



**OSHKOSH COMMON COUNCIL AGENDA
COUNCIL CHAMBERS, CITY HALL
OSHKOSH, WISCONSIN
May 13, 2025**

If anyone requires reasonable ADA accommodations, please contact the office of the City Manager at 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 (prior to the Council meeting).

- A. CALL TO ORDER** (6:00 p.m.)
- B. ROLL CALL**
- C. INVOCATION - VOTING FIRST**
Councilor Buelow
[Invocation #3](#)
- D. PLEDGE OF ALLEGIANCE**
Oshkosh North High School
- E. PROCLAMATIONS**
Building Safety Month, May 2025 (issued)
Celiac Disease Awareness Month, May 2025 (presented)
10th Anniversary of Greater Oshkosh - Economic Development Corporation (GO-EDC), May 14, 2025 (presented)
Public Works Week, May 18-24, 2025 (presented)
- F. PUBLIC STATEMENTS TO COUNCIL**
(The public is 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.
- G. 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.)
 - 1.** Report of Bills

2. March 2025 Financial Reports
3. Receipt & Filing - Library Board Minutes, 03.27.25
4. Receipt & Filing of Minutes - Common Council Meetings
5. Receipt & Filing of Claim Filed with the City's Insurance Company - Austin Cundy
6. Receipt & Filing of Claim Filed with the City's Insurance Company - Michael & Susan McFarlane
7. Receipt & Filing of Claim Filed with the City's Insurance Company - Susan & Bob Molash
8. Res 25-214 Approve City Sponsorship of Juneteenth BGOSH 2025 Event on June 21, 2025
9. Res 25-215 Authorize Petition for an At-Grade Rail Crossing at Compass Way in the Southwest Industrial Park
10. Res 25-216 Approve Special Area Design Review and Architectural Building Plan Review for New Restroom/Waiting Area Building and Bus Platform at 110 Pearl Avenue; 222 Pearl Avenue, and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)
11. Res 25-217 Approve Conditional Use Permit Request for Transit Center Expansion at 110 Pearl Avenue, 222 Pearl Avenue, and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)
12. Res 25-218 Approve General Development Plan Amendment and Specific Implementation Plan for Indoor and Outdoor Contractor Space at 225 East Nevada Avenue (Plan Commission Recommends Approval)
13. Res 25-219 Approve Specific Implementation Plan Amendment for Parking Modification at 300 East Custer Avenue (Plan Commission Recommends Approval)
14. Res 25-220 Approve Transfer of Jurisdiction and Maintenance of a Portion of County Trunk Highway K from Winnebago County
15. Res 25-221 Approve CIP Amendment and Approve Revision #1 to State/Municipal Financial Agreement with the Wisconsin Department of Transportation for the Reconstruction of South Main Street from the Main Street Bridge to 16th Avenue
16. Res 25-222 Award Bid for Public Works Contract No. 25-16 to Fahrner Asphalt Sealers, LLC for Asphalt Preservation Program (\$83,526)
17. Res 25-223 Approve Settlement Agreement for Rural II Stormwater Detention Basin Property Acquisition (\$120,000.00)
18. Res 25-224 Approve Lease Agreement with Inti Investments, LLC for Property Located at 101 Algoma Boulevard for Police Substation (\$24,000.00)
19. Res 25-225 Approve Designated Outdoor Refreshment Area (DORA) for the Downtown Business Improvement District (BID) Area

- 20. Res 25-226 Police Department Operating Budget Amendment for Professional Services and Employee Training
- 21. Res 25-227 Approve Cooperative Purchase of Compact Track Loader with Attachments from Fabick Cat for the Electrical Division (\$83,660.00)
- 22. Res 25-228 Approve Purchase of Three LUCAS CPR Devices to Stryker Sales, LLC for Fire Department (\$35,479.83)
- 23. Res 25-229 Award Bid to EnergiTech Services for Diesel Exhaust Fluid (DEF) Stations Installation for Field Operations Center (\$99,854.00)
- 24. Res 25-230 Approve Cooperative Purchase of Jetter/Vac Truck from Macqueen Equipment for Sewer Utility Division (\$590,357.25)
- 25. Res 25-231 Receive Wisconsin Department of Tourism Joint Effort Marketing Grant and Amend 2025 Museum Budget
- 26. Res 25-232 Budget Amendment for 2025 Fire Special Revenue Fund Funding Assistance Program to Approve an Increase in Expenditures (\$9,088.52)
- 27. Res 25-233 Approve Lease Agreement with Oshkosh Youth Baseball for Red Arrow Park Baseball Complex Concessions Operations (Advisory Park Board Recommends Approval)
- 28. Res 25-234 Approve Special Event - Kelly's Bar to Host the Annual Kelly's Graduation Beer Garden in the Parking Lot at 219 Wisconsin Street, May 16 & 17, 2025
- 29. Res 25-235 Approve Special Event - The Johnson Youth Foundation to Utilize Menominee Park for The Johnson Youth Foundation Kick Off Event, May 17, 2025
- 30. Res 25-236 Approve Special Event - UW Oshkosh to Host Their Spring Commencement at the UW Oshkosh Kolf Sports Center, May 17, 2025
- 31. Res 25-237 Approve Special Event - Thomas J Urben to Utilize Red Arrow Park and Disc Golf Course for the Red Arrow Disc Golf Fundraiser Tournament, June 14, 2025

H. ITEMS REMOVED FROM CONSENT AGENDA

I. PENDING ORDINANCES

- 32. Ord 25-238 Amend Parking Lot Maps and Associated Regulations Within Appendix 27B of the Municipal Code for the 300 East Lot and 300 West Lot (Transportation Committee Recommends Approval)
- 33. Ord 25-239 Amend Sections 27A-8 and 27A-10 of the Municipal Code Regarding Yield Right of Way Intersections and Through Streets Designated at the Intersection of Nevada Avenue and Oak Street (Oak Street Will Stop for Nevada Avenue) (Transportation Committee Recommends Approval)
- 34. Ord 25-240 Amend Section 27A-11 of the Municipal Code Pertaining to Parking and Loading Zone Regulations on Central Street and Winnebago Avenue (Transportation Committee Recommends Approval)

- 35. Ord 25-241 Approve Zone Change from Suburban Mixed-Use District (SMU) and Single Family Residential-9 District (SR-9) to Single Family Residential-5 (SR-5) for Properties East of Farmington Avenue and Christian Drive (Parcels 91250100000 & 91250160100) (Plan Commission Recommends Approval)
- 36. Ord 25-242 Approve Zone Change from Institutional District (I) to Central Mixed-Use District (CMU) at 110 Pearl Avenue and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)

J. 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.)

- 37. *Ord 25-243 Approve Amending Section 27A Section 10.2 of the Municipal Code Pertaining to Pedestrian Malls Within the City of Oshkosh (Plan Commission Recommends Approval)
- 38. *Ord 25-244 Amend Section 4-6 of the City of Oshkosh Municipal Code Pertaining to Alcohol Beverages - Required Use of License

K. PENDING RESOLUTIONS

- 39. Res 25-245 Approve Issuance of Combination "Class B" Beer/Liquor License (Skikim Saliu / Golden Nest Pancake Cafe, Wayne Doney, Agent, 1716 Oshkosh Ave)
- 40. Res 25-246 Approve Conditional Surrender of Combination "Class B" Beer/Liquor License and Issuance of Combination "Class B" Beer/Liquor License (David Karpowik / Mile High Pub to The 1890 Pub and Bistro, Chris Hansen, Agent, 958 W 6th Avenue)

L. NEW RESOLUTIONS

- 41. Res 25-247 Approve Offer to Purchase of Southwest Industrial Park Land from Leeco Steel, LLC (\$249,776.80)

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

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

43. **Future Agenda Items, Meetings, and Workshops**

- A. Intergovernmental Meeting with Council and State Legislators, May 19th, 5:00 p.m.
- B. Workshop on City's Policy for Replacing Streetlights and Utility Poles Owned by WPS, May 27th at 5:00 p.m.
- C. Workshop on Facility Assessment Study, June 10, 2025, 5:00 p.m.
- D. Workshop - Tycore TIF Request, June 24, 2025, 5:00 p.m.

N. COUNCIL MEMBER ANNOUNCEMENTS & STATEMENTS

O. CITY MANAGER ANNOUNCEMENTS & STATEMENTS

44. Professional Services Agreement with InvoiceCloud for Online Utility Payments
45. Professional Services Agreement with E-Power Marketing for Promotional Plan for the visiting exhibition, *Tiffany's Gardens in Glass* (\$42,000)
46. Cooperative Purchase of Flatbed Truck from Napleton Chevrolet Columbus for the Streets Division (\$54,826.00)
47. CliftonLarsonAllen LLP (CLA) Update and Recommendations
48. Ramboll Final Report
49. Municipal Code Chapter 14: Post-Construction Storm Water Management Ordinance Update Analysis -- Follow-up
50. State of the City Video Release, May 14, 2025
51. Fitzpatrick and Oshkosh Media Honored at Media Fest
52. Municipal Services Payments Program
53. National Community Survey - Online Survey Begins May 16th
54. Outstanding Issues

P. ADJOURN



TO: Honorable Mayor and Members of the Common Council
FROM: Julie Calmes, Director of Finance
DATE: May 13, 2025
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 \$5,122,645.89

Bills paid April 18, 25 and May 2, 2025	\$3,941,273.68
Payroll paid April 25, 2025	\$1,181,372.21

Attachments

04182025 Check run
04252025 Check run
05022025 Check run

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
13222	04/18/2025	AECOM INC	3,060.00
13223	04/18/2025	AIRGAS USA LLC	654.50
13224	04/18/2025	AURORA HEALTH CARE	2,055.00
13225	04/18/2025	BADGER LAB & ENGINEERING CO INC	9,500.50
13226	04/18/2025	BAKER & TAYLOR BOOKS	2,417.12
13227	04/18/2025	BAYCOM INC	1,960.00
13228	04/18/2025	CINTAS CORPORATION NO 2	480.99
13229	04/18/2025	CONSTELLATION ENERGY SERVICES	7,178.50
13230	04/18/2025	CORE AND MAIN LP	5,534.00
13231	04/18/2025	DIGITAL PRINTING INNOVATIONS	23.00
13232	04/18/2025	ENERGENECS INC	4,572.79
13233	04/18/2025	ENERGY CONTROL AND DESIGN INC	2,569.96
13234	04/18/2025	ENTERPRISE LIGHTING LTD	3,048.56
13235	04/18/2025	CENGAGE LEARNING INC	74.07
13236	04/18/2025	GALLAGHER BENEFIT SERVICES INC	6,000.00
13237	04/18/2025	GARROW OIL CORP	16,640.16
13238	04/18/2025	GODFREY AND KAHN SC	1,785.00
13239	04/18/2025	HAROLD CARPENTER AND COMPLETE OVERHEAD	1,972.00
13240	04/18/2025	JOHNSON CONTROLS US HOLDINGS LLC	1,226.55
13241	04/18/2025	KERBERROSE S.C.	40,000.00
13242	04/18/2025	LAKE AND POND SOLUTIONS LLC	1,191.89
13243	04/18/2025	MACQUEEN EQUIPMENT, LLC	145.00
13244	04/18/2025	MACQUEEN EQUIPMENT GROUP	7,827.51
13245	04/18/2025	MCC INC	2,094.39
13246	04/18/2025	MIDWEST TAPE LLC	6,986.68
13247	04/18/2025	MONROE TRUCK EQUIPMENT	2,163.78
13248	04/18/2025	NORTHERN LAKE SERVICE INC	1,645.07
13249	04/18/2025	OSHKOSH CONVENTION AND VISITORS BUREAU INC	5,488.85
13250	04/18/2025	PASSPORT LABS INC	2,876.76
13251	04/18/2025	PINGRY-CASWELL INC	116.05
13252	04/18/2025	PLYMOUTH LUBRICANTS	1,487.01
13253	04/18/2025	POMP'S TIRE SERVICES INC	2,569.16
13254	04/18/2025	PREMISE HEALTH EMPLOYER SOLUTIONS LLC	32,739.14
13255	04/18/2025	PROFESSIONAL SVC INDUSTRIES	4,991.52
13256	04/18/2025	MCCLONE	49,110.00
13257	04/18/2025	UNITED PARCEL SERVICE	142.48
13258	04/18/2025	WI PUBLIC SERVICE CORP	134,710.26
13259	04/18/2025	WINNEBAGO COUNTY TREASURER	240.30
13260	04/18/2025	WINNEBAGO COUNTY TREASURER	164,807.67
13261	04/18/2025	WINNEBAGO COUNTY TREASURER	1,371.25
13262	04/18/2025	AUGUST WINTER & SONS INC	13,433.53
13263	04/18/2025	ZARNOTH BRUSH WORKS INC	2,594.00
13264	04/18/2025	ZOLL MEDICAL CORPORATION	1,295.60
5005132	04/18/2025	ACCURATE SUSPENSION WAREHOUSE	88.33
5005133	04/18/2025	AMERICAN CONSERVATION & BILLING SOLUTIONS INC	4,161.00
5005134	04/18/2025	ANCHORAGE PROPERTIES LP	28.03

5005135	04/18/2025 ANDY BALTADANO	58.61
5005136	04/18/2025 ASCENTEK INC	3,688.49
5005137	04/18/2025 ASSOCIATED BANK OF OSHKOSH	1,050.00
5005138	04/18/2025 BOUND TREE MEDICAL LLC	444.42
5005139	04/18/2025 CARL BOWERS AND SONS CONSTRUCTION COMPANY INC	1,264,570.15
5005140	04/18/2025 CANINE SEARCH SOLUTIONS LLC	1,000.00
5005141	04/18/2025 CLOSE PUBLICATIONS LLC	600.00
5005142	04/18/2025 DEFILIPPI SUSAN A	167.35
5005143	04/18/2025 DEMCO INC	87.40
5005144	04/18/2025 EMERGENCY LIGHTING AND ELECTRONICS LLC	1,197.60
5005145	04/18/2025 ENVIRONMENTAL HAZARDS SERV LLC	43.20
5005146	04/18/2025 ERIC DIAMOND PRODUCTIONS	400.00
5005147	04/18/2025 EXPERT TOWING & RECOVERY	412.50
5005148	04/18/2025 GALLS LLC	411.36
5005149	04/18/2025 GARTMAN MECHANICAL SERVICES	17,207.29
5005150	04/18/2025 GIZMO OSHKOSH LLC	12,244.35
5005151	04/18/2025 GREATAMERICA FINANCIAL SVCS	188.27
5005152	04/18/2025 HENRY SCHEIN INC	2,150.30
5005153	04/18/2025 JACKS MAINTENANCE SERVICE INC	643.75
5005154	04/18/2025 JACOB BOWMAN	126.00
5005155	04/18/2025 JASON ELLIS	18.20
5005156	04/18/2025 JOE'S POWER CENTER INC	21.98
5005157	04/18/2025 JX ENTERPRISES INC	343.96
5005158	04/18/2025 K AND C PEST	90.00
5005159	04/18/2025 KLINK HYDRAULICS LLC	538.46
5005160	04/18/2025 LAWSON PRODUCTS, INC	1,068.30
5005161	04/18/2025 MIRION TECHNOLOGIES (CANBERRA) INC	160.72
5005162	04/18/2025 MUNICIPAL PROPERTY INSURANCE COMPANY	343,376.00
5005163	04/18/2025 NAPA AUTO PARTS	643.24
5005164	04/18/2025 NOFFKE LUMBER INC	13.26
5005165	04/18/2025 NORTHERN TELEPHONE & DATA CORP	195.50
5005166	04/18/2025 GOLFERS AND SKIER'S OUTLET	120.00
5005167	04/18/2025 OSHKOSH AREA HUMANE SOCIETY	1,853.00
5005168	04/18/2025 CITY OF OSHKOSH	695.50
5005169	04/18/2025 CITY OF OSHKOSH	95.00
5005170	04/18/2025 OSHKOSH ROTARY CLUB	232.00
5005171	04/18/2025 PAMPERED PROPERTIESLLC	73.16
5005172	04/18/2025 PERSONNEL EVALUATION INC	125.00
5005173	04/18/2025 PLAYAWAY PRODUCTS LLC	965.84
5005174	04/18/2025 PREMIER REAL ESTATE MANAGEMENT LLC	26.68
5005175	04/18/2025 RDG SCHUTTE WILSCAM BIRGE INC	290.00
5005176	04/18/2025 REGISTRATION FEE TRUST	169.50
5005177	04/18/2025 RELIANT FIRE APPARATUS INC	6,371.52
5005178	04/18/2025 RESQ ENVIRONMENTS LLC	750.00
5005179	04/18/2025 RICHMARK PATTERNS INC	125.00
5005180	04/18/2025 RIESTERER & SCHNELL INC	423.54
5005181	04/18/2025 ROBERT REWOLINSKI	4.90

5005182	04/18/2025 RUTH PERCEY	140.00
5005183	04/18/2025 SANDY TOLAND	53.97
5005184	04/18/2025 SCHMITT TITLE LLC	206.87
5005185	04/18/2025 FABEL REPAIR AND COLLISION CENTER	4,789.33
5005186	04/18/2025 STEWART TITLE COMPANY	80.89
5005187	04/18/2025 STEWART TITLE COMPANY	5,000.00
5005188	04/18/2025 THE HOME DEPOT PRO	27.25
5005189	04/18/2025 TITAN PROPERTY MANAGEMENT LLC	234.70
5005190	04/18/2025 TREEO'S TREE SERVICE INC	3,975.00
5005191	04/18/2025 UMS PRINT SOLUTIONS LLC	362.33
5005192	04/18/2025 UNIQUE MANAGEMENT SERVICES	473.80
5005193	04/18/2025 U S BANK NA	22.00
5005194	04/18/2025 VISU-SEWER LLC	356,504.74
5005195	04/18/2025 VOYAGEUR MAGAZINE	459.00
5005196	04/18/2025 WISCONSIN TUBING LLC	462.64
5005197	04/18/2025 WILDLIFE MGMT SERVICES	6,815.00
5005198	04/18/2025 WINNEFOX LIBRARY SYSTEM	3,979.15
5005199	04/18/2025 XYLEM WATER SOLUTIONS USA INC	14,316.90
		<u>2,618,442.83</u>

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
13265	04/25/2025	AIRGAS USA LLC	2,898.31
13266	04/25/2025	AUTOMATIC ENTRANCES OF WI INC	215.25
13267	04/25/2025	BROOKS TRACTOR INC	757.53
13268	04/25/2025	CINTAS CORPORATION NO 2	719.81
13269	04/25/2025	CITIES DIGITAL INC	1,600.00
13270	04/25/2025	CONSTELLATION ENERGY SERVICES	13,246.59
13271	04/25/2025	CONVERGENT CLAIMS SERVICES, LLC	349.60
13272	04/25/2025	CORE AND MAIN LP	378.00
13273	04/25/2025	DR HANSEN PLUMBING LLC	5,300.00
13274	04/25/2025	EMMONS BUSINESS INTERIORS	7,390.64
13275	04/25/2025	ENERGY SOLUTION PARTNERS LLC	19,315.15
13276	04/25/2025	ENVIROTECH EQUIPMENT	1,801.00
13277	04/25/2025	ENVISIONINK PRINTING SOLUTIONS INC	350.88
13278	04/25/2025	EVOLUTION MARKETING LLC	3,300.00
13279	04/25/2025	GARROW OIL CORP	62,429.49
13280	04/25/2025	GORDON FLESCH COMPANY INC	546.58
13281	04/25/2025	KENNETH L GRESSER	28.00
13282	04/25/2025	KURZ INDUSTRIAL SOLUTIONS INC	8,784.04
13283	04/25/2025	GLOBAL WATER TECHNOLOGY INC	1,044.85
13284	04/25/2025	MACQUEEN EQUIPMENT GROUP	308.61
13285	04/25/2025	MCC INC	4,008.06
13286	04/25/2025	MILPORT ENTERPRISES INC	4,133.25
13287	04/25/2025	MONROE TRUCK EQUIPMENT	652.84
13288	04/25/2025	OSHKOSH CONVENTION AND VISITORS BUREAU INC	676.28
13289	04/25/2025	PINGRY-CASWELL INC	45.34
13290	04/25/2025	POMP'S TIRE SERVICES INC	38.16
13291	04/25/2025	PSYCHOLOGIE CLINIQUE SC	650.00
13292	04/25/2025	QUALITY TRUCK CARE CENTER INC	527.10
13293	04/25/2025	ROCK OIL REFINING INC	82.50
13294	04/25/2025	RUCINSKYS PAINT AND DECORATING LLC	620.00
13295	04/25/2025	STATE PUMP SUPPLY LLC	1,285.34
13296	04/25/2025	THE UNIFORM SHOPPE OF GREEN BAY INC	610.00
13297	04/25/2025	UNITED PARCEL SERVICE	205.26
13298	04/25/2025	VENTEK INTERNATIONAL	122.54
13299	04/25/2025	WI PUBLIC SERVICE CORP	14,940.05
13300	04/25/2025	WINNEBAGO COUNTY TREASURER	15,715.20
13301	04/25/2025	WINNEBAGO COUNTY TREASURER	830.75
5005200	04/25/2025	1 N MAIN LLC	60.00
5005201	04/25/2025	ASHLEY ENGELDINGER	186.15
5005202	04/25/2025	AT & T	421.93
5005203	04/25/2025	BOUND TREE MEDICAL LLC	409.85
5005204	04/25/2025	CHICAGO DISTRIBUTION CENTER	408.71
5005205	04/25/2025	COMPASS CONSULTING AND INVESTIGATIONS LLC	1,392.40
5005206	04/25/2025	COURTNEY DIXON	209.84
5005207	04/25/2025	DAVEL ENGINEERING AND ENVIRONMENTAL INC	3,277.25
5005208	04/25/2025	DITCH WITCH MIDWEST	2,898.08

5005209	04/25/2025 DREAMS OF JEANNE LLC	16.00
5005210	04/25/2025 DUO SAFETY LADDER CORPORATION	32.00
5005211	04/25/2025 EAGLE FLIGHT BUSINESS FORMS	418.00
5005212	04/25/2025 EDWARD BIELAK	25.00
5005213	04/25/2025 ENVIRONMENTAL HAZARDS SERV LLC	72.00
5005214	04/25/2025 FAIRCHILD EQUIPMENT	346.15
5005215	04/25/2025 FLAG CENTER	2,950.00
5005216	04/25/2025 GALLS LLC	53.10
5005217	04/25/2025 GARTMAN MECHANICAL SERVICES	3,999.85
5005218	04/25/2025 GROOME INDUSTRIAL SERVICE GROUP LLC	2,086.34
5005219	04/25/2025 GS SYSTEMS INC AND AFFILIATES	38,370.00
5005220	04/25/2025 HENRY SCHEIN INC	3,423.03
5005221	04/25/2025 JOE BONGERS	252.21
5005222	04/25/2025 JX ENTERPRISES INC	86.50
5005223	04/25/2025 LAWSON PRODUCTS, INC	531.33
5005224	04/25/2025 ASCENTEK INC	6,106.84
5005225	04/25/2025 MARSHALL J POTTER	300.00
5005226	04/25/2025 MARTELLE WATER TREATMENT INC	81,884.88
5005227	04/25/2025 MATTHEW RENIK	25.00
5005228	04/25/2025 MEGAN KLANSKY	20.81
5005229	04/25/2025 NAPA AUTO PARTS	239.93
5005230	04/25/2025 NICOLE KRAHN	68.67
5005231	04/25/2025 ANDREW SCHAICK	30.00
5005232	04/25/2025 RUSSELL GRANT	75.00
5005233	04/25/2025 OSHKOSH AREA HUMANE SOCIETY	2,945.00
5005234	04/25/2025 OSHKOSH AREA SCHOOL DISTRICT	19,248.73
5005235	04/25/2025 OSHKOSH CHAMBER OF COMMERCE	410.00
5005236	04/25/2025 CITY OF OSHKOSH	30.00
5005237	04/25/2025 OSHKOSH PRIDE INC	4,000.00
5005238	04/25/2025 CITY OF OSHKOSH UTILITIES	65.53
5005239	04/25/2025 PAULA JEAN STEINERT	300.00
5005240	04/25/2025 REFINED CONSTRUCTION SERVICES	19,283.08
5005241	04/25/2025 RELIANT FIRE APPARATUS INC	66.99
5005242	04/25/2025 RIESTERER & SCHNELL INC	485.12
5005243	04/25/2025 SCHMITT TITLE LLC	60.00
5005244	04/25/2025 J. STADLER MACHINE INC	4,399.50
5005245	04/25/2025 SURE FIRE INC	25,650.00
5005246	04/25/2025 THE HOME DEPOT PRO	76.29
5005247	04/25/2025 THOMAS R KARRELS PE SC	16,500.00
5005248	04/25/2025 TTK ELECTRONICS LLC	10,982.31
5005249	04/25/2025 UNITED STATES ALLIANCE FIRE PROTECTION INC	71,979.60
5005250	04/25/2025 VANTAGEPOINT PROPERTY MANAGEMENT	45.92
5005251	04/25/2025 WEINERT ROOFING	37,725.00
5005252	04/25/2025 WERNER ELECTRIC SUPPLY CO	2,395.27
5005253	04/25/2025 WHEEL AND SPROCKET INC	399.96
		<u>543,632.15</u>

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT
13302	05/02/2025	AECOM INC	2,277.50
13303	05/02/2025	ALRO STEEL CORPORATION	215.97
13304	05/02/2025	BAKER & TAYLOR BOOKS	1,308.61
13305	05/02/2025	BAYCOM INC	97.50
13306	05/02/2025	BROOKS TRACTOR INC	7,434.31
13307	05/02/2025	CENTRAL TEMP EQUIPMENT SERVICE	2,697.36
13308	05/02/2025	CHEMTRADE CHEMICALS US LLC	9,132.71
13309	05/02/2025	CINTAS CORPORATION NO 2	801.74
13310	05/02/2025	ENVIROTECH EQUIPMENT	6,170.84
13311	05/02/2025	GFL ENVIRONMENTAL	978.14
13312	05/02/2025	GODFREY AND KAHN SC	417.00
13313	05/02/2025	GORDON FLESCH COMPANY INC	45.86
13314	05/02/2025	GREAT LAKES TESTING INC	2,297.00
13315	05/02/2025	HOLIDAY WHOLESALE	1,237.48
13316	05/02/2025	J F AHERN CO	330.00
13317	05/02/2025	LEE BEVERAGE	516.06
13318	05/02/2025	MACQUEEN EQUIPMENT GROUP	11,324.23
13319	05/02/2025	MCC INC	9,981.91
13320	05/02/2025	MIDWEST TAPE LLC	513.48
13321	05/02/2025	MILPORT ENTERPRISES INC	13,789.40
13322	05/02/2025	NORTHERN LAKE SERVICE INC	1,524.00
13323	05/02/2025	OSHKOSH CONVENTION AND VISITORS BUREAU INC	5,151.44
13324	05/02/2025	POMP'S TIRE SERVICES INC	479.56
13325	05/02/2025	QUALITY TRUCK CARE CENTER INC	195.42
13326	05/02/2025	SERVICE EXPRESS INC	13,428.00
13327	05/02/2025	SHI INTERNATIONAL CORP	689.32
13328	05/02/2025	STRAND ASSOCIATES INC	9,802.41
13329	05/02/2025	ON TIME EMBROIDERY INC	1,007.00
13330	05/02/2025	UNITED PARCEL SERVICE	144.66
13332	05/02/2025	WALLY SCHMID EXCAVATING INC	16,200.00
13333	05/02/2025	WI PUBLIC SERVICE CORP	33.72
13334	05/02/2025	GASVODA AND ASSOCIATES INC	11,426.65
13335	05/02/2025	WINDOW GENIE OF APPLETON AND OSHKOSH	950.00
13336	05/02/2025	WINNEBAGO COUNTY TREASURER	1,447.25
13337	05/02/2025	AUGUST WINTER & SONS INC	91,884.10
13338	05/02/2025	ZOLL MEDICAL CORPORATION	2,081.16
13339	05/02/2025	WI PUBLIC SERVICE CORP	6,263.21
5005254	04/30/2025	CITY OF OSHKOSH	3,080.00
5005255	05/02/2025	VENTEK INTERNATIONAL	782.52
5005256	05/02/2025	AARDVARK	5,140.01
5005257	05/02/2025	ACCURATE SUSPENSION WAREHOUSE	83.25
5005258	05/02/2025	ACME TRENCHLESS UTILITIES LLC	9,400.00
5005259	05/02/2025	APRIL HINKE	121.41
5005260	05/02/2025	ASSOCIATED APPRAISAL CONSULTANTS INC	67,689.17
5005261	05/02/2025	CHOICE IT GLOBAL LLC	110.10
5005262	05/02/2025	CODY RUKAMP	104.79

5005263	05/02/2025 D AND K RENTALS	150.00
5005264	05/02/2025 DONOHUE & ASSOCIATES INC	61,762.24
5005265	05/02/2025 EDER FLAG MFG CO INC	2,321.60
5005266	05/02/2025 EMERGENCY LIGHTING AND ELECTRONICS LLC	6,988.64
5005267	05/02/2025 EXCEL ENGINEERING INC	1,300.00
5005268	05/02/2025 FIRE DEX GW LLC	4,897.25
5005269	05/02/2025 FLOCK GROUP INC	62,500.00
5005270	05/02/2025 GALLS LLC	918.84
5005271	05/02/2025 GARTMAN MECHANICAL SERVICES	16,785.75
5005272	05/02/2025 HENRY SCHEIN INC	874.88
5005273	05/02/2025 HYDROCLEAN EQUIPMENT INC	253.56
5005274	05/02/2025 INGRAM LIBRARY SERVICES LLC	2,622.33
5005275	05/02/2025 INTERSTATE PUMP & TANK LLC	25,412.00
5005276	05/02/2025 JASON CROUT	53.20
5005277	05/02/2025 JOE'S POWER CENTER INC	925.85
5005278	05/02/2025 JX ENTERPRISES INC	4,922.84
5005279	05/02/2025 K AND C PEST	50.00
5005280	05/02/2025 KAYLA JOHNSON	9.79
5005281	05/02/2025 KELSIE SMITH	41.92
5005282	05/02/2025 LA CROSSE SEED	3,665.00
5005283	05/02/2025 LANGE ENTERPRISES OF WI INC	2,733.75
5005284	05/02/2025 LAWSON PRODUCTS, INC	311.09
5005285	05/02/2025 THE LEAGUE OF WISCONSIN MUNICIPALITIES	975.00
5005286	05/02/2025 LUDWIGS PLUMBING	10,800.00
5005287	05/02/2025 MARSHALL & SWIFT/BOECKH LLC	688.20
5005288	05/02/2025 MCKAY NURSERY HOLDING COMPANY INC	1,037.00
5005289	05/02/2025 NATIONAL COMMUNITY DEVELOPMENT ASSOCIATION	940.00
5005290	05/02/2025 NAPA AUTO PARTS	2,273.58
5005291	05/02/2025 OLSON TRAILER AND BODY LLC	38,829.00
5005292	05/02/2025 HUE XIONG	59.00
5005293	05/02/2025 ANNE HOWARD	522.36
5005294	05/02/2025 E C MERRILL INC	30.00
5005295	05/02/2025 JOHN WOLF	879.42
5005296	05/02/2025 LUDWIG'S PLUMBING	50.00
5005297	05/02/2025 LUDWIG'S PLUMBING	100.00
5005298	05/02/2025 M & R ELECTRIC LLC	138.00
5005299	05/02/2025 MADISON KIZER	254.80
5005300	05/02/2025 SHANE ROSENOW	29.00
5005301	05/02/2025 SHANE ROSENOW	86.00
5005302	05/02/2025 OSHKOSH TROPHY	190.35
5005303	05/02/2025 PAULA JEAN STEINERT	100.00
5005304	05/02/2025 PUBLIC SERVICE COMMISSION OF WI	4,419.70
5005305	05/02/2025 R & R INDUSTRIES INC	297.89
5005306	05/02/2025 RED POWER DIESEL SERVICE INC	1,061.28
5005307	05/02/2025 RELIANT FIRE APPARATUS INC	2,447.96
5005308	05/02/2025 SAIKI DESIGN INC.	15,740.00
5005309	05/02/2025 SANDRA WENTZ	58.71

5005311	05/02/2025 STANARD AND ASSOCIATES INC	1,497.00
5005312	05/02/2025 STATE BAR OF WISCONSIN	3,602.74
5005313	05/02/2025 STERICYCLE INC	248.32
5005314	05/02/2025 T MOBILE	13,070.01
5005315	05/02/2025 TODD D OLM	3,361.80
5005316	05/02/2025 THE HOME DEPOT PRO	76.04
5005317	05/02/2025 THE SALVATION ARMY	115,200.50
5005318	05/02/2025 THOMPSON PHOTO IMAGERY	870.00
5005319	05/02/2025 TROY T BRANDL	104.50
5005320	05/02/2025 VERIZON WIRELESS	120.03
5005321	05/02/2025 VIENOLA PROPERTIES	25,000.00
5005322	05/02/2025 WI DEPT OF TRANSPORTATION	3,954.33
5005323	05/02/2025 WISCONSIN DISTRIBUTORS LLC	207.40
5005324	05/02/2025 ZILLGES MATERIALS INC	1,372.00
5005325	05/02/2025 SCHMITT TITLE LLC	720.00
5005326	05/02/2025 SCHMITT TITLE LLC	7,500.00
		<u>779,198.70</u>



DATE: May 13, 2025
SUBJECT: March 2025 Financial Reports

Attachments

March 2025 Financial Reports



May 13, 2025

Honorable Mayor and Members of the Common Council
City of Oshkosh, Wisconsin

Honorable Mayor and Members of the Common Council,

Attached are the Monthly Financial Reports for City for the month of March 2025.

