.4 Develop Final Code Updates

Final Draft code updates will be prepared based on feedback from the City board/committee meeting(s), stakeholder meetings, and City Staff direction. One revision to the draft will be made based on staff review and then it will be provided to the City Attorney for formatting and preparation for formal action. An allowance of 4 hours to discuss questions and comments from the City Attorney is included. It is assumed that the City Attorney will complete final revisions.

## **Task 3.0 Review and Update SWU Credit Policy and Code Review Guidance Documents**

### 3.1 Review Draft Code Change Impacts on the City's Stormwater Utility (SWU) Credit Policy

Code changes may have an impact on the language and application of the City's SWU Credit Policies. The residential and non-residential credit policies will be reviewed for potential language changes and recommended updates will be suggested. Additionally, the non-residential credit application manual will be reviewed, and recommended updates will be suggested. The results of the suggested changes will be shared, and discussed, with City Staff at a project update meeting. Based on the results of the meeting, draft modifications to the SWU credit policy documents will be prepared and provided to the City for review.

It is assumed the proposed modifications will be shared with the one or more City boards or committees that were met with previously.

### 3.2 Finalize SWU Credit Policy Changes

Finalize the SWU Credit Policy to incorporate City staff review comments.

### 3.3 Review and Update Post-Construction Code Review Process and Guidance Documents

Changes in the post-construction code may have a change on the internal process for reviewing and/or documenting a site plan submittal which could include:

- Revising review checklists and standard operating procedures.
- Revising City guidance documents shared with developers or external entities.

Existing process documents, checklists, procedures, and guidance will be reviewed and updated based on the final code.

**C. Assumptions**

1. The City will furnish consultant with construction plans and SWMPs for development sites that will be evaluated as part of this project. This data may be relied upon without independent verification in performing the Scope of Work. It is also assumed that the above information will be provided at no cost to the project. Data files will be provided digitally to consultant if available or paper copy format if a digital format is not available.
2. The City will provide consultant with Microsoft Word versions of all documents to be edited as part of this scope of work.
3. City staff will identify stakeholders / committees and coordinate / schedule meetings.
4. The formal code update process will be completed by City Staff.
5. Deliverables for the project will be provided in electronic format (MS Word and PDF formats) for both draft and final submittals.
6. The peak flow control and infiltration performance standards included as part of Municipal Code Chapter 14 will not be revised. Clarifications and/or minor modifications to these requirements may be made. Revisions to the credit policies, guidance documents, and checklists will not include updates to the peak flow control and infiltration performance standard.

**D. Schedule**

The project schedule is expected to require approximately 12-18 months to complete from the project start date to allow time for City and WDNR reviews, Council presentation and adoption. Project start date is anticipated on or before July 1, 2024 and the target completion date of this study is August 29, 2025 to allow adequate time for Council adoption prior to the end of the grant period (December 31, 2025).

**E. Budget**

This work is conducted on a time and material, not to exceed basis per the Agreement's terms and conditions based on BC's rates in effect that the work was completed. A detailed budget by task is attached.

**City of Oshkosh Municipal Code Chapter 14: Post-Construction Stormwater Management Ordinance Update Budget**

Task	Task Description	Senior Engineer	Project Manager	Staff Engineer	Project Analyst	Total Labor Hours	Total Labor Effort
<b>1.0</b>	<b>Meetings and Project Management</b>	47	90	0	14	151	\$ 33,924
1.1	Project Meetings (3)	6	12	0	0	18	\$ 4,285
1.2	Municipal Code Review Workshop (1)	8	12	0	0	20	\$ 4,849
1.3	Board/Committee Meetings	6	15	0	0	21	\$ 4,933
1.4	Stakeholder Draft Code Review Presentation (1)	13	21	0	0	34	\$ 8,203
1.5	Public Official Presentation (1)	10	18	0	0	28	\$ 6,709
1.6	Project Management	4	12	0	14	30	\$ 4,946
<b>2.0</b>	<b>Post-Construction Stormwater Management Code Evaluation and Updates</b>	26	66	72	0	164	\$ 28,996
2.1	Review Other Area Municipal Post Construction Codes/Ordinances	4	4	24	0	32	\$ 4,460
2.2	Develop Draft Post-Construction Code Update Impact Scenarios	8	12	48	0	68	\$ 9,784
2.3	Develop Draft Code Updates	8	32	0	0	40	\$ 9,171
2.4	Develop Final Code Updates	6	18	0	0	24	\$ 5,581
<b>3.0</b>	<b>Review and Update SWU Credit Policy and Code Review Guidance Documents</b>	12	27	52	0	91	\$ 14,565
3.1	Review Draft Code Change Impacts on the City's Stormwater Utility (SWU) Credit Policy	3	10	24	0	37	\$ 5,475
3.2	Finalize SWU Credit Policy Changes	1	1	4	0	6	\$ 909
3.3	Review and Update Post-Construction Code Review Process and Guidance Documents	8	16	24	0	48	\$ 8,181
<b>GRAND TOTAL</b>		<b>85</b>	<b>183</b>	<b>124</b>	<b>14</b>	<b>406</b>	<b>\$ 77,485</b>



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Justin Gierach, Engineering Division Manager/City Engineer  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-475 Approve CIP Amendment and Award Bid for Public Works Contract No. 24-26 to Al Dix Concrete, Inc. for Annual Concrete Rehabilitation (\$431,921)

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**BACKGROUND**

The purpose of this Project is to rehabilitate concrete pavement on Congress Avenue, East Murdock Avenue, Cliffview Drive, Packer Avenue, and North Main Street.

**ANALYSIS**

Engineering staff reviewed four (4) bids. The low Bid was received from Al Dix Concrete, Inc. of Kaukauna, Wisconsin.

**FISCAL IMPACT**

Funding for a portion of this Project is in the 2024 Capital Improvement Program (CIP) (Account No. 02240410-7218-15241/ARPA - DPW-Road Improvement-ARPA -- Infrstruc/CIP -2022 and Account No. 02240410-7218-15131/ARPA -- DPW-Road Improvement-ARPA -- Loss Revenue/CIP -- 2021). Additional funding for the remaining portion of this Project is available from CIP Projects which have come in under budget:

• \$17,005.02 will be transferred from Account No. 03210410-6801-04107 (Contract Control-Paving-21-07 Knapp St Area Water Main Rplm) to Account No. 03210410-6801-04090 (Contract Control-Paving-Annual - Concrete Pavement Repairs).

• \$430,000 will be transferred from Account No. 03210410-6801-04202 (Contract Control-Paving-22-02 East 9th Ave Reconstruction) to Account No. 03210410-6801-04090 (Contract Control-Paving-Annual - Concrete Pavement Repairs).

Following is a summary of the available funds (after the transfers) and the estimated total construction cost, including ancillary costs such as engineering fees, landfill tipping fees, construction materials testing fees, and other construction-related expenses. Special Assessments will be levied to adjoining property owners per the City's Special Assessment Policy.

CIP Section	CIP Funds Budgeted/Transferred	Estimated Total Construction Cost
Street	\$447,005	\$359,958
ARPA	\$127,794	\$127,794
Totals	\$574,799	\$487,752

**RECOMMENDATION**

I recommend award to the low bidder, Al Dix Concrete, Inc. in the amount of \$431,921 and amending the CIP.

---

**Attachments**

RES 24-475  
24-26 bid tab



08/27/2024

24-475

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE CIP AMENDMENT AND AWARD BID FOR PUBLIC WORKS CONTRACT NO. 24-26 TO AL DIX CONCRETE, INC. FOR ANNUAL CONCRETE REHABILITATION (\$431,921.00)

**INITIATED BY:** DEPARTMENT OF PUBLIC WORKS

**WHEREAS**, the City of Oshkosh has heretofore advertised for bids for annual concrete rehabilitation on Congress Avenue, East Murdock Avenue, Cliffview Drive, Packer Avenue, and North Main Street; and

**WHEREAS**, upon the opening and tabulation of bids, it appears that the following is the most advantageous bid:

AL DIX CONCRETE, INC  
401 Gertrude Street  
Kaukauna, WI 54130

Total Bid: \$431,921.00

**WHEREAS**, the Common Council has adopted the 2024 Capital Improvement Program and Budget, which is on file in the Office of the City Clerk and available for public inspection; and

**WHEREAS**, it is necessary to amend the 2024 Capital Improvement Program Budget to add additional funding for this purpose.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** the 2024 Capital Improvements Budget, on file in the City Clerk's Office, is hereby amended as follows:

Transfer \$17,005.02 from Account No. 03210410-6801-04107 (Contract Control-Paving-21-07 Knapp St Area Water Main Rplm) to Account No. 03210410-6801-04090 (Contract Control-Paving-Annual -Concrete Pavement Repairs).

Transfer \$430,000.00 from Account No. 0321041-6801-04202 (Contract Control-Paving-22-02 East 9th Ave Reconstruction) to Account No. 03210410-6801-04090 (Contract Control-Paving-Annual -Concrete Pavement Repairs).

**BE IT FURTHER RESOLVED** that the said bid is hereby accepted and the proper City officials are hereby authorized and directed to enter into an appropriate agreement for the purpose of same, all according to plans, specifications, and bid on file. Money for this purpose is hereby appropriated from:

Account Nos.

02240410-7218-15241 ARPA - DPW-Road Improvement-ARPA – Infrstruc/CIP -2022

02240410-7218-15131 ARPA – DPW-Road Improvement-ARPA – Loss Revenue/CIP – 2021

03210410-6801-04090 Contract Control-Paving-Annual -Concrete Pavement Repairs

<b>Contract 24-26 - Annual Concrete Rehabilitation (#9224359)</b>								
Owner: Oshkosh WI, City of								
Solicitor: Oshkosh WI, City of								
Bid Opening: 08/19/2024 11:00 AM CDT								
Al Dix Concrete Inc								
401 Gertrude Street								
Kaukauna, WI 54130								
Vinton Construction Company								
Section Title	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
Section 1						\$431,921.00		\$536,764.31
	1050	Mobilization; complete as specified	Lump Sum	1.00	\$25,000.00	\$25,000.00	\$69,500.00	\$69,500.00
	1120	Removing concrete and asphalt sidewalk and driveway; complete as specified	Square Feet	740.00	\$1.00	\$740.00	\$2.00	\$1,480.00
	1200	Unclassified excavation; complete as specified	Cubic Yards	380.00	\$20.00	\$7,600.00	\$0.01	\$3.80
	1220	Excavation special (paving); complete as specified	Tons	57.00	\$20.00	\$1,140.00	\$10.00	\$570.00
	1309	7" concrete pavement HES removal and replacement; including sawing; pavement ties; dowel bars; bond breaker; integral curb and fine grading; turf restoration; and traffic control; complete as specified	Square Yards	1,450.00	\$75.00	\$108,750.00	\$98.49	\$142,810.50
	1319	8" concrete pavement HES removal and replacement; including sawing; pavement ties; dowel bars; bond breaker; integral curb and fine grading; turf restoration; and traffic control; complete as specified	Square Yards	3,100.00	\$80.00	\$248,000.00	\$89.37	\$277,047.00
	1334	Concrete pavement gaps; complete as specified	Each	1.00	\$1,000.00	\$1,000.00	\$0.01	\$0.01
	1360	Adjust manholes and inlets; complete as specified	Each	11.00	\$500.00	\$5,500.00	\$475.00	\$5,225.00
	1370	Turf restoration; complete as specified	Square Yards	122.00	\$15.00	\$1,830.00	\$15.00	\$1,830.00
	1372	Restore gravel driveway/apron; complete as specified	Square Yards	11.00	\$8.00	\$88.00	\$20.00	\$220.00

<b>Contract 24-26 - Annual Concrete Rehabilitation (#9224359)</b>								
Owner: Oshkosh WI, City of								
Solicitor: Oshkosh WI, City of								
Bid Opening: 08/19/2024 11:00 AM CDT								
AI Dix Concrete Inc								
401 Gertrude Street								
Kaukauna, WI 54130								
Vinton Construction Company								
Section Title	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
	1380	Cold weather covering (concrete pavement) - single visquine; complete as specified	Square Yards	680.00	\$2.00	\$1,360.00	\$3.00	\$2,040.00
	1382	Cold weather covering (concrete pavement) - double visquine; complete as specified	Square Yards	680.00	\$2.00	\$1,360.00	\$4.00	\$2,720.00
	1390	Up-charge for late season cold weather concrete pavement; complete as specified	Cubic Yards	145.00	\$15.00	\$2,175.00	\$15.00	\$2,175.00
	1514	6" concrete sidewalk/ driveway/ramp (HES) with 3" CABG and grading; complete as specified	Square Feet	194.00	\$10.00	\$1,940.00	\$1.00	\$194.00
	1580	Cold weather covering (sidewalk) - single visquine; complete as specified	Square Feet	30.00	\$0.25	\$7.50	\$2.00	\$60.00
	1582	Cold weather covering (sidewalk) - double visquine; complete as specified	Square Feet	30.00	\$0.25	\$7.50	\$3.00	\$90.00
	1590	Up-charge for late season cold weather concrete sidewalk; complete as specified	Cubic Yards	5.00	\$15.00	\$75.00	\$15.00	\$75.00
	1700	Sawing existing pavement; complete as specified	Linear Feet	142.00	\$4.00	\$568.00	\$3.00	\$426.00
	1801	Base aggregate dense; 1-1/4"; complete as specified	Tons	500.00	\$15.00	\$7,500.00	\$35.00	\$17,500.00
	1916	4" asphaltic surface LT with 6" CABG and grading; complete as specified	Square Yards	62.00	\$90.00	\$5,580.00	\$79.00	\$4,898.00

<b>Contract 24-26 - Annual Concrete Rehabilitation (#9224359)</b>								
<b>Owner: Oshkosh WI, City of</b>								
<b>Solicitor: Oshkosh WI, City of</b>								
<b>Bid Opening: 08/19/2024 11:00 AM CDT</b>								
					<b>Al Dix Concrete Inc</b>		<b>Vinton Construction Company</b>	
					<b>401 Gertrude Street</b>			
					<b>Kaukauna, WI 54130</b>			
<b>Section Title</b>	<b>Item Code</b>	<b>Item Description</b>	<b>UofM</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Extension</b>	<b>Unit Price</b>	<b>Extension</b>
	1918	Asphaltic cold weather paving up-charge; complete as specified	Square Yards	10.00	\$20.00	\$200.00	\$25.00	\$250.00
	2508	Furnish; install; maintain; and remove Type D modified inlet protection; complete as specified	Each	50.00	\$150.00	\$7,500.00	\$125.00	\$6,250.00
	2510	Sediment removal - Type D modified inlet protection; complete as specified	Each	50.00	\$50.00	\$2,500.00	\$10.00	\$500.00
	2516	Furnish; install; maintain; and remove stone bag; complete as specified	Each	60.00	\$25.00	\$1,500.00	\$15.00	\$900.00
<b>Bid Total:</b>						<b>\$431,921.00</b>		<b>\$536,764.31</b>

<b>Contract 24-26 - Annual Concrete Rehabilitation (#9224359)</b>								
Owner: Oshkosh WI, City of								
Solicitor: Oshkosh WI, City of								
Bid Opening: 08/19/2024 11:00 AM CDT								
Cornerstone Pavers, LLC								
LaLonde Contractors, Inc.								
Section Title	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
Section 1						\$619,565.90		\$623,597.68
	1050	Mobilization; complete as specified	Lump Sum	1.00	\$25,000.00	\$25,000.00	\$63,803.70	\$63,803.70
	1120	Removing concrete and asphalt sidewalk and driveway; complete as specified	Square Feet	740.00	\$8.00	\$5,920.00	\$3.05	\$2,257.00
	1200	Unclassified excavation; complete as specified	Cubic Yards	380.00	\$22.00	\$8,360.00	\$38.40	\$14,592.00
	1220	Excavation special (paving); complete as specified	Tons	57.00	\$20.00	\$1,140.00	\$37.51	\$2,138.07
	1309	7" concrete pavement HES removal and replacement; including sawing; pavement ties; dowel bars; bond breaker; integral curb and fine grading; turf restoration; and traffic control; complete as specified	Square Yards	1,450.00	\$115.95	\$168,127.50	\$104.45	\$151,452.50
	1319	8" concrete pavement HES removal and replacement; including sawing; pavement ties; dowel bars; bond breaker; integral curb and fine grading; turf restoration; and traffic control; complete as specified	Square Yards	3,100.00	\$121.03	\$375,193.00	\$110.97	\$344,007.00
	1334	Concrete pavement gaps; complete as specified	Each	1.00	\$1,200.00	\$1,200.00	\$1,237.33	\$1,237.33
	1360	Adjust manholes and inlets; complete as specified	Each	11.00	\$600.00	\$6,600.00	\$689.00	\$7,579.00
	1370	Turf restoration; complete as specified	Square Yards	122.00	\$10.00	\$1,220.00	\$10.00	\$1,220.00
	1372	Restore gravel driveway/apron; complete as specified	Square Yards	11.00	\$15.00	\$165.00	\$57.10	\$628.10

<b>Contract 24-26 - Annual Concrete Rehabilitation (#9224359)</b>								
<b>Owner: Oshkosh WI, City of</b>								
<b>Solicitor: Oshkosh WI, City of</b>								
<b>Bid Opening: 08/19/2024 11:00 AM CDT</b>								
					<b>Cornerstone Pavers, LLC</b>		<b>LaLonde Contractors, Inc.</b>	
<b>Section Title</b>	<b>Item Code</b>	<b>Item Description</b>	<b>UofM</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Extension</b>	<b>Unit Price</b>	<b>Extension</b>
	1380	Cold weather covering (concrete pavement) - single visquine; complete as specified	Square Yards	680.00	\$3.00	\$2,040.00	\$0.01	\$6.80
	1382	Cold weather covering (concrete pavement) - double visquine; complete as specified	Square Yards	680.00	\$4.50	\$3,060.00	\$0.01	\$6.80
	1390	Up-charge for late season cold weather concrete pavement; complete as specified	Cubic Yards	145.00	\$10.00	\$1,450.00	\$25.00	\$3,625.00
	1514	6" concrete sidewalk/driveway/ramp (HES) with 3" CABG and grading; complete as specified	Square Feet	194.00	\$7.60	\$1,474.40	\$15.85	\$3,074.90
	1580	Cold weather covering (sidewalk) - single visquine; complete as specified	Square Feet	30.00	\$2.00	\$60.00	\$0.00	\$0.00
	1582	Cold weather covering (sidewalk) - double visquine; complete as specified	Square Feet	30.00	\$3.00	\$90.00	\$0.00	\$0.00
	1590	Up-charge for late season cold weather concrete sidewalk; complete as specified	Cubic Yards	5.00	\$12.00	\$60.00	\$25.00	\$125.00
	1700	Sawing existing pavement; complete as specified	Linear Feet	142.00	\$3.00	\$426.00	\$5.35	\$759.70
	1801	Base aggregate dense; 1-1/4"; complete as specified	Tons	500.00	\$20.00	\$10,000.00	\$35.43	\$17,715.00
	1916	4" asphaltic surface LT with 6" CABG and grading; complete as specified	Square Yards	62.00	\$65.00	\$4,030.00	\$84.19	\$5,219.78

<b>Contract 24-26 - Annual Concrete Rehabilitation (#9224359)</b>								
<b>Owner: Oshkosh WI, City of</b>								
<b>Solicitor: Oshkosh WI, City of</b>								
<b>Bid Opening: 08/19/2024 11:00 AM CDT</b>								
<b>Cornerstone Pavers, LLC</b>								
<b>LaLonde Contractors, Inc.</b>								
<b>Section Title</b>	<b>Item Code</b>	<b>Item Description</b>	<b>UofM</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Extension</b>	<b>Unit Price</b>	<b>Extension</b>
	1918	Asphaltic cold weather paving up-charge; complete as specified	Square Yards	10.00	\$5.00	\$50.00	\$25.00	\$250.00
	2508	Furnish; install; maintain; and remove Type D modified inlet protection; complete as specified	Each	50.00	\$65.00	\$3,250.00	\$65.00	\$3,250.00
	2510	Sediment removal - Type D modified inlet protection; complete as specified	Each	50.00	\$1.00	\$50.00	\$1.00	\$50.00
	2516	Furnish; install; maintain; and remove stone bag; complete as specified	Each	60.00	\$10.00	\$600.00	\$10.00	\$600.00
<b>Bid Total:</b>						<b>\$619,565.90</b>		<b>\$623,597.68</b>



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Kathy Snell, Special Events Coordinator  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-476 Approve Special Event - UW Oshkosh to Utilize City Streets for Their Move In Days,  
August 29 - 31, 2024

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### Attachments

RES 24-476  
UWO Move In Days Attachment



8/27/2024

24-476

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE SPECIAL EVENT - UW OSHKOSH TO UTILIZE CITY STREETS FOR THEIR MOVE IN DAYS, AUGUST 29-31, 2024

**INITIATED BY:** CITY ADMINISTRATION

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that approval is granted to UW Oshkosh (Greg Weitz) to utilize city streets on Thursday, August 29 from 8:00 a.m. through Saturday, August 31, 2024, 3:00 p.m. (actual move in times will be Thursday, from 10:00 a.m. to 7:00 p.m., Friday, from 10:00 a.m. to 7:00 p.m., and Saturday, from 10:00 a.m. to 2:00 p.m.) for their Move In Days in accordance with the municipal code and the attached application, with the following exceptions/conditions:

- A. All routes will be coordinated with the Department of Public Works based on current construction projects impacting the university campus.
- B.

**BE IT FURTHER RESOLVED** that as a condition of approval, the Event Organizer shall pay the City's actual costs for extraordinary services. Approval of this request shall not be interpreted as approval to conduct the event during any period of emergency order or declaration prohibiting such an event. Approval of this event shall not be interpreted to supersede any emergency order or declaration applicable to such an event and all events shall remain subject to all applicable ordinances, orders, declarations and requirements for public gatherings.

#### Cost Estimates for Extraordinary Services

##### Police

Staffing \$40.62 (preliminary estimate includes dedicated staff of 2 CSOs for 2 hrs.)  
Equipment/Vehicle \$39.78 (preliminary estimate includes 2 hrs. vehicle use for setup and take down)  
Supplies \$82.50 (preliminary estimate includes use of no parking signs & cones)

##### Public Works

Staffing \$522.62 (preliminary estimate includes 14 hrs.)  
Equipment / Vehicle Use \$445.34 (preliminary estimate includes 222.67 hrs.)  
Supplies / Materials \$275 (preliminary estimate includes use of barricades & signs)

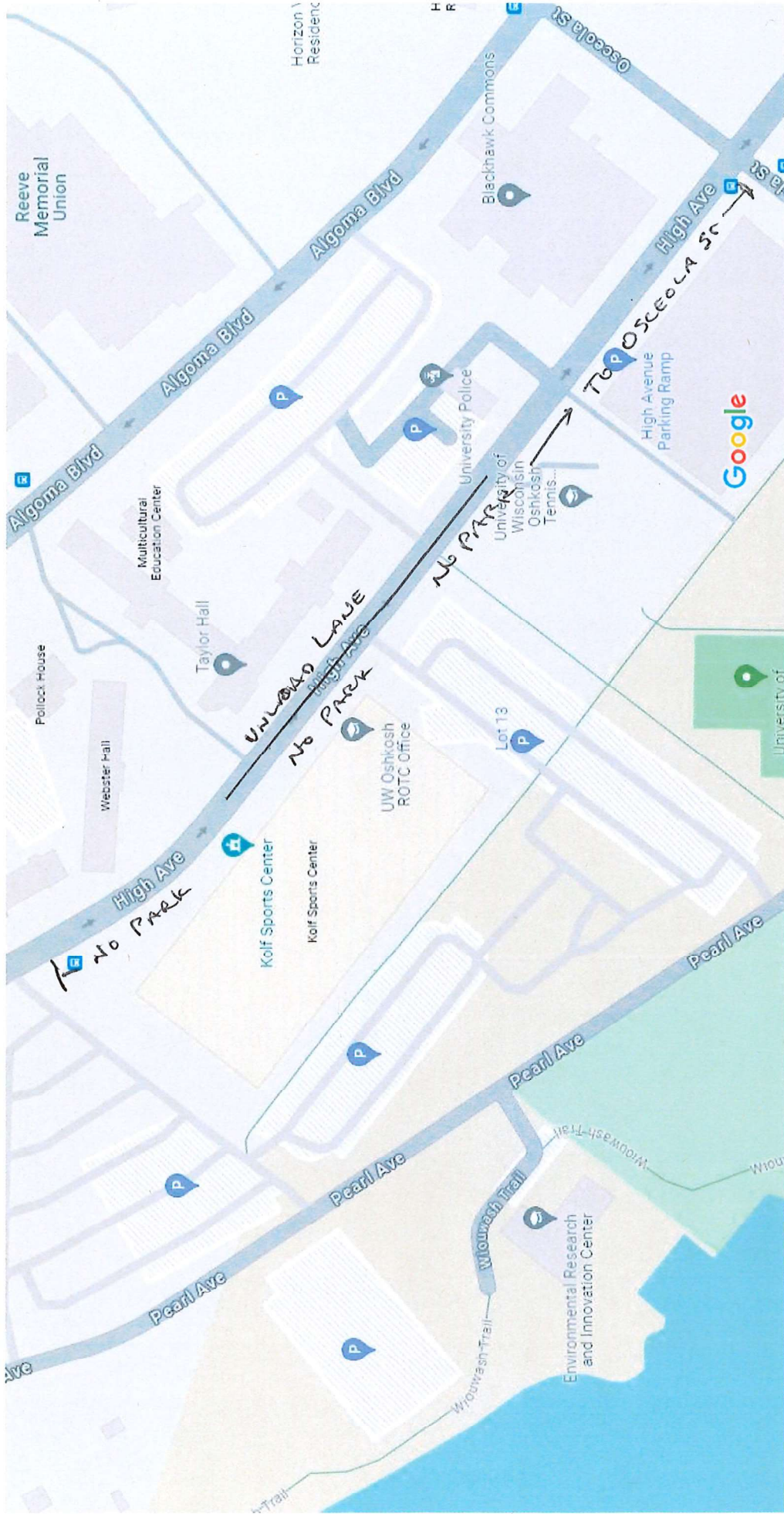


Date Filed: 8/10/27  
 Application Fee Paid: INV

**SPECIAL EVENT PERMIT APPLICATION**

Application fees are \$25 for a single day event or \$35 for a multi-day event

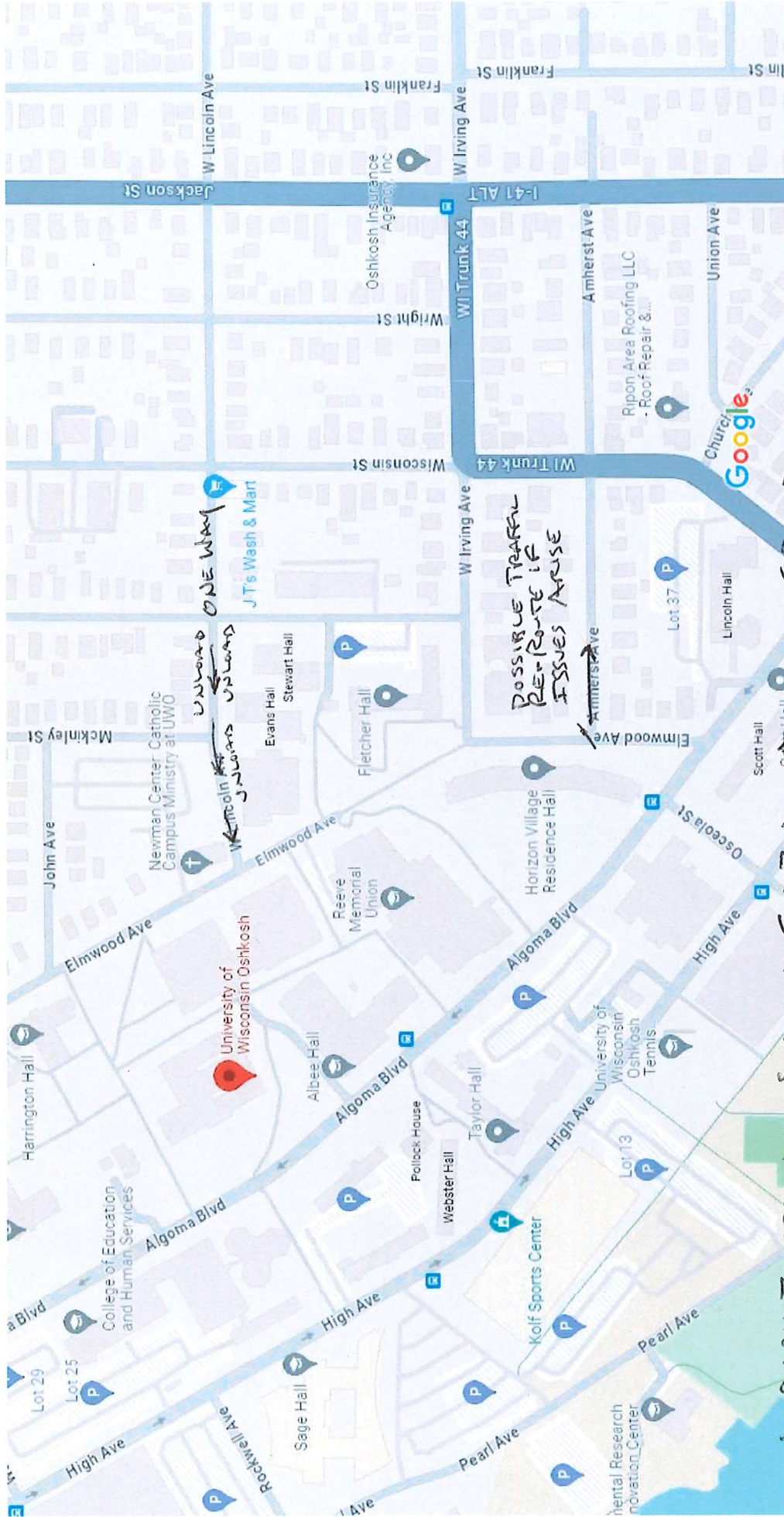
GENERAL INFORMATION							
Official Name of Event: <b>University of Wisconsin Oshkosh Move-In</b>							
Start Date: <b>8/29/2024</b>				End Date: <b>8/31/2024</b>			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME				8:00am	8:00am	8:00am	
START TIME				10:00am	10:00am	10:00am	
END TIME				7:00pm	7:00pm	2:00pm	
CLEAN UP TIME				8:00pm	8:00pm	3:00pm	
LOCATION OF THE EVENT							
City Park:							
Public Property (list street(s), building(s), etc.) <b>City streets surrounding UW Oshkosh Campus; High Avenue, Elmwood Avenue, Cherry Street (depending on current construction), W. Irving Avenue, W. Lincoln Avenue</b>							
County Park / Property:							
City Park:							
Other:							
ORGANIZATION SPONSOR							
Name: <b>University of Wisconsin Oshkosh</b>							
Address: <b>800 Algoma Boulevard</b>							
City: <b>Oshkosh</b>			State: <b>WI</b>		Zip: <b>54901</b>		
<input type="checkbox"/> Check this box if this organization is tax exempt (a copy of Wisconsin Sales & Use Tax Exempt form is required)							



Map data ©2024 Google

CREATE AN UNLOAD LANE USING  
 NORTH LANE OF TWO-LANE, ONE  
 WAY TRAFFIC. ONLY IN USE  
 DURING MOVE-IN HOURS

CREATE NO PARKING ZONE ON  
 HIGH AVE (SOUTH SIDE) FROM  
 THE POINT ~~WEST~~ WITHIN CITY  
 NO PARK ENDS → EAST TO  
 OSCEOLA ST. ZONE WILL STAY  
 UP FOR 3-DAY DURATION OF EVENT



NO PARK ZONES WILL STAY UP FOR 3-DAY DURATION OF EVENT

NORTH SIDE LINCOLN AVE

- NO PARKING (TEMPORARY)
- UNLOAD ZONE DURING MOVE-IN HOURS

SOUTH SIDE LINCOLN AVE

- TEMPORARY NO PARK
- UNLOAD ZONE DURING MOVE-IN HOURS

ELMWOOD AVE

- 15 MIN ZONE USED FOR UNLOAD
- SIDE (NW) USED AS NEEDED
- DIVERT TRAFFIC DOWN AMHERST AVE (AS NEEDED) FOR TRAFFIC CONGESTION

W. LINCOLN AVE CHANGE TO ONE-WAY FROM CUTTERY ST TO ELMWOOD AVE DURING MOVE-IN HOURS



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Kathy Snell, Special Events Coordinator  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-477 Approve Special Event - University of Wisconsin Oshkosh Marching Band to Utilize City Streets for the UW Oshkosh Football Games - Titan Thunder March At JJ Keller Titan Stadium, September 7, September 14, September 21, October 12, October 19, and November 9, 2024

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#### Attachments

RES 24-477  
UWO Home Football Games - Titan Thunder March Attachment

08/27/2024

24-477

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE SPECIAL EVENT / UNIVERSITY OF WISCONSIN OSHKOSH MARCHING BAND TO UTILIZE CITY STREETS FOR THE UW OSHKOSH FOOTBALL GAMES - TITAN THUNDER MARCH AT JJ KELLER TITAN STADIUM, SEPTEMBER 7, SEPTEMBER 14, SEPTEMBER 21, OCTOBER 12, OCTOBER 19, & NOVEMBER 9, 2024

**INITIATED BY:** CITY ADMINISTRATION

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that approval is granted to University of Wisconsin Oshkosh Marching Band (Joe Scheivert) to utilize City streets (Rush Ave. and Josslyn St.) to host the UW Oshkosh Football Games-Titan Thunder March on Saturday, September 7, September 14, September 21, October 12, October 19, and November 9, 2024 (specific times are: September 7 from 11:35 a.m. - 12:15 p.m.; September 14 from 12:05 p.m. - 12:45 p.m.; September 21 from 10:35 a.m. - 11:15 a.m.; October 12 from 11:35 a.m. - 12:15 p.m.; October 19 from 12:05 p.m. to 12:45 p.m. and November 9 from 12:35 p.m. to 1:15 p.m.) in accordance with the municipal code and the attached application, with the following exceptions/conditions:

- A.
- B.
- C.

**BE IT FURTHER RESOLVED** that as a condition of approval, the Event Organizer shall pay the City's actual costs for extraordinary services. Approval of this request shall not be interpreted as approval to conduct the event during any period of emergency order or declaration prohibiting such an event. Approval of this event shall not be interpreted to supersede any emergency order or declaration applicable to such an event and all events shall remain subject to all applicable ordinances, orders, declarations and requirements for public gatherings.

Cost of Extraordinary Services  
Streets

Staff \$335.97 (preliminary estimate includes 1 hr. per event)  
Equipment/Vehicle \$286.29 (preliminary estimate includes 1 hr. per event)  
Supplies/Materials \$792 (preliminary estimate includes barricades and signs)



Date Filed: _____
Application Fee Paid: _____

## SPECIAL EVENT PERMIT APPLICATION

Application fees are \$25 for a single day event or \$35 for a multi-day event

GENERAL INFORMATION							
Official Name of Event: <b>UWO Home Football Games and Titan Thunder March</b>							
Start Date: <b>Attached</b>				End Date:			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME							
START TIME							
END TIME							
CLEAN UP TIME							
LOCATION OF THE EVENT							
City Park:							
Public Property (list street(s), building(s), etc.) <b>Josslyn Street from (near) Witzel Avenue to Titan Stadium (near Rush Avenue</b>							
County Park / Property:							
City Park:							
Other: <b>UW Oshkosh Titan Stadium, 450 Josslyn Street</b>							
ORGANIZATION SPONSOR							
Name: <b>UW Oshkosh Marching Band</b>							
Address: <b>800 Algoma Boulevard</b>							
City: <b>Oshkosh</b>			State: <b>WI</b>			Zip: <b>54901</b>	
<input checked="" type="checkbox"/> Check this box if this organization is tax exempt (a copy of Wisconsin Sales & Use Tax Exempt form is required)							



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Kathy Snell, Special Events Coordinator  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-478 Approve Special Event - University of Wisconsin Oshkosh Athletics to Host the UW Oshkosh Home Football Games at JJ Keller Titan Stadium, September 7, September 14, September 15, September 21, September 29, October 12, October 19, October 27, and November 9, 2024

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#### Attachments

RES 24-478  
UWO Home Football Games attachment



08/27/2024

24-478

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE SPECIAL EVENT - UNIVERSITY OF WISCONSIN OSHKOSH ATHLETICS TO HOST THE UW OSHKOSH HOME FOOTBALL GAMES AT JJ KELLER TITAN STADIUM, SEPTEMBER 7, SEPTEMBER 14, SEPTEMBER 15, SEPTEMBER 21, SEPTEMBER 29, OCTOBER 12, OCTOBER 19, OCTOBER 27, & NOVEMBER 9, 2024

**INITIATED BY:** CITY ADMINISTRATION

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that approval is granted to University of Wisconsin Oshkosh Athletics (Selena Schaeffer) to host the UW Oshkosh Home Football Games at Titan Stadium on Saturdays, September 7, September 14, September 15, September 21, September 29, October 12, October 19, October 27 and November 9, 2024 in accordance with the municipal code and the attached application, with the following exceptions/conditions:

- A.
- B.
- C.

**BE IT FURTHER RESOLVED** that as a condition of approval, the Event Organizer shall pay the City's actual costs for extraordinary services. Approval of this request shall not be interpreted as approval to conduct the event during any period of emergency order or declaration prohibiting such event. Approval of this event shall not be interpreted to supersede any emergency order or declaration applicable to such event and all events shall remain subject to all applicable ordinances, orders, declarations and requirements for public gatherings.

Cost Estimates for Extraordinary Services  
Fire Department

Staffing \$6,620.94 (preliminary estimate includes 4.5 dedicated paramedic hrs. ea. event)  
Equipment/Vehicle \$1,956.96 (preliminary estimate includes 4.5 dedicated ambulance hrs. each event)



Date Filed: 7/18/24  
 Application Fee Paid: INV

### SPECIAL EVENT PERMIT APPLICATION

Application fees are \$25 for a single day event or \$35 for a multi-day event

GENERAL INFORMATION							
Official Name of Event: <b>UW Oshkosh - Home football games</b>							
Start Date: <b>multiple see attached</b>				End Date: <b>dates</b>			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME							
START TIME							
END TIME							
CLEAN UP TIME							
LOCATION OF THE EVENT							
City Park: <b>On Site City of Oshkosh ambulance svrc</b>							
Public Property (list street(s), building(s), etc.) <b>Titan Stadium, 450 Joselyn St, Oshkosh 54902</b>							
County Park / Property: <b>UW Oshkosh Titan Stadium</b>							
City Park:							
Other:							
ORGANIZATION SPONSOR							
Name: <b>UW Oshkosh</b>							
Address: <b>800 Algoma Blvd</b>							
City: <b>Oshkosh</b>		State: <b>WI</b>			Zip: <b>54901</b>		
<input checked="" type="checkbox"/> Check this box if this organization is tax exempt (a copy of Wisconsin Sales & Use Tax Exempt form is required)							

## 2024-2025 UW OSHKOSH ATHLETIC EVENTS

### On-Site City of Oshkosh Ambulance Service

<i>Date</i>	<i>Arrival Time</i>	<i>Game Time</i>	<i>Team</i>
<b>Sat. September 7</b>	<b>12:00 PM</b>	<b>1:00 PM</b>	<b>Wheaton University, IL</b>
<b>Sat. September 14</b>	<b>12:30 PM</b>	<b>1:30 PM</b>	<b>Linfield University, OR</b>
<i>Sunday September 15</i>	<i>12:00 PM</i>	<i>1:00 PM</i>	<i>JV- North Central, IL</i>
<b>Sat. September 21</b>	<b>11:00 AM</b>	<b>Noon</b>	<b>Michigan Tech</b>
<i>Sunday September 29</i>	<i>2:00 PM</i>	<i>3:00 PM</i>	<i>JV- UW Milwaukee</i>
<b>Sat. October 12</b>	<b>12:00 PM</b>	<b>1:00 PM</b>	<b>La Crosse</b>
<b>Sat. October 19</b>	<b>12:30 PM</b>	<b>1:30 PM</b>	<b>Platteville</b>
<i>Sunday October 27</i>	<i>11:00 AM</i>	<i>12:00 PM</i>	<i>JV- Stevens Point</i>
<b>Sat. November 9</b>	<b>1:00 PM</b>	<b>2:00 PM</b>	<b>Stout</b>

- **NCAA Playoffs TBD**
  
- **City of Oshkosh Ambulance, UW Oshkosh Sports Medicine Staff, Visiting Sports Medicine Staff and Referees will have medical timeout meeting prior to game to discuss injury emergencies.**



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Kathy Snell, Special Events Coordinator  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-479 Approve Special Event - Bella Medical Clinic to Utilize City Streets and South Park Trail for the Walk for Life Event, October 5, 2004

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### Attachments

RES 24-479  
Walk for Life Attachment  
Walk for Life Route Attachment

08/27/2024

24-479

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE SPECIAL EVENT - BELLA MEDICAL CLINIC TO UTILIZE CITY STREETS AND SOUTH PARK TRAIL FOR THE WALK FOR LIFE EVENT, OCTOBER 5, 2024

**INITIATED BY:** CITY ADMINISTRATION

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that approval is granted to Bella Medical Clinic (Beth Nemecek) to utilize City streets and South Park trail on Saturday, October 5, 2024 from 8:30 a.m. to 10:30 a.m. for the Walk for Life event, in accordance with the municipal code and the attached application, with the following exceptions/conditions:

- A.
- B.
- C.

**BE IT FURTHER RESOLVED** that as a condition of approval, the Event Organizer shall pay the City's actual costs for extraordinary services. Approval of this request shall not be interpreted as approval to conduct the event during any period of emergency order or declaration prohibiting such an event. Approval of this event shall not be interpreted to supersede any emergency order or declaration applicable to such an event and all events shall remain subject to all applicable ordinances, orders, declarations and requirements for public gatherings.

Cost Estimates for Extraordinary Services

Police Department

Staffing \$81.24 (preliminary estimate includes 2 CSOs for 2 hrs. each)

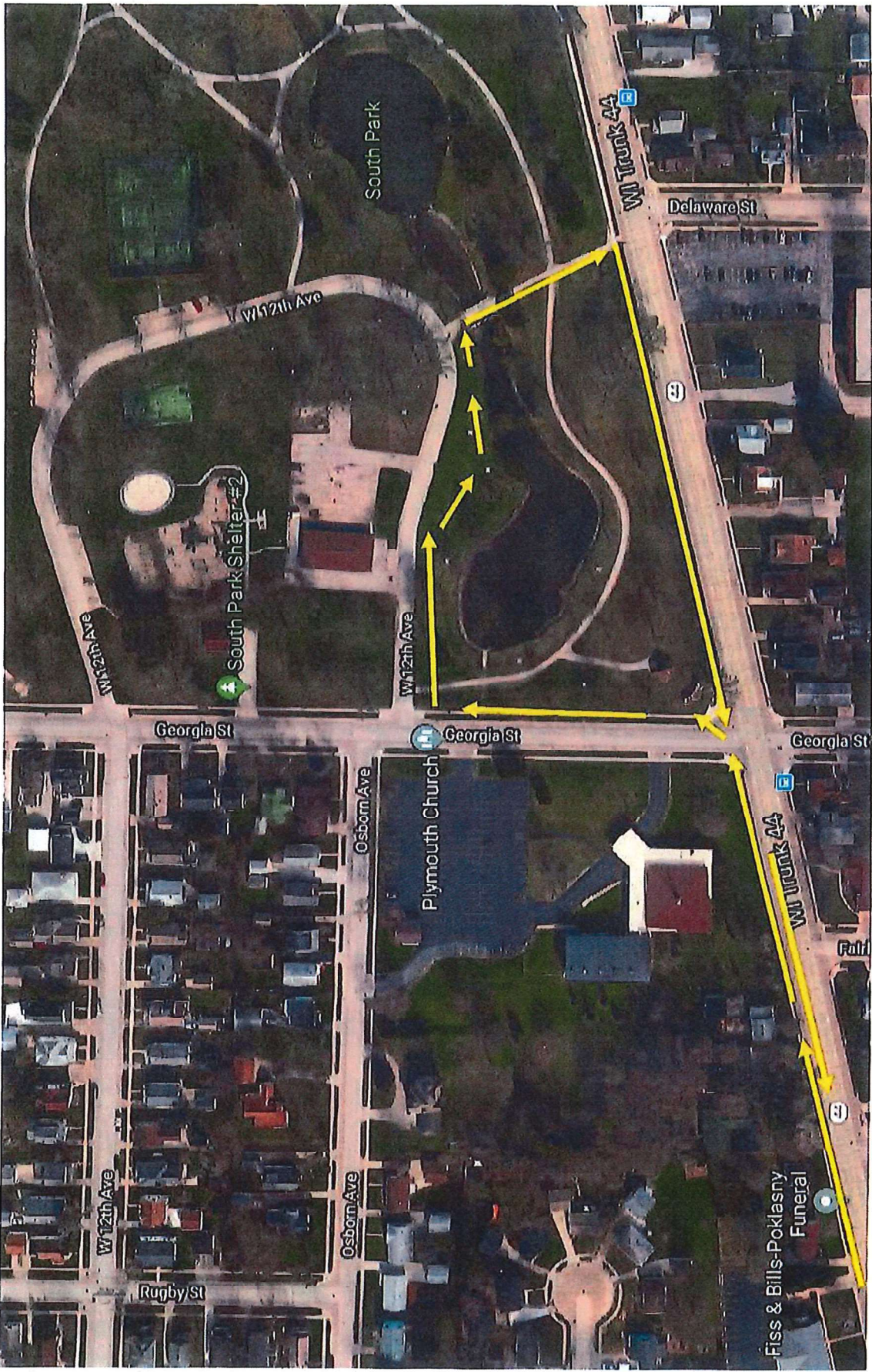


Date Filed: 7/17/24  
 Application Fee Paid: 7/17/24

## SPECIAL EVENT PERMIT APPLICATION

Application fees are \$25 for a single day event or \$35 for a multi-day event

GENERAL INFORMATION							
Official Name of Event: <b>Bella - Walk for Life 2024</b>							
Start Date: <b>10/5/24</b>				End Date: <b>10/5/24</b>			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME						7:00 AM	
START TIME						8:30 AM	
END TIME						11 AM	
CLEAN UP TIME						Noon	
LOCATION OF THE EVENT							
City Park: <b>South Park is the halfway point</b>							
Public Property (list street(s), building(s), etc.) <b>Down South Park Ave. Start at 1484 W. South Park and go to South Park and back</b>							
County Park / Property:							
City Park: <b>South Park</b>							
Other:							
ORGANIZATION SPONSOR							
Name: <b>Labor of Love, Inc. d/b/a Bella Medical Clinic</b>							
Address: <b>1484 W. South Park Avenue</b>							
City: <b>Oshkosh</b>		State: <b>WI</b>			Zip: <b>54902</b>		
<input checked="" type="checkbox"/> Check this box if this organization is tax exempt (a copy of Wisconsin Sales & Use Tax Exempt form is required)							



2021 Walk for Life Route



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Kathy Snell, Special Events Coordinator  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-480 Approve Special Event - National Alliance on Mental Illness (Nami) Oshkosh to Utilize City Streets & Sidewalks for the Oshkosh 5k for Mental Health and Suicide Awareness, May 3, 2025

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### Attachments

RES 24-480  
NAMI 5K Attachment  
NAMI 5K Route Attachment



08/27/2024

24-480

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE SPECIAL EVENT - NATIONAL ALLIANCE ON MENTAL ILLNESS (NAMI) OSHKOSH TO UTILIZE CITY STREETS & SIDEWALKS FOR THE OSHKOSH 5K FOR MENTAL HEALTH AND SUICIDE AWARENESS, MAY 3, 2025

**INITIATED BY:** CITY ADMINISTRATION

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that approval is granted to NAMI Oshkosh (Mary Janness) to utilize city streets and sidewalks (W. Smith, Vinland St., W. Murdock Ave., Algoma Blvd., Hamilton St., Ferry Crossing, Sheridan St. Cumberland Ave., and Lindwood Ave.) Saturday, May 3, 2025, from 7:00 a.m. to 12:00 p.m., (actual event time is 9:00 a.m. to 11:00 p.m.) for the Oshkosh 5K for Mental Health and Suicide Awareness, in accordance with the municipal code and the attached application, with the following exceptions/conditions:

- A.
- B.
- C.

**BE IT FURTHER RESOLVED** that as a condition of approval, the Event Organizer shall pay the City's actual costs for extraordinary services. Approval of this request shall not be interpreted as approval to conduct the event during any period of emergency order or declaration prohibiting such an event. Approval of this event shall not be interpreted to supersede any emergency order or declaration applicable to such an event and all events shall remain subject to all applicable ordinances, orders, declarations and requirements for public gatherings.

Cost Estimates for Extraordinary Services

(Estimated costs based on the 2024 Extraordinary Services Fees Schedule and are subject to change.)

Police

Staffing \$765.96 (preliminary estimate includes 4 Supervisor hrs. & 20 CSO hrs.)