Respectfully submitted,

Julie Calmes,
Finance Director

JC
Enc



City of Oshkosh, WI
All Funds Statement of Revenues
March 2025

Fund	Adopted Budget	Changes and Amendments	Revised Budget	Current Year To Date	Current Year % of Budget
GENERAL FUND	\$ 55,367,021	\$ -	\$ 55,367,021	\$ 23,830,877	43%
SENIOR SERVICES REVOLVING FUND	78,500	-	78,500	24,321	31%
CDBG REVOLVING LOAN FUND	257,000	-	257,000	55,571	22%
BUSINESS IMPROVEMENT DISTRICT	222,110	-	222,110	171,499	77%
RECYCLING	1,221,300	-	1,221,300	766,804	63%
GARBAGE COLLECTION & DISPOSAL	2,060,000	-	2,060,000	2,021,853	98%
POLICE SPECIAL FUNDS	95,900	-	95,900	157,912	165%
STREET LIGHTING FUND	1,110,600	-	1,110,600	1,090,600	98%
SPECIAL EVENTS	4,721,956	-	4,721,956	258,856	5%
MUSEUM MEMBERSHIP FUND	176,100	-	176,100	14,155	8%
SENIOR SERVICES	798,800	-	798,800	520,803	65%
FIRE SPECIAL REVENUE	92,286	37,337	129,623	28,005	22%
AMBULANCE SERVICES	6,414,700	31,000	6,445,700	1,860,523	29%
LIBRARY	4,783,894	-	4,783,894	3,453,662	72%
MUSEUM	1,343,400	-	1,343,400	1,063,124	79%
MUSEUM COLLECTIONS	54,500	-	54,500	12,413	23%
CEMETERY	532,900	-	532,900	458,460	86%
COMMUNITY DEVEL SPECIAL FUNDS	-	-	-	-	0%
PARKS REVENUE FACILITIES	401,000	50,000	451,000	31,519	7%
LEACH AMPHITHEATER	114,500	-	114,500	29,218	26%
PUBLIC WORKS SPECIAL FUND	880,000	-	880,000	78,773	9%
POLLOCK WATER PARK	596,100	-	596,100	265,525	45%
NEIGHBORHOOD IMPROV LOAN PRGRM	-	-	-	-	0%
HEALTHY NEIGHBORHOOD INITIATIVE	85,000	-	85,000	203,782	240%
COMMUNITY DEVL P BLOCK GRANT	801,434	-	801,434	179,924	22%
LOCAL GO EDC REV LOAN PROGRAM	100,000	-	100,000	-	0%
SPECIAL ASSESSMENT IMPROVEMENT	3,630,300	-	3,630,300	1,941,879	53%
CONTRACT CONTROL FUND	28,060,200	-	28,060,200	-	0%
ENTERPRISE CAPITAL FUND	19,391,500	-	19,391,500	-	0%
EQUIPMENT FUND	16,786,250	54,000	16,840,250	810,000	5%
PARKS IMPROVEMENT	1,275,000	-	1,275,000	-	0%
PARK SUBDIVISION IMPROVEMENT	6,000	-	6,000	27,660	461%
TREE & BENCH MEMORIAL	110,000	-	110,000	8,637	8%
SPECIAL ASSESSMENT REPLACEMENT	-	-	-	256,826	0%
DEBT SERVICE FUND	13,650,000	-	13,650,000	13,901,220	102%
GRAND OPERA HOUSE FUND	170,000	-	170,000	170,000	100%
TIF #25 CITY CENTR HOTEL	156,500	-	156,500	139,296	89%
OSHKOSH CONVENTION CENTRE	2,557,900	-	2,557,900	196,307	8%
TIF #26 AVIATION BUS PRK	-	-	-	-	0%
PARKING RAMP FUND	120,000	-	120,000	-	0%
TIF #27 N MAIN IND PARK	410,000	-	410,000	480,806	117%
PARKING UTILITY	103,900	-	103,900	56,492	54%
TIF #28 - BEACH BUILDING REDEV	53,000	-	53,000	46,711	88%
TRANSIT UTILITY	7,924,836	-	7,924,836	2,359,266	30%
TIF #29 MORGAN DISTRICT	19,000	-	19,000	16,354	86%
TIF #30 WASHINGTON BUILDING	55,000	-	55,000	48,045	87%
IND PARK LAND ENTERPRISE FUND	510,000	-	510,000	-	0%



City of Oshkosh, WI
All Funds Statement of Revenues
March 2025

TIF #31 BUCKSTAFF REDEVE	600,000	-	600,000	387,802	65%			
TIF #32 GRANARY REDEVELOPMENT	12,000	-	12,000	9,989	83%			
TIF #33 LAMICO REDEVELOPMENT	230,000	-	230,000	205,151	89%			
TIF #24 OSHKOSH CORP E-COAT	173,500	-	173,500	154,558	89%			
TIF #14 MERCY MEDICAL CENTER	505,000	-	505,000	449,826	89%			
TIF #15 PARK PLAZA COMMERCE ST	163,100	-	163,100	143,680	88%			
TIF #16 100 BLOCK REDEVELOPMNT	144,600	-	144,600	127,955	88%			
TIF #19 NW INDUSTRIAL EXPANSN	274,000	-	274,000	227,538	83%			
TIF #08 S AVIATION	-	-	-	-	0%			
TIF #17 CITY CENTER REDEVELOP	231,600	-	231,600	201,023	87%			
TIF #18 SOUTH WEST INDUSTRIAL	479,000	-	479,000	424,581	89%			
TIF #20 SOUTH SHORE REDEVELOP	-	-	-	-	0%			
TIF #21 FOX RIVER CORR	525,000	-	525,000	467,926	89%			
TIF #12 DIVISION ST	147,600	-	147,600	129,473	88%			
TIF #13 MARION RD/PEARL	315,100	-	315,100	273,615	87%			
TIF #23 SW IND PARK EXP	15,000	-	15,000	13,171	88%			
WATER UTILITY	23,330,000	-	23,330,000	4,616,154	20%			
SEWER UTILITY	21,330,500	-	21,330,500	4,613,592	22%			
STORMWATER UTILITY	16,703,500	-	16,703,500	3,901,097	23%			
INSPECTION SERVICES	1,007,470	-	1,007,470	233,117	23%			
TIF #34 OSHKOSH CORP HEADQTRS	1,200,000	-	1,200,000	912,926	76%			
TIF #35 OSHKOSH AVE CORRIDOR	590,000	-	590,000	523,095	89%			
TIF #36 MERGE REDEVELOPMENT	422,000	-	422,000	375,633	89%			
TIF #37 AVIATION PLAZA	167,000	-	167,000	148,758	89%			
TIF #38 PIONEER REDEVELOPMENT	11,000	-	11,000	317	3%			
TIF #39 CABRINI SCHOOL REDEV	44,000	-	44,000	38,438	87%			
TIF #40 MILES KIMBALL REDEVEL	30,000	-	30,000	22,046	73%			
TIF #41 SMITH SCHOOL REDEVELOP	11,000	-	11,000	10,376	94%			
TIF #42 MORGAN CROSSING II	500	-	500	30	6%			
TIF #43 MILL ON MAIN	-	-	-	2	0%			
TIF #44 - NW OSHKOSH EXPANSION	-	-	-	-	0%			
HEALTH INSURANCE FUND	13,225,200	-	13,225,200	2,399,985	18%			
WORKERS COMPENSATION	1,011,700	-	1,011,700	1,011,700	100%			
FIELD OPS INTERNAL SERVICE	6,232,800	-	6,232,800	1,376,449	22%			
PROPERTY TAXES	-	-	-	-	0%			
TRUST FUNDS	1,314,700	-	1,314,700	215,479	16%			
REDEVELOPMENT AUTHORITY	156,000	-	156,000	255,458	164%			
Total	\$ 267,901,257	\$	172,337	\$	268,073,594	\$	80,908,620	30%



City of Oshkosh, WI
All Funds Statement of Expenditures

March 2025

Fund	Adopted Budget	Carry-over Encumbrances and Amendments	Current Year Budget	Current Year To Date	Current Year % of Budget
GENERAL FUND	\$ 55,359,021	\$ 201,038	\$ 55,560,059	\$ 12,599,866	23%
SENIOR SERVICES REVOLVING FUND	59,200	8,828	68,028	5,228	8%
CDBG REVOLVING LOAN FUND	239,411	-	239,411	30,571	13%
BUSINESS IMPROVEMENT DISTRICT	255,000	-	255,000	48,873	19%
RECYCLING	1,141,524	254	1,141,778	187,469	16%
GARBAGE COLLECTION & DISPOSAL	1,978,990	21,662	2,000,652	398,234	20%
POLICE SPECIAL FUNDS	238,232	148,562	386,794	26,773	7%
STREET LIGHTING FUND	1,110,600	42,386	1,152,986	179,369	16%
SPECIAL EVENTS	3,215,633	2,868,300	6,083,934	1,091,806	18%
MUSEUM MEMBERSHIP FUND	269,700	-	269,700	11,696	4%
SENIOR SERVICES	797,374	31,043	828,417	174,769	21%
FIRE SPECIAL REVENUE	38,873	246,389	285,262	83,918	29%
AMBULANCE SERVICES	6,398,782	(5,641)	6,393,141	980,294	15%
LIBRARY	4,640,185	-	4,640,185	1,070,079	23%
MUSEUM	1,351,610	-	1,351,610	241,453	18%
MUSEUM COLLECTIONS	65,900	5,155	71,055	6,828	10%
CEMETERY	561,821	-	561,821	85,390	15%
COMMUNITY DEVEL SPECIAL FUNDS	10,500	-	10,500	-	0%
PARKS REVENUE FACILITIES	343,137	50,000	393,137	40,873	10%
LEACH AMPHITHEATER	111,383	-	111,383	7,663	7%
PUBLIC WORKS SPECIAL FUND	758,456	80	758,536	198,996	26%
POLLOCK WATER PARK	1,349,195	-	1,349,195	20,142	1%
NEIGHBORHOOD IMPROV LOAN PRGRM	218,100	-	218,100	-	0%
HEALTHY NEIGHBORHOOD INITIATVE	628,076	-	628,076	69,468	11%
COMMUNITY DEVL P BLOCK GRANT	2,271,001	1,020,309	3,291,310	179,924	5%
LOCAL GO EDC REV LOAN PROGRAM	400,000	-	400,000	-	0%
SPECIAL ASSESSMENT IMPROVEMENT	1,307,142	-	1,307,142	46,827	4%
CONTRACT CONTROL FUND	32,732,572	65,066,025	97,798,597	2,558,545	3%
ENTERPRISE CAPITAL FUND	86,389,952	76,569,827	162,959,779	429,952	0%
EQUIPMENT FUND	5,746,294	17,454,836	23,201,130	963,865	4%
PARKS IMPROVEMENT	4,544,365	1,550,597	6,094,962	149,087	2%
PARK SUBDIVISION IMPROVEMENT	-	-	-	-	0%
TREE & BENCH MEMORIAL	154,000	-	154,000	-	0%
SPECIAL ASSESSMENT REPLACEMENT	-	-	-	-	0%
DEBT SERVICE FUND	15,200,000	-	15,200,000	141,103	1%
GRAND OPERA HOUSE FUND	35,900	688	36,588	3,982	11%
TIF #25 CITY CENTR HOTEL	150	-	150	150	100%
OSHKOSH CONVENTION CENTRE	2,412,762	19,149	2,431,911	376,154	15%
TIF #26 AVIATION BUS PRK	150	-	150	150	100%
PARKING RAMP FUND	99,800	-	99,800	5,651	6%
TIF #27 N MAIN IND PARK	100,150	-	100,150	150	0%
PARKING UTILITY	209,447	-	209,447	16,995	8%
TIF #28 - BEACH BUILDING REDEV	150	-	150	46,861	31241%
TRANSIT UTILITY	15,661,171	329,638	15,990,809	1,357,056	8%
TIF #29 MORGAN DISTRICT	150	-	150	150	100%
TIF #30 WASHINGTON BUILDING	38,150	-	38,150	150	0%
IND PARK LAND ENTERPRISE FUND	30,700	-	30,700	740	2%



City of Oshkosh, WI
All Funds Statement of Expenditures

March 2025

TIF #31 BUCKSTAFF REDEVE	570,250	-	570,250	150	0%
TIF #32 GRANARY REDEVELOPMENT	11,150	-	11,150	150	1%
TIF #33 LAMICO REDEVELOPMENT	220,150	175,000	395,150	150	0%
TIF #24 OSHKOSH CORP E-COAT	150	-	150	150	100%
TIF #14 MERCY MEDICAL CENTER	570,723	75,378	646,100	45,616	7%
TIF #15 PARK PLAZA COMMERCE ST	300,150	-	300,150	150	0%
TIF #16 100 BLOCK REDEVELOPMNT	100,150	-	100,150	150	0%
TIF #19 NW INDUSTRIAL EXPANSN	75,150	-	75,150	1,115	1%
TIF #08 S AVIATION	10,300	-	10,300	-	0%
TIF #17 CITY CENTER REDEVELOP	347,750	-	347,750	150	0%
TIF #18 SOUTH WEST INDUSTRIAL	150	-	150	150	100%
TIF #20 SOUTH SHORE REDEVELOP	4,192,786	423,015	4,615,801	6,893	0%
TIF #21 FOX RIVER CORR	814,050	-	814,050	150	0%
TIF #12 DIVISION ST	150	-	150	129,623	86415%
TIF #13 MARION RD/PEARL	79,450	-	79,450	176	0%
TIF #23 SW IND PARK EXP	392,650	-	392,650	250	0%
WATER UTILITY	21,505,967	263,011	21,768,978	2,538,529	12%
SEWER UTILITY	16,772,533	242,708	17,015,241	2,137,763	13%
STORMWATER UTILITY	9,766,350	158,686	9,925,036	1,213,101	12%
INSPECTION SERVICES	1,177,034	-	1,177,034	266,760	23%
TIF #34 OSHKOSH CORP HEADQTRS	1,200,150	-	1,200,150	150	0%
TIF #35 OSHKOSH AVE CORRIDOR	178,217	-	178,217	150	0%
TIF #36 MERGE REDEVELOPMENT	315,150	-	315,150	150	0%
TIF #37 AVIATION PLAZA	150,150	-	150,150	150	0%
TIF #38 PIONEER REDEVELOPMENT	150	-	150	150	100%
TIF #39 CABRINI SCHOOL REDEV	35,150	-	35,150	150	0%
TIF #40 MILES KIMBALL REDEVEL	27,150	-	27,150	150	1%
TIF #41 SMITH SCHOOL REDEVELOP	10,150	-	10,150	150	1%
TIF #42 MORGAN CROSSING II	150	-	150	150	100%
TIF #43 MILL ON MAIN	400,150	-	400,150	150	0%
TIF #44 - NW OSHKOSH EXPANSION	-	-	-	150	0%
HEALTH INSURANCE FUND	12,933,789	-	12,933,789	2,878,604	22%
WORKERS COMPENSATION	1,017,237	-	1,017,237	317,190	31%
FIELD OPS INTERNAL SERVICE	7,133,584	83,837	7,217,421	1,475,937	20%
PROPERTY TAXES	-	-	-	31	0%
TRUST FUNDS	305,267	-	305,267	178,036	58%
REDEVELOPMENT AUTHORITY	120,360	-	120,360	259,831	216%
Total	\$ 329,208,556	\$ 167,050,758	\$ 496,259,315	\$ 35,289,704	7%



City of Oshkosh, WI
Change in Fund Balances
March 2025

FUND	NET CHANGE	FUND BALANCE
100 GENERAL FUND	3,585,113	(34,167,362)
201 SENIOR SERVICES REVOLVING FUND	(768)	(223,674)
202 CDBG REVOLVING LOAN FUND	(32,388)	(402,154)
209 BUSINESS IMPROVEMENT DISTRICT	(9,424)	(294,804)
211 RECYCLING	70,798	(3,794,235)
212 GARBAGE COLLECTION & DISPOSAL	156,175	(1,511,661)
215 POLICE SPECIAL FUNDS	(104,467)	(616,570)
223 STREET LIGHTING FUND	83,161	(1,208,091)
224 SPECIAL EVENTS	394,681	(222,079)
227 MUSEUM MEMBERSHIP FUND	(727)	(710,064)
231 SENIOR SERVICES	(32,953)	(371,900)
235 FIRE SPECIAL REVENUE	6,372	(273,459)
237 AMBULANCE SERVICES	120,521	(880,229)
239 LIBRARY	337,148	(2,434,990)
241 MUSEUM	80,192	(985,294)
242 MUSEUM COLLECTIONS	5,925	(858,188)
247 CEMETERY	(76,524)	(769,074)
249 COMMUNITY DEVEL SPECIAL FUNDS	-	(178,111)
255 PARKS REVENUE FACILITIES	(2,794)	(743,637)
256 LEACH AMPHITHEATER	1,605	(135,891)
257 PUBLIC WORKS SPECIAL FUND	56,793	325,716
259 POLLOCK WATER PARK	5,615	(119,623)
271 RENTAL INSPECTIONS	-	(45,770)
301 NEIGHBORHOOD IMPROV LOAN PRGRM	-	(290,188)
302 HEALTHY NEIGHBORHOOD INITIATVE	(174,101)	(2,604,583)
303 COMMUNITY DEVL P BLOCK GRANT	-	(3,976,995)
304 LOCAL GO EDC REV LOAN PROGRAM	-	(2,073,581)
307 SENIOR CENTER	-	(129,408)
311 SIDEWALK CONSTRUCTION FUND	-	4,965,561
315 STREET IMPROVEMENT FUND	-	(11,341,010)
317 SPECIAL ASSESSMENT IMPROVEMENT	(68,133)	(20,681,550)
321 CONTRACT CONTROL FUND	1,527,030	(1,125,511)
322 ENTERPRISE CAPITAL FUND	184,627	330,742
323 EQUIPMENT FUND	207,252	(12,146,987)
325 PARKS IMPROVEMENT	216,332	(972,266)
327 PARK SUBDIVISION IMPROVEMENT	(27,460)	(461,869)
329 FACILITY IMPROVEMENT FUND	-	(2,000)
333 TREE & BENCH MEMORIAL	(3,457)	14,874
335 SPECIAL ASSESSMENT REPLACEMENT	(131,677)	(3,285,475)
401 DEBT SERVICE FUND	(117,412)	(16,121,423)
501 GRAND OPERA HOUSE FUND	2,018	(16,034)
502 TIF #25 CITY CENTR HOTEL	150	(285,253)
503 OSHKOSH CONVENTION CENTRE	(5,182)	(10,338,285)
504 TIF #26 AVIATION BUS PRK	150	3,780,178
505 TIF RESERVE FUND	-	(41,755)
506 PARKING RAMP FUND	1,661	(464,228)
508 TIF #27 N MAIN IND PARK	150	14,023
509 PARKING UTILITY	(8,803)	(3,029,610)
510 TIF #28 - BEACH BUILDING REDEV	46,861	(59,690)
511 TRANSIT UTILITY	300,461	(12,825,046)
512 TIF #29 MORGAN DISTRICT	150	(66,681)

514 TIF #30 WASHINGTON BUILDING	150	(121,559)
515 IND PARK LAND ENTERPRISE FUND	57	(2,896,863)
516 TIF #31 BUCKSTAFF REDEVE	150	(424,663)
518 TIF #32 GRANARY REDEVELOPMENT	150	(17,258)
519 TIF #33 LAMICO REDEVELOPMENT	150	(594,500)
520 TIF #24 OSHKOSH CORP E-COAT	150	(412,058)
522 TIF #14 MERCY MEDICAL CENTER	150	(1,690,041)
524 TIF #15 PARK PLAZA COMMERCE ST	150	(3,528,497)
526 TIF #16 100 BLOCK REDEVELOPMNT	150	(956,153)
528 TIF #19 NW INDUSTRIAL EXPANSN	150	(1,469,608)
529 TIF #08 S AVIATION	-	(24,873)
530 TIF #17 CITY CENTER REDEVELOP	150	(843,060)
532 TIF #18 SOUTH WEST INDUSTRIAL	150	(857,581)
533 TIF #10 MAIN & WASH	-	0
534 TIF #20 SOUTH SHORE REDEVELOP	150	(2,261,546)
535 TIF #11 OSH OFFICE CENTR	-	(0)
536 TIF #21 FOX RIVER CORR	150	(1,384,149)
537 TIF #12 DIVISION ST	129,623	(859,998)
539 TIF #13 MARION RD/PEARL	159	47,084
540 TIF #23 SW IND PARK EXP	150	3,363,959
541 WATER UTILITY	(165,409)	(91,214,464)
551 SEWER UTILITY	(267,290)	(93,141,089)
561 STORMWATER UTILITY	(472,235)	(88,684,303)
571 INSPECTION SERVICES	13,064	(3,017,950)
580 TIF #34 OSHKOSH CORP HEADQTRS	150	(901,974)
581 TIF #35 OSHKOSH AVE CORRIDOR	150	(2,939,862)
582 TIF #36 MERGE REDEVELOPMENT	150	(440,060)
583 TIF #37 AVIATION PLAZA	150	(213,794)
584 TIF #38 PIONEER REDEVELOPMENT	150	(16,272)
585 TIF #39 CABRINI SCHOOL REDEV	150	(84,960)
586 TIF #40 MILES KIMBALL REDEVEL	150	(11,153)
587 TIF #41 SMITH SCHOOL REDEVELOP	150	968
588 TIF #42 MORGAN CROSSING II	150	2,821
589 TIF #43 MILL ON MAIN	150	65,523
590 TIF #44 - NW OSHKOSH EXPANSION	150	1,150
601 HEALTH INSURANCE FUND	(114,980)	(5,387,648)
603 WORKERS COMPENSATION	220,773	(1,322,035)
609 FIELD OPS INTERNAL SERVICE	219,908	1,868,665
701 PROPERTY TAXES	-	145,842
707 TRUST FUNDS	323,541	(15,957,144)
901 REDEVELOPMENT AUTHORITY	(1)	(8,321,003)



City of Oshkosh, WI
Cash and Investment Report

For the Month Ended March 31, 2025

	Beginning Balance	Period Change	Ending Balance
OPERATING CASH			
TREASURY CASH - OPERATIONS	162,589,161.03	4,823,214.97	167,412,376.00
0707 - TRUST FUNDS			
80501 - CEMETERY TRUST	24,315.52	1,046.53	25,362.05
80615 - OPL MEMORIALS	1,242.26	0.11	1,242.37
80649 - OPL-W POINTE BANK-CHECKING	84,092.85	-	84,092.85
80801 - FISK-GALLUP TRUST	27,930.47	206.44	28,136.91
TRUST AND INVESTMENTS			
TREASURY CASH - OPERATIONS	32,066,647.05	124,526.89	32,191,173.94
0227 - MUSEUM MEMBERSHIP FUND	104,543.61	370.79	104,914.40
0242 - MUSEUM COLLECTIONS	836,021.56	(1,107.47)	834,914.09
0541 - WATER UTILITY	1,284,451.54	4,555.64	1,289,007.18
0551 - SEWER UTILITY	2,276,608.25	-	2,276,608.25
0561 - STORMWATER UTILITY	602.66	2.14	604.80
0707 - TRUST FUNDS			
80501 - CEMETERY TRUST	1,362,618.04	(143,261.39)	1,219,356.65
80502 - HARVEY C CLUTE TRUST	75.86	0.29	76.15
80503 - HEYMAN TRUST	40,348.22	184.53	40,532.75
80504 - ROBERT J HUME TRUST	1,494.97	5.79	1,500.76
80505 - AMBER H MAXWELL TRUST	8,330.48	45.29	8,375.77
80506 - JOHN FRANCIS ROBERTS TRUST	2,770.38	10.73	2,781.11
80507 - LOUISE SARAU TRUST	6,032.40	23.36	6,055.76
80601 - OACF OPLCIF HOXTEL	27,951.31	158.43	28,109.74
80605 - OACF OPLCIF ARCHER	2,879.59	(73.14)	2,806.45
80607 - OACF OPLCIF A GRUENWALD	4,356.76	(110.64)	4,246.12
80609 - OACF OPLCIF G HILTON	18,422.31	(467.79)	17,954.52
80612 - OACF OPLCIF E W KELSH	4,364.84	(110.85)	4,253.99
80613 - OACF OPLCIF G KENNY	15,174.57	(385.32)	14,789.25
80618 - OACF OPLCIF SCHUSTER BOOKS	266,464.98	(6,766.47)	259,698.51
80627 - OACF OPLCIF S ZELLMER	139,204.39	(3,534.89)	135,669.50
80628 - JOHN HICKS TRUST FUND	198,650.10	717.42	199,367.52
80629 - OACF DEVELOPMENT & SUPPORT	696,705.32	(6,816.97)	689,888.35
80630 - OACF FACILITY IMPROVEMENT	1,946,506.34	(49,428.53)	1,897,077.81
80631 - OACF PROGRAMMING SUPPORT	1,275,232.39	(32,382.54)	1,242,849.85
80632 - OACF TECHNOLOGY	1,306,061.33	(33,165.42)	1,272,895.91
80633 - OACF COLLECTION IMPROVEMENT FUND	1,346,065.93	(33,982.63)	1,312,083.30
80634 - OACF PRO SUPP FUND - MARY MALNAR	31,692.54	(804.79)	30,887.75
80635 - OACF TECH FUND - AV TRUST	41,163.13	(1,045.29)	40,117.84
80636 - OACF TECH FUND - JOHN NICHOLS	52,918.92	(1,343.82)	51,575.10
80637 - OACF OPLCIF-G JACKSON	2,591.66	(65.82)	2,525.84
80638 - OACF OPLCIF-W STEIGER	16,669.83	5.87	16,675.70

	Beginning Balance	Period Change	Ending Balance
80640 - OACF RON METZ CENTENNIAL FUND	39,194.13	(1,012.79)	38,181.34
80642 - GEORGE HILTON LIBRARY & MUSEUM TRST	4,339.90	109.52	4,449.42
80643 - GEORGE HILTON SPECIAL LIBRARY TRUST	1,013.14	25.60	1,038.74
80644 - FRANK & ANNA ROJAHN TRUST	10,924.73	(344.88)	10,579.85
80645 - MARGUERITE E ZELLMER TRUST	12,104.88	303.10	12,407.98
80646 - OACF CONVENTION CENTER MAINT FUND	379,505.74	(9,806.51)	369,699.23
80647 - OACF POLICE DEPT FUND	683,330.89	(17,657.43)	665,673.46
80648 - OACF - OPL - BRUCE L DECKER FAC IMP	504,573.16	(12,812.84)	491,760.32
80650 - ABBEY S HARRIS TRUST	1,794.44	45.20	1,839.64
80651 - OPL-CIF-RASMUSSEN	57,086.28	(1,449.59)	55,636.69
80652 - OPL-CIF-ROJAHN	4,709.80	(119.62)	4,590.18
80701 - ETHEL J BEHNCKE MUSEUM TRUST	166,126.94	643.31	166,770.25
80702 - WILLIAM E BRAY MUSEUM TRUST	12,149.77	102.69	12,252.46
80703 - FREDERICK S & MARION H DUROW TRUST	3,159,460.06	11,807.77	3,171,267.83
80704 - LONA & EDWARD G KITZ TRUST	101,576.19	(5,984.22)	95,591.97
80705 - RICHARD KITZ DIRECTORS TRUST	172,034.72	666.19	172,700.91
80706 - MUSEUM ENDOWMENT TRUST	455,488.08	(8,970.92)	446,517.16
80707 - R KITZ BEQUEST	253,095.64	2,506.04	255,601.68
80709 - OACF - MUSEUM CAPITAL CAMPAIGN FUND	659,615.15	(17,044.63)	642,570.52
80801 - FISK-GALLUP TRUST	5,716.67	22.14	5,738.81
80802 - EMMA J GOULD TRUST	4,479.42	17.35	4,496.77
80803 - SOPHIE L HUHN TRUST	5,184.17	20.08	5,204.25
80804 - JULIA L STANHILBER LIB & PKS TRUST	804,580.81	(47,711.49)	756,869.32
80805 - JULIA L STANHILBER PARKS TRUST	1,472.87	5.70	1,478.57
80903 - OACF - FIRE DEPT FUND	21,537.67	(579.15)	20,958.52
INVESTMENTS-DEPRECIATION FUND			
0541 - WATER UTILITY	165,633.69	-	165,633.69
INVESTMENTS-REVENUE BOND RESERVE			
0541 - WATER UTILITY	5,353,760.57	29,603.22	5,383,363.79
0551 - SEWER UTILITY	6,014,995.32	24,131.41	6,039,126.73
0561 - STORMWATER UTILITY	8,424,174.97	28,925.19	8,453,100.16



**CASH ON HAND
FOR THE MONTH ENDED MARCH 31, 2025**

POOLED Cash		DEBT Accounts		TRUST Accounts	
Ending Balance		Ending Balance		Ending Balance	
Master	54,738,968.30	ARPA Funds (161)	20,345,271.54	OPL	85,335.22
Payroll	-	2019A GO Bonds (551)	1,476,491.59	Fisk Gallup (033)	28,136.91
Payables	-	2019B GO Notes (619)	12,446,846.24	Cemetery (092)	25,362.05
General	5,274,650.72	2019C Storm (718)	15,916.47	TOTAL BANK BAL	138,834.18
Bid (052)	8.36	2019D Sewer (601)	10,482,822.17		
Charles Schwab	23,451,853.81	2019E Water (510)	1,531.17		
CFCU - Tax	1,015,429.10	2023B Storm (989)	6,314,075.76		
		2023A GO Bonds (872)	7,225,490.92		
		2023C Water (094)	2,413,161.75		
		2024 B Water (900)	5,650,970.26		
		2024 A Go Debt (785)	18,520,697.64		
TOTAL BANK BAL	84,480,910.29	TOTAL BANK BAL	84,893,275.51		



DATE: May 13, 2025
SUBJECT: Receipt & Filing - Library Board Minutes, 03.27.25

Attachments

Regular Meeting Minutes 03.27.25

MINUTES OF THE LIBRARY BOARD
Oshkosh Public Library
March 27, 2025

The March 27, 2025, Oshkosh Public Library Board of Trustees meeting was held in the Oshkosh Public Library meeting room and called to order at 4:00 PM by Board President Bill Bracken.

Present: Bill Bracken, Tony Kneepkens, Christine Melms-Simon, Lindsey Mugerauer, Baron Perlman, David Rucker, Amber Shemanski, Molly Templin, Adjunct Board Member and Jason Schmidt, Adjunct Board Member.

Absent: Kim Brown, Susan Fojtik and Larry Lautenschlager.

Also Present: Darryl Eschete, Library Director; Lisa Voss, Head of Library Development; Ruth Percey, Head of Circulation; Julie Calmes, Oshkosh City Finance Director; Karl Buelow, Oshkosh Common Council Laison; Marcy Cannon, Winnefox Library System Business Manager and Tracie Schlaak, Winnefox Administrative Specialist.

Consent Agenda

- Minutes of the Regular Board Meeting of February 27, 2025
- Authorized Payments from February 18, 2025 to March 18, 2025, totaling \$83,677.18.

Motion to approve the consent agenda.

Motion: Perlman; **Second:** Melms-Simon; **Vote:** Unanimous

New Business

- Motion to approve revisions to the Fines and Fees Policy as presented.
Motion: Perlman; **Second:** Mugerauer; **Vote:** Unanimous
- Motion to approve changes to the Meeting Room Policy to eliminate usage fees for meeting rooms and a new Dome rental policy as presented.
Motion: Rucker; **Second:** Mugerauer; **Vote:** Unanimous
- Motion to approve updates to the Operations Coordinator position description as presented.
Motion: Perlman; **Second:** Melms-Simon; **Vote:** Unanimous
- Motion to approve repurposing of \$1500 from the Library Development Fund that was previously approved for Staff Development Day, so staff can attend the 2025 WAPL conference in Oshkosh.
Motion: Perlman; **Second:** Melms-Simon; **Vote:** Unanimous

Motion to adjourn at 5:15 pm.

Motion: Perlman; **Second:** Rucker; **Vote:** Unanimous

Respectfully submitted,

Darryl Eschete, Secretary
Tracie Schlaak, Recorder



DATE: May 13, 2025

SUBJECT: Receipt & Filing of Minutes - Common Council Meetings

Attachments

Closed Session 04.22.25

DRAFT Minutes 04.22.25

**OSHKOSH COMMON COUNCIL
CITY HALL, OSHKOSH, WISCONSIN
April 22, 2025
CLOSED SESSION MINUTES**

CALL TO ORDER: TIME: 5:00 PM

Deputy Mayor Stephenson motioned into CLOSED SESSION at approximately 5:10pm, Room 404, City Hall. The Oshkosh Common Council may convene into closed session to discuss bargaining options, strategy, parameters, and terms related to the negotiation of:

- a. the potential sale of parcels located in the Southwest Industrial Park (0 Atlas Avenue, Parcel #901329200300 and 0 Compass Way, Parcel #901334120300) and the Aviation Business Park (0 Aeroinnovate Way, Parcel #901411210100); and
- b. the potential purchase of a parcel located at 1331 High Avenue;

all pursuant to Section 19.85(1)(e) of the Wisconsin State Statutes where competitive bargaining reasons require a closed session.

Councilor Floam Seconded:	Roll Call	Closed		
			Session	
1. SPANBAUER	x_____	x_____	_____	_____
2. FLOAM	x_____	x_____	_____	_____
3. BUELOW	x_____	x_____	_____	_____
4. STEPHENSON	x_____	x_____	_____	_____
5. NICHOLS	x_____	x_____	_____	_____
6. LARSON	x_____	x_____	_____	_____
7. MUGERAUER	x_____	x_____	_____	_____

ALSO PRESENT: Rebecca Grill- City Manager, Lynn Lorenson- City Attorney, Diane Bartlett – City Clerk, Kelly Nieforth - Community Development Director, Sara Rutkowski - Assistant Community Development Director, and Anna Cannizzo, Museum Director

ADJOURNMENT:

MOTION TO ADJOURN BY:	Councilor Buelow
SECONDED BY:	Councilor Larson
CARRIED BY VOICE VOTE	x

THE MEETING/CLOSED SESSION ADJOURNED AT: 5:52 PM Submitted by: Diane Bartlett

DRAFT

CITY COUNCIL MINUTES 04.22.25

CALL TO ORDER 6:02 p.m.