Equipment / Vehicle \$39.78 (preliminary estimate includes use of patrol cars)

Supplies / Materials \$22.00 (preliminary estimate includes use of parking signs & cones)

Public Works

Staffing \$298.64 (preliminary estimate includes 8 hrs. for delivery and pick up of barricades and signs)

Equipment/Vehicle \$138.72 (preliminary estimate includes dedicated use of truck and trailers for delivery and pick up of barricades and signs)

Supplies/Materials \$264.00 (preliminary estimate includes dedicated use of barricades and signs)

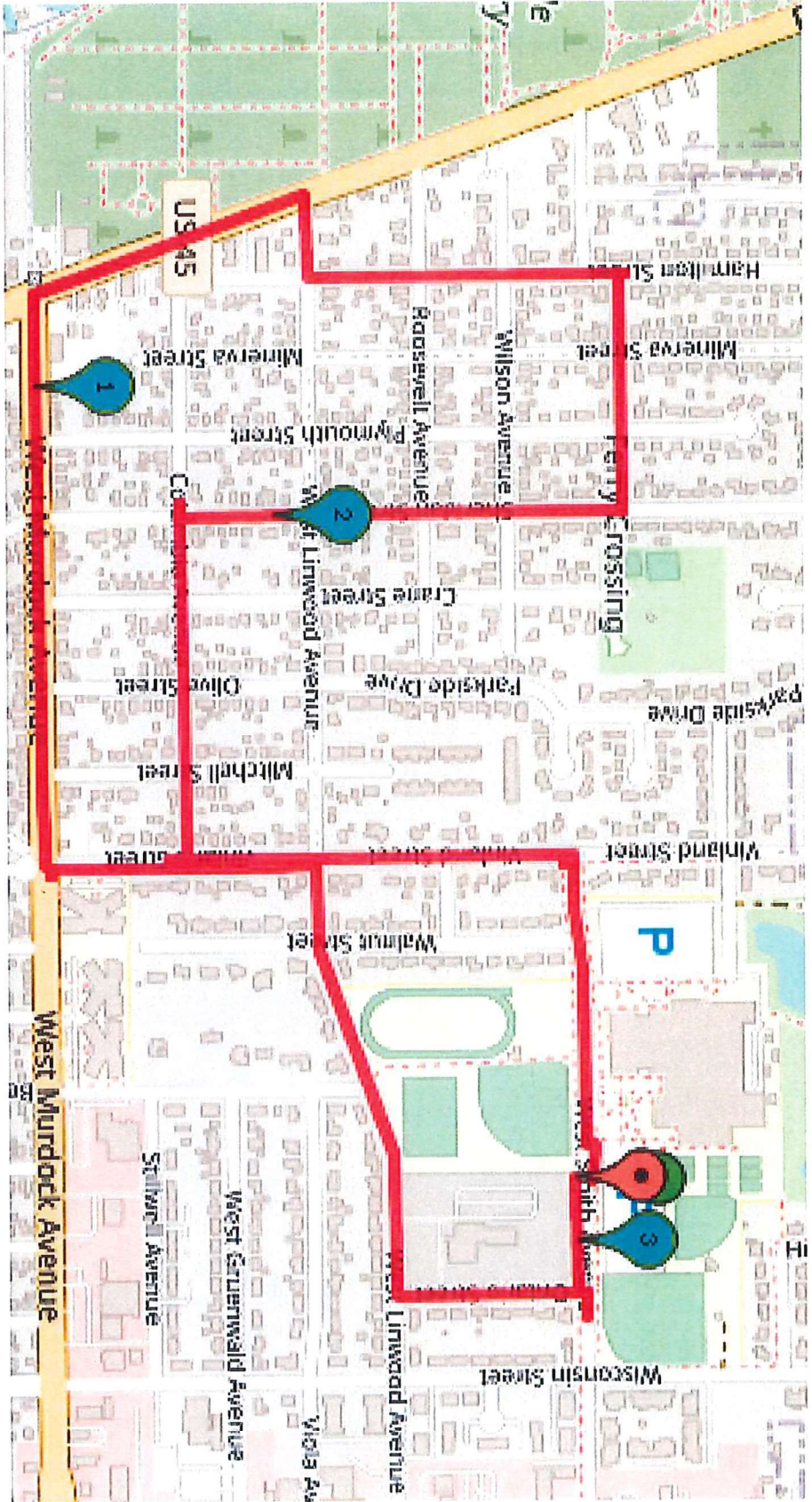


Date Filed: 7/18/24  
 Application Fee Paid: INV

## SPECIAL EVENT PERMIT APPLICATION

Application fees are \$25 for a single day event or \$35 for a multi-day event

GENERAL INFORMATION							
Official Name of Event: <b>NAMI Oshkosh 5k for Mental Health &amp; Suicide Awareness</b>							
Start Date: <b>5/3/2025</b>				End Date: <b>5/3/2025</b>			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME					5:00pm	7:00am	
START TIME						7:30am	
END TIME					7:00pm	12:00pm	
CLEAN UP TIME						12:30pm	
LOCATION OF THE EVENT							
City Park:							
Public Property (list street(s), building(s), etc.)							
County Park / Property:							
City Park:							
Other: Oshkosh North High School							
ORGANIZATION SPONSOR							
Name: <b>NAMI Oshkosh</b>							
Address: <b>525 N. Main Street</b>							
City: <b>Oshkosh</b>			State: <b>WI</b>			Zip: <b>54901</b>	
<input type="checkbox"/> Check this box if this organization is tax exempt (a copy of Wisconsin Sales & Use Tax Exempt form is required)							





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Diane Bartlett, City Clerk  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-481 Approve Combination "Class A" Beer/Liquor License Surrender and Approve Issuance of Combination "Class A" Beer/Liquor License - Badgers Retail (Bob's Mini Mart / Gas Station)

---

### Attachments

RES 24-481  
Surrender to Badger Retail  
Badger Retail Original Application

08/27/24

24-481

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE COMBINATION "CLASS A" BEER/LIQUOR LICENSE SURRENDER AND APPROVE ISSUANCE OF COMBINATION "CLASS A" BEER/LIQUOR LICENSE - BOB'S MINI MART / GAS STATION

**INITIATED BY:** CITY CLERK

**WHEREAS,** an application and all required documentation for a license has been submitted, fees deposited, and all reviews and inspections required by city ordinance have been completed; and

**WHEREAS,** the Chief of Police, or their respective designees, have conducted the necessary investigation of the following licenses as noted in their report to the City Clerk; and

**WHEREAS,** any licensee whose license is granted subject to conditions has been notified of those conditions and has had the opportunity to appear before the Council and be heard in relation to any of those conditions.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the following licenses be granted subject to satisfaction of such conditions as identified by the Chief of Police and Fire Chief, or their respective designees, or by a representative of the Winnebago County Health Department; subject to the payment of taxes and other charges as specified in section 4-5(B) of the City of Oshkosh Municipal Code; and subject to the fulfillment of any further conditions imposed by State Statute for issuance of such license:

COMBINATION "CLASS A" BEER/LIQUOR LICENSE SURRENDER

CURRENT LICENSE HOLDER:

Bob's Mini Mart if Oshkosh, LLC.....506 Ohio Street

NEW APPLICANT/SURRENDERED TO:

Badgers Retail LLC (Bob's Mini Mart / Gas Station).....506 Ohio Street

COMBINATION "CLASS A" BEER/LIQUOR LICENSE (with Cigarette, Tobacco and Electronic Vaping Device)  
(September 1, 2024–June 30, 2025)

NAME, ADDRESS, AND LOCATION OF PREMISES:

Badgers Retail LLC .....506 Ohio Street

Agent: Lalita Khanal, 602 W Bent Ave, Oshkosh WI 54901

City of Oshkosh  
LICENSE SURRENDER

RECEIVED  
AUG 12 2024  
CITY CLERK'S OFFICE

TO:  
Diane Bartlett, City Clerk  
P.O. Box 1130  
215 Church Avenue  
Oshkosh, WI 54901-1130

I, Bob's Mini-Mart of Oshkosh LLC, am the current license holder.  
(Name of current license holder, if an individual)

Or

I, am the registered agent/president/member/partner and authorized to act for the  
current license holder: Bob's Mini-Mart of Oshkosh LLC  
(Name Of Current License Holder, If an Entity)

for premises locate at: 506 Ohio St. of Oshkosh, Wisconsin.  
(Address Of Licensed Premises)

As the licensee or authorized agent/officer/member of the licensee I am surrendering the following license(s)  
(check all that apply):

- "Class B" Liquor
- Class "B" Beer (Fermented Malt Beverage)
- "Class A" Liquor
- Class "A" Beer (Fermented Malt Beverage)
- "Class C" Wine

To The City of Oshkosh. The surrender is conditioned upon, and licensee requests that the license be granted to:

Badgers Retail LLC  
(Name Of New Applicant)

to whom the licensee has sold/transferred the business/premises, and who intends to apply for and maintain a license for use at the business premises. Should the council not approve the new applicant for a license as requested this request for license Surrender shall be null and void.

I understand that upon granting of a license to new applicants the current license will be officially surrendered as provided Heron and will be canceled and a license granted to the new applicant for the premises listed above.

Dated this 12 day of August 2024

[Signature]  
Signature

RECEIVED

For Municipal Use Only

Municipality

AUG 12 2024

License Period

Form AB-200

Alcohol Beverage License Application

License(s) Requested: (up to two boxes may be checked)

- Class A/B Beer, Class A/B Liquor, Class A Liquor (cider only), Reserve Class B Liquor, Class C Liquor (wine only)

CITY CLERK'S OFFICE

Table with Fees: License Fees (\$400), Background Check Fee, Publication Fee (\$20), Total Fees (\$420)

Part A: Premises/Business Information

Form fields for Part A: 1. Legal Business Name (Badgers Retail LLC), 2. Business Trade Name (Bob's Mini Mart), 3. FEIN (99-4333557), 4. Wisconsin Seller's Permit Number (A56-1031812121-0), 5. Entity Type (Limited Liability Company), 6. State of Organization (WI), 7. Date of Organization (08/07/2024), 8. Wisconsin DFI Registration Number, 9. Premises Address (506 Ohio St.), 10. City (Oshkosh), 11. State (WI), 12. Zip Code (54902), 13. County (Winnebago), 14. Governing Municipality (City of Oshkosh), 15. Aldermanic District, 16. Premises Phone (920-235-5230), 17. Premises Email, 18. Website, 19. Premises Description, 20. Mailing Address, 21. City, 22. State, 23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. Yes No

Table for recording violations: Law/Ordinance Violated, Location, Trial Date, Penalty Imposed, Was sentence completed?

RECEIVED

AUG 12 2024

CITY CLERK'S OFFICE

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . .  Yes  No  
 beverages.  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . .  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . . .  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . .  Yes  No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . .  Yes  No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . .  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
KHANAL	LALITA	owner / Manager	415-583-0074
JOSHI	KAYAM	owner	214-592-3214
BHANDARI	UDAYAN	owner	561-319-6356

**Part D: Attestation**

One of the following must sign and attest to this application:  
 • sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <b>KHANAL</b>	First Name <b>LALITA</b>	M.I.
Title <b>owner / Manager</b>	Email <b>lalita_shalizi@yahoo.com</b>	Phone <b>415-583-0074</b>
Signature <i>Lalita</i>	Date <b>08/12/2024</b>	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	



# Alcohol Beverage Individual Questionnaire

RECEIVED  
Date  
AUG 12 2024

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor)	Badgers Retail LLC
2. Business Trade Name or DBA	Bob's Mini Mart
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information			
1. Last Name <b>KHANAL</b>	2. First Name <b>LALITA</b>	3. M.I.	
4. Relationship to Business (Title) <b>owner</b>	5. Email <b>lalita_shalizi@yahoo.com</b>	6. Phone <b>415-583-0074</b>	
7. Home Address <b>602 W Bent Ave</b>			
8. City <b>oshkosh</b>	9. State <b>WI</b>	10. Zip Code <b>54901</b>	11. Date of Birth <b>10/22/1980</b>
12. Drivers License/State ID Number <b>K540-5208-0882-05</b>		13. Drivers License/State ID State of Issuance <b>WI</b>	

Part C: Address History							
1. Do you currently reside in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? . . . .			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Years</th> <th style="width: 50%;">Months</th> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">10</td> </tr> </table>	Years	Months	1	10
Years	Months						
1	10						
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1 <b>1111 W Linwood Ave</b>	City <b>oshkosh</b>	State <b>WI</b>	Zip Code <b>54901</b>				
Previous Address 2 <b>3152 Groom Drive</b>	City <b>Richmond</b>	State <b>CA</b>	Zip Code <b>94806</b>				
Previous Address 3	City	State	Zip Code				
Previous Address 4	City	State	Zip Code				
Previous Address 5	City	State	Zip Code				
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State <b>CA</b>	County <b>Contra Costa</b>	State	County				
State <b>CA</b>	County <b>Alameda</b>	State	County				

Continued →

**Part D: Criminal History**

RECEIVED

AUG 12 2024

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location CITY CLERK'S OFFICE	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature *Lalita* Date 08/12/2024



TO: Honorable Mayor and Members of the Common Council  
FROM: Diane Bartlett, City Clerk  
DATE: August 27, 2024  
SUBJECT: Res 24-482 Approve Special Class "B" License(s)

---

### Attachments

RES 24-482

08/27/2024

24-482

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE SPECIAL CLASS "B" LICENSE(S)

**INITIATED BY:** CITY CLERK

**WHEREAS**, an application and all required documentation for a license has been submitted, fees deposited, and all reviews required by city ordinance have been completed.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the following licenses be granted subject to satisfaction of such conditions; and subject to the fulfillment of any further conditions imposed by State Statute for issuance of such license:

Northeast Wisconsin Chinese Association

Event Name: Northeast Wisconsin Dragon Boat Festival

September 14, 2024, from 9:00 am to 8:00 pm

Location: Leach Amphitheater, 303 Ceape, Oshkosh, WI

Person in Charge: Angie Lee

Oshkosh Masonic Lodge #27

Event Name: Vintage Theatre Performances

September 18, 19, and 20, 2024, from 5:00 pm to 11:00 pm

Location: Oshkosh Masonic Lodge #27, 204 Washington, Oshkosh, WI

Person in Charge: Mark Rutkowski



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mark Lyons, Planning Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** Ord 24-483 Approve Zone Change from Central Mixed-Use District with Riverfront Overlay (CMU-RFO) to Central Mixed-Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD) at 400 City Center (Plan Commission Recommends Approval) (Applicant Requests Laying Over until Applicant Requests Consideration)

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## **BACKGROUND**

The subject site consists of the City Center shopping center building, located at the southeast corner of Jackson Street and Division Street. The City Center building is enveloped by a 16.5-acre condo parcel. The surrounding parent parcel has four street frontages as well as frontage on the Riverwalk. The site was constructed in 1970 and has several commercial and institutional users, and the surrounding area consists primarily of commercial uses. The 2040 Comprehensive Land Use Plan recommends Center City use for the subject site.

## **ANALYSIS**

The applicant is requesting a zone change from the existing Central Mixed-Use District with Riverfront Overlay (CMU-RFO) designation to Central Mixed-Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD) for the subject property. The requested Planned Development Overlay designation is intended to allow for flexibility in the zoning ordinance to accommodate a new use on the property. The applicant has submitted plans for a personal storage facility, which will be addressed as a General Development Plan (GDP) and Specific Implementation Plan (SIP) at the Common Council meeting on August 14, 2024.

Staff is supportive of the proposed zone change to include a Planned Development Overlay as it may serve to accommodate future development needs for the site. The Planned Development Overlay will provide flexibility for future development or redevelopment plans as it relates to the unique lot configuration with four street frontages. The proposed CMU-RFO-PD zoning designation is also consistent with the 2040 Comprehensive Land Use Plan recommendation (Center City) as well as the neighboring commercial land uses.

## **RECOMMENDATION**

The Plan Commission recommended approval of the requested zone change for the property located at 400 City Center with findings on July 16, 2024. Please see the attached staff report and meeting minutes for more information.

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## **Attachments**

Ord 24-483  
Rezone - 400 City Center

AUGUST 27, 2024 THIRD READING	24-483	ORDINANCE
AUGUST 14, 2024 SECOND READING	24-464	ORDINANCE
JULY 23, 2024 FIRST READING	24-438	ORDINANCE

(CARRIED \_\_\_\_\_ LOST \_\_\_\_\_ LAID OVER 6-0-1 WITHDRAWN \_\_\_\_\_)

PURPOSE: APPROVE ZONE CHANGE FROM CENTRAL MIXED-USE DISTRICT WITH RIVERFRONT OVERLAY (CMU-RFO) TO CENTRAL MIXED-USE DISTRICT WITH RIVERFRONT AND PLANNED DEVELOPMENT OVERLAY (CMU-RFO-PD) FOR PROPERTY AT 400 CITY CENTER

INITIATED BY: CITY CENTER ASSOCIATES LLC

PLAN COMMISSION RECOMMENDATION: Approved

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OSHKOSH, AS ADOPTED BY SECTION 30-32 OF THE OSHKOSH MUNICIPAL CODE.

The Common Council of the City of Oshkosh do ordain as follows:

SECTION 1. That the Official Zoning Map of the City of Oshkosh, as adopted by Section 30-32 of the Oshkosh Municipal Code, is hereby amended by changing the district of the property located at 400 City Center from Central Mixed-Use District with Riverfront Overlay (CMU-RFO) to Central Mixed-Use District with a Riverfront and Planned Development Overlay (CMU-RFO-PD). The subject property, 400 City Center, is more particularly described as follows:

BEING UNIT 2 OF CITY CENTER CONDOMINIUM AS RECORDED IN DOCUMENT NUMBER 1312826, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 18

NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY,  
WISCONSIN.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and publication.

SECTION 3. Publication Notice. Please take notice that the City of Oshkosh enacted Ordinance #24-483 APPROVE ZONE CHANGE FROM CENTRAL MIXED-USE DISTRICT WITH RIVERFRONT OVERLAY (CMU-RFO) TO CENTRAL MIXED-USE DISTRICT WITH RIVERFRONT AND PLANNED DEVELOPMENT OVERLAY (CMU-RFO-PD) FOR PROPERTY AT 400 CITY CENTER on August 27, 2024. This ordinance changes the zoning of the properties located at 400 City Center from Central Mixed-Use District with a Riverfront Overlay (CMU-RFO) to Central Mixed-Use District with a Riverfront and Planned Development Overlay (CMU-RFO-PD). The full text of the Ordinance may be obtained at the Office of the City Clerk, 215 Church Avenue and on the City's website at [www.oshkoshwi.gov](http://www.oshkoshwi.gov). Clerk's phone: (920) 236-5011.

**ITEM: PUBLIC HEARING: ZONE CHANGE FROM CENTRAL MIXED-USE DISTRICT WITH RIVERFRONT OVERLAY (CMU-RFO) TO CENTRAL MIXED-USE DISTRICT WITH RIVERFRONT AND PLANNED DEVELOPMENT OVERLAY (CMU-RFO-PD) FOR PROPERTY AT 400 CITY CENTER**

Plan Commission Meeting of July 16, 2024.

**GENERAL INFORMATION**

**Owner/Applicant:** City Center Associates LLC

**Actions Requested:**

The applicant requests a zone change from the existing Central Mixed-Use District with Riverfront Overlay (CMU-RFO) to Central Mixed Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD).

**Applicable Ordinance Provisions:**

Zoning map amendment standards are found in Section 30-381 of the Zoning Ordinance.

**Background Information, Property Location and Type:**

The subject site consists of the City Center shopping center building, located at the southeast corner of Jackson Street and Division Street. The City Center building is enveloped by a 16.5-acre condo parcel. The surrounding parent parcel has four street frontages as well as frontage on the Riverwalk. The site was constructed in 1970 and has several commercial and institutional users and the surrounding area consists primarily of commercial uses. The 2040 Comprehensive Land Use Plan recommends Center City use for the subject site.

**Subject Site**

<i>Existing Land Use</i>	<i>Zoning</i>
Commercial	CMU-RFO

<i>Recognized Neighborhood Organizations</i>
Downtown Oshkosh Neighborhood Association

**Adjacent Land Use and Zoning**

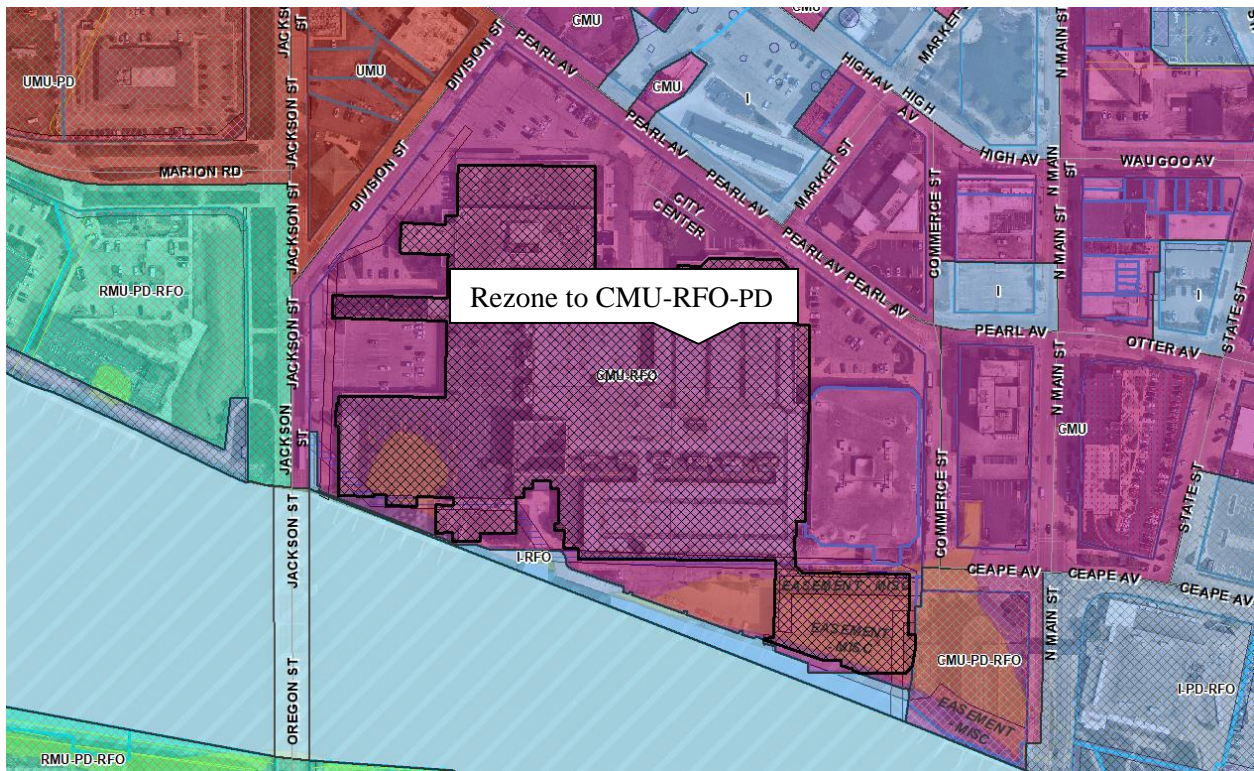
<i>Existing Uses</i>		<i>Zoning</i>
<b>North</b>	Commercial	CMU/UMU/I
<b>South</b>	Riverwalk	I-PD
<b>East</b>	Commercial	CMU
<b>West</b>	Mixed Commercial/Residential	RMU-PD-RFO



<i>Comprehensive Plan Land Use Recommendation</i>	<i>Land Use</i>
2040 Comprehensive Land Use Recommendation	City Center

## ANALYSIS

The applicant is requesting a zone change from the existing Central Mixed-Use District with Riverfront Overlay (CMU-RFO) designation to Central Mixed Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD) for the subject property. The requested Planned Development Overlay designation is intended to allow for flexibility in the zoning ordinance to accommodate a new use on the property. The applicant has submitted plans for a personal storage facility, which will be addressed as a General Development Plan (GDP) and Specific Implementation Plan (SIP) review to follow.



Staff is supportive of the proposed zone change to include a Planned Development Overlay as it may serve to accommodate future development needs for the site. The Planned Development Overlay will provide flexibility for future development or redevelopment plans as it relates to the unique lot configuration with four street frontages. The proposed CMU-RFO-PD zoning designation is also consistent with the 2040 Comprehensive Land Use Plan recommendation (Center City) as well as the neighboring commercial land uses.

## FINDINGS/RECOMMENDATION/CONDITIONS

In its review and recommendation to the Common Council on an application for a Zoning Map amendment, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-381 (D)(2):

- (a) Advances the purposes of this Chapter as outlined in Section 30-03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
- (b) Is in harmony with the Comprehensive Plan.
- (c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
- (d) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
  - (ii) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

Staff recommends approval of the zone change with the findings listed above.

Plan Commission recommends approval of the proposed zone change with the findings for property at 400 City Center on July 16, 2024. The following is Plan Commission's discussion on the item.

Site Inspections Report: Mr. Bowen, Ms. Scheuermann, Ms. Propp, Mr. Nichols, and Ms. Davey reported visiting the site.

Staff report accepted as part of the record.

The applicant requests a zone change from the existing Central Mixed-Use District with Riverfront Overlay (CMU-RFO) to Central Mixed-Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD).

Mr. Slusarek presented the items and reviewed the site and surrounding area as well as the land use and zoning classifications in this area. The applicant is requesting a zone change from the existing Central Mixed-Use District with Riverfront Overlay (CMU-RFO) designation to Central Mixed-Use District with Riverfront and Planned Development Overlay (CMU-RFO-PD) for the subject property. The requested Planned Development Overlay designation is intended to allow for flexibility in the zoning ordinance to accommodate a new use on the property. The applicant has submitted plans for a personal storage facility, which will be addressed as a General Development Plan (GDP) and Specific Implementation Plan (SIP) review to follow.

Staff is supportive of the proposed zone change to include a Planned Development Overlay as it may serve to accommodate future development needs for the site. The Planned Development Overlay will provide flexibility for future development or redevelopment plans as it relates to the unique lot configuration with four street frontages. Staff recommends approval of the zone change with the findings listed in the staff report.

Ms. Propp opened up technical questions to staff.

Mr. Bowen and Ms. Scheuermann wanted clarification on findings.

Mr. Lyons stated if there is a motion to approve, there must be findings articulated as part of the motion. Findings are basically your specific reasons why you have come to that conclusion. Findings become part of all ordinances and resolutions.

Mr. Nichols wondered how the findings are handled by Council.

Mr. Lyons stated Council could adopt the findings that Plan Commission recommends, or they could choose to make their own set of findings.

Mr. Nichols wanted to know how many housing units are proposed, right now, for the downtown area.

Mr. Lyons will research that.

Ms. Propp referenced pages that list findings in the staff report.

Ms. Lyons stated findings A through J in the zoning ordinance are examples for a planned development as listed in the ordinance. It gives you some criteria, and types of things you can consider. They are by no means the only things you can consider.

Mr. Nielsen stated when staff recommends approval on other planned developments, the findings used are applicable to the specific property/development so they vary.

Ms. Propp opened the public hearing and asked if the applicant wanted to make any statements.

Kurt Koeppler, of 1726 River Mill Road, resident of Oshkosh for fifty years, and one of the managing partners and owners of City Center. We purchased this property in 2001 and at that time it had a seventy-five percent vacancy rate. Since the purchase, we have invested over twelve million dollars in improvements. The project we are bringing you today is a critical part of our property. The market for large office space is virtually non-existent. Due to Covid more people are working from home. This previously was a US Bank back-room office complex. They downsized because most of their people are working from home. We have had the property on the market for two years and have received no interest. We think that Extra Space Storage will be a great fit for our property and the reasons are as follows: they're a national chain with over thirty-five hundred locations; they have the largest self-storage facility in the country; parking is a problem at our property when we are full; US Bank tenant required two hundred parking stalls and US Bank (*maybe meant to say Extra Space Storage*) will require four, so it is a significant downsize of our parking requirements enabling us to offer more parking to future and potential tenants. Extra Space Storage operates more as a retail destination. They have limited access with overhead doors with controlled entrances. Customers will drive up, open one of the overhead doors, pull in, close the door behind them, unload, and then exit. There will be no storage outside of any vehicles. No trailers; no semis; everything will be inside. Will average about thirty-five cars a day. That is the normal car load that would be arriving. We have done

extensive research on Extra Space Storage and believe they will be a great asset to our property and to the community. Apartment living has become a way of life for many Americans and the need to put their excess items in storage has become a necessity. Extra Space Storage fits that need. I have toured some of their sites. I have even used some of their sites, and they are first rate. They are well lit, safe, clean, and they couldn't run a better operation. We plan to make improvements to the exterior of the building to facilitate this need. For the sake of clarity, Mr. Koeppler asked staff to put up the elevations on the screen and he then discussed them in detail. This will be a great upgrade for us. I can't explain how important it is to our site, to let us maintain the current budget plans that we have that allow us to keep it looking as good as it does. Thank you for your time. I want to commend you on the workshop idea. I have been doing this for a lot of years, and have come before the Plan Commission on numerous occasions. I think the workshop is a great addition to what you guys do.

Eric Welhouse, of W2646 Buchanan Road in Appleton WI, is an owner of several Extra Space Storage sites, and the developer working with Mr. Koeppler on the City Center location. Will go over some highlights. This facility will be staffed. There will be access hours, which I think were indicated before in the workshop. The typical hours of operation for staffing are from 9:30 a.m. to 6 p.m., Monday through Friday. Saturday is 9 a.m. to 5 p.m. The access hours are 6 a.m. to 10 p.m. So, it is not like it is open 24/7. It should eliminate loitering and keep everybody's stuff safe. These are Class A storage facilities. It's really a different product. Most of the time when people hear of self-storage they think of long buildings with multiple doors, and poorly lit. This is completely opposite. There is LED lighting, it is staffed, and hours of operation. Extra Space Storage is the largest self-storage operator in the United States. They know what they are doing and they do it very well. They coexist in multiple urban settings like this throughout the nation. I can give you examples of those if you'd like.

Ms. Propp asked if any members of the public wished to speak.

Ms. Propp closed the public hearing and public comments.

There was no closing statement from the applicant.

*Motion by Davey to adopt the findings and recommendation as stated in the staff report.*

*Seconded by Scheuermann.*

Ms. Propp asked if there was any discussion on the motion.

*Motion carried 5-0.*



# City of Oshkosh Application Zoning Map Amendment (Rezoning)

SUBMIT TO:  
Dept. of Community Development  
215 Church Ave., P.O. Box 1130  
Oshkosh, Wisconsin 54903-1130  
Room 204  
PHONE: (920) 236-5059  
Email: planning@ci.oshkosh.wi.us

**\*\*PLEASE TYPE OR PRINT USING BLACK INK\*\***

### APPLICANT INFORMATION

Petitioner: City Center Associates LLL Date: 5/30/2024  
Petitioner's Address: 334 City Center City: Oshkosh State: WI Zip: 54901  
Telephone #: (920) 233-5050 Email: Kirkoppel@gmail.com Contact preference:  Phone  Email  
Status of Petitioner (Please Check):  Owner  Representative  Tenant  Prospective Buyer  
Petitioner's Signature (required): [Signature] Date: 5/30/24

### OWNER INFORMATION

Owner(s): City Center Associates Date: 5/30/24  
Owner(s) Address: 334 City Center City: Oshkosh State: WI Zip: 54901  
Telephone #: (920) 233-5050 Email: Kirkoppel@gmail.com Contact preference:  Phone  Email  
Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

### Property Owner Consent: (required)

By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature: [Signature] Date: 5/30/2024

### ZONING AND DEVELOPMENT INFORMATION

Address/Location of Rezoning Request: 400 City Center Oshkosh WI 54901  
Tax Parcel Number(s): 0100600000  
Rezone property from: LMU-RFO to LMU-RFO-PD  
Purpose for Rezoning: Change of Tenant Use and Rehab of Existing Building  
Describe existing property development and land use: Mixed Use Commercial and Retail

Describe proposed development and/or proposed land use: Rehab of Existing Building  
Land Use would stay the same

Proposed time schedule for development and/or use of the property: Construction would take approx 6 months. Occupancy would follow immediately

Zoning Adjacent to the Site:  
North: CMU  
South: RMU-RFO  
East: CMU  
West: UMU

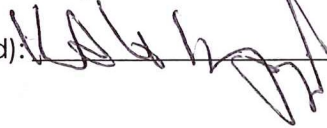
**SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.**

**(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)**

- Map of the immediate area showing property involved. Area to be rezoned must be outlined in color
- A site plan drawn to readable scale showing present status of property and proposed development
- Street address, adjacent streets, intersections and any other information or landmarks to help identify the property
- Location of existing uses, structures, fences and signs and location of proposed uses, structures, fences and signs
- A narrative statement explaining the zone change and discussion of the project

- **Property owner's signature is required for submittal to be complete.**
- **Application fees are due at time of submittal. Make check payable to City of Oshkosh.**
- **Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE**

**I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial or delay of the application request.**

Applicant's Signature (required):  \_\_\_\_\_

Date: 5/30/2024

**SUMMARY OF PROCESS**

The City of Oshkosh Plan Commission and Common Council act on all amendments to the Official Zoning Map. The petitioner or owner should be present at both the Plan Commission and Common Council meetings to discuss and answer questions regarding the request.

The application package is reviewed by Planning Services staff to determine conformance with adopted city plans, zoning requirements and development standards. A staff recommendation is prepared for consideration by the Plan Commission and Common Council. The petitioner will be provided with a copy of the staff report and meeting notice several days prior to the Plan Commission meeting. The staff report and meeting notice will also be available on the City's website. No notice is sent to the petitioner or owner regarding the Common Council's consideration of the request. Petitioners and owners are encouraged to contact Planning Services staff to find out when the request will be sent to the Common Council for review.

Neighborhood opinion is an important factor in the decision-making process. If the proposed development is expected to have significant impact on other properties, the petitioner may be required to conduct a neighborhood meeting to solicit public input prior to action by the Plan Commission and City Council. Planning Services staff is available to offer assistance in compiling a mailing list for the neighborhood meeting. If deemed appropriate, notification by mail informing the property owners within 100 feet of the subject property of the proposal may substitute for the public meeting. Please note that a meeting notice will be mailed to all abutting property owners regarding your request.

Within 90 days of filing a complete application, Plan Commission shall hold a public hearing to consider the request. Within 60 days of the public hearing, the Plan Commission may make a written report to the Common Council with recommendations regarding the proposal. The Plan Commission's report is advisory only. The Common Council will make the final decision regarding all zone change requests. The Plan Commission may lay over requests to subsequent meetings if incomplete information is provided or additional questions or concerns are raised at the meeting.

After the Plan Commission makes its recommendation, the request will be forwarded to the Common Council for consideration. This generally occurs three weeks after the Plan Commission meeting depending on the date the Council meeting is scheduled (the Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of every month) and on the availability of a legal description for the zone change. Wisconsin State Statutes require a zone change to be published as Class II notice in the local newspaper, the City takes care of this publication requirement prior to the Council meeting.

The Common Council may approve the Official Zoning Map amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment. If the Official Zoning Map amendment is approved, the Ordinance is published in the newspaper on the following Saturday and will be effective on Sunday. City administrative offices are notified of the effective date of the Ordinance and will make changes to the Official Zoning Map accordingly.

For more information please visit the City's website at <https://www.ci.oshkosh.wi.us/CommunityDevelopment/>

Kurt Koeppler  
1726 River Mill Rd.  
Oshkosh, WI 54901

I am one of the managing Partners and Owner at City Center. We purchased the property in 2001. At that time there was a 75% vacancy rate. Since the purchase we have invested over \$12 million in improvements.

The Project we are bringing to you today is a critical part of our Property. The market for large office space has dramatically changed over the last 5 years. Due to Covid more peopler are working from home and the need for this type of space is vitally non existent. We have had the property on the market for over 2 years and have received no interest.

We think Extra Space Storage will be a great fit for our property.  
The reasons are as follows:

They are a national chain with over 3,500 locations nationwide. They are the largest self storage facility in the country.

Parking is problem when the Property is full. US Bank, our previous tenant required 200 parking stalls. Extra Space Storage will reduce that to 4 spaces. This is a huge plus for our future needs.

Extra Space Storage operates more as a retail destination. They have limited access 4 over head doors and controlled entrances. Customers will drive up, open one of the overhead doors, pull in, close the door behind them, unload and then exit. There will be no outside parking of any vehicles. Typically they have an average of only 35 cars per day.

We have done extensive research on Extra Space Storage and we believe they will be a great asset to our Property and our community.

As apartment living has become a way of life for many Americans, the need for places to put their excess items has become a necessity. Extra Space Storage fits that need. We have toured some sites and they are first rate. Clean. Safe. Secure. Well lit. We would not be here if we thought otherwise.

We plan on making improvements to the exterior of the building. For the sake of clarity I am going to refer to the elevation as to the direction they face. Please look at the attached drawings.

#### **NORTH ELEVATION EAST END**

This is currently an open loading dock and visible standby generator. We propose closing that in with two overhead doors. This will be an improvement to what is currently there.

The windows which flank the existing doors will be covered with a film similar to the window cladding on the rest of the Property. This will prevent any interior operations from being visible to the street. The masonry panels will be painted to match the attached Extra Space Storage color palette in your packet. The area above will be painted an exact color.

## **NORTH ELEVATION WEST END**

This area will consist of 2 overhead doors and the main entrance to their space.

The far right area will consist of metal cladding to match the color scheme of the building. The other areas will be painted to match.

All customers will have access to the overhead doors. They will open them with a remote, pull in, unload and leave.

## **WEST END OF BUILDING**

This area will be painted to match the remainder of the building using the existing contour of the concrete panels. Please see the landscape plan attached, that will be completed in that area. We anticipate additional landscaping in that area after final plans are submitted for the new Oregon St. Bridge.

We will use the same color palette to enhance the Social Security entrance.

## **SUMMARY**

We appreciate your time and effort to consider this Project. Once again we feel this will be a valuable addition for our Project.

We would be happy to give any of the Plan Commission Members a tour of what we are proposing.

Respectfully,  
Kurt Koepler  
Managing Partner



**ZONE CHANGE, GDP & SIP**  
**PC: 7.16.2024**

Z&V INVESTMENTS LLC  
223 N MAIN ST  
OSHKOSH WI 54901-4814

CLOVER INVESTMENTS WI LLC  
PO BOX 275  
PENNINGTON NJ 08534-0275

ROWLOCK QOZB LLC  
3220 SHOREWOOD DR  
OSHKOSH WI 54901-1643

1 N MAIN LLC  
5 REVERE DR STE 200  
NORTHBROOK IL 60062-8000

CITY CENTER ASSOC LLC  
C/O JEFF PAULY  
334 CITY CTR  
OSHKOSH WI 54901-4826

BAYSHORE DEVELOPMENT II LL  
PO BOX 3435  
OSHKOSH WI 54903-3435

IAN JUNGBACKER ETAL  
222 PEARL AVE  
OSHKOSH WI 54901-4834

BL BRANCH GROUP II LLC  
120 E WASHINGTON ST STE 201  
SYRACUSE NY 13202-4008

OSHKOSH LUXURY LOFTS LLC  
2270 NORTH HAVEN LN  
OSHKOSH WI 54904-9337

WILKINS 145 LLC  
2340 GENEVA ST  
OSHKOSH WI 54901-1804

WR RIDGE HOLDINGS LLC  
PO BOX 346  
WRIGHTSTOWN WI 54180-0346

GILLENS LLC  
C/O PAUL T WINTER  
5042 WASHINGTON ST  
BUTTE DES MORTS WI 54927-9326

OSH COMM CREDIT UNION  
250 PEARL AVE  
OSHKOSH WI 54901-4834

OMPARAVATI LLC  
215 DIVISION ST  
OSHKOSH WI 54901-4729

303 PEARL ST OFFICE LLC  
C/O MIDWEST MANAGE II LLC  
13435 S MCCALL RD. UNIT 16  
PORT CHARLOTTE FL 33981-6421

OSH CHAMBER OF COMMERCE  
120 JACKSON ST  
OSHKOSH WI 54901-4714

PABST LLC  
1660 OSHKOSH AVE STE 100  
OSHKOSH WI 54902-2613

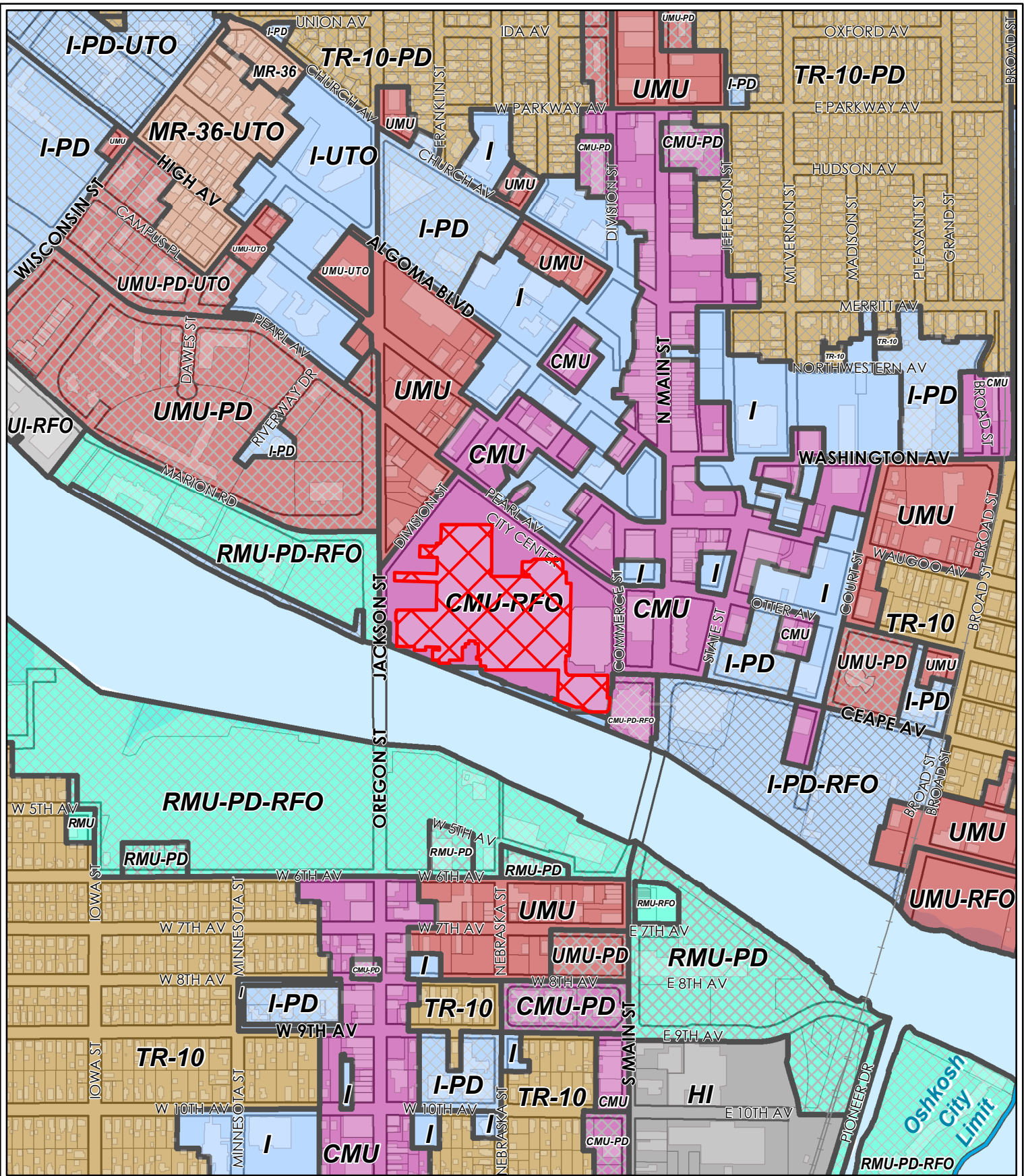
101 HIGH AVE LLC  
101 HIGH AVE  
OSHKOSH WI 54901-4808

BROWN BELL PROPERTIES LLC  
103 HIGH AVE  
OSHKOSH WI 54901-4808

DOWNTOWN NBHD ASSOC  
C/O JESSIE MEIDL  
903 W 7TH AVE  
OSHKOSH WI 54902-5854

MIDDLE VILLAGE NBHD ASSOC  
C/O KATIE LOFTON  
1216 MERRITT AVE  
OSHKOSH WI 54901-5382

MIDDLE VILLAGE NBHD ASSOC  
C/O DAVID STUBBE  
659 CENTRAL ST  
OSHKOSH WI 54901-4454



# ZONING MAP

N  
 1 in = 0.11 mi  
 1 in = 600 ft

Printing Date: 6/24/2024  
 Prepared by: City of Oshkosh, WI



City of Oshkosh maps and data are intended to be used for general identification purposes only, and the City of Oshkosh assumes no liability for the accuracy of the information. Those using the information are responsible for verifying accuracy. For full disclaimer please go to [www.ci.oshkosh.wi.us/GISdisclaimer](http://www.ci.oshkosh.wi.us/GISdisclaimer)



# AERIAL MAP

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1 in = 0.04 mi

1 in = 200 ft

Printing Date: 6/24/2024

Prepared by: City of Oshkosh, WI





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Lynn Lorensen, City Attorney  
**DATE:** August 27, 2024  
**SUBJECT:** \*Ord 24-484 Amend Section 13-6 of the City of Oshkosh Municipal Code Pertaining to Fireworks; and Amend Sections 13-20 and Create Section 13-21 of the City of Oshkosh Municipal Code Pertaining to Penalties for Violations of Chapter 13 for Adult and Juvenile Offenders and to Specifically Amend the Forfeiture for Violation of Ordinances Pertaining to the Possession and Use of Fireworks

**BACKGROUND**

At the August 14, 2024 meeting, the Common Council directed preparation of an ordinance to increase the penalties for violation of the ordinance pertaining to the possession and use of fireworks to one thousand dollars (\$1000.00).

**ANALYSIS**

Consistent with the direction given by Council, staff has prepared an ordinance to update the provisions in Chapter 13 Fire Prevention that deal with fireworks.

Of note, as staff reviewed the ordinance we recommend two amendments to the ordinances in addition to simply increasing the forfeiture amount. When we review ordinances for potential updates we check any statutory references, and in this case are recommending an update to the ordinance to reflect an additional specific statutory reference for possession and use of fireworks. The second recommended amendment is to clearly separate juvenile and adult forfeiture amounts within the Chapter.

The forfeiture for both adults and juveniles was increased to \$1000.00 in the draft ordinance. Realizing that there was not discussion of juvenile forfeitures, if a council member believes that a different amount is appropriate for a juvenile, this could be accomplished by an amendment to the ordinance: "I move to amend the proposed forfeiture for juveniles to \$XX".

In addition, Chief Smith forwarded information regarding other current forfeitures. Chief Smith indicated that there are currently 1597 different fines for ordinance violations. He provided the following samples of some forfeitures for council information:

No valid bartenders license	75.00	Prostitution	125.00
Adult Littering	75.00	Resisting Arrest	125.00
Juvenile Littering	50.00	Disorderly Conduct	125.00
Discharge a firearm	75.00	Open Intoxicants	75.00
Juvenile Discharge a firearm	75.00	Juvenile Open Intoxicants	50.00
Graffiti	125.00	OWI 1st offense	300.00
Juvenile Graffiti	25.00	Illegal Fireworks	75.00
Concealed Weapon	100.00	Juvenile Illegal Fireworks	50.00
Juvenile Concealed Weapon	100.00		

It should be noted that court costs and in some cases surcharges would be added to the above amounts upon conviction. For example, a \$75.00 forfeiture would become \$232.00 when court costs are

added. For a juvenile, court costs are limited to \$5.00, making a \$50.00 fine \$55.00 upon conviction.

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### Attachments

Ord 24-484

Fireworks Forfeiture Ordinance Amendment - clean

Fireworks Forfeiture Ordinance Amendment - redline

**PURPOSE:** AMEND SECTION 13-6 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO FIREWORKS; AND AMEND SECTIONS 13-20 AND CREATE SECTION 13-21 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO PENALTIES FOR VIOLATIONS OF CHAPTER 13 FOR ADULT AND JUVENILE OFFENDERS AND TO SPECIFICALLY AMEND THE FORFEITURE FOR VIOLATION OF ORDINANCES PERTAINING TO THE POSSESSION AND USE OF FIREWORKS

**INITIATED BY:** COMMON COUNCIL

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING PROVISIONS IN CHAPTER 13 OF THE CITY OF OSHKOSH MUNICIPAL CODE TO INCREASE THE PENALTY FOR POSSESSION AND USE OF FIREWORKS; AND TO AMEND SECTIONS 13-20 AND CREATE SECTION 13-21 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO SEPARATE PENALTIES FOR VIOLATIONS OF CHAPTER 13 FOR ADULT AND JUVENILE OFFENDERS

**WHEREAS**, a majority of the Council directed the creation of an ordinance to increase the penalty for the possession and use of fireworks at their August 14, 2024 Council meeting; and

**WHEREAS**, upon review and drafting of the ordinance, staff recommends updating the statutory references for fireworks violations as well as clearly separating penalties for adult and juvenile offenders (as defined by state statute) for violations of this Chapter.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Oshkosh as follows:

**SECTION 1.** That Sections 13-6 and 13-20 of the City of Oshkosh Municipal Code are hereby amended and Section 13-21 is hereby created to read as shown on the attachment to this Ordinance.

**SECTION 2.** This ordinance shall be in full force and effect from and after its passage and publication.

**SECTION 3.** Publication Notice. Please take notice that the City of Oshkosh enacted ordinance #24-XXX AMEND SECTION 13-6 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO FIREWORKS; AND AMEND SECTIONS 13-20 AND CREATE SECTION 13-21 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO PENALTIES FOR VIOLATIONS OF CHAPTER 13 FOR ADULT AND JUVENILE OFFENDERS AND TO SPECIFICALLY AMEND THE FORFEITURE FOR VIOLATION OF ORDINANCES PERTAINING TO THE POSSESSION AND USE OF FIREWORKS (A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING PROVISIONS IN CHAPTER 13 OF THE CITY OF OSHKOSH MUNICIPAL CODE TO INCREASE THE PENALTY FOR POSSESSION AND USE OF FIREWORKS; AND TO AMEND SECTIONS 13-20 AND CREATE SECTION 13-21 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO SEPARATE PENALTIES FOR VIOLATIONS OF CHAPTER 13 FOR ADULT AND JUVENILE OFFENDERS) on September 10, 2024. This ordinance amends the penalty for violation of city ordinances pertaining to the possession and use of fireworks to a forfeiture of one thousand dollars (\$1000.00). The ordinance also updates the statutory reference for fireworks and separates the provisions pertaining to penalties for violations of the Chapter for adult and juvenile offenders.

The full text of the ordinance may be obtained at the Office of the City Clerk, 215 Church Avenue and through the City's website at [www.oshkoshwi.gov](http://www.oshkoshwi.gov). Clerk's phone: 920/236-5011.



## SECTION 13-6      ADOPTION OF FIRE PREVENTION CODES

- (C) Sections 167.10 and 167.10(3)(a) of the Wisconsin Statutes pertaining to Regulation of Fireworks, together with any future additions, deletions or supplements thereto, are herewith incorporated as part of this Chapter and shall be enforced with the same force and effect as though set forth in full herein. Providing, however, that where such rules and regulations are less stringent than other provisions found in this Code, the provisions of this Code shall apply.
- (1) Notwithstanding any provision of this Code to the contrary, no person may sell, possess or use fireworks, as that term is defined by Section 167.10(1) of the Wisconsin Statutes as may be amended from time to time, within the City; except that the use of fireworks may be allowed by appropriate permit issued by the fire chief.

## SECTION 13-20      PENALTIES – ADULT

Every adult person who shall violate any of the provisions of this Chapter or of any Section thereof, shall upon conviction thereof, be punished by a forfeiture as set forth below, together with the costs of prosecution and in default of payment of such fines and costs, by suspension of operator's privilege for a period not to exceed 60 months or imprisonment in the County Jail for Winnebago County. Each separate violation or day of violation shall constitute a separate and distinct offense.:

- (A) General Penalty Any adult person who violates any provision of this Chapter for which a specific penalty is not provided below shall be subject to a forfeiture of not less than \$75.00 nor more than \$500.00.
- (B) Refusal of Right of Entry. Notwithstanding the foregoing, any adult person convicted of violating Section 13-3 shall forfeit not less than One Hundred Fifty dollars (\$150.00) for the first offense and not less than Three Hundred Dollars (\$300.00) for the second or subsequent offense within 12 months of conviction, and not more than Five Hundred Dollars (\$500.00).
- (C) False Reporting of an Emergency. Notwithstanding the foregoing, any adult person convicted of violating Section 13-14 shall forfeit not less than One Hundred Dollars (\$100.00) and not more than Five Hundred Dollars (\$500.00).



- (D) Fireworks Possession or Use. Notwithstanding the foregoing, any adult person convicted of violating Section 13-6(C) shall forfeit not less than One Thousand Dollars (\$1000.00).