ROLL CALL

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

Staff: Rebecca Grill, City Manager; Lynn Lorensen, City Attorney; Diane Bartlett, City Clerk

INVOCATION - VOTING FIRST - Council Member Floam

PLEDGE OF ALLEGIANCE - Shapiro STEM Academy

PROCLAMATIONS

Presented at meeting:

Oshkosh Seniors Center 50th Anniversary (April 7, 2025)
150th Anniversary of the Oshkosh Fire of 1875 (April 28, 2025)
Williams Syndrome Awareness Month (May 2025)
National Day of Prayer (May 1, 2025)
Public Service Recognition Week (May 4-10, 2025)

Issued:

David Anania Day (ONHS Hall of Fame Inductee) (April 17, 2025)
Arbor Day - ONHS Tree Campus Designation (April 25, 2025)
Arbor Day - Tree City Designation (April 25, 2025)
National Nurses Week (May 6-12, 2025)

PRESENTATION

Board and Commission Service Awards
Community Partner Award

PUBLIC STATEMENTS TO COUNCIL - none

CONSENT AGENDA ITEMS

Report of Bills

Receipt & Filing of Claim Filed with the City's Insurance Company - Kristen Kindt

Receipt & Filing of Claim Filed with the City's Insurance Company - Sandra & Randall Weddig

Receipt & Filing of Minutes - Museum Arts and Culture Board, 03.12.2025 & 03.18.2025

Receipt & Filing of Minutes - Common Council Meetings

Res 25-175 Budget Amendment for 2025 Fire Special Revenue Fund Funding Assistance Program to Accept WI Funding Assistance Program Grant and Approve an Increase in Expenditures (\$59,507.80)

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-176 Amend CIP and Award Bid for Public Works Contract No. 25-12 to David Tenor Corporation for Water Main Replacements -- Various Locations (\$1,549,911.10)

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-177 Approve Intergovernmental Agreement with Town of Oshkosh for Pulverizing and Paving of Hickory Lane

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-178 Approve Professional Services Agreement with Strand Associates, Inc. for Engineering Services for Lakeshore Watersheds Flood Study (\$525,000)

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-179 Approve Professional Services Agreement with Speedy Clean Drain & Sewer, Inc. for 2026-2027 Sanitary and Storm Sewer Mains and Laterals Televising Services (\$309,310)

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-180 Amend CIP and Approve Professional Services Agreement with GRAEF for WDOT Project No. 4994-01-40/41 and No. 4994-01-42/43 City of Oshkosh Jackson Street and Oregon Street Reconstruction Design (\$585,927)

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-181 Award Bid to Xylem Dewatering for 6" Auto Priming Towable Pump for the Water Utility Division (\$53,811.00)

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-182 Award Bid to L&M Trucking Inc. for Raze and Remove of 731 Jackson Street (\$54,750.00)

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-183 Approve CIP Budget Amendment for Cooperative Purchase of Athletic Field Groomer from Reinders Inc. for Parks Department (\$29,938.76)

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-184 Award Bid to Marco Technologies LLC for Paging/Sound System Replacement for the Park's Department Pollock Community Water Park (\$24,469.02)

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-185 Approve Conditional Use Permit Request for an Adaptive Reuse at 309 High Avenue (Plan Commission Recommends Approval)

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-186 Approve General Development Plan for a Drive-Through Car Wash at 1700 South Koeller Street (Plan Commission Recommends Approval)

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-187 Approve Renewal of Bird City Wisconsin Designation; Designate May 3, 2025 as World Migratory Bird Day (Sustainability Advisory Board Recommends Approval)

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-188 Amend 2025 Fees and Charges Schedule to Create Maximum Towing Fees for Rotational Wreckers

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-189 Amend 2025 Fees and Charges Schedule for Residential Neighborhood Block Parties

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-191 Approval Special Event - Paine Art Center & Gardens to Utilize City Streets for the Festival of Spring, May 17, 2025

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-192 Approve Special Event - Matt Morgan to Utilize Menominee Park Millers Bay Parking Lot and Boat Launch for Houge's Walleye Warm-Up, May 24, 2025

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

Res 25-193 Approve Special Event - Oshkosh Patriotic Council to Utilize City Hall Parking Lot, City Streets, Riverside Park, South Park and Riverside Cemetery for the Memorial Day

Events & Procession, May 26, 2025

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-194 Approve Special Event - Wyldewood Baptist Church to Host a Patriotic Church Service at Opera House Square, May 25, 2025

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-195 Approve Special Event - Vietnam Veterans of America Chapter 437 to Utilize City Streets to Hold the Oshkosh 4th of July Parade, July 4, 2025

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-196 Approve Special Event - Paine Art Center & Gardens to Utilize Congress Ave for the Faire on the Green, July 13, 2025

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-197 Approve Special Event - Oshkosh Yacht Club to Utilize Menominee Park Millers Bay Boat Launch and Parking Lot for the Extreme Regatta, July 14 & 15, 2025

Motion To Approve Jacob Floam

Second Karl Buelow

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

7 - 0 Passed

Res 25-198 Approve Special Event - Oshkosh Yacht Club to Utilize Menominee Park Millers Bay Parking Lot and Boat Launch for the ILYA Championship Regatta, August 10--16, 2025

Motion To Approve Jacob Floam

Second Karl Buelow

AYE: Mayor Matt Mugerauer, Kris Larson, Deputy Mayor Joe Stephenson, Karl

Buelow, Brad Spanbauer, DJ Nichols, Jacob Floam
7 - 0 Passed

Res 25-199 Approve Special Event - The Salvation Army to Utilize City Streets for the Pedal Out Hunger Walk/Ride, August 16, 2025

Motion To Approve Jacob Floam
Second Karl Buelow

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

7 - 0 Passed

ITEMS REMOVED FROM CONSENT AGENDA

Res 25-190 Approve Special Event - Winnebago Bicycle to Hold the Bike to Work Day at Opera House Square, May 16, 2025

Councilor Larson Voted Present

Motion To Approve Karl Buelow
Second Deputy Mayor Joe Stephenson

AYE: Mayor Matt Mugerauer, Deputy Mayor Joe Stephenson, Karl Buelow, Brad Spanbauer, DJ Nichols, Jacob Floam

6 - 0 Passed

PENDING ORDINANCES

Ord 25-200 Amend Portions of Chapter 4 of the City of Oshkosh Municipal Code Pertaining to Alcohol Beverages -- License Investigations, Granting and Issuance of Premises and Operator's Licenses

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Ord 25-201 Amend Portions of Chapter 4 of the City of Oshkosh Municipal Code Pertaining to Alcohol Beverages -- to Amend Article III. A. Pertaining to Special Class B Licenses and Create Article III. B. Pertaining to Full-Service Retail Outlets

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Ord 25-202 Amend Section 27-8-2.1 of the Municipal Code, Neighborhood Electric Vehicles, to Reflect Legislature Renaming These Vehicles as Low-Speed Electric Vehicles

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Ord 25-203 Amend Section 6-10 of the City of Oshkosh Municipal Code Pertaining to Animal Traps to Update Statutory Reference

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Ord 25-204 Delete Subsection 1-23(5)(B)(2) of the Municipal Code Pertaining to the Adoption of General Records Schedules to Delete Reference to a Record Retention Schedule Modifying a County Sheriff Standard Retention Schedule

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

NEW ORDINANCES (NOTE: no formal action taken at this meeting)

***Ord 25-205** Amend Parking Lot Maps and Associated Regulations Within Appendix 27B of the Municipal Code for the 300 East Lot and 300 West Lot (Transportation Committee Recommends Approval)

***Ord 25-206** Amend Sections 27A-8 and 27A-10 of the Municipal Code Regarding Yield Right of Way Intersections and Through Streets Designated at the Intersection of Nevada Avenue and Oak Street (Oak Street Will Stop for Nevada Avenue) (Transportation Committee Recommends Approval)

***Ord 25-207** Amend Section 27A-11 of the Municipal Code Pertaining to Parking and Loading Zone Regulations on Central Street and Winnebago Avenue (Transportation Committee Recommends Approval)

***Ord 25-208** Approve Zone Change from Suburban Mixed-Use District (SMU) and Single Family Residential-9 District (SR-9) to Single Family Residential-5 (SR-5) for Properties East of Farmington Avenue and Christian Drive (Parcels 91250100000 & 91250160100) (Plan Commission Recommends Approval)

***Ord 25-209** Approve Zone Change from Institutional District (I) to Central Mixed-Use District (CMU) at 110 Pearl Avenue and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)

NEW RESOLUTIONS

Res 25-210 Approve Pickart Park Master Plan (Advisory Park Board and Plan Commission Recommend Approval)

Council highlighted the robust community input and interdepartmental collaboration of this project.

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Res 25-211 Resolution Urging the Joint Finance Committee to Fund the Municipal Services Payment Program at 100% in the 2025-2027 State Biennial Budget

The council had an extensive discussion on state funding disparities. Council then encouraged citizens to contact their representatives and urged the Joint Finance Committee to fund the municipal services payment program at 100% reimbursement to relieve Oshkosh taxpayers.

All Council members are in favor of this resolution.

Motion To Approve Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Res 25-212 Approve Issuance of Combination "Class B" Beer/Liquor License - Golden Nest Pancake Cafe (1716 Oshkosh Ave)

Motion To Lay Over Until 05.13.25 - Karl Buelow
Second Kris Larson

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

7 - 0 Passed

Res 25-213 Approve Combination "Class B" Beer/Liquor License Surrender, Amend Current Liquor License Business Name, and Issuance of Combination "Class B" Beer/Liquor License (1890 Pub And Bistro)

Motion To Lay Over Until 05.13.25 - Karl Buelow
Second Kris Larson

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

7 - 0 Passed

The Council addressed and discussed the issuance (and conditional surrender) of combination Class B beer liquor licenses. Due to pending inspections and the need for compliance with newly amended ordinances, motions were made to lay over resolutions 25-212 and 25-213 until the next meeting, 05.13.25.

COUNCIL DISCUSSION, DIRECTION TO CITY MANAGER & FUTURE AGENDA ITEMS

Discussion and Direction to City Manager

Future Agenda Items, Meetings, and Workshops

Workshop on Updates to Chapter 14 of the Municipal Code Regarding Stormwater

Quality Management Requirements for New Development and Redevelopment, April 29th, 5:00pm

Intergovernmental Meeting with Council and State Legislators, May 19th, 5:00pm

COUNCIL MEMBER ANNOUNCEMENTS & STATEMENTS

CITY MANAGER ANNOUNCEMENTS & STATEMENTS

Cooperative Purchase Two-Year Agreement for Cleaning/Rental of Uniforms and Shop Supplies from Cintas Corporation for City Departments (estimated \$60,000.00)

Professional Services Agreement with Eocene Environmental Group for Forestry Strategic Plan and Forestry Management Plan (\$36,000.00)

Recognition of Sunset West Neighborhood Association

2025-2026 Strategic Plan Dashboard Launched

National Community Survey Launched

Outstanding Issues

ADJOURN - 6:59 PM

Motion To Approve Karl Buelow

Second Kris Larson

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

7 - 0 Passed

SUBMITTED BY DIANE BARTLETT, CITY CLERK

THE FULL AUDIO/VIDEO RECORDING OF THIS MEETING IS AVAILABLE ON OUR WEBSITE
THE FULL TRANSCRIPT OF THIS MEETING IS AVAILABLE ON THE YOUTUBE PLAYBACK CHANNEL



SUBJECT: Receipt & Filing of Claim Filed with the City's Insurance Company - Austin Cundy

DATE: May 13, 2025

Claim Information

Claimant: Austin Cundy

Date of Loss: 3.5.2025

Summary of Claim: Alleged water damage to his basement when the city was conducting work on his street.



SUBJECT: Receipt & Filing of Claim Filed with the City's Insurance Company - Michael & Susan McFarlane

DATE: May 13, 2025

Claim Information

Claimant: Michael & Susan McFarlane

Date of Loss: 1.11.2025

Summary of Claim: Alleged damage to their basement from a water main break.



SUBJECT: Receipt & Filing of Claim Filed with the City's Insurance Company - Susan & Bob Molash

DATE: May 13, 2025

Claim Information

Claimant: Sue & Bob Molash

Date of Loss: 4.2.2025

Summary of Claim: Alleged damage to their basement from the sewer backup.



DATE: May 13, 2025

SUBJECT: Res 25-214 Approve City Sponsorship of Juneteenth BGOSH 2025 Event on June 21, 2025

Attachments

RES 25-214

Email from Operation DREAM North

5/13/2025

25-214

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE CITY SPONSORSHIP OF JUNETEENTH BGOSH 2025 EVENT ON JUNE 21, 2025

INITIATED BY: CITY ADMINISTRATION

WHEREAS, Operation DREAM North is planning to host a Juneteenth BGOSH 2025 community event at the Leach Amphitheater on June 21, 2025; and

WHEREAS, Operation DREAM North has requested City sponsorship of the event, whereby the fees for the venue will be waived; and

WHEREAS, the Diversity, Equity, and Inclusion Committee recommended City sponsorship of the event in 2024.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are hereby authorized to provide sponsorship of this event for June 21, 2025, through the use of the Leach Amphitheater at no cost to the event organizer(s).

Zuercher, Kami

From: Rodney Bourrage Sr. <rodneybourragesr@outlook.com>
Sent: Wednesday, April 30, 2025 12:13 PM
To: Zuercher, Kami
Subject: Juneteenth BGOSH 2025

EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide your username or password to anyone.

Hello Kami,

I would like to request use of the Leach Amphitheater on June 21st from 10am until 7pm for our 3rd annual Juneteenth BGOSH 2025 Celebration. There will be no alcohol as this is a family event. We would need 2 hours time to set up and we be hour afterwards to clean up. The actual event will be from 12noon until 6pm. Operation DREAM North is a nonprofit and we would like the space donated along with any monetary or other resources to help support this free festival for Oshkosh, Winnebago, and the entire state of Wisconsin residents.

If there is anything else I need to do for this request please inform me. Thank you.

DR
IN

Rodney Bourrage Sr.
President & Founder
P: (414) 507 5008
W: dreamnorth.org
E: rodneybourragesr@outlook.com
[Operation Dream North & Milwaukee Bucks](#)



TO: Honorable Mayor and Members of the Common Council
FROM: Sara Rutkowski, Interim Community Development Director
DATE: May 13, 2025
SUBJECT: Res 25-215 Authorize Petition for an At-Grade Rail Crossing at Compass Way in the Southwest Industrial Park

BACKGROUND

The City of Oshkosh and the Wisconsin and Southern Railroad LLC (WSOR) are currently investigating the potential to create a new at-grade public crossing located over Compass Way in the Southwest Industrial Park. Through an operating agreement with the City, the WSOR is currently planning a new railroad industry spur to serve the proposed Locon Concrete Ready Mix-Plant and other future rail-dependent developments. This new railroad spur will need to cross at a public roadway at Compass Way in order to reach the Lycon property.

ANALYSIS

The proposed railroad industry spur will connect to WSOR's mainline Oshkosh Subdivision at approximately Milepost 183.88 and will extend west across Compass Way, then curve north over Lycon Inc.'s property. The proposed design plans have been approved by Lycon Inc., City of Oshkosh and the WSOR.

The proposed at-grade public crossing will allow for the construction of a new railroad industry spur across Compass Way and enable Lycon Inc. to receive aggregate by rail for the production of concrete ready-mix. Lycon Inc. purchased the property from the City of Oshkosh for the sole purpose of being served by rail and receiving all inbound aggregates by rail. It is Lycon Inc.'s intentions to originate its aggregate at their Janesville Sand & Gravel pit in Janesville and the rail the aggregate material directly to Oshkosh over the WSOR as a one-line haul.

For the portion of the proposed railroad spur located within the railroad right of way, the WSOR is expected to continue to work to gain approvals from the East Wisconsin Counties Railroad Consortium and the Wisconsin Department of Transportation.

This Joint Petition for a new at-grade public railroad crossing over Compass Way is uncontested and is supported by a variety of public and private entities.

RECOMMENDATION

Staff recommends approval of authorizing the petition.

Attachments

RES 25-215
Map of Crossing Location

05/13/2025

25-215

RESOLUTION

CARRIED

6-0

PURPOSE: AUTHORIZE PETITION FOR AN AT-GRADE RAIL CROSSING AT COMPASS WAY IN THE SOUTHWEST INDUSTRIAL PARK

INITIATED BY: COMMUNITY DEVELOPMENT

WHEREAS, on behalf of the City of Oshkosh and the Wisconsin & Southern Railroad LLC (WSOR), there is a joint petition to the Office of the Commissioner of Railroads to create a new at-grade public crossing located over Compass Way in the Southwest Industrial Park in the City of Oshkosh, Wisconsin; and

WHEREAS, the at-grade public crossing serves the proposed Lycon Concrete Ready-Mix Plant, enhancing connectivity and economic growth by allowing rail access for materials; and

WHEREAS, the proposed crossing is supported unanimously by related entities, including Lycon Inc., WSOR, and the City of Oshkosh, with all necessary design approvals and expected regulatory clearances; and

WHEREAS, Section 195.29 of the Wisconsin State Statutes authorizes the Office of the Commissioner of Railroads to determine the advisability of allowing a new crossing to be established and the manner of making it.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that staff is hereby directed to take all necessary steps with WSOR to petition the Office of the Commissioner of Railroads to determine the advisability of allowing a new crossing to be established and the manner in making it.

BE IT FURTHER RESOLVED that the City of Oshkosh shall comply with Chapter 195 of Wisconsin State Statutes, and RR 1.025 of Wisconsin Administrative Code in the filing of the petition.



Compass Wy

Compass Wy

MP 183.88 =

MP 183.62 = Sta. 758+11 - TBV

MP 183.60 = Sta. 756+89 - TBV

Image © 2024 Airbus

Global Pkwy

G



TO: Honorable Mayor and Members of the Common Council
FROM: Kimberly Gierach, Planning Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-216 Approve Special Area Design Review and Architectural Building Plan Review for New Restroom/Waiting Area Building and Bus Platform at 110 Pearl Avenue; 222 Pearl Avenue, and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)

BACKGROUND

The subject area consists of three parcels totaling 1.79 acres, with frontage on High Avenue, Pearl Avenue, and Market Street. The property located at 110 Pearl Avenue includes the GO Transit station and associated public parking area, while the vacant property to the west, included with this request, has access drives and public parking stalls utilized by the GO Transit station. The property located at 222 Pearl Avenue includes an office building.

ANALYSIS

The site currently has an existing bus platform and bus driver support building, along with an office building (222 Pearl Avenue). GO Transit is proposing to demolish the existing office building and construct a new 1,515 sq. ft. restroom/waiting area building and bus platform with canopy.

The restroom/waiting area building will have matching materials to the driver support building on the site. The building exterior will consist of red brick façade with beige metal siding. The new facility will also feature stone cladding at the primary public entrance to help as a visual way-finding marker. The new bus platform/canopy will replicate the existing platform area, with matching dark bronze metal roof and red face brick columns.

Staff believes that the proposed restroom/waiting area building and bus platform designs will not have a negative impact on the surrounding area as the structures will be harmonious with the existing GO Transit station site. The proposed building and canopy include high quality exterior materials that match the existing building and canopy on the site.

RECOMMENDATION

The Plan Commission recommended approval of the special area design review and architectural building plan review on May 6, 2025. Please see the attached staff report for more information.

Attachments

RES 25-216
SAD & Architectural Review - 110 & 222 Pearl Ave. & 0 (125) High Ave

05/13/2025

25-216

RESOLUTION

CARRIED

5-0-1 PRESENT

PURPOSE: APPROVE SPECIAL AREA DESIGN REVIEW AND ARCHITECTURAL BUILDING PLAN REVIEW FOR NEW RESTROOM/WAITING AREA BUILDING AND BUS PLATFORM AT 110 PEARL AVENUE, 222 PEARL AVENUE, AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000)

INITIATED BY: TRANSPORTATION DEPARTMENT

PLAN COMMISSION RECOMMENDATION: Approved

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that a Special Area Design Review and Architectural Building Plan Review for new restroom/waiting area building and bus platform at 110 Pearl Avenue, 222 Pearl Avenue, and parcel 0101160000 as submitted by the City of Oshkosh Transportation Department is hereby approved.

ITEM: SPECIAL AREA DESIGN REVIEW AND ARCHITECTURAL BUILDING PLAN REVIEW FOR NEW RESTROOM/WAITING AREA BUILDING AND BUS PLATFORM AT 110 PEARL AVENUE, 222 PEARL AVENUE, AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000)

Plan Commission Meeting of April 15, 2025

GENERAL INFORMATION

Applicant: Jon Wallenkamp - Kueny Architects

Owner: City of Oshkosh – GO Transit

Action(s) Requested:

The applicant is requesting special area design review and architectural building plan review for construction of a new restroom/waiting area building and bus platform.

Applicable Ordinance Provisions:

Central Mixed Use District Design Standards are found in Section 30-245 of the Zoning Ordinance. State Statute 62.23(5) requires the Plan Commission review the “location and architectural design of any public building.”

Property Location and Background Information:

The subject area consists of three parcels totaling 1.79 acres, with frontage on High Avenue, Pearl Avenue, and Market Street. The property located at 110 Pearl Avenue includes the GO Transit station and associated public parking area, while the vacant property to the west, included with this request, has access drives and public parking stalls utilized by the GO Transit station. The property located at 222 Pearl Avenue includes an office building.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Transit Center & Office	I & CMU

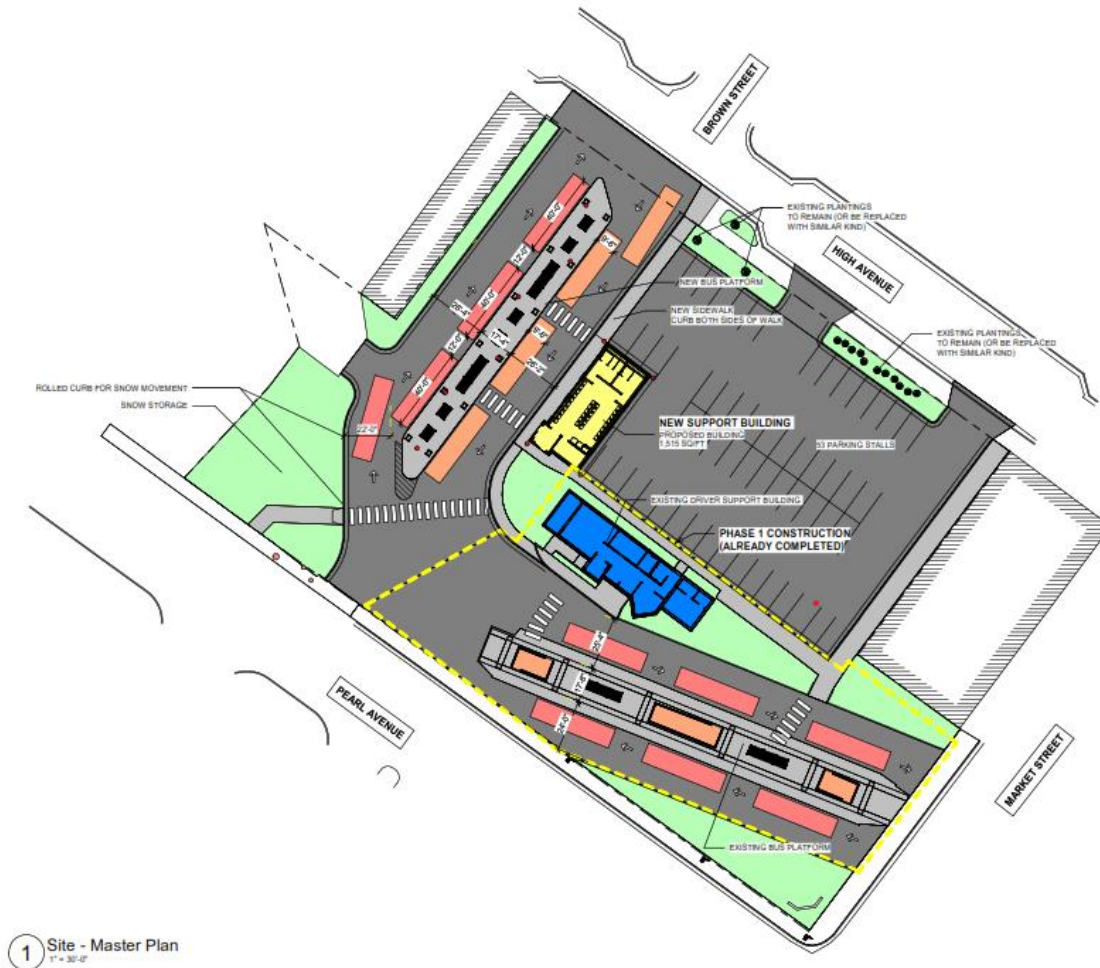
Adjacent Land Use and Zoning

<i>Existing Uses</i>		<i>Zoning</i>
North	Commercial	CMU & I
South	Commercial	CMU-PD-RFO
East	Mixed Use & Commercial	CMU
West	Commercial	CMU
<i>Recognized Neighborhood Organizations</i>		
Downtown		

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

ANALYSIS

The site currently has an existing bus platform and bus driver support building, along with an office building (222 Pearl Avenue). GO Transit is proposing to demolish the existing office building and construct a new 1,515 sq. ft. restroom/waiting area building and bus platform with canopy.



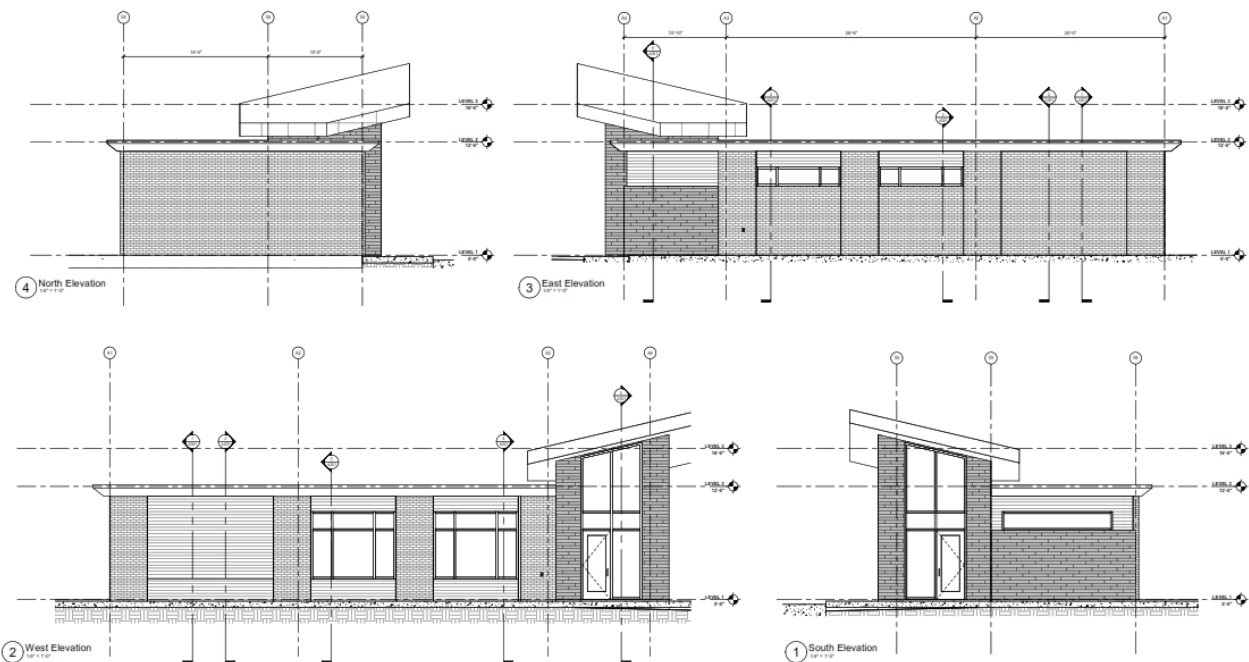
Applications which involve modifications to the physical configuration of a property (such as the creation of a new building or the demolition of an existing building) are subject to review by Plan Commission and Common Council. The following is the design theme for the Central Mixed Use District listed in the Exterior Design Standards ordinance:

The design theme for the Central Mixed Use District is based on its historical, pedestrian-oriented development pattern that incorporates retail, residential, and institutional uses. Building orientation and character includes minimum setbacks at the edge of the sidewalk, multi-story structures, use of alleys for access, and on-street or other off-site parking. The design theme is

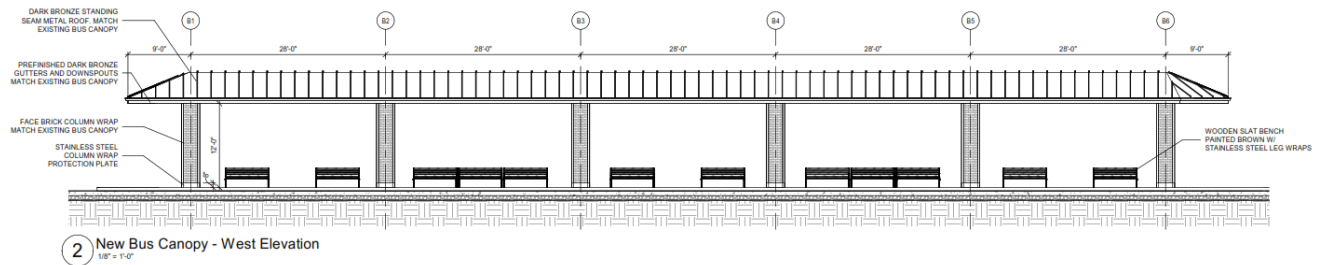
characterized by a variety of architectural styles popular at the time, including Italianate, Romanesque, and Neoclassical, in a 2- or 3-story format with office, storage, or residential located over commercial. The façades of these buildings have a traditional main street storefront appearance, are relatively small in scale, have street yard and side yard setbacks of zero feet, have prominent horizontal and vertical patterns formed by regularly spaced window and door openings, detailed cornice designs, rich detailing in masonry coursing, window detailing and ornamentation, and are predominately brick, stone, or wood. Exterior building materials are of high quality. Exterior appurtenances are minimal. Exterior colors are harmonious, simple, and muted. Exterior signage blends, rather than contrasts, with buildings in terms of coloring (complementary to building), location (on-building), size (small), and number (few).

The restroom/waiting area building will have matching materials to the driver support building on the site. The building exterior will consist of red brick façade with beige metal siding. The new facility will also feature stone cladding at the primary public entrance to help as a visual way-finding marker. The new bus platform/canopy will replicate the existing platform area, with matching dark bronze metal roof and red face brick columns.

Staff believes that the proposed restroom/waiting area building and bus platform designs will not have a negative impact on the surrounding area as the structures will be harmonious with the existing GO Transit station site. The proposed building and canopy include high quality exterior materials that match the existing building and canopy on the site.



Restroom & Waiting Area Building Elevations



Bus Shelter Canopy Elevation



Image of North/East Elevations of Restroom & Waiting Area Building



Image of North/East Elevations of Restroom & Waiting Area Building



Image of view from Pearl Avenue

RECOMMENDATION/CONDITIONS

Staff recommends approval of the special area design review and architectural building plan review for construction of a new restroom/waiting area building and bus platform.

The Plan Commission recommended approval of the special area design review and architectural building plan review on April 15, 2025. For a comprehensive record of the proceedings, the official minutes can be obtained by contacting Planning Services.



City of Oshkosh General Application

SUBMIT 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

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

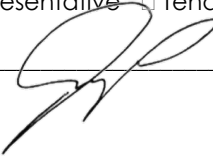
APPLICANT INFORMATION

Petitioner: Jon Wallenkamp Date: 2/17/2025

Petitioner's Address: 10505 Corporate Dr. Suite 100 City: Pleasant Prairie State: WI Zip: 53158

Telephone #: (262) 857-8101 Email: jonw@kuenyarch.com Contact preference: Phone Email

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required):  Date: 2/17/2025

OWNER INFORMATION

Owner(s): City of Oshkosh - Go Transit Date: _____

Owner(s) Address: 215 Church Ave City: Oshkosh State: WI Zip: 54903

Telephone #: (920) 236-5103 Email: mblank@oshkoshwi.gov 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: _____

TYPE OF REQUEST:

- Access Control Variance
- Easement
- Privilege in Street (identify) _____
- Land Acquisition
- Land Disposition
- Special Area Design Review
- Other (identify) _____

SITE INFORMATION

Address/Location of Proposed Project: 110 Pearl Avenue, Oshkosh, WI 54901

Proposed Project Type: GO Transit Downtown Transit Center Improvements

Current Use of Property: Existing Transfer Station Zoning: _____

Land Uses Surrounding Your Site: North: Parking Lot/Commercial

South: Commercial

East: Commercial

West: Commercial

- **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)

➤ **A narrative of the proposed request / project including:**


- Proposed use of the property
- Existing use of the property
- Identification of structures on the property and discussion of their relation to the project
- Projected number of residents, employees, and/or daily customers.
- Proposed amount of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre.
- Effects on adjoining properties to include: noise, hours of operation, glare, odor, fumes, vibration, etc.
- Surrounding land uses
- Compatibility of the proposed use with adjacent and other properties in the area.
- Traffic generation
- Any other information pertinent to adequate understanding of the intended use and its relation to nearby properties

➤ **A complete site plan including: (as may be appropriate per your request)**

- Digital plans and drawings of the project
- Title block that provides all contact information for the petitioner and/or owner, if different
- Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
- The date of the original plan and latest date of revision to the plan
- A north arrow and graphic scale. Said scale is not to be smaller than one inch equals sixty feet (1"=60') unless otherwise approved by the Department of Community Development prior to submittal
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
- All required building setback and offset lines
- 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 employed), including a summary of the number of parking stalls provided per the requirements of Section 30-75 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
- Any other necessary information as determined during pre-submittal meeting with City staff

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: 2/17/2025

April 3, 2025

Oshkosh Go Transit Expansion - Phase 2
110 Pearl Avenue, Oshkosh, WI 54901

Re: Narrative of the proposed request

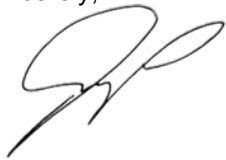
The project is the Phase 2 to a project that was completed in 2023. The Phase 1 of the project was the construction of a driver support facility at the Pearl Street site. Phase 2 is the construction of a public restroom facility and waiting area north of the Phase 1 construction. The Phase 2 facility will have matching materials to the Phase 1 driver support facility; red brick facade with beige metal siding. The new facility will also feature stone cladding at the primary public entrance to help as a visual way-finding marker.

The Phase 2 project will also include a second bus platform area. The new platform area will replicate the existing platform area, with matching dark bronze metal roof and red face brick columns.

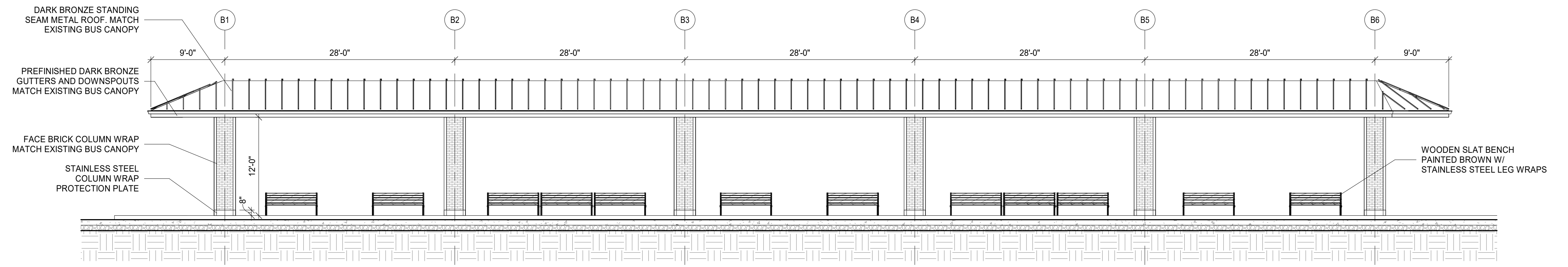
The site landscaping will be primarily grass. Existing plantings along the north edge of the property will be preserved, or replaced if needed. All plantings on the property will be well maintained.

Please let me know if you have any comments/questions.