## **SECTION 13-21 PENALTIES - JUVENILE**

Every juvenile person convicted of a violation of any of the provisions of this Chapter shall for each offense be punished by the forfeitures as set forth below, together with the costs of prosecution and in default of payment of such fines and costs, by suspension of operator's privilege for a period not to exceed 60 months or imprisonment in the County Jail for Winnebago County:

- (A) General Penalty. Any juvenile person who violates any provision of this Chapter for which a specific penalty is not provided below shall be subject to a forfeiture of not less than Fifty dollars (\$50.00).
- (B) False Reporting of an Emergency. Notwithstanding the foregoing, any juvenile person convicted of violating Section 13-14 shall forfeit not less than One Hundred Dollars (\$100.00) and not more than Five Hundred Dollars (\$500.00)
- (C) Fireworks Possession or Use. Notwithstanding the foregoing, any juvenile person convicted of violating Section 13-6(C) shall forfeit not less than One Thousand Dollars (\$1000.00).

## SECTION 13-6 ADOPTION OF FIRE PREVENTION CODES

(C) Sections 167.10 and 167.10(3)(a) of the Wisconsin Statutes pertaining to Regulation of Fireworks, together with any future additions, deletions or supplements thereto, ~~is-are~~ herewith incorporated as part of this Chapter and shall be enforced with the same force and effect as though set forth in full herein. Providing, however, that where such rules and regulations are less stringent than other provisions found in this Code, the provisions of this Code shall apply.

**Commented [LL1]:** Updating statutory reference

- (1) Notwithstanding any provision of this Code to the contrary, no person may sell, possess or use fireworks, as that term is defined by Section 167.10(1) of the Wisconsin Statutes as may be amended from time to time, within the City; except that the use of fireworks may be allowed by appropriate permit issued by the fire chief.

## SECTION 13-20 PENALTIES - ~~ADULT~~

~~Every adult person~~ ~~Except as provided below, any person~~ who shall violate any of the provisions of this Chapter or of any Section thereof, shall upon conviction thereof, be punished by a forfeiture ~~as set forth below, together with the costs of prosecution and in default of payment of such fines and costs, by suspension of operator's privilege for a period not to exceed 60 months or imprisonment in the County Jail for Winnebago County. Each separate violation or day of violation shall constitute a separate and distinct offense.:~~

**Commented [LL2]:** Updating Penalties Section to separate Adults and Juveniles, specify general penalty and structure similar to Chapter 17 police powers ordinances.

~~(A) General Penalty Any adult person who violates any provision of this Chapter for which a specific penalty is not provided below shall be subject to a forfeiture of not less than \$75.00 nor more than \$500.00, together with the costs of prosecution, and in default of payment thereof, by imprisonment in the County Jail for a period not to exceed sixty (60) days. Each day of violation shall constitute a separate offense.~~

~~(B) Refusal of Right of Entry. Notwithstanding the foregoing, any adult person convicted of violating Section 13-3 shall forfeit not less than One Hundred Fifty dollars (\$150.00) for the first offense and not less than Three Hundred Dollars (\$300.00) for the second or subsequent offense within 12 months of conviction, and not more than Five Hundred Dollars (\$500.00), together with the costs of prosecution, and in default of payment thereof, by imprisonment in the County Jail~~

~~for a period not to exceed sixty (60) days. Each day of violation shall constitute a separate and distinct offense.~~

~~(C) False Reporting of an Emergency. Notwithstanding the foregoing, any adult person convicted of violating Section 13-14 shall forfeit not less than One Hundred Dollars (\$100.00) and not more than Five Hundred Dollars (\$500.00), together with the costs of prosecution, and in default of payment thereof by imprisonment in the County Jail for a period not to exceed sixty (60) days.~~

~~(D) Fireworks Possession or Use. Notwithstanding the foregoing, any adult person convicted of violating Section 13-6(C) shall forfeit not less than One Thousand Dollars (\$1000.00).~~

#### SECTION 13-21 PENALTIES - JUVENILE

Every juvenile person convicted of a violation of any of the provisions of this Chapter shall for each offense be punished by the forfeitures as set forth below, together with the costs of prosecution and in default of payment of such fines and costs, by suspension of operator's privilege for a period not to exceed 60 months or imprisonment in the County Jail for Winnebago County:

- (A) General Penalty. Any juvenile person who violates any provision of this Chapter for which a specific penalty is not provided below shall be subject to a forfeiture of not less than Fifty dollars (\$50.00).
- (B) False Reporting of an Emergency. Notwithstanding the foregoing, any juvenile person convicted of violating Section 13-14 shall forfeit not less than One Hundred Dollars (\$100.00) and not more than Five Hundred Dollars (\$500.00)
- (C) Fireworks Possession or Use. Notwithstanding the foregoing, any juvenile person convicted of violating Section 13-6(C) shall forfeit not less than One Thousand Dollars (\$1000.00).



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mark Lyons, Planning Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** \*Ord 24-485 Approve Zone Change from Institutional District (I) to Single Family Residential-9 District (SR-9) at 929 Winnebago Avenue (Plan Commission Recommends Approval)

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### **BACKGROUND**

The petitioner is requesting a zone change of the former Washington Elementary School site. The subject area consists of one 2.66-acre parcel with frontage on Winnebago Avenue and School Avenue, east of Bowen Street. The surrounding area consists of single and two-family uses. Common Council recently approved a comprehensive land use map amendment from Community Facility to Light Density Residential for the subject site.

### **ANALYSIS**

The City is in the process of acquiring the subject site and has agreed upon preliminary terms with Habitat for Humanity of Oshkosh to construct workforce affordable homes. In order to allow for construction of single-family homes, the area will need to be rezoned to a zoning district that allows single-family residential uses, and split into residential-sized lots through the platting process. The proposed Single Family Residential-9 (SR-9) zoning designation matches the zoning of the surrounding residential properties, which allows for single and two-family residential uses. The proposed SR--9 zoning designation is also consistent with the recently amended 2040 Comprehensive Land Use Plan recommendation of Light Density Residential for the subject site.

### **RECOMMENDATION**

The Plan Commission recommended approval of the requested zone change at 929 Winnebago Avenue with findings on August 20, 2024. Please see the attached staff report and meeting minutes for more information.

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### **Attachments**

Ord 24-485  
Rezone - 929 Winnebago Attachment

**PURPOSE:** APPROVE ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) TO SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) AT 929 WINNEBAGO AVENUE

**INITIATED BY:** CITY OF OSHKOSH COMMUNITY DEVELOPMENT

PLAN COMMISSION RECOMMENDATION: Approved

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OSHKOSH, AS ADOPTED BY SECTION 30-32 OF THE OSHKOSH MUNICIPAL CODE.

The Common Council of the City of Oshkosh does ordain as follows:

**SECTION 1.** That the Official Zoning Map of the City of Oshkosh, as adopted by Section 30-32 of the Oshkosh Municipal Code, is hereby amended by changing the district of the property located at 929 Winnebago Avenue from Institutional District (I) to Single Family Residential-9 District (SR-9). The subject property, 929 Winnebago Avenue, is more particularly described as follows:

ALL OF LOTS 1, 2, 3, 4, 5, 18, 19 AND 20 OF THE REPLAT OF BLOCK 29, RECORDED IN VOLUME 12, PAGE 13, WINNEBAGO COUNTY REGISTER OF DEEDS, ALL OF LOTS 1, 2, 3, 4 AND 5 OF ANDREAE, LANG & WEISBROD'S ADDITION, RECORDED IN VOLUME 1, PAGE 34, WINNEBAGO COUNTY REGISTER OF DEEDS AND ½ OF THE ADJACENT RIGHTS-OF-WAY OF WINNEBAGO AVENUE AND SCHOOL AVENUE, ALL LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage and publication.

**SECTION 3.** Publication Notice. Please take notice that the City of Oshkosh enacted Ordinance #24-XXX APPROVE ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) TO SINGLE FAMILY RESIDENTIAL-9 District (SR-9) on September 10, 2024. This ordinance changes the zoning of the property located at 929 Winnebago Avenue from Institutional District (I) to Single Family Residential-9 District (SR-9). The full text of the Ordinance may be obtained at the Office of the City Clerk, 215 Church Avenue and on the City's website at [www.oshkoshwi.gov](http://www.oshkoshwi.gov). Clerk's phone: (920) 236-5011.

**ITEM: PUBLIC HEARING: ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) TO SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) AT 929 WINNEBAGO AVENUE**

Plan Commission Meeting of August 20, 2024

**GENERAL INFORMATION**

**Applicant:** City of Oshkosh Community Development

**Owner:** Oshkosh Area School District

**Actions Requested:**

The applicant requests a zone change from the existing Institutional district (I) to Single Family Residential-9 district (SR-9).

**Applicable Ordinance Provisions:**

Zoning map amendment standards are found in Section 30-381 of the Zoning Ordinance.

**Background Information, Property Location and Type:**

The petitioner is requesting a zone change of the Washington Elementary School site. The subject area consists of one 2.66-acre parcel with frontage on Winnebago Avenue and School Avenue, east of Bowen Street. The surrounding area consists of single and two family uses. Common Council recently approved a comprehensive land use map amendment from Community Facility to Light Density Residential for the subject site.

**Subject Site**

<i>Existing Land Use</i>	<i>Zoning</i>
Elementary School	I

**Adjacent Land Use and Zoning**

<i>Existing Uses</i>		<i>Zoning</i>
<b>North</b>	Single-family Residential	SR-9
<b>South</b>	Single & Two-family Residential	SR-9
<b>East</b>	Single-family Residential	SR-9
<b>West</b>	Single & Two-family Residential	SR-9

<i>Recognized Neighborhood Organizations</i>
Stevens Park

**Comprehensive Plan**

<i>Land Use Recommendation</i>	<i>Land Use</i>
2040 Comprehensive Land Use Recommendation	Light Density Residential

## ANALYSIS

The City is in the process of acquiring the subject site and has agreed upon preliminary terms with Habitat for Humanity for workforce homes. In order to allow for construction of single-family homes, the area will need to be rezoned to a zoning district that allows single-family residential uses, and split into residential-sized lots through the platting process. The proposed Single Family Residential-9 (SR-9) zoning designation matches the zoning of the surrounding residential properties, which allows for single and two-family residential uses. The proposed SR-9 zoning designation is also consistent with the recently amended 2040 Comprehensive Land Use Plan recommendation of Light Density Residential for the subject site.



## FINDINGS/RECOMMENDATION/CONDITIONS

In its review and recommendation to the Common Council on an application for a Zoning Map amendment, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-381 (D)(2):

- (a) Advances the purposes of this Chapter as outlined in Section 30-03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
- (b) Is in harmony with the Comprehensive Plan.
- (c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
- (d) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
  - (ii) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

Staff recommends approval of the zone change with the findings listed above.

Plan Commission recommends approval of the proposed zone change with the findings at 929 Winnebago Avenue on August 20, 2024. The following is Plan Commission's discussion on the item.

Site Inspections Report: Ms. Propp, Ms. Davey, and Mr. Bowen reported visiting the site.

Staff report accepted as part of the record.

The applicant requests a zone change from the existing Institutional district (I) to Single Family Residential-9 district (SR-9).

Mr. Slusarek presented the items and reviewed the site and surrounding area as well as the land use and zoning classifications in this area. The petitioner is requesting a zone change of the former Washington Elementary School site, along Winnebago Avenue and School Avenue. Common Council recently approved a comprehensive land use map amendment from Community Facility to Light Density Residential for the subject site. The proposed zone change to SR-9 will allow for the site to be platted for single-family lots for workforce housing. The SR-9 zoning designation matches the zoning of the surrounding residential properties, which allows for single and two-family residential uses.

Staff recommends approval of the zone change with the findings listed in the staff report.

Mr. Perry opened up technical questions to staff.

Mr. Perry opened the public hearing and asked if the applicant wanted to make any statements.

Mr. Perry asked if other members of the public wished to speak.

Betty Shrader, of 1034 School Avenue in Oshkosh, wondered when the property will be purchased by the City and when will the property lines be established.

Mr. Slusarek stated the City is currently working with a consultant regarding the platting process.

Mr. Lyons stated the City has hired a surveyor and an engineering firm to begin the initial layout to figure out laterals, storm water management, and potential lot lines. We should have a preliminary plan in the next month or two. The City and Habitat will look at purchasing the property sometime after September 3<sup>rd</sup>. We do not have an exact closing date.

Mr. Perry closed the public hearing.

There was no closing statement from the applicant.

*Motion by Propp to adopt the findings and recommendation as stated in the staff report.*

*Seconded by Scheuermann.*



Mr. Perry asked if there was any discussion on the motion.

*Motion carried 7-0.*



WINNEBAGO AV

SCHOOL AV

# 929 WINNEBAGO AVE



1 in = 0.02 mi  
1 in = 80 ft

Printing Date: 3/20/2024

Prepared by: City of Oshkosh, WI



City of Oshkosh maps and data are intended to be used for general identification purposes only, and the City of Oshkosh assumes no liability for the accuracy of the information. Those using the information are responsible for verifying accuracy. For full disclaimer please go to [www.ci.oshkosh.wi.us/GISdisclaimer](http://www.ci.oshkosh.wi.us/GISdisclaimer)

## NOTICES MAILED TO:

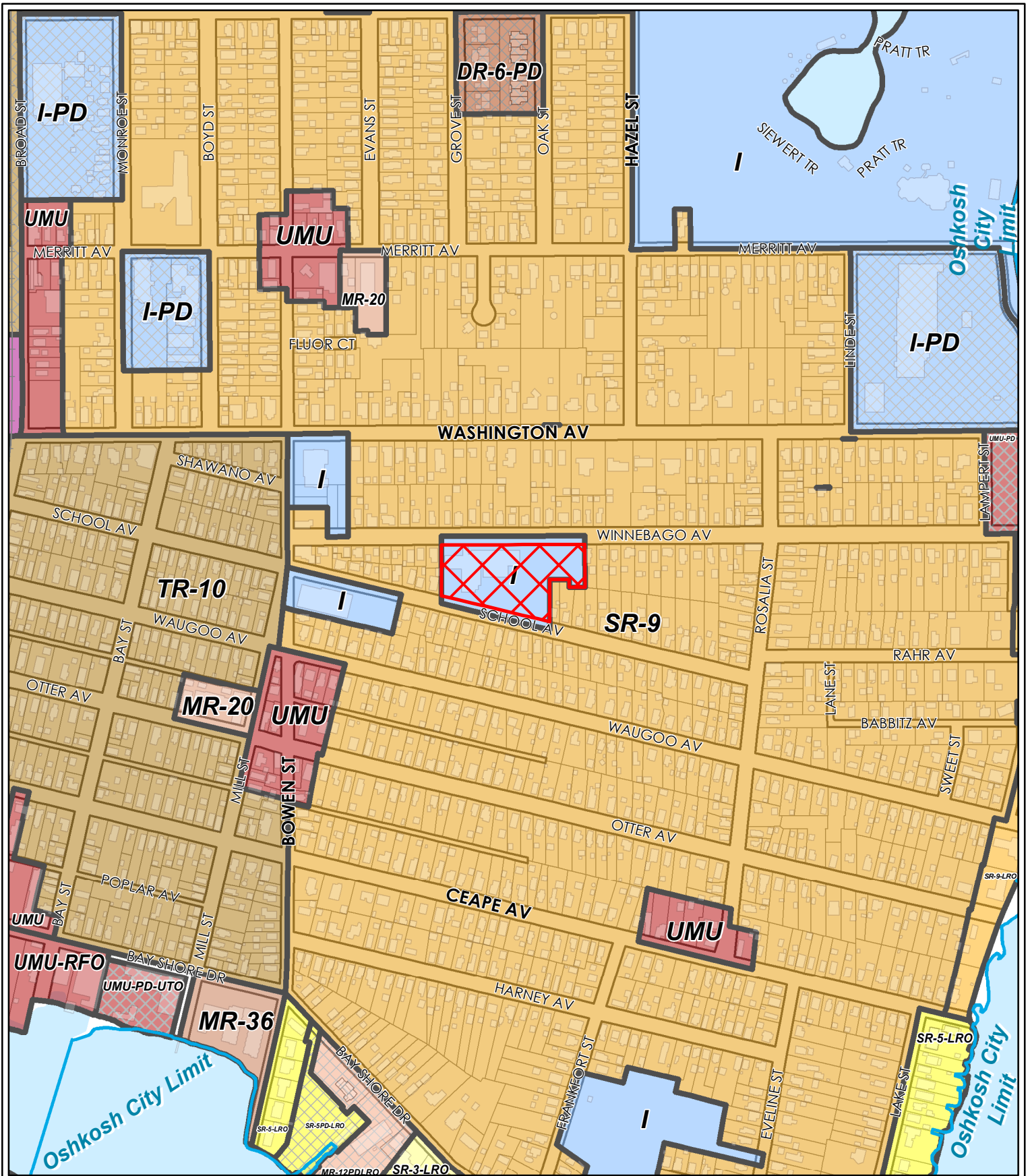
<b>ZONE CHANGE</b>	<b>929 WINNEBAGO AVENUE</b>	<b>PC: 8.20.2024</b>		
SAND BETWEEN LLC	212 CEDAR DR N	MYRTLE BEACH	SC	29575-3853
THEO M HOLBA	18201 COLLINS AVE APT 4902	SUNNY ISLES BEACH	FL	33160-5154
EK REAL ESTATE FUND I LLC	PO BOX 818081	CLEVELAND	OH	44181-8081
KAOO GROUP LLC	7855 GREEN LINKS DR SE	CALEDONIA	MI	49316-7619
1118 WAUGOO AVENUE LLC	PO BOX 5564	MADISON	WI	53705-0564
PAUL H ENGLER IRREV SUPPLEMENTAL TRUST	2605 BAUMGARTNER DR	LA CROSSE	WI	54603-8503
RICHARD E/KAY EHLKE REV TRUST	5168 I AH MAYTAH RD	OSHKOSH	WI	54901-1313
NICOLET INVESTMENTS LLP	3389 COUNTY ROAD A	OSHKOSH	WI	54901-1414
JAMES R STEINBERG	651 FRANKLIN ST	OSHKOSH	WI	54901-4340
CHRISTOPHER E/VAN WALKER	231 E LINCOLN AVE	OSHKOSH	WI	54901-4520
SOLUTIONS RECOVERY INC	621 EVANS ST	OSHKOSH	WI	54901-4605
TRINITY EV LUTH CHURCH	370 BOWEN ST	OSHKOSH	WI	54901-5157
AARON BUSSE	344 BOWEN ST	OSHKOSH	WI	54901-5157
CRAIG/EMILY SAMPO	824 SCHOOL AVE	OSHKOSH	WI	54901-5311
MARK M/SANDRA J SCHMIDT	828 SCHOOL AVE	OSHKOSH	WI	54901-5311
GAYLE L SCHRADER	836 SCHOOL AVE	OSHKOSH	WI	54901-5311
SUSAN I LAIN	917 SCHOOL AVE	OSHKOSH	WI	54901-5312
MR/MRS NAOVANG LOR	909 SCHOOL AVE	OSHKOSH	WI	54901-5312
MARK S NEKOLI	935 SCHOOL AVE	OSHKOSH	WI	54901-5312
BETTY L HABER	931 SCHOOL AVE	OSHKOSH	WI	54901-5312
MAI YIA M LOR	921 SCHOOL AVE	OSHKOSH	WI	54901-5312
MAI DER C MUELLER	912 SCHOOL AVE	OSHKOSH	WI	54901-5313
DANIEL J/ANGELA C SMIDL	918 SCHOOL AVE	OSHKOSH	WI	54901-5313
LISE MAY	1011 SCHOOL AVE	OSHKOSH	WI	54901-5314
GEOFFREY D/HEATHER L SCHWARTZ	1003 SCHOOL AVE	OSHKOSH	WI	54901-5314
MARK A/JULIE A THUROW	1015 SCHOOL AVE	OSHKOSH	WI	54901-5314
RENEE K MAKI	1025 SCHOOL AVE	OSHKOSH	WI	54901-5314
SARA A WEIDNER	1029 SCHOOL AVE	OSHKOSH	WI	54901-5314
ZACHARY D THOMAS	1033 SCHOOL AVE	OSHKOSH	WI	54901-5314
MARGARET A GRUNDY LIFE ESTATE	1034 SCHOOL AVE	OSHKOSH	WI	54901-5315
KEVIN J SMERLING	1030 SCHOOL AVE	OSHKOSH	WI	54901-5315
KARI A USELMAN	1103 SCHOOL AVE	OSHKOSH	WI	54901-5316
DAVID J/LORIE J BUNKE	1107 SCHOOL AVE	OSHKOSH	WI	54901-5316
SANTO A/CHELSEA S MORALES	1113 SCHOOL AVE	OSHKOSH	WI	54901-5316
BREANNA V PAULSON	1119 SCHOOL AVE	OSHKOSH	WI	54901-5316
ELIZABETH A WILLIAMS	1131 SCHOOL AVE	OSHKOSH	WI	54901-5316
LUIS B HERNANDEZ	1122 SCHOOL AVE	OSHKOSH	WI	54901-5317
JASON S VANMATRE	1118 SCHOOL AVE	OSHKOSH	WI	54901-5317
JONATHAN D WILSON	1112 SCHOOL AVE	OSHKOSH	WI	54901-5317
ARLEN L NEUBAUER	1108 SCHOOL AVE	OSHKOSH	WI	54901-5317
JACOB T/ERIN E DEWILDE	1104 SCHOOL AVE	OSHKOSH	WI	54901-5317
LUIS A POMALES	1132 SCHOOL AVE	OSHKOSH	WI	54901-5317
SARA C JUNGWIRTH	1128 SCHOOL AVE	OSHKOSH	WI	54901-5317
OSCAR R/ILIANA REYES JR	1207 SCHOOL AVE	OSHKOSH	WI	54901-5318
DEBRA K CRAM	1220 SCHOOL AVE	OSHKOSH	WI	54901-5319
DENNIS P MCCARTHY	1210 SCHOOL AVE	OSHKOSH	WI	54901-5319
WILLIAM/JULIA KNUDSON	1202 SCHOOL AVE	OSHKOSH	WI	54901-5319
AMY WHITCOMB	903 WINNEBAGO AVE	OSHKOSH	WI	54901-5326
BARBARA M BATZNER	909 WINNEBAGO AVE	OSHKOSH	WI	54901-5326
ROBERT J HART	910 WINNEBAGO AVE	OSHKOSH	WI	54901-5327
MATTHEW C RINGENBERG	900 WINNEBAGO AVE	OSHKOSH	WI	54901-5327
KRISTINE FROHRIB	932 WINNEBAGO AVE	OSHKOSH	WI	54901-5327
TIFFANY D PEARSON	922 WINNEBAGO AVE	OSHKOSH	WI	54901-5327
MICHAEL A/RANDI L SELNER	1006 WINNEBAGO AVE	OSHKOSH	WI	54901-5329
SHANE J KNABENBAUER	1002 WINNEBAGO AVE	OSHKOSH	WI	54901-5329
TYLER J HORTON/JILL M KARPINSKY	1020 WINNEBAGO AVE	OSHKOSH	WI	54901-5329

## NOTICES MAILED TO:

BREANNA R SCHNEIDER	1026 WINNEBAGO AVE	OSHKOSH	WI	54901-5329
JESSE J GYLDENVAND	1030 WINNEBAGO AVE	OSHKOSH	WI	54901-5329
SCOT G/CLAIRE E PENNELL	1016 WINNEBAGO AVE	OSHKOSH	WI	54901-5329
GERALD F HEISLER/D J FIELDS	1010 WINNEBAGO AVE	OSHKOSH	WI	54901-5329
JASON GOMOLL	1105 WINNEBAGO AVE	OSHKOSH	WI	54901-5330
JASON WERNER	1111 WINNEBAGO AVE	OSHKOSH	WI	54901-5330
THAO YANG/NENG XIONG	1119 WINNEBAGO AVE	OSHKOSH	WI	54901-5330
DENNIS F RIOUX/STACEY A OTTO	1121 WINNEBAGO AVE	OSHKOSH	WI	54901-5330
DAYANA DUARTE/JAZZRIC OROZCO	1125 WINNEBAGO AVE	OSHKOSH	WI	54901-5330
DA NENG VANG	1100 WINNEBAGO AVE	OSHKOSH	WI	54901-5331
STEPHANY LEURQUIN	1132 WINNEBAGO AVE	OSHKOSH	WI	54901-5331
GAYLE V RIOUX LIVING TRUST	1126 WINNEBAGO AVE	OSHKOSH	WI	54901-5331
MATTHEW/LISA HOERRES	1207 WINNEBAGO AVE	OSHKOSH	WI	54901-5332
DAVID M JONES	1209 WINNEBAGO AVE	OSHKOSH	WI	54901-5332
DAVID D PETERSON	1217 WINNEBAGO AVE	OSHKOSH	WI	54901-5332
LANE C KLINE	1208 WINNEBAGO AVE	OSHKOSH	WI	54901-5333
TODD S MOXHAM	1202 WINNEBAGO AVE	OSHKOSH	WI	54901-5333
JOSEPH S/ROSEMARY D BLANDO	823 WASHINGTON AVE	OSHKOSH	WI	54901-5349
ELIZABETH BINDER/STUART BAILEY	831 WASHINGTON AVE	OSHKOSH	WI	54901-5349
SHOSHANA BURKHEAD	901 WASHINGTON AVE	OSHKOSH	WI	54901-5351
DAVID/SARAH STUDZINSKI	905 WASHINGTON AVE	OSHKOSH	WI	54901-5351
DAVID BEARDSLEY TRUST/SUSAN TATUM TRUST	907 WASHINGTON AVE	OSHKOSH	WI	54901-5351
CARRIE J WEGEHAUPT	913 WASHINGTON AVE	OSHKOSH	WI	54901-5351
JESSE D LAIN/MOZHGAN RAD	927 WASHINGTON AVE	OSHKOSH	WI	54901-5351
CONNER A/LEAH TENNERY	919 WASHINGTON AVE	OSHKOSH	WI	54901-5351
SUZANNE C WORWOOD	933 WASHINGTON AVE	OSHKOSH	WI	54901-5351
TED M BUEHNER	930 WASHINGTON AVE	OSHKOSH	WI	54901-5352
THOMAS/JEAN KELLY	924 WASHINGTON AVE	OSHKOSH	WI	54901-5352
DEBORAH J KIEFER	908 WASHINGTON AVE	OSHKOSH	WI	54901-5352
WILLIAM J/CHARLOTTE E CLARK	914 WASHINGTON AVE	OSHKOSH	WI	54901-5352
GRANT A/GRETCHEN M WITHERS	918 WASHINGTON AVE	OSHKOSH	WI	54901-5352
DAVID M/AMY J SITTER	1027 WASHINGTON AVE	OSHKOSH	WI	54901-5353
ANNE H STEVENS	1021 WASHINGTON AVE	OSHKOSH	WI	54901-5353
DAVID A/DOROTHY N ZERBE	1031 WASHINGTON AVE	OSHKOSH	WI	54901-5353
THOMAS W HANSEN/GINGER HECKEL	1005 WASHINGTON AVE	OSHKOSH	WI	54901-5353
ROBERT/MARIAREVE RUCINSKI	1013 WASHINGTON AVE	OSHKOSH	WI	54901-5353
MARGARET H WACHTEL REV TRUST	1030 WASHINGTON AVE	OSHKOSH	WI	54901-5354
ROBERT B/DENISE M PREHN REV TRUST	1022 WASHINGTON AVE	OSHKOSH	WI	54901-5354
ROGER D/PATRICIA SHAW	1016 WASHINGTON AVE	OSHKOSH	WI	54901-5354
NICHOLAS P/EMILY E BERNDT	1010 WASHINGTON AVE	OSHKOSH	WI	54901-5354
DREW J PIETENPOL	1103 WASHINGTON AVE	OSHKOSH	WI	54901-5355
NATHANIEL J/AMANDA J FRANK	1111 WASHINGTON AVE	OSHKOSH	WI	54901-5355
ROGER D FRIKART/KAREN E BARTER	1115 WASHINGTON AVE	OSHKOSH	WI	54901-5355
THOMAS J/MOLLY MOORE IRREVOCABLE TRUST	1122 WASHINGTON AVE	OSHKOSH	WI	54901-5356
J PETER/ KAROLA H JUNGBACKER	1128 WASHINGTON AVE	OSHKOSH	WI	54901-5356
ROBERT A/HARRIET H BREEST	1114 WASHINGTON AVE	OSHKOSH	WI	54901-5356
JAMES/YOLANDA MANSKE	1203 WASHINGTON AVE	OSHKOSH	WI	54901-5357
GABRIEL LOIACONO/ANDREA JAKOBS	1209 WASHINGTON AVE	OSHKOSH	WI	54901-5357
RONALD B/NANCY L MARKS LIVING TRUST	1213 WASHINGTON AVE	OSHKOSH	WI	54901-5357
NICOLE HENRY	811 WINNEBAGO AVE	OSHKOSH	WI	54901-5370
BRANDON J CHAPIN/DARRELL & MARY CHAPIN	821 WINNEBAGO AVE	OSHKOSH	WI	54901-5370
DYLAN STARAL	831 WINNEBAGO AVE	OSHKOSH	WI	54901-5370
ZACHARY P GRABNER	835 WINNEBAGO AVE	OSHKOSH	WI	54901-5370
ALEXIS D SOMMER	832 WINNEBAGO AVE	OSHKOSH	WI	54901-5371
KENNETH A/ROSE M LEACH JR	824 WINNEBAGO AVE	OSHKOSH	WI	54901-5371
SYLVIA STANG	42 EVELINE ST	OSHKOSH	WI	54901-5428
JOSEPH E PERZENTKA	1353 OTTER AVE	OSHKOSH	WI	54901-5452

## NOTICES MAILED TO:

EDWARD C/DIANNE J WILCOX	835 WAUGOO AVE	OSHKOSH	WI	54901-5458
LIZETH MARTINEZ TOVAR/ALEXIS BANUELOS	831 WAUGOO AVE	OSHKOSH	WI	54901-5458
DOLORES A MOORE	823 WAUGOO AVE	OSHKOSH	WI	54901-5458
KELLY D MATTHEWS	817 WAUGOO AVE	OSHKOSH	WI	54901-5458
BRIAN J/CAROL A ANDERSON	826 WAUGOO AVE	OSHKOSH	WI	54901-5459
PHILIP A/NANCY J HEINRICH	830 WAUGOO AVE	OSHKOSH	WI	54901-5459
KIT M POLLASKI	911 WAUGOO AVE	OSHKOSH	WI	54901-5460
DONALD/JENNIFER C WEBER	929 WAUGOO AVE	OSHKOSH	WI	54901-5460
GAIL L BRIGGS SECOND AMENDED REV TRUST	925 WAUGOO AVE	OSHKOSH	WI	54901-5460
ASHLEY ROBINSON	902 WAUGOO AVE	OSHKOSH	WI	54901-5461
ELIZA O/OLIVIA K FARROW	910 WAUGOO AVE	OSHKOSH	WI	54901-5461
PATRICIA A NOURSE	916 WAUGOO AVE	OSHKOSH	WI	54901-5461
STEVEN J GAUGER	920 WAUGOO AVE	OSHKOSH	WI	54901-5461
THOMAS M UNRATH	924 WAUGOO AVE	OSHKOSH	WI	54901-5461
CARRIE A HINTZE	928 WAUGOO AVE	OSHKOSH	WI	54901-5461
VUE LEE/MAI LOR	1001 WAUGOO AVE	OSHKOSH	WI	54901-5462
MICHAEL J/M A JAWORSKI	1025 WAUGOO AVE	OSHKOSH	WI	54901-5462
KOLE P KRUEGER	1017 WAUGOO AVE	OSHKOSH	WI	54901-5462
LINDA M DEARTH	1002 WAUGOO AVE	OSHKOSH	WI	54901-5463
GERALD YORKEY-STAWICKI/ALEXIS STAWICKI	1004 WAUGOO AVE	OSHKOSH	WI	54901-5463
FRANCIS B/NANCY L MURRAY IRREV TRUST	1032 WAUGOO AVE	OSHKOSH	WI	54901-5463
KERRY J HOBART	1024 WAUGOO AVE	OSHKOSH	WI	54901-5463
LYLE C MCDONALD	1020 WAUGOO AVE	OSHKOSH	WI	54901-5463
SYDNEY GRAY	1115 WAUGOO AVE	OSHKOSH	WI	54901-5464
WILLIAM/HEATHER L KAMETLER	1119 WAUGOO AVE	OSHKOSH	WI	54901-5464
AARON FRANKLIN/MACHAELA JORDEN JACKSON	1121 WAUGOO AVE	OSHKOSH	WI	54901-5464
WILLIAM D KRAMLICH	1109 WAUGOO AVE	OSHKOSH	WI	54901-5464
KORY SCHRIMPF	1101 WAUGOO AVE	OSHKOSH	WI	54901-5464
LYNDA S TROUDT	1122 WAUGOO AVE	OSHKOSH	WI	54901-5465
CRAIG A WILLIAMS	1110 WAUGOO AVE	OSHKOSH	WI	54901-5465
DENNIS P PANICH TRUST	813 N SAWYER ST	OSHKOSH	WI	54902-3360
DANIEL J MEISEL	513 W 6TH AVE	OSHKOSH	WI	54902-5915
ALAN L/KAY M STENERSON	3742 FOND DU LAC RD	OSHKOSH	WI	54902-7346
BRIAN/REBECCA M FUCHS	947 E COUNTY ROAD Z	OSHKOSH	WI	54902-9199
DEVON E/SUSAN K JONES	PO BOX 166	OSHKOSH	WI	54903-0166
CWP LLC	PO BOX 693	OSHKOSH	WI	54903-0693
KES PROPERTIES LLC	PO BOX 1414	OSHKOSH	WI	54903-1414
MATTHEW P/JANE P MIKKELSEN	PO BOX 1623	OSHKOSH	WI	54903-1623
OSHKOSH RENTAL PROPERTIES LLC	PO BOX 2446	OSHKOSH	WI	54903-2446
OSHKOSH AREA SCHOOL DISTRICT	PO BOX 3048	OSHKOSH	WI	54903-3048
JEFFREY BENTLEY	PO BOX 3865	OSHKOSH	WI	54903-3865
JANE E KLUG	3250 ARNESON AVE	OSHKOSH	WI	54904-1804
MARK J/JILL M SCHLICHTING	2915 HOMESTEAD DR	OSHKOSH	WI	54904-7412
SALIX INVESTMENTS LLC	3001 WYLDE OAK CT	OSHKOSH	WI	54904-7653
KZ HOLDINGS LLC	2080 W 9TH AVE #198	OSHKOSH	WI	54904-8072
ROBERT/KRISTALEE WILCOX	1729 BERNHEIM ST	OSHKOSH	WI	54904-8967
JOSEPH A/JODY A ROBL	4117 ALIDA LN	OSHKOSH	WI	54904-9390
ROBERTO CASTILLO/TANIA D TAMAYO LEYVA	519 E MAPLE ST	APPLETON	WI	54915-1802
BREEZY HOMES LLC	602 WISCONSIN AVE	N FOND DU LAC	WI	54937-1334
ERIC J KESSENICH	W7003 COBBLESTONE DR	FOND DU LAC	WI	54937-9182
HAPPY BRAD RENTALS LLC	E8869 MANSKE RD	NEW LONDON	WI	54961-8934
KIMBERLY A TANK	4076 MOON FLOWER LN	POLLOCK PINES	CA	95726-9461
K CORNERSTONE HOMES LLC	PO BOX 64	LITTLE CHUTE	WI	54140-0064
STEVENS PARK NBHD ASSOC	52 EVELINE ST & 1215 CARR PL	OSHKOSH	WI	54901
MENOM SOUTH NBHD ASSOC	1107 MERRITT AVE	OSHKOSH	WI	54901-5345
RIVER EAST NBHD ASSOC	521 & 543 OTTER AVE	OSHKOSH	WI	54901
RIVER EAST NBHD ASSOC	349 BOWEN ST	OSHKOSH	WI	54901-5155



# ZONING MAP

City of Oshkosh maps and data are intended to be used for general identification purposes only, and the City of Oshkosh assumes no liability for the accuracy of the information. Those using the information are responsible for verifying accuracy. For full disclaimer please go to [www.ci.oshkosh.wi.us/GISdisclaimer](http://www.ci.oshkosh.wi.us/GISdisclaimer)



1 in = 0.09 mi  
1 in = 500 ft

Printing Date: 7/22/2024

Prepared by: City of Oshkosh, WI





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mark Lyons, Planning Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** \*Ord 24-486 Approve Zone Change from Institutional District (I) and Single Family Residential-9 District (SR-9) to Institutional District with a Planned Development Overlay (I-PD) at 108 West New York Avenue and Property Located at Southeast Corner of West Custer Avenue and Kentucky Street (Parcel 1500740100) (Plan Commission Recommends Approval)

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## **BACKGROUND**

The subject area included in the zone change request consists of two parcels totaling 5.93 acres, with frontage on West New York Avenue, Kentucky Street, Central Street, and West Custer Avenue. The property located at 108 West New York Avenue is the former Merrill School site and the property located at the southeast corner of West Custer Avenue and Kentucky Street is a vacant residential property. The surrounding area consists of residential uses and Vel Philips Middle School to the west. The 2040 Comprehensive Plan recommends Community Facility use for the former Merrill School property and Light Density Residential for the vacant residential property.

## **ANALYSIS**

The zone change request includes the former Merrill School site and an adjoining vacant residential lot that has been purchased by the Oshkosh Area School District. The applicant is requesting to have both of these lots rezoned to Institutional district with a Planned Development Overlay (I-PD). This zone change is intended to provide consistent zoning for the subject properties to allow a lot combination and to allow flexibility of the zoning ordinance for proposed athletic fields to be utilized by Vel Philips Middle School. The applicant has submitted plans for the proposed athletic fields, which do not meet off-street parking requirements. The applicant has submitted an application for General Development Plan (GDP) and Specific Implementation Plan (SIP) approval, which will be considered at the September 10th, 2024 Common Council meeting.

Staff is supportive of the proposed zone change to include a Planned Development Overlay as it may serve to accommodate future land use needs for the site. The Planned Development Overlay is also beneficial as it will allow for further review of future plans to mitigate potential impacts on neighboring residential properties. Although the vacant residential property has a 2040 Comprehensive Land Use Plan recommendation of Light Density Residential, staff does not have concerns with the proposed rezone as the Comprehensive Plan is not intended to be parcel specific and the proposed I-PD zoning will be consistent with Institutional zoning of neighboring properties to the south and west, which are utilized by the Oshkosh Area School District.

## **RECOMMENDATION**

The Plan Commission recommended approval of the requested zone change with findings on August 20, 2024. Please see the attached staff report and meeting minutes for more information.

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## **Attachments**

Ord 24-486  
Rezone - Athletic Field Attachment

**PURPOSE:** APPROVE ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) AND SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) TO INSTITUTIONAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY (I-PD) AT 108 WEST NEW YORK AVENUE AND PROPERTY LOCATED AT THE SOUTHEAST CORNER OF WEST CUSTER AVENUE AND KENTUCKY STREET (PARCEL 1500740100)

**INITIATED BY:** POINT OF BEGINNING, INC

PLAN COMMISSION RECOMMENDATION: Approved

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OSHKOSH, AS ADOPTED BY SECTION 30-32 OF THE OSHKOSH MUNICIPAL CODE.

The Common Council of the City of Oshkosh does ordain as follows:

**SECTION 1.** That the Official Zoning Map of the City of Oshkosh, as adopted by Section 30-32 of the Oshkosh Municipal Code, is hereby amended by changing the district of the property located at 108 West New York Avenue and property located at the southeast corner of West Custer Avenue and Kentucky Street from Institutional District (I) and Single Family Residential-9 District (SR-9) to Institutional District with a Planned Development Overlay (I-PD). The subject property to be rezoned includes 108 West New York Avenue and Parcel 1500740100, which are more particularly described as follows:

BEING THE WEST 47.35 FEET OF THE NORTH 120 FEET OF LOT 3, BLOCK C OF EIGHME, READ AND KENNEDY'S PLAT, RECORDED IN VOLUME 2, PAGE 42, WINNEBAGO COUNTY REGISTER OF DEEDS AND ½ OF THE ADJACENT RIGHTS-OF-WAY OF W. CUSTER AVENUE AND KENTUCKY STREET, ALL LOCATED IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

BEING ALL OF BLOCK B, LOTS 1 & 2 OF BLOCK C, THE SOUTH 70.00 FEET OF LOT 3 OF BLOCK C, THE SOUTH 10.00 FEET OF LOT 4 OF BLOCK C OF EIGHME, READ AND KENNEDY'S PLAT PER LEACH'S MAP OF 1893 RECORDED IN VOLUME 5, PAGE 27, WINNEBAGO COUNTY REGISTER OF DEEDS AND ½ OF THE ADJACENT RIGHTS-OF-WAY OF KENTUCKY STREET, W. NEW YORK AVENUE AND CENTRAL STREET, ALL LOCATED IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage and publication.

**SECTION 3.** Publication Notice. Please take notice that the City of Oshkosh enacted Ordinance #24-XXX APPROVE ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) AND SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) TO INSTITUTIONAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY (I-PD) on September 10, 2024. This ordinance changes the zoning of the property located at 108 West New York Avenue and property located at the southeast corner of West Custer Avenue and Kentucky Street (Parcel 1500740100) from Institutional District (I) and Single Family Residential-9 District (SR-9) to Institutional District with a Planned Development Overlay (I-PD). The full text of the Ordinance may be obtained at the Office of the City Clerk, 215 Church Avenue and on the City's website at [www.oshkoshwi.gov](http://www.oshkoshwi.gov). Clerk's phone: (920) 236-5011.





**ITEM: PUBLIC HEARING: ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) AND SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) TO INSTITUTIONAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY (I-PD) AT 108 WEST NEW YORK AVENUE AND PROPERTY LOCATED AT THE SOUTHEAST CORNER OF WEST CUSTER AVENUE & KENTUCKY STREET (PARCEL 1500740100)**

Plan Commission Meeting of August 20, 2024

**GENERAL INFORMATION**

**Applicant:** Point of Beginning, Inc.

**Owner:** Oshkosh Area School District

**Action(s) Requested:**

The applicant requests a zone change from the existing Institutional district (I) and Single Family Residential-9 district (SR-9) to Institutional district with a Planned Development Overlay (I-PD).

**Applicable Ordinance Provisions:**

Zoning map amendment standards are found in Section 30-381 of the Zoning Ordinance.

**Background Information, Property Location and Type:**

The subject area included in the zone change request consists of two parcels totaling 5.93 acres, with frontage on West New York Avenue, Kentucky Street, Central Street, and West Custer Avenue. The property located at 108 West New York Avenue is the former Merrill School site and the property located at the southeast corner of West Custer Avenue and Kentucky Street is a vacant residential property. The surrounding area consists of residential uses and Vel Philips Middle School to the west. The 2040 Comprehensive Plan recommends Community Facility use for the former Merrill School property and Light Density Residential for the vacant residential property.

**Subject Site**

<i>Existing Land Use</i>	<i>Zoning</i>
School & Vacant residential	I & SR-9

**Adjacent Land Use and Zoning**

<i>Existing Uses</i>		<i>Zoning</i>
<b>North</b>	Residential	SR-9
<b>South</b>	Residential	SR-5
<b>East</b>	Residential	SR-9
<b>West</b>	Residential & School	SR-9 & I-PD

**Recognized Neighborhood Organizations**

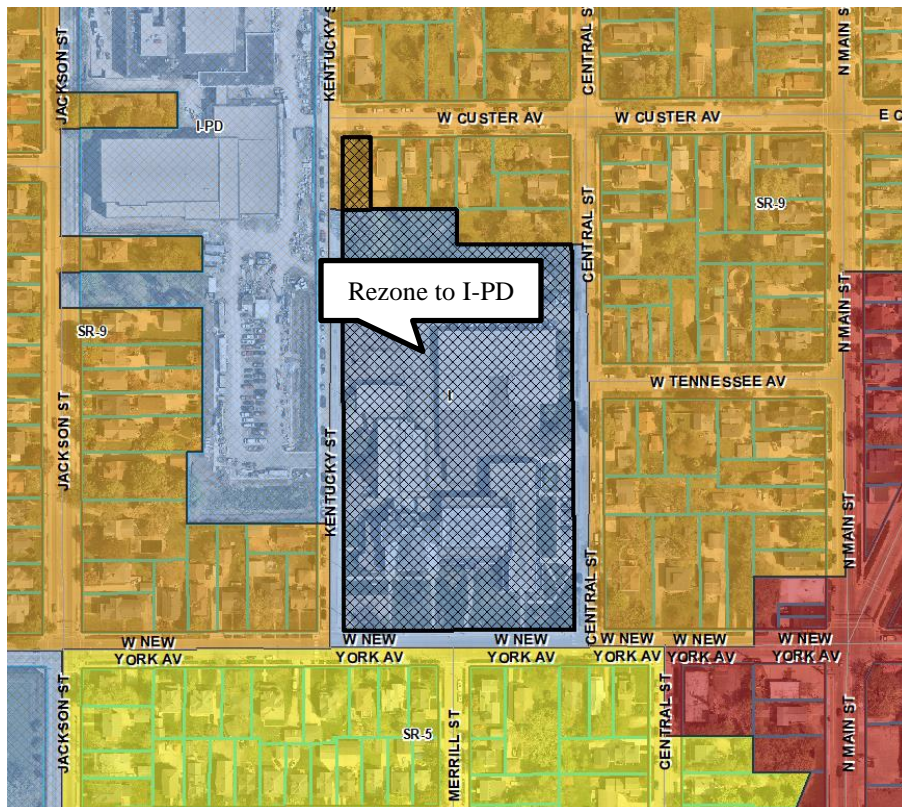
Adjacent to Historic Jackson

**Comprehensive Plan**

<i>Comprehensive Plan Land Use Recommendation</i>	<i>Land Use</i>
2040 Land Use Recommendation	Community Facility & Light Density Residential

**ANALYSIS**

The zone change request includes the former Merrill Middle School site and an adjoining vacant residential lot that has been purchased by the Oshkosh Area School District. The applicant is requesting to have both of these lots rezoned to Institutional district with a Planned Development Overlay (I-PD). This zone change is intended to provide consistent zoning for the subject properties to allow a lot combination and to allow flexibility of the zoning ordinance for proposed athletic fields to be utilized by Vel Philips Middle School. The applicant has submitted plans for the proposed athletic fields, which do not meet off-street parking requirements. The applicant has submitted an application for General Development Plan (GDP) and Specific Implementation Plan (SIP) approval, which will be addressed with the subsequent item.



Staff is supportive of the proposed zone change to include a Planned Development Overlay as it may serve to accommodate future land use needs for the site. The Planned Development Overlay is also beneficial as it will allow for further review of future plans to mitigate potential impacts on neighboring residential properties. Although the vacant residential property has a 2040 Comprehensive Land Use Plan recommendation of Light Density Residential, staff does not have

concerns with the proposed rezone as the Comprehensive Plan is not intended to be parcel specific and the proposed I-PD zoning will be consistent with Institutional zoning of neighboring properties to the south and west, which are utilized by the Oshkosh Area School District.

### **FINDINGS/RECOMMENDATION/CONDITIONS**

In its review and recommendation to the Common Council on an application for a Zoning Map amendment, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-381 (D)(2):

- (a) Advances the purposes of this Chapter as outlined in Section 30-03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
- (b) Is in harmony with the Comprehensive Plan.
- (c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
- (d) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
  - (ii) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

Staff recommends approval of the zone change with the findings listed above.

Plan Commission recommends approval of the proposed zone change with the findings at 108 West New York Avenue and property located at the Southeast corner of West Custer Avenue and Kentucky Street (parcel 1500740100) on August 20, 2024. The following is Plan Commission's discussion on the item.

Site Inspections Report: Ms. Propp, Ms. Davey, Mr. Loewenstein, Mr. Bowen, Ms. Scheuermann, Mr. Kiefer, and Mr. Perry reported visiting the site.

Staff report accepted as part of the record.

The applicant requests a zone change from the existing Institutional district (I) and Single Family Residential-9 district (SR-9) to Institutional district with a Planned Development Overlay (I-PD).

Mr. Slusarek presented the items and reviewed the site and surrounding area as well as the land use and zoning classifications in this area. The subject area includes the former Merrill School site and a vacant residential parcel north of that, with frontage on West New York Avenue, Kentucky Street, Central Street, and West Custer Avenue. The applicant is requesting to have both of these lots rezoned to Institutional district with a Planned Development Overlay (I-PD). The Oshkosh Area School District (OASD) owns both of the properties. The zone change will allow them to combine these two properties into one, tear down the existing school building,

and establish athletic facilities, for the neighboring Vel Philips Middle School, without providing additional parking.

Staff recommends approval of the zone change with the findings listed in the staff report.

Mr. Perry opened up technical questions to staff.

Mr. Perry opened the public hearing and asked if the applicant wanted to make any statements.

Jim Fox, representing the OASD at 1404 South Main Street in Oshkosh, made himself available for questions. The OASD has decided to go with decorative fencing along West New York Avenue.

Mr. Perry asked if other members of the public wished to speak.

Ethan Newby, of 302 West New York Avenue in Oshkosh, stated his driveway comes onto Kentucky Street. That street currently does not allow parking. He wants to know if there will be any on-street parking allowed and/or a two-way lane road.

Mr. Slusarek stated the OASD believes they will not need much on-street parking based on having the on-site parking at the school.

Mr. Gierach stated as part of the original Vel Philips Middle School development, the OASD did a pretty intensive traffic impact analysis (TIA) of the area with the changes they were looking to make. Part of that analysis was to flip the one-way pairs on Kentucky Street and Central Street to help facilitate the traffic drop off and student pedestrian access to the school. Removal of the on-street parking was done for safety. I do not see Kentucky being changed to a two-way as there is not enough right-of-way for it. On-street parking is something that may be considered. We can work with the Transportation Director to see if there is any availability, but as of right now there is no plan for any changes.

Ms. Propp wondered if there was on-street parking on New York Street.

Mr. Gierach stated he thinks there is, but would have to look to verify.

Charles Williams, of 1416 Menominee Drive in Oshkosh, has concerns with if there is enough room for this facility. He wants to know if setbacks are being reduced. There is no parking, no lighting, and will it be big enough for what they're going to do there.

Mr. Slusarek stated they are meeting all of the setbacks. They are under on the hard surface requirements, actually about half of what they'd be allowed for impervious surfaces.

Mr. Perry closed the public hearing.

There was no closing statement from the applicant.

*Motion by Davey to adopt the findings and recommendation as stated in the staff report.*

*Seconded by Scheuermann.*

Mr. Perry asked if there was any discussion on the motion.

*Motion carried 7-0.*



# City of Oshkosh Application Zoning Map Amendment (Rezoning)

SUBMIT TO:  
Dept. of Community Development  
215 Church Ave., P.O. Box 1130  
Oshkosh, Wisconsin 54903-1130  
Room 204  
PHONE: (920) 236-5059  
Email: planning@ci.oshkosh.wi.us

**\*\*PLEASE TYPE OR PRINT USING BLACK INK\*\***

### APPLICANT INFORMATION

Petitioner: Point of Beginning, Inc.; Geno Carlson, Project Designer Date: 07/08/2024  
Petitioner's Address: 4941 Kirschling Ct City: Stevens Point State: WI Zip: 54481  
Telephone #: ( ) 715-344-9999 Email: genoc@pobinc.com Contact preference:  Phone  Email  
Status of Petitioner (Please Check):  Owner  Representative  Tenant  Prospective Buyer  
Petitioner's Signature (required):  Date: 07/08/2024

### OWNER INFORMATION

Owner(s): Oshkosh Area School District; James Fochs, Facilities Director Date: 07/08/2024  
Owner(s) Address: 215 S Eagle St City: Oshkosh State: WI Zip: 54902  
Telephone #: ( ) 920-424-0135 Email: james.fochs@oshkosh.k12.wi.us Contact preference:  Phone  Email  
Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

### Property Owner Consent: (required)

By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature:  Date: 7-2-24

### ZONING AND DEVELOPMENT INFORMATION

Address/Location of Rezoning Request: 108 W New York Ave  
Tax Parcel Number(s): 91500740100, 91500680000  
Rezone property from: I (Institutional) to I-PD (Institutional Planned Development Overlay)  
Purpose for Rezoning: To construct new middle school athletics site.

Describe existing property development and land use: Current site of Merrill Elementary School

Describe proposed development and/or proposed land use: Track & Field, football/soccer field, basketball courts, Storage Building.

Proposed time schedule for development and/or use of the property: Construction: Spring 2025

Zoning Adjacent to the Site:  
North: SR-9  
South: SR-5  
East: SR-9  
West: I-PD, SR-9

**SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.**

**(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)**

- Map of the immediate area showing property involved. Area to be rezoned must be outlined in color
  - A site plan drawn to readable scale showing present status of property and proposed development
  - Street address, adjacent streets, intersections and any other information or landmarks to help identify the property
  - Location of existing uses, structures, fences and signs and location of proposed uses, structures, fences and signs
  - A narrative statement explaining the zone change and discussion of the project
- **Property owner's signature is required for submittal to be complete.**
  - **Application fees are due at time of submittal. Make check payable to City of Oshkosh.**
  - **Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE**

**I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial or delay of the application request.**

Applicant's Signature (required): 

Date: 7-2-24

**SUMMARY OF PROCESS**

The City of Oshkosh Plan Commission and Common Council act on all amendments to the Official Zoning Map. The petitioner or owner should be present at both the Plan Commission and Common Council meetings to discuss and answer questions regarding the request.

The application package is reviewed by Planning Services staff to determine conformance with adopted city plans, zoning requirements and development standards. A staff recommendation is prepared for consideration by the Plan Commission and Common Council. The petitioner will be provided with a copy of the staff report and meeting notice several days prior to the Plan Commission meeting. The staff report and meeting notice will also be available on the City's website. No notice is sent to the petitioner or owner regarding the Common Council's consideration of the request. Petitioners and owners are encouraged to contact Planning Services staff to find out when the request will be sent to the Common Council for review.

Neighborhood opinion is an important factor in the decision-making process. If the proposed development is expected to have significant impact on other properties, the petitioner may be required to conduct a neighborhood meeting to solicit public input prior to action by the Plan Commission and City Council. Planning Services staff is available to offer assistance in compiling a mailing list for the neighborhood meeting. If deemed appropriate, notification by mail informing the property owners within 100 feet of the subject property of the proposal may substitute for the public meeting. Please note that a meeting notice will be mailed to all abutting property owners regarding your request.

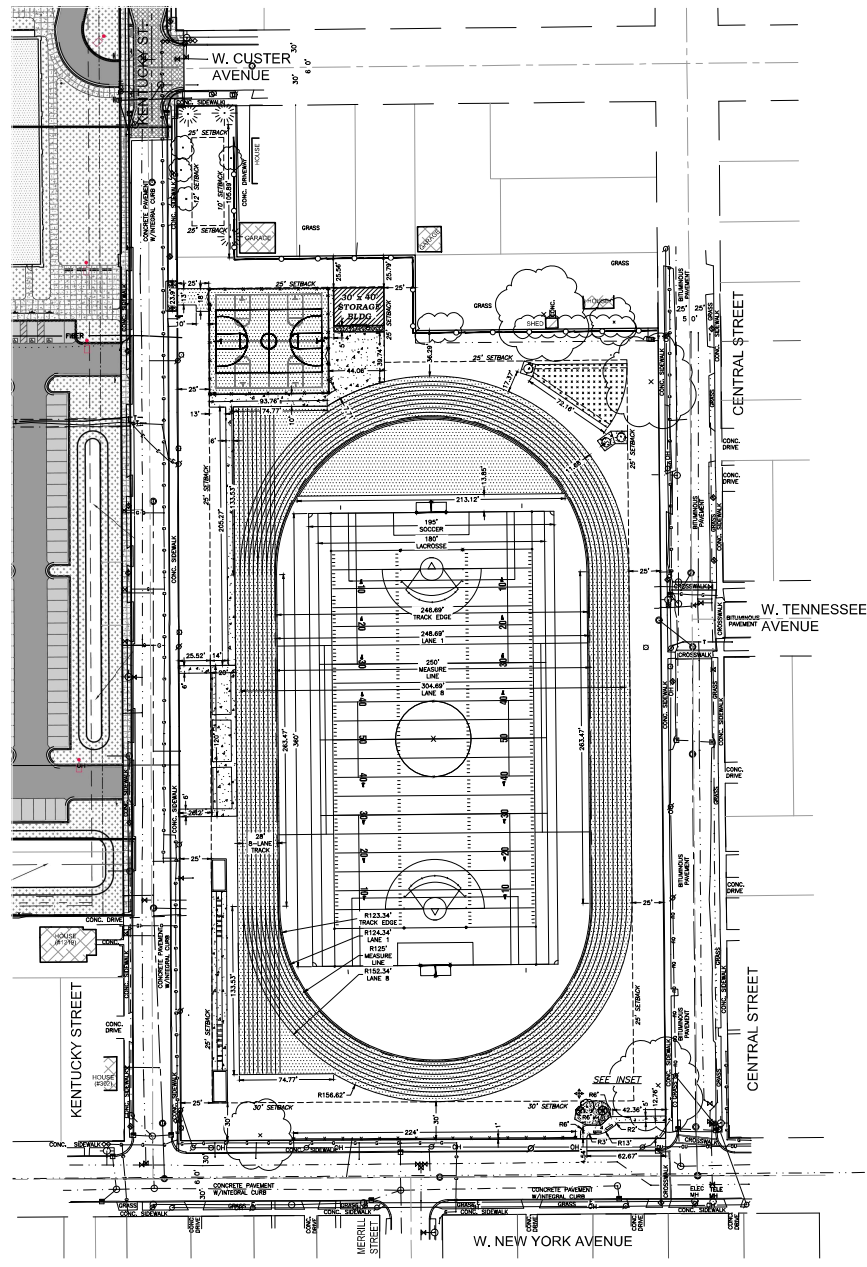
Within 90 days of filing a complete application, Plan Commission shall hold a public hearing to consider the request. Within 60 days of the public hearing, the Plan Commission may make a written report to the Common Council with recommendations regarding the proposal. The Plan Commission's report is advisory only. The Common Council will make the final decision regarding all zone change requests. The Plan Commission may lay over requests to subsequent meetings if incomplete information is provided or additional questions or concerns are raised at the meeting.

After the Plan Commission makes its recommendation, the request will be forwarded to the Common Council for consideration. This generally occurs three weeks after the Plan Commission meeting depending on the date the Council meeting is scheduled (the Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of every month) and on the availability of a legal description for the zone change. Wisconsin State Statutes require a zone change to be published as Class II notice in the local newspaper, the City takes care of this publication requirement prior to the Council meeting.

The Common Council may approve the Official Zoning Map amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment. If the Official Zoning Map amendment is approved, the Ordinance is published in the newspaper on the following Saturday and will be effective on Sunday. City administrative offices are notified of the effective date of the Ordinance and will make changes to the Official Zoning Map accordingly.

For more information please visit the City's website at <https://www.ci.oshkosh.wi.us/CommunityDevelopment/>





**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C-2.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
7. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
8. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
9. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
10. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
11. ALL NEW CONCRETE PAVEMENT AND CURB ON ADJACENT STREET SHALL BE TIED IN WITH 24" #5 DWEL BAR @ MIN. 12" O/C AND EMBEDDED MIN. 12".
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

REVISION	
CHECKED:	OC
DRAWN:	OC
DATE:	07/08/2024
PROJECT NO.:	23.0008

**SITE LAYOUT  
DIMENSION PLAN**

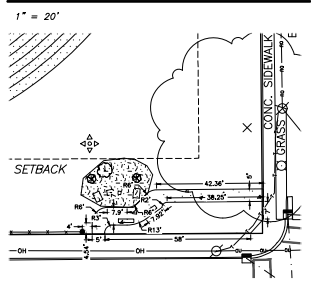
**OSHKOSH AREA SCHOOL DISTRICT  
MERRILL ELEMENTARY SCHOOL  
CITY OF OSHKOSH  
WINNEBAGO CO., WISCONSIN**

Civil Engineering  
Land Surveying  
Landscape Architecture  
4941 Kocourek Court  
Stevens Point, WI 54481  
715.344.9999 (PH) 715.344.9922 (FX)



**SHEET**  
**C2.1**

**INSET**



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**ZONE CHANGE/GDP/SIP**  
**108 W NEW YORK AVE**  
**& 0 W CUSTER AVE**  
**PC: 8.20.2024**

KNOLL INVESTMENTS LLC  
W1962 PLEASANT AVE  
MARKESAN WI 53946-8819

MARTIN HOLDINGS LLC  
325 WILSON ST  
AMHERST WI 54406-9114

PINE APARTMENTS IV LLC  
3389 COUNTY ROAD A  
OSHKOSH WI 54901-1414

RICHARD A WARRICK JR  
2436 CLOVER ST  
OSHKOSH WI 54901-1548

MASON A C MENDINA  
KASSIDY B MITTELSTADT  
33 W CUSTER AVE  
OSHKOSH WI 54901-2935

WESLEY/JAMES/PENNY KOTTKE  
117 W CUSTER AVE  
OSHKOSH WI 54901-2936

INGRID F TSCHECH  
127 W CUSTER AVE  
OSHKOSH WI 54901-2936

SHANE G/SUSAN K LUFT  
133 W CUSTER AVE  
OSHKOSH WI 54901-2936

PETER & KATHERIN MEYERSON  
104 W CUSTER AVE  
OSHKOSH WI 54901-2937

STEVEN DUBINSKI  
114 W CUSTER AVE  
OSHKOSH WI 54901-2937

FRANK R/KAREN STIEG  
30 W CUSTER AVE  
OSHKOSH WI 54901-2984

JOHN P/SHARON C JONES  
1222 CENTRAL ST  
OSHKOSH WI 54901-3748

TRAVIS N JAGODZINSKI  
1323 CENTRAL ST  
OSHKOSH WI 54901-3749

DONALD FLOWERS  
1329 CENTRAL ST  
OSHKOSH WI 54901-3749

PETER H/JESSICA L ZABORSKI  
1320 CENTRAL ST  
OSHKOSH WI 54901-3750

GRANT DAVIS  
NICOLE M BOEHLER  
1326 CENTRAL ST  
OSHKOSH WI 54901-3750

NATAY/ADRIA WARREN  
1330 CENTRAL ST  
OSHKOSH WI 54901-3750

STEVEN J BRUSS  
1219 KENTUCKY ST  
OSHKOSH WI 54901-3753

NICHOLAS L TRAVIS  
1156 MERRILL ST  
OSHKOSH WI 54901-3756

BRANDON D/CASSIE M SCHUTT  
32 W NEW YORK AVE  
OSHKOSH WI 54901-3758

JASON R MENTZEL  
113 W NEW YORK AVE  
OSHKOSH WI 54901-3759

STEVEN G/DIANE LEACH  
121 W NEW YORK AVE  
OSHKOSH WI 54901-3759

NEIL M DEATON  
203 W NEW YORK AVE  
OSHKOSH WI 54901-3761

JULIE NICKOLAI  
209 W NEW YORK AVE  
OSHKOSH WI 54901-3761

JASON M LLOYD  
213 W NEW YORK AVE  
OSHKOSH WI 54901-3761

HARTMAN FAMILY IRR TRUST  
219 W NEW YORK AVE  
OSHKOSH WI 54901-3761

JACOB KENNY  
309 W NEW YORK AVE  
OSHKOSH WI 54901-3762

ETHAN NEWBY  
BRIANNA DAUBERT  
302 W NEW YORK AVE  
OSHKOSH WI 54901-3763

ANN M SCHOEN  
33 W TENNESSEE AVE  
OSHKOSH WI 54901-3764

LORI A MADES  
30 W TENNESSEE AVE  
OSHKOSH WI 54901-3765

R & C RENTALS LLC  
PO BOX 825  
OSHKOSH WI 54903-0825

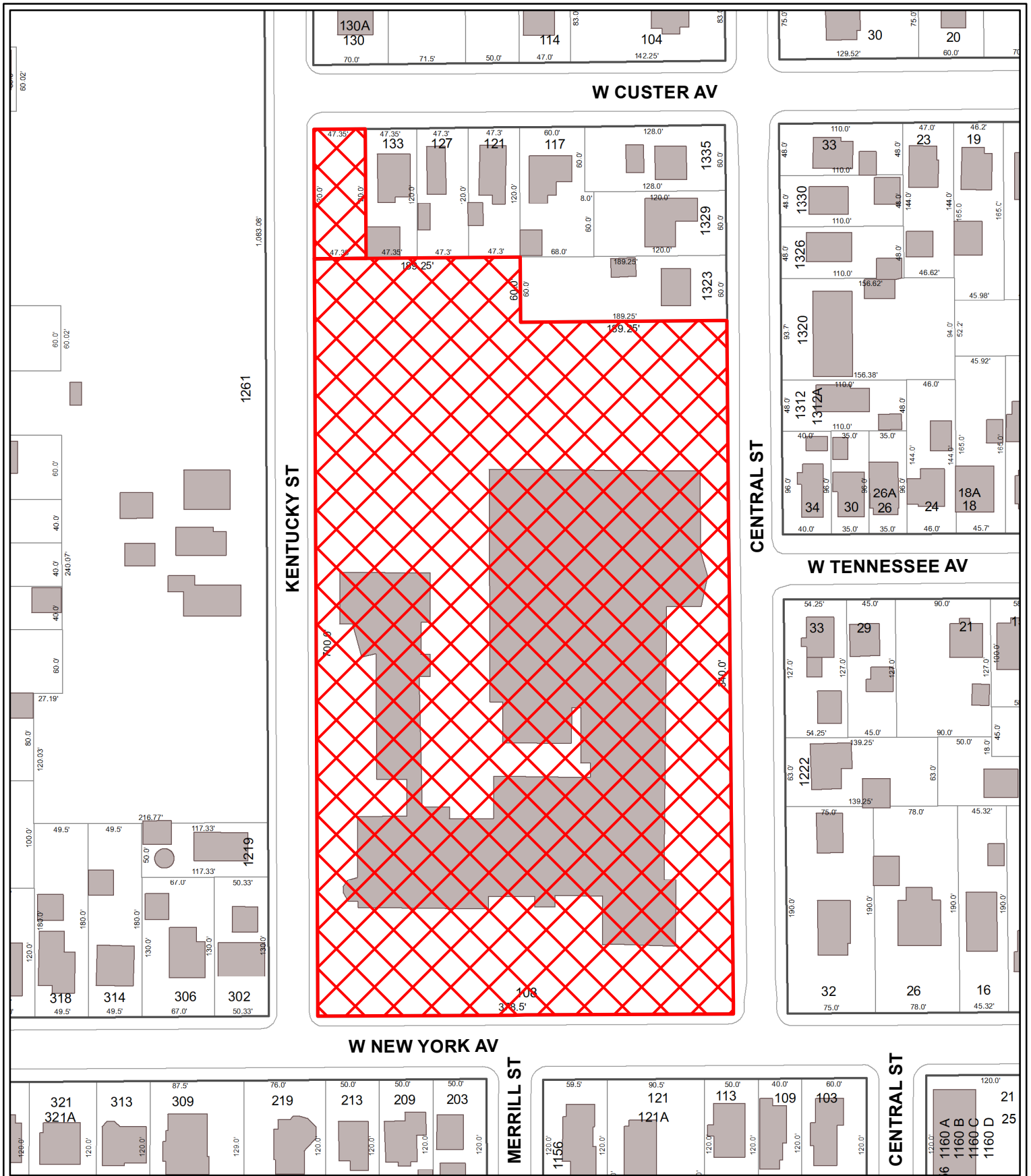
OSH AREA SCHOOL DISTRICT  
PO BOX 3048  
OSHKOSH WI 54903-3048

PEPPLER PROPERTIES LLC  
PO BOX 3301  
OSHKOSH WI 54903-3301

BERHOLTZ RENTAL PROP LLC  
1804 N OAKWOOD RD  
OSHKOSH WI 54904-8445

ROBERT J/THERESA J RUBIN  
283 CURRANT CT  
OMRO WI 54963-1826

HIST JACKSON NBHD ASSOC  
C/O SHIRLEY BRABENDER MATTOX  
1313 JACKSON ST  
OSHKOSH WI 54901-2938



BASE MAP



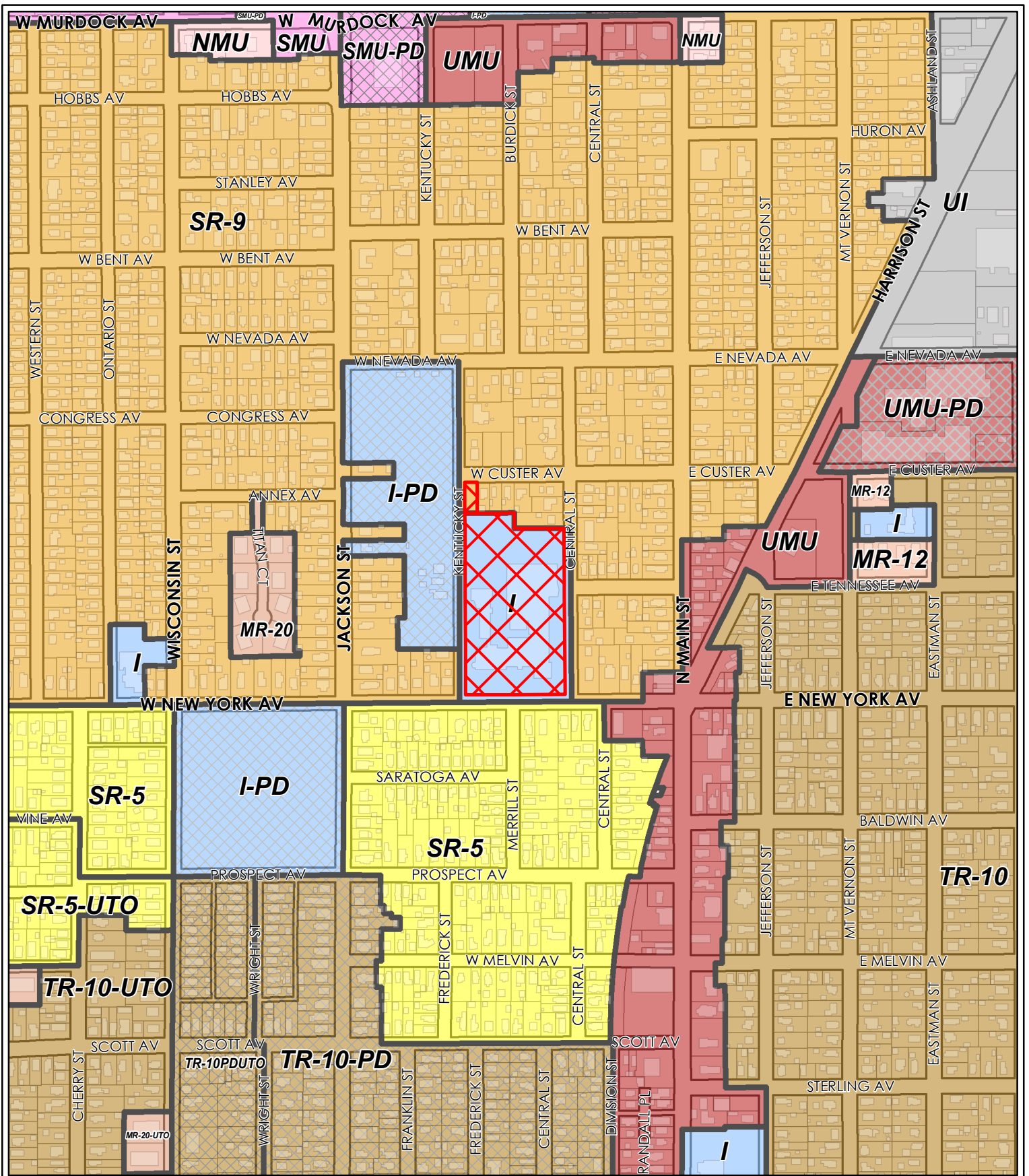
1 in = 0.02 mi  
1 in = 120 ft

Printing Date: 7/18/2024

Prepared by: City of Oshkosh, WI



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# ZONING MAP

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1 in = 0.09 mi  
1 in = 500 ft

Printing Date: 7/18/2024

Prepared by: City of Oshkosh, WI





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mark Lyons, Planning Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-487 Approve General Development Plan and Specific Implementation Plan for a Personal Storage Facility at 400 City Center (Plan Commission Recommends Approval) (Applicant Requests Laying Over until Applicant Requests Consideration)

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## **BACKGROUND**

The subject site consists of the City Center building, located at the southeast corner of Jackson Street and Division Street. The City Center building is enveloped by a 16.5-acre condo parcel. The surrounding parent parcel has four street frontages as well as frontage on the Riverwalk. The site was constructed in 1970 and has several commercial and institutional users, and the surrounding area consists primarily of commercial uses. The 2040 Comprehensive Land Use Plan recommends Center City use for the subject site.

## **ANALYSIS**

The applicant is proposing to remodel the northern portion of the City Center building for a personal storage facility use, Extra Space Storage. The personal storage facility will use approximately 75,000 sq. ft. (10%) of the overall building. The applicant is requesting a base standard modification to allow the personal storage facility use as it is not permitted in the Central Mixed Use (CMU) District.

According to the applicant, the site will have overhead doors for customer vehicle access and approximately 35 customer cars per day are anticipated. The applicant notes that insufficient parking has been a problem when the site is fully utilized. The storage use will result in a reduction of parking demand for the site as it will only need 4 parking spaces as compared to other commercial uses which have a higher parking demand. The applicant feels that this will help with future parking needs for the site. The applicant states that the space has been on the market for 2 years and has received no interest as the market for large office space has dramatically changed over the last 5 years. They also feel that the proposed use will provide needed storage space for nearby apartment tenants.

The proposed building exterior modifications include closing the existing loading dock and providing glass overhead doors as well as painting the concrete panels and installing recyclable metal cladding on portions of the facades. The applicant also proposes using spandrel glass in window openings to shield the view of the storage operations within the building. This is intended to limit the industrial appearance and use of the site.

The applicant has submitted plans to remove existing building foundation landscaping for installation of new landscaping. The new landscaping will result in 136% of the existing landscaping points in these areas, which is intended to offset the requested base standard modification (BSM) to allow the prohibited land use.

A Plan Commission (PC) workshop was held on May 21, 2024 to discuss the proposed plans. PC was generally supportive of the plans, but voiced concerns with storage along a major thoroughfare, Jackson Street. PC also felt that the proposed building updates could be an improvement to the appearance of the building and it may be an opportunity to add greenspace.

## **BOARD/COMMISSION INFORMATION**

Staff expressed concerns with allowing a storage use within the CMU District as the zoning ordinance only allows this use within industrial zoning districts and the use may not fit the character of a downtown area. There are existing personal storage facilities within the City in mixed use zoning districts, such as U-Haul sites on Ohio Street and North Koeller Street, and CubeSmart on South Koeller Street. However, the U-Haul on Ohio Street is zoned Urban Mixed Use (UMU) and was established prior to the current zoning ordinance, making it a legal nonconforming use. The U-Haul and CubeSmart sites along Koeller Street are zoned Suburban Mixed Use (SMU) and were approved with the intent of including commercial out lots along the street frontage to buffer the storage facility from public view.

The 2040 Comprehensive Land Use Plan recommendation of Center City is not intended to allow for storage or industrial uses. The site is located within the Downtown Outer Core subarea of the Imagine Oshkosh Plan, which does not list storage or industrial uses as desired land uses. Staff expressed concerns with setting a precedent of allowing a prohibited use that is inconsistent with the Comprehensive Land Use Plan and Imagine Oshkosh Plan for the Center City area.

At the July 16, 2024 Plan Commission voiced support for the proposed use developed and made the below findings in support of the proposed development and as justification for the necessary Base Standard Modifications. The attached minutes provide further information related to their comments and decision-making.

1. Does not detract from the physical appearance of the area and actually improves the look of a building that is a long-term staple of our downtown area
2. Produces a logical use for a downtown area that has limited storage opportunities
3. The continued growth of the downtown area for residential use with multi-family housing will necessitate increased convenient self-storage

#### **FISCAL IMPACT**

Approval of this may result in an increase in the assessed property value for the site. The applicant is anticipating spending approximately \$850,000 on the proposed project.

#### **RECOMMENDATION**

The Plan Commission recommended approval of the requested General Development Plan and Specific Implementation Plan for a personal storage facility at 400 City Center with findings and conditions as established on July 16, 2024. Please see the attached staff report and meeting minutes for more information.

---

### **Attachments**

RES 24-487

GDP SIP 400 City Center

8/27/2024

24-487

RESOLUTION

LAID OVER

6-0-1

**PURPOSE:** APPROVE GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN FOR A PERSONAL STORAGE FACILITY AT 400 CITY CENTER

**INITIATED BY:** CITY CENTER ASSOCIATES LLC

PLAN COMMISSION RECOMMENDATION: Approved

**WHEREAS,** the Plan Commission finds that the General Development Plan and Specific Implementation Plan for a personal storage facility at 400 City Center, is consistent with the criteria established in Section 30-387 of the Oshkosh Zoning Ordinance

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that a General Development Plan and Specific Implementation Plan for a personal storage facility at 400 City Center, per the attached, is hereby approved, with the following findings:

1. The proposed Planned Development project is consistent with the overall purpose and intent of this Chapter.
2. The proposed Planned Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.
6. The proposed Planned Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Development project is compatible with adjacent/nearby development.
8. The proposed Planned Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
9. The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this Chapter.
10. For Planned Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

**BE IT FURTHER RESOLVED by the Common Council of the City of Oshkosh** that the following are conditions of approval for a General Development Plan and Specific Implementation Plan Amendment for a personal storage facility at 400 City Center:

1. Does not detract from the physical appearance of the area and actually improves the look of a building that is a long-term staple of our downtown area.
2. Produces a logical use for a downtown area that has limited storage opportunities.
3. The continued growth of the downtown area for residential use with multi-family housing will



necessitate increased convenient self-storage.

**ITEM:           GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN FOR A PERSONAL STORAGE FACILITY AT 400 CITY CENTER**

Plan Commission Meeting of July 16, 2024.

**GENERAL INFORMATION**

**Owner/Applicant:**   City Center Associates LLC

**Action(s) Requested:**

The applicant requests approval of a General Development Plan and Specific Implementation Plan for a personal storage facility.

**Applicable Ordinance Provisions:**

Planned Development standards are found in Section 30-387 of the Zoning Ordinance.

**Property Location and Background Information:**

The subject site consists of the City Center shopping center building, located at the southeast corner of Jackson Street and Division Street. The City Center building is enveloped by a 16.5-acre condo parcel. The surrounding parent parcel has four street frontages as well as frontage on the Riverwalk. The site was constructed in 1970 and has several commercial and institutional users and the surrounding area consists primarily of commercial uses. The 2040 Comprehensive Land Use Plan recommends Center City use for the subject site.

**Subject Site**

<i>Existing Land Use</i>	<i>Zoning</i>
Commercial	Pending CMU-RFO-PD

***Recognized Neighborhood Organizations***

Downtown Oshkosh Neighborhood Association

**Adjacent Land Use and Zoning**

<i>Existing Uses</i>		<i>Zoning</i>
<b>North</b>	Commercial	CMU/UMU/I
<b>South</b>	Riverwalk	I-PD
<b>East</b>	Commercial	CMU
<b>West</b>	Mixed Commercial/Residential	RMU-PD-RFO

***Comprehensive Plan Land Use Recommendation***

<i>Comprehensive Plan Land Use Recommendation</i>	<i>Land Use</i>
2040 Comprehensive Land Use Recommendation	City Center

# ANALYSIS

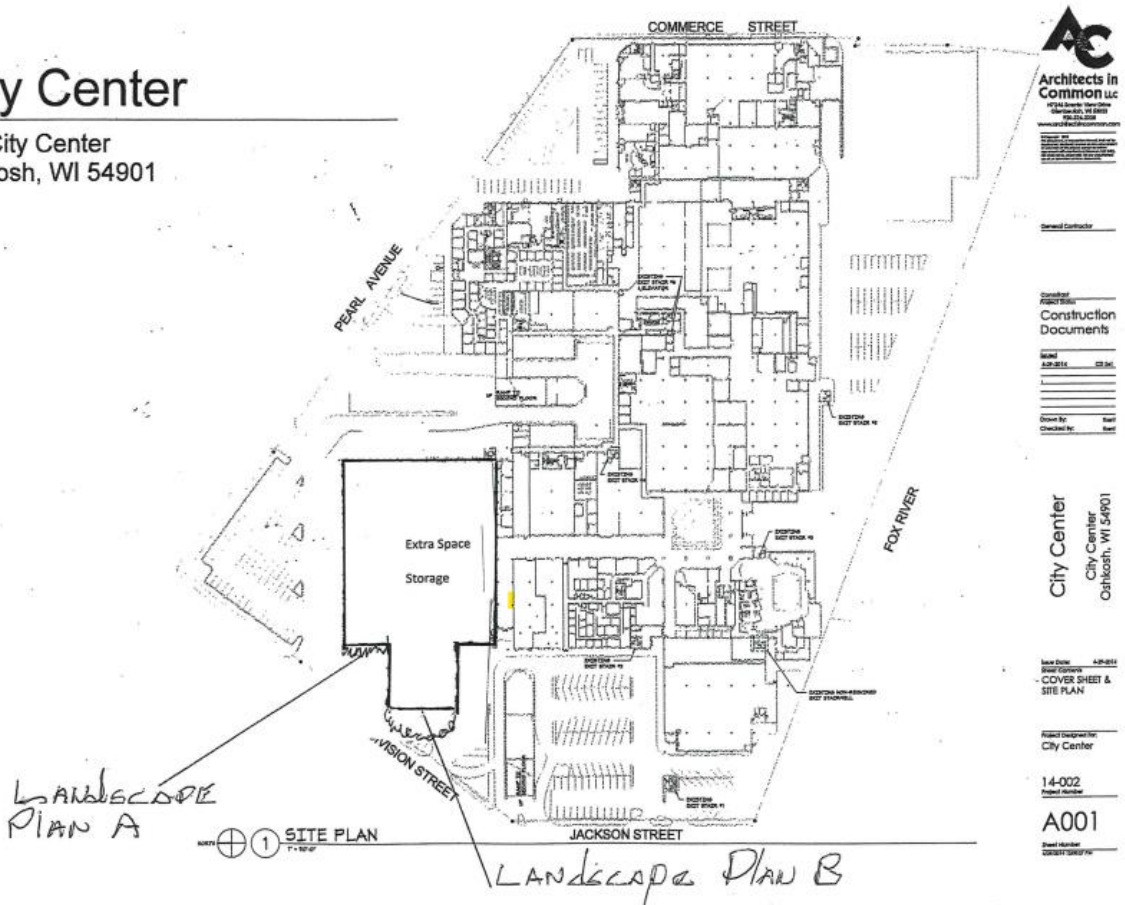
## Use

The applicant is proposing to remodel the northern portion of the City Center building for a personal storage facility use (Extra Space Storage). The applicant is requesting a base standard modification (BSM) to allow the personal storage facility use as it is not permitted in the CMU District.

According to the applicant, the site will have four overhead doors for customer vehicle access and approximately 35 customer cars per day anticipated. The applicant notes that insufficient parking has been a problem when the site is fully utilized. The storage use will result in a reduction of parking demand for the site as it will only need 4 parking spaces as compared to commercial uses which have a higher parking demand. The applicant feels that this will help with future needs for the site. The applicant states that the property has been on the market for 2 years and has received no interest as the market for large office space has dramatically changed over the last 5 years. They also feel that the proposed use will provide needed storage space for nearby apartments.

## City Center

250 City Center  
Oshkosh, WI 54901



A Plan Commission workshop was held on May 21, 2024 to discuss the proposed plans. Plan Commission was generally supportive of the plans, but voiced concerns with storage along a major thoroughfare (Jackson Street). Plan Commission also felt that the proposed building updates could be an improvement to the appearance of the building and it may be an opportunity to add greenspace.

Staff has concerns with allowing a storage use within the Central Mixed Use District as the zoning ordinance only allows this use within industrial zoning districts and may not fit the character of a downtown area. There are existing personal storage facilities within the City in mixed use zoning districts, such as U-Haul sites on Ohio Street and North Koeller Street and CubeSmart on South Koeller Street. However, the U-Haul on Ohio Street is zoned Urban Mixed Use (UMU) and was established prior to the current zoning ordinance, making it a legal nonconforming use. The U-Haul and CubeSmart sites along Koeller Street are zoned Suburban Mixed Use (SMU) and were approved with the intent of including commercial out lots along the street frontage to buffer the storage facility from public view.

The 2040 Comprehensive Land Use Plan recommends Center City use for the subject area. This land use designation is intended to allow for high intensity office, retail, housing, hospitality, conference, and public land uses. The site is located within the Downtown Outer Core subarea of the Imagine Oshkosh Plan. This subarea lists restaurants, retail/service businesses, multi-family residential, entertainment, hotels and hospitality, professional offices, medical practices, and public and institutional buildings as desired land uses. Staff has concerns with setting a precedent of allowing a prohibited use that is inconsistent with the Comprehensive Land Use Plan and Imagine Oshkosh Plan for the Center City area.

Staff understands the applicant's difficulties filling the vacant building space based on current market conditions. However, recommending approval of the proposed personal storage use would not be consistent with established planning/zoning principles. With the proposed use being prohibited in this zoning district, staff recommends Plan Commission determine if granting a Base Standard Modification (BSM) for the proposed use is appropriate for the site.

### **Site Design**

No changes are being proposed to the existing site layout.

### **Signage**

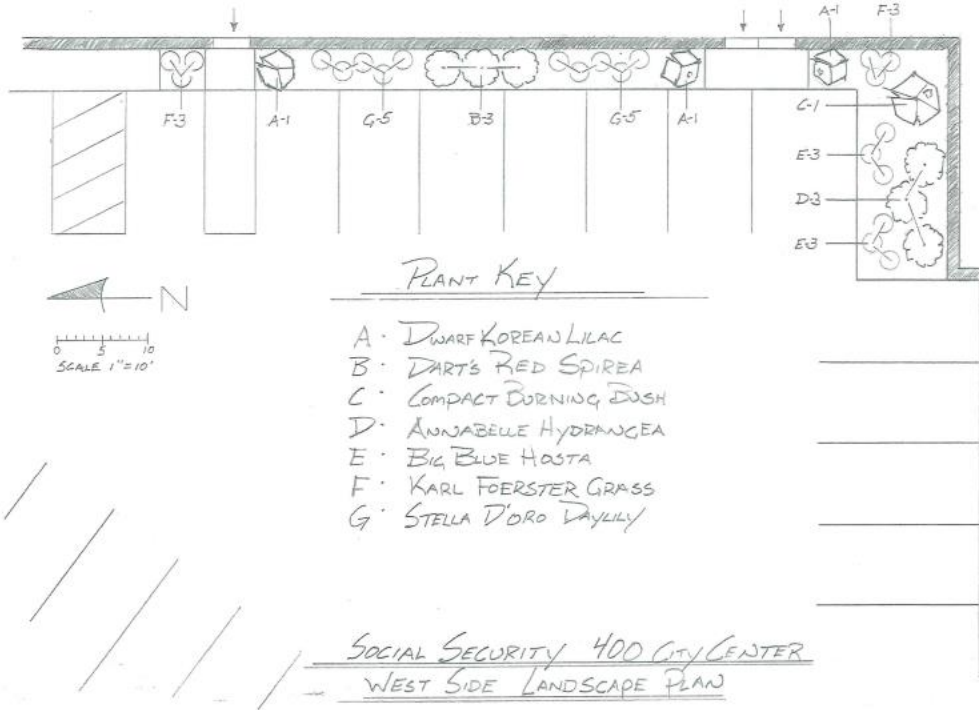
The provided elevations include wall signage which appear to be compliant with the maximum wall sign area of 1 sq. ft. per linear foot of building frontage. Final signage plans are addressed under a separate building permit and must comply with CMU District signage standards.

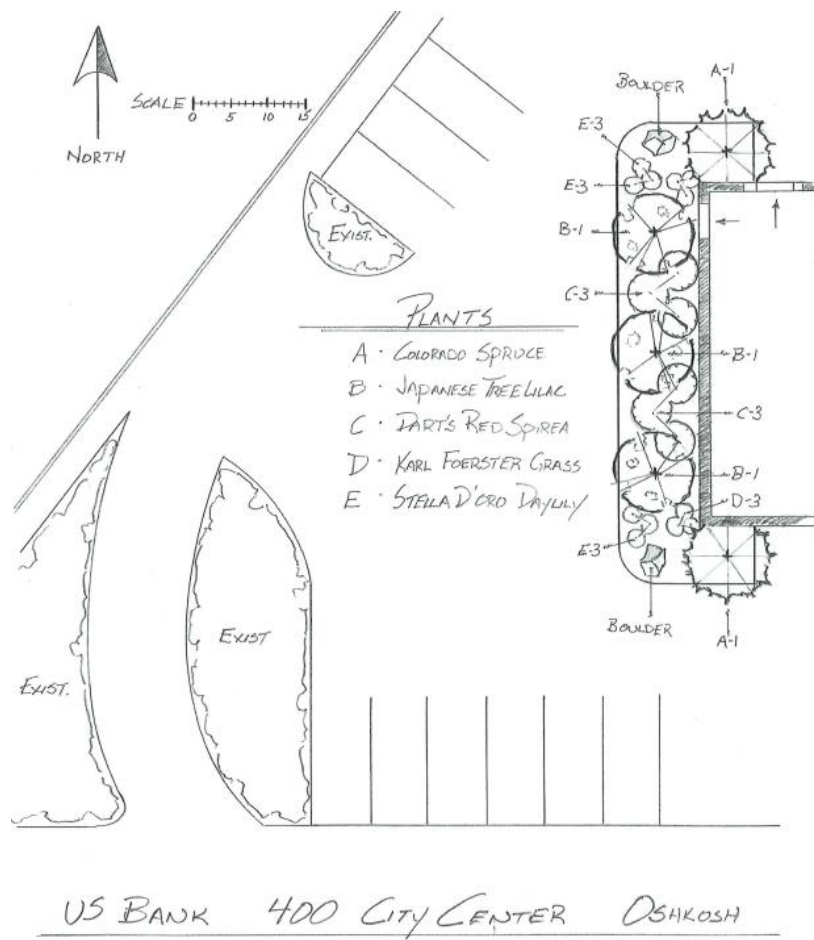
### **Site Lighting**

No additional lighting is being proposed for the site.

## Landscaping

No additional landscaping is required as no additional building or parking areas are being added to the site. The applicant has submitted plans to remove existing building foundation landscaping for installation of new landscaping. The new landscaping will result in 136% of the existing landscaping points in these areas. If a BSM is granted for the proposed storage use, the new landscaping will serve to offset the BSM request.





**Storm Water Management/Utilities**

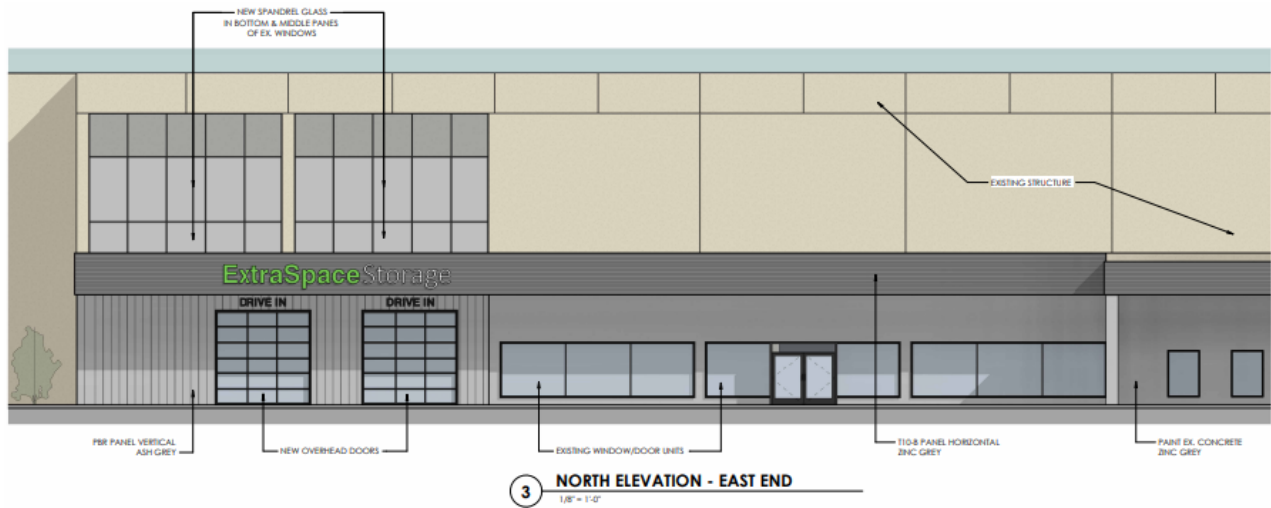
The Department of Public Works has noted that there is a water main easement on the south end of the building where landscaping will not be allowed. Any site work will require site plan approval.

**Building Facades**

Special area design review is required for exterior building modifications within the Riverfront Overlay District (RFO), which may be addressed through the Planned Development. The applicant has submitted plans for exterior modifications for the proposed personal storage facility. The proposed changes are detailed below, as noted by the applicant.

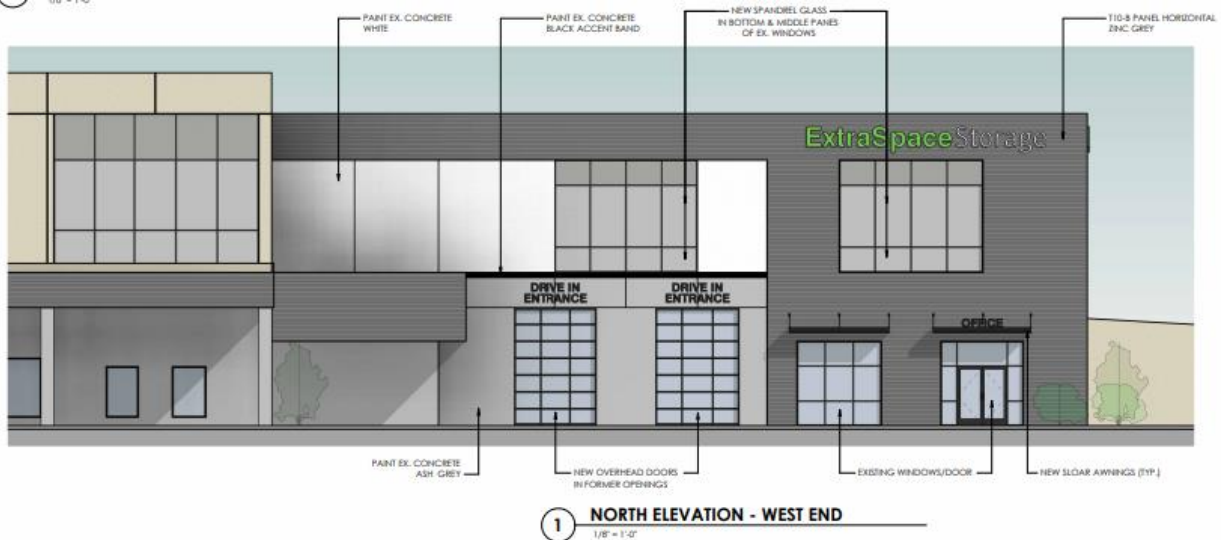
*North Elevation East End*

This is currently an open loading dock and visible standby generator. The applicant proposes closing it in with two overhead doors. The windows which flank the existing doors will be covered with a film similar to the window cladding on the rest of the property. This is intended to prevent the interior storage operation from being visible to the street. The masonry panels will be painted to match the Extra Space Storage color palette.



### North Elevation West End

This area will consist of two overhead doors and the main entrance to their space. The far right area will consist of metal cladding to match the color scheme of the building. The other areas will be painted to match.



### West Elevation of Building

This area will be painted to match the remainder of the building using existing contour of the concrete panels.



The applicant feels that the building will be enhanced by closing the loading dock and providing glass overhead doors as well as painting the concrete panels and using recyclable metal cladding. Staff is supportive of the proposed exterior modifications as all existing window openings will be maintained and the proposed metal cladding features (33% west wall, 32% north wall) are of a comparable material class to the existing concrete panels. The applicant also proposes using spandrel glass in window openings to shield the view of the storage operations within the building. This serves to limit the industrial appearance of the site. Staff is recommending a condition that all existing window openings be maintained to preserve the commercial appearance of the building.

### **Overall Site**

The applicant is requesting a BSM to allow a prohibited land use and is also requesting approval of façade renovations. To offset the requested BSM, the applicant is proposing to replace landscaping at 136% of the existing landscape point total. Staff has concerns with allowing a prohibited storage use which conflicts with the recommendations of the Comprehensive Plan and Imagine Oshkosh Plan for the Center City. Therefore, it is appropriate for Plan Commission to determine if and how the industrial use meets the criteria for a Planned Development and required findings. Should Plan Commission recommend approval, staff is supportive of the proposed landscaping and building exterior modifications.

### **FINDINGS**

Plan Commission will need to determine findings during their deliberation. Section 30-387(C)(6) of the zoning ordinance establishes criteria for Planned Developments. The criteria are listed below.

- (a) The proposed Planned Development project is consistent with the overall purpose and intent of this Chapter.
- (b) The proposed Planned Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
- (c) The proposed Planned Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
- (d) Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Development project, including but not limited to public sewer and water and public roads.
- (e) The proposed Planned Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.



- (f) The proposed Planned Development project design does not detract from areas of natural beauty surrounding the site.
- (g) The proposed architecture and character of the proposed Planned Development project is compatible with adjacent/nearby development.
- (h) The proposed Planned Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
- (i) The proposed Planned Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this Chapter.
- (j) For Planned Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

## CONDITIONS

If Plan Commission recommends approval of the proposed General Development Plan and Specific Implementation Plan, staff recommends the following conditions be included:

1. Base Standard Modification to allow personal storage facility use in Central Mixed Use District (CMU).
2. All existing window openings shall be maintained and not closed or filled.
3. Final landscaping and signage plans shall be reviewed and approved by the Department of Community Development.

Plan Commission recommended approval of the requested General Development Plan and Specific Implementation Plan for a personal storage facility with the findings and conditions at 400 City Center on July 16, 2024. The following is Plan Commission's discussion on the item.

Site Inspections Report: Site Inspections Report: Mr. Bowen, Ms. Scheuermann, Ms. Propp, Mr. Nichols, and Ms. Davey reported visiting the site.

Staff report accepted as part of the record.

The applicant requests approval of a General Development Plan and Specific Implementation Plan for a personal storage facility.

Mr. Slusarek presented the items and reviewed the site and surrounding area as well as the land use and zoning classifications in this area. The applicant is proposing to remodel the northern portion of the City Center building for a personal storage facility use (Extra Space Storage). The

applicant is requesting a base standard modification (BSM) to allow the personal storage facility use as it is not permitted in the CMU District. According to the applicant, the site will have four overhead doors for customer vehicle access and approximately 35 customer cars per day anticipated. The storage use will result in a reduction of parking demand for the site as it will only need 4 parking spaces as compared to commercial uses which have a higher parking demand. The applicant feels that this will help with future needs for the site.

A Plan Commission workshop was held on May 21, 2024 to discuss the proposed plans. Plan Commission was generally supportive of the plans. Staff has concerns with allowing a storage use within the Central Mixed-Use District as the zoning ordinance only allows this use within industrial zoning districts and may not fit the character of a downtown area.

The 2040 Comprehensive Land Use Plan recommends Center City use for the subject area. Storage or industrial uses are not permitted uses based on the Comp. Plan. The site is located within the Downtown Outer Core subarea of the Imagine Oshkosh Plan. Industrial and storage are not listed as desired uses for the area within the Imagine Oshkosh Plan.

Staff understands the applicant's difficulties filling the vacant building space based on current market demands. With the proposed use being prohibited in this zoning district, staff recommends Plan Commission determine if granting a Base Standard Modification (BSM) for the proposed use is appropriate for the site.

The applicant provided a landscape plan. They are proposing to remove all existing landscaping that surrounds the building and install new landscaping. The new landscaping will result in 136% of the existing landscaping points. This would serve to offset the BSM if granted for the storage land use.

The applicant is proposing to close the loading dock, provide glass overhead doors, paint concrete panels, and utilize metal cladding. Staff is supportive of the proposed exterior modifications as all existing window openings will be maintained and the proposed metal cladding features are of a comparable material class to the existing concrete panels. The applicant also proposes using spandrel glass in window openings to shield the view of the storage operations within the building. This serves to limit the industrial appearance of the site. Staff has concerns with allowing a prohibited storage use and is recommending Plan Commission determine if and how the industrial use meets the criteria for a Planned Development and required findings. Should Plan Commission recommend approval, staff is supportive of the proposed landscaping and building exterior modifications.

Mr. Lyons stated because this is inconsistent with our underlying plans for the area, if Plan Commission chooses to recommend approval, they will need to articulate their exact findings on why this should be approved. The normal findings we use cannot be used in this instance, so Plan Commission and Council will have to articulate specific reasons and findings for why, if recommending approval.

Ms. Propp opened up technical questions to staff.

Mr. Bowen and Ms. Scheuermann wanted clarification on findings.

Mr. Lyons stated if there is a motion to approve, there must be findings articulated as part of the motion. Findings are basically your specific reasons why you have come to that conclusion. Findings become part of all ordinances and resolutions.

Mr. Nichols wondered how the findings are handled by Council.

Mr. Lyons stated Council could adopt the findings that Plan Commission recommends, or they could choose to make their own set of findings.

Mr. Nichols wanted to know how many housing units are proposed, right now, for the downtown area.

Mr. Lyons will research that.

Ms. Propp referenced pages that list findings in the staff report.

Ms. Lyons stated findings A through J in the zoning ordinance are examples for a planned development as listed in the ordinance. It gives you some criteria, and types of things you can consider. They are by no means the only things you can consider.

Mr. Nielsen stated when staff recommends approval on other planned developments, the findings used are applicable to the specific property/development so they vary.

Ms. Propp opened the public hearing and asked if the applicant wanted to make any statements.