Sincerely,



Jon Wallenkamp, AIA
KUENY ARCHITECTS LLC.



2 New Bus Canopy - West Elevation
1/8" = 1'-0"

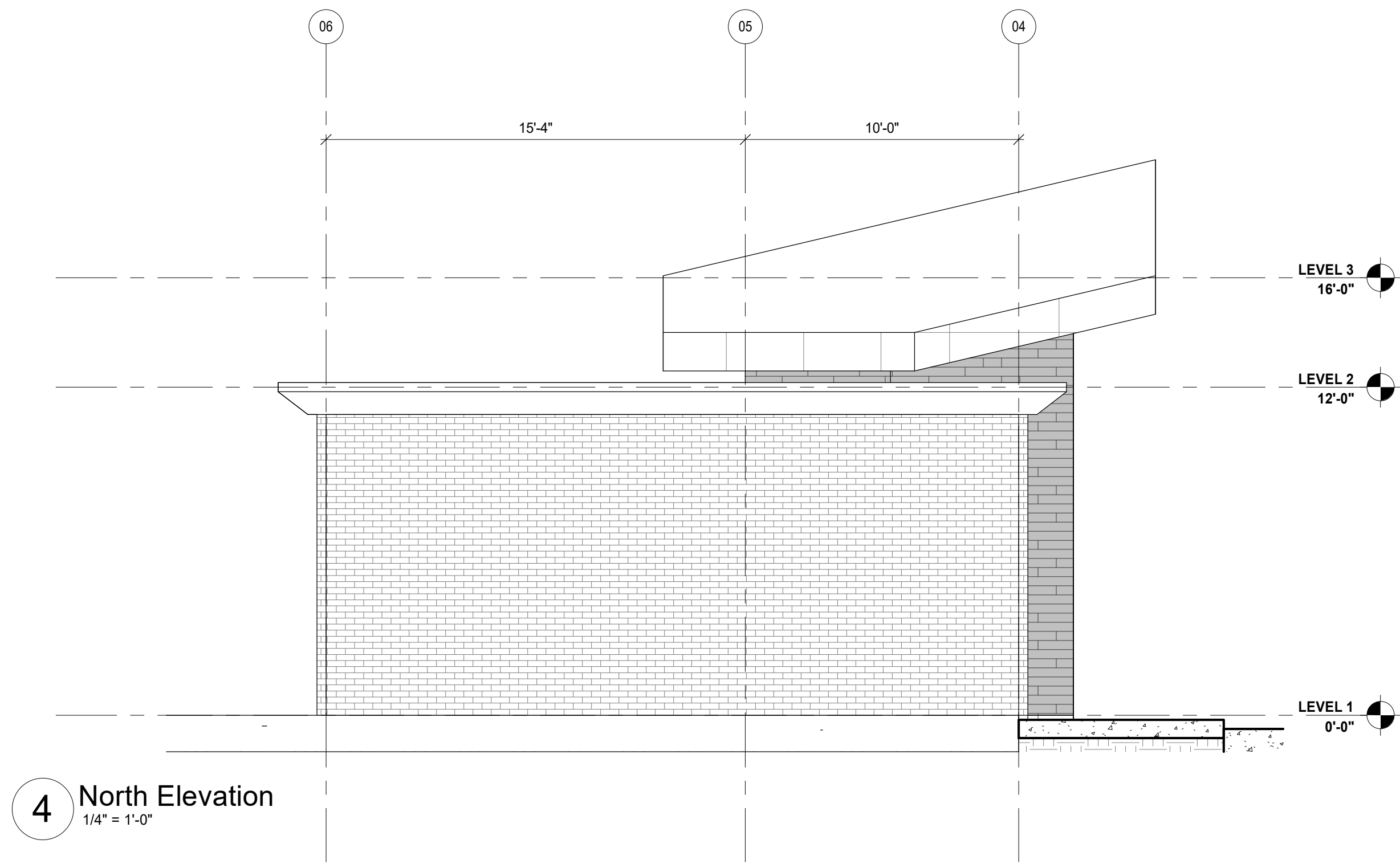


1 Site - Master Plan
1" = 30'-0"

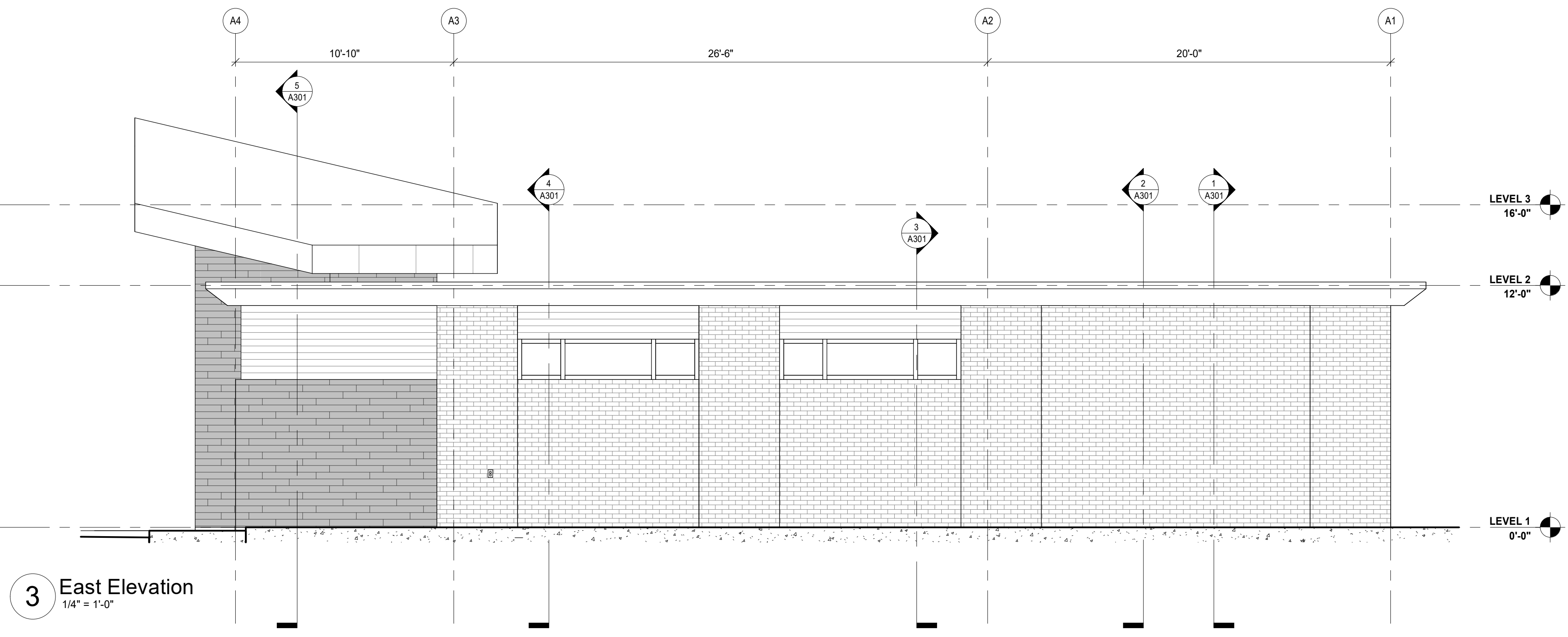


PLAN NORTH
SCALE: As Indicated

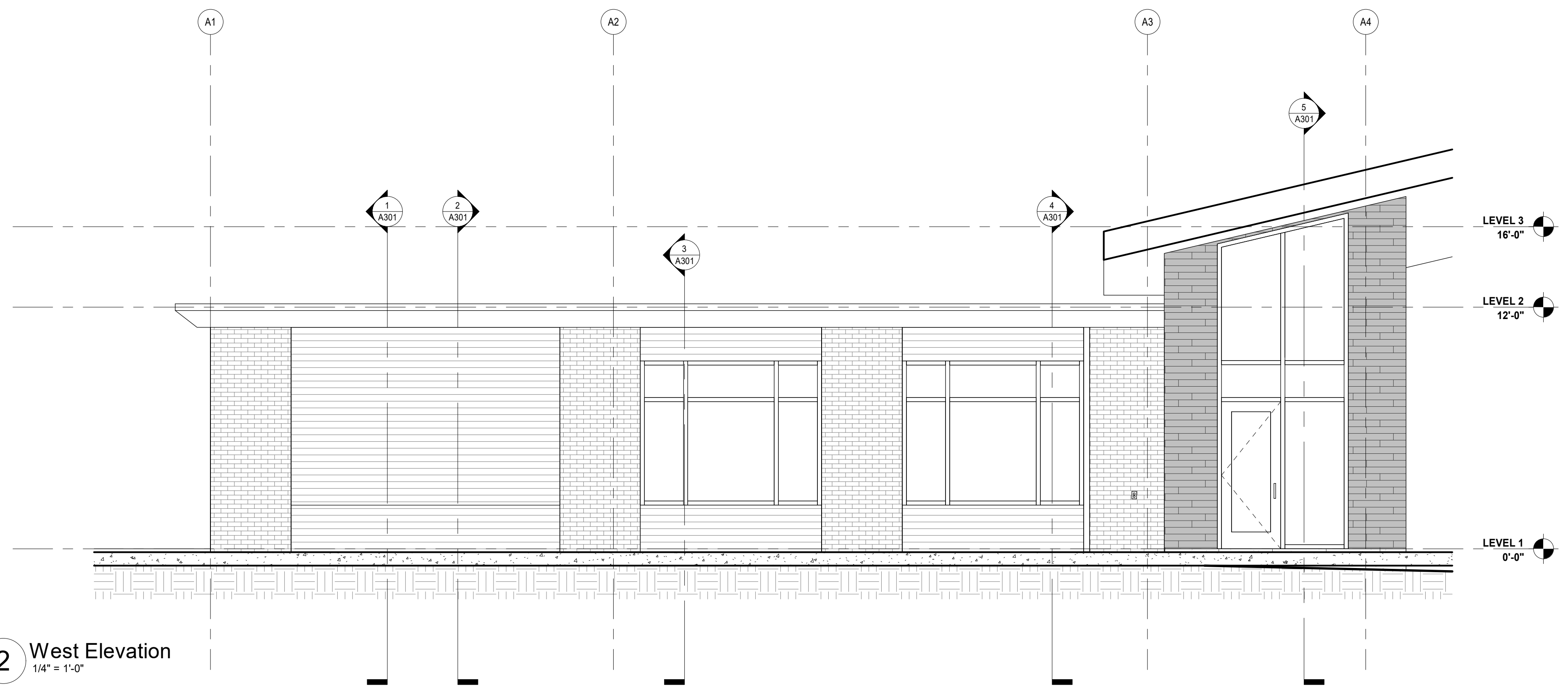
A101



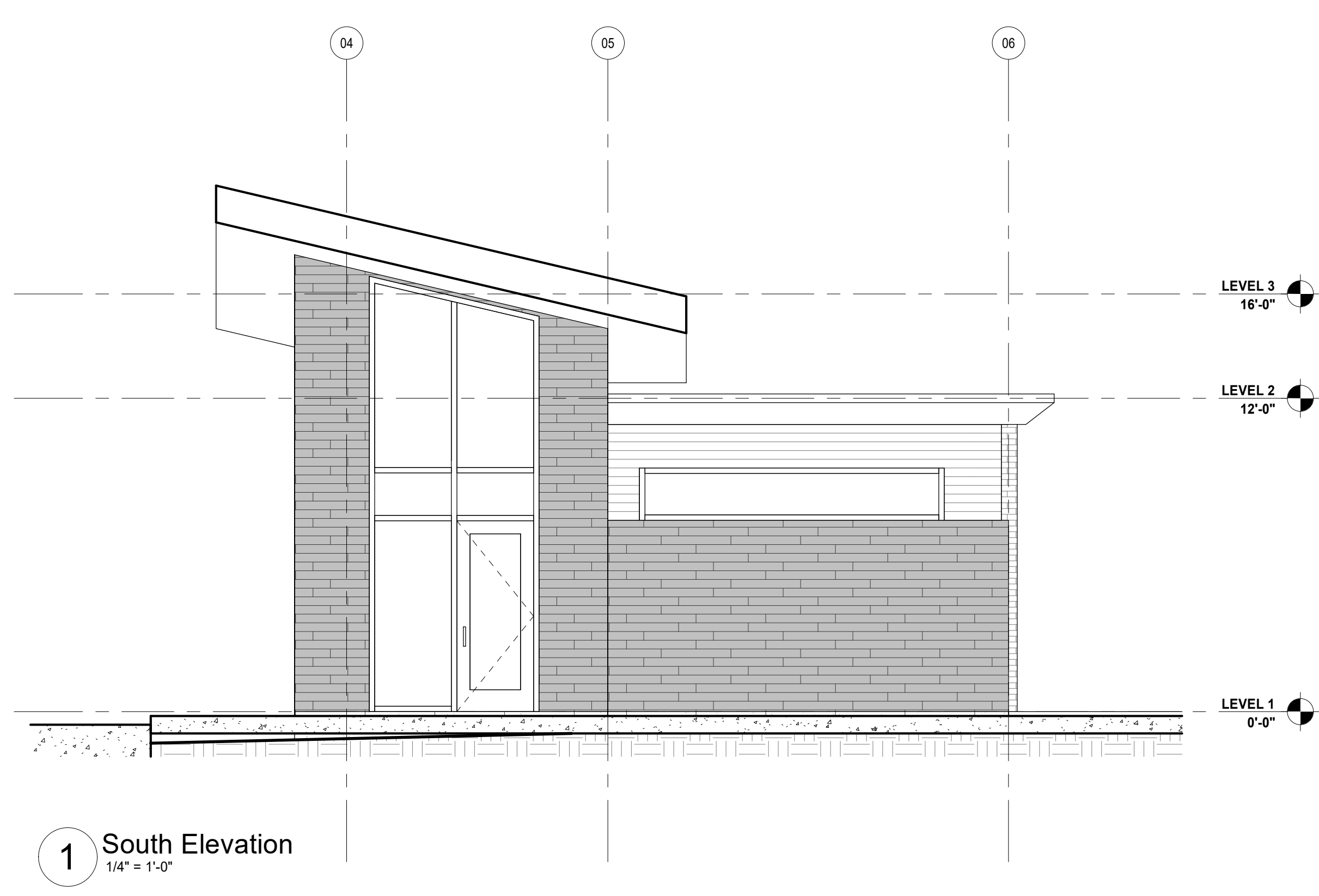
4 North Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"



1 South Elevation
1/4" = 1'-0"



**ZONE CHANGE, CUP,
& BLDG REVIEW
TRANSIT CENTER
PC: 4-15-2025**

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

KINGS LAUNDRY INC
C/O GUNDERSON CLEANERS
41 MAIN ST
MENASHA WI 54952-3198

NORTHERN TELEPHONE &
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DOWNTOWN NBHD ASSOC
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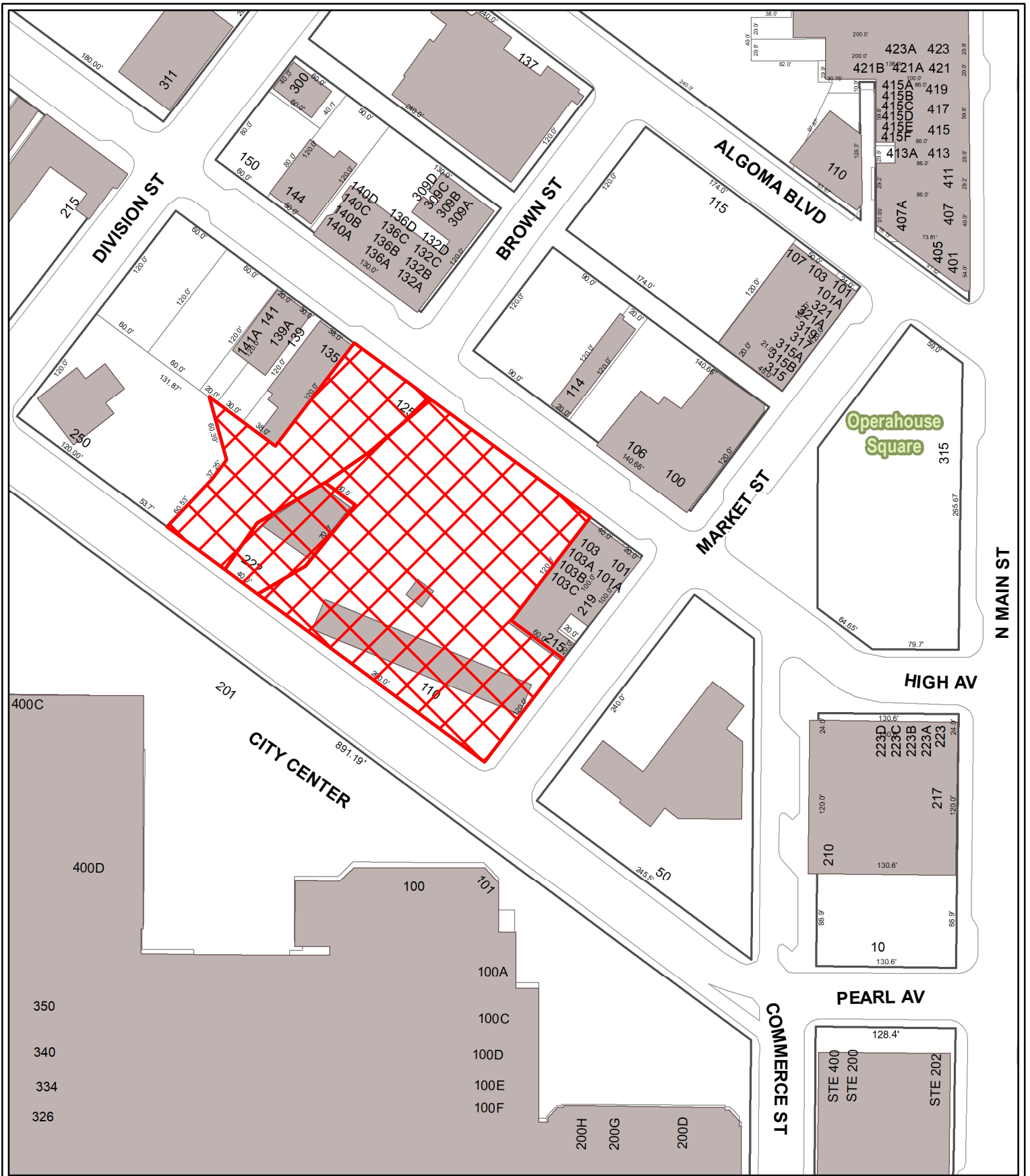
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OSHKOSH WI 54902-3317

WILKINS 145 LLC
2340 GENEVA ST
OSHKOSH WI 54901-1804

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



BASE MAP

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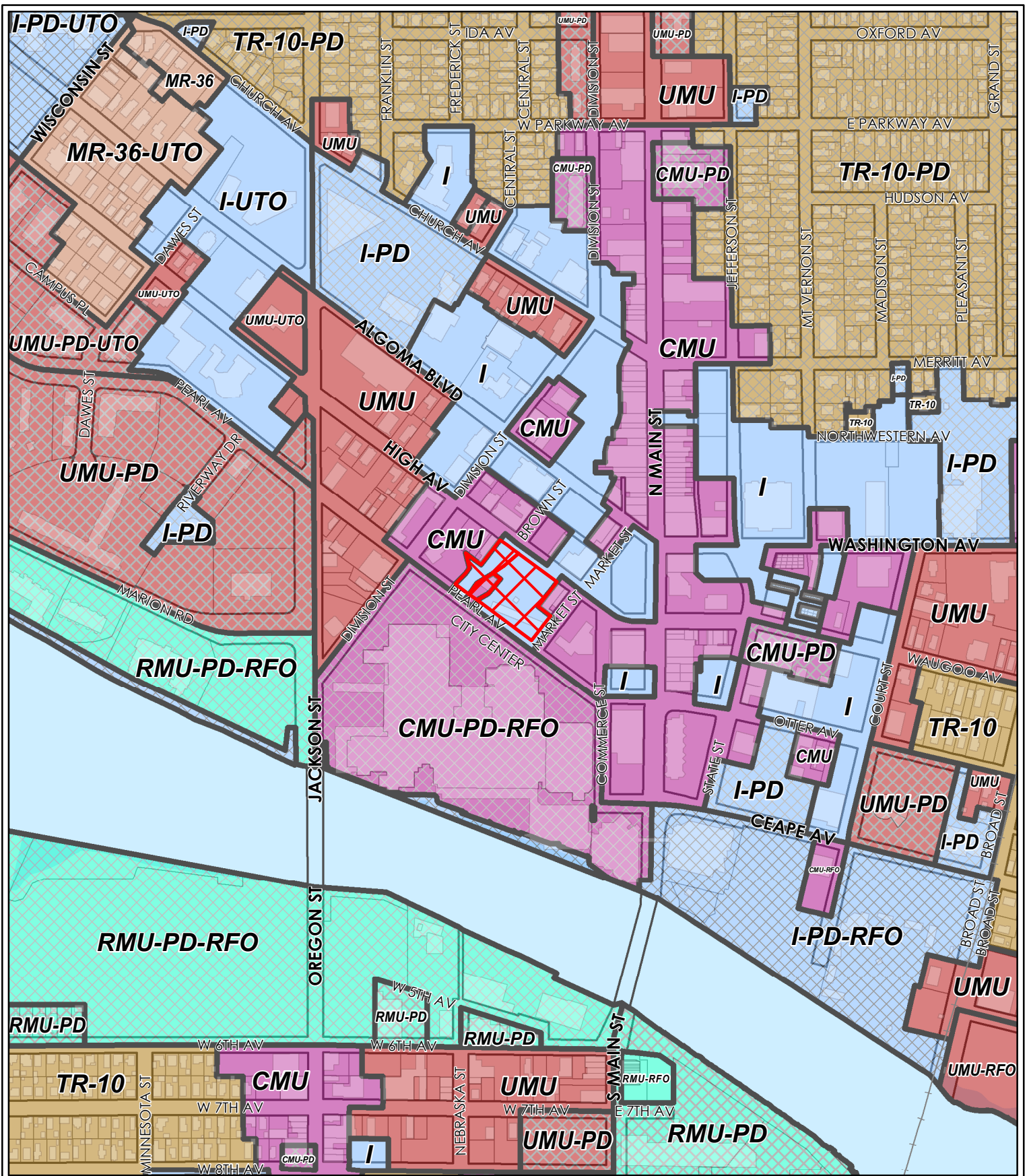


1 in = 0.02 mi
1 in = 120 ft

Printing Date: 3/12/2025

Prepared by: City of Oshkosh, WI





ZONING MAP



1 in = 0.09 mi

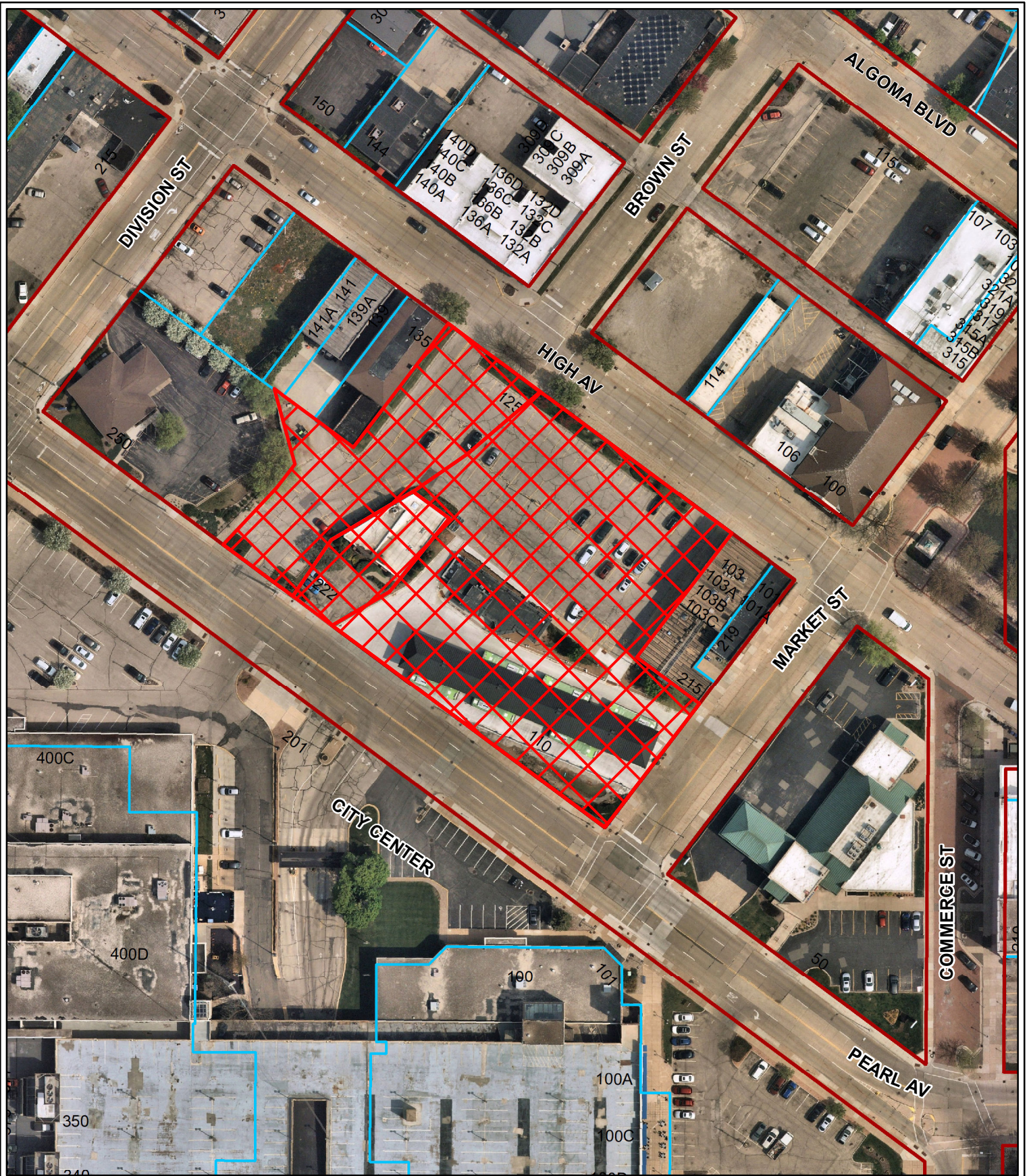
1 in = 500 ft

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AERIAL MAP



1 in = 0.02 mi
1 in = 100 ft

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TO: Honorable Mayor and Members of the Common Council
FROM: Kimberly Gierach, Planning Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-217 Approve Conditional Use Permit Request for Transit Center Expansion at 110 Pearl Avenue, 222 Pearl Avenue, and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)

BACKGROUND

The subject area includes three parcels totaling 1.79 acres, with frontage on High Avenue, Pearl Avenue, and Market Street. The property located at 110 Pearl Avenue includes the existing GO Transit station and associated parking area, while the vacant property to the west, included with this request, has access drives and parking stalls already in use by the GO Transit station. The property located at 222 Pearl Avenue includes an existing office building which will be demolished as part of the project.

ANALYSIS

The site has a bus platform, bus driver support building, and a newly acquired office building (222 Pearl Avenue). GO Transit is proposing to demolish the existing office building and construct a new 1,515 sq. ft. restroom/waiting area building ("New Support Building") and bus platform to the west of the new building. GO Transit has requested a rezone at 110 Pearl Avenue and the vacant property located to the west of 110 Pearl Avenue (previous Item VI), to provide consistent CMU zoning for the three subject properties. A Certified Survey Map (CSM) will be used to combine the three parcels into one.

FISCAL IMPACT

Approval of this project would not result in an increase in the assessed property value as the property is exempt. The applicant is anticipating spending approximately \$3,562,900.00 on the project.

RECOMMENDATION

The Plan Commission recommended approval of the requested Conditional Use Permit with findings and one condition on April 15, 2025. Please see the attached staff report for more information.

Attachments

RES 25-217
CUP 110 & 122 Pearl Ave. & 0 (125) High Ave

05/13/2025

25-217

RESOLUTION

CARRIED

5-0-1 PRESENT

PURPOSE: APPROVE CONDITIONAL USE PERMIT REQUEST FOR TRANSIT CENTER EXPANSION AT 110 PEARL AVENUE, 222 PEARL AVENUE, AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000)

INITIATED BY: TRANSPORTATION DEPARTMENT

PLAN COMMISSION RECOMMENDATION: Approved w/ findings

WHEREAS, the Plan Commission finds that the conditional use permit request for Transit Center expansion at 110 Pearl Avenue, 222 Pearl Avenue, and parcel 0101160000, is consistent with the criteria established in Sections 30-51 (C) and 30-382 of the Oshkosh Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that a conditional use permit request for Transit Center expansion at 110 Pearl Avenue, 222 Pearl Avenue, and parcel 0101160000, per the attached, is hereby approved, with the following findings:

1. Is in harmony with the Comprehensive Plan as the Center City future land use classification recommends public land uses.
2. Would not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare because the proposed site will comply with zoning requirements for the CMU District.
3. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property because the transit center use is consistent with the existing use of the property and compatible with neighboring commercial uses.
4. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property as existing infrastructure is in place to expand the transit center use.
5. The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts because the transit center expansion will improve public transportation for the City.

BE IT FURTHER RESOLVED that the following are conditions of approval for a Conditional Use Permit Transit Center expansion at 110 Pearl Avenue, 222 Pearl Avenue, and parcel 0101160000:

1. Final landscaping and lighting plans shall be approved by the Department of Community Development.

ITEM: PUBLIC HEARING: CONDITIONAL USE PERMIT REQUEST FOR TRANSIT CENTER EXPANSION AT 110 PEARL AVENUE, 222 PEARL AVENUE, AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000)

Plan Commission Meeting of April 15, 2025

GENERAL INFORMATION

Applicant: Jon Wallenkamp - Kueny Architects

Owner: City of Oshkosh – GO Transit

Action(s) Requested:

The applicant is requesting a Conditional Use Permit for expansion of the existing GO Transit station.

Applicable Ordinance Provisions:

Transit center land uses are permitted only through a Conditional Use Permit (CUP) in the Central Mixed Use district (CMU) as regulated in Section 30-54 (C) of the Zoning Ordinance. Criteria used for CUPs are located in Section 30-382 of the Zoning Ordinance.

Property Location and Background Information:

The subject area includes three parcels totaling 1.79 acres, with frontage on High Avenue, Pearl Avenue, and Market Street. The property located at 110 Pearl Avenue includes the existing GO Transit station and associated parking area, while the vacant property to the west, included with this request, has access drives and parking stalls already in use by the GO Transit station. The property located at 222 Pearl Avenue includes an existing office building which will be demolished as part of the project.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Transit Center & Office	I & CMU

Adjacent Land Use and Zoning

<i>Existing Uses</i>		<i>Zoning</i>
North	Commercial	CMU & I
South	Commercial	CMU-PD-RFO
East	Mixed Use & Commercial	CMU
West	Commercial	CMU

<i>Recognized Neighborhood Organizations</i>	
Downtown	

Comprehensive Plan

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

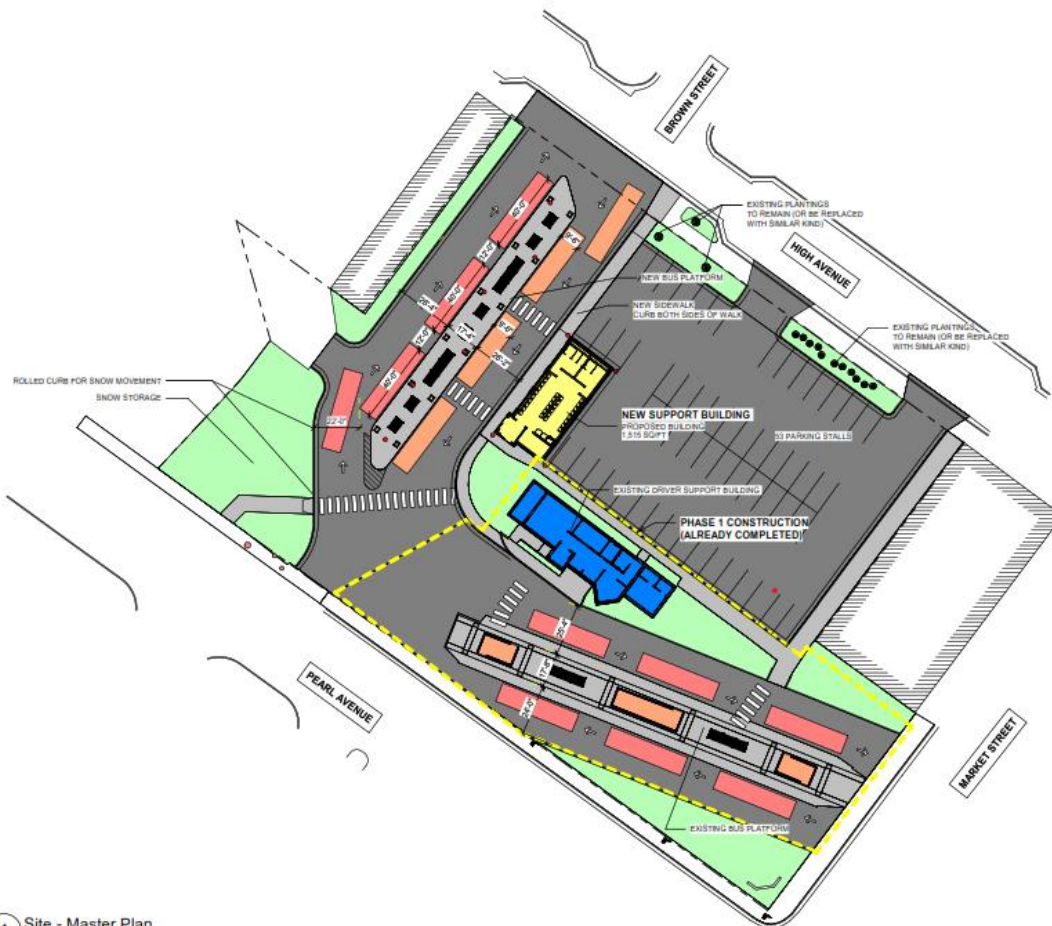
ANALYSIS

Use

The site has a bus platform, bus driver support building, and a newly acquired office building (222 Pearl Avenue). GO Transit is proposing to demolish the existing office building and construct a new 1,515 sq. ft. restroom/waiting area building (“New Support Building”) and bus platform to the west of the new building. GO Transit has requested a rezone at 110 Pearl Avenue and the vacant property located to the west of 110 Pearl Avenue (previous Item VI), to provide consistent CMU zoning for the three subject properties. A Certified Survey Map (CSM) will be used to combine the three parcels into one.