Kurt Koeppler, of 1726 River Mill Road, resident of Oshkosh for fifty years, and one of the managing partners and owners of City Center. We purchased this property in 2001 and at that time it had a seventy-five percent vacancy rate. Since the purchase, we have invested over twelve million dollars in improvements. The project we are bringing you today is a critical part of our property. The market for large office space is virtually non-existent. Due to Covid more people are working from home. This previously was a US Bank back-room office complex. They downsized because most of their people are working from home. We have had the property on the market for two years and have received no interest. We think that Extra Space Storage will be a great fit for our property and the reasons are as follows: they're a national chain with over thirty-five hundred locations; they have the largest self-storage facility in the country; parking is a problem at our property when we are full; US Bank tenant required two hundred parking stalls and US Bank (*maybe meant to say Extra Space Storage*) will require four, so it is a significant downsize of our parking requirements enabling us to offer more parking to future and potential tenants. Extra Space Storage operates more as a retail destination. They have limited access with overhead doors with controlled entrances. Customers will drive up, open one of the overhead doors, pull in, close the door behind them, unload, and then exit. There will be no storage outside of any vehicles. No trailers; no semis; everything will be inside. Will average about thirty-five cars

a day. That is the normal car load that would be arriving. We have done extensive research on Extra Space Storage and believe they will be a great asset to our property and to the community. Apartment living has become a way of life for many Americans and the need to put their excess items in storage has become a necessity. Extra Space Storage fits that need. I have toured some of their sites. I have even used some of their sites, and they are first rate. They are well lit, safe, clean, and they couldn't run a better operation. We plan to make improvements to the exterior of the building to facilitate this need. For the sake of clarity, Mr. Koeppler asked staff to put up the elevations on the screen and he then discussed them in detail. This will be a great upgrade for us. I can't explain how important it is to our site, to let us maintain the current budget plans that we have that allow us to keep it looking as good as it does. Thank you for your time. I want to commend you on the workshop idea. I have been doing this for a lot of years, and have come before the Plan Commission on numerous occasions. I think the workshop is a great addition to what you guys do.

Eric Welhouse, of W2646 Buchanan Road in Appleton WI, is an owner of several Extra Space Storage sites, and the developer working with Mr. Koeppler on the City Center location. Will go over some highlights. This facility will be staffed. There will be access hours, which I think were indicated before in the workshop. The typical hours of operation for staffing are from 9:30 a.m. to 6 p.m., Monday through Friday. Saturday is 9 a.m. to 5 p.m. The access hours are 6 a.m. to 10 p.m. So, it is not like it is open 24/7. It should eliminate loitering and keep everybody's stuff safe. These are Class A storage facilities. It's really a different product. Most of the time when people hear of self-storage they think of long buildings with multiple doors, and poorly lit. This is completely opposite. There is LED lighting, it is staffed, and hours of operation. Extra Space Storage is the largest self-storage operator in the United States. They know what they are doing and they do it very well. They coexist in multiple urban settings like this throughout the nation. I can give you examples of those if you'd like.

Ms. Propp asked if any members of the public wished to speak.

Ms. Propp closed the public hearing and public comments.

There was no closing statement from the applicant.

*Motion by Nichols to approve the General Development Plan and Specific Implementation Plan with the following findings:*

- 1. Does not detract from the physical appearance of the area and actually improves the look of a building that is a long-term staple of our downtown area.*
- 2. Produces a logical use for a downtown area that has limited storage opportunities.*
- 3. The continued growth of the downtown area for residential use with multi-family housing will necessitate increased convenient self-storage.*

*Seconded by Scheuermann.*

Ms. Propp asked if there was any discussion on the motion.

Ms. Scheuermann is overwhelmingly in support of this, mostly for the general look, feel, and need. If you look up the franchise you instantly get a warm feel. This feels more like a business to me, with hours of operation. Less cars coming and going. Seems like a no brainer to me.

Mr. Bowen wondered if the social security office is staying in City Center, or if the storage encompasses that area as well.

Mr. Koeppler stated that will be staying, as they have a long-term lease. The storage will just be in the old US Bank portion of the building.

Mr. Bowen stated activating this space and making sure it remains relevant is a better use than it being vacant and dragging down everything around it. This is something I can definitely get behind.

Ms. Davey wondered if they would tear down the building, if their proposal did not pass.

Mr. Koeppler stated no.

Ms. Davey asked if there are four overhead doors.

Mr. Koeppler stated yes.

Ms. Propp thinks it is important to maintain the whole City Center, which has become a really important part of downtown. The architecture on this building is unique, and was done by a noted architect. I want to support this.

*Motion carried 5-0.*



City of Oshkosh

Submittal to:  
Dept. of Community Development  
215 Church Ave., P.O. Box 1130  
Oshkosh, WI 54901  
Room 204  
PHONE: (920) 236-5059  
Email: planning@ci.oshkosh.wi.us

# Planned Development Application

## For General Development Plan or Specific Implementation Plan

**\*\*PLEASE TYPE OR PRINT USING BLACK INK\*\***

### APPLICANT INFORMATION

Petitioner: City Center Associates LLC Date: 5/30/2024  
Petitioner's Address: 334 City Center City: Oshkosh State: WI Zip: 54901  
Telephone #: (920) 222-5050 Email: Kakopples@gmail.com Contact preference:  Phone  Email  
Status of Petitioner (Please Check):  Owner  Representative  Tenant  Prospective Buyer  
Petitioner's Signature (required): K. A. Köppl Date: 5/30/2024

### OWNER INFORMATION

Owner(s): City Center Associates LLC Date: 5/30/2024  
Owner(s) Address: 234 City Center City: Oshkosh State: WI Zip: 54901  
Telephone #: (920) 233-5050 Email: Kakopples@gmail.com Contact preference:  Phone  Email  
Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

### Property Owner Consent: (required)

By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Planning Services Division for incomplete submissions or other administrative reasons.

Property Owner's Signature: K. A. Köppl Date: 5/30/2024

### TYPE OF REQUEST:

- General Development Plan (GDP)  General Development Plan (GDP) Amendment  
 Specific Implementation Plan (SIP)  Specific Implementation Plan (SIP) Amendment

### SITE INFORMATION

Address/Location of Proposed Project: 400 City Center Oshkosh WI 54901  
Proposed Project Type: Building Rehab  
Estimated Cost: \$ 850,000.00  
Current Use of Property: Mixed Zoning: CMU-RFL  
Land Uses Surrounding Your Site: North: Commercial  
South: Commercial  
East: Commercial  
West: Commercial

- It is recommended that the applicant meet with Planning Services staff prior to submittal to discuss the proposal.
- Application fees are due at time of submittal. Make check payable to City of Oshkosh.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

For more information please visit the City's website at <https://www.ci.oshkosh.wi.us/CommunityDevelopment/>

**SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.**

**(Submit only digital files. If file size exceeds 10 mb, please send through a file transfer. Please note at the discretion of Community Development staff may request a hard copy)**

*The following information must be provided in order for the application to be considered complete and able to be scheduled for Plan Commission Review. Please use the checklist below to determine the required information to be submitted at the time of application. If all information below cannot be provided at the time of application, please request a waiver in writing to the Division's Director or designee.*

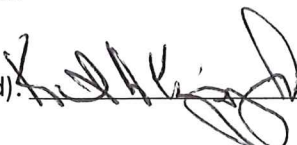
- **A General Development Plan (GDP) submittal, per Section 30-387(C)(4), shall include the following items (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
  - General location map of the subject site depicting:
    - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject property.
    - Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.
    - A graphic scale and north arrow.
  - Generalized site plan showing the pattern or proposed land uses, including:
    - General size, shape, and arrangement of lots and specific use areas.
    - Basic street pattern and pattern of internal drives.
    - General site grading plan showing preliminary road grades.
    - Basic storm drainage pattern, including proposed on-site stormwater detention.
    - General location of recreational and open space areas, including designation of any such areas to be classified as common open space.
  - Statistical data, including:
    - Minimum lot sizes in the development.
    - Approximate areas of all lots.
    - Density/intensity of various parts of the development.
    - Building coverage.
    - Landscaping surface area ratio of all land uses.
    - Expected staging.
  - Conceptual landscaping plan.
  - General signage plan.
  - General outline of property owners association, covenants, easements, and deed restrictions.
  - A written description of the proposed Planned Development, including:
    - General project themes and images.
    - The general mix of dwelling unit types and/or land uses.
    - Approximate residential densities and nonresidential intensities.
    - General treatment of natural features.
    - General relationship to nearby properties and public streets.
    - General relationship of the project to the Comprehensive Plan or other area plans.
    - Proposed exceptions from the requirements of the Zoning Ordinance and enhancements that will be provided to compensate for them.
  - Traffic Impact Analysis (TIA), if deemed necessary by the Director of Planning Services, or designee.
- **A Specific Implementation Plan (SIP) submittal, per Section 30-387(C)(5), shall include the following items. Note that the area included in an SIP may be only a portion of the area included in a previously approved GDP (Submit only digital files. Please note at the discretion of Community Development staff may request a hard copy):**
  - An existing conditions map of the subject site depicting the following:
    - All lands for which the Planned Development is proposed and other lands within 100 feet of the boundaries of the subject site.
    - Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains that control.
    - Existing utilities and recorded easements.
    - All lot dimensions of the subject site.
    - A graphic scale and a north arrow.
  - An SIP map of the proposed site showing at least the following:
    - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
    - All required and proposed building setback and offset lines
    - Impervious surface ratio (percentage)

- All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls
- Location of all outdoor storage and refuse disposal areas and the design and materials used for construction
- Location and dimension of all on-site parking (and off-site parking provisions if they are to be utilized), including a summary of the number of parking stalls provided per the requirements of Section 30-175 City of Oshkosh Zoning Ordinance
- Location and dimension of all loading and service areas on the subject property
- Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
- Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generators
- Proposed grading plan.
- Specific landscaping plan for the subject site, specifying the location, species, and installation size of plantings. The landscaping plans shall include a table summarizing all proposed species and required and provided landscaping points for all applicable landscaping components (building foundation, paved areas, street frontages, yards, bufferyards).
- Architectural plans for any nonresidential buildings, multi-family structures, or building clusters, other than conventional single-family or two-family homes on individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings. The architectural plans shall include a percentage breakdown of exterior materials applied to each building façade.
- Conceptual Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways.
- Signage plan for the project, including all project identification signs, concepts for public fixtures and signs, and group development signage themes that may or may not vary from City standards or common practices.
- Any other necessary information as determined during pre-submittal meeting with City staff.
- Specific written description of the proposed SIP including:
  - Specific project themes and images.
  - Specific mix of dwelling unit types and/or land uses.
  - Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ratio and/or other appropriate measures of density and intensity.
  - Specific treatment of natural features, including parkland.
  - Specific relationship to nearby properties and public streets.
  - Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by Plan Commission.
  - A statement of rationale as to why PD zoning is proposed. This statement shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PD project.
  - A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions/base standard modifications would occur and enhancements that will be provided to compensate for them.
  - Phasing schedule, if more than one development phase is intended.
- Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation and maintenance of common open areas and amenities.
- A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP.

Planning Staff may waive certain requirements if deemed not applicable to the project review.

**I hereby certify that to the best of my knowledge all required application materials are included with this application. I am aware that failure to submit the required completed application materials may result in denial or delay of the application request.**

Applicant's Signature (required):



Date: 5/30/2024



Kurt Koeppler  
1726 River Mill Rd.  
Oshkosh, WI 54901

I am one of the managing Partners and Owner at City Center. We purchased the property in 2001. At that time there was a 75% vacancy rate. Since the purchase we have invested over \$12 million in improvements.

The Project we are bringing to you today is a critical part of our Property. The market for large office space has dramatically changed over the last 5 years. Due to Covid more peopler are working from home and the need for this type of space is vitally non existent. We have had the property on the market for over 2 years and have received no interest.

We think Extra Space Storage will be a great fit for our property.  
The reasons are as follows:

They are a national chain with over 3,500 locations nationwide. They are the largest self storage facility in the country.

Parking is problem when the Property is full. US Bank, our previous tenant required 200 parking stalls. Extra Space Storage will reduce that to 4 spaces. This is a huge plus for our future needs.

Extra Space Storage operates more as a retail destination. They have limited access 4 over head doors and controlled entrances. Customers will drive up, open one of the overhead doors, pull in, close the door behind them, unload and then exit. There will be no outside parking of any vehicles. Typically they have an average of only 35 cars per day.

We have done extensive research on Extra Space Storage and we believe they will be a great asset to our Property and our community.

As apartment living has become a way of life for many Americans, the need for places to put their excess items has become a necessity. Extra Space Storage fits that need. We have toured some sites and they are first rate. Clean. Safe. Secure. Well lit. We would not be here if we thought otherwise.

We plan on making improvements to the exterior of the building. For the sake of clarity I am going to refer to the elevation as to the direction they face. Please look at the attached drawings.

#### **NORTH ELEVATION EAST END**

This is currently an open loading dock and visible standby generator. We propose closing that in with two overhead doors. This will be an improvement to what is currently there.

The windows which flank the existing doors will be covered with a film similar to the window cladding on the rest of the Property. This will prevent any interior operations from being visible to the street. The masonry panels will be painted to match the attached Extra Space Storage color palette in your packet. The area above will be painted an exact color.

## **NORTH ELEVATION WEST END**

This area will consist of 2 overhead doors and the main entrance to their space.

The far right area will consist of metal cladding to match the color scheme of the building. The other areas will be painted to match.

All customers will have access to the overhead doors. They will open them with a remote, pull in, unload and leave.

## **WEST END OF BUILDING**

This area will be painted to match the remainder of the building using the existing contour of the concrete panels. Please see the landscape plan attached, that will be completed in that area. We anticipate additional landscaping in that area after final plans are submitted for the new Oregon St. Bridge.

We will use the same color palette to enhance the Social Security entrance.

## **SUMMARY**

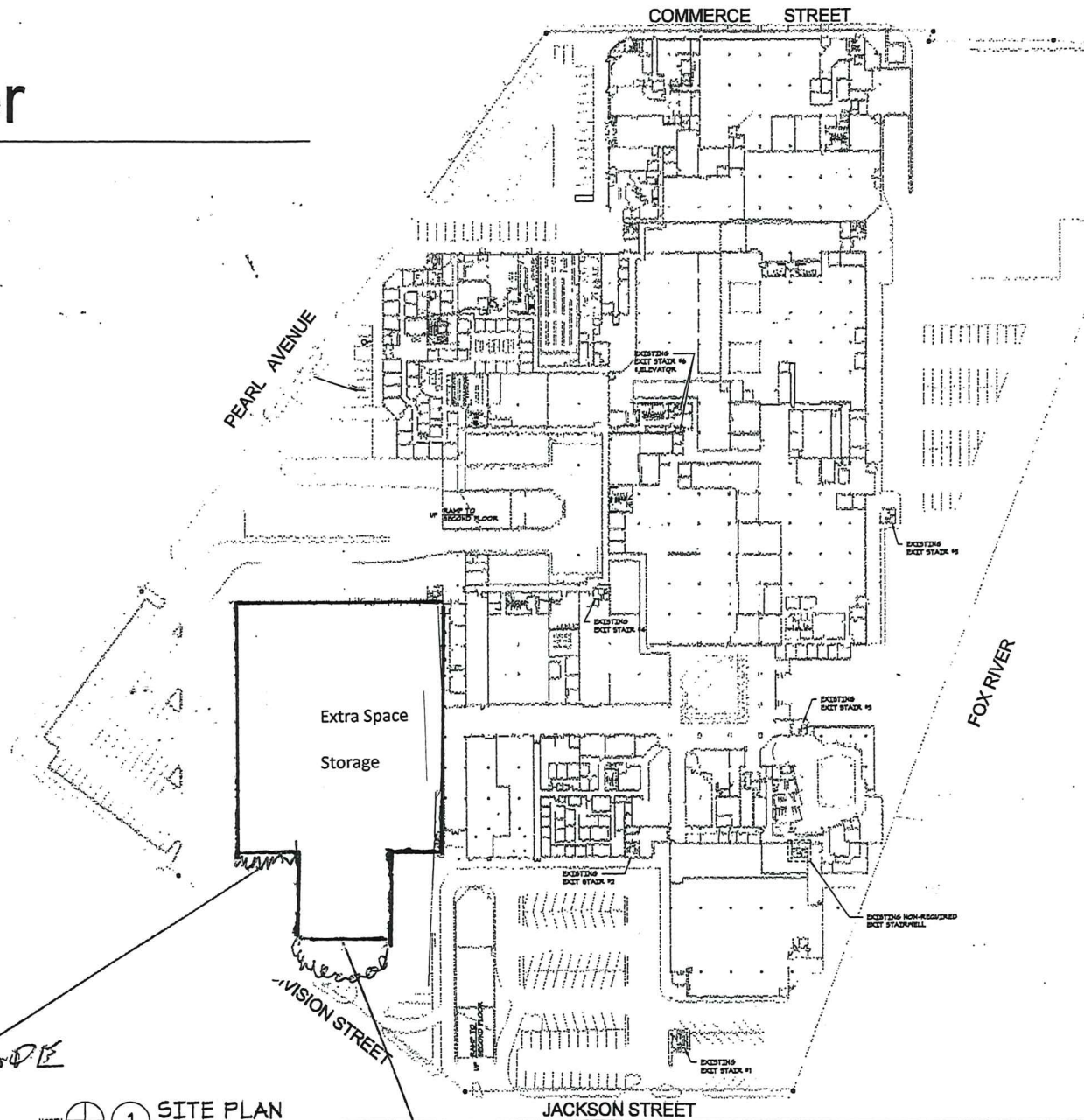
We appreciate your time and effort to consider this Project. Once again we feel this will be a valuable addition for our Project.

We would be happy to give any of the Plan Commission Members a tour of what we are proposing.

Respectfully,  
Kurt Koepler  
Managing Partner

# City Center

250 City Center  
Oshkosh, WI 54901



LANDSCAPE  
PLAN A

NORTH  1 SITE PLAN  
1" = 30'-0"

LANDSCAPE PLAN B



**Architects in  
Common LLC**  
17344 Scenic View Drive  
Glendale, WI 53228  
920.524.2528  
www.architectsincommon.com

We warrant that the drawings and specifications prepared by us and our consultants shall conform to the requirements of the applicable building codes and regulations of the State of Wisconsin and the City of Oshkosh, Wisconsin. We do not warrant that the drawings and specifications shall conform to the requirements of any other applicable codes and regulations.

General Contractor \_\_\_\_\_

Consultant  
Project Status  
**Construction Documents**

Issued  
4-29-2014 CD Set

Drawn By: Item  
Checked By: Item

City Center  
City Center  
Oshkosh, WI 54901

Issue Date: 4-29-2014  
Sheet Contents  
**COVER SHEET & SITE PLAN**

Project Designed For:  
City Center

14-002  
Project Number

A001

Sheet Number  
4/29/2014 12:08:27 PM

**COPYRIGHT NOTICE:**  
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PROPOSED REMODEL FOR:  
**CITY CENTER STORAGE**  
 400 CITY CENTER  
 OSHKOSH, WISCONSIN 54901

CITY OF OSHKOSH  
 WINNEBAGO COUNTY

ISSUE RECORD:  
 02-28-24  
 03-04-24  
 04-11-24  
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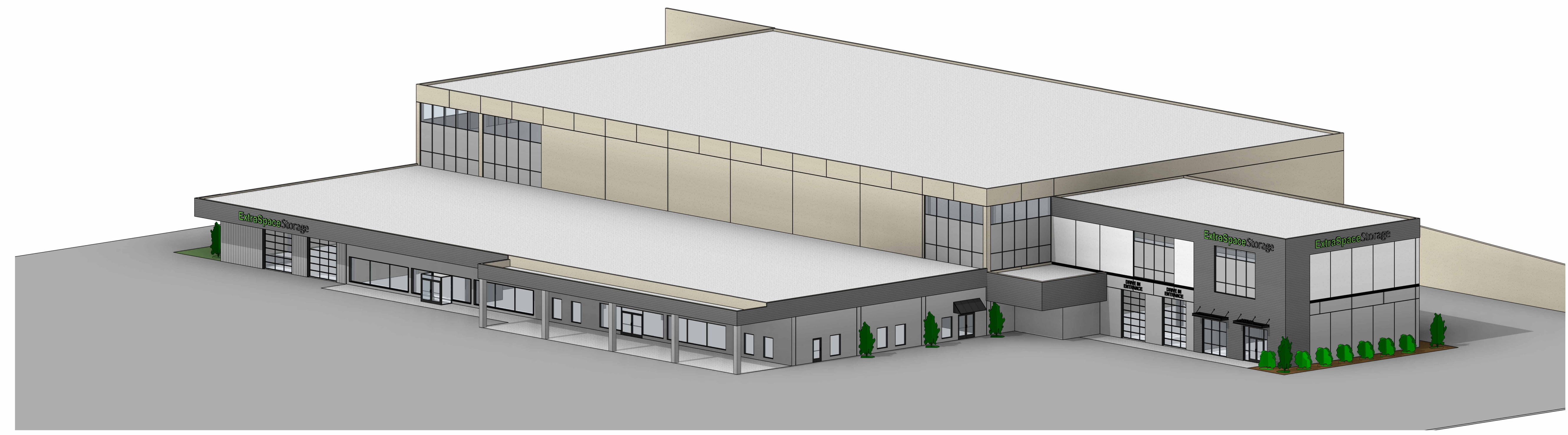
PR = PRELIMINARY PLAN  
 IS = ISSUED FOR STATE REVIEW  
 IC = ISSUED FOR CONSTRUCTION

PROJECT #: .....  
 SALESMAN: **M. KLARNER**  
 DRAWN BY: **AWS**

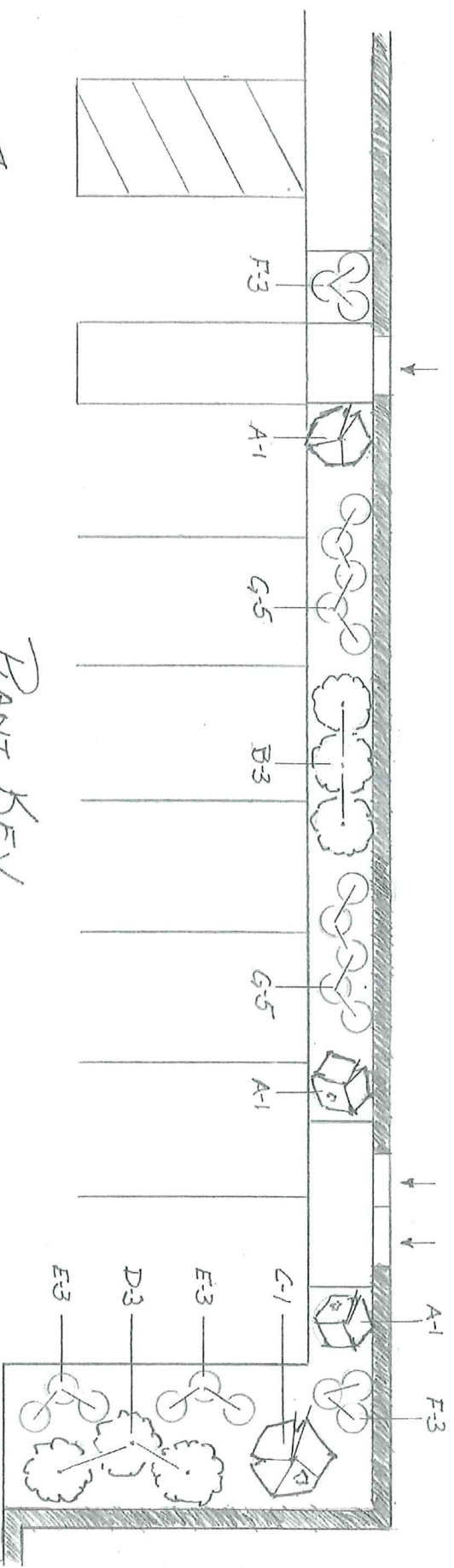
SHEET CONTENTS:  
**AERIAL PERSPECTIVE**

**A2.3**

NOT FOR CONSTRUCTION



1 **AERIAL PERSPECTIVE**



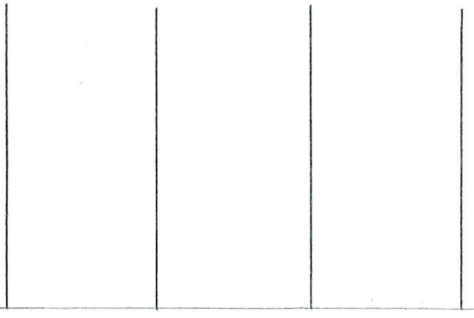
Plant Key

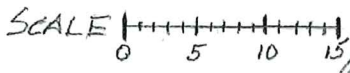
- A. Dwarf Korean Lilac
- B. Dart's Red Spirea
- C. Compact Burning Bush
- D. Annabelle Hydrangea
- E. Big Blue Hosta
- F. Karl Foerster Grass
- G. Stella D'oro Lily

0 5 10  
SCALE 1"=10'



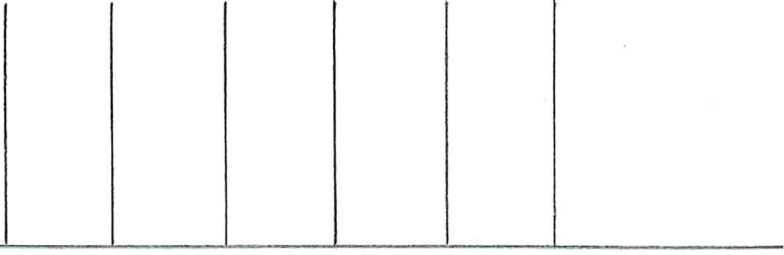
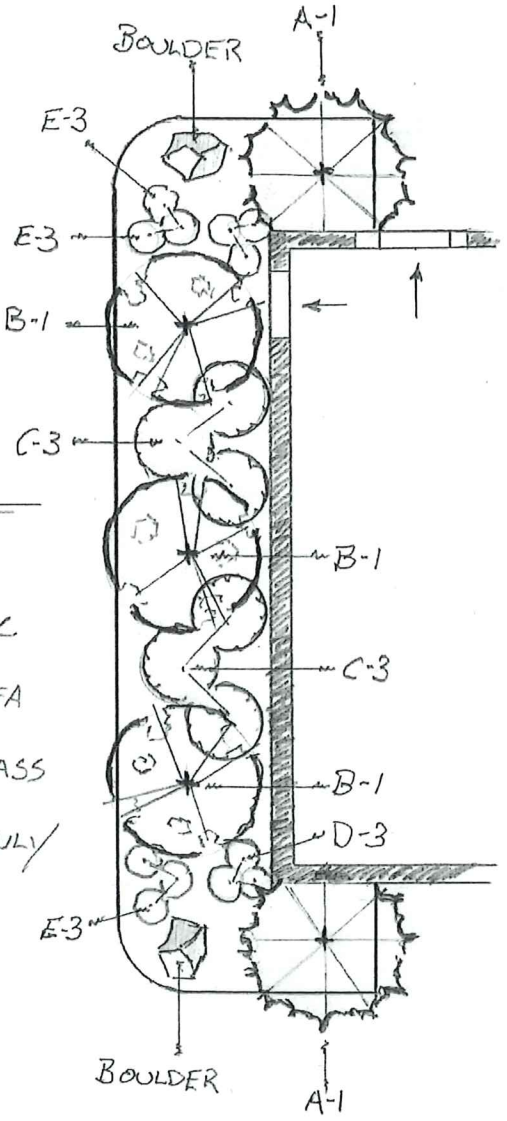
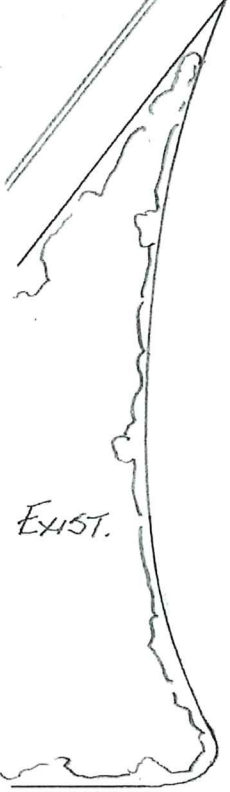
Social Security 400 City Center  
West Side Landscape Plan





PLANTS

- A · COLORADO SPRUCE
- B · JAPANESE TREE LILAC
- C · DART'S RED SPIREA
- D · KARL FOERSTER GRASS
- E · STELLA D'ORO DAYLILY



US BANK 400 CITY CENTER OSHKOSH

**ZONE CHANGE, GDP & SIP**  
**PC: 7.16.2024**

Z&V INVESTMENTS LLC  
223 N MAIN ST  
OSHKOSH WI 54901-4814

CLOVER INVESTMENTS WI LLC  
PO BOX 275  
PENNINGTON NJ 08534-0275

ROWLOCK QOZB LLC  
3220 SHOREWOOD DR  
OSHKOSH WI 54901-1643

1 N MAIN LLC  
5 REVERE DR STE 200  
NORTHBROOK IL 60062-8000

CITY CENTER ASSOC LLC  
C/O JEFF PAULY  
334 CITY CTR  
OSHKOSH WI 54901-4826

BAYSHORE DEVELOPMENT II LL  
PO BOX 3435  
OSHKOSH WI 54903-3435

IAN JUNGBACKER ETAL  
222 PEARL AVE  
OSHKOSH WI 54901-4834

BL BRANCH GROUP II LLC  
120 E WASHINGTON ST STE 201  
SYRACUSE NY 13202-4008

OSHKOSH LUXURY LOFTS LLC  
2270 NORTH HAVEN LN  
OSHKOSH WI 54904-9337

WILKINS 145 LLC  
2340 GENEVA ST  
OSHKOSH WI 54901-1804

WR RIDGE HOLDINGS LLC  
PO BOX 346  
WRIGHTSTOWN WI 54180-0346

GILLENS LLC  
C/O PAUL T WINTER  
5042 WASHINGTON ST  
BUTTE DES MORTS WI 54927-9326

OSH COMM CREDIT UNION  
250 PEARL AVE  
OSHKOSH WI 54901-4834

OMPARAVATI LLC  
215 DIVISION ST  
OSHKOSH WI 54901-4729

303 PEARL ST OFFICE LLC  
C/O MIDWEST MANAGE II LLC  
13435 S MCCALL RD. UNIT 16  
PORT CHARLOTTE FL 33981-6421

OSH CHAMBER OF COMMERCE  
120 JACKSON ST  
OSHKOSH WI 54901-4714

PABST LLC  
1660 OSHKOSH AVE STE 100  
OSHKOSH WI 54902-2613

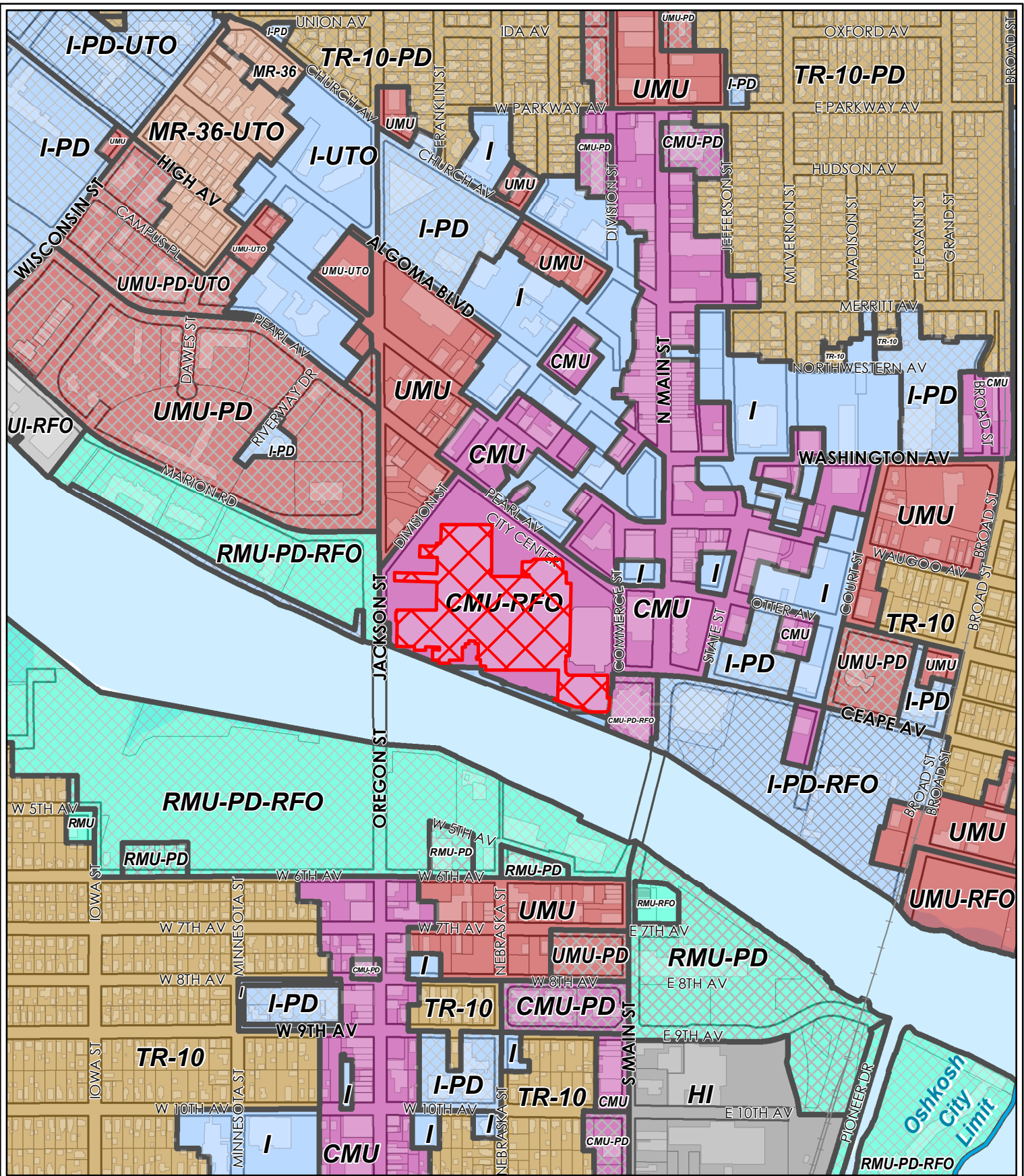
101 HIGH AVE LLC  
101 HIGH AVE  
OSHKOSH WI 54901-4808

BROWN BELL PROPERTIES LLC  
103 HIGH AVE  
OSHKOSH WI 54901-4808

DOWNTOWN NBHD ASSOC  
C/O JESSIE MEIDL  
903 W 7TH AVE  
OSHKOSH WI 54902-5854

MIDDLE VILLAGE NBHD ASSOC  
C/O KATIE LOFTON  
1216 MERRITT AVE  
OSHKOSH WI 54901-5382

MIDDLE VILLAGE NBHD ASSOC  
C/O DAVID STUBBE  
659 CENTRAL ST  
OSHKOSH WI 54901-4454



# ZONING MAP

N  
 1 in = 0.11 mi  
 1 in = 600 ft

Printing Date: 6/24/2024  
 Prepared by: City of Oshkosh, WI



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# AERIAL MAP

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1 in = 0.04 mi

1 in = 200 ft

Printing Date: 6/24/2024

Prepared by: City of Oshkosh, WI





**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Julie Calmes, Finance Director  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-488 Approve Tax Increment Finance (TIF) Closure Policy (Long Range Finance Committee Recommends Approval)

---

## **BACKGROUND**

With some upcoming Tax Increment Finance (TIF) District closures, the Community Development and Finance departments thought it would be a good time to review the TIF Closure Policy.

## **ANALYSIS**

The TIF Closure Review Process/Policy was created to document the process of a TIF closure as well as to indicate what the City portion of the TIF funds should be utilized for. The City currently has a couple of underperforming TIF's which have negative cash balances. The changes to the TIF Closure Policy will allow the City to create a reserve account with funds from positive performing TIF districts upon their closing. This reserve account could then be utilized at the closing of an under-performing TIF district.

## **FISCAL IMPACT**

An anticipated financial benefit from the approval of the proposed Tax Increment Finance (TIF) Closure Policy is that underperforming TIF Districts will have the opportunity to have their deficits reduced or eliminated upon TIF District closure. Any TIFs with negative balances at closure would require financial assistance, presumably through the General Fund, to eliminate a deficit. Utilizing this option of allowing TIF Districts to become a donor district will enable the city to avoid having a TIF District close with a negative balance.

## **RECOMMENDATION**

The Long Range Finance Committee and Staff recommends that Council adopt the Tax Increment Finance (TIF) Closure Policy. We strongly believe that passage of this policy is in the best interest of the citizens of the City of Oshkosh as we move into the future.

---

## **Attachments**

RES 24-488  
TIF Clean Version  
TIF Redline Version

08/27/2024

24-488

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE THE UPDATED TAX INCREMENT FINANCE (TIF) DISTRICT CLOSURE POLICY

**INITIATED BY:** FINANCE DEPARTMENT

LONG RANGE FINANCE COMMITTEE RECOMMENDATION: APPROVED

**WHEREAS**, the Finance Department, together with the Long Range Finance Committee, have updated the Tax Increment Finance (TIF) District Closure Policy defining the possible uses of City funds from TIF closures.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the attached "Tax Increment Finance (TIF) Closure Policy" is hereby approved and the proper City officials are hereby authorized and directed to take those steps necessary to carry out the City's responsibilities under the Policy.

**BE IT FURTHER RESOLVED** that this Policy repeals and replaces all prior Policies and versions of any policy or procedure covering the same subject matter and shall be effective upon adoption.

## Tax Increment Finance (TIF) District

### TIF Closure Review Process/Policy

August 27, 2024

---

Tax Increment Finance (TIF) Districts have mandatory closing dates, based on the type of district. In general, the TIF District must first pay off project costs including interest, administration, financing, legal etc. The City depends on a TIF District paying off all of its outstanding obligations; otherwise the City is required to assume the remaining TIF obligations.

The following options are listed in chronological order based on the time of action needed prior to terminating a TIF District. Each TIF District will go through the following process.

All of these options can be used in tandem with one another. The dollar amount for each activity and the timing for each activity would depend on the individual TIF District's financial performance.

- A. Create a TIF donor/donee with an amended Project Plan.** A well-performing TIF district can be used as a donor TIF for an under-performing TIF(s). This action requires Joint Review Board approval and has been done in the past in the City. This choice can be made in any year up to the termination of the TIF District.
- B. Fund Affordable Housing.** One additional year of tax increment may be collected in a TIF District if the funds will be used for affordable housing – the 1-year extension of the District would be a City Council decision. This choice can only be made in the year prior to the closure of the TIF District.

At the end of a TIF District's life, if the District has remaining funds upon termination of the TIF District, the funds shall be distributed to the public entities that are entitled to them in accordance with Wisconsin Statutes. The funds distributed to the City of Oshkosh shall be used as follows:

- C. Use cash balance in TIF account for future economic development activities including:**
  - 1. Create/fund a reserve account to help pay off debts of under-performing TIF districts.
    - a. Annually review the reserve account balance and the under-performing TIF districts to determine if the balance is sufficient. The reserve account should have a maximum of one and a half times the under-performing TIF districts negative fund balance.
  - 2. Other economic development activities such as housing or development initiatives. Estimated cost to be determined by TID cash balances in the future.

Tax Increment Finance (TIF) District

~~Draft~~ TIF Closure Review Process/Policy

~~May 23, 2013~~ August XX, 2024

---

Tax Increment Finance (TIF) Districts have mandatory closing dates, based on the type of district. In general, the TIF District must first pay off project costs including interest, administration, financing, legal etc. The City depends on a TIF District paying off all of its outstanding obligations; otherwise the City is required to assume the remaining TIF obligations.

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All of these options can be used in tandem with one another. The dollar amount for each activity and the timing for each activity would depend on the individual TIF District's financial performance.

- A. Create a TIF donor/donee with an amended Project Plan.** A well-performing TIF district can be used as a donor TIF for ~~another~~ an under-performing TIF(s). This action requires Joint Review Board approval and has been done in the past in the City. This choice can be made in any year up to the termination of the TIF District.
- B. Fund Affordable Housing.** One additional year of tax increment may be collected in a TIF District if the funds will be used for affordable housing – the 1-year extension of the District would be a City Council decision. This choice can only be made in the year prior to the closure of the TIF District.

At the end of a TIF District's life, if the District has remaining funds upon termination of the TIF District, the funds shall be distributed to the public entities that are entitled to them in accordance with Wisconsin Statutes. The funds distributed to the City of Oshkosh shall be used as follows:

**C. Use cash balance in TIF account for future economic development activities including:**

~~1. Contribute/"Buy in" to regional Revolving Loan Fund. Estimated cost of \$500,000.~~

1. Create/fund a reserve account to help pay off debts of under-performing TIF districts.

a. Annually review the reserve account balance and the under-performing TIF districts to determine if the balance is sufficient. The reserve account should

Formatted

have a maximum of one and a half times the under-performing TIF districts negative fund balance.

2. Other economic development activities such as housing or development initiatives ~~local Revolving Loan Fund~~. Estimated cost to be determined by TID cash balances in the future.



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Julie Calmes, Finance Director  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-489 Amend the 2024 Fees and Charges Schedule for the Recreational Burning Permit Fee

---

**BACKGROUND**

The 2024 fee schedule was originally approved at the January 9, 2024 Council meeting. At the August 14th Council meeting, the Council recommended staff bring back a change to the Recreational Burning Permit fee that is currently in the 2024 fee schedule.

**ANALYSIS**

Based on Council direction, staff is proposing the fee schedule be amended to change the Recreational Burning Permit Fee from \$15 to \$0.

**RECOMMENDATION**

Staff recommends that Council pass this resolution.

---

**Attachments**

RES 24-489  
FD Amended Fee Schedule

08/27/2024

24-489

RESOLUTION

CARRIED

5-2

**PURPOSE:** AMEND THE 2024 FEES AND CHARGES SCHEDULE FOR THE RECREATIONAL BURNING PERMIT FEE

**INITIATED BY:** FINANCE DEPARTMENT

**WHEREAS**, the City charges fees for various services which are included in a fee schedule adopted by Council; and

**WHEREAS**, staff recommends amending the Recreational Burning Permit fee based off of Council discussion at the August 14<sup>th</sup> Council meeting.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the City of Oshkosh Fee Schedule is hereby amended to change the Recreational Burning Permit fee from \$15.00 to \$0.

**BE IT FURTHER RESOLVED** that the appropriate city staff are hereby authorized and directed to amend the Recreational Burning Permit fee in the City of Oshkosh Fee Schedule.

**BE IT FURTHER RESOLVED** that the amended fee shall take effect immediately after passage of this resolution.



Approved and Adopted: \_\_\_\_\_  
 Resolution: \_\_\_\_\_

**2024 City of Oshkosh  
 Fees and Charges**

<u>Department / Division</u>	<u>Type</u>	<u>Fee / Charge Description</u>	<u>2024 Proposed Rate / Amount</u>	<u>Prior Rate / Amount</u>	<u>Basis for the Fee</u>
			<b><u>FIRE DEPARTMENT</u></b>		
FIRE					
FIRE	Fee	Airport Fire company	\$162.93	\$158.33	Cost Recovery
FIRE	Fee	Engine / Fire Company / per hour	\$237.49	\$237.49	Cost Recovery
FIRE	Fee	Event Inspection / per hour (Minimum 1/2 hour)	\$75.00	\$65.71	Cost Recovery
FIRE	Fee	Spill Recovery Supplies and Labor	Actual Cost	Replacement Cost	Cost Recovery
<b><u>PERMITS &amp; TRAINING</u></b>					
FIRE	Fee	Pyrotechnic Permit	\$125.00	\$33.00	Full Cost Recovery
FIRE	Fee	Bonfire Permit	\$75.00		Full Cost Recovery
FIRE	Fee	Recreational Burning Permit	\$0.00	\$15.00	
FIRE	Fee	Fire Extinguisher Training for Business	\$50/hour	45.04/hour	Full Cost Recovery
<b><u>EQUIPMENT FEES / RENTALS (vehicle rates based on 2017 FEMA rates)</u></b>					
FIRE	Fee	Truck, Fire 1500 GPM	\$173.47	\$81.10	Based on FEMA rates
<b><u>INSPECTION FEES FOR OCCUPANCY OR NEW INSTALLATION</u></b>					
FIRE	Fee	Certificate of Occupancy	\$75.00	\$63.90	Full Cost Recovery
FIRE	Fee	Testing of Fire Protection Systems	\$150.00		Full Cost Recovery
FIRE	Fee	Fire Pump Test	\$75.00	\$63.90	Full Cost Recovery
FIRE	Fee	Re-test of Fire Protections Systems	\$75.00		Full Cost Recovery
FIRE	Fee	Event Inspection / per hour (minimum 1/2 hour)	\$75.00		Full Cost Recovery
<b><u>FALSE ALARMS (fee based on # of alarms in one calendar year):</u></b>					
FIRE		First or Second False Alarm	FREE		Impact Fee
FIRE	Penalty	Third or More False Alarms	\$173.47		Impact Fee



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Julie Calmes, Finance Director  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-490 Approve 2025-2034 Capital Improvement Plan

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#### **BACKGROUND**

In 2021, City Council approved a modification to the process of approving the Capital Improvement Plan. This revised process includes approving the Capital Improvement Plan earlier in the year so that the plan can then be incorporated in the Final Operating Budget in November.

The City Council held a budget workshop on July 30, 2024 to discuss the Manager Recommended Capital Improvement Plan which included potential general obligation (G.O.) borrowing of \$21,503,150.

In addition, the Plan Commission considered the Manager Recommended Capital Improvement Plan on August 20, 2024. The Plan Commission recommends approval based on the finding that listed projects are not in conflict with the City of Oshkosh's Comprehensive Plan.

#### **RECOMMENDATION**

Staff recommends that Council approve the 2025-2034 Capital Improvement Plan. It is important to note that this is a plan for future capital projects. The actual funding for capital projects and the decision to issue debt for particular projects will be decided at a later date.

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#### **Attachments**

RES 24-490  
2025-2034 CIP Plan

08/27/2024

24-490

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE 2025 - 2034 CAPITAL IMPROVEMENT PLAN

**INITIATED BY:** FINANCE DEPARTMENT

**WHEREAS**, the City Manager has prepared, submitted, and recommended a Capital Improvement Plan for the years 2025 - 2034 wherein all anticipated revenues and expenditures are listed for said years; and

**WHEREAS**, the Council has considered potential project additions to the 2025 CIP for a total general obligation borrowing of \$21,503,150 in 2025; and

**WHEREAS**, the Council has reviewed the plan and desire to adopt the plan for purposes of consideration of the proposed projects in the 2025 Final Operating Budget, which will be presented to Council in November.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that the 2025 - 2034 Capital Improvement Plan, a summary of which is attached hereto, is hereby approved.

City of Oshkosh, Wisconsin

*CIP - Project Detail Sheet*

2025 thru 2029

**FUNDING SOURCE SUMMARY**

<b>Source</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
1300-Cash-Fund Balance	775,000	1,425,000	500,000			2,700,000
1400-TID Cash	225,000	825,000	475,000	4,925,000	5,000,000	11,450,000
3000-Prior Year Funding-GO	500,000					500,000
3100-Prior Year Funding-Sewer Revenue Bonds	3,500,000	1,500,000				5,000,000
3200-Prior Year Funding-Water Revenue Bonds	2,000,000	2,000,000				4,000,000
3300-Prior Year Funding-Storm Revenue Bonds	2,000,000	1,500,000				3,500,000
4100-Levy	929,605	1,513,765	1,482,500	1,663,500	1,632,500	7,221,870
4206-FED TRANSIT GRANT 80%	1,608,000	8,000	8,000	208,000	8,000	1,840,000
4207-Federal Grant	2,040,000	2,514,381	4,061,592			8,615,973
4262-State DOT			1,883,000		2,197,600	4,080,600
4263-State Grant			1,000,000		1,700,000	2,700,000
4401- GO Debt	21,503,150	35,041,989	28,961,986	23,629,090	46,789,225	155,925,440
4402-Debt: State Trust Fund Loan		2,000,000				2,000,000
4952-Donations	565,000	1,535,000	3,825,000			5,925,000
5273-Debt: Clean Water Fund	12,000,000	10,800,000				22,800,000
5273-Sewer Revenue Bonds	4,961,600	8,311,500	9,533,500	6,933,000	13,832,400	43,572,000
5275-Safe Drinking Water Loan	39,600,000					39,600,000
5275-Water Revenue Bonds	9,554,000	5,883,700	14,212,100	12,430,100	13,610,100	55,690,000
5278-Storm Revenue Bonds	8,065,000	2,554,900	7,568,600	3,987,000	8,961,700	31,137,200
5280 S/A Replacement-Streets	2,186,500	1,969,200	1,982,900	902,800	2,104,300	9,145,700
5281 S/A Replacement-Sidewalk	1,384,300	1,171,300	1,241,400	1,052,200	1,313,500	6,162,700
5284-Water Special Assessments	263,500	1,540,800	332,200	327,900	8,500	2,472,900
5285-Wastewater Special Assessments	954,600	1,187,300	1,336,300	870,900	814,000	5,163,100
5286-Storm Water Special Assessments	243,000	178,100	236,400	145,000	194,800	997,300
5287-Street Special Assessments	502,300					502,300
5288-Sidewalk Special Assessments	195,500	27,500	27,500	27,500	27,500	305,500
5299S-Sewer Utility Fund Balance	560,000	470,000	705,000	815,000	885,000	3,435,000
5299SW-Storm Water Utility Fund Balance	640,000	720,000	870,000	790,000	875,000	3,895,000
5299W-Water Utility Fund Balance	1,428,000	1,230,000	2,102,000	1,490,000	1,585,000	7,835,000
9000-To Be Determined	6,809,700	1,860,000	2,190,398	1,175,000	38,775,000	50,810,098
<b>GRAND TOTAL</b>	<b>124,993,755</b>	<b>87,767,435</b>	<b>84,535,376</b>	<b>61,371,990</b>	<b>140,314,125</b>	<b>498,982,681</b>

City of Oshkosh, Wisconsin

*CIP - Project Detail Sheet*

2025 thru 2034

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>0110 - Information Technology</b>												
IT: Microsoft Office Upgrade	23A IT MSOFF						200,000					200,000
<b>0110 - Information Technology Total</b>							<b>200,000</b>					<b>200,000</b>
<b>4100-Levy</b>							200,000					200,000
<b>0110 - Information Technology Total</b>							<b>200,000</b>					<b>200,000</b>
<b>0130 - Facilities</b>												
FAC: Office Furniture Replacement	00A FURN RPL	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
FAC: HVAC/Roofing Replacement	00A HVAC/RF	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	7,500,000
FAC: Fire Training Center	24 FT CNTR	7,700,000										7,700,000
FAC: City Hall Renovation	25 FAC CTYHL		10,000,000	10,000,000	10,000,000							30,000,000
FAC: FM Commercial Tractor	25 FAC TRTR2				31,000							31,000
FAC: #002 3/4Ton PU Truck w/8' bed	25 FAC VEH1	60,000										60,000
FAC: Fire Station 16 Replacement	25 FS 16 RE					5,000,000	4,000,000					9,000,000
FAC: GOH Annex Renovation	25 GOH ANNEX	1,000,000	3,000,000	2,000,000								6,000,000
FAC: Oshkosh Media Master Control	25 OM MCE	75,000										75,000
FAC: OPL Fire Suppression Accordion Door	25 OPL DOOR	25,000										25,000
FAC: OPL Server Room Fire Suppression System	25 OPL FSS	60,000										60,000
FAC: OPM Commercial Tractor	25 OPM TRCTR		31,000									31,000
FAC: OSC South Flooring Improvements	25 OSC S FLI	40,000										40,000
FAC: OSC South Wall Systems	25 OSC S WAL	53,000										53,000
FAC: OCC Interior Refresh	26 OCC FRES		2,000,000							2,000,000		4,000,000
FAC: Oshkosh Media TV Studio Equipment	26 OM TV SE		70,000									70,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
FAC: Elevator Modernizations	26 OPM ELEV	685,000										685,000
FAC: Fire Station 15 Improvement	28 FS 15 REP		1,900,000									1,900,000
FAC: OPM Lobby Improvements	29 OPM LOBBY					2,800,000						2,800,000
FAC: PD Training Facility	29 PD TRAIN					13,000,000						13,000,000
FAC: OM Gov Mtg Coverage Equip	30 OM GMCE						80,000					80,000
FAC: OPM Artifact Storage Facility	30 OPM STORG						2,800,000					2,800,000
FAC: Fire Station 17 Renovation	31 FS 17							3,120,000				3,120,000
FAC: OPM Landscape Improvements	31 OPM LAND							50,000	350,000	50,000		450,000
FAC: #001 1/2-Ton Pickup Truck	32 FAC VEH1								53,000			53,000
FAC: Fire Station 18 Renovation	32 FS 18								3,276,000			3,276,000
FAC: Fire Station 19 Renovation	33 FS 19									3,440,000		3,440,000
Oshkosh Media Mini-Van	33 OM VAN									38,000		38,000
<b>0130 - Facilities Total</b>		<b>10,473,000</b>	<b>17,776,000</b>	<b>12,775,000</b>	<b>10,806,000</b>	<b>21,575,000</b>	<b>7,655,000</b>	<b>3,945,000</b>	<b>4,454,000</b>	<b>6,303,000</b>	<b>775,000</b>	<b>96,537,000</b>

<b>4100-Levy</b>		248,000	126,000	25,000	56,000	25,000	25,000	25,000	25,000	25,000	25,000	605,000
<b>4401- GO Debt</b>		9,695,000	14,150,000	11,750,000	10,750,000	21,550,000	7,630,000	3,920,000	4,429,000	4,228,000	750,000	88,852,000
<b>4402-Debt: State Trust Fund Loan</b>			2,000,000							2,000,000		4,000,000
<b>4952-Donations</b>		530,000	1,500,000	1,000,000						50,000		3,080,000
<b>0130 - Facilities Total</b>		<b>10,473,000</b>	<b>17,776,000</b>	<b>12,775,000</b>	<b>10,806,000</b>	<b>21,575,000</b>	<b>7,655,000</b>	<b>3,945,000</b>	<b>4,454,000</b>	<b>6,303,000</b>	<b>775,000</b>	<b>96,537,000</b>

**0211 - Police**

PD: TASER Replacement	00A PD TASER	40,000	40,000	40,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	750,000
PD: Police Fleet Vehicles	24 PD MOTVEH	65,000	65,000	135,000	135,000	135,000	135,000	135,000	135,000			940,000
PD: Tactical Response & Recovery Veh	28 PD TRRV				275,000							275,000
PD: Command & Community Outreach Veh	29 PD CCOV					825,000						825,000
<b>0211 - Police Total</b>		<b>105,000</b>	<b>105,000</b>	<b>175,000</b>	<b>500,000</b>	<b>1,050,000</b>	<b>225,000</b>	<b>225,000</b>	<b>225,000</b>	<b>90,000</b>	<b>90,000</b>	<b>2,790,000</b>

<b>4100-Levy</b>		105,000	105,000	175,000	225,000	225,000	225,000	225,000	225,000	90,000	90,000	1,690,000
<b>4401- GO Debt</b>					275,000	825,000						1,100,000
<b>0211 - Police Total</b>		<b>105,000</b>	<b>105,000</b>	<b>175,000</b>	<b>500,000</b>	<b>1,050,000</b>	<b>225,000</b>	<b>225,000</b>	<b>225,000</b>	<b>90,000</b>	<b>90,000</b>	<b>2,790,000</b>

**0230 - Fire**

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
FIRE: Land for Stations	00 FIRE LAND		750,000									750,000
FIRE: Turn Out Gear	00A FIR GEAR	76,000	140,360	182,347	139,090	261,225	116,923	233,846	297,959	230,371	425,374	2,103,495
FIRE: Replace Ambulances	00A FIRE AMB			1,447,293			4,224,679			2,563,968		8,235,940
FIRE: New Hose	00A FIRE HOS	10,000		3,000	3,000	3,000	5,000	120,000	10,000	10,000	15,000	179,000
FIRE: Other Vehicles	23 FIRE VEHS	90,000	70,000	72,000	75,000	78,000	81,000	84,000	87,000	90,000	93,000	820,000
FIRE: Replace Cardiac Monitors & AEDs	24 FIRE MNTR	15,000									1,500,000	1,515,000
FIRE: Ceape Street Project-Station 15	25 FIRE CEAP	15,000										15,000
FIRE: CPR	25 FIRE CPR		532,646									532,646
FIRE: Elk Patient Lifting System	25 FIRE ELK	14,405										14,405
FIRE: Fire Hose Washer	25 FIRE FHW	7,700										7,700
FIRE: Replace Engines	26 FIRE ENG	1,037,250	1,142,085	1,222,046	2,200,000							5,601,381
FIRE: Halmatro Pantheon Extrication Tools	26 FIRE HPET		64,144									64,144
FIRE: Replace Radios	32 FIRE RDIO									1,500,000		1,500,000
FIRE: SCBA's	32 FIRE SCBA								1,500,000			1,500,000
<b>0230 - Fire Total</b>		<b>1,265,355</b>	<b>2,699,235</b>	<b>2,926,686</b>	<b>2,417,090</b>	<b>342,225</b>	<b>4,427,602</b>	<b>437,846</b>	<b>1,894,959</b>	<b>4,394,339</b>	<b>2,033,374</b>	<b>22,838,711</b>

<b>1300-Cash-Fund Balance</b>			750,000									750,000
<b>4100-Levy</b>		47,105	53,265	3,000	3,000	3,000	5,000		10,000	10,000	15,000	149,370
<b>4207-Federal Grant</b>			479,381									479,381
<b>4401- GO Debt</b>		1,218,250	1,416,589	2,923,686	2,414,090	339,225	4,422,602	437,846	1,884,959	4,384,339	2,018,374	21,459,960
<b>0230 - Fire Total</b>		<b>1,265,355</b>	<b>2,699,235</b>	<b>2,926,686</b>	<b>2,417,090</b>	<b>342,225</b>	<b>4,427,602</b>	<b>437,846</b>	<b>1,894,959</b>	<b>4,394,339</b>	<b>2,033,374</b>	<b>22,838,711</b>

**0410 - Utility Infrastructure**

Ul: Asphalt Program (Annual)	00A ASPHALT		450,000	425,000	500,000	425,000	425,000	425,000	425,000	425,000	425,000	3,925,000
Ul: Concrete Pavement Repairs (Annual)	00A CONCRT	285,000	285,000	285,000	285,000	285,000	285,000	285,000	285,000	285,000	285,000	2,850,000
Ul: 20-91 Up-Front Engineering Services	00A ENV SVR	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	4,050,000
Ul: Inflow/Infiltration Removal	00A I&I LEAK	750,000	750,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,500,000
Ul: Misc. Utility-Owned Lead Service Repl.	00A LEADSRV	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Ul: Mini Storm Sewers/Storm Laterals	00A SS/SWLAT	525,000	525,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	6,450,000
Ul: New Sidewalk Ordered In	00A SW NOI	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	700,000
Ul: Sidewalk Rehab & Reconst Prog	00A SW REHAB	1,200,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	11,100,000
Ul: Subdivision Sidewalk Agreements	00A SW SUBDV	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000
Ul: Anchorage Watershed RR-Libbey Storm Sewer	21-13 ANCHOR				50,000	1,149,000						1,199,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Ul: Gallups-Merritts Creek Watershed	21-14 GALLUP				1,500,000							1,500,000
Ul: Bay Shore Dr Reconst	25 BAY SHORE	2,557,600										2,557,600
Ul: Bay St Reconstruction	25 BAY ST	576,900										576,900
Ul: Central St Reconstruction	25 CENTRAL	4,555,900										4,555,900
Ul: Faust Avenue Wtr Mn Repl	25 FAUST AVE	648,200										648,200
Ul: Fernau Avenue Construction	25 FERNAU	6,730,000										6,730,000
Ul: Jackson Street/Oregon Street Reconstruction	25 JKSN/OR	250,000		50,000		5,351,600						5,651,600
Ul: Michigan Street Reconstruction	25 MICHIGAN	5,945,600										5,945,600
Ul: N Lark Street Wtr Mn Repl	25 N LARK ST	1,056,000										1,056,000
Ul: National Avenue Wtr Mn Repl	25 NATIONAL	625,500										625,500
Ul: Nebraska Sanitary Intrcpt Sewer	25 NEB SS	2,400,000										2,400,000
Ul: West 11th Avenue Reconstruction	25 W 11TH AV	2,507,000										2,507,000
Ul: Waugoo Ave Reconstruction	25 WAUGOO AVE	3,170,700										3,170,700
Ul: W 15th Ave Reconstruction	25 WEST 15TH	7,481,500										7,481,500
Ul: Clairville Road Swr & Wtr Ext	26 CLAIRVILLE		2,951,800									2,951,800
Ul: Josslyn Street Wtr Mn Repl	26 JOSSLYN		1,759,500									1,759,500
Ul: Ohio St Reconstruction	26 OHIO ST		5,483,600									5,483,600
Ul: Scott Ave Reconstruction	26 SCOTT AVE		5,999,200									5,999,200
Ul: W 16th Ave Reconstruction	26 W 16TH AV		7,534,100									7,534,100
Ul: Bowen St Reconstruction	26-01 BOWEN		200,000	9,978,100								10,178,100
Ul: Clairville Road Swr & Wtr Extension	27 CLAIRVILLE			2,432,100								2,432,100
Ul: Lakeview San Pump/SW Lift Station Replacement	27 LAKEVIEW PS			876,000		5,000,000						5,876,000
Ul: Montclair Place Wtr Mn Repl	27 MONTCLAIR			681,800								681,800
Ul: Oakwood Road Wtr Mn Repl	27 OAKWOOD			1,138,700								1,138,700
Ul: Scott Ave Reconstruction	27 SCOTT AVE			3,877,900								3,877,900
Ul: WWTP SW Outfall Construction	27 SW OUTFLL			809,000								809,000
Ul: W 14th Ave Reconstruction	27 W 14TH AV			7,867,100								7,867,100
Ul: Wright St Reconstruction	27 WRIGHT			3,981,000								3,981,000
Ul: Bowen St Reconstruction	28 BOWEN ST				3,798,000							3,798,000
Ul: Grand Street Reconstruction	28 GRAND ST				866,200							866,200
Ul: Hudson Avenue Reconstruction	28 HUDSON AV				2,030,300							2,030,300
Ul: Madison Street Reconstruction	28 MADISON				1,653,600							1,653,600
Ul: Mill St Reconstruction	28 MILL ST				1,419,600							1,419,600
Ul: Oshkosh Avenue - Sawyer Street Intersection	28 OSH/SAWY		600,000	475,000	4,925,000							6,000,000



Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Ul: Pleasant Street Reconstruction	28 PLEASANT				1,653,600							1,653,600
Ul: STH 91 Utility Construction	28 STH 91				3,693,600							3,693,600
Ul: Bowen St Reconstruction	29 BOWEN ST					6,607,600						6,607,600
Ul: Merritt Ave Reconstruction	29 MERRITT				500,000	20,319,700						20,819,700
Ul: S Washburn Asphalt Const-W Waukau	30 S WASH						1,895,000					1,895,000
Ul: Van Buren Avenue Reconstruction	30 VAN BUREN						4,479,000					4,479,000
Ul: West 19th Avenue Reconstruction	30 W 19TH AV						4,099,900					4,099,900
Ul: Woodland Ave Reconstruction	30 WDL						3,081,000					3,081,000
Ul: Fernau Watershed Detention Basin (Hoffmaster)	31 FERNAU						50,000	5,000,000				5,050,000
Ul: S Main St Reconstruction	31 S MAIN			550,000				15,858,500				16,408,500
Ul: Woodland Ave Reconstruction	31 WDL-HIGH							1,127,600				1,127,600
Ul: Jefferson Street Reconstruction	32 JEFFERSON								10,446,700			10,446,700
Ul: N Eagle St Reconst	32 N EAGLE								4,000,200			4,000,200
Ul: N Sawyer St Reconstruction	33 N SAWYER									9,024,500		9,024,500
Ul: W 4th Avenue Reconstruction	33 W 4TH AVE									3,631,600		3,631,600
Ul: Nebraska Street Reconstruction	34 NEBRASKA										4,461,300	4,461,300
Ul: W 9th Ave Reconstruction	34 W 9TH AVE						300,000		500,000		11,455,700	12,255,700
<b>0410 - Utility Infrastructure Total</b>		<b>41,869,900</b>	<b>28,243,200</b>	<b>36,806,700</b>	<b>26,254,900</b>	<b>43,017,900</b>	<b>18,494,900</b>	<b>26,576,100</b>	<b>19,536,900</b>	<b>17,246,100</b>	<b>20,507,000</b>	<b>278,553,600</b>
<i>1400-TID Cash</i>			600,000	475,000	4,925,000							6,000,000
<i>3000-Prior Year Funding-GO</i>		500,000										500,000
<i>3100-Prior Year Funding-Sewer Revenue Bonds</i>		3,500,000	1,500,000									5,000,000
<i>3200-Prior Year Funding-Water Revenue Bonds</i>		2,000,000	2,000,000									4,000,000
<i>3300-Prior Year Funding-Storm Revenue Bonds</i>		2,000,000	1,500,000									3,500,000
<i>4100-Levy</i>		287,500	287,500	287,500	287,500	287,500	287,500	287,500	287,500	287,500	287,500	2,875,000
<i>4262-State DOT</i>				1,883,000		2,197,600						4,080,600
<i>4401- GO Debt</i>		5,062,900	5,040,400	5,356,300	4,196,000	7,141,000	5,033,300	5,539,300	5,879,900	4,194,700	5,750,400	53,194,200
<i>5273-Sewer Revenue Bonds</i>		2,836,100	3,217,500	6,042,500	4,233,000	7,802,400	3,128,100	3,366,600	3,524,200	3,305,900	3,746,300	41,202,600
<i>5275-Water Revenue Bonds</i>		5,519,000	4,208,700	9,087,100	3,990,100	10,880,100	2,737,300	4,008,600	2,974,900	3,189,000	3,762,300	50,357,100
<i>5278-Storm Revenue Bonds</i>		7,365,000	2,554,900	6,858,600	3,637,000	8,586,700	2,466,200	8,615,200	2,420,200	2,117,900	2,215,900	46,837,600
<i>5280 S/A Replacement-Streets</i>		2,186,500	1,969,200	1,982,900	902,800	2,104,300	1,558,600	1,324,100	1,059,500	1,038,700	1,304,200	15,430,800
<i>5281 S/A Replacement-Sidewalk</i>		1,384,300	1,171,300	1,241,400	1,052,200	1,313,500	1,058,600	1,045,700	1,090,000	1,035,100	1,078,800	11,470,900

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<i>5284-Water Special Assessments</i>		263,500	1,540,800	332,200	327,900	8,500		128,000	7,100	44,900		2,652,900
<i>5285-Wastewater Special Assessments</i>		954,600	1,187,300	1,336,300	870,900	814,000	440,000	496,800	500,300	286,800	556,000	7,443,000
<i>5286-Storm Water Special Assessments</i>		243,000	178,100	236,400	145,000	194,800	97,800	76,800	105,800	58,100	118,100	1,453,900
<i>5287-Street Special Assessments</i>		502,300										502,300
<i>5288-Sidewalk Special Assessments</i>		195,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	443,000
<i>5299S-Sewer Utility Fund Balance</i>		455,000	455,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000	6,550,000
<i>5299SW-Storm Water Utility Fund Balance</i>		640,000	640,000	790,000	790,000	790,000	790,000	790,000	790,000	790,000	790,000	7,600,000
<i>5299W-Water Utility Fund Balance</i>		165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	1,650,000
<i>9000-To Be Determined</i>		5,809,700										5,809,700
<b>0410 - Utility Infrastructure Total</b>		<b>41,869,900</b>	<b>28,243,200</b>	<b>36,806,700</b>	<b>26,254,900</b>	<b>43,017,900</b>	<b>18,494,900</b>	<b>26,576,100</b>	<b>19,536,900</b>	<b>17,246,100</b>	<b>20,507,000</b>	<b>278,553,600</b>

**0420 - Engineering**

ENG: 4WD 1/2-Ton Pickup Trucks	27 ENG VEH1			60,000					65,000			125,000
<b>0420 - Engineering Total</b>				<b>60,000</b>					<b>65,000</b>			<b>125,000</b>

**4401- GO Debt**

				60,000					65,000			125,000
<b>0420 - Engineering Total</b>				<b>60,000</b>					<b>65,000</b>			<b>125,000</b>

**0430 - Street Division**

STR: Replace Trailers	00A STR EQP1	50,000		20,000	20,000			20,000	20,000	20,000		150,000
STR: Replace Tandem-Axle Plow Trucks	00A STR VEH1	700,000	700,000	350,000	350,000	350,000	350,000	725,000		400,000	400,000	4,325,000
STR: Replace Articulated Loaders	23 STR EQP3	430,000	470,000	470,000					500,000		450,000	2,320,000
STR: Replace Single-Axle Trucks	23 STR VEH02	320,000	320,000	340,000	340,000	360,000	360,000				325,000	2,365,000
STR: Replace Semi-Tractors	23 STR VEH05			200,000								200,000
STR: Replace Sidewalk Tractors	24 STR EQP6	85,000				85,000				85,000		255,000
STR: 4-Wheel Drive Pickup Trucks	24 STR VEH1	60,000	115,000	120,000		65,000	70,000		70,000			500,000
STR: #218, Trailered Air Compressor	25 STR EQP1			35,000				40,000				75,000
STR: #168, Paver	25 STR EQP2	550,000										550,000
STR: 1-Ton 4-Wheel Drive Dump Trucks	25 STR VEH1		110,000		110,000		120,000					340,000
STR: #172 114" Snow Blower	26 STR EQP1		250,000									250,000
STR: #239 Stainless Tanker Semi-Trailer	28 STR EQP1				110,000							110,000
STR: Replace Motor Graders with Wing	28 STR VEH1				600,000			600,000		600,000		1,800,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
STR: #237 Lowboy Trailer	29 STR EQP1					145,000						145,000
STR: #191 Excavator	29 STR VEH1					405,000			275,000			680,000
STR: #232 Dump Trailer	30 STR EQP1						100,000					100,000
STR: #263 Asphalt Patch Trailer	30 STR EQP2						55,000					55,000
STR: #167 Double-Drum Asphalt Roller	30 STR EQP3						70,000					70,000
STR: #130 Skid Steer	30 STR VEH1						130,000					130,000
STR: #21 Single-Axle Mason TRK w/Crane	30 STR VEH2						150,000					150,000
STR: #160 Finish Roller	31 STR EQP1							40,000				40,000
STR: #175 Tractor with Plow & Mower	31 STR VEH1							220,000				220,000
STR: Field Ops Facility Brine Maker	32 STR EQP1							250,000				250,000
STR: Field Ops Facility Air Compressor	32 STR EQP2								40,000			40,000
STR: #171 Snowblower Loader Attachment	34 STR VEH2										250,000	250,000
<b>0430 - Street Division Total</b>		<b>2,195,000</b>	<b>1,965,000</b>	<b>1,535,000</b>	<b>1,530,000</b>	<b>1,410,000</b>	<b>1,405,000</b>	<b>1,895,000</b>	<b>905,000</b>	<b>1,105,000</b>	<b>1,425,000</b>	<b>15,370,000</b>
<b>4401- GO Debt</b>		2,195,000	1,965,000	1,535,000	1,530,000	1,410,000	1,405,000	1,895,000	905,000	1,105,000	1,425,000	15,370,000
<b>0430 - Street Division Total</b>		<b>2,195,000</b>	<b>1,965,000</b>	<b>1,535,000</b>	<b>1,530,000</b>	<b>1,410,000</b>	<b>1,405,000</b>	<b>1,895,000</b>	<b>905,000</b>	<b>1,105,000</b>	<b>1,425,000</b>	<b>15,370,000</b>
<b>0450 - Central Garage</b>												
CG: Mobile Column Lifts	25 CG EQP2	120,000										120,000
CG: #108 Adv Ride-On Floor Scrubber	26 CG EQP1		85,000									85,000
CG: #36 Single-Axle Pickup Truck	27 CG VEH1			200,000								200,000
CG: #121 Forklift	32 CG VEH1									65,000		65,000
<b>0450 - Central Garage Total</b>		<b>120,000</b>	<b>85,000</b>	<b>200,000</b>						<b>65,000</b>		<b>470,000</b>
<b>4401- GO Debt</b>		120,000	85,000	200,000						65,000		470,000
<b>0450 - Central Garage Total</b>		<b>120,000</b>	<b>85,000</b>	<b>200,000</b>						<b>65,000</b>		<b>470,000</b>
<b>0470 - Sanitation</b>												
SAN: Rear-Load Refuse Trucks	23 SANI VEH1	350,000	350,000							341,000	375,000	1,416,000
SAN: Automated Side-Load Refuse Trucks	27 SANI VEH1			425,000	425,000	450,000	450,000				480,000	2,230,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	<b>0470 - Sanitation Total</b>	<b>350,000</b>	<b>350,000</b>	<b>425,000</b>	<b>425,000</b>	<b>450,000</b>	<b>450,000</b>			<b>341,000</b>	<b>855,000</b>	<b>3,646,000</b>
	<i>4401- GO Debt</i>	350,000	350,000	425,000	425,000	450,000	450,000			341,000	855,000	3,646,000
	<b>0470 - Sanitation Total</b>	<b>350,000</b>	<b>350,000</b>	<b>425,000</b>	<b>425,000</b>	<b>450,000</b>	<b>450,000</b>			<b>341,000</b>	<b>855,000</b>	<b>3,646,000</b>

**0480 - Recycling**

REC: #221 Hook-Lift Roll-Off Container Truck	22 RECY VEH1										230,000	230,000
REC: Roll-Off Containers	23 RECY EQP1								38,000			38,000
REC: Automated Side-Load Refuse Trucks	23 RECY VEH1	425,000	425,000						450,000	1,456,000		2,756,000
REC: #111 Articulated Loader	24 RECY EQP1										460,000	460,000
REC: #222 Yard Waste Grinder	32 RECY EQP1								436,000			436,000
	<b>0480 - Recycling Total</b>	<b>425,000</b>	<b>425,000</b>						<b>924,000</b>	<b>1,456,000</b>	<b>690,000</b>	<b>3,920,000</b>
	<i>1300-Cash-Fund Balance</i>	425,000	425,000						488,000	1,456,000	230,000	3,024,000
	<i>4401- GO Debt</i>								436,000		460,000	896,000
	<b>0480 - Recycling Total</b>	<b>425,000</b>	<b>425,000</b>						<b>924,000</b>	<b>1,456,000</b>	<b>690,000</b>	<b>3,920,000</b>

**0610 - Parks Dept - General**

PRKS: Utility Trailers	25 P36 UT	36,000	18,000	18,000				26,000	18,000			116,000
PRKS: Zero Turn Mowers	25 PRK EQP	73,000	73,000	75,000	75,000	75,000	80,000	80,000	80,000	85,000	85,000	781,000
PRKS: Athletic Field Groomer	25 PRK EQP1	26,000		26,000					29,000	30,000		111,000
PRKS: 414 F-250 PU Truck	25 PRK VEH1			60,000								60,000
PRKS: 442 John Deere Tractor/Loader	26 PRK EQ2		95,000									95,000
PRKS: 16' Mower	26 PRK EQP1		115,000			121,000	125,000					361,000
PRKS: 400 F-150 PU Truck	26 PRK VEH1		55,000									55,000
PRKS: 489 Step Van	26 PRK VEH2		90,000									90,000
PRKS: 444 Bobcat Toolcat	26 PRK VEH3		90,000									90,000
PRKS: 408 F-550 Dump Truck	27 PRK VEH1			95,000								95,000
PRKS: 415 F-750 CNG 3YD TRUCK	27 PRK VEH3			130,000								130,000
PRKS: 402 F-350 Reg Cab	28 402 VEH				75,000							75,000
PRKS: 403 Ford Exp	28 403 VEH				55,000							55,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
PRKS: 404 1/2 Ton WD Ext Cab	29 404 VEH					60,000						60,000
PRKS: 419 3500 4WD Reg Cab	29 419 VEH					65,000						65,000
PRKS: 488 E-450 Step Van	29 488 VEH					98,000						98,000
PRKS: 440 CAT M908 Compact Loader	30 440 CT CL						120,000					120,000
PRKS: 487 Lt Duty 4x2 Pick Up	30 487 VEH						40,000					40,000
PRKS: 407 1500 4x2 Double Cab PU	31 407 CB PU							65,000				65,000
PRKS: 441 Caterpillar 305EB M Excavator	31 441305EB							100,000				100,000
PRKS: 446 John Deere Pro Utility Veh	31 446 JD UV							70,000				70,000
PRKS: 445 FG25T-16 Forklift	32 445 FG25T								50,000			50,000
PRKS: P19 Toro Versa Vac	32 P19 V VAC								35,000			35,000
PRKS: 405 1/2 Ton Pick Up	33 405 PU									60,000		60,000
PRKS: 406 Pick Up 406 1/2 Ton	33 406 4x2									60,000		60,000
PRKS: 411 1/2 Ton Pick Up	33 411 PU									60,000		60,000
PRKS: 443 Cat Track Skidsteer	33 PRK EQP3									120,000		120,000

**0610 - Parks Dept - General Total**      **135,000**      **536,000**      **404,000**      **205,000**      **419,000**      **365,000**      **341,000**      **212,000**      **415,000**      **85,000**      **3,117,000**

**4401- GO Debt**      135,000      536,000      404,000      205,000      419,000      365,000      341,000      212,000      415,000      85,000      3,117,000

**0610 - Parks Dept - General Total**      **135,000**      **536,000**      **404,000**      **205,000**      **419,000**      **365,000**      **341,000**      **212,000**      **415,000**      **85,000**      **3,117,000**

**0620 - Forestry**

FRSTRY: 480 Ford F750	25 FRSY VEH1			150,000								150,000
FRSTRY: 475 Vermeer BC1500 Chipper	26 FRSY EQP1			90,000							90,000	180,000
FRSTRY: 479 F250 Pick Up Truck	26 FRSY VEH1	85,000										85,000
FRSTRY: 470 SC802 Stump Grinder	28 FRSY EQP1				84,000							84,000

**0620 - Forestry Total**      **85,000**           **240,000**      **84,000**                                    **90,000**      **499,000**

**4401- GO Debt**      85,000           240,000      84,000                                    90,000      499,000

**0620 - Forestry Total**      **85,000**           **240,000**      **84,000**                               **90,000**      **499,000**

**0650 - Cemetery**

CEM: Cemetery Road Repaving	00A CEMROAD	25,000		25,000		25,000		25,000		25,000		125,000
CEM: Leaf Picker/Vacuum	25 CEM EQP1	45,000	49,000	53,000					60,000	60,000	60,000	327,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
CEM: Scag Zero Turns	25 CEM EQP3	42,000						60,000	60,000			162,000
CEM: 486 1 Ton Dump Trk w/plow	34 CEM VEH2										200,000	200,000
<b>0650 - Cemetery Total</b>		<b>112,000</b>	<b>49,000</b>	<b>78,000</b>		<b>25,000</b>		<b>85,000</b>	<b>120,000</b>	<b>85,000</b>	<b>260,000</b>	<b>814,000</b>
<b>4100-Levy</b>		25,000										25,000
<b>4401- GO Debt</b>		87,000	49,000	78,000		25,000		85,000	120,000	85,000	260,000	789,000
<b>0650 - Cemetery Total</b>		<b>112,000</b>	<b>49,000</b>	<b>78,000</b>		<b>25,000</b>		<b>85,000</b>	<b>120,000</b>	<b>85,000</b>	<b>260,000</b>	<b>814,000</b>
<b>0740 - Planning</b>												
PLNG: Great Neighborhoods Initiative	00A G NHOODS	50,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,400,000
PLNG: Gateway Improvements	00A GATE IMP		100,000	100,000	200,000	200,000	200,000					800,000
PLNG: South Main Acquisition	00A SMAIN AQ	250,000	250,000	500,000	500,000	500,000	500,000	250,000	250,000			3,000,000
PLNG: Pioneer Riverwalk CN RR	24 PLNRWALK <sup>A</sup>		3,500,000									3,500,000
PLNG: Riverway Drive Trail	24 RIV DR TR	175,000	175,000									350,000
PLNG: Riverwalk Signage	24 RIV SIGN	50,000	50,000									100,000
PLNG: Scattered Sites Blight Removal	24 SCAT SITE	100,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	4,600,000
PLNG: Signage to Center City	25 CTR CITY		25,000	25,000	25,000	25,000						100,000
PLNG: DT Visualization Implement	25 PL DT VIS		1,000,000	1,000,000	1,000,000							3,000,000
PLNG:Farmington Workforce Housing	25 PL FARM	500,000										500,000
PLNG: I-41 Pedestrian Bridge	25 PL I-41	2,500,000	2,500,000	5,076,990								10,076,990
PLNG: Workforce Housing Land Acq.	25 PLN HOUS		175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	1,575,000
PLNG: Pioneer Riverwalk to Marina	25 PLNRWALK <sup>B</sup>		3,000,000									3,000,000
PLNG: Pioneer Riverwalk E 14th	26 PLNRWALK <sup>C</sup>			2,000,000								2,000,000
PLNG: Pioneer Island Riverwalk	27 PL RWALK					5,000,000	6,400,000					11,400,000
PLNG: Pioneer Riverwalk Breakwater	27 PLNRWALK <sup>D</sup>				400,000							400,000
PLNG: Sawdust Dist Gateway Features	27 SAWFETUR <sup>E</sup>			75,000	75,000	75,000	75,000					300,000
<b>0740 - Planning Total</b>		<b>3,625,000</b>	<b>11,425,000</b>	<b>9,601,990</b>	<b>3,025,000</b>	<b>6,625,000</b>	<b>8,000,000</b>	<b>1,075,000</b>	<b>1,075,000</b>	<b>825,000</b>	<b>825,000</b>	<b>46,101,990</b>
<b>1300-Cash-Fund Balance</b>		350,000	250,000	500,000								1,100,000
<b>1400-TID Cash</b>		225,000	225,000			5,000,000	6,400,000					11,850,000
<b>4100-Levy</b>		50,000	775,000	850,000	950,000	950,000	925,000	650,000	650,000	650,000	650,000	7,100,000
<b>4207-Federal Grant</b>		2,000,000	2,000,000	4,061,592								8,061,592
<b>4263-State Grant</b>				1,000,000								1,000,000
<b>4401- GO Debt</b>			6,500,000	1,000,000	900,000	500,000	500,000	250,000	250,000			9,900,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<i>9000-To Be Determined</i>		1,000,000	1,675,000	2,190,398	1,175,000	175,000	175,000	175,000	175,000	175,000	175,000	7,090,398
	<i>0740 - Planning Total</i>	<b>3,625,000</b>	<b>11,425,000</b>	<b>9,601,990</b>	<b>3,025,000</b>	<b>6,625,000</b>	<b>8,000,000</b>	<b>1,075,000</b>	<b>1,075,000</b>	<b>825,000</b>	<b>825,000</b>	<b>46,101,990</b>

**0801 - Traffic/Lighting**

ELEC: LED Traffic Signal Head Equip	00A LED HD	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
ELEC: LED Streetlighting Upgrades	00A LEDLGHT	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
ELEC: Street Lighting Poles	00A ST POLES	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
ELEC: Traffic Signal Equipment	00A TR SGNL	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	450,000
ELEC: 515 Skidsteer	25 EQP ELEC1	165,000										165,000
ELEC: 506 Service Van	26 VEH ELEC1	75,000										75,000
	<b>0801 - Traffic/Lighting Total</b>	<b>330,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>1,140,000</b>

<i>4100-Levy</i>		90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	900,000
<i>4401- GO Debt</i>		240,000										240,000
	<b>0801 - Traffic/Lighting Total</b>	<b>330,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>90,000</b>	<b>1,140,000</b>

**0810 - Sign Division**

SIGN: Trafftech Cutter and Roller	25 SGN C&R	25,000										25,000
SIGN: Sign Bucket Truck	29 SGN SBT						150,000					150,000
SIGN: Sign Work Truck	29 SGN TRUCK					120,000						120,000
	<b>0810 - Sign Division Total</b>	<b>25,000</b>				<b>120,000</b>	<b>150,000</b>					<b>295,000</b>

<i>4100-Levy</i>		25,000										25,000
<i>4401- GO Debt</i>						120,000	150,000					270,000
	<b>0810 - Sign Division Total</b>	<b>25,000</b>				<b>120,000</b>	<b>150,000</b>					<b>295,000</b>

**1070 - Museum**

MUS: Deep Roots Exhibit	26 MUS ROOTS		975,000	325,000								1,300,000
MUS: Tiffany Window Removal/Re-Install	27 MUS TFFNY			75,000								75,000
MUS: EXH - People of the Waters	30 MUS EX UP						50,000	500,000				550,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	<b>1070 - Museum Total</b>		975,000	400,000			50,000	500,000				1,925,000
<i>4401- GO Debt</i>			975,000	75,000			50,000	500,000				1,600,000
<i>4952-Donations</i>				325,000								325,000
	<b>1070 - Museum Total</b>		975,000	400,000			50,000	500,000				1,925,000
<b>1717 - Parking Utility</b>												
PRKG: Parking Lot Improvements	00A PRKG LOT	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	7,500,000
PRKG: EV Charging Plan	25 EV CHARG		70,000									70,000
	<b>1717 - Parking Utility Total</b>	<b>750,000</b>	<b>820,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>7,570,000</b>
<i>4207-Federal Grant</i>			35,000									35,000
<i>4401- GO Debt</i>		750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	7,500,000
<i>9000-To Be Determined</i>			35,000									35,000
	<b>1717 - Parking Utility Total</b>	<b>750,000</b>	<b>820,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>750,000</b>	<b>7,570,000</b>
<b>1728 - Transit</b>												
TR: Transit Stop Improvements	00A TR STPIM	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
TR: Bike and Pedestrian	24 BKE&PED	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
TR: 2 Hybrid Electric/Diesel Buses	25 2HBRID BS	2,000,000										2,000,000
TR: Hoist Maintenance Garage	25 TR HOIST1				250,000							250,000
TR: Staff Vehicle	25 TR STF VE	40,000										40,000
TR: Tire Changer	26 TR TIRE		25,000									25,000
TR: Transit Facility Study	29 TR FAC ST					38,000,000						38,000,000
	<b>1728 - Transit Total</b>	<b>2,100,000</b>	<b>85,000</b>	<b>60,000</b>	<b>310,000</b>	<b>38,060,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>40,915,000</b>
<i>4100-Levy</i>		52,000	77,000	52,000	52,000	52,000	52,000	52,000	102,000	52,000	52,000	595,000
<i>4206-FED TRANSIT GRANT 80%</i>		1,608,000	8,000	8,000	208,000	8,000	8,000	8,000	8,000	8,000	8,000	1,880,000
<i>4207-Federal Grant</i>		40,000										40,000
<i>4401- GO Debt</i>		400,000			50,000							450,000
<i>9000-To Be Determined</i>						38,000,000						38,000,000



Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	<b>1728 - Transit Total</b>	<b>2,100,000</b>	<b>85,000</b>	<b>60,000</b>	<b>310,000</b>	<b>38,060,000</b>	<b>60,000</b>	<b>60,000</b>	<b>110,000</b>	<b>60,000</b>	<b>60,000</b>	<b>40,965,000</b>

**1810 - Water**

WD: Meter Change-Out Program	00A WD MTERS	953,000	1,029,000	1,132,000	1,245,000	1,365,000	1,501,000					7,225,000
WFP: Clearwell Replacement	23 WF CLRWLL	36,600,000										36,600,000
WFP: Dual Media Filter Repairs/Rplcmnt	23 WF MEDIA			1,700,000	1,700,000							3,400,000
WFP: Ozone Liquid Oxygen System/Generators	23 WF OZONE	3,000,000										3,000,000
WD: Sensus Water Meter Base St	24 WD SNSUS		50,000									50,000
WFP: Granulated Actvd Carbon Filter Media	24 WF GAC FT			2,100,000	2,100,000							4,200,000
WFP: Repl Washburn St Booster Station Pmps	24 WF PUMP	2,400,000										2,400,000
WD: New Wach Valve Maintenance Trailer	25 NEW WACH	120,000										120,000
WFP: Oakwood & Knapp PRV Components Repl	25 PRV CMPNT	30,000										30,000
WFP: Washburn Wtr Twr Valve Vault Repl	25 VALVE VLT	30,000										30,000
WD: Water Meter Test Benches Repl	25 WD BENCH	350,000										350,000
WD: Building Addition/Remodel	25 WD BLDG	200,000	125,000		3,200,000							3,525,000
WD: #809 Trailer-Mounted Dewatering Pump	25 WD EQP1	60,000										60,000
WD: #805 Forklift	25 WD EQP2	60,000										60,000
WD: Replace 1/2-Ton Vans	25 WD VEH1	50,000			55,000	55,000		60,000		60,000		280,000
WD: 1-Ton Ext Cab Pickup Trks w/Srv Body	25 WD VEH2	80,000						180,000				260,000
WFP: Ammonia Gas Scrubber	25 WF A SCBR	100,000	600,000									700,000
WFP: Chlorine Gas Scrubber	25 WF C SCBR	100,000	600,000									700,000
WFP: Chlorine Feed System Piping	25 WF CL FS	300,000										300,000
WFP: Fluoride Tanks/Feed Pumps Rplcmnt	25 WF FLUOR	100,000		600,000								700,000
WD: Building Roof Replacement	26 WD ROOF									150,000		150,000
WD: Tri-Axle Dump Trucks	26 WD VEH1		300,000		300,000			320,000				920,000
WFP: Fire Alarm Syst Ctrl Panel	26 WF FR AL		36,000									36,000
WFP: SW Wtr Twr Ext Painting/Add Mixing	27 SW WTR TW			750,000								750,000
WD: #804 Concrete Breaker	27 WD EQP1			225,000								225,000
WD: 1/2-Ton 4WD Ext Cab Pickup Trucks	27 WD VEH1			55,000						60,000		115,000
WFP: Polymer Feed Systems Replacement	27 WF POLYMR			500,000								500,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
WD: #811 Air Compressor	28 WD EQP1				45,000							45,000
WD: #812 Ditch Witch/Vac-All Trailer	28 WD EQP2				120,000							120,000
WFP: Backwash Controls/Air Scour Blower Repl	28 WF BCKWS				660,000							660,000
WFP: WFP Administration Area Carpet	28 WF CARPET				25,000							25,000
WFP: Sludge Pump Replacement	28 WF SLUDGE				180,000							180,000
WFP: Alum Piping/Day Tanks/Transfer Pumps Repl	28 WF TANKS				60,000	750,000						810,000
WFP: #892 3/4Ton 4WD PU Truck Lift Gate/Plow	28 WF VEH1				75,000							75,000
WFP: Mix/Sed Basin/DMF Gallery Valve Repl	29 GV REPL					60,000	1,356,000					1,416,000
WFP: Repl Systems Sedimentation Basins	29 SYS SED					1,800,000						1,800,000
WD: Tractor Backhoe/Loaders	29 WD EQP1	365,000							375,000			740,000
WD: #828 1-Ton Service TRK w/Valve-Turning Mach	29 WD VEH1					120,000						120,000
WFP: Contact/Backwash/Sedimentation Basin Paint	30 SED PAINT						300,000					300,000
WFP: Ammonia Bulk Storage Tanks/Scales Replacement	31 WF TANKS							1,056,000				1,056,000
WFP: Ammonia Storage System Valves Replacement	31 WF VALVES							540,000				540,000
WFP: Repl Roof-DMF/GAC Filter Galleries/Admin Area	32 DMF ROOF								570,000			570,000
WD: Reapplication of WDC Masonry Sealing	32 WD MSN SL								50,000			50,000
WFP: Replace Chlorine Feed Equipment	32 WF CL FD								1,000,000			1,000,000
WFP: Replace WFP Analyzers	33 ANALYZERS									500,000		500,000
WFP: Sed Basin Sludge Pump Repl	33 SED SLDGE									50,000	200,000	250,000
WFP: Chem Storage Tank Maint	33 WF TANKS									20,000	70,000	90,000
WFP: #891 Pickup Truck	34 WF VEH1										75,000	75,000
<b>1810 - Water Total</b>		<b>44,898,000</b>	<b>2,740,000</b>	<b>7,062,000</b>	<b>9,765,000</b>	<b>4,150,000</b>	<b>3,157,000</b>	<b>2,156,000</b>	<b>1,995,000</b>	<b>840,000</b>	<b>345,000</b>	<b>77,108,000</b>
<b>5275-Safe Drinking Water Loan</b>		39,600,000										39,600,000
<b>5275-Water Revenue Bonds</b>		4,035,000	1,675,000	5,125,000	8,440,000	2,730,000	1,356,000	1,916,000	1,945,000	700,000	200,000	28,122,000
<b>5299W-Water Utility Fund Balance</b>		1,263,000	1,065,000	1,937,000	1,325,000	1,420,000	1,801,000	240,000	50,000	140,000	145,000	9,386,000
<b>1810 - Water Total</b>		<b>44,898,000</b>	<b>2,740,000</b>	<b>7,062,000</b>	<b>9,765,000</b>	<b>4,150,000</b>	<b>3,157,000</b>	<b>2,156,000</b>	<b>1,995,000</b>	<b>840,000</b>	<b>345,000</b>	<b>77,108,000</b>

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>1910 - Sewer</b>												
WW: Clean Digesters	23 WW CL DIG	105,000			110,000	110,000	110,000			115,000	115,000	665,000
WW: Replace WWTP Chlorinators and Piping	24 WW CHL PP	795,000										795,000
WW: Replace WWTP Influent Bar Screens	25 WW BAR SC	628,000	3,700,000									4,328,000
WW: Replace Wastewater Facility HVAC	25 WW HVAC	135,000	650,000									785,000
WW: Phosphorus Limits Study/Construction	25 WW PHOSP H	12,000,000	10,800,000									22,800,000
WW: Shorewood Lift Station Piping & Valves	25 WW SHORE	102,500	500,000									602,500
WW: Replace Jetter Vacs	25 WW VEH1	700,000		700,000					725,000			2,125,000
WW: New 3/4-Ton Pickup Truck w/ Plow & Lift Gate	25 WW VEH2	75,000										75,000
WW: Lift Station Bar Screens Rehabilitation	26 WW BAR SC		114,000	550,000								664,000
WW: #173 Zero-Turn Lawn Mower	26 WW MOWER		15,000									15,000
WW: Repl S Main St Pump Station Generator & Equip	26 WW S MAIN	40,000	130,000	625,000								795,000
WW: Raw Influent Piping Condition Assess	27 INFLUENT			650,000								650,000
WW: Rehab County Hwy Y Pump Station	27 WW CTH Y			56,000	350,000							406,000
WW: Replace Electrical Unit Substations	27 WW EUSS			840,000		4,300,000						5,140,000
WW: Repl RAS and WAS Pumping System	27 WW RAWAS			420,000	2,200,000							2,620,000
WW: Repl Primary Sludge Piping and Valves	28 WW SLUDG E				150,000	675,000						825,000
WW: Parshall Flume Liners Replacement	29 FLUME LNR					55,000	370,000					425,000
WW: WWTP Generator Installation	29 WW GENER					1,000,000	3,000,000					4,000,000
WW: 4x4 Pickup Trucks w/Plow & Lift Gates	29 WW VEH1					70,000					70,000	140,000
WW: Chlorine Contact Basin Improvements	30 CL CONTCT						525,000	3,000,000				3,525,000
WW: Installation of Additional Centrifuge	30 WW CNTRF C						187,200	1,000,000				1,187,200
WW: Incr Centrate Storage Capacity	30 WW CNTRT E						355,000	1,500,000				1,855,000
WW: #975 Single-Axle Dump Truck	30 WW VEH1						110,000					110,000
WW: DAFT Control Equipment Replacement	31 DAFT CTRL							80,000	500,000			580,000
WW: Grit Chamber Replacement	31 GRIT CHBR							126,000	750,000			876,000
WW: Ferric Chloride Bulk Storage Tank Repl	32 FE TNK								165,000	1,000,000		1,165,000
WW: WWTP Outfall Inspections	32 OUTFL INS								50,000			50,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
WW: Digester Gas Equipment Replacement	33 DIGST GAS									130,000	1,000,000	1,130,000
<b>1910 - Sewer Total</b>		<b>14,580,500</b>	<b>15,909,000</b>	<b>3,841,000</b>	<b>2,810,000</b>	<b>6,210,000</b>	<b>4,657,200</b>	<b>5,706,000</b>	<b>2,190,000</b>	<b>1,245,000</b>	<b>1,185,000</b>	<b>58,333,700</b>
<b>5273-Debt: Clean Water Fund</b>		12,000,000	10,800,000									22,800,000
<b>5273-Sewer Revenue Bonds</b>		2,125,500	5,094,000	3,491,000	2,700,000	6,030,000	4,547,200	5,706,000	1,777,500	1,130,000	1,000,000	33,601,200
<b>5278-Storm Revenue Bonds</b>		350,000		350,000					362,500			1,062,500
<b>5299S-Sewer Utility Fund Balance</b>		105,000	15,000		110,000	180,000	110,000		50,000	115,000	185,000	870,000
<b>1910 - Sewer Total</b>		<b>14,580,500</b>	<b>15,909,000</b>	<b>3,841,000</b>	<b>2,810,000</b>	<b>6,210,000</b>	<b>4,657,200</b>	<b>5,706,000</b>	<b>2,190,000</b>	<b>1,245,000</b>	<b>1,185,000</b>	<b>58,333,700</b>

**2010 - Storm Water**

SW: Replace Street Sweepers	23 SW VEH1	350,000		360,000		375,000		375,000				1,460,000
SW: Leaf Blowers-Storm Water	25 SW EQP2		80,000	80,000		85,000			85,000			330,000
SW: Replace Trailered Water Pumps	27 SW TRL PM									50,000		50,000
SW: #57 Vac All Catch Basin Cleaner	28 SW VEH1				350,000							350,000
SW: #107 Zero-Turn Lawn Mower	30 SW MOWER						18,500					18,500
SW: #101 Trailered Wood Chipper	33 SW CHPPER									35,000		35,000
<b>2010 - Storm Water Total</b>		<b>350,000</b>	<b>80,000</b>	<b>440,000</b>	<b>350,000</b>	<b>460,000</b>	<b>18,500</b>	<b>375,000</b>	<b>85,000</b>	<b>85,000</b>		<b>2,243,500</b>
<b>5278-Storm Revenue Bonds</b>		350,000		360,000	350,000	375,000		375,000				1,810,000
<b>5299SW-Storm Water Utility Fund Balance</b>			80,000	80,000		85,000	18,500		85,000	85,000		433,500
<b>2010 - Storm Water Total</b>		<b>350,000</b>	<b>80,000</b>	<b>440,000</b>	<b>350,000</b>	<b>460,000</b>	<b>18,500</b>	<b>375,000</b>	<b>85,000</b>	<b>85,000</b>		<b>2,243,500</b>

**6610 - Park Land Imprv 0325**

Park Trails Improvements	00A PRK TRLS	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
Menominee Park Beach House Reno	22 BEACH HSE			5,000,000								5,000,000
Lakeshore Park Development	23 LAKESHORE		300,000		300,000	300,000						900,000
PCWP Heaters	23 PRK POOL2	35,000	35,000									70,000
44th Parallel Park Tennis Court Reconst	24 44P TENIS	230,000										230,000
Menominee Park Zoo Improvements	24 M PRK ZOO		100,000		100,000		100,000		100,000		100,000	500,000
Menominee Prk Prkg Lot & Reetz Flds - Design	24 MP LOT DS				500,000	3,000,000						3,500,000
Stevens Park Play Equipment and	24 SP EQUIP	275,000										275,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Surfacing												
Stevens Park Lighting Replacement	24 SP LGHTS		50,000									50,000
Stevens Park Tennis & Bball Courts	24 SP TNS BB	330,000										330,000
Site "A"- Ripple & Oregon	24SITE A DEV			400,000								400,000
Abe Rochlin Park Play Equipment & Surfacing	25 ABE EQUIP		275,000									275,000
Menominee Park Lighting Replacement	25 MP LIGHTS				100,000							100,000
LED Leach Amphitheater	25 PK LEACH	50,000										50,000
LED Menominee Park	25 PK MENO	70,000										70,000
Rusch Park Trail Lighting	25 PK RUSCH	60,000										60,000
LED South Park	25 PK SO PRK	70,000										70,000
Rainbow Mem Prk Play Equipment & Surfacing	25 RB EQUIP		275,000									275,000
PRKS: Riverwalk Light Bollards Replacement	25 RIV LT BL	30,000										30,000
44th Parallel Park Ballfield Reconstruction	26 44P BALL			300,000								300,000
Abbey Park Play Equipment & Surfacing	26 ABY EQUIP		275,000									275,000
Red Arrow Park Play Equipment	26 ARW EQUIP		275,000									275,000
Red Arrow Skate Park	26 ARW SKTE		100,000									100,000
Menominee Park Tennis Court Lights	26 MP TC LTS			125,000								125,000
Reetz Ball Field-Miller's Bay	26 PK REETZ		750,000									750,000
South Park Splash Pad	26 PK SO PRK		500,000									500,000
Boat Launch Repairs	26 PRK BOAT		150,000									150,000
Rainbow Memorial Park Improvements	26 RB PRK IP				500,000	5,000,000						5,500,000
West Algoma Park Play Equipment & Surfacing	26 W ALG EQP		275,000									275,000
Red Arrow Park Lighting Replacement	27 ARW LGHTS			60,000								60,000
Rusch Park Pedestrian Bridge	27 PK RUSCH			150,000								150,000
Stoegbauer Park Restrooms/Shelter Constr	27 STGBR BLD			500,000								500,000
Westhaven Circle Park - Splash Pad	27 WHCRL PAD				500,000							500,000
44th Parallel Park Open Air Shelter	29 44P AIRS					60,000						60,000
Fugleberg Boat Launch	29 PK FBL					2,000,000						2,000,000
Fugleberg Park and Teichmiller Park Resurfacing	29 PK FUGTEI					100,000						100,000
Miller's Bay Dredging	29 PK MILBAY					5,000,000						5,000,000
Park Light Replacement	29 PK PLR					50,000						50,000
Replace Amusement Train	99 PRKS VEH4			80,000								80,000

Department	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	<b>6610 - Park Land Imprv 0325 Total</b>	<b>1,200,000</b>	<b>3,410,000</b>	<b>6,665,000</b>	<b>2,050,000</b>	<b>15,560,000</b>	<b>150,000</b>	<b>50,000</b>	<b>150,000</b>	<b>50,000</b>	<b>150,000</b>	<b>29,435,000</b>
	<i>4263-State Grant</i>					1,700,000						1,700,000
	<i>4401- GO Debt</i>	1,165,000	3,225,000	4,165,000	2,050,000	13,260,000	150,000	50,000	150,000	50,000	150,000	24,415,000
	<i>4952-Donations</i>	35,000	35,000	2,500,000								2,570,000
	<i>9000-To Be Determined</i>		150,000			600,000						750,000
	<b>6610 - Park Land Imprv 0325 Total</b>	<b>1,200,000</b>	<b>3,410,000</b>	<b>6,665,000</b>	<b>2,050,000</b>	<b>15,560,000</b>	<b>150,000</b>	<b>50,000</b>	<b>150,000</b>	<b>50,000</b>	<b>150,000</b>	<b>29,435,000</b>
	<b>Grand Total</b>	<b>124,993,755</b>	<b>87,767,435</b>	<b>84,535,376</b>	<b>61,371,990</b>	<b>140,314,125</b>	<b>50,305,202</b>	<b>44,266,946</b>	<b>34,731,859</b>	<b>35,445,439</b>	<b>30,215,374</b>	<b>693,947,501</b>



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Kelly Nieforth, Director of Community Development  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-491 Approve Tax Incremental District No. 44 Project Plan; Designate Tax Incremental District No. 44 Boundaries; Create Tax Incremental District No. 44 Northwest Oshkosh Expansion Area (Plan Commission Recommends Approval)

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## **BACKGROUND**

Tax Incremental District No. 44 (the "TID" or "District") is a proposed Mixed-Use district comprised of approximately 392 acres located in the northwest portion of the City, generally including the areas east and west of US HWY 45 between Interstate 41 and Ryf Road interchanges. The District will be created to pay the costs of public infrastructure improvements needed to allow for full development of areas within the District. This is the City's first Mixed-Use Tax Incremental District.