Site Design & Access

As proposed, the site will have access to the new and existing bus platforms from Market Street, Pearl Avenue, and High Avenue. The existing public parking lot will have access from High Avenue.



	<u>Required</u>	<u>Provided</u>
Front Setback (Market St.)	0 ft.	0 ft.
Street Side Setback (High Ave.)	0 ft.	6.5 ft. +/-
Street Side Setback (Pearl Ave.)	0 ft.	0 ft.
Side Setback (northeast)	0 ft. building 5 ft. pavement	0 ft. (existing pavement)
Rear Setback (west)	0 ft. building 5 ft. pavement	8 ft. +/-

	<u>Required</u>	<u>Provided</u>
Parking Spaces	Min: 0	53; including public lot
Impervious Surface	Max: 100% of lot	80% of lot +/-

The new restroom/waiting area building will be built to the northwest of the existing driver support building and the new platform will be west of the new building. The proposed new buildings meet setback requirements for the CMU District and the additional pavement will not extend into established setback areas. The public lot will have 53 parking spaces. There is no minimum parking requirement or maximum impervious surface ratio for the CMU District.

Signage

No sign plans were included with this request.

Lighting

A lighting plan was not included with this request. Any changes to the existing lighting will be reviewed for compliance.

Storm Water Management

The applicant has been in contact with the Department of Public Works regarding storm water management for the subject area. The final storm water management plans will be approved during the Site Plan Review process.

Landscaping

The applicant has stated that existing plantings on the site will be preserved, or replaced. The final landscape plan will be reviewed during the Site Plan Review process.

Building Facades

The proposed CMU zoning of the site will require a Special Area Design Review of the new restroom/waiting area building and bus platform. Special Area Design Review will be addressed under subsequent agenda Item VII.B.

RECOMMENDATION/CONDITIONS

In its review and recommendation to the Common Council, on an application for a CUP, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-382 (F)(3):

- (1) Is in harmony with the Comprehensive Plan as the Center City future land use classification recommends public land uses.
- (2) Would not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare because the proposed site will comply with zoning requirements for the CMU District.
- (3) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property because the transit center use is consistent with the existing use of the property and compatible with neighboring commercial uses.
- (4) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property as existing infrastructure is in place to expand the transit center use.
- (5) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts because the transit center expansion will improve public transportation for the City.

Staff recommends approval of the proposed CUP for a transit center use at 110 Pearl Avenue, 222 Pearl Avenue, and the property located on the south side of the 100 block of High Avenue (parcel 0101160000) as proposed with the findings listed above and the following condition:

- (1) Final landscaping and lighting plans shall be approved by the Department of Community Development.

The Plan Commission recommended approval of the requested Conditional Use Permit on April 15, 2025. For a comprehensive record of the proceedings, the official minutes can be obtained by contacting Planning Services.



City of Oshkosh Application Conditional Use Permit

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****

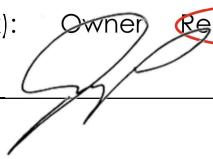
APPLICANT INFORMATION

Petitioner: Jon Wallenkamp Date: 3/3/2025

Petitioner's Address: 10505 Corporate Drive, Suite 100 City: Pleasant Prairie State: WI Zip: 53158

Telephone #: (262) 857-8101 Email: jonw@kuenyarch.com Contact preference: Phone Email

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required):  Date: 3/3/2025

OWNER INFORMATION

Owner(s): City of Oshkosh - Go Transit Date: 3/3/2025

Owner(s) Address: 215 Church Avenue City: Oshkosh State: WI Zip: 54903

Telephone #: (920) 236-5103 Email: mblank@oshkoshwi.gov 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: _____

SITE INFORMATION

Address/Location of Proposed Project: 110 Pearl Avenue, Oshkosh, WI 54901

Proposed Project Type: GO Transit Downtown Transit Center Improvements

Estimated Cost: \$3,038,103.00

Existing bus transit facility and parking lot with portions of the site

Current Use of Property: previously used as The Grand Oshkosh's Administrative Office Zoning: CMU Land

Uses Surrounding Your Site: North: Parking Lot/Commercial

South: Commercial

East: Commercial

West: Commercial

**Please note that a meeting notice will be mailed to all abutting property owners regarding your request.

- **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 the City's website at <https://www.ci.oshkosh.wi.us/CommunityDevelopment/>

Sign _____ Staff _____ Date Rec'd _____
Page 5

Briefly explain how the proposed conditional use will not have a negative effect on the issues below.

<p>1. Health, safety, and general welfare of occupants of surrounding lands. The proposed use of a bus transit facility will decrease the personal vehicle traffic through the property and increase public access to public transportation while providing a safer location for patrons to wait.</p>
<p>2. Pedestrian and vehicular circulation and safety. The proposed use will focus vehicle circulation so that buses and cars do not intermingle, and provide specific pathways for pedestrian circulation. This is an improvement over the current site, where bus and car traffic must cross paths where cars enter the existing parking lot from Pearl avenue and limited pedestrian walks exist.</p>
<p>3. Noise, air, water, or other forms of environmental pollution. The proposed use will have similar levels of noise and air pollution, as the property already has vehicle parking and bus lines running through. The proposed use increases the amount of grass/green space, which will limit and help filter water runoff.</p>
<p>4. The demand for and availability of public services and facilities. The proposed use as a bus transfer facility will increase the public's access to transit lines.</p>
<p>5. Character and future development of the area. The proposed use as a bus transfer facility will match the adjacent property, giving a more cohesive look to the block.</p>

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)


- **A narrative of the proposed conditional use and project including:**
 - Proposed use of the property
 - Existing use of the property
 - Identification of structures on the property and discussion of their relation to the project
 - Projected number of residents, employees, and/or daily customers
 - Proposed amount of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - Effects on adjoining properties to include: noise, hours of operation, glare, odor, fumes, vibration, etc.
 - Surrounding land uses
 - Compatibility of the proposed use with adjacent and other properties in the area.
 - Traffic generation
 - Any other information pertinent to adequate understanding of the intended use and its relation to nearby properties

- **A complete site plan including:**
 - Digital plans and drawings of the project
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - Full name and contact information of petitioner’s engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals sixty feet (1"=60') unless otherwise approved by the Department of Community Development prior to submittal
 - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled
 - All required and proposed building setbacks and offset lines
 - 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 employed), 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

- A complete landscaping plan including (If deemed necessary by Planning Services):
 - ❑ The location, species, and installation size of plantings.
 - ❑ 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 plan including a percentage breakdown of exterior materials applied to each building façade (if deemed necessary by Planning Services).
- Any other necessary information as determined during pre-submittal meeting with City staff.

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: 3/3/2025

April 3, 2025

Oshkosh Go Transit Expansion - Phase 2
110 Pearl Avenue, Oshkosh, WI 54901

Re: Narrative of the proposed request

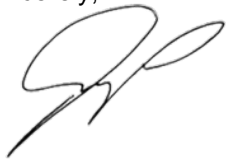
The project is the Phase 2 to a project that was completed in 2023. The Phase 1 of the project was the construction of a driver support facility at the Pearl Street site. Phase 2 is the construction of a public restroom facility and waiting area north of the Phase 1 construction. The Phase 2 facility will have matching materials to the Phase 1 driver support facility; red brick facade with beige metal siding. The new facility will also feature stone cladding at the primary public entrance to help as a visual way-finding marker.

The Phase 2 project will also include a second bus platform area. The new platform area will replicate the existing platform area, with matching dark bronze metal roof and red face brick columns.

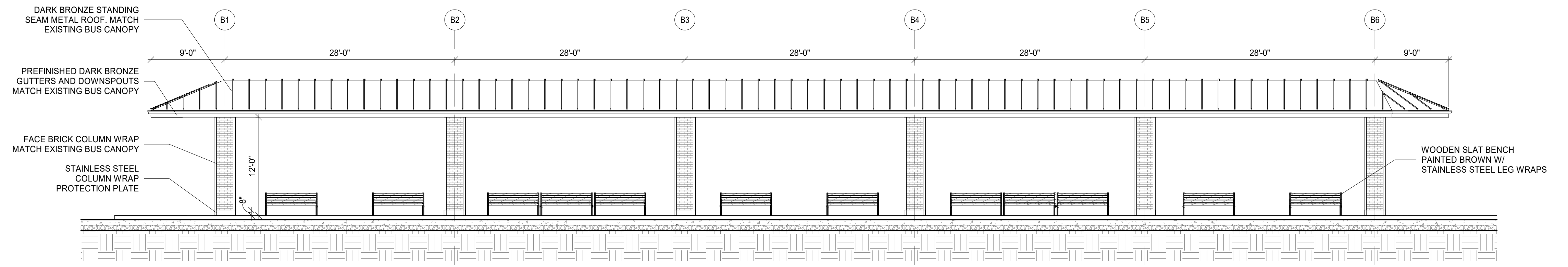
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Please let me know if you have any comments/questions.

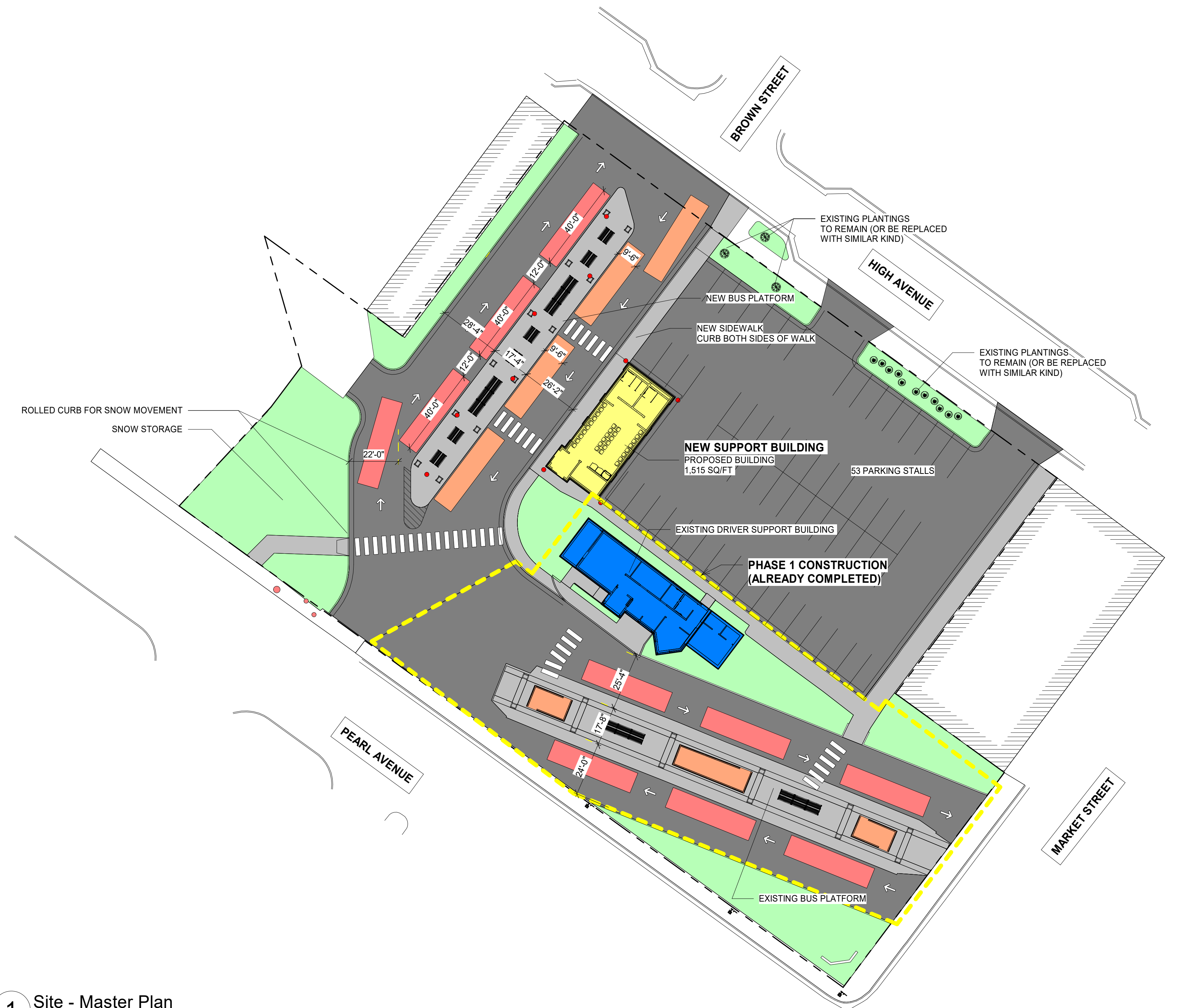
Sincerely,



Jon Wallenkamp, AIA
KUENY ARCHITECTS LLC.



2 New Bus Canopy - West Elevation
1/8" = 1'-0"



1 Site - Master Plan
1" = 30'-0"



PLAN NORTH
SCALE: As indicated

A101

Master Facility Site Plan
kuenyarch.com ©2025 Kueny Architects L.L.C. - All Rights Reserved
City of Oshkosh - GO Transit - New Public Support Building and Bus Platform
110 Pearl Avenue, Oshkosh, WI 54901
April 3, 2025



**ZONE CHANGE, CUP,
& BLDG REVIEW
TRANSIT CENTER
PC: 4-15-2025**

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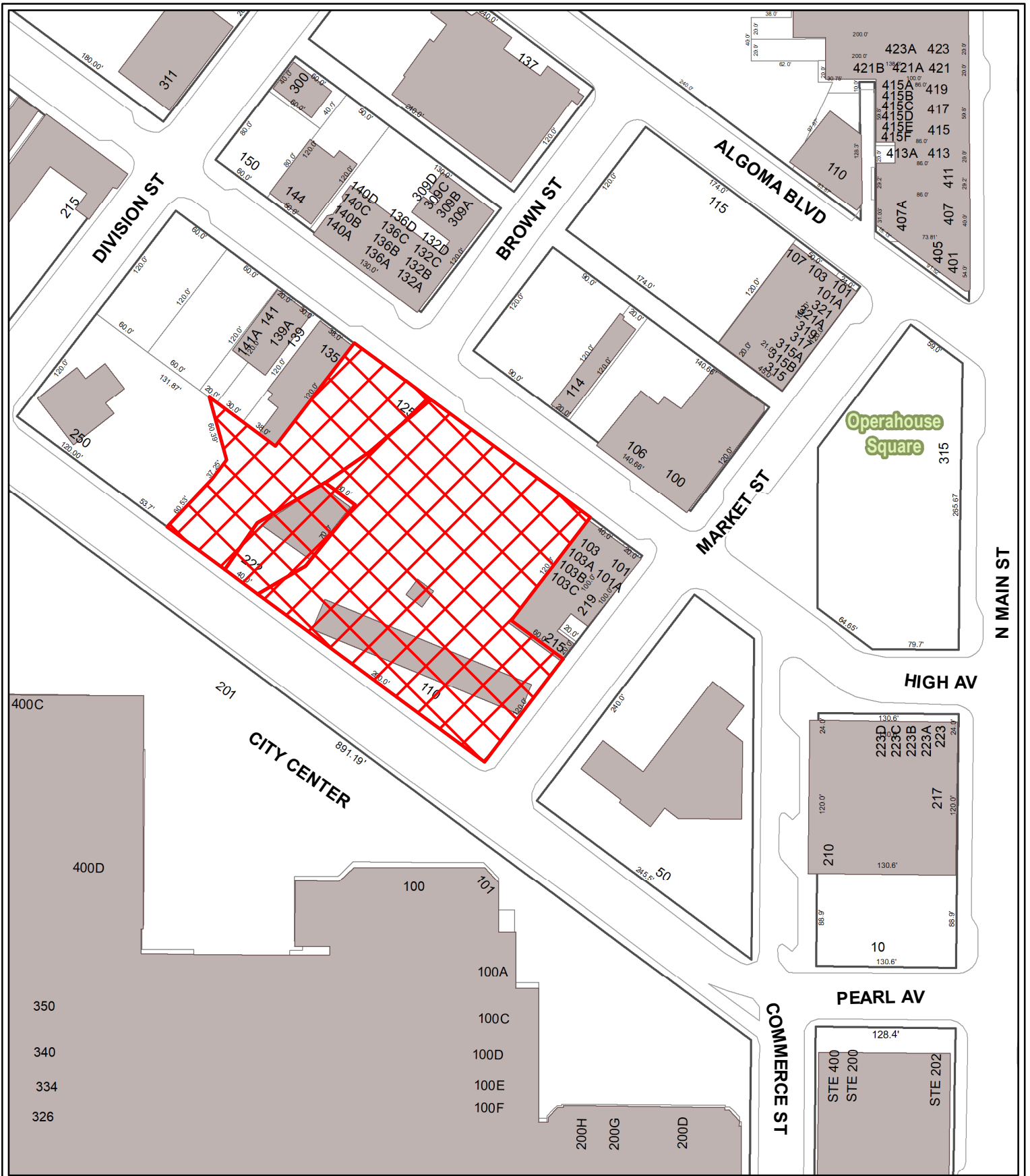
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BASE MAP

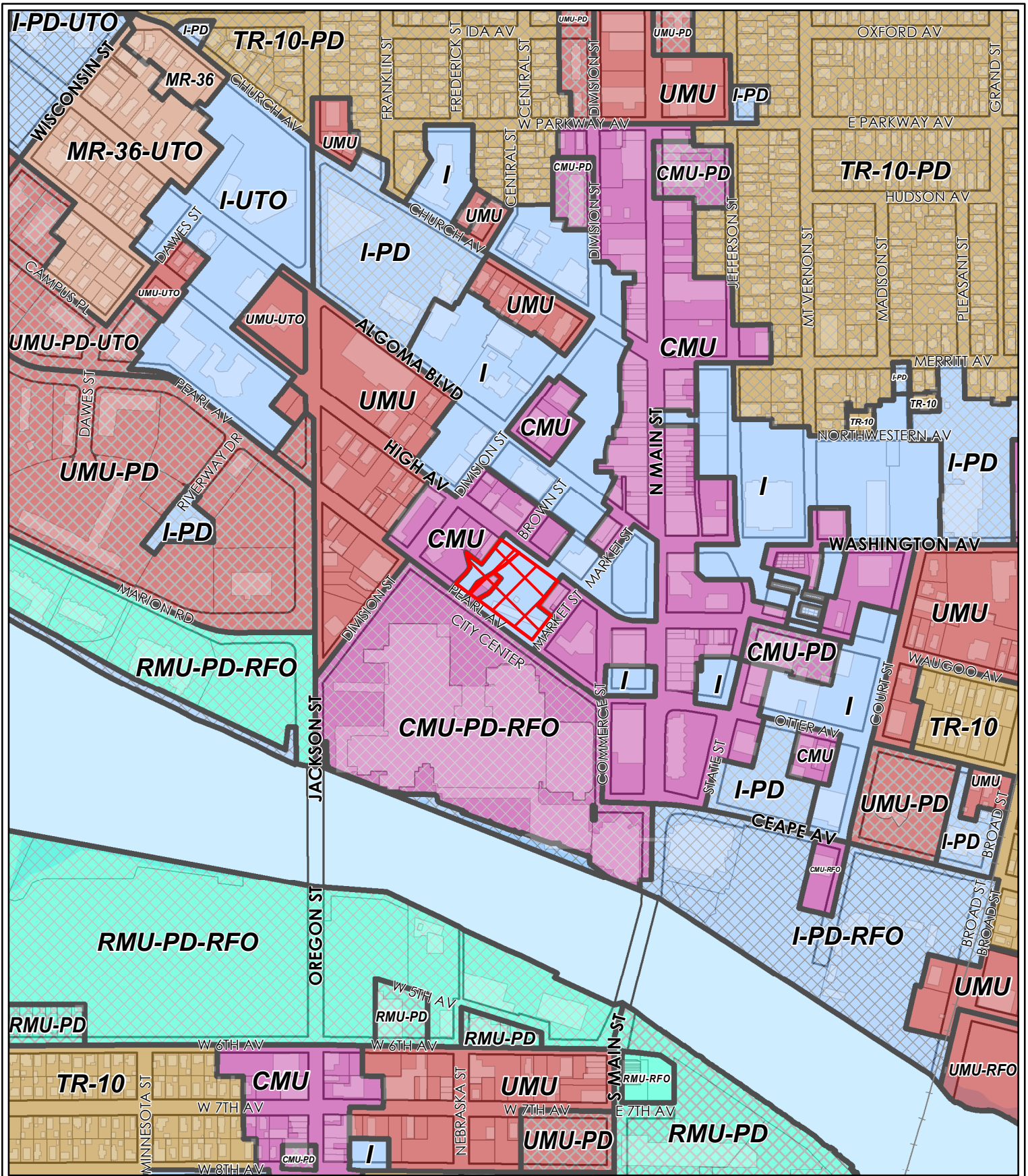
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1 in = 120 ft

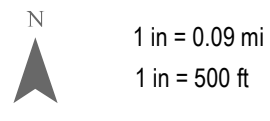
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Prepared by: City of Oshkosh, WI





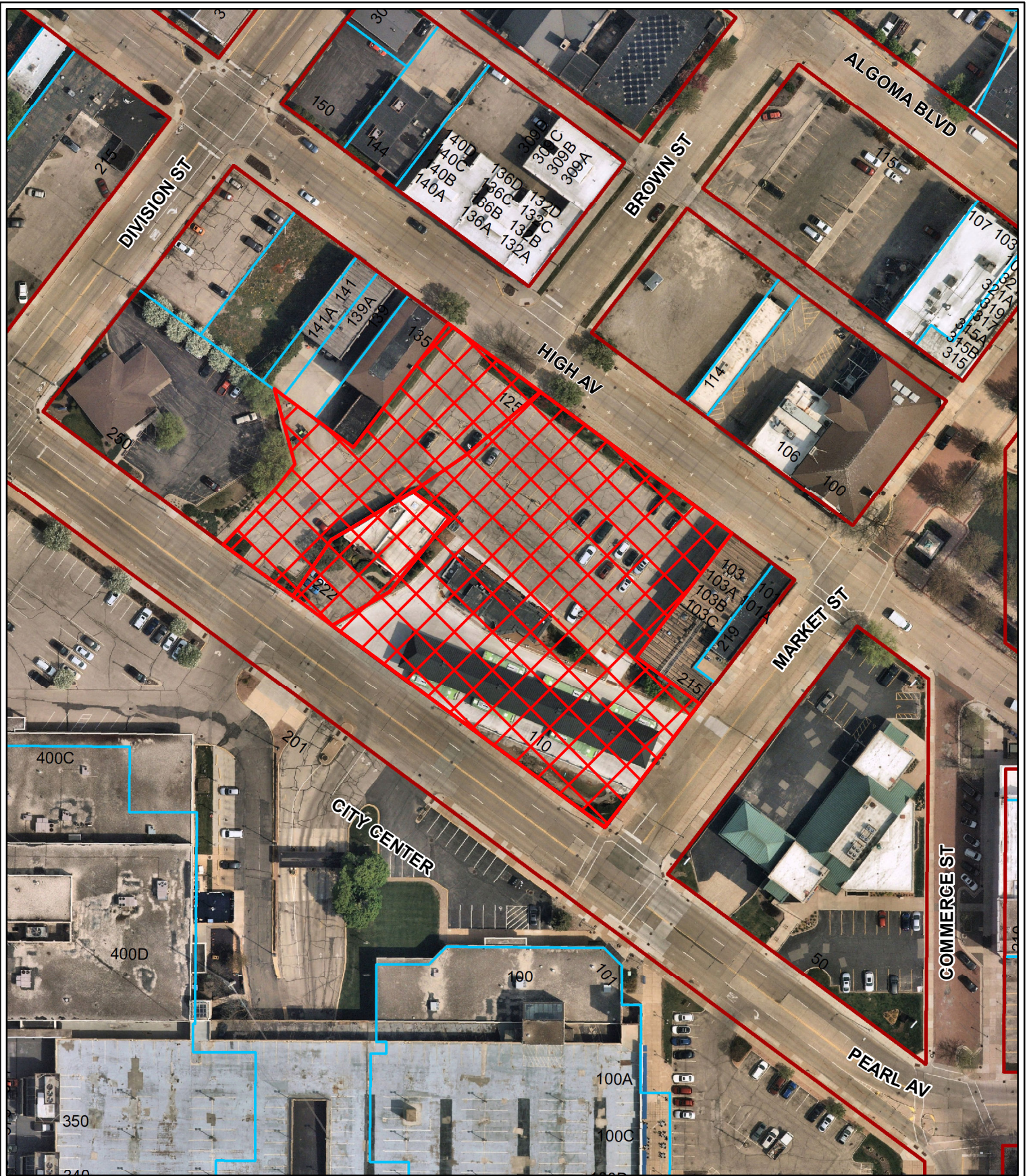
ZONING MAP

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Printing Date: 3/12/2025

Prepared by: City of Oshkosh, WI





TO: Honorable Mayor and Members of the Common Council
FROM: Kimberly Gierach, Planning Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-218 Approve General Development Plan Amendment and Specific Implementation Plan for Indoor and Outdoor Contractor Space at 225 East Nevada Avenue (Plan Commission Recommends Approval)

BACKGROUND

The subject area consists of two parcels totaling approximately 5.19 acres in size (north parcel is approximately 3.05 acres and south parcel is approximately 2.44 acres). The subject site is bordered by four street frontages: East Custer Avenue on the south, Grand Street on the east, East Nevada Avenue on the north, and Harrison Street on the west. The surrounding area consists mostly of industrial uses to the north and east and residential uses to the south and west.

A Planned Development was approved in 2017 for a multi-family development of 56 residential units on the south parcel (Resolution 17-44). In 2018, a GDP Amendment and SIP were approved for a daycare and parking/storage facility on the north parcel (Resolution 18-215). The south parcel is currently used for 56 apartment units (Waite Rug). The approved day care was never established on the north parcel and the existing building area remains vacant.

ANALYSIS

The applicant is proposing to utilize the existing building on the north site (225 East Nevada Avenue) for indoor and outdoor contractor space. According to the applicant (Hickey Roofing), improvements to the site will include rebuilding the existing 4,000 sq. ft. area on the west end of the building to be used for office space and additional warehousing. A fenced-in storage yard will be added to the north/west side of the building. The applicant also notes that there will be a maximum of approximately 15 employees on site at any given time.

The proposed indoor storage and outdoor storage land uses are not permitted in the Urban Mixed Use (UMU) zoning district. A Plan Commission workshop was held on September 19, 2023, with Plan Commission voicing support for the proposed contractor use. Staff is supportive of a Base Standard Modification (BSM) to allow the indoor and outdoor contractor space as it is compatible with surrounding industrial land uses to the north and east and is consistent with the historical industrial/storage use of the property. The applicant is providing additional landscaping around the fenced-in outdoor storage area to further screen it from the surrounding area.

FISCAL IMPACT

Approval of this may result in an increase in the assessed property value for the site. The applicant is anticipating spending approximately \$350,000 on the proposed project.

RECOMMENDATION

The Plan Commission recommended approval of the requested General Development Plan Amendment and Specific Implementation Plan with findings and conditions on May 6, 2025. Please see the attached staff report for more information.

Attachments

RES 25-218

GDP Amend.SIP - 225 E Nevada Ave

05/13/2025

25-218

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE GENERAL DEVELOPMENT PLAN AMENDMENT AND SPECIFIC IMPLEMENTATION PLAN FOR INDOOR AND OUTDOOR CONTRACTOR SPACE AT 225 EAST NEVADA AVENUE

INITIATED BY: WILLIAM AUBREY

PLAN COMMISSION RECOMMENDATION: Approved

WHEREAS, the Plan Commission finds that the General Development Plan Amendment and Specific Implementation Plan for outdoor contractor space at 225 East Nevada Avenue, 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 Amendment and Specific Implementation Plan for outdoor contractor space at 225 East Nevada Avenue, 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 the Zoning Ordinance as the property use and site design will not have a negative impact on the public. The storage use is compatible with neighboring industrial/storage uses and increased landscape screening is being provided to buffer the outdoor storage use from the public right-of-way, while the indoor storage use will be concealed within an existing former industrial building.
2. The proposed Planned Development project will maintain the desired relationship between land uses. The indoor and outdoor storage uses are compatible with the surrounding industrial/storage uses.
3. The proposed Planned Development project will improve the functional arrangement of the area as the new paved parking lot and driveway accesses will be an improvement from the existing gravel areas on the site.

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 Amendment and Specific Implementation Plan for outdoor contractor space at 225 East Nevada Avenue:

1. BSM to allow indoor storage use in an Urban Mixed Use (UMU) District.
2. BSM to allow outdoor storage in a UMU District.
3. BSM to allow 6' tall solid fencing in front yard, where code allows a maximum fence height of 4' and maximum 50% opacity in front yards.
4. Final landscaping plan shall be reviewed and approved by the Department of Community Development.
5. Except as specifically modified by this GDP Amendment and SIP, the terms and conditions of the original GDP Amendment and SIP dated April 24, 2018 (Resolution 18-215) remain in full force and effect.

ITEM: GENERAL DEVELOPMENT PLAN AMENDMENT AND SPECIFIC IMPLEMENTATION PLAN FOR INDOOR AND OUTDOOR CONTRACTOR SPACE AT 225 EAST NEVADA AVENUE

Plan Commission Meeting of May 6, 2025

GENERAL INFORMATION

Owner: Dan Hickey (Hickey Roofing)

Applicant: William Aubrey

Action(s) Requested:

The petitioner requests General Development Plan (GDP) Amendment and Specific Implementation Plan (SIP) approval for indoor and outdoor contractor space at 225 East Nevada Avenue.

Applicable Ordinance Provisions:

Planned Development standards are found in Section 30-387 of the Zoning Ordinance.

Background Information Property Location and Type:

The subject area consists of two parcels totaling approximately 5.19 acres in size (north parcel is approximately 3.05 acres and south parcel is approximately 2.44 acres). The subject site is bordered by four street frontages: East Custer Avenue on the south, Grand Street on the east, East Nevada Avenue on the north, and Harrison Street on the west. The surrounding area consists mostly of industrial uses to the north and east and residential uses to the south and west.

A Planned Development was approved in 2017 for a multi-family development of 56 residential units on the south parcel (Resolution 17-44). In 2018, a GDP Amendment and SIP were approved for a daycare and parking/storage facility on the north parcel (Resolution 18-215). The south parcel is currently used for 56 apartment units (Waite Rug). The approved day care was never established on the north parcel and the existing building area remains vacant.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Residential	UMU-PD

Adjacent Land Use and Zoning

<i>Existing Uses</i>		<i>Zoning</i>
North	Industrial	UI
South	Residential	UMU, MR-12, TR-10
East	Industrial	UMU-PD & UI-PD
West	Residential	SR-9

<i>Recognized Neighborhood Organizations</i>
None

Comprehensive Plan

<i>Comprehensive Plan Land Use Recommendation</i>	<i>Land Use</i>
2040 Land Use Recommendation	Neighborhood Commercial

ANALYSIS

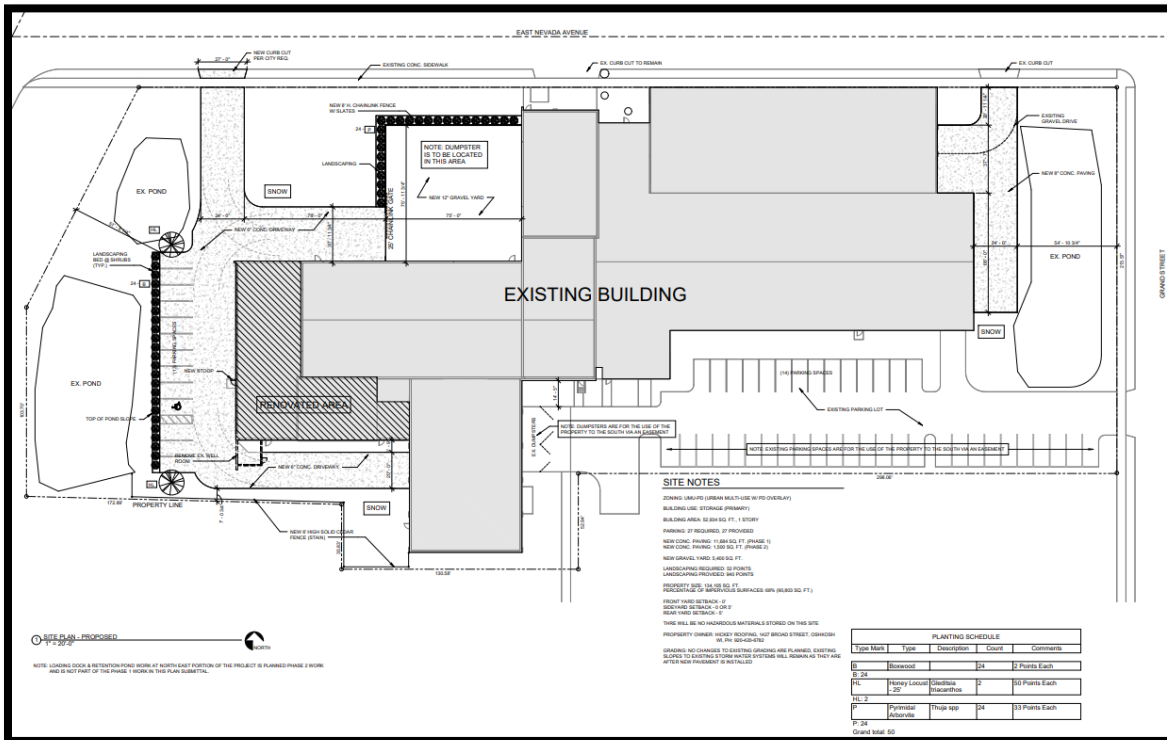
Use:

The applicant is proposing to utilize the existing building on the north site (225 East Nevada Avenue) for indoor and outdoor contractor space. According to the applicant (Hickey Roofing), improvements to the site will include rebuilding the existing 4,000 sq. ft. area on the west end of the building to be used for office space and additional warehousing. A fenced-in storage yard will be added to the north/west side of the building. The applicant also notes that there will be a maximum of approximately 15 employees on site at any given time.

The proposed indoor storage and outdoor storage land uses are not permitted in the Urban Mixed Use (UMU) zoning district. A Plan Commission workshop was held on September 19, 2023, with Plan Commission voicing support for the proposed contractor use. Staff is supportive of a Base Standard Modification (BSM) to allow the indoor and outdoor contractor space as it is compatible with surrounding industrial land uses to the north and east and is consistent with the historical industrial/storage use of the property. Staff is recommending that additional landscaping be provided around the fenced-in outdoor storage area to further screen it from the surrounding area.

Site Design:

The site currently has two driveway accesses to overhead doors from East Nevada Avenue as well as a driveway access from Grand Street to the existing shared parking area. The applicant is proposing an additional access from East Nevada Avenue for a new parking area on the west end of the building which will also provide access to the proposed outdoor storage area and an overhead door on the southwest corner of the building. The outdoor storage areas will be screened from public view with 8' tall slatted chain link fencing. Per outdoor storage screening requirements, the fence slatting will need to be pre-woven or interwoven at a minimum opacity of 90%.