## **ANALYSIS**

The District is being created as "Mixed Use" within the meaning of Wis. Stat. 66.1105(2)(cm) based on the combination of industrial, commercial, or residential uses. The statute further limits that land proposed for newly platted residential use, as shown in the Project Plan, may not exceed 35 percent, by area in the District. Establishment of the District will allow for the extension of necessary public infrastructure and enable the City to grow in the northwest portion of the City limits. Without the extension of the public infrastructure, it is unlikely the area within the District would develop to its full potential. The proposed projects and potential developments scored 75 points on the Mixed-Use scoring matrix within the City's TIF Policy, exceeding the minimum 50 points required. The project is consistent with recommendations within the City's 2040 Comprehensive Plan.

## **FISCAL IMPACT**

The City anticipates making total expenditures of approximately \$44.8 million to undertake projects identified in the Project Plan. Project costs include an estimated \$18.6 million in "pay as you go" development incentives, an estimated \$16.9 million for public infrastructure, and an estimated \$314,000 in administrative costs. In addition to the public infrastructure projects, development incentives may be considered only for projects that can demonstrate a verifiable gap and are approved by the Common Council through a TIF Development Agreement. Based on the Project Cost expenditures identified on Table 3, page 30 of the Plan, the District is anticipated to close in 2043. At that point the full value of the properties would be included in the overall tax rolls which is currently estimated at \$162 million if full development takes place.

## **RECOMMENDATION**

The Plan Commission recommended approval of the Tax Increment District No. 44 Project Plan and boundaries on August 6, 2024. Please see the attached staff report and meeting minutes for more information.

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## **Attachments**

RES 24-491  
TID 44 Staff Report  
Oshkosh TID No. 44 Project Plan

08/27/2024

24-491

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE TAX INCREMENT DISTRICT NO. 44 PROJECT PLAN; DESIGNATE TAX INCREMENT DISTRICT NO. 44 BOUNDARIES; CREATE TAX INCREMENT DISTRICT NO. 44 NORTHWEST OSHKOSH EXPANSION AREA

**INITIATED BY:** CITY ADMINISTRATION

PLAN COMMISSION RECOMMENDATION: Approved

**WHEREAS**, the City of Oshkosh (the "City") has determined that use of Tax Incremental Financing is required to promote development within the City; and

**WHEREAS**, Tax Increment District No. 44 (the "District") is proposed to be created by the City as a Mixed-Use District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

**WHEREAS**, a Project Plan for the District has been prepared that includes:

- a. A statement listing the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(k) and 66.1105(4)(gm), outside of the District;
- b. A detailed list of estimated project costs;
- c. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- d. A map showing existing uses and conditions of real property in the District;
- e. A map showing proposed improvements and uses in the District;
- f. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- g. A list of estimated non-project costs;
- h. A statement of the proposed plan for relocation of any persons to be displaced;
- i. A statement indicating how the District promotes the orderly development of the City;
- j. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 6, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

**WHEREAS**, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that:**

1. The boundaries of the District shall be named "City of Oshkosh Tax Increment District No. 44, Northwest Oshkosh Expansion Area", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of August 27, 2024.
3. The Common Council finds and declares that:
  - a. At least 50% of the real property included in the District is suitable for "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1337105(2)(cm).
  - b. Based upon the findings, as stated in 3(a) above, the District is declared to be a Mixed-Use District



- based on the identification and classification of the property included within the District.
- c. The project costs relate directly to the improvement in the District which will promote mixed-use development and is consistent with the purpose for which the District was created.
  - d. The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - e. The City estimates that no more than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - f. Three years has elapsed since all property within the District has been annexed into the City.
  - g. Less than 35% of the District is land proposed for newly platted residential development where density will be at least three units per acre.
4. The attached Project Plan for "City of Oshkosh Tax Increment District No. 44, Northeast Oshkosh Expansion Area" is hereby approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

**BE IT FURTHER RESOLVED** that the Common Council of the City of Oshkosh hereby approves creation of Tax Incremental Financing District No. 44 Northeast Oshkosh Expansion Area.

**ITEM: PUBLIC HEARING: PROPOSED CREATION OF TAX INCREMENT FINANCING DISTRICT NO. 44 NORTHWEST OSHKOSH EXPANSION AREA, DESIGNATION OF BOUNDARIES AND APPROVAL OF PROJECT PLAN.**

Plan Commission Meeting of August 6, 2024.

Prior to taking action on proposed Tax Increment District (TID) No. 44 and the designation of boundaries for said TID, the Plan Commission is to hold a public hearing and take comments concerning proposed creation of TID No. 44. The public hearing is required as part of the formal review process the City must follow in the creation of any tax incremental financing district or amendment thereto.

**GENERAL INFORMATION**

**Applicant:** City of Oshkosh

**GENERAL DESCRIPTION/BACKGROUND**

*Please see attached TID No. 44 Project Plan for more detailed information.*

Tax Incremental District No. 44 (the "TID" or "District") is a proposed mixed-use district comprised of approximately 392 acres located in the northwest portion of the City, generally including the areas east and west of US HWY 45 between Interstate 41 and Ryf Road interchanges. The District will be created to pay the costs of public infrastructure improvements needed to allow for full development of areas within the District.

The City anticipates making total expenditures of approximately \$44.8 million to undertake projects identified in the Project Plan. Project costs include an estimated \$18.6 million in "pay as you go" development incentives, an estimated \$16.9 million for public infrastructure, and an estimated \$314,000 in administrative costs. Identified public infrastructure projects include: County Road Y water main loop, sanitary sewer and water main relays, potential new 36' wide concrete street (Sterns Drive), 10' pedestrian trail, 5' public sidewalks from Wiouwash Trail to Slew Bridge and Ryf Road to Lake Butte des Morts Development. In addition to the public infrastructure projects, development incentives may be considered only for projects that can demonstrate a verifiable gap.

The Project Plan includes a statement listing the kind, number and location of proposed improvements which starts on page 15. It contains an economic feasibility study, a detailed list of estimated project costs and timing of those costs as well as a method of financing starting on page 26.

**ANALYSIS**

The City is projecting an improvement value of approximately \$162 million, which results from activity within the District. These key assumptions are identified in Section 9 of the Plan starting on page 26.

### Use

Uses in the district include: single family residential, commercial, industrial and multifamily residential. Establishment of the district will allow for the extension of necessary public infrastructure. Without the extension of the public infrastructure, it is unlikely the area within the district would develop to its full potential.

### District Life

Based on the Project Cost expenditures identified on Table 3, page 30 of the Plan, the district is anticipated to close in 2043. At that point the full value of the properties would be added back to the overall tax rolls which is currently estimated at \$162 million if full development takes place.

### Type of District

The District is being created as “Mixed Use” within the meaning of Wis. Stat. 66.1105(2)(cm) based on the combination of industrial, commercial, or residential uses. The statute further limits that lands proposed for newly platted residential use, as shown in the project plan, may not exceed 35 percent, by area. The parcels identified within the district are shown on the map on page 7 of the Plan and table starting on page 11. The proposed development scored 75 points on the City’s Mixed Use scoring matrix, exceeding the minimum 50 points required.

### Consistency with Plans

The subject area is mixed zoned, containing residential, commercial and industrial districts. The 2040 Comprehensive Land Use Plans identifies this area for mixed-use, low density residential, medium and high density residential, industrial and general commercial. The project is consistent with recommendations within the Comprehensive Plan. The area to the north and west of the district is one of the City’s residential growth areas.

## **RECOMMENDATIONS/CONDITIONS**

Staff recommends approval of the Project Plan and Boundaries for TID #44 as proposed.

Plan Commission recommended approval of the Project Plan and Boundaries for TID #44 on August 6, 2024. The following is Plan Commission’s discussion on the item.

Mr. Lyons presented. This is a City initiated Tax Incremental District (TID). An overview of the TID area, why it was created, and potential projects will be discussed. The TID is a proposed mixed-use district comprised of approximately 392 acres located in the northwest portion of the City. Mixed use TIDs are the only ones that allow newly platted residential within the boundary area. We have to make sure that 50% of the TID area is suitable for mixed use development. Current uses in the district include: single-family residential, commercial, industrial and multifamily residential.

Establishment of the district will allow for the extension of necessary public infrastructure. Without the extension of the public infrastructure, it is unlikely the area within the district would develop to its full potential, generally including the areas east and west of US HWY 45 between Interstate 41 and Ryf Road interchanges. The District will be created to pay the costs of public infrastructure improvements needed to allow for full development of areas within the District.

The City anticipates making total expenditures of approximately \$44.8 million to undertake projects identified in the Project Plan. Project costs include an estimated \$18.6 million in “pay as you go” development incentives, an estimated \$16.9 million for public infrastructure, and an estimated \$314,000 in administrative costs. Identified public infrastructure projects include: County Road Y water main loop, sanitary sewer and water main relays, potential new 36’ wide concrete street (Sterns Drive), 10’ pedestrian trail, 5’ public sidewalks from Wiouwash Trail to Slew Bridge and Ryf Road to Lake Butte des Morts Development. In addition to the public infrastructure projects, development incentives may be considered only for projects that can demonstrate a verifiable gap.

The City is projecting an improvement value of approximately \$162 million, which results from activity within the District. The TID has a life expectancy of 20 years. That is the statutory maximum for a mixed use TID.

The 2040 Comprehensive Land Use Plans identifies this area for mixed-use, low density residential, medium and high density residential, industrial and general commercial. The project is consistent with recommendations within the Comprehensive Plan. The area to the north and west of the district is one of the City’s residential growth areas.

Staff recommends approval of the Project Plan and Boundaries for TID #44 as proposed.

Todd Taves, the Senior Municipal Advisor for Ehlers Inc, was available to answer questions. He assisted with the preparation of the boundary and the project plan.

Mr. Lyons opened up technical questions to staff.

Ms. Propp questioned why this area, since it is not blight.

Mr. Lyons stated in the past they have used blight as a TID district, but in this instance it is a mixed use TID that is underserved with utilities. That is an acceptable use in state statutes. We want to promote development in this area by expanding utilities. This would be the City’s first mixed use TID. We have done blight, conservation, rehab, and industrial ones.

Ms. Propp asked if this is being done specifically for the purpose of the new apartment development on Lake Butte des Morts.

Mr. Lyons stated it is not. The new apartment development will generate increment in the district to help pay for the infrastructure improvements.

Mr. Nichols wanted clarification on what Plan Commission is voting on. He thought it was whether or not this is consistent with the plan, not whether or not it is a good idea.

Mr. Lyons stated correct, consistency with the Comprehensive Plan. It takes three entities to approve a TID, and all three have to approve it before it can move forward: Plan Commission, Common Council, and Joint Review Board (JRB).

Mr. Nichols wondered if there are elements of the infrastructure that directly relate to the new development that is already scheduled to be in that area, or that are necessary for them to build.

Mr. Lyons stated that if you are talking specifically about the apartments on Lake Butte des Morts, I don't believe so. What was identified in this plan is the County Road Y watermain loop, the sanitary on Sterns Drive, and then potential pedestrian improvements. If the developer wants to seek development incentives, they would have to come to Council, prove a but for, and Council would have to make that decision separately.

Mr. Nichols wondered what practical effect this would have on property owners within this district.

Mr. Lyons stated if you live within the district, essentially whatever your tax rate is today gets frozen, and remains the same, as far as increment goes. If property is developed, that additional added value/increment is captured within the TID and is used to pay for the infrastructure.

Mr. Nichols wondered if the addition of the infrastructure would improve the value of the properties within the TID.

Mr. Lyons stated potentially it could.

Mr. Taves stated the reality is the infrastructure is a prerequisite to allow future development to happen.

Mr. Bowen asked about the timeline of the proposed infrastructure improvements.

Mr. Lyons stated the items listed in the project plan, do not have to take place in exactly that order, or even at all in some cases. It depends on how the development takes place in the area. Amendments to the project plan may be needed in the future.

Mr. Kiefer mentioned the Oshkosh Avenue TID and how some improvements were made immediately, and other things were waiting until the increment was enough that they could afford to proceed. He wondered if the City would be borrowing money for TID 44.

Mr. Lyons stated the TID would be looking to borrow for some of the very first level/phase improvements: sanitary extension and water main. That is why there are financing costs listed in the project plan.

Mr. Kiefer stated the staff report is accepted as part of the record.

Mr. Kiefer opened the public hearing and asked if any members of the public wished to speak. Josh Carter, of 2625 Ryf Road in Oshkosh, wanted some clarification. He wondered if he would be forced to connect to City utilities.

Mr. Lyons stated if your private well would fail, and you are in the City, then you would have to connect and deferred to Mr. Gierach for clarification.

Mr. Gierach stated Oshkosh residents are not required to hook up to City water. Sanitary sewer, if it is available in front of your house, you are required to. You are allowed to use your well, as long as it is available. You have to run the water service into your basement, and then your well would get metered for sewer charges. Sewer is required to be hooked up within one year of service being available. Water you do not have to hook up, as long as you have a permitted well on site.

Mr. Lyons stated the TID is not installing any new sewer along Ryf Road. The only new sewer is over by Sterns Drive

Emily Paulick, of 3818, 3855 and 3865 Glenview Lane in Oshkosh, stated she owns the chunk of land where the green sanitary line on the TID map shows. She wants clarification to what that means, because she owns 62 acres.

Mr. Lyons stated just because there is a green line, it does not mean that that's exactly where it will go. There will need to be a conversation between you and the City.

Ms. Paulick wondered, as the property owner, do they have the right to refuse.

Mr. Lyons stated yes & Mr. Gierach confirmed.

Jim Erdman, of 2492 Hickory Lane in Oshkosh, and also chairs the Town of Oshkosh Board. He stated he has been fielding a lot of calls regarding this. He wondered if the City is changing the Comprehensive Plan to mixed-use.

Mr. Lyons stated there is no change to the Comprehensive Plan. The TID style is mixed use, and it is only within the City of Oshkosh areas. There are no land use or zone changes proposed.

Mr. Erdman wondered if any residential areas would be changing to commercial or industrial.

Mr. Lyons stated no, the Comp. Plan will remain in effect.

Mr. Erdman made some comments regarding the apartments being built in the area.

Mr. Lyons stated conservatively the estimate for the anticipated contributory value, once development takes place, is one hundred and sixty-two million for the entire district.

Mr. Erdman talked about the additional funds generated from new construction being used to pay off the infrastructure costs. He also talked about the taxes and the general fund.

Mr. Lyons stated the JRB exists so the School District, County, and Tech School can all weigh in on this proposed TID. They all have to agree to move this forward, or else it will not.

Mr. Kiefer closed the public hearing.

There was no closing statement from the applicant, the City of Oshkosh.

*Motion by Propp to adopt the findings and recommendation as stated in the staff report.*

*Seconded by Davey.*

Mr. Kiefer asked if there was any discussion on the motion.

Mr. Nichols stated we know this is the first stage of the process for a TID. If people have concerns about whether or not the TID should exist, they should come to Council (on 8/27), and JRB (on 9/5).

Mr. Lyons stated the JRB will meet on September 5<sup>th</sup> at 8am. If people have concerns they should contact their County Representative and School Board, before 9/5, so they have that information before they vote.

*Motion carried 5-0.*

August 6, 2024

PROJECT PLAN

# City of Oshkosh, Wisconsin

Tax Incremental District No. 44

Northwest Oshkosh Expansion Area



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**



## KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for July 29, 2024
Public Hearing Held:	Scheduled for August 6, 2024
Approval by Plan Commission:	Scheduled for August 6, 2024
Adoption by City Council:	Scheduled for August 27, 2024
Approval by the Joint Review Board:	TBD

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# **SECTION 1:**

## **Executive Summary**

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### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 44 (“District”) is a proposed Mixed-Use District comprising approximately 392 acres located in the northwestern portion of the City, generally including the areas east and west of USH 45 between the Interstate 41 and Ryf Road interchanges. The District will be created to pay the costs of public infrastructure improvements needed to allow for full development of areas within the District, and for potential payment of development incentives upon verified demonstration of need (“Project”) In addition to the incremental property value that will be created, the City expects the Project will result in creation of commercial and industrial space, housing units, employment, and a general increase in commerce and economic activity in the District and City.

### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$44.8 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$16.9 million for public infrastructure, \$18.6 million for potential development incentives, \$9 million in estimated interest and financing expense associated with public infrastructure borrowing, and \$314,000 for costs related to creation and administration of the District. The figure listed for development incentives is for purposes of evaluating economic feasibility only. Incentives will only be considered for projects that can demonstrate a verifiable gap, and which meet other criteria established by the City. This Plan does not authorize payment of incentives to any specific project but provides a framework for the City to consider them on a case-by-case basis.

### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$162 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

## EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable 20 years.

## SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements, and development within the area will not occur at all, or within the timeframes identified within this Plan.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the expectation that implementation of the District’s Plan will result in creation of commercial and industrial space, housing units, employment, and a general increase in commerce and economic activity in the District and City.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed

development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

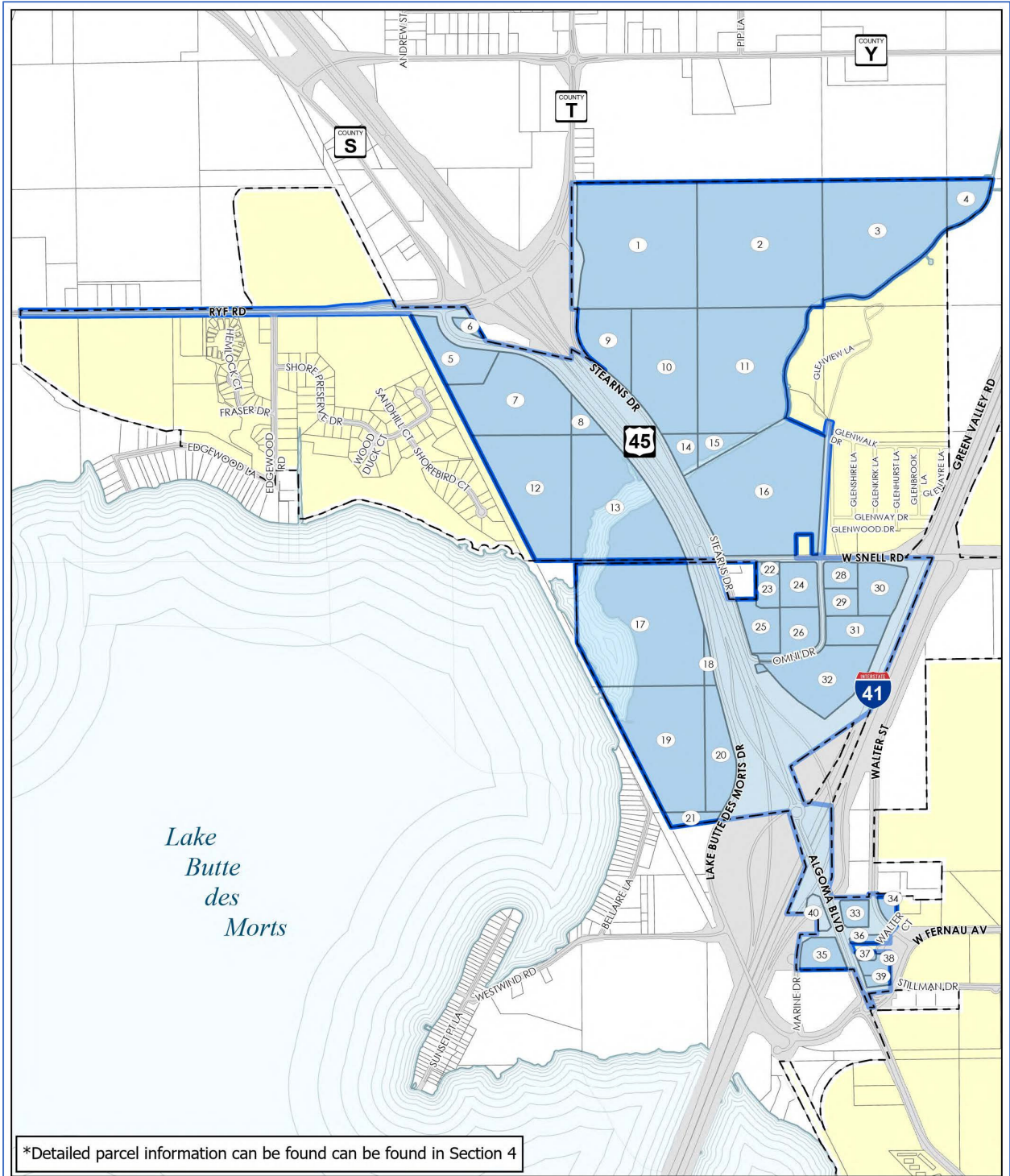
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

## **SECTION 2: Preliminary Map of Proposed District Boundary**

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Map Found on Following Page.

There are a total of 133.12 acres of wetlands and floodplains located within parcels included in the District boundary. These areas are excluded from the District.



**Tax Incremental District #44**  
**Northwest Oshkosh Expansion Area**  
**Mixed-Use Development**  
**District Boundary/Parcel ID\***

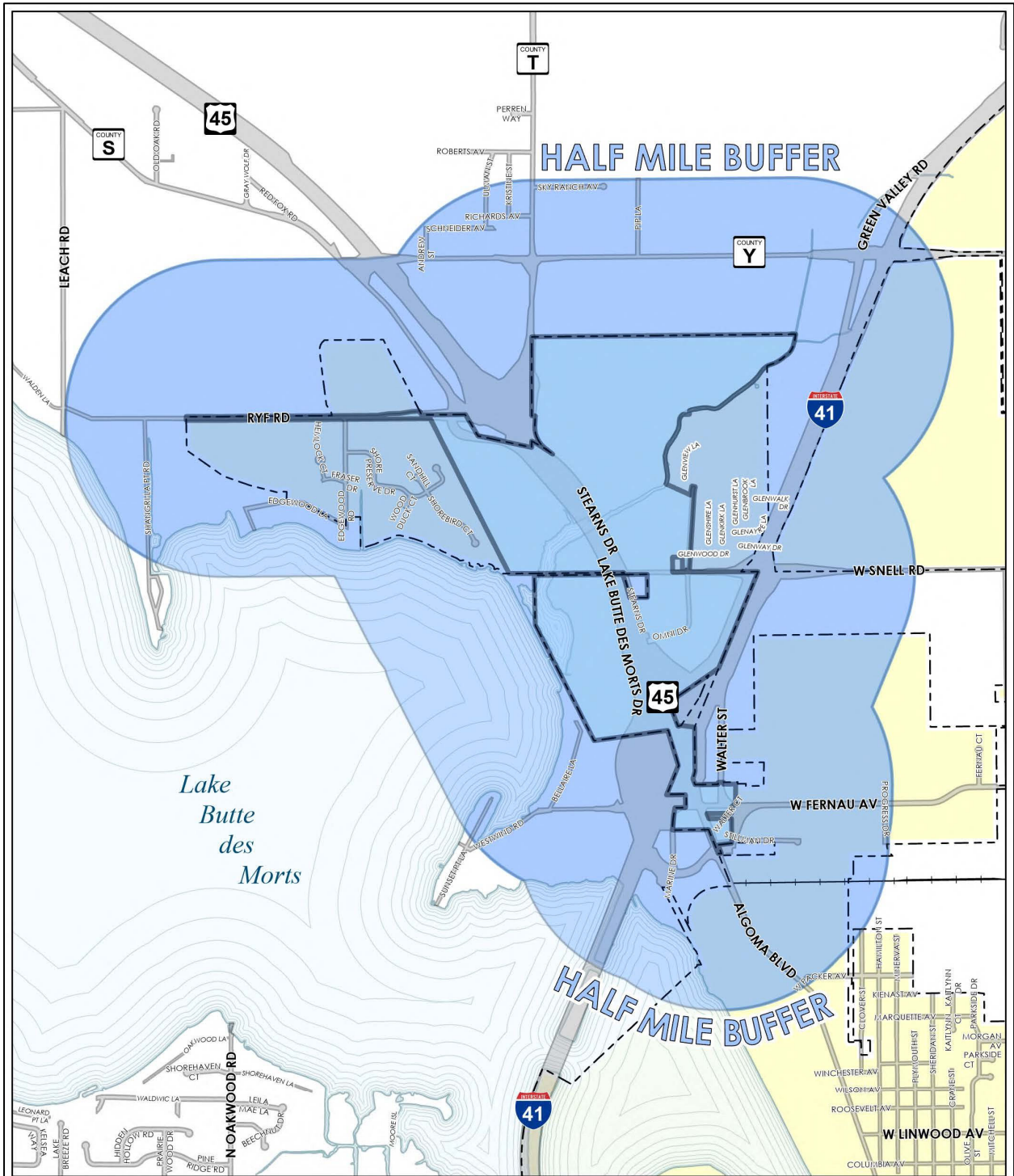
■ TID #44 Boundary  
 City Boundary

Date Exported:  
 Friday, July 12, 2024

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**Tax Incremental District #44**  
 Northwest Oshkosh Expansion Area  
 Mixed-Use Development  
 District Boundary/Half Mile Boundary

TID #44 Boundary  
 1/2 Mile Boundary

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 Wednesday, July 10, 2024

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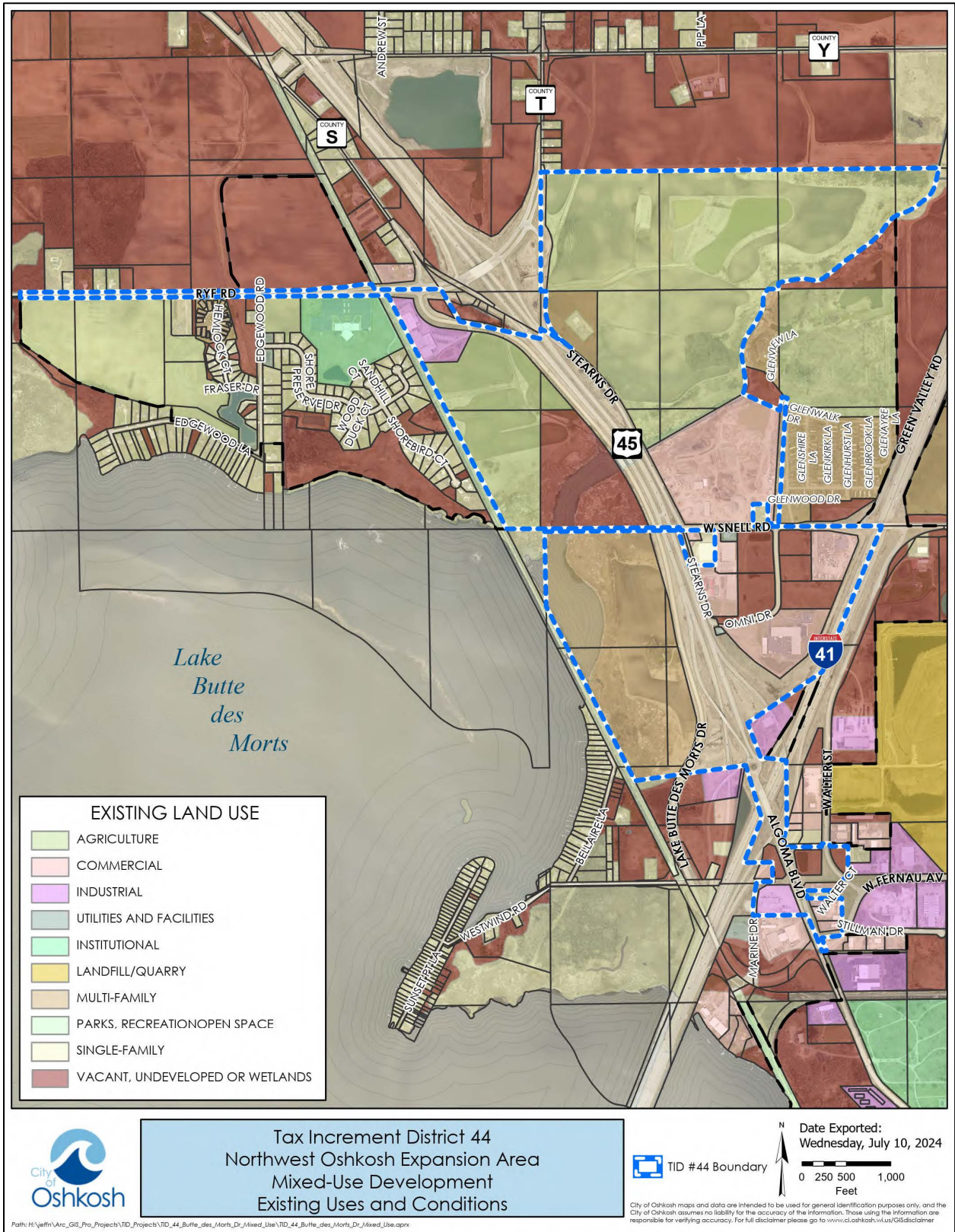
## **SECTION 3:**

# **Map Showing Existing Uses and Conditions**

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Map Found on Following Page.





## SECTION 4: Preliminary Parcel List and Analysis

The table below identifies the parcels to be included in the District, with identification of the acres suitable for commercial or business use, newly platted residential use, and industrial use. Total acreage of existing public rights-of-way included within the proposed District boundary are also listed. A total of 525.47 acres, to include existing rights-of-way, lie within the proposed District boundary. Of this total, 133.12 acres are wetlands or floodplain, which are excluded from the District leaving total net acreage of 392.35. Of this total, 250.38 acres, or 63.82% of the total net acreage is suitable for mixed use development, meeting the minimum requirement of 50%. A total of 132.75 acres is suitable for newly platted residential development, which is 33.83% of the total net District acreage, which is less than the 35% maximum permitted.

Map Reference Number	Parcel Number	Address	Acres	Suitable Acres		
				Commercial /Business	Newly-Platted Residential	Industrial
N/A	ROW Areas		108.77			
1	91279140000	O STEARNS DR	36.83	1.21	31.98	
2	91279150000	O STEARNS DR	38.27		21.36	
3	91279160000	O STEARNS DR	9.32		6.36	
4	91279170000	O STEARNS DR	0.00			
5	91280100000	2247 RYF RD	7.10			7.10
6	91280000000	O LAKE BUTTE DES MORTS DR	0.85			0.85
7	91279700000	O LAKE BUTTE DES MORTS DR	15.22		15.22	
8	91279600000	O LAKE BUTTE DES MORTS DR	1.89		1.89	
9	91279180000	4020 STEARNS DR	8.37	8.37		
10	91279120000	O STEARNS DR	19.50	11.69	7.68	
11	91279130000	O STEARNS DR	20.72	0.51	17.62	
12	91279900000	O LAKE BUTTE DES MORTS DR	9.39		9.39	
13	91279500000	O LAKE BUTTE DES MORTS DR	2.18		2.18	
14	91279100000	O STEARNS DR	0.52	0.52		
15	91279110000	O STEARNS DR	0.00			
16	91279000000	1990 W SNELL RD	35.37			35.37
17	91276150000	O LAKE BUTTE DES MORTS DR	10.91		8.40	
18	91276100000	O LAKE BUTTE DES MORTS DR	1.03		1.03	
19	91276200000	3485 LAKE BUTTE DES MORTS DR	6.72		5.45	
20	91276250000	O LAKE BUTTE DES MORTS DR	4.50		4.19	
21	91276300000	O LAKE BUTTE DES MORTS DR	0.00			
22	91278800100	1975 W SNELL RD	0.55			
23	91278800200	1981 W SNELL RD	2.24			2.24
24	91278050000	O OMNI DR	4.40			4.40
25	91278800000	3596 STEARNS DR	4.55			4.55

(Table continued next page)

Map Reference Number	Parcel Number	Address	Acres	Suitable Acres		
				Commercial /Business	Newly-Platted Residential	Industrial
26	91278040000	0 OMNI DR	5.00			5.00
27	91278000200	3501 STEARNS DR	0.19			
28	91278010000	0 OMNI DR	2.31			2.31
29	91278020000	0 OMNI DR	2.33			2.33
30	91278900000	1911 W SNELL RD	5.84			5.84
31	91278030000	0 OMNI DR	4.47			4.47
32	91278000000	3530 OMNI DR	12.26			12.26
33	91275200000	0 W SNELL RD	1.86			0.90
34	91225200000	0 W FERNAU AVE	1.08			1.08
35	91225070000	3116 MARINE DR	3.30			3.30
36	91225090000	1970 WALTER CT	0.75			
37	91225060000	1990 WALTER CT	0.44			
38	91225050000	1995 WALTER CT	1.44			
39	91225040000	1980 W FERNAU AVE	0.70			
40	91225050000	0 ALGOMA BLVD	1.18			
<b>TOTALS</b>			<b>392.35</b>	<b>22.30</b>	<b>132.75</b>	<b>92.00</b>

Percentage of TID Area Suitable for Mixed Use Development (at least 50%) 62.97%

Percentage of TID Area Not Suitable for Development 37.03%

Total Area 100%

Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) 33.83%

The table on the following page provides the January 1, 2024, assessed value of the land and improvements for each parcel to be included in the District. For purpose of estimating District base value, the prior year's actual assessment ratio of 69.20% is used. Based on that ratio, the total equalized, or fair market value of land and improvements within the District as of January 1, 2024, is \$15,248,200. Actual base value will be certified using the January 1, 2024, assessment ratio.

Calculation of Estimated Base Value<sup>1</sup>

Parcel	Assessed Value			Equalized Value <sup>2</sup>		
	Land	Improvement	Total	Land	Improvement	Total
91279140000	6,200	0	6,200	9,000	0	9,000
91279150000	10,200	0	10,200	14,700	0	14,700
91279160000	29,200	0	29,200	42,200	0	42,200
91279170000	7,200	0	7,200	10,400	0	10,400
91280100000	106,300	1,649,200	1,755,500	153,600	2,383,100	2,536,700
91280000000	2,900	0	2,900	4,200	0	4,200
91279700000	3,300	0	3,300	4,800	0	4,800
91279600000	300	0	300	400	0	400
91279180000	42,700	5,800	48,500	61,700	8,400	70,100
91279120000	3,300	0	3,300	4,800	0	4,800
91279130000	12,700	0	12,700	18,400	0	18,400
91279900000	4,100	0	4,100	5,900	0	5,900
91279500000	13,100	0	13,100	18,900	0	18,900
91279100000	500	0	500	700	0	700
91279110000	400	0	400	600	0	600
91279000000	245,200	784,500	1,029,700	354,300	1,133,600	1,487,900
91276150000	8,600	0	8,600	12,400	0	12,400
91276100000	1,800	0	1,800	2,600	0	2,600
91276200000	32,800	69,400	102,200	47,400	100,300	147,700
91276250000	11,200	0	11,200	16,200	0	16,200
91276300000	400	0	400	600	0	600
91278800100	0	0	0	0	0	0
91278800200	42,400	956,900	999,300	61,300	1,382,700	1,444,000
91278050000	111,000	0	111,000	160,400	0	160,400
91278800000	79,100	190,600	269,700	114,300	275,400	389,700
91278040000	120,000	0	120,000	173,400	0	173,400
91278000200	0	0	0	0	0	0
91278010000	70,100	0	70,100	101,300	0	101,300
91278020000	69,900	0	69,900	101,000	0	101,000
91278900000	92,800	251,000	343,800	134,100	362,700	496,800
91278030000	112,100	0	112,100	162,000	0	162,000
91278000000	229,000	3,605,500	3,834,500	330,900	5,210,000	5,540,900
91275200000	0	0	0	0	0	0
91225200000	72,500	0	72,500	104,800	0	104,800
91225070000	379,900	416,900	796,800	549,000	602,400	1,151,400
91225090000	68,000	51,700	119,700	98,300	74,700	173,000
91225060000	38,200	194,300	232,500	55,200	280,800	336,000
91225050000	125,700	112,700	238,400	181,600	162,900	344,500
91225040000	55,800	54,800	110,600	80,600	79,200	159,800
91225050000	0	0	0	0	0	0
<b>TOTALS</b>	<b>2,208,900</b>	<b>8,343,300</b>	<b>10,552,200</b>	<b>3,192,000</b>	<b>12,056,200</b>	<b>15,248,200</b>

1) Estimated based on values as of January 1, 2024.

2) Calculation based on aggregate assessment ratio of 69.20%.

# SECTION 5: Equalized Value Test

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The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$363,159,100. This value is less than the maximum of \$697,458,960 in equalized value that is permitted for the City.

**Calculation of City Equalized Value Limit**

City TID IN Equalized Value (Jan. 1, 2023)	\$	5,812,158,000
TID Valuation Limit @ 12% of Above Value	\$	697,458,960

**Calculation of Value Subject to Limit**

Estimated Base Value of Territory to be Included in District	\$	15,248,200
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	347,910,900
<b>Total Value Subject to 12% Valuation Limit</b>	<b>\$</b>	<b>363,159,100</b>
<b>Total Percentage of TID IN Equalized Value</b>		6.25%
<b>Residual Value Capacity of TID IN Equalized Value</b>	<b>\$</b>	<b>334,299,860</b>

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments, or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number, and location of potential Project Costs.

### **Property, Right-of-Way, and Easement Acquisition**

#### ***Property Acquisition for Development***

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate, and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate, and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild, or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild, or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the



implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild, or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild, or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and riverbanks; and infiltration, filtration, and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild, or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way, and other public spaces. These amenities include but are not limited to landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces, and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

## **Miscellaneous**

### **Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- A portion of the 10' pedestrian trail connecting existing neighborhoods to the west lies outside of the District boundary.
- Portions of the sidewalks to be installed as well as the Stearns Drive reconstruction project may lie on, or just outside of the District boundary.
- The City will also install a water main loop, a water main relay and a sanitary sewer relay, portions of which are located outside of the District.

### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### **Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

### **Financing Costs**

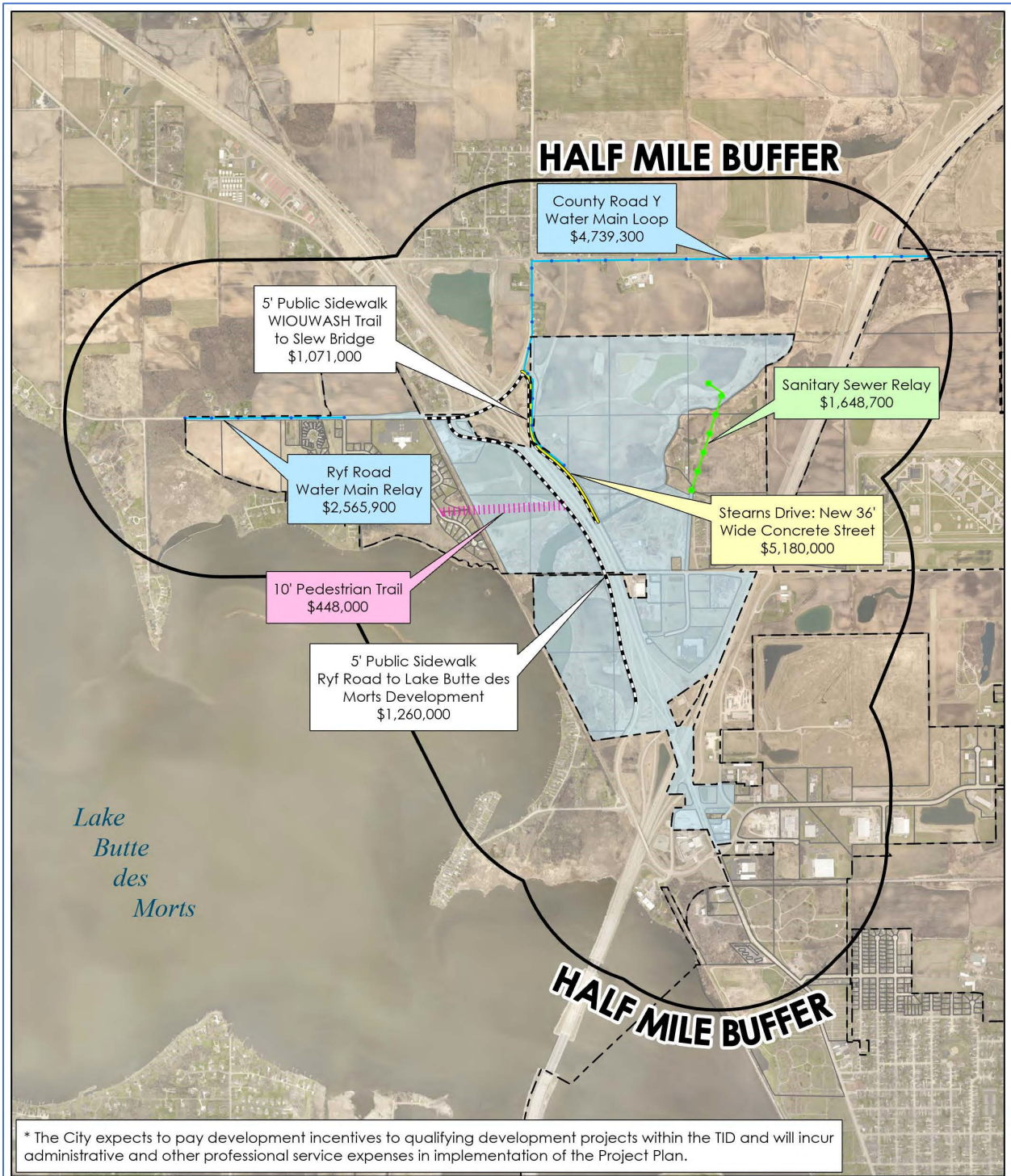
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7:**

# **Map Showing Proposed Improvements and Uses**

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Maps Found on Following Pages.



Tax Incremental District 44  
 Northwest Oshkosh Expansion Area  
 Mixed-Use Development  
 Proposed Improvements (2024 Dollars)

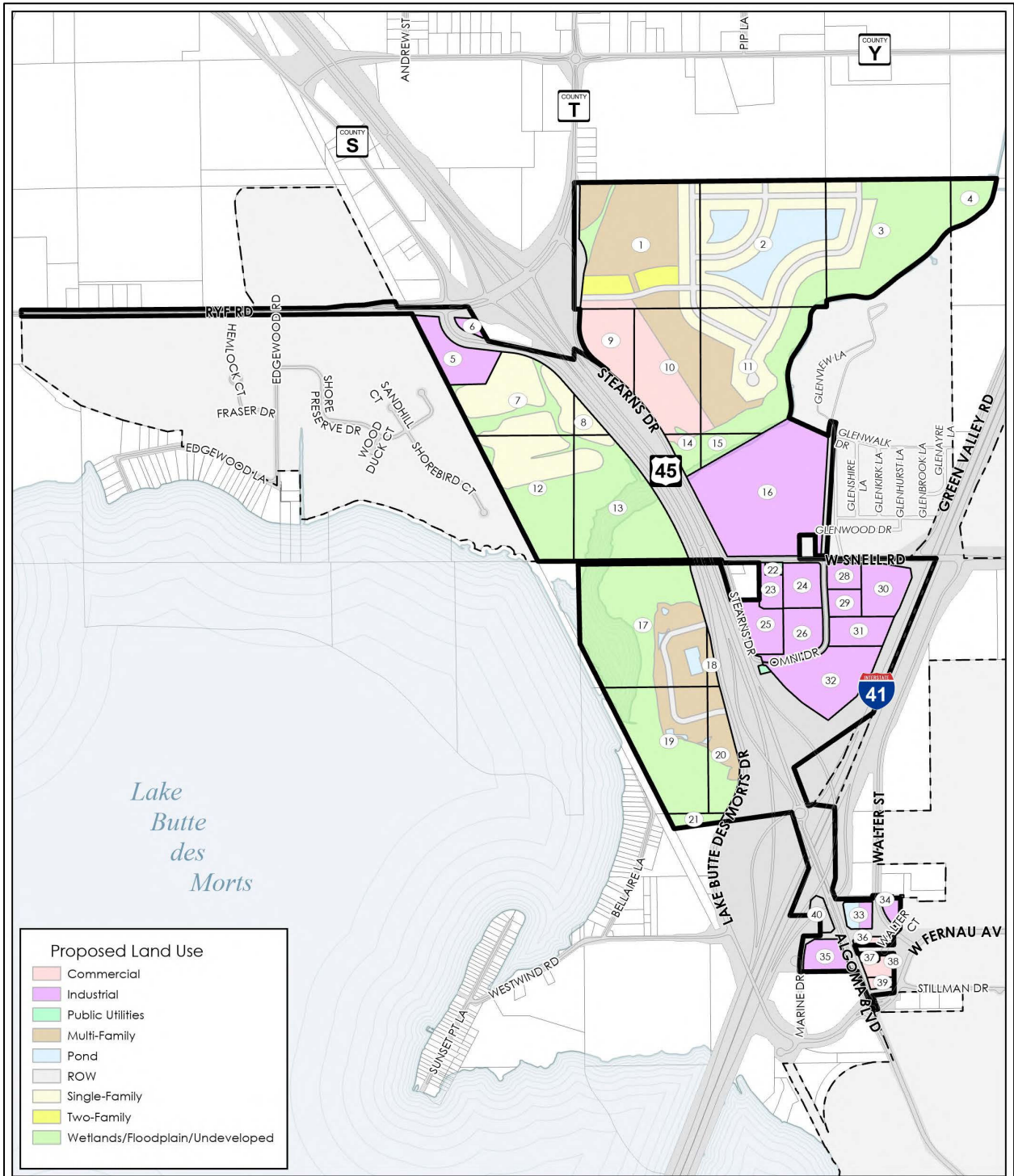
TID #44 Boundary  
 Half Mile Buffer

Date Exported:  
 Tuesday, July 16, 2024

0 375 750 1,500 2,250  
 Feet

Path: H:\jeffr\Arc\_GIS\_Proj\Projects\TID\_44\Butte\_des\_Morts\_Dr\_Mixed\_Use\TID\_44\_Butte\_des\_Morts\_Dr\_Mixed\_Use.aprx

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**Proposed Land Use**

- Commercial
- Industrial
- Public Utilities
- Multi-Family
- Pond
- ROW
- Single-Family
- Two-Family
- Wetlands/Floodplain/Undeveloped



**Tax Incremental District 44  
Northwest Oshkosh Expansion Area  
Mixed-Use Development  
Proposed Land Use**

**TID #44 Boundary**

**Date Exported:**  
Wednesday, July 10, 2024

0 250 500 1,000  
Feet

Path: H:\jeff\Arc\_GIS\_Proj\Projects\TID\_44\_Butte\_des\_Morts\_Dr\_Mixed\_Use\TID\_44\_Butte\_des\_Morts\_Dr\_Mixed\_Use.aprx  
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## **SECTION 8:**

### **Detailed List of Estimated Project Costs**

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The table of the following page identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

# City of Oshkosh, Wisconsin

## Tax Increment District No. 44

### Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost <sup>1&amp;2</sup>				Totals
		Phase I (2026)	Phase II (2028)	Phase III (2030)	Ongoing	
1	County Road Y Water Main Loop	4,739,300				4,739,300
2	Sanitary Sewer Relay	1,648,700				1,648,700
3	Water Main Relay		2,565,900			2,565,900
4	Sterns Drive: New 36' Wide Concrete Street		5,180,000			5,180,000
5	10' Pedestrian Trail			448,000		448,000
6	5' Public Sidewalk WIOUWASH Trail to Slew Bridge			1,071,000		1,071,000
7	5' Public Sidewalk Ryf Road to Lake Butte des Morts Development			1,260,000		1,260,000
8	Development Incentives				18,576,844	18,576,844
9	Interest on Long Term Debt	3,700,225	3,852,225	1,148,850		8,701,300
10	Financing Costs	127,760	154,918	55,580		338,258
11	Ongoing Planning & Administrative Costs				313,704	313,704
<b>Total Projects</b>		<b>10,215,985</b>	<b>11,753,043</b>	<b>3,983,430</b>	<b>18,890,548</b>	<b>44,843,006</b>

**Notes:**

<sup>1</sup>Cost estimates for public improvements provided by City engineering department on 6-21-2024.

<sup>2</sup>Estimates for development incentives, interest on long term debt, financing costs and planning & administrative costs developed by Ehlers.