Site Plan

The plan shows 6' tall solid wood fencing extending into the west (Harrison Street) front yard area, along the south property line. A BSM is needed to allow the proposed fencing as code limits fencing in front yard areas to a maximum of 4' tall and 50% opaque. Staff is supportive of a BSM to allow the proposed fencing as it significantly exceeds the front yard setback requirement and will not be closer to the street than the neighboring Waite Rug apartment building to the south.

The proposed plan includes 13 new parking spaces on the west side of the building, in addition to the 14 existing spaces in the shared parking area on the south side of the building. Provided parking for the site meets the code requirement of one parking space per 2,000 sq. ft. of gross storage area. The proposed parking and outdoor storage areas meet setback requirements for the UMU District. The total proposed impervious surface area for the site is under the maximum of 85% for the UMU District.

	<u>Required</u>	<u>Provided</u>
Front Setback (east)	5 ft. min. (pavement)	54.8 ft. (new pavement)
Street Side Setback (north)	0 ft. min.	Existing building
Street Side Setback (west)	5 ft. min. (pavement)	51.7 ft. (new pavement)
Side Setback (south)	5 ft. min. (pavement)	7 ft. (new pavement)
Parking	Min. 27 spaces	27 spaces
Impervious Surface	85% max.	69%

Signage:

The applicant’s submittal does not include additional signage.

Lighting:

The applicant has submitted a photometric lighting plan which shows wall-mounted light fixtures along with one new light pole. Lighting levels on the plan meet the 0.4 fc minimum lighting level for all parking and drive areas and does not exceed the maximum of 0.5 fc at the property lines or 1.0 fc at the public right-of-way.

Storm Water Management:

The applicant has been in contact with the Department of Public Works regarding storm water management for the site. Final storm water management plans will be reviewed during the Site Plan Review process.

Landscaping:

Paved area landscaping points are required for the proposed paved areas and yard landscaping points are required for the proposed outdoor storage area.

	<u>Points Required</u>	<u>Points Provided</u>
Paved Area	52.7 (16 tall trees, 21 shrubs)	148 (100 tall trees, 48 shrubs)
Yards	57	792
Total	109.7	940

Paved Area:

The landscape plan is exceeding the point requirement of 40 points per 10 parking stalls or 10,000 sq. ft. of paved area. Code further specifies that 30% of the required points shall be devoted to tall trees and 40% to shrubs and each parking row end shall have a tall deciduous tree planting. The plan is meeting these requirements.

Yards:

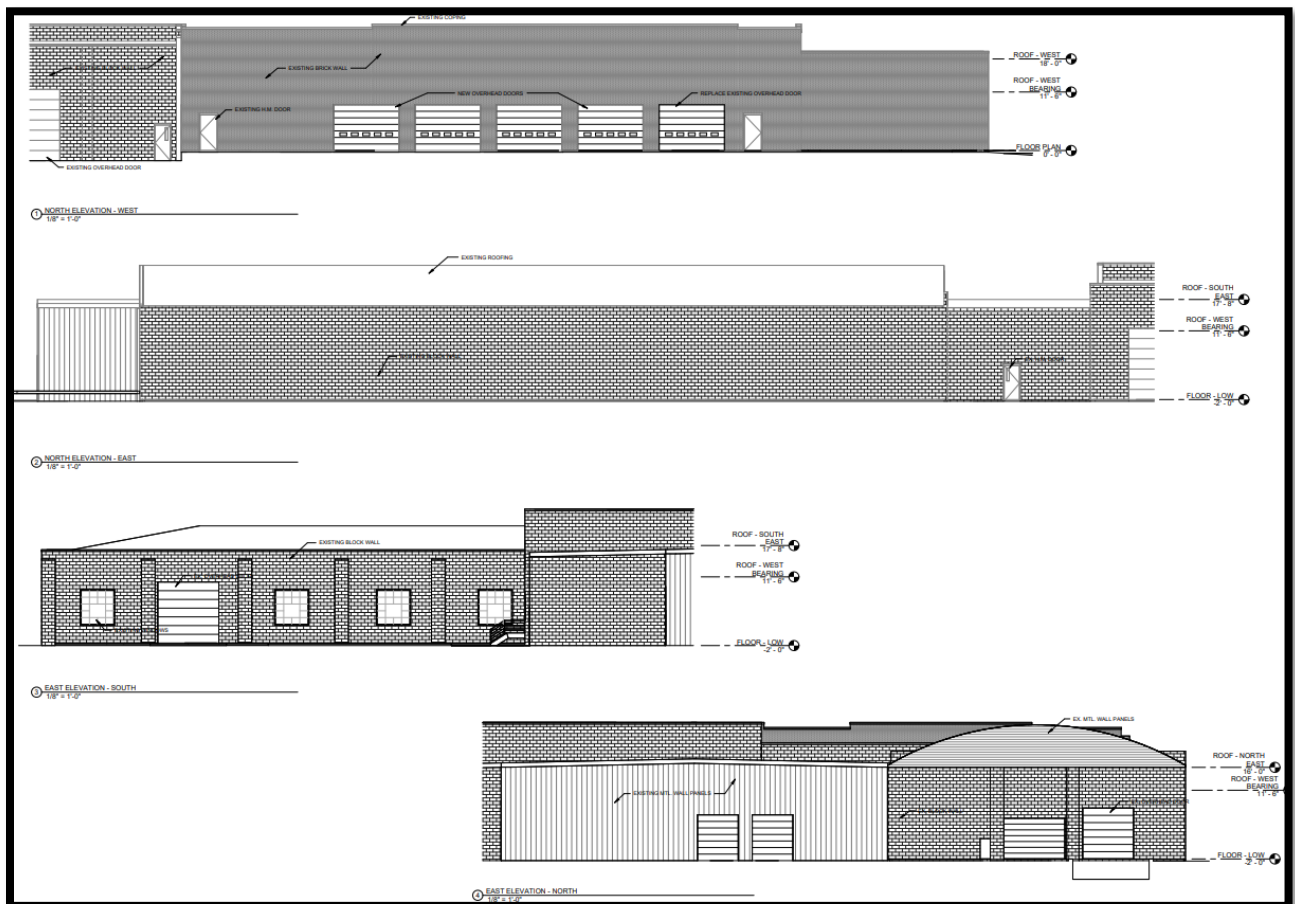
The landscape plan is significantly exceeding the yard requirement of 10 points per 1,000 sq. ft. of floor area for the new storage areas. The applicant is providing arborvitae trees around the storage area, totaling almost 14 times the required number of yard landscaping points. The additional yard landscaping points will serve to offset requested BSMs and further screen the outdoor storage area.

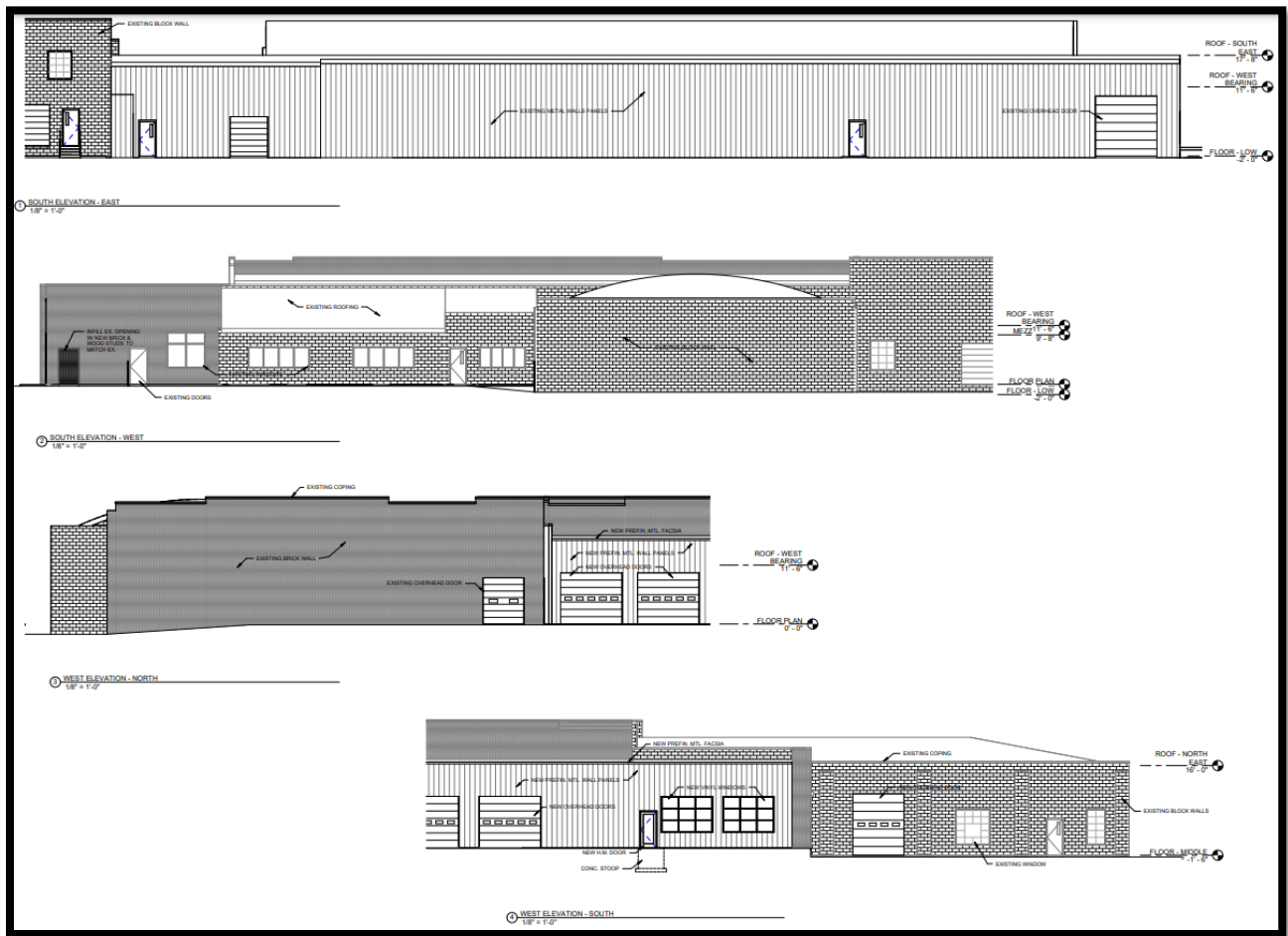
Building Facades:

The applicant plans to repair decayed masonry mortar joints on all facades along with the following updates:

- **North Elevation:** The five existing openings on the western portion of the building will be re-opened with new overhead doors.
- **East Elevation:** No changes.
- **South Elevation:** On the western portion of the elevation, the existing pump room is being removed. An existing opening will be filled in with matching brick veneer and all other areas where the room was removed will be filled in to match.
- **West Elevation:** The existing open end of the building will be filled in with a new wall with new metal wall panels, new overhead doors, and new vinyl windows.

Code requires alterations to buildings constructed prior to the effective date of the current zoning ordinance to match or be substantially similar to the existing building design and materials. The proposed renovation will utilize brick/brick veneer and metal panels, which are consistent with existing building materials.





FINDINGS/RECOMMENDATION/CONDITIONS

In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-387 (C)(6):

- (a) The proposed Planned Development project is consistent with the overall purpose and intent of the Zoning Ordinance as the property use and site design will not have a negative impact on the public. The storage use is compatible with neighboring industrial/storage uses and increased landscape screening is being provided to buffer the outdoor storage use from the public right-of-way, while the indoor storage use will be concealed within an existing former industrial building.
- (c) The proposed Planned Development project will maintain the desired relationship between land uses. The indoor and outdoor storage uses are compatible with the surrounding industrial/storage uses.
- (h) The proposed Planned Development project will improve the functional arrangement of the area as the new paved parking lot and driveway accesses will be an improvement from the existing gravel areas on the site.

(i) The proposed Planned Development project provides alternative approaches to addressing development performance for the requested base standard modifications through the building updates which will serve to offset requested base standard modifications (BSMs).

Staff recommends approval of the General Development Plan Amendment and Specific Implementation Plan with the findings listed above and the following conditions:

1. BSM to allow indoor storage use in an Urban Mixed Use (UMU) District.
2. BSM to allow outdoor storage in a UMU District.
3. BSM to allow 6' tall solid fencing in front yard, where code allows a maximum fence height of 4' and maximum 50% opacity in front yards.
4. Final landscaping plan shall be reviewed and approved by the Department of Community Development.
5. Except as specifically modified by this GDP Amendment and SIP, the terms and conditions of the original GDP Amendment and SIP dated April 24, 2018 (Resolution 18-215) remain in full force and effect.

The Plan Commission recommended approval of the requested General Development Plan Amendment and Specific Implementation Plan on May 6, 2025. For a comprehensive record of the proceedings, the official minutes can be obtained by contacting Planning Services.



City of Oshkosh

Planned Development Application

For General Development Plan or Specific Implementation Plan

SUBMIT 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

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

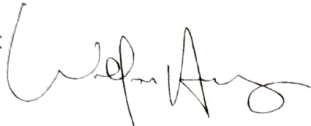
APPLICANT INFORMATION

Petitioner: William Aubrey Date: 9-30-24

Petitioner's Address: W8716 Spring Road City: Hortonville State: WI Zip: 54944

Telephone #: (920) 410-0336 Email: waubrey_art@yahoo.com Contact preference: Phone Email

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required):  Date: 9-29-24

OWNER INFORMATION

Owner(s): Dan Hickey (Hickey Roofing) Date: 9-30-24

Owner(s) Address: 1427 Broad Street City: Oshkosh State: WI Zip: 54901

Telephone #: (920) 426-4008 Email: info@hickeyroofing.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:  Date: 9/20/24

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: 225 Nevada Avenue

Proposed Project Type: Commercial Renovation

Estimated Cost: _____

Current Use of Property: Unoccupied Zoning: UHU

Land Uses Surrounding Your Site: North: Commercial

South: Multi-Family

East: Commercial

West: Residential

- 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/>

Sign _____ Staff _____ Date Rec'd _____

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: 9-30-24

The project will improve the existing building and land so that It can house contractor business and storage for those businesses. Improvements will include remodeling two of the existing bathrooms and rebuilding the existing 4,000 square foot area on the west end of the building. This area will become an office and additional warehousing. Addition of concrete pavement to the property for entrance, drive and parking will be added. A fenced in yard on the North/west portion of the building will be added with additional landscaping to improve the looks or hide this fenced in section. The building will be used for storage and commercial use.. The setbacks for the concrete do not come within 5' of the south property line I believe). The requested BSM's would be to keep the building as storage and warehousing for commercial use. An addition of a front fenced in area with additional landscaping to improve the looks.

GDP AMENDMENT/SIP
225 E NEVADA AVE
PC: 5-6-2025

ACME MINI STORAGE LLC
2341 SHORE PRESERVE DR
OSHKOSH WI 54904-7785

1550 HARRISON CORP
C/O PAUL JANSEN JR
1734 RIVER MILL RD
OSHKOSH WI 54901-2769

HOUSING AUTHORITY
PO BOX 397
OSHKOSH WI 54903-0397

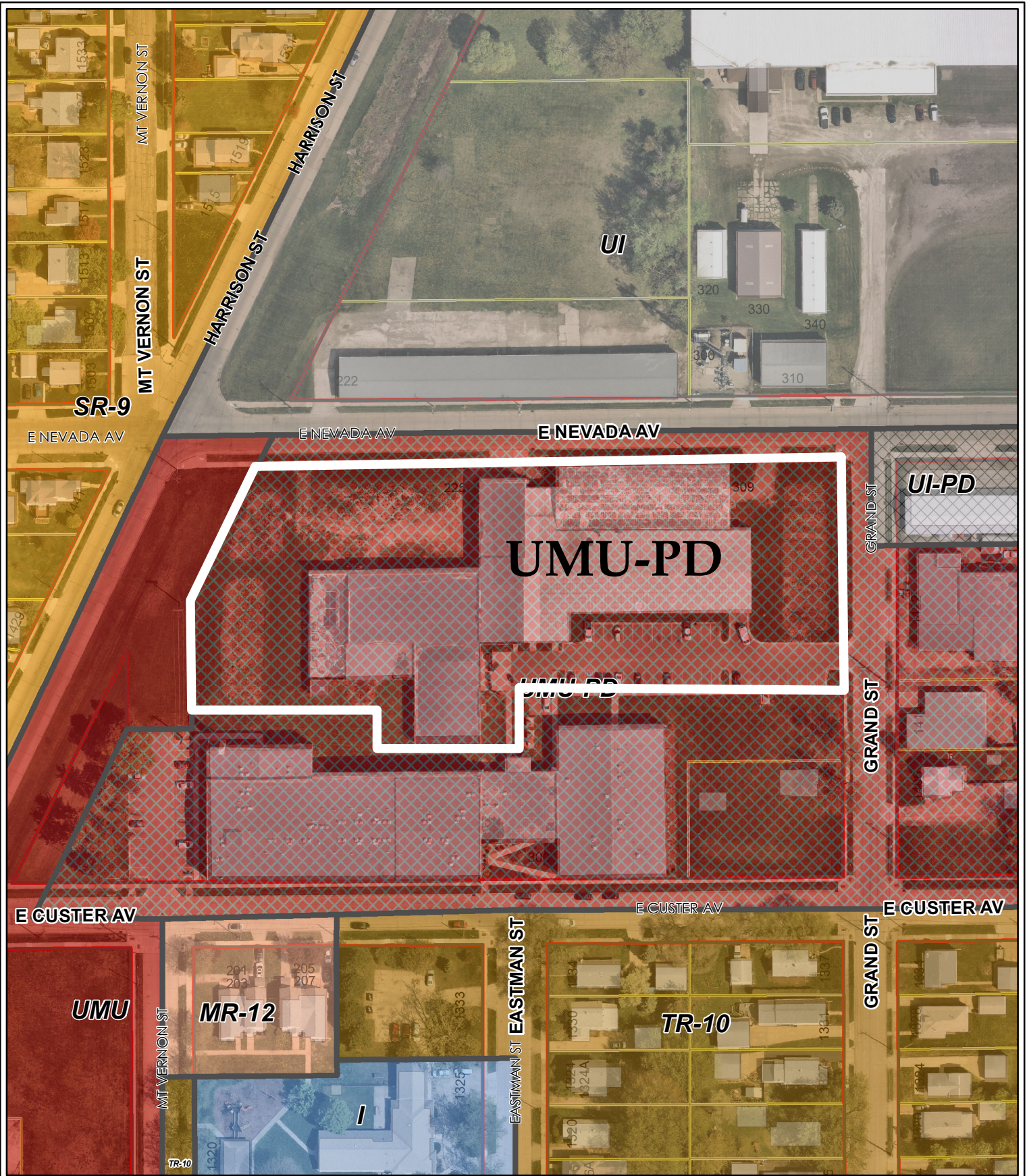
DUSTIN CAMPSHURE
SARAH STOFFREGEN
1406 GRAND ST
OSHKOSH WI 54901-3056

BROADPOINT PROPERTIES LLC
1427 BROAD ST
OSHKOSH WI 54901-3047

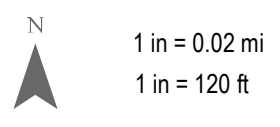
JASON R LASKY
3348 FOND DU LAC RD
OSHKOSH WI 54902-7319

GROUND HARBOR STORAGE
14828 TELLURIDE ST
SUMMERSET SD 57769-6201

MIDTOWN NBHD ASSOC
EMAIL TO REP



225 E NEVADA AVE. ZONING & AERIAL MAP



Printing Date: 4/16/2025
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



TO: Honorable Mayor and Members of the Common Council
FROM: Kimberly Gierach, Planning Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-219 Approve Specific Implementation Plan Amendment for Parking Modification at 300 East Custer Avenue (Plan Commission Recommends Approval)

BACKGROUND

The subject area consists of two parcels totaling approximately 5.19 acres in size (north parcel is approximately 3.05 acres and south parcel is approximately 2.44 acres). The subject site is bordered by four street frontages: East Custer Avenue on the south, Grand Street on the east, East Nevada Avenue on the north, and Harrison Street on the west. The surrounding area consists mostly of industrial uses to the north and east and residential uses to the south and west.

A Planned Development was approved in 2017 for a multi-family development of 56 residential units on the south parcel (Resolution 17-44). In 2018, a General Development Plan (GDP) Amendment and SIP were approved for a daycare and parking/storage facility on the north parcel (Resolution 18-215). The south parcel is currently used for 56 apartment units (Waite Rug). The approved day care was never established on the north parcel and the existing building area remains vacant.

ANALYSIS

There are no changes being proposed to the existing multi-family use (56 units) on the south parcel (300 East Custer Avenue). The 2018 GDP Amendment & SIP approval was for the north site (225 East Nevada Avenue) for a day care and parking/storage facility. The north site is being proposed to be converted to an indoor/outdoor storage use, the applicant will no longer have access to the north building for parking needs.

Code requires a minimum of one parking space per dwelling unit plus one guest space per four units for multi-family residential uses, resulting in a minimum of 70 parking spaces for the site. The loss of parking access on the north site results in 52 total remaining spaces to be utilized by the south site for Waite Rug tenants. Due to site limitations, staff is supportive of reduced tenant parking for the Waite Rug site. Staff is recommending that at least one parking space be provided per residential unit. To achieve the recommended 56 parking spaces, the applicant is proposing to relocate the current garbage pick-up turnaround and relocate two handicapped spaces. On-street parking is available in front along East Custer Avenue to accommodate visitor parking for the site.

FISCAL IMPACT

The parking lot modification should have a minimal impact on overall assessed value.

RECOMMENDATION

The Plan Commission recommended approval of the requested Specific Implementation Plan Amendment with findings and conditions on May 6, 2025. Please see the attached staff report for more information.

Attachments

RES 25-219
SIP Amendment - 300 E Custer Ave

05/13/2025

25-219

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE SPECIFIC IMPLEMENTATION PLAN AMENDMENT FOR PARKING MODIFICATION AT 300 EAST CUSTER AVENUE

INITIATED BY: DAN HICKEY

PLAN COMMISSION RECOMMENDATION: Approved

WHEREAS, the Plan Commission finds that the Specific Implementation Plan Amendment parking modification at 300 East Custer Avenue, 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 by the Common Council of the City of Oshkosh that the Specific Implementation Plan Amendment parking modification at 300 East Custer Avenue, 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 as the site will maintain sufficient parking for the residents and guests (one parking space per unit and on-street parking available). The proposed Planned Development project will maintain the desired relationship between land uses. The indoor and outdoor storage uses are compatible with the surrounding industrial/storage uses.
2. 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 as only a minor change to the site is being proposed (additional 160 sq. ft. of pavement).

BE IT FURTHER RESOLVED RESOLVED by the Common Council of the City of Oshkosh that the following are conditions of approval for a Specific Implementation Plan Amendment parking modification at 300 East Custer Avenue:

1. A revised cross-access agreement shall be recorded with the Winnebago County Register of Deeds.
2. Base Standard Modification (BSM) to allow 56 parking spaces, where code requires a minimum of 70 parking spaces.
3. Except as specifically modified by this Specific Implementation Plan (SIP) Amendment, the terms and conditions of the original General Development Plan Amendment and SIP dated April 24, 2018 (Resolution 18-215) remain in full force and effect.

**ITEM: SPECIFIC IMPLEMENTATION PLAN AMENDMENT FOR PARKING
MODIFICATION AT 300 EAST CUSTER AVENUE**

Plan Commission Meeting of May 6, 2025

GENERAL INFORMATION

Owner: Oshkosh Housing Authority

Applicant: Dan Hickey (Hickey Roofing)

Action(s) Requested:

The petitioner requests Specific Implementation Plan (SIP) Amendment approval for modification to the approved parking arrangement at 300 East Custer Avenue.

Applicable Ordinance Provisions:

Planned Development standards are found in Section 30-387 of the Zoning Ordinance.

Background Information Property Location and Type:

The subject area consists of two parcels totaling approximately 5.19 acres in size (north parcel is approximately 3.05 acres and south parcel is approximately 2.44 acres). The subject site is bordered by four street frontages: East Custer Avenue on the south, Grand Street on the east, East Nevada Avenue on the north, and Harrison Street on the west. The surrounding area consists mostly of industrial uses to the north and east and residential uses to the south and west.

A Planned Development was approved in 2017 for a multi-family development of 56 residential units on the south parcel (Resolution 17-44). In 2018, a General Development Plan (GDP) Amendment and SIP were approved for a daycare and parking/storage facility on the north parcel (Resolution 18-215). The south parcel is currently used for 56 apartment units (Waite Rug). The approved day care was never established on the north parcel and the existing building area remains vacant.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Residential	UMU-PD

Adjacent Land Use and Zoning

<i>Existing Uses</i>		<i>Zoning</i>
North	Industrial	UI
South	Residential	UMU, MR-12, TR-10
East	Industrial	UMU-PD & UI-PD
West	Residential	SR-9

Recognized Neighborhood Organizations

None

Comprehensive Plan

<i>Comprehensive Plan Land Use Recommendation</i>	<i>Land Use</i>
2040 Land Use Recommendation	Neighborhood Commercial

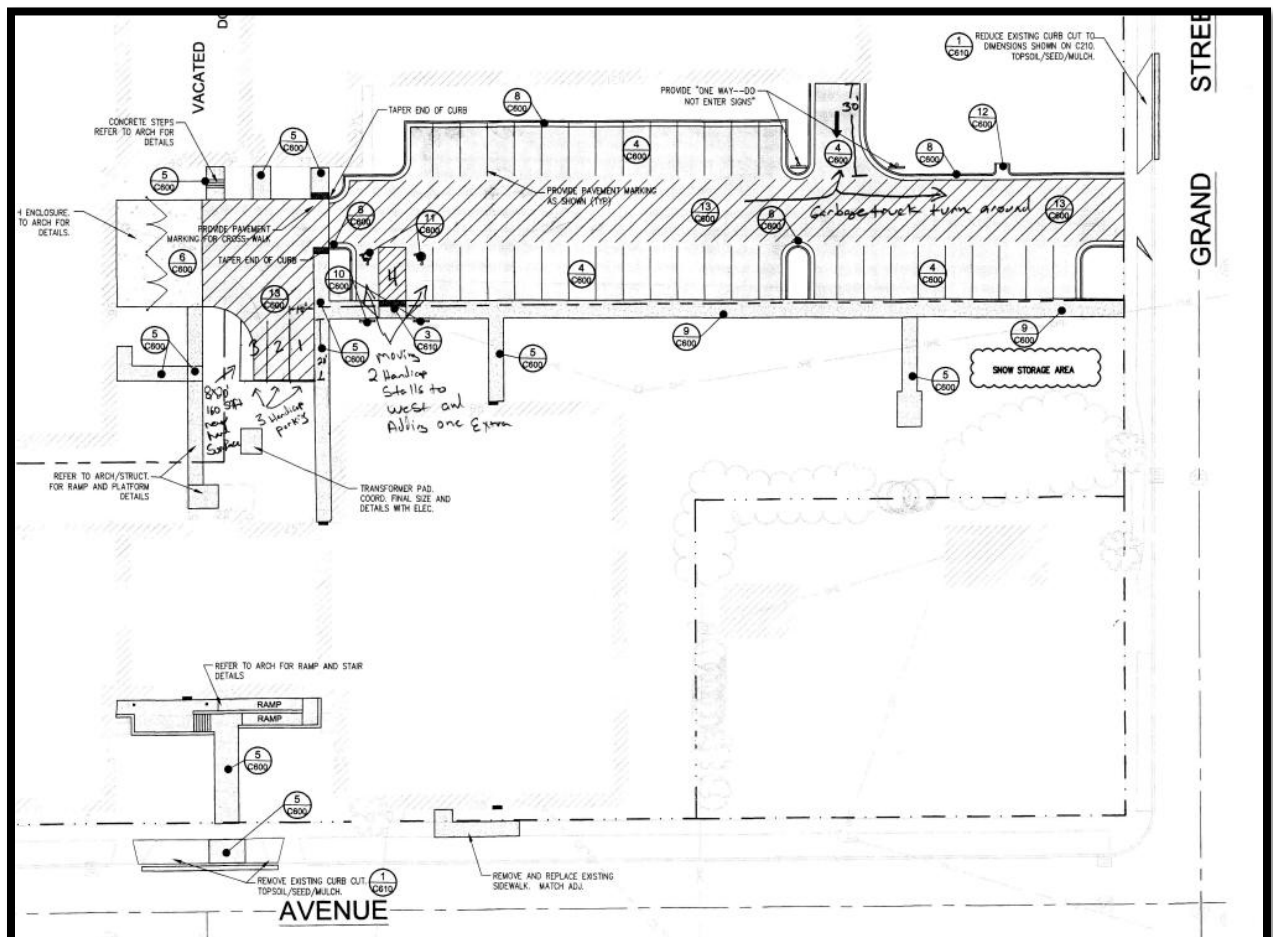
ANALYSIS

Use:

There are no changes being proposed to the existing multi-family use (56 units) on the south parcel (300 East Custer Avenue). The 2018 GDP Amendment & SIP approval was for the north site (225 East Nevada Avenue) for a day care and parking/storage facility. The north site is being proposed to be converted to an indoor/outdoor storage use, the applicant will no longer have access to the north building for parking needs.

Site Design:

Code requires a minimum of one parking space per dwelling unit plus one guest space per four units for multi-family residential uses, resulting in a minimum of 70 parking spaces for the site. The loss of parking access on the north site results in 52 total remaining spaces to be utilized by the south site for Waite Rug tenants, including 25 spaces in the shared parking lot on the north site.



Due to site limitations, staff is supportive of reduced tenant parking for the Waite Rug site. However, staff is recommending that at least one parking stall be provided per residential unit. On-street parking is available in front along East Custer Avenue to accommodate visitor parking for the site.

To achieve the recommended 56 parking spaces, the applicant is proposing to relocate the current garbage pick-up turnaround on the west end of the shared parking lot to the driveway on the north side of the parking lot. This will allow the applicant to achieve the additional four parking spaces by removing the current two handicapped spots and relocating them in the current turnaround along with an additional parking space. Removing the current two handicapped spaces will create one extra parking spot in that area, for a total of 56 parking spaces. An additional 160 sq. ft. of pavement will be added to create the three additional parking spaces in the current turnaround.

The additional pavement of 160 sq. ft. will result in approximately 64.3% impervious surface ratio for the site, which will remain under the maximum of 75% for the Urban Mixed Use (UMU) District. The applicant will need to provide a revised shared parking agreement, which can be addressed during Site Plan Review.

Signage:

No signage plans were submitted with this request.

Storm Water Management/Utilities:

Final storm water management plans will be reviewed during the Site Plan Review process.

Landscaping:

No additional landscaping is proposed or required for this request.

FINDINGS/RECOMMENDATION/CONDITIONS

In its review and recommendation to the Common Council on an application for a Planned Development district, staff recommends the Plan Commission make the following findings based on the criteria established by Chapter 30-387 (C)(6):

- (a) The proposed Planned Development project is consistent with the overall purpose and intent of this Chapter as the site will maintain sufficient parking for the residents and guests (one parking space per unit and on-street parking available).
- (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 as only a minor change to the site is being proposed (additional 160 sq. ft. of pavement).

Staff recommends approval of the Specific Implementation Plan Amendment as proposed with the findings listed above and the following conditions:

1. A revised cross-access agreement shall be recorded with the Winnebago County Register of Deeds.
2. Base Standard Modification (BSM) to allow 56 parking spaces, where code requires a minimum of 70 parking spaces.
3. Except as specifically modified by this Specific Implementation Plan (SIP) Amendment, the terms and conditions of the original General Development Plan Amendment and SIP dated April 24, 2018 (Resolution 18-215) remain in full force and effect.

The Plan Commission recommended approval of the requested Specific Implementation Plan Amendment on May 6, 2025. For a comprehensive record of the proceedings, the official minutes can be obtained by contacting Planning Services.



City of Oshkosh

Planned Development Application

For General Development Plan or Specific Implementation Plan

SUBMIT 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

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

APPLICANT INFORMATION

Petitioner: Dan Hickey Date: 11/14/24

Petitioner's Address: 1427 Broad st City: Oshkosh State: WI Zip: 54901

Telephone #: (920) 420 6782 Email: Info@hickeyroofing.com Contact preference: Phone Email

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required): [Signature] Date: 11/14/24

OWNER INFORMATION

Owner(s): Oshkosh Housing Authority Date: 11-14-24

Owner(s) Address: 1100 W 20th Ave City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-1450 Email: Wendy.Fenwick@ohousing.org 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: 11-14-24

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: 300 East Custer Avenue
~~225 E Nevada Ave~~

Proposed Project Type: Commercial

Estimated Cost: 0

Current Use of Property: Commercial - Storage Warehousing Zoning: UMU-PD

Land Uses Surrounding Your Site:

North:	<u>Commercial (UI)</u>
South:	<u>Exempt (UMU-PD)</u>
East:	<u>Commercial (UMU-PD)</u>
West:	<u>Residential (SR-9)</u>

- 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: 11/14/24



Oshkosh Housing Authority
Winnebago County Housing Authority

P.O. Box 397, Oshkosh, Wisconsin 54903-0397
(920) 424-1450 • Fax (920) 424-1474
www.ohawcha.org

March 24, 2025

TO: Brian Slusarek
Principal Planner
City of Oshkosh, WI

From: Wendy Fromm
Executive Director
Oshkosh Housing Authority

Brian:

Oshkosh Housing Authority is requesting the following changes to the Waite Rug LLC parking located at 300 E Custer Ave, Oshkosh WI

Due to the sale of the adjacent building, known as the North Waite Rug, we need to adjust the current easement that reflects parking in the warehouse of the North Waite property. Those parking spaces reflect a daycare that never materialized, so they are no longer needed. When Oshkosh Housing received approval for the construction, the easement reflected sufficient parking for both the Waite Rug apartment complex and the daycare on the North Waite property.

Eliminating the parking from the easement in the warehouse and the four stalls located on the north side, as depicted in the easement, leaves Waite Rug LLC with 52 parking spots.

We can achieve the 56 spots the city requires by doing the following:

The Oshkosh Housing Authority requests approval to relocate the current garbage turnaround to the 30-foot driveway on the north side of the parking lot. This will allow us to achieve the additional four spaces by removing the current two handicapped spots and relocating them in the current turnaround. Removing the current two handicapped spaces will create one extra parking spot in that area, thus providing the four spaces you require.

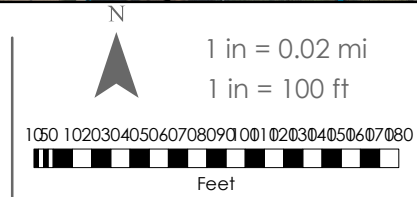
We would also be adding 8X20 - 160 sq feet of asphalt to the current turnaround to create the three additional handicap stalls.

Thank you

Wendy Fromm
Executive Director
Oshkosh Housing Authority



300 E CUSTER AVE



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

Printing Date: 1/23/2025

Prepared by: City of Oshkosh, WI

SIP AMENDMENT
300 E CUSTER AVE
PC: 5-6-2025

EXCEL PROPERTIES LLC
230 OHIO ST STE 200
OSHKOSH WI 54902-5894

HOUSING AUTHORITY
PO BOX 397
OSHKOSH WI 54903-0397

DUSTIN CAMPSHURE
SARAH STOFFREGEN
1406 GRAND ST
OSHKOSH WI 54901-3056

BROADPOINT PROPERTIES LLC
1427 BROAD ST
OSHKOSH WI 54901-3047

JASON R LASKY
3348 FOND DU LAC RD
OSHKOSH WI 54902-7319

GROUND HARBOR STORAGE
14828 TELLURIDE ST
SUMMERSET SD 57769-6201

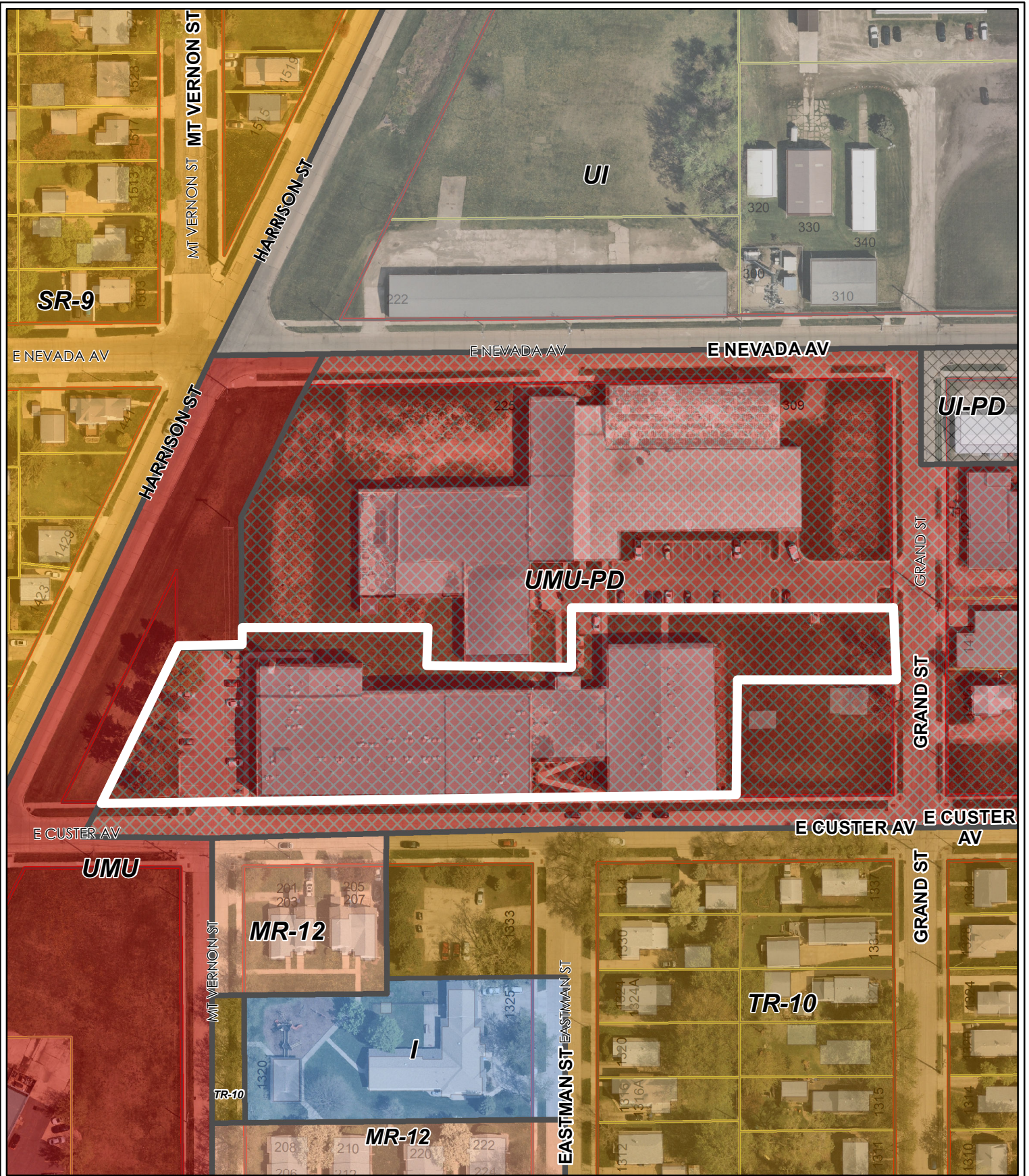
BRIANNA & ALEX NIGL
BRENNAN PULVER
1334 GRAND ST
OSHKOSH WI 54901-3872

SALZER RENTALS LLC
PO BOX 825
OSHKOSH WI 54903-0825

LILLIAN L HEFT
1337 GRAND ST
OSHKOSH WI 54901-3871

CEREBRAL PALSY OF WI INC
1930 ALGOMA BLVD
OSHKOSH WI 54901-2104

MIDTOWN NBHD ASSOC
EMAIL TO REP



300 E CUSTER AVE. ZONING & AERIAL MAP

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1 in = 0.02 mi

1 in = 120 ft

Printing Date: 4/23/2025

Prepared by: City of Oshkosh, WI





TO: Honorable Mayor and Members of the Common Council
FROM: James Rabe, Director of Public Works
DATE: May 13, 2025
SUBJECT: Res 25-220 Approve Transfer of Jurisdiction and Maintenance of a Portion of County Trunk Highway K from Winnebago County

BACKGROUND

As the City of Oshkosh has continued to expand, portions of the County Trunk Highway (CTH) system have become completely surrounded by parcels that are within the City of Oshkosh corporate limits. Over the years, Winnebago County has reconstructed these CTH's to conform to urban requirements. Among other items, these urban requirements include concrete streets with curb and gutter, storm sewer, and sidewalks. The Winnebago County Highway Department is not well situated to maintain urban street sections. The vast majority of CTH's within the Highway Department's area of responsibility are asphalt rural section roads, with shoulders and ditches.

State of Wisconsin Statute §83.025 enables counties and local municipalities to mutually agree to transfer jurisdiction of roadways. The governing body of both entities must pass a resolution authorizing the transfer of jurisdiction of the roadways. After both governing bodies authorize the transfer, the County Highway Commissioner then prepares the appropriate paperwork to submit to the Wisconsin Department of Transportation to approve the transfer.

The CTH segment in question for this jurisdictional transfer is:

- CTH K (West 20th Avenue) between South Oakwood Road and Clairville Road, approximately 5,400'.

ANALYSIS

This CTH segment is completely within the City of Oshkosh corporate limits. Bringing this street under the jurisdiction of the City of Oshkosh will help reduce confusion on the part of residents, developers, and private utility companies. Currently, individuals performing work come through the City Site Plan Review Process, but then must also obtain permit approval from the Winnebago County Highway Department for work within the right-of-way adjacent to their property. Bringing this segment of street under the jurisdiction of the City of Oshkosh will reduce this confusion, and reduce the number of entities the development community will need to coordinate with.

Additionally, since all adjacent properties are now within the City of Oshkosh, the City's Special Assessment Policy would apply to all adjacent properties for any reconstruction work that would occur in the future. There is currently no reconstruction work planned for West 20th Avenue.

FISCAL IMPACT

The fiscal impact of this jurisdictional transfer will be minimal. **State of Wisconsin Statute §83.025 (2)** requires local municipalities to be responsible for construction and maintenance costs of CTH's that are of a greater width within the local municipality than the CTH has outside the local municipality. Since this portion of CTH being transferred is an all four-lane road, the City has already assumed much of the maintenance responsibilities for this segment of street, without it being considered a part of our street mileage report with the Wisconsin Department of Transportation.

RECOMMENDATION

I recommend approving this resolution authorizing the jurisdictional transfer of a portion of CTH K from Winnebago County to the City of Oshkosh.

Attachments

RES 25-220
Winnebago Co Resolution

05/13/2025

25-220

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE TRANSFER OF JURISDICTION AND MAINTENANCE OF A PORTION OF COUNTY TRUNK HIGHWAY K FROM WINNEBAGO COUNTY

INITIATED BY: DEPARTMENT OF PUBLIC WORKS

WHEREAS, Winnebago County has passed a resolution approving transferring jurisdiction and maintenance of County Truck Highway K (West 20th Avenue) between South Oakwood Road and Clairville Road, approximately 5,386' from Winnebago County to the City of Oshkosh; and

WHEREAS, the City of Oshkosh must pass a resolution accepting jurisdiction and the Wisconsin Department of Transportation must record the transfer to complete the transfer of jurisdiction of these segments of highway to the City of Oshkosh.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the City of Oshkosh hereby accepts jurisdiction of County Truck Highway K (West 20th Avenue) between South Oakwood Road and Clairville Road, approximately 5,386' from Winnebago County.

BE IT FURTHER RESOLVED that the appropriate city officials and staff shall have the authority to take all necessary actions to complete transfer of jurisdiction to the City of Oshkosh including but not limited to signing and submitting any documentation required by the State of Wisconsin to accomplish the transfer.

1 0117-042025

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RESOLUTION: Authorize Transfer of Jurisdiction and Maintenance of a portion of County Trunk Highway "K" to the City of Oshkosh.

RECEIVED
APR 29 2025

TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:

DEPT OF PUBLIC WORKS
OSHKOSH, WISCONSIN

WHEREAS, the Winnebago County Highway Department has determined that the public interest is best served by transferring jurisdiction and maintenance of a portion of CTH "K", beginning at S. Oakwood Road for a distance of 5,386 Lineal Feet West, to Clairville Road; and

WHEREAS, the City of Oshkosh must also pass a resolution accepting jurisdictional transfers in the state records; and

WHEREAS, the Wisconsin Department of Transportation must record the jurisdictional transfers in the state records; and

WHEREAS, §83.025, Wisconsin Statutes, enables Winnebago County and the City of Oshkosh to enter into an agreement transferring jurisdiction and maintenance of the aforementioned segment of roadway, thereby facilitating the changes in the highway and city system.

NOW, THEREFORE, BE IT RESOLVED by the Winnebago County Board of Supervisors that it hereby approves transferring jurisdiction and maintenance of an existing segment of County Truck Highway "K", from S. Oakwood Road for a distance of 5,386 Lineal Feet West, to Clairville Road.


BE IT FURTHER RESOLVED by the Winnebago County Board of Supervisors that the jurisdiction and maintenance responsibilities of the aforementioned roadway segments shall be transferred to the City of Oshkosh pursuant to this Resolution and shall become effective upon the passage of a resolution by the City of Oshkosh accepting jurisdiction and maintenance.

Respectfully submitted by:
HIGHWAY COMMITTEE
Committee Vote: 4-0

Fiscal Note:

Vote Required for Passage: **MAJORITY OF MEMBERS PRESENT**

Approved by the Winnebago County Executive on April 23, 2025


Gordon N. Hintz
Winnebago County Executive



TO: Honorable Mayor and Members of the Common Council
FROM: James Rabe, Director of Public Works
DATE: May 13, 2025
SUBJECT: Res 25-221 Approve CIP Amendment and Approve Revision #1 to State/Municipal Financial Agreement with the Wisconsin Department of Transportation for the Reconstruction of South Main Street from the Main Street Bridge to 16th Avenue

BACKGROUND

The City of Oshkosh (City) has requested the WDOT to program for pavement replacement on South Main Street (USH 45), from 16th Avenue to the Fox River. Based upon preliminary discussions with the WDOT, this pavement replacement project has been programmed for 2030. In conjunction with the pavement replacement, existing City-owned utilities (sanitary sewer, water main, and storm sewer), sidewalks, traffic signals, and street lighting will be replaced. This entire section of South Main Street is considered a "Connecting Highway".

ANALYSIS

The State of Wisconsin funds roadway projects through a variety of sub-programs within the Statewide Transportation Improvement Program (STIP). These programs support statewide improvements to the surface transportation system at the State, County, and local level. The South Main Street pavement replacement project will be funded through the Highway Improvement Program (State 3R), which is a subprogram of the State Highway Rehabilitation (SHR) Subprogram. The Highway Improvement Program funds projects in the "3R's" (Resurfacing, Reconditioning, and Reconstructing). The Common Council previously approved the State/Municipal Financial Agreement for this Project on May 10, 2022. The WDOT is now revising this agreement to update the preliminary engineering costs and to add the estimated construction costs for this Project.

FISCAL IMPACT

The total cost for the pavement replacement project is estimated to be \$8,511,000. Funding for the preliminary engineering portion of the Project, which now totals \$800,000, will be split between State and Federal funding source (\$600,000) and the City (\$200,000). Funding for the construction portion of the Project, which totals \$7,711,000, will be split between State and Federal funding sources (\$5,346,000) and the City (\$2,365,000).

Funding for the City's portion of the construction costs is budgeted in the 2031 Capital Improvements Plan. Funding for the additional costs for the City's portion of the preliminary engineering costs is available from previous CIP projects which have come in under budget:

- \$100,000 will be transferred from Account No. 03210410-6801-04407 (Contract Control-Paving-24-07 Cherry St/Prospect Ave) to Account No. 03210410-6801-04242 (Contract Control-Paving-30-01 S Main St Reconst).

RECOMMENDATION

I recommend amending the CIP and approval of Revision #1 to the State/Municipal Financial Agreement.

RES 25-221
30-01 WDOT SMA Rev #1

05/13/2025

25-221

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE CIP AMENDMENT AND APPROVE REVISION #1 TO STATE/MUNICIPAL FINANCIAL AGREEMENT WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR THE RECONSTRUCTION OF SOUTH MAIN STREET FROM THE MAIN STREET BRIDGE TO 16TH AVENUE

INITIATED BY: DEPARTMENT OF PUBLIC WORKS

WHEREAS, the Common Council of the City of Oshkosh adopted a resolution on May 10, 2022 approving a State/Municipal Agreement with the WDOT for pavement replacement on South Main Street (USH 45), from 16th Avenue to Fox River; and

WHEREAS, the WDOT is now revising this agreement to update the construction costs for this Project; and

WHEREAS, the Common Council has adopted the 2025 Capital Improvements Budget (CIP), which is on file in the Office of the City Clerk and available for public inspection; and

WHEREAS, it is necessary to amend the 2025 CIP Budget to transfer funds to fund the city's cost sharing portion of this Project.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the 2025 Capital Improvements Budget, on file in the City Clerk's Office, is hereby amended as follows:

- To transfer \$100,000 from Account No. 03210410-6801-04407 (Contract Control-Paving-24-07 Cherry St/Prospect Ave) to Account No. 03210410-6801-04242 (Contract Control-Paving-30-01 S Main St Reconst).

BE IT FURTHER RESOLVED by the Common Council of the City of Oshkosh that the State/Municipal Financial Agreement between the City of Oshkosh and the Wisconsin Department of Transportation outlining the responsibilities for the City and the State of Wisconsin as they relate to the cost sharing of the resurfacing project for South Main Street under the Statewide Transportation Improvement Program which will be funded through the Highway Improvement Program (State 3R) is hereby approved. The proper City officials are hereby authorized to execute and deliver the agreement in substantially the same form as attached hereto, any changes in the execution copy being deemed approved by their respective signatures, and said City officials are authorized and directed to take those steps necessary to implement the terms and conditions of the Agreement.

Money for this purpose is hereby appropriated from:

Acct. No. 03210410-6801-04242 Contract Control-Paving-30-01 S Main St Reconst



Revision #1
STATE/MUNICIPAL FINANCIAL
AGREEMENT FOR A STATE- LET
HIGHWAY PROJECT

This agreement supersedes the agreement signed by the Municipality on 5/11/2022 and signed by the State on 5/16/2022.

Date: April 22, 2025
 I.D.: 4110-34-00/20/71
 Road Name: US 45 (Main Street)
 Title: Main St, City of Oshkosh
 Limits: 16th Ave – Fox River
 County: Winnebago
 Roadway Length: 0.63 miles

RECEIVED

APR 22 2025

DEPT OF PUBLIC WORKS
 OSHKOSH, WISCONSIN

The signatory **City of Oshkosh**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: The existing facility is a connecting highway.

South Main Street, between South Park Ave to 8th Ave is an urban, 3-lane non-divided section with parking lanes, curb and gutter, and sidewalk located along both sides.

South Main Street between 16th Ave to South Park Ave and from 8th Ave to the Fox River Bridge, is an urban, 4-lane non-divided section with curb and gutter and sidewalk located along both sides.

Proposed improvement was identified within the 2020 Pavement Management Decision Support System (PMDSS).

Proposed Improvement - Nature of work: It is anticipated the proposed improvement will consist of a pavement replacement. The project will begin at the southern radius points of the 16th Avenue intersection and will extend to the southern approach slab of the Fox River Bridge structure. The pavement and project details will continue to be further defined as this project continues through the preliminary design and scoping process.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: Non-participating work is anticipated in multiple areas:

- 1) Any real estate acquisition needed to provide a consistent 80' wide corridor within the project limits will need to be acquired by the Municipality independently from our project. This includes the acquisition, raze and removal, abatement, and relocation of any properties along the east side of Main Street between 9th Avenue and 11th Avenue where the existing right-of-way width is only 60'. Based on a preliminary evaluation from WisDOT real estate staff, this overall cost of real estate acquisition between 9th Avenue and 11th Avenue is estimated to be around \$3,900,000.
- 2) It is anticipated the existing water and sanitary sewer will be replaced prior to or in conjunction with the pavement replacement project.
- 3) Any excavation, special backfill, base aggregate, or pavement related to the roadway widening beyond the existing 48' face-to-face curb width that is needed to fulfill the Municipality's requested typical section will be non-participating.
- 4) Other non-participating items include any costs for work involving existing underground vaults, hazardous material remediation, street lighting adjustments related to roadway widening, traffic signal replacements, upsizing of storm sewer per city request, and replacement of sidewalk outside the limits needed for curb ramp upgrades will also be non-participating.

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
4110-34-00 Preliminary Engineering: Plan Development	\$ 800,000	\$ 600,000	75%	\$ 200,000	25%
4110-34-20 Real Estate Acquisition: Acquisition	TBD	TBD		TBD	
4110-34-71 ¹ Construction: Roadway (cat 0010)	\$ 5,346,000	\$ 5,346,000	100%	\$ -	0%
Non-Participating (cat 0020)	\$ 2,365,000	\$ -	0%	\$ 2,365,000	100%
----- subtotal 4110-34-71:	\$ 7,711,000	\$ 5,346,000		\$ 2,365,000	
Total Cost Distribution	\$ 8,511,000	\$ 5,946,000		\$ 2,565,000	

1. Estimates include construction engineering.

This request is subject to the terms and conditions that follow (pages [3] – [5]); is made by the undersigned under proper authority to make such request for the designated Municipality, and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and on behalf of the City of Oshkosh	
Name	Title
Signature	Date
Signed for and on behalf of the State	
Name	Title
Signature	Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.
2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement related to the upgrading of curb ramps to current standards.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by upgrading of curb ramps to current standards.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.
 - (f) Parking lane costs.
 - (g) Coordinate, clean up, and fund any hazardous materials encountered for city utility construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.

- (h) Damages to abutting property due to change in street or sidewalk widths, grades, or drainage.
 - (i) Conditioning, if required, and maintenance of detour routes.
 - (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
 - (k) Acquire all real estate independently from our project to provide a consistent 80' wide corridor within the project limits. This includes the acquisition, raze and removal, abatement, and relocation of any properties along the east side of Main Street between 9th Avenue and 11th Avenue where the existing right-of-way width is only 60'.
4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
 5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
 6. The work will be administered by the State and may include items not eligible for federal/state participation.
 7. The Municipality shall, in cooperation with the State, assist with public relations for the project and announcements to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
 8. Basis for local participation:

Design (4110-34-00): In accordance with Section 3-25-5 of the State's Program Management Manual, the Municipality is responsible for 25% cost share of the design engineering for connecting highway projects. Additional design work, at the request of the municipality, may require local participation.

Real Estate (4110-34-20): Real estate required for any curb ramp upgrades needs to be acquired by the Municipality and in the Municipality's name. If it is acquired in accordance with all WisDOT standards, the Municipality may apply for reimbursement of these real estate costs, and these costs are eligible for 100% Federal/State participation. Reimbursement is also allowed for reasonable delivery costs. Real estate required for parking lanes is not eligible. Payment to abutting property after project completion due to changes in street or sidewalk widths, grades, or drainage, is also not eligible.

Real Estate (independent from project): Real estate required to provide a consistent 80' wide corridor within the project limits will be acquired by the Municipality independently from this project, and these costs are not represented in the Summary of Costs table. This includes the acquisition, raze and removal, abatement, and relocation of any properties along the east side of Main Street between 9th Avenue and 11th Avenue where the existing right-of-way width is only 60'. All additional right-of-way must be acquired in accordance with Federal requirements and completely clear (including raze/removal and abatement) seven months prior to the WisDOT PS&E date which is currently scheduled for August 1, 2029.

Construction (4110-34-71): The project agreement will be revised if needed as the project progresses. All costs shown are approximate and are subject to a final audit.

Category 010 – Roadway

Funding participation under Category 010 Roadway items is 100% Federal/State per Table 1, Summary of Costs.

Category 020 – Non-Participating

In accordance with Section 3-25-5 of the State’s Program Management Manual, the following items are non-participating and are 100% the responsibility of the Municipality:

- Alterations of Municipal-owned utilities
- Contaminated soil management
- Work involving existing underground vaults
- Upsizing of storm sewer per Municipal request
- Any excavation, special backfill, base aggregate, or pavement related to roadway widening beyond the existing 48’ face-to-face curb width that is needed to fulfill the Municipality’s requested typical section
- Replacement of sidewalk outside the limits needed for curb ramp upgrades
- Street lighting adjustments related to the roadway widening
- Traffic signal replacements requested by the Municipality

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. This includes the future incorporation of Community Sensitive Design (CSD) amenities into the project. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.

ID 4110-34-00
Main St, City of Oshkosh
16th Ave - Fox River
US 45
Winnebago County

**Project
Limits**

Lake Winnebago



2000 ft

Google Earth





TO: Honorable Mayor and Members of the Common Council
FROM: Justin Gierach, Engineering Division Manager/City Engineer
DATE: May 13, 2025
SUBJECT: Res 25-222 Award Bid for Public Works Contract No. 25-16 to Fahrner Asphalt Sealers, LLC for Asphalt Preservation Program (\$83,526)

BACKGROUND

The purpose of this Project is to resurface about 1.1 miles of asphaltic pavement streets within the City of Oshkosh. This work is planned for streets with a PASER rating of five (5) or more on a scale of one (1) to ten (10) and will prolong the life of the asphalt pavements.

ANALYSIS

Engineering staff reviewed two (2) bids. The low Bid was received from Fahrner Asphalt Sealers, LLC of Waunakee, Wisconsin.

FISCAL IMPACT

Funding for the Asphalt Pavement Preservation Program is in the 2025 Operating Budget (Account No. 01000430-6417/Streets-3rd Party Contracted Service).

Following is a summary of the available funds 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	Estimated Total Construction Cost
Operating Budget	\$92,000	\$91,793
Totals	\$92,000	\$91,793

RECOMMENDATION

I recommend award to the low bidder, Fahrner Asphalt Sealers, LLC in the amount of \$83,526.

Attachments

RES 25-222
25-16 bid tab

05/13/2025

25-222

RESOLUTION

CARRIED

6-0

PURPOSE: AWARD BID FOR PUBLIC WORKS CONTRACT NO. 25-16 TO FAHRNER ASPHALT SEALERS, LLC FOR ASPHALT PRESERVATION PROGRAM (\$83,526.00)

INITIATED BY: DEPARTMENT OF PUBLIC WORKS

WHEREAS, the City of Oshkosh has heretofore advertised for bids for the Asphalt Pavement Preservation Program; and

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

Fahrner Asphalt Sealers, LLC
316 Raemisch Road
Waunakee, WI 53597

Total: \$83,526.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh 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:

Acct No. 01000430-6417 Streets-3rd Party Contracted Service

Contract 25-16 Asphalt Preservation Program (#9633327)								
Owner: Oshkosh WI, City of								
Solicitor: Oshkosh WI, City of								
Bid Opening: 05/05/2025 11:00 AM CDT								
					Fahrner Asphalt Sealers, LLC		Scott Construction, Inc	
					316 Raemisch Road			
					Waunakee, WI 53597			
Section Title	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
Section 1						\$83,526.00		\$101,332.60
	1050	Mobilization; complete as specified	Lump Sum	1.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
	1924	FA-2 granite pavement chip seal; complete as specified	Square Yards	1,640.00	\$2.58	\$4,231.20	\$2.54	\$4,165.60
	1925	3/8" granite pavement chip seal; complete as specified	Square Yards	9,600.00	\$2.86	\$27,456.00	\$3.48	\$33,408.00
	1926	Double pavement chip seal; complete as specified	Square Yards	7,000.00	\$5.12	\$35,840.00	\$4.91	\$34,370.00
	1927	Crack leveling; complete as specified	Square Yards	290.00	\$26.00	\$7,540.00	\$52.00	\$15,080.00
	1928	Crack filling with poly fiber; complete as specified	Linear Feet	4,820.00	\$1.34	\$6,458.80	\$2.45	\$11,809.00
Bid Total:						\$83,526.00		\$101,332.60



TO: Honorable Mayor and Members of the Common Council
FROM: Lynn Lorensen, City Attorney
DATE: May 13, 2025
SUBJECT: Res 25-223 Approve Settlement Agreement for Rural II Stormwater Detention Basin Property Acquisition (\$120,000.00)

BACKGROUND

By Resolution 23-308 adopted on June 27, 2023 the Common Council approved a jurisdictional offer for the acquisition of certain property owned by Kenric Klemz, Carol Neubauer and Angela Suhail for the construction of the Rural II detention basin in the amount of \$380,000.00. The City paid \$380,000.00 into the circuit court as compensation for taking the property when it was unable to obtain an agreement with the property owners on the amount or how to allocate the payment between the three property owners. The property owners filed a court action to contest the amount of compensation that they received.

ANALYSIS

The property owners filed a notice of appeal of the amount of compensation on August 18, 2023 and thereafter obtained their own appraisal of the property in the amount of \$625,000.00. The City reviewed its original appraisal and in the course of litigation obtained another appraisal which estimated the property's value at \$421,650.00 taking into consideration issues raised by the plaintiffs and various other factors. Based upon a review of the various appraisals of the property and legal issues surrounding this case, the parties have reached an agreement to recommend settlement with an additional \$120,000.00 payment to the plaintiffs.

FISCAL IMPACT

The City previously paid \$380,000.00 to the plaintiffs. The settlement would authorize an additional payment of \$120,000.00 for this property.

With regard to the remaining budget for this project. Public Works reports that there are sufficient funds remaining in the project account to pay the proposed settlement.

RECOMMENDATION

Staff recommends approval of the settlement.

Attachments

RES 22-223
Settlement Agreement

05/13/2025

25-223

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE SETTLEMENT AGREEMENT FOR RURAL II STORMWATER DETENTION BASIN PROPERTY ACQUISITION (\$120,000.00)

INITIATED BY: LEGAL DEPARTMENT

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are hereby authorized to enter into the attached settlement agreement with Kendric A. Klemz, Angela G. Suhail and Carol A. Neubauer, in substantially the same form as attached hereto, any changes in the execution copy being deemed approved by their respective signatures, in settlement of Winnebago County Circuit Court, Case No. 23-CV-667, for determination of just compensation for the taking of Landowner's real property for the City's Rural II Detention Basin.

Acct. No. 0321-0410-6804-04115

SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is entered into between the City of Oshkosh, (the "City") and Kendric A. Klemz, Angela G. Suhail and Carol A. Neubauer (together, "Landowner"), effective the date of the last signature, below. The City and Landowner shall be collectively referred to as the "Parties."

WHEREAS, Landowner filed a Notice of Appeal with the Winnebago County Circuit Court, Case No. 23-CV-667, for determination of just compensation for the taking of Landowner's real property for a public purpose (the "Litigation");

WHEREAS, the Parties desire to fully resolve and settle the Litigation without the risk or expense of further litigation;

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth below, the Parties agree as follows:

1. **Settlement Payment.** The City agrees to pay Landowner \$120,000.00 by check made payable to the Trust Account of Landowner's attorney, Simatic & Biersdorf, P.A. (the "Settlement Payment"). This money is in addition to that already paid to Landowner in the Award of Damages. The Settlement Payment shall be delivered to the Landowner's counsel within 10 days after the City receives common council approval, a fully signed copy or original of this Agreement and a completed W-9 form for the payee.

2. **Release.** In consideration for the Settlement Payment, the receipt and sufficiency of which the Parties acknowledge, Landowner, on behalf of themselves, their heirs, successors, predecessors or assigns, their agents, officers, directors, employees, affiliates, insurers, and attorneys, hereby releases and forever discharges the City and its agents, officers, directors, employees, affiliates, insurers, and attorneys from any and all liability, claims, or appeals which have been asserted or which Landowner is currently entitled to assert against the City arising out of the condemnation of the property described in the Litigation.

3. **Dismissal of the Litigation.** No later than 10 days after the execution of this Agreement and payment of the Settlement Payment, the Parties shall execute a stipulation for the dismissal of the Litigation with prejudice. The stipulation will be filed upon payment of the Settlement Payment.

4. **Denial of Liability or Wrongdoing.** The Parties acknowledge and agree that the Agreement is a compromise and settlement of disputed claims, and neither the execution of the Agreement nor the stipulation for the dismissal of the Litigation, as called for by the Agreement, shall be construed as an admission of any kind with regard to positions taken in the Litigation or of any liability, wrongdoing, or impropriety whatsoever by either Party.

5. **Authority to Contract.** Each of the Parties represents that the individual signing this Agreement on its behalf has the authority to enter this Agreement on behalf of such Party.

6. **No Assignment.** Landowner represents and warrants that he has not sold, assigned, conveyed, or otherwise transferred, prior to the execution of this Agreement, any interest in any claim or demand which Landowner had, or now has, or may claim to have which is covered by this Agreement.

7. **Knowing and Voluntary Agreement.** Each Party represents that it had the opportunity to consult with counsel of its choice, that it has read and fully understands all of the provisions of this Agreement, and that it is voluntarily entering into this Agreement.

8. **Entire Agreement.** This Agreement is the complete agreement between the Parties relating in any way to the subject matter of the Agreement. No statements, promises or representations have been made by any party to any other party, or are relied upon, or can be relied upon and no consideration has been or is offered, promised, expected or held out, other than as stated in this Agreement. There are no oral or written collateral agreements. All prior discussions and negotiations have been, and are, merged and integrated into, and are superseded by, this Agreement.

9. **Counterparts.** This Agreement may be signed in one or more counterparts, each such counterpart being as fully effective as if a single original had been signed, but all of which taken together shall constitute one and the same Agreement.

AGREED AND ACCEPTED:

CITY OF OSHKOSH

By: _____
Rebecca Grill, City Manager

And: _____
Diane Bartlett, City Clerk

Approved as to form:

Lynn A. Lorenson, City Attorney

Julie Calmes, Finance Director

LANDOWNER

By: _____
Kendric A. Klemz

Angela G. Suhail

Carol A. Neubauer



TO: Honorable Mayor and Members of the Common Council
FROM: Dean Smith, Police Chief
DATE: May 13, 2025
SUBJECT: Res 25-224 Approve Lease Agreement with Inti Investments, LLC for Property Located at 101 Algoma Boulevard for Police Substation (\$24,000.00)

BACKGROUND

Council is being asked to approve a lease agreement with Inti Investments, LLC for property located at 101 Algoma Boulevard for a police substation.

ANALYSIS

The police department has been working with the BID, downtown businesses and residents, homeless agencies and the homeless population in this area, to support efforts to make the downtown area a safe and friendly environment for residents and visitors. In order to enhance our efforts, we have also looked for potential police office space in the downtown area. The property proposed for lease is currently vacant and is centrally located in the downtown at the corner of Algoma Boulevard and Market Street adjacent to Opera House Square Park.

The proposed lease is for an initial 2-year term commencing May 1, 2025 and terminating April 30, 2027. A copy of the lease is attached to this Agreement.

FISCAL IMPACT

The rental payment is \$1000 per month, \$24,000 for the term of the lease.

RECOMMENDATION

It is recommended that the Council approve the Lease Agreement with Inti Investments, LLC for a downtown police substation.

Attachments

RES 25-224
Lease Agreement

05/13/2025

25-224

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE LEASE AGREEMENT WITH INTI INVESTMENTS, LLC FOR PROPERTY LOCATED AT 101 ALGOMA BOULEVARD FOR POLICE SUBSTATION (\$24,000.00)

INITIATED BY: POLICE DEPARTMENT

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are hereby authorized to enter into the attached lease agreement with Inti Investments, LLC, in substantially the same form as attached hereto, any changes in the execution copy being deemed approved by their respective signatures, for property located at 101 Algoma Boulevard in the City of Oshkosh, for the purpose of establishing a downtown police substation.

LEASE AGREEMENT

THIS LEASE AGREEMENT hereinafter know as the "Lease" is entered into this _____ day of _____, 2025, ("Effective Date") by and between Inti Investments, LLC with mailing address at 665 N. Main Street Oshkosh, WI 54901 hereinafter referred to as the "Lessor," and the City of Oshkosh with mailing address at 215 Church Avenue, PO Box 1130 hereinafter referred to as the "Lessee," collectively referred to as "the Parties."

WHEREAS, the Lessor desires to lease premises located at 101 Algoma Avenue as more specifically described below to the Lessee under the terms and conditions as set forth herein; and

WHEREAS, the Lessor desires to lease the Premises defined herein from the Lessor under the terms and conditions set forth herein.

NOW THEREFORE, for and in consideration of the covenants and obligations set forth herein and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. THE PREMISES. In accordance with the terms and conditions of this Lease, the Lessor hereby agrees to lease to the Lessee and Lessee hereby agrees to lease the property described below together with all the improvements hereto:

Exclusive us of the Property:

Address: 101 Algoma Ave

Dimensions: Approx: 50' x 24'

Net Floor Area: Approx: 1200 sq ft

Together with joint access with the lessee of 321 Market Street to basement located behind 321 Market Street.

Hereinafter known as the "Premises".