## **SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

### **Key Assumptions**

The Project Costs the City plans to make are expected to create \$162 million in incremental value by January 1, 2036. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$22.21 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$53.5 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

# City of Oshkosh, Wisconsin

## Tax Increment District No. 44

### Development Assumptions

Construction Year	Butte des Morts Apts. Total Value	Future Commercial Total Value	Future Industrial Total Value	Future Residential Total Value	Annual Total	Construction Year
1 2024	4,043,756				<b>4,043,756</b>	2024 1
2 2025	11,041,176				<b>11,041,176</b>	2025 2
3 2026	12,904,747			7,000,000	<b>19,904,747</b>	2026 3
4 2027	12,541,373			7,000,000	<b>19,541,373</b>	2027 4
5 2028	10,314,427	1,500,000	1,000,000	7,000,000	<b>19,814,427</b>	2028 5
6 2029	7,845,253	1,500,000	1,000,000	7,000,000	<b>17,345,253</b>	2029 6
7 2030	8,329,742	1,500,000	1,000,000	7,000,000	<b>17,829,742</b>	2030 7
8 2031	7,118,535	1,500,000		7,000,000	<b>15,618,535</b>	2031 8
9 2032	5,907,327			7,000,000	<b>12,907,327</b>	2032 9
10 2033	2,953,664			7,000,000	<b>9,953,664</b>	2033 10
11 2034				7,000,000	<b>7,000,000</b>	2034 11
12 2035				7,000,000	<b>7,000,000</b>	2035 12
13 2036					<b>0</b>	2036 13
14 2037					<b>0</b>	2037 14
15 2038					<b>0</b>	2038 15
16 2039					<b>0</b>	2039 16
17 2040					<b>0</b>	2040 17
18 2041					<b>0</b>	2041 18
19 2042					<b>0</b>	2042 19
20 2043					<b>0</b>	2043 20
<b>Totals</b>	<b><u>83,000,000</u></b>	<b><u>6,000,000</u></b>	<b><u>3,000,000</u></b>	<b><u>70,000,000</u></b>	<b><u>162,000,000</u></b>	

**Table 1 - Development Assumptions**

# City of Oshkosh, Wisconsin

## Tax Increment District No. 44

### Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	15,248,200
District Creation Date	September 1, 2024		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2024	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	\$22.21
Expenditure Period/Termination	15	9/1/2039	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2045		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate <sup>1</sup>	Tax Increment
1 2024	4,043,756	2025	0	4,043,756	2026	\$22.21	89,831
2 2025	11,041,176	2026	0	15,084,933	2027	\$22.21	335,107
3 2026	19,904,747	2027	0	34,989,680	2028	\$22.21	777,284
4 2027	19,541,373	2028	0	54,531,053	2029	\$22.21	1,211,390
5 2028	19,814,427	2029	0	74,345,480	2030	\$22.21	1,651,561
6 2029	17,345,253	2030	0	91,690,733	2031	\$22.21	2,036,880
7 2030	17,829,742	2031	0	109,520,475	2032	\$22.21	2,432,962
8 2031	15,618,535	2032	0	125,139,009	2033	\$22.21	2,779,923
9 2032	12,907,327	2033	0	138,046,336	2034	\$22.21	3,066,655
10 2033	9,953,664	2034	0	148,000,000	2035	\$22.21	3,287,772
11 2034	7,000,000	2035	0	155,000,000	2036	\$22.21	3,443,275
12 2035	7,000,000	2036	0	162,000,000	2037	\$22.21	3,598,777
13 2036	0	2037	0	162,000,000	2038	\$22.21	3,598,777
14 2037	0	2038	0	162,000,000	2039	\$22.21	3,598,777
15 2038	0	2039	0	162,000,000	2040	\$22.21	3,598,777
16 2039	0	2040	0	162,000,000	2041	\$22.21	3,598,777
17 2040	0	2041	0	162,000,000	2042	\$22.21	3,598,777
18 2041	0	2042	0	162,000,000	2043	\$22.21	3,598,777
19 2042	0	2043	0	162,000,000	2044	\$22.21	3,598,777
20 2043	0	2044	0	162,000,000	2045	\$22.21	3,598,777
<b>Totals</b>	<b>162,000,000</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>53,501,635</b>

**Notes:**

<sup>1</sup>Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

**Table 2 - Tax Increment Projection Worksheet**

## **Financing and Implementation**

The City expects to issue General Obligation or revenue secured debt to pay the cost of street and utility improvements needed to serve the District. Debt service payments will be paid from tax increment revenues on a priority basis to the extent increment is available.

The City may also enter into agreements to pay development incentives if requested, subject to confirmation that incentives are required to allow the project to proceed. Incentive payments are expected to be made on a “pay as you go” basis from tax increment associated with the assisted project, subject to availability of increment and annual appropriation.

Costs to create the District and administer it over its life will be paid from annual tax increment collections. Costs incurred prior to the availability of tax increment will be paid from other funds and may be reimbursed, to include interest on any advances.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

# City of Oshkosh, Wisconsin

## Tax Increment District No. 44

### Cash Flow Projection

Year	Projected Revenues			Projected Expenditures										Balances			Year
	Tax Increments	Proceeds of LT Debt	Total Revenues	2026 G.O. Notes \$6,985,000 Issue Total <sup>1</sup>	2028 G.O. Notes \$7,900,000 Dated Date: 06/01/28			2028 G.O. Notes \$7,900,000 Issue Total <sup>1</sup>	2030 G.O. Notes \$2,835,000 Issue Total <sup>1</sup>	Public Imp. <sup>2</sup>	Develop. Incentives <sup>3</sup>	Financing Costs	Planning & Admin.	Total Expenditures	Annual	Cumulative	
2024			0	0			0	0				20,000	20,000	(20,000)	(20,000)	0	2024
2025			0	0			0	0				10,000	10,000	(10,000)	(30,000)	0	2025
2026	89,831	6,985,000	7,074,831	0			0	0	6,388,000		127,760	10,300	6,526,060	548,771	518,771	6,950,000	2026
2027	335,107		335,107	469,125			0	0				10,609	479,734	(144,627)	374,144	6,950,000	2027
2028	777,284	7,900,000	8,677,284	459,375			0	0	7,745,900	272,050	154,918	10,927	8,643,170	34,115	408,258	33,276,844	2028
2029	1,211,390		1,211,390	477,063			533,250	533,250		423,986		11,255	1,445,554	(234,164)	174,094	32,677,858	2029
2030	1,651,561	2,835,000	4,486,561	581,600			355,500	355,500	2,779,000	578,046	55,580	11,593	4,361,319	125,242	299,336	34,644,812	2030
2031	2,036,880		2,036,880	583,213	375,000	4.500%	347,063	722,063	264,675	712,908		11,941	2,294,798	(257,919)	41,417	33,176,904	2031
2032	2,432,962		2,432,962	584,150	395,000	4.500%	329,738	724,738	265,938	851,537		12,299	2,438,660	(5,699)	35,719	31,465,367	2032
2033	2,779,923		2,779,923	584,413	415,000	4.500%	311,513	726,513	264,300	972,973		12,668	2,560,866	219,057	254,775	29,592,394	2033
2034	3,066,655		3,066,655	584,000	430,000	4.500%	292,500	722,500	267,325	1,073,329		13,048	2,660,202	406,453	661,228	27,579,065	2034
2035	3,287,772		3,287,772	582,913	450,000	4.500%	272,700	722,700	265,013	1,150,720		13,439	2,734,784	552,988	1,214,216	25,448,345	2035
2036	3,443,275		3,443,275	581,150	475,000	4.500%	251,888	726,888	267,363	1,205,146		13,842	2,794,389	648,886	1,863,102	23,213,199	2036
2037	3,598,777		3,598,777	583,600	495,000	4.500%	230,063	725,063	264,375	1,259,572		14,258	2,846,867	751,910	2,615,012	20,878,627	2037
2038	3,598,777		3,598,777	580,263	515,000	4.500%	207,338	722,338	266,050	1,259,572		14,685	2,842,907	755,870	3,370,882	18,499,054	2038
2039	3,598,777		3,598,777	581,138	540,000	4.500%	183,600	723,600	267,275	1,259,572		15,126	2,846,711	752,067	4,122,949	16,064,482	2039
2040	3,598,777		3,598,777	581,113	565,000	4.500%	158,738	723,738	268,050	1,259,572		15,580	2,848,052	750,726	4,873,675	13,574,910	2040
2041	3,598,777		3,598,777	580,188	590,000	4.500%	132,750	722,750	263,488	1,259,572		16,047	2,842,044	756,733	5,630,408	11,035,338	2041
2042	3,598,777		3,598,777	583,250	620,000	4.500%	105,525	725,525	263,588	1,259,572		16,528	2,848,463	750,314	6,380,723	8,430,766	2042
2043	3,598,777		3,598,777	580,300	650,000	4.500%	76,950	726,950	263,238	1,259,572		17,024	2,847,084	751,694	7,132,416	5,766,194	2043
2044	3,598,777		3,598,777	581,338	675,000	4.500%	47,138	722,138	267,325	1,259,572		17,535	2,847,907	750,870	7,883,287	3,036,622	2044
2045	3,598,777		3,598,777	547,038	710,000	4.500%	15,975	725,975	265,850	1,259,572		25,000	2,823,435	775,343	8,658,629	272,050	2045
<b>Totals</b>	<b>53,501,635</b>	<b>17,720,000</b>	<b>71,221,635</b>	<b>10,685,225</b>	<b>7,900,000</b>		<b>3,852,225</b>	<b>11,752,225</b>	<b>3,983,850</b>	<b>16,912,900</b>	<b>18,576,844</b>	<b>338,258</b>	<b>313,704</b>	<b>62,563,006</b>			<b>Totals</b>

**Notes:**

<sup>1</sup>Debt service payment estimates assume a 4.5% tax-exempt rate.

<sup>2</sup>Cost estimates for public improvements provided by City engineering department on 6-21-2024.

<sup>3</sup>Placeholder for purposes of establishing economic feasibility only. Equal to 35% of tax increment generated from 2028 - 2045.

PROJECTED CLOSURE YEAR

**LEGEND:**

- - - - - END OF EXP. PERIOD

**Table 3 - Cash Flow**

## **SECTION 10: Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a combination of commercial, industrial, and residential uses.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as creation of commercial and industrial space, housing units, employment, and a general increase in commerce and economic activity in the District and City.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.



**SECTION 16:  
Legal Opinion Advising Whether the Plan is Complete  
and Complies with Wis. Stat. § 66.1105(4)(f)**

---

Legal Opinion Found on Following Page.

# INSERT LEGAL OPINION



City Attorney's Office  
Phone: (920) 236-5115  
Fax: (920) 236-5106  
<http://www.ci.oshkosh.wi.us>

July 24, 2024

Kelly Nieforth  
Director of Community Development  
City of Oshkosh  
215 Church Avenue  
Oshkosh, WI 54903-1130

Dear Ms. Nieforth:

I reviewed the July 16, 2024 draft project plan prepared for the City of Oshkosh by Ehlers, Inc. for Tax Increment District #44 Northwest Oshkosh Expansion Area for form and to determine whether it contains all required elements pursuant to Section 66.1105(4)(f) of the Wisconsin Statutes.

The plan includes a statement listing the kind, number, and location of proposed public improvements within and outside the District. It includes 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 and monetary obligations are to be incurred. The plan contains maps of existing uses and conditions of real property, as well as, proposed improvements and uses. The proposed plan is in general conformance with the City's current zoning ordinances, but notes that individual parcels may be rezoned at the time of development. The plan identifies that there are no proposed changes in the City's master plan, map or other municipal codes required or proposed as part of the district. The proposed plan indicates that there are no anticipated non-project costs. The plan includes a statement indicating that there is no anticipated relocation of any persons to be displaced, but that if relocation would become required it will be conducted in accordance with Ch. 32 Wis. Stats. and ADMIN 92. The plan includes a description of how the district will promote the orderly development within the City, which is consistent with the City's Comprehensive Plan (Master Plan), building codes, and other city ordinances in relation to project elements.

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

Sincerely,

CITY OF OSHKOSH

A handwritten signature in blue ink, appearing to read "Lynn A. Lorensen".

Lynn A. Lorensen  
City Attorney

## SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Winnebago County	City of Oshkosh	Oshkosh Area School District	Fox Valley Technical	Total	Revenue Year
2026	14,958	35,194	36,693	2,985	89,831	2026
2027	55,801	131,288	136,882	11,136	335,107	2027
2028	129,432	304,525	317,499	25,829	777,284	2028
2029	201,718	474,598	494,819	40,254	1,211,390	2029
2030	275,015	647,049	674,616	54,881	1,651,561	2030
2031	339,177	798,009	832,008	67,686	2,036,880	2031
2032	405,132	953,186	993,796	80,847	2,432,962	2032
2033	462,907	1,089,118	1,135,520	92,377	2,779,923	2033
2034	510,653	1,201,454	1,252,642	101,905	3,066,655	2034
2035	547,473	1,288,084	1,342,962	109,253	3,287,772	2035
2036	573,367	1,349,006	1,406,481	114,420	3,443,275	2036
2037	599,262	1,409,929	1,469,999	119,587	3,598,777	2037
2038	599,262	1,409,929	1,469,999	119,587	3,598,777	2038
2039	599,262	1,409,929	1,469,999	119,587	3,598,777	2039
2040	599,262	1,409,929	1,469,999	119,587	3,598,777	2040
2041	599,262	1,409,929	1,469,999	119,587	3,598,777	2041
2042	599,262	1,409,929	1,469,999	119,587	3,598,777	2042
2043	599,262	1,409,929	1,469,999	119,587	3,598,777	2043
2044	599,262	1,409,929	1,469,999	119,587	3,598,777	2044
2045	599,262	1,409,929	1,469,999	119,587	3,598,777	2045
<b>Totals</b>	<b>8,908,989</b>	<b>20,960,874</b>	<b>21,853,912</b>	<b>1,777,860</b>	<b>53,501,635</b>	



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mark Lyons, Planning Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** Res 24-492 Approve Amended Commercial Quadricycle License for Oshkosh Pedal Trolley, LLC

---

#### **BACKGROUND**

The Common Council approved the 2024 commercial quadricycle license for Oshkosh Pedal Trolley, LLC on March 12, 2024. The approval included an approved route map for the 2024 season.

#### **ANALYSIS**

When the 2024 license was issued in March, the route map did not include Waugoo Avenue as the roadway was scheduled for reconstruction this summer. The applicant had been approved for use of Waugoo Avenue for prior license years. The Department of Public Works noted that they would be supportive of amending the 2024 license route map once construction was completed and to allow the use of Waugoo Avenue for the remainder of the season. Now that the construction has been completed, and the roadway is scheduled to reopen on September 1st, the applicant is requesting an amendment to the approved route map, as attached, for the remainder of the 2024 season.

#### **RECOMMENDATION**

Common Council approves the commercial quadricycle license for Oshkosh Pedal Trolley, LLC with the conditions as approved on March 12, 2024 and amendment of the route map beginning September 1, 2024.

---

#### **Attachments**

RES 24-492  
Oshkosh Pedal Trolley Updated Route - Sept 2024

08/27/2024

24-492

RESOLUTION

CARRIED

7-0

**PURPOSE:** APPROVE AMENDED COMMERCIAL QUADRICYCLE LICENSE FOR OSHKOSH PEDAL TROLLEY, LLC

**INITIATED BY:** OSHKOSH PEDAL TROLLEY, LLC

**WHEREAS**, the City of Oshkosh has an ordinance that provides for the operation of Commercial Quadricycles within the City of Oshkosh if the operator has a valid Commercial Quadricycle License issued by the City of Oshkosh Common Council; and

**WHEREAS**, at its March 12, 2024 meeting the Common Council approved a Commercial Quadricycle License for the 2024 calendar year for Oshkosh Pedal Trolley, LLC Trolley #1; and

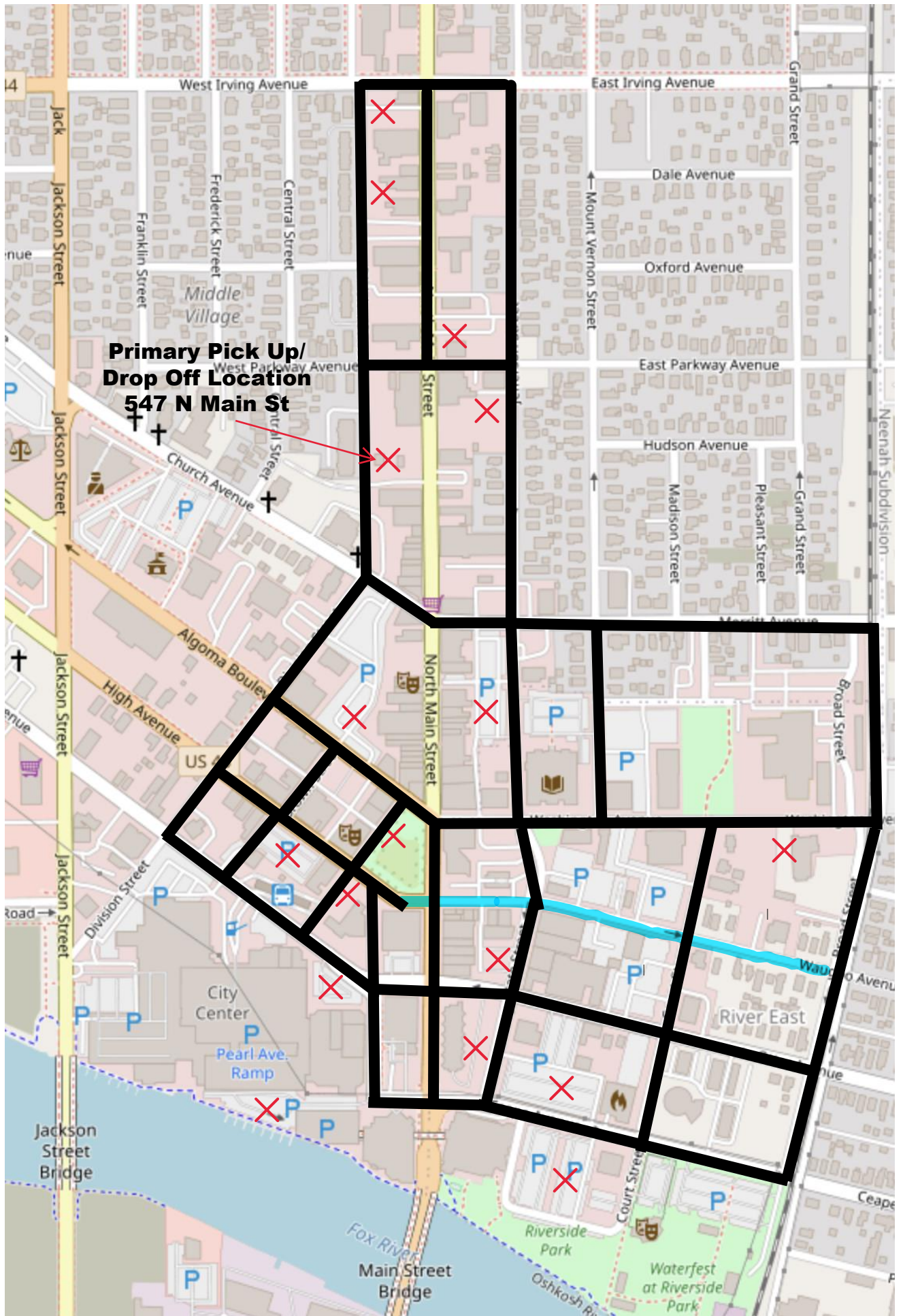
**WHEREAS**, the route map approved in March did not include Waugoo Avenue which was scheduled for reconstruction in the summer of 2024; and

**WHEREAS**, the reconstruction of Waugoo Avenue is now complete and the applicant is requesting an amendment to its license to include Waugoo Avenue in its approved routes for the remainder of 2024; and

**WHEREAS**, the Department of Community Development and Department of Public Works have reviewed the request amendment and are recommending that Common Council approve the requested amendment commencing September 1, 2024 for the remainder of the 2024 license year.

**NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh** that a Commercial Quadricycle License for Oshkosh Pedal Trolley, LLC, for Trolley #1, is hereby amended effective September 1, 2024 to include Waugoo Avenue, with the full route map including Waugoo Avenue as shown on the attachment to this ordinance.

All other conditions of approval for the license as approved by Resolution 24-104 on March 12, 2024 shall continue in the same manner and with the same force and effect as originally set forth therein.



**Primary Pick Up/  
Drop Off Location**  
547 N Main St

West Irving Avenue  
East Irving Avenue  
Dale Avenue  
Oxford Avenue  
East Parkway Avenue  
Hudson Avenue

Jackson Street  
Jackson Street  
Jackson Street  
Jackson Street  
Jackson Street

Church Avenue  
Algonia Boulevard  
High Avenue  
Division Street

North Main Street  
Main Street Bridge  
Main Street Bridge  
Main Street Bridge

Grand Street  
Grand Street  
Grand Street  
Broad Street  
River East  
Riverside Park  
Waterfest at Riverside Park  
Oshkosh River

Jackson Street Bridge  
Fox River

City Center  
Pearl Ave. Ramp

Riverside Park  
Waterfest at Riverside Park  
Oshkosh River



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Mark Rohloff, City Manager  
**DATE:** August 27, 2024  
**SUBJECT:** Direction from Council on Truck Route Changes as a Result of KL Engineering Study Presentation

---

**BACKGROUND**

At the request of the Downtown Business Improvement District (BID), KL Engineering was hired to evaluate the city's truck routes through the Central City.

**ANALYSIS**

Please see the attached PowerPoint that was presented to the City Council by KL Engineering at the July 23rd council meeting.

**FISCAL IMPACT**

The fiscal impact of any changes will be signage and ordinance updates, which will be handled by staff.

**RECOMMENDATION**

I recommend that we follow KL Engineering's recommendation of a phased approach. Phase 1 would be to remove the truck route designation on North Main Street between High Avenue and Irving Avenue and add South Park Avenue between Ohio Street and Main Street. There is strong support for the removal of the section of North Main Street. Before adding South Park Avenue, the residents in this area should be notified and invited to provide input at a future Transportation Committee meeting.

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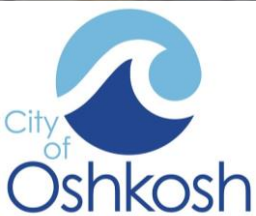
**Attachments**

Oshkosh Designated Truck Route Study

# OSHKOSH DESIGNATED TRUCK ROUTE STUDY

CITY COUNCIL MEETING

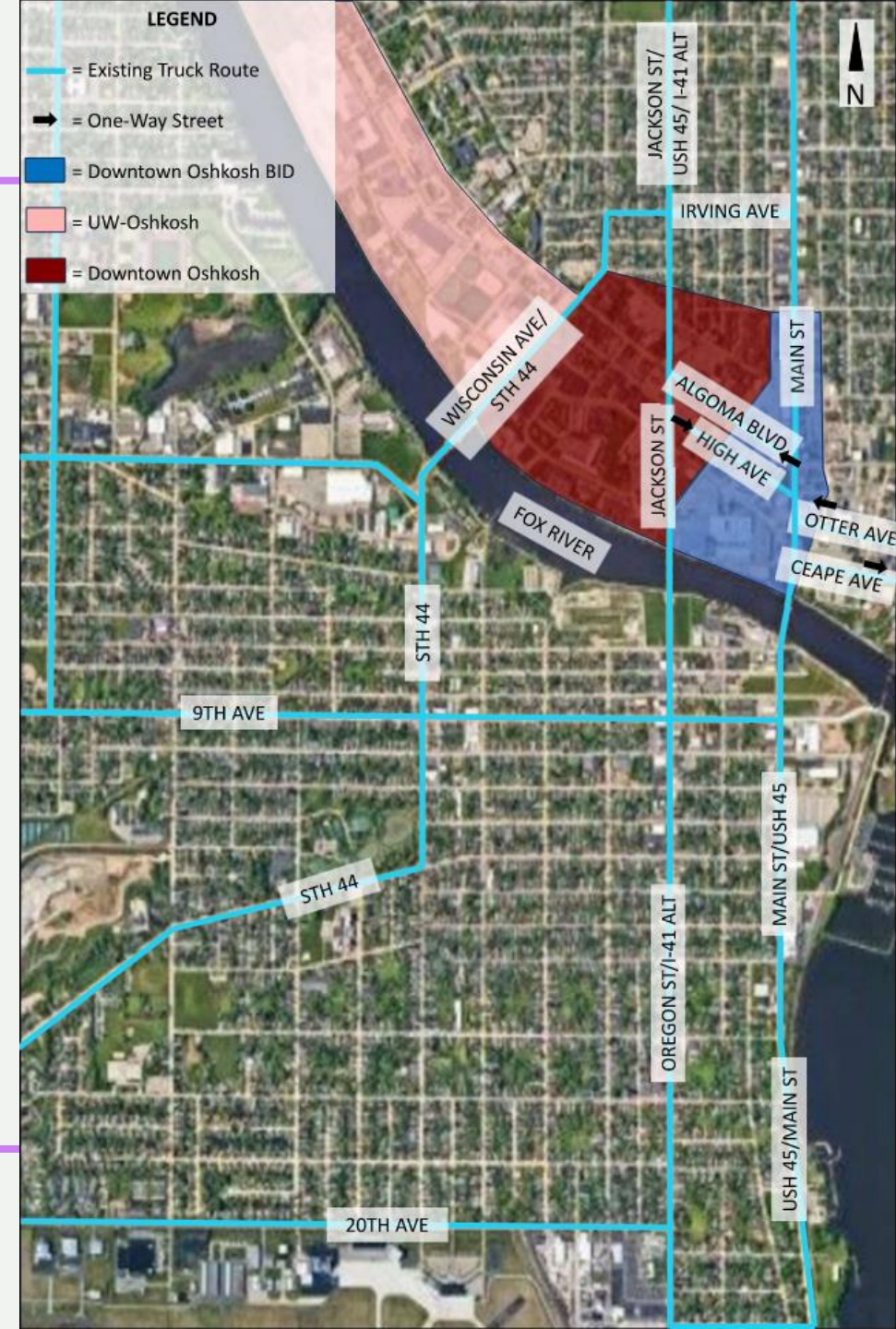
JULY 23<sup>RD</sup>, 2024





# STUDY AREA AND PURPOSE

- Study impacts/benefits of re-routing how trucks travel through downtown Oshkosh
- Goal #1 -- Promote walkability & accessibility in key areas
- Goal #2 -- Planning for future re-development
- Designate potential routing changes for truck movements and WisDOT highways



## **CITY STAFF**

- Jim Collins – Director of Transportation
- James Rabe – Director of Public Works
- Kelly Nieforth – Director of Community Development
- Justin Gierach – City Engineer

## **KL PROJECT TEAM**

- Mike Scarmon – Project Manager
- Brad Domasky – Design Engineer
- Jamie Dalheim – Traffic Engineer

# STAKEHOLDERS

- Oshkosh BID
- Oshkosh Chamber of Commerce
- Greater Oshkosh Economic Development Corp
- Oshkosh Corp
- Kitz and Pfeil
- Oshkosh Convention and Visitors Bureau
- Amcor
- Leach Amphitheater
- Blended Waxes
- Sadoff Iron and Metal Company
- Valley Express

# WHY RE-ROUTE TRUCKS?

PROMOTING DOWNTOWN  
BUSINESSES & AMENITIES



ROUTING TRUCKS TO MORE  
APPROPRIATE AREAS

# BENEFITS OF RE-ROUTING -BUSINESSES

- More walkable Main Street
- Less noise through downtown
- Safer for cars, pedestrians, and bicyclists
- Re-allocate space for other uses



# BENEFITS OF RE-ROUTING - FREIGHT

- Avoid the tight spaces (narrow lanes, tight corners, on-street parking)
- Safer for cars, pedestrians, and bicyclists

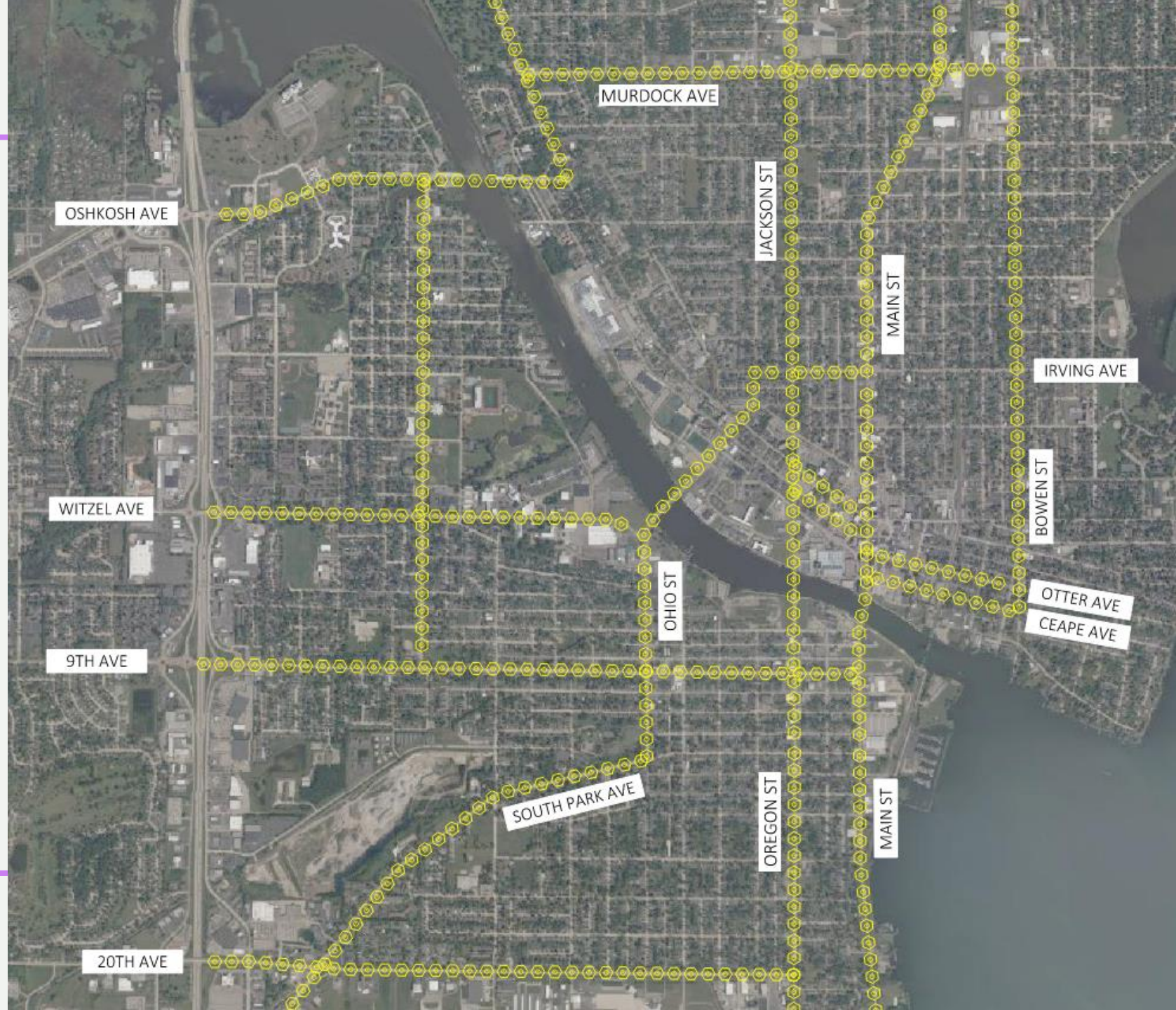


# STUDY METHODOLOGY

- Matrix Approach to Route Removal and Addition
- Evaluation Criteria (15)
  - Extra Travel Required (Distance and Time)
  - Stop Density per mile (Traffic Signal Stops and Stop Signs)
  - Intersection Density per mile
  - Additional Turns/Turning Difficulty
  - **Adjacent Land Use**
  - Number of Lanes
  - **Crash History**
  - Traffic Volumes
  - Pavement Type and Condition
  - Pedestrian Crossing Density per mile
  - **Alignment with City Plans/Concepts**
  - **Project Improvement Cost**
  - Stakeholder Support

# EXISTING TRUCK ROUTES

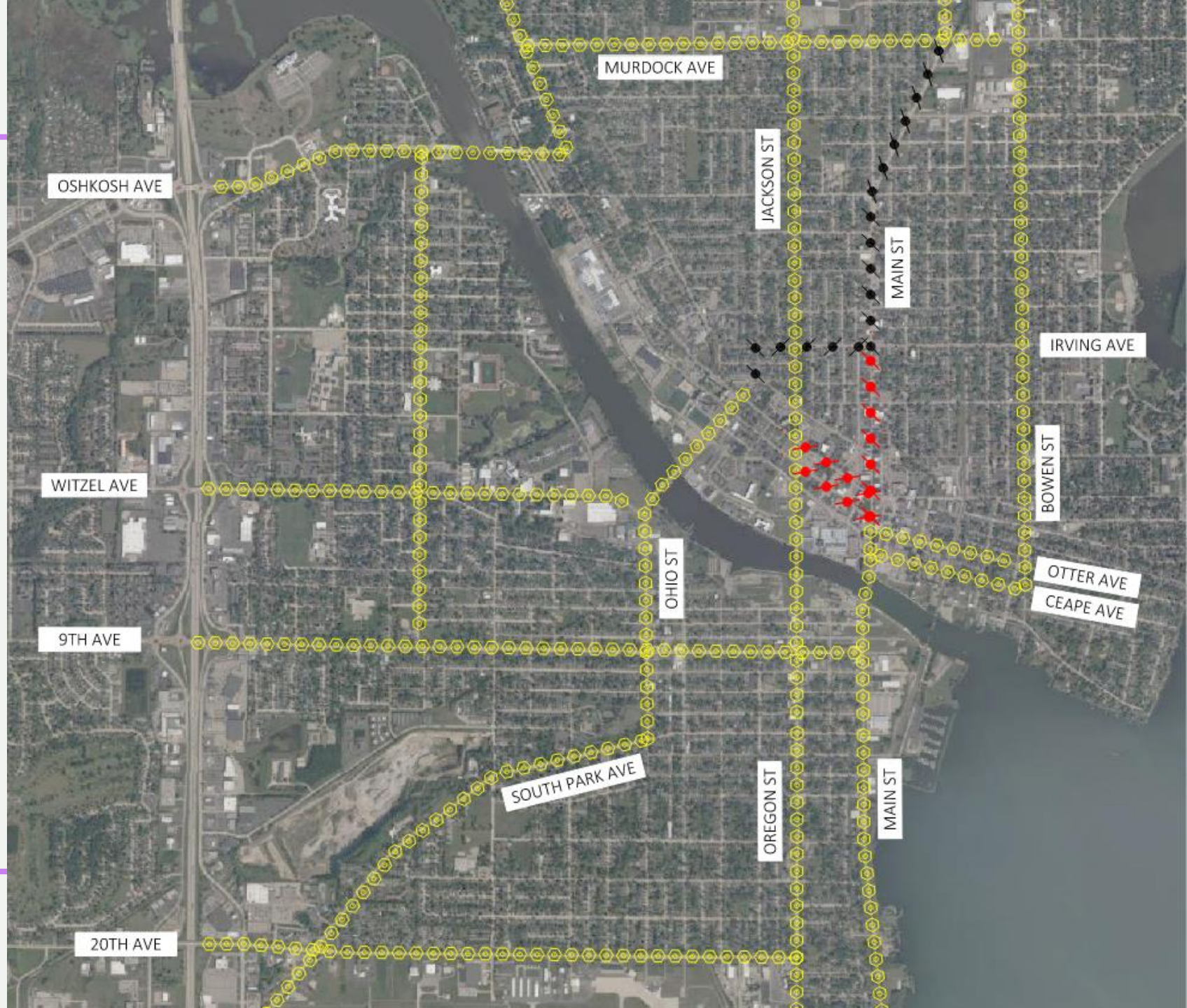
- Main St
- Oregon St/Jackson St
- Ohio St/Wisconsin St
- Bowen St
- 9<sup>th</sup> Ave
- Ceape Ave
- Otter Ave
- High Ave
- Algoma Blvd
- Irving Ave





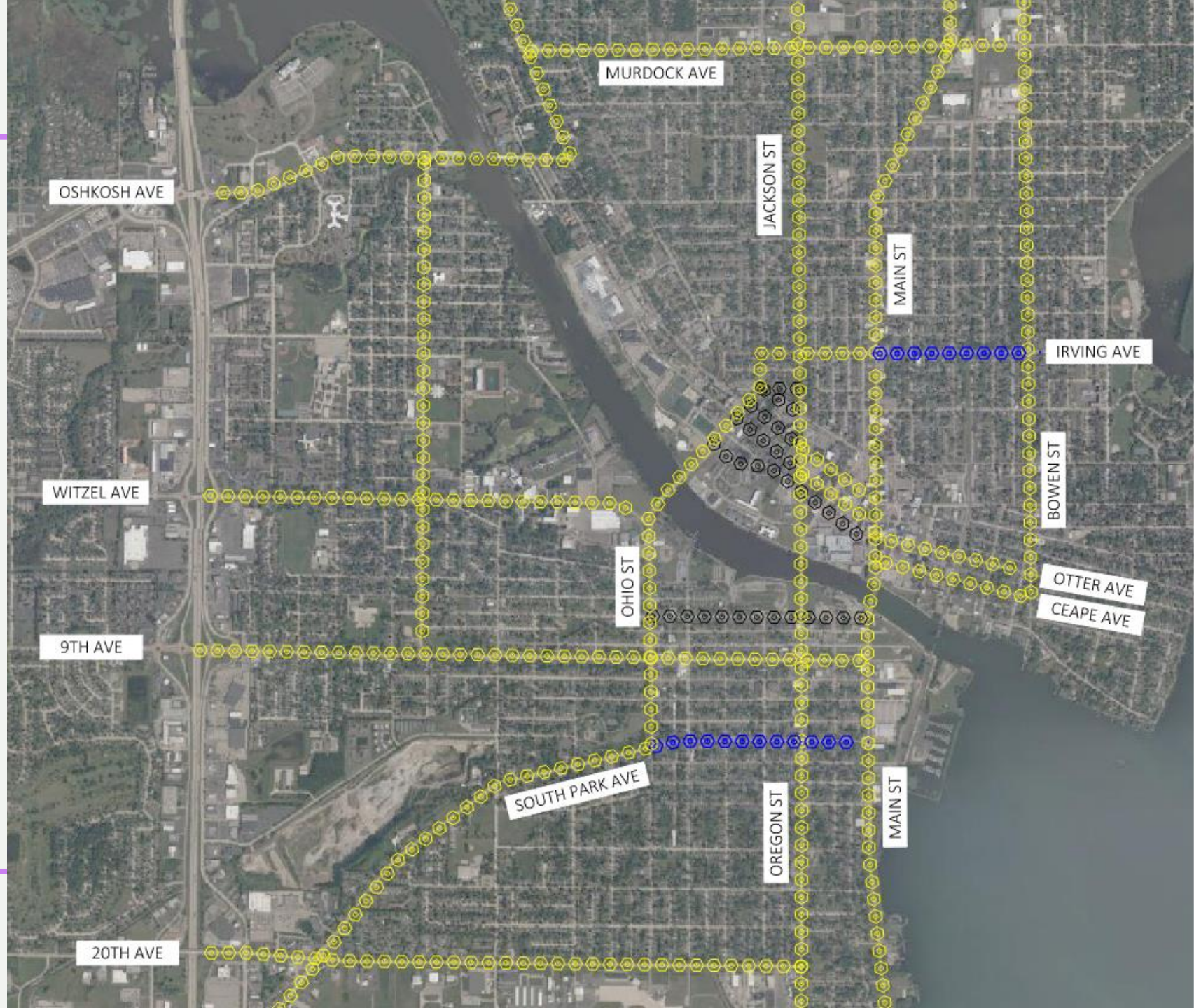
## ROUTES EVALUATED- REMOVING

- 5 Segments
  - Main St
  - High Ave/Algoma Blvd
  - Irving Ave



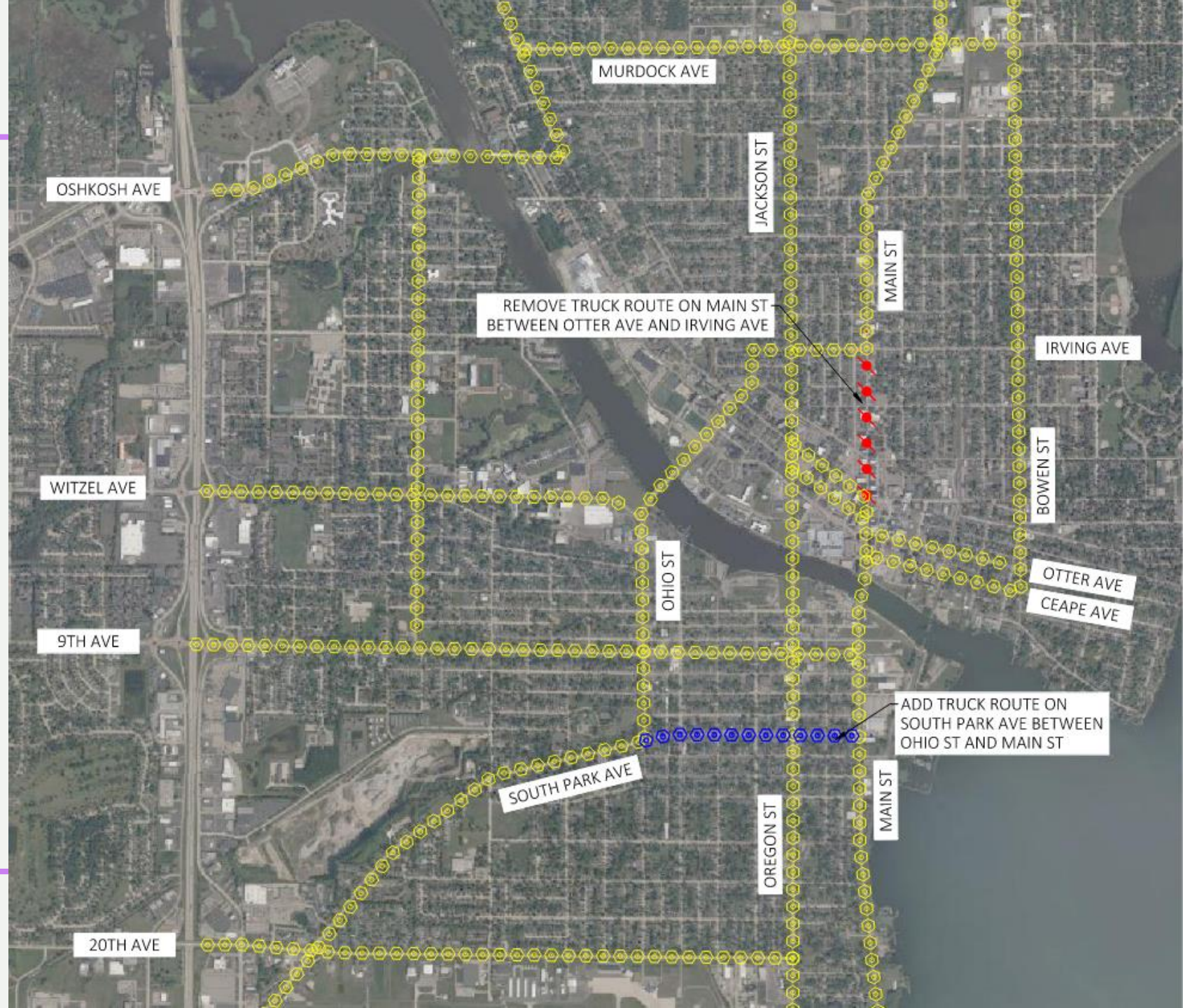
## ROUTES EVALUATED- ADDING

- 9 Segments
  - South Park Ave
  - Pearl Ave
  - 6<sup>th</sup> Ave
  - Irving Ave
  - Union Ave
  - Church Ave
  - Algoma Blvd/High Ave



## RECOMMENDATIONS - TRUCK ROUTES

- Phased Approach
- Phase 1
  - Implement in Near-Term
  - Add South Park Ave
  - Remove Main St



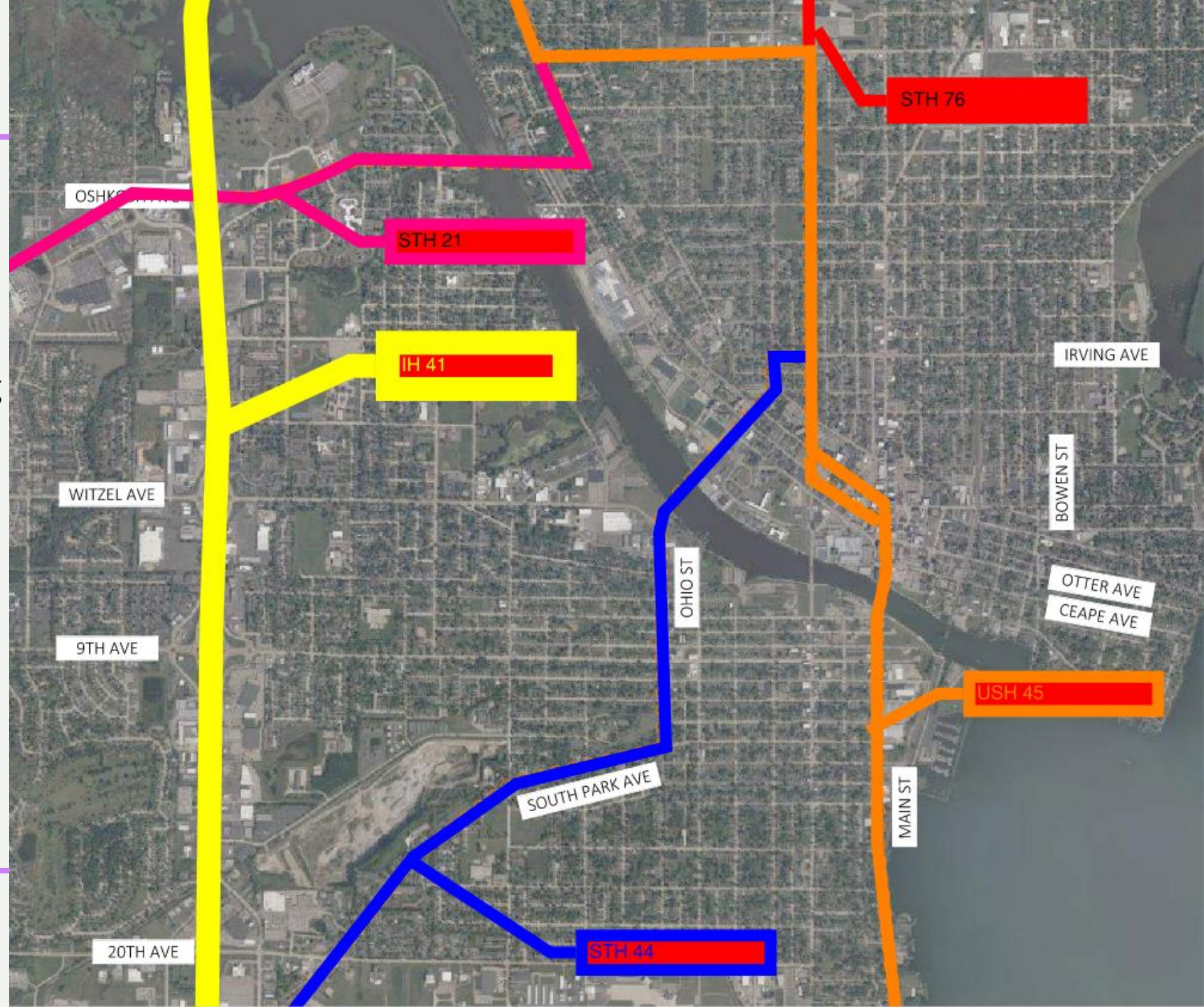
# RECOMMENDATIONS - TRUCK ROUTES

- Phased Approach
- Phase 2
  - Implement in Future
  - Add Irving Ave
  - Remove Algoma Blvd /High Ave



## CONNECTING HIGHWAYS

- Importance of Connecting Highways
- Connection with Truck Routes



# NEXT STEPS

- Complete report and final recommendations – August 2024
- Update City Ordinances as needed – August/September 2024
- *Dates are subject to change!*

# ANY QUESTIONS?

## CONTACTS

- Jim Collins
  - [jcollins@oshkoshwi.gov](mailto:jcollins@oshkoshwi.gov)
- Mike Scarmon
  - [Mike.Scarmon@klengineering.com](mailto:Mike.Scarmon@klengineering.com)
- Brad Domasky
  - [Brad.Domasky@klengineering.com](mailto:Brad.Domasky@klengineering.com)





**SUBJECT:** Disposition of Remaining Combination "Class B" Liquor Licenses (Larson)

**DATE:** August 27, 2024

---





**SUBJECT:** Budget Workshop #2 - 2025 Early Projections and Direction on Priorities from Council, August 28, 2024, 5:00 p.m.

**DATE:** August 27, 2024

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**SUBJECT:**           Undergrounding Utilities, date to be determined

**DATE:**             August 27, 2024

---



**TO:** Honorable Mayor and Members of the Common Council  
**FROM:** Jon Urben, General Services Manager  
**DATE:** August 27, 2024  
**SUBJECT:** Cooperative Purchase of 2024 Zero Turn Rotary Mower from Reinders, Inc. for Parks Department (\$68,375.55)

---

#### **BACKGROUND**

In the 2024 CIP the Common Council allocated \$85,255.00 for the Parks Department to purchase a new zero turn rotary mower with the polar track system for winter operations. The new unit will replace unit 454 that is a 2013 Toro Groundsmaster. The current unit has 3,572 hours and has incurred maintenance costs and repairs that have exceeded its value for trade and/or auction. This unit serves dual purpose for mowing/mulching and snow removal (sidewalks and trails).

#### **ANALYSIS**

Purchasing has confirmed that Reindeers, Inc. holds a Sourcewell cooperative contract for Toro landscape and grounds maintenance equipment (contract #031121-TTC). Utilizing this contract, the city saved approximately 22% (\$17,783.35) off list price.

#### **FISCAL IMPACT**

Using the cooperative contracts noted above, the total fiscal impact of the mower and required accessories is \$68,375.55. The 2024 CIP allocated \$85,255.00 for this unit and will be charged to A/N#: 02240610 7204 15431 (Machinery and Equipment- ARPA 2024 Parks).

#### **RECOMMENDATION**

Section 12-15 of the Municipal Code provides that, subject to approval of the City Manager, cooperative purchases pursuant to a contract with any other local, state or federal governmental unit or agency may be made without following a competitive bidding or quotation process. In accordance with Section 12-15 of the Municipal Code and because this cooperative purchase is in excess of \$25,000, I am hereby submitting a report of this purchase to the Common Council. If you have any questions about this purchase, please contact me or Parks Director Ray Maurer.

---



SUBJECT: Outstanding Issues

DATE: August 27, 2024

---

Attachments

Outstanding Issues 08.27.24

City of Oshkosh Status of Outstanding Issues

<b>Date of Initial Request</b>	<b>Affected Department(s) (If Applicable)</b>	<b>Title of Directive</b>	<b>Current Status</b>	<b>Next Status Report/Update</b>	<b>Other Notes</b>
6/9/2020	City Manager	Community Conversations to address racism	City Manager continuing discussions with various community groups. City is a sponsor of Dragon Boat Festival on September 14th.	9/30/2024	
1/10/2023	City Manager	Engage other governmental and non-profit entities in the region to reduce and prevent homelessness	Staff participating in groups organized by Community Foundation to review short term and long term issues.	9/30/2024	Staff has seen an increase in calls from downtown businesses related to behavior issues of unhoused individuals.
1/10/2023	City Manager	Infuse Sustainability and DEI concepts into City policies and day-to-day operations	Training on sustainability principles planned for staff. Staff working with Sustainability Advisory Board (SAB) to update Sustainability Plan.	9/30/2024	
1/9/2024	City Manager	Continue participating in state wide initiatives to improve Oshkosh's shortfall in state-local funding, including fully funding Municipal Services Program (MSP).	Continuation of this goal will focus on MSP program in 2024.	12/31/2024	Initiative will carry into State's 2026 budget cycle, which will begin following November elections.
1/10/2023	DPW/Legal	Sanitary District Negotiations	Mediation held on June 27th. Second mediation session to be scheduled soon.	7/23/2024	
4/16/2024	DPW & Community Development	Undergrounding Utilities	Staff met with other utilities on June 25th	9/10/2024	Staff incorporating input from other utilities.
4/23/2024	Community Development	Review processes and municipal codes pertaining to commercial and residential development to ensure the City's codes and processes are encouraging growth within the City	Staff is working on multiple aspects of this project including drafting a Request for Proposals to obtain proposals for a process improvement plan and researching options to review municipal codes related to commercial and residential development.	9/10/2024	
5/14/2024	Transportation	Parking Restrictions Review	Council referred to Transportation Committee. On August 27th Council agenda for presentation and discussion.	8/27/2024	