2. COVENANTS OF LESSOR. Lessor has complete interest, right and title to the Premises so as to enable Lessor to enter into this Lease Agreement. Lessor warrants that Lessee shall have quit use and enjoyment of the premises and that

the Premises is not encumbered in any way so as to hinder or obstruct Lessee's proposed use.

Lessor attests that the premises are free of any hazardous materials, substances, wastes or air pollutants.

Lessor agrees to provide notification, at least five days in advance, and provision of Safety Data Sheets if applicable for any on-site construction, renovation, maintenance, modelling or repairs done with the building of which the Premises is a part.

3. PERMITTED USE. Lessee agrees to use the Premises during the Lease Term solely for use as a police substation. No other use is permitted without prior written approval of Lessor, which approval Lessor may grant or withhold.

4. LEASE TERM. The term of this Lease shall commence on 1st day of May, 2025 for a period of 2 years, expiring on the last day of the Lease term, the 30th day of April, 2027. ("Lease Term")

5. RENT. The Lessee shall pay one thousand dollars (\$1000.00) for every month for the duration of the Lease (herein after referred to as "Rent"). The rent shall be due and paid on or before the 1st day of the month ("Due Date"), every month for the duration of the lease.

6. EXPENSES. The Parties agree that the responsibility for the expenses in relation to this Lease shall be borne as follows:

a. Utilities.

Unit electrical bills shall be paid by the Lessee. The remaining utilities, including heat, water and hot water shall be paid by the Lessor.

Lessee shall be responsible to pay for any phone, computer, internet, satellite or other services it may determine to provide at the Premises for its operations.

b. Taxes.

Lessor shall pay any real estate taxes and any assessments or special charges on the premises.

7. INSURANCE.

Casualty Insurance. The Lessor shall be responsible for obtaining and maintaining casualty insurance for the Premises for losses against fire. Lessee shall be responsible for obtaining and maintaining casualty insurance for its personal property only.

The Lessee shall procure and maintain a valid Comprehensive General Liability Insurance indemnifying the Lessor with minimum coverage of one million dollars (\$1,000,000.00).

8. ALTERATIONS AND IMPROVEMENTS. No alterations to or improvements on the Premises shall be made by the Lessee without prior express consent of the Lessor to the same in writing. The Lessor agrees to not unreasonably withhold consent to reasonably necessary alterations or improvements. Lessee may make Minor Repairs as noted below without specific consent of Lessor. The Lessee shall ensure compliance with any and all applicable laws, rules, ordinances and codes when undertaking any alteration or improvement to the Premises. In all cases of alterations, improvements, changes, accessories and the like that cannot be removed from the Premises without destroying or otherwise deteriorating the Premises or any surface thereof shall, upon creation, become the Lessor's property without need for any further transfer, delivery or assignment thereof.

9. MAINTENANCE

A. Obligations of Lessor:

Lessor shall be responsible for the following maintenance services/activities:

Garbage removal, including sweeping of sidewalk areas

Plumbing and pipes maintenance

Snow removal

HVAC Maintenance

Building Repairs

B. Obligations of Lessee:

1. The Lessee shall keep the premises in a clean, sanitary, neat and presentable condition.
2. The Lessee shall, at its sole expense restore, repair and/or rectify any damage, outside of ordinary wear and tear, to the Premises caused by

the Lessee or others that the lessee permits into the Premises that are not covered or compensable by any insurance.

10. ASSIGNMENT. Lessor may assign the Lease with at least thirty days' notice to Lessee. Lessee may not assign the Lease, any part of the Lease or any of the rights or obligations herein without the prior express and written consent of the Lessor.

11. RIGHT OF ENTRY. The Lessor shall, upon giving 2 business days' notice, be granted by the Lessee access and allowed by the latter to enter the Premises to make necessary inspections, repairs or alterations on the property, or pursuant to any lawful purpose as the Lessor, provided that the time of entry requested is reasonable considering the purpose.

12. DAMAGE TO LEASED PREMISES. If the event that the Premises and/or the structure or building in which it is located is damaged or destroyed by fire or other casualty without the fault or negligence of the Lessee or its agents, the Lessor shall, at its own expense, repair the damaged portion, the Premises, structure and/or building to restore the same to substantially the condition in which it was handed over to Lessee. The Rent shall be abated until such repairs are completed.

In the event such repair cannot be accomplished or of total destruction the Lease shall cease and terminate with no early termination or other liability accruing to either of the Parties.

13. TERMINATION.

For Cause. If either party shall fail to fulfill in timely and proper manner any of the material obligations under this Agreement, the other party may, at its discretion, terminate this Agreement by written notice. Notice shall give a reasonable time to correct any deficiency which shall not be less than ten (10) business days. In this event, Lessor shall be entitled to rent to the date the property is vacated by Lessee.

14. SURRENDER OF PREMISES. On or before 11:59 P.M. on the last day of the Lease Term, the Lessee shall deliver up vacant possession of the Premises to Lessor more or less in the condition it was delivered to the Lessee, save ordinary wear and tear, and the Parties shall carry out the inspection of the Premises and shall sign a handover form jointly prepared and signed by Parties to confirm the condition and handover of the Premises. The Lessee shall also return all keys and

other devices giving access to any part of the Premises and the building or structure in which it is located.

15. INDEMNIFICATION. It is the intention of the parties that each party shall be solely responsible for its own actions, inactions, and activities, including the actions and activities of its own officers, employees and agents while acting within the scope of their employment.

Lessor covenants and agrees to protect and hold Lessee harmless against all actions, claims, and demands which may arise to the proportionate extent caused by or resulting from the intentional or negligent acts of Lessor, its employees, agents, assigns, or invitees. Lessor shall indemnify or refund to the City all sums expended including court costs, attorney fees, and punitive damages which the City may be obliged or adjudged to pay. Claims or demands are due within thirty (30) days of the date of the City's written demand for indemnification or refund for those actions, claim, and demands caused by or resulting from intentional or negligent acts as specified in this paragraph.

Subject to any and all immunities and limitations contained in Wisconsin Statutes, Sec. 893.80, and any applicable part of the Wisconsin Statutes, the City agrees to hold Consultant harmless from liability, including claims, demands, losses, costs, damages, and expenses of every kind and description (including death), to the proportionate extent caused by or result from the intentional or negligent acts of the City, its agents or assigns, its employees, related to the use of the Premises, where such liability is founded upon or grows out of the acts or omission of any of the officers, employees or agents of the City of Oshkosh while acting within the scope of their employment.

16. GOVERNING LAW. This Lease shall be governed by and its terms and conditions be interpreted according to the laws of the State of Wisconsin.

17. NOTICE. All notices in relation to this Lease shall be delivered to the following addresses:

To the Lessee at the address:

City of Oshkosh c/o Chief Dean Smith
P.O. Box 1130, Oshkosh, WI 54903-1130

w/a copy to

City of Oshkosh c/o City Attorney
P.O. Box 1130, Oshkosh, WI 54903-1130

_____;

and

To Lessor at the address:

Inti Investments, LLC
665 N. Main Street
Oshkosh, WI 54901

18. SEVERABILITY. Should any provision of this Lease be found, for whatever reason, invalid or unenforceable, such nullity or unenforceability shall be limited to those provisions. All other provisions herein not affected by such nullity or dependent on such invalid or unenforceable provisions shall remain valid and binding and shall be enforceable to the full extent allowed by law.

19. BINDING EFFECT. The terms, obligations, conditions and covenants of this Lease shall be binding on Lessee, the Lessor, their heirs, legal representatives and successors in interest and shall inure to the benefit of the same.

20. ENTIRE AGREEMENT. This Lease and, if any, attached documents are the complete agreement between the Lessor and the Lessee concerning the Premises. There are no oral agreements, understandings, promises, or representations between the Lessor and the Lessee affecting this Lease. All prior negotiations and understandings, if any, between the Parties hereto with respect to the Premises shall be of no force or effect and shall not be used to interpret this Lease. No modification or alteration to the terms or conditions of this Lease shall be binding unless expressly agreed to by the Lessor and the Lessee in a written instrument signed by both Parties.

IN WITNESS WHEREOF, the parties hereto set their hands and seal this ____ day of _____, 2025.

Lessor's Signature

[Handwritten Signature]

Printed Name

INTI INVESTMENTS, LLC
MICHAEL GOUDREAU

ACKNOWLEDGMENT OF NOTARY PUBLIC

Colorado

STATE OF WISCONSIN

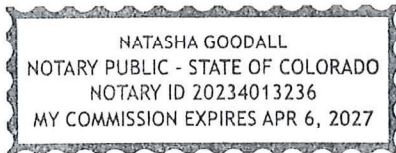
Boutt County, ss.

On this 11th day of April, 2025, before me appeared Michael Goudreau, as LESSOR of this Lease Agreement who was known to me or proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Nat Goodall

Notary Public

My commission expires: 4-6-27



CITY OF OSHKOSH, WISCONSIN

By: _____
Rebecca Grill, City Manager

By: _____
Diane Bartlett, City Clerk

I hereby certify that the necessary provisions have been made to pay the liability which will accrue under this contract

Julie Calmes, Finance Director

Approved as to form:

By: _____
Lynn A. Lorensen, City Attorney

STATE OF WISCONSIN }
 }SS
COUNTY OF WINNEBAGO}

Personally came before me this ____ day of _____, 2025, the above named Rebecca Grill and Diane Bartlett, to me known to be the City Manager and City Clerk, respectively, of the City of Oshkosh, Wisconsin, and the persons who executed the foregoing instrument.

* _____
Notary Public, State of Wisconsin
My Commission: _____



TO: Honorable Mayor and Members of the Common Council
FROM: Diane Bartlett, City Clerk
DATE: May 13, 2025
SUBJECT: Res 25-225 Approve Designated Outdoor Refreshment Area (DORA) for the Downtown Business Improvement District (BID) Area

BACKGROUND

The Common Council approved an amendment to our municipal code in June 2022 to authorize the establishment of a Designated Outdoor Refreshment Area (DORA) in Oshkosh's Downtown Business Improvement District (BID) area. The creation of the DORA permits the carrying and consumption of alcohol in public right-of-way and sidewalk areas, which was previously constricted by our municipal code prior to the adoption of the DORA amendment. A resolution was passed by Council in June 2022 and then again in December 2022 allowing for the continuance of the DORA within the BID area. Council's continued support of the DORA has been well received by downtown businesses.

ANALYSIS

The Downtown Oshkosh Business Improvement District (BID) has indicated that the DORA again proved to have gone over well this past year and requests that the BID continue to operate the same as last year, with hours of 5 pm to 10 pm, Wednesdays through Fridays, and 1 pm to 10 pm on Saturdays. She has no issues to report with regard to the DORA, and further indicates that other communities are trying to replicate a DORA for their own downtown areas. Ms. Meidl believes that downtown activity will continue to grow as awareness of the DORA is promoted. Police Chief Smith states that there have been no concerns, particularly with regard to citizen safety, that should prevent the continuation of the DORA. The police have not had any significant issues within the DORA that were directly related to the DORA ordinance.

FISCAL IMPACT

Much like prior years, Police Chief Smith does not believe an extra police presence in the BID area is necessary due to having no incidents, thereby having no fiscal impact on the City.

RECOMMENDATION

Staff recommends Council approval of the DORA for the Downtown BID area.

Attachments

RES 25-225
Exhibit A Downtown DORA District

CARRIED

6-0

PURPOSE: APPROVE DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID) AREA

INITIATED BY: CITY CLERK

WHEREAS, the Common Council by Ordinance 22-271 adopted on June 28, 2022 modified Section 17-7 of the City's Municipal Code to allow for the creation of a Designated Outdoor Refreshment Area (DORA) to permit the carrying of open containers and consumption of alcoholic beverages within the boundaries of a DORA, during such times and under such conditions as the Council may specifically permit; and

WHEREAS, the Downtown Business Improvement District (BID) has previously requested the creation of a DORA District to allow for alcoholic beverages to be consumed outdoors within an area generally around the North Main Street downtown area; and

WHEREAS, the BID is requesting approval of the DORA District in the downtown area for the period from April 1, 2025 through March 31, 2026; and

WHEREAS, the Council finds that it is reasonable to create an exception to the open intoxicants ordinance within the area requested under the conditions specified below.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that pursuant to Section 17-7 of the City of Oshkosh Municipal Code permitting the Common Council to create exceptions to the prohibition on open intoxicants on public rights of way, there is hereby created a Designated Outdoor Refreshment Area (DORA) permitting the carrying and consumption of open intoxicants as an exception to Section 17-7 of the City of Oshkosh Municipal Code in compliance with the following conditions:

- The boundaries of the Designated Outdoor Refreshment Area (DORA) shall be defined as shown in Exhibit A, "Downtown DORA District".
- The exception to the open intoxicants ordinance shall only permit the carrying and consumption of alcoholic beverages within the boundaries of the District during the hours of 5 pm to 10 pm Wednesdays through Fridays and 1 pm to 10 pm on Saturdays.
- That this exception shall not apply on the following dates (open intoxicants shall not be permitted on the following dates):
- The first Saturdays in April and October, and any other day(s) designated by the City Manager
- As specified in Section 17-7 carrying and consumption of open intoxicants within the DORA is limited to sidewalks and other portions of the public right of way not open to vehicular traffic; including crosswalks or other pedestrian crossing areas while persons are lawfully crossing the street, alley or highway; and public rights of way, streets, alleys, sidewalks and highways that are closed to the public for a Special Event under Chapter 5 of the City Municipal Code.
- The carrying and consumption of open intoxicants shall not be permitted within or upon the property of the City of Oshkosh Transit Center located at 110 Pearl Avenue.
- The exception shall not permit the possession or consumption of intoxicating liquor or fermented malt beverages in or on parking lots or premises held out to the public for use of motor vehicles, nor upon any private property without the permission of the owner or occupant.
- The exception shall not permit the possession or consumption of any intoxicating liquor or fermented malt beverages in violation of the provisions of state statutes or other municipal codes, including but not limited to the possession or consumption of alcoholic beverages on a licensed premise which were not purchased at that premises, possession or consumption of alcoholic beverages on premises without a license that are open to the public, possession or consumption by underage persons or any other

violation

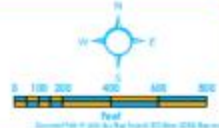
- All alcoholic beverages sold by individual servings for removal from a licensed premise for consumption within the DORA shall be served in unbreakable transparent or semi-transparent containers, except the beverages may be served or possessed in their original packaging/containers if those containers are not breakable (plastic or cans).
- Beverages sold or possessed in glass containers shall not be permitted to be opened or consumed on public rights-of-way, streets, alleys, highways, or parking lots open to the public.
- The City shall retain the right to suspend or terminate the DORA at any time when, in the judgment of the City or the City's representatives, specifically the City Manager or Chief of Police of the City of Oshkosh, such action is necessary in the interest of public safety or to address issues and concerns that may arise in relation to the DORA, including but not limited to non-compliance of businesses/patrons with the conditions of this resolution, trash and debris or disorderly conduct associated with the operation of the DORA district. Such suspension or termination shall be promptly reported to the Common Council, who may review the suspension or termination at a Council Meeting upon the request of any member of the Council.
- The City will be responsible for the additional costs of carrying out this program including, for example, additional police patrols and additional refuse collection.
- The DORA shall be permitted from April 1, 2025, through March 31, 2026.



F-01	300 West Lot	115 Algoma Blvd.
F-02	Convention Center North	110 State St.
F-03	400 East Lot	443 Jefferson St.
F-05	Grand South Lot	125 High Ave.
F-06	Hotel Ramp	95 Commerce St.
F-07	Library Lot	106 Washington Ave.
F-09	Other Lot	115 Otter Ave.
F-10	300 East Lot	205 State St.
F-11	200 West Lot	10 Pearl Ave.
F-12	Recreation Dept. Lot	425 Division St.
F-13	Convention Center East	201 Ceape Ave.
F-14	State Lot	306 State St.
F-15	300 East Lot	17 Washington Ave.
F-16	400 West Lot	17 Church Ave.
F-17	500 West Lot	30 Church Ave.
F-18	Leach Lot	303 Ceape Ave.



Exhibit A Downtown DORA District



Source: City of Oshkosh, City of Oshkosh GIS, 2016



TO: Honorable Mayor and Members of the Common Council
FROM: Dean Smith, Police Chief
DATE: May 13, 2025
SUBJECT: Res 25-226 Police Department Operating Budget Amendment for Professional Services and Employee Training

BACKGROUND

The Oshkosh Police Department is requesting a budget transfer from its personnel budget to its operating budget for professional consulting services in 2025.

ANALYSIS

The police department recognizes the importance of succession planning and leadership development of employees and staff to improve its services to the community. This involves training programs, mentorship opportunities and approaches to evaluating potential leaders based on their performance and readiness for advancement. The department's strategic plan focuses its initiatives on developing and implementing succession planning and mentoring processes, ensuring that the department remains responsive to the evolving needs of the community it serves.

FISCAL IMPACT

Amend the department's budget in Account No. 01000211-6102 ("Regular Pay") reducing by \$5,000 and adding \$5,000 to Account No. 01000211-6404 ("Professional Services - Misc Consulting/Studies").

RECOMMENDATION

Staff recommends that Council approve the attached resolution to amend the 2025 Police Department Operations Budget.

Attachments

RES 25-226

05/13/2025

25-226

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE THE OSHKOSH POLICE DEPARTMENT OPERATING BUDGET AMENDMENT FOR PROFESSIONAL SERVICES

INITIATED BY: OSHKOSH POLICE DEPARTMENT

WHEREAS, the Common Council has adopted the 2025 Operations Budget, which are on file in the Office of the City Clerk and available for public inspection; and

WHEREAS, it is necessary to amend the 2025 Police Department Operations Budgets to account for Professional Services and Consulting Services.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh by the Common Council of the City of Oshkosh that the 2025 Operations Budgets, on file in the City Clerk's Office, are hereby amended to transfer: \$5,000 from Acct No. 01000211-6102 Police Regular Pay to Acct. No. 01000211-6404 Professional Services - Misc Consulting/Studies.



TO: Honorable Mayor and Members of the Common Council
FROM: Jon Urben, General Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-227 Approve Cooperative Purchase of Compact Track Loader with Attachments from Fabick Cat for the Electrical Division (\$83,660.00)

BACKGROUND

The Common Council allocated \$165,000.00 in the 2025 CIP for a new compact track loader for the Electrical Division. This unit is used for bedding pipe with gravel, back filling trenches, hauling gravel and topsoil on job sites, final grading, unloading delivery trucks with forks, and snow removal. The current unit has developed hydraulic leaks more frequently, has electrical and rust issues, requires new tracks and its controls are loose.

ANALYSIS

Electric Division and Field Operations Center staff have determined a Caterpillar Compact Track Loader would suit the operational needs of this unit. Purchasing confirmed that Fabick Cat holds a Sourcewell cooperative contract (#011723-CAT) for this unit. Purchasing has confirmed this contract qualifies as a cooperative purchasing exception to our purchasing ordinance. By utilizing this contract, the city will save approximately 21% (\$23,923.00) off the list price.

FISCAL IMPACT

The Common Council allocated \$165,000.00 in the 2025 CIP for this unit. Using the cooperative contract and Fabick Cat dealer discounts, the total fiscal impact of this unit with attachments is \$83,660.00. This purchase will be charged to A/N#: 03230801 7210 66005 (Motor Vehicles). The current unit will be taken to auction.

RECOMMENDATION

Section 12-15 of the Municipal Code provides that, subject to the 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 with approval by the City Manager, Purchasing recommends the Common Council approve this cooperative purchase of a compact track loader with attachments from Fabick Cat, 2818 Mid Valley Drive, De Pere, WI 54115 for \$83,660.00. If there are any questions about this purchase, please contact me or Public Works Director James Rabe.

Attachments

RES 25-227

05/13/2025

25-227

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE COOPERATIVE PURCHASE OF COMPACT TRACK LOADER WITH ATTACHMENTS FROM FABICK CAT FOR THE ELECTRICAL DIVISION (\$83,660.00)

INITIATED BY: PURCHASING DEPARTMENT

WHEREAS, the Common Council allocated funds in the 2025 CIP a new compact track loader with attachments for the Electrical Division; and

WHEREAS, by participating through the State of Wisconsin Cooperative Purchase program, staff was able to obtain a more competitive price; and

WHEREAS, Section 12-15 of the City of Oshkosh Municipal Code provides that purchases may be done without the use of formal sealed quotations or bids pursuant to a contract with any other local, state or federal governmental unit or agency; and

WHEREAS, Fabick Cat holds the State of Wisconsin cooperative contract (#011723-CAT) for Caterpillar Compact Track Loader.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are hereby authorized and directed pursuant to Section 12-15 of the Oshkosh Municipal Code to purchase the compact track loader with attachments from:

Fabick Cat
2818 Mid Valley Drive
De Pere, WI 54115

Total: \$83,660.00

BE IT FURTHER RESOLVED that the proper City officials are hereby authorized and directed to enter into an appropriate agreement for the purpose of same. Money for this purpose is hereby appropriated from:

Acct. No. 03230801 7210 66005 Motor Vehicles



TO: Honorable Mayor and Members of the Common Council
FROM: Jon Urben, General Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-228 Approve Purchase of Three LUCAS CPR Devices to Stryker Sales, LLC for Fire Department (\$35,479.83)

BACKGROUND

At their April 22, 2025, meeting, the Common Council approved a budget amendment to accept a Wisconsin Funding Assistance Program Grant and also approved an increase in expenditures of \$59,507.80 (Res. 25-175). The Fire Department has proposed spending some of these funds to purchase three additional LUCAS CPR devices. In 2010, following their involvement in a cardiac arrest study and looking at other relevant research, the Fire Department began to acquire LUCAS Automatic CPR devices to improve treatment of sudden cardiac arrest. Since then, the department has been fortunate to increase the number LUCAS devices to five and these automated CPR devices have become the standard of care for EMS. With this purchase of three more, the department will be able to have one on every ambulance plus an extra device for special events, training, and maintenance.

ANALYSIS

Fire Department staff solicited proposals from various providers for three re-certified LUCAS units. The proposal direct from Stryker Sales LLC was deemed the most competitive, especially since the units could be serviced under the Stryker service agreement already in place with the Fire Department. Purchasing has confirmed this purchase is in accordance with Section 12-11 (sole source/standardization exception) of the Municipal Code.

FISCAL IMPACT

The cost of the three LUCAS units from Stryker Sales, LLC is \$35,479.83. This purchase will be charged to A/N#: 02370240 7204 20563 (Machinery and Equipment).

RECOMMENDATION

Section 12-11 of the Municipal Code provides that, subject to the approval of the City Manager, purchases may be made without following a formal competitive bidding process when the purchase is from only one source of supply or when standardization or compatibility is the overriding consideration. In accordance with Section 12-11 of the Municipal Code and with approval by the City Manager, Purchasing recommends the Common Council approve this purchase from Stryker Sales, LLC, 21343 Network Place, Chicago, IL, 60673-1213 in the amount of \$35,479.83. If you have any questions about this purchase, please contact me or Fire Chief Tim Heiman.

Attachments

RES 25-228

05/13/2025

25-228

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE PURCHASE OF THREE LUCAS CPR DEVICES TO STRYKER SALES, LLC FOR FIRE DEPARTMENT (\$35,479.83)

INITIATED BY: PURCHASING DEPARTMENT

WHEREAS, the Common Council approved a budget amendment to accept a Wisconsin Funding Assistance Program Grant and also approved an increase in expenditures of \$59,507.80 at their April 22, 2025 meeting; and

WHEREAS, the Fire Department has proposed spending some of these funds to purchase three additional LUCAS CPR devices; and

WHEREAS, section 12-11 of the City's Municipal Code allows for waiver of formal bidding processes when the purchase is from only one source of supply or when standardization or compatibility is the overriding consideration.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are hereby authorized and directed pursuant to Section 12-11 of the Oshkosh Municipal Code to purchase the LUCAS CPR devices from:

Stryker Sales, LLC
21343 Network Place
Chicago, IL, 60673-1213

Total: \$35,479.83

BE IT FURTHER RESOLVED that the proper City officials are hereby authorized and directed to enter into an appropriate agreement for the purpose of same. Money for this purpose is hereby appropriated from:

Acct. No. 02370240 7204 20563 Machinery and Equipment



TO: Honorable Mayor and Members of the Common Council
FROM: Jon Urben, General Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-229 Award Bid to EnergiTech Services for Diesel Exhaust Fluid (DEF) Stations Installation for Field Operations Center (\$99,854.00)

BACKGROUND

In the 2024 CIP, the Council allocated \$100,000.00 for the installation of two diesel exhaust fluid (DEF) stations at the Field Operations Center. Currently, the Central Garage does not have a good way to fill or track DEF for all diesel-powered vehicles and equipment. These two stations will allow the Central Garage to have bulk storage of DEF and to accurately charge out DEF needs to each area for their vehicles. Staff anticipate these stations will result in a considerable price per gallon savings by purchasing DEF at a bulk rate versus the current process of purchasing the 55-gallon drum.

ANALYSIS

Working with Field Operations Center and Central Garage staff, Purchasing prepared bid specifications for this unit. The bid was posted on DemandStar. Bids were due April 22, 2025. The bid tab is attached. Based on the bid review, it was the consensus of staff that the low bid received from EnergiTech Services met the minimum bid requirements.

FISCAL IMPACT

The total fiscal impact of these stations is \$99,854.00. The 2024 CIP allocated \$100,000.00 for this project. This purchase will be charged to A/N# 03230450 7204 65403 (Machinery & Equipment).

RECOMMENDATION

Purchasing recommends the Common Council award this bid to EnergiTech Services for \$99,854.00.

Attachments

RES 25-229
Bid Tab DEF Stations Install

05/13/2025

25-229

RESOLUTION

CARRIED

6-0

PURPOSE: AWARD BID TO ENERGITECH SERVICES FOR DIESEL EXHAUST FLUID (DEF) STATIONS INSTALLATION FOR FIELD OPERATIONS CENTER (\$99,854.00)

INITIATED BY: PURCHASING DEPARTMENT

WHEREAS, the City of Oshkosh has heretofore advertised for bids for Diesel Exhaust Fluid (DEF) Stations Installation for Field Operations Center; and

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

EnergiTech Services
558 Carter Court
Kimberly, WI 54136

Total: \$99,854.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh 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:

Acct No. 03230450 7204 65403 Machinery & Equipment



BID TAB
CITY OF OSHKOSH
DIESEL EXHAUST FLUID (DEF) STATIONS AND INSTALLATION
FIELD OPERATIONS CENTER
TUESDAY APRIL 22, 2025 10:00 AM

BIDDER	BID	PREQUAL	ADDENDUM 1 OF 1	BID BOND
EnergiTech Services 558 Carter Court Kimberly WI 54136	Blue 1 Energy Equipment- Commercial Platinum \$99,854.00	YES	YES	YES
Walt's Petroleum Service Inc 1140 Ashwaubenon St Green Bay WI 54304	Blue 1 Energy Equipment- Commercial Platinum \$106,693.80	YES	YES	YES



TO: Honorable Mayor and Members of the Common Council
FROM: Jon Urben, General Services Manager
DATE: May 13, 2025
SUBJECT: Res 25-230 Approve Cooperative Purchase of Jetter/Vac Truck from Macqueen Equipment for Sewer Utility Division (\$590,357.25)

BACKGROUND

In the capital outlay of the 2025 CIP, the Common Council allocated \$700,000.00 for the purchase of a new jetter/vac truck for the Sewer Utility Division. The current unit is only able to use water to "jet" out sewer lines, but has no ability to vacuum out water. This unit is extremely inefficient to have on a jobsite where we need to remove debris from a line at which point a second truck has to be called to the same jobsite. The new unit will be able to both jet and vacuum water and will be used to clean out lift stations, inlets and assist in the upkeep of the sewer system more efficiently. This memo is to recommend the purchase of this unit pursuant to the cooperative purchase exception to our purchasing ordinance.

ANALYSIS

The Central Garage Mechanic and Sewer Division staff have determined a Vactor jetter/vac and a Freightliner chassis would meet the needs of this unit. Purchasing confirmed Macqueen Equipment holds Sourcewell cooperative contracts for the Vactor unit (contract #101221-VTR) and the Freightliner truck chassis (contract #032824-DIA). By utilizing both contracts, the City will save an estimated 9.1% (\$59,260.15) off the list price for this unit.

FISCAL IMPACT

The total fiscal impact of this unit pursuant to these cooperative contracts is \$590,357.25. The 2025 CIP allocated \$700,000.00 for this unit. This purchase will be charged to A/N# 03221910 7204 64151 (Machinery & Equipment). The current unit will be taken to auction.

RECOMMENDATION

Section 12-15 of the Municipal Code provides that, subject to the 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 with approval by the City Manager, Purchasing recommends the Common Council approve this purchase pursuant to these cooperative contracts for the Utility Division to Macqueen Equipment, N60W15835 Kohler Lane, Menominee Falls, WI, 53051 for \$590,357.25. If there are any questions about this purchase, please contact me or Public Works Director James Rabe.

Attachments

RES 25-230

05/13/2025

25-230

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE COOPERATIVE PURCHASE OF JETTER/VAC TRUCK FROM MACQUEEN EQUIPMENT FOR SEWER UTILITY DIVISION (\$590,357.25)

INITIATED BY: PURCHASING DEPARTMENT

WHEREAS, the Common Council allocated funds in the 2025 CIP for a new jetter/vac truck for the Sewer Utility Division; and

WHEREAS, by participating through the State of Wisconsin Cooperative Purchase program, staff was able to obtain a more competitive price; and

WHEREAS, Section 12-15 of the City of Oshkosh Municipal Code provides that purchases may be done without the use of formal sealed quotations or bids pursuant to a contract with any other local, state or federal governmental unit or agency; and

WHEREAS, Macqueen Equipment holds the State of Wisconsin cooperative contract (#101221-VTR I) for the Vactor unit and contract (#032824-DIA) for the Freightliner truck chassis.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are hereby authorized and directed pursuant to Section 12-15 of the Oshkosh Municipal Code to purchase the new jetter/vac truck from:

Macqueen Equipment
N60W15835 Kohler Lane
Menominee Falls, WI, 53051

Total: \$590,357.25

BE IT FURTHER RESOLVED that the proper City officials are hereby authorized and directed to enter into an appropriate agreement for the purpose of same. Money for this purpose is hereby appropriated from:

Acct. No. 03221910 7204 64151 Machinery and Equipment



TO: Honorable Mayor and Members of the Common Council
FROM: Anna Cannizzo, Museum Director
DATE: May 13, 2025
SUBJECT: Res 25-231 Receive Wisconsin Department of Tourism Joint Effort Marketing Grant and Amend 2025 Museum Budget

BACKGROUND

Museum staff applied for and received a Joint Effort Marketing (JEM) Grant from the Wisconsin Department of Tourism for \$28,250. The Museum agreed to match these funds with \$13,750 from the 2025 Membership budget. These funds will be used to contract E-Power Marketing services to drive tourism and attendance to the upcoming *Tiffany's Gardens in Glass*, July 19, 2025, through January 3, 2026, and increase OPM memberships.

ANALYSIS

Receiving a JEM Grant gives OPM over two times the marketing and advertising budget to promote *Tiffany's Gardens in Glass* attendance. The grant included a marketing and advertising proposal from E-Power Marketing, which came highly recommended by Discover Oshkosh for their expertise in digital marketing services that include fully integrated programs that include content, SEO, digital ads, and social media that deliver results. E-Power Marketing is a Google Premier Partner, a status that only 3% of all digital marketers have achieved.

FISCAL IMPACT

No tax dollars are being requested. The receipt of this grant gives OPM over two times the marketing and advertising budget designated for the exhibition. The Museum's goals include an attendance goal of 10,000 or more and a 30% increase in Memberships. The estimated revenue from these deliverables is \$67,500. The JEM grant seeks to drive tourism and will further the Museum's strategic goals of strengthening its base of support by raising its profile and brand awareness throughout the state. Increases in attendance will generate revenue and have a positive economic impact for the Oshkosh community.

RECOMMENDATION

It is recommended that Common Council approve receipt of the JEM Grant and approve a budget amendment to utilize these funds. \$28,250 Revenue 02271070-4265-00000 and \$28,250 Expense line 02271070-6412-00000.

Attachments

RES 25-231
JEM Gardens in Glass Signed Agreement

05/13/2025

25-231

RESOLUTION

CARRIED

6-0

PURPOSE: ACCEPT JOINT EFFORT MARKETING (JEM) GRANT FROM THE WISCONSIN DEPARTMENT OF TOURISM AND AMEND 2025 MUSEUM OPERATIONS BUDGET

INITIATED BY: OSHKOSH PUBLIC MUSEUM

WHEREAS, Oshkosh Public Museum staff applied for a Joint Effort Marketing (JEM) grant from the Wisconsin Department of Tourism in autumn 2024 and was awarded a grant of \$28,250 for use in 2025 for the marketing and advertising of the exhibition *Tiffany's Gardens in Glass*; and

WHEREAS, it is necessary to amend the 2025 budget for the Museum to account for funds provided by the grant; to increase available funding for advertising/marketing expenditures for the exhibition *Tiffany's Gardens in Glass*

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the proper City officials are authorized and directed to take all appropriate actions to accept this Joint Effort Marketing grant from the Wisconsin Department of Tourism; to utilize the grant according to the award, and to execute any and all documents required for purposes of the same.

BE IT FURTHER RESOLVED by the Common Council of the City of Oshkosh that an amendment of the 2025 Museum Operations Budget, on file in the City Clerk's Office, for the purpose determined by the grant is hereby approved.

- Increase Revenue by \$28,250 in account 02271070-4265-00000 and increase expenditures in the amount of \$28,250 budget line 02271070-6412-00000.

JOINT EFFORT MARKETING (JEM) GRANT AGREEMENT
between the
WISCONSIN DEPARTMENT OF TOURISM
and the
OSHKOSH PUBLIC MUSEUM

This agreement is entered into pursuant to s. TOUR 1.06, of the Wisconsin Administrative Code by and between the Wisconsin Department of Tourism ("the Department") and the Oshkosh Public Museum, Federal Employee Identification Number: 39-6005563 ("the Recipient").

WHEREAS, the Recipient has applied to the Department for assistance under the Joint Effort Marketing (JEM) Grant Program to pay for eligible advertising and marketing costs necessary to undertake a tourism project consistent with the program requirements specified in s.41.17 Statutes and CH. TOUR 1 Wis. Adm. Code, and

WHEREAS, the Department, relying upon representations in the Recipient's application, shall provide a grant of up to \$28,250.00, to the Recipient under the terms and conditions specified in this agreement,

THEREFORE, based upon the mutual promises contained in this agreement, the Department and Recipient agree as follows:

I. REPRESENTATIONS AND WARRANTIES

The Recipient hereby represents and warrants that:

- A. It is a non-profit entity duly organized, validly existing and in good standing under the laws of the State of Wisconsin, and it has complied with all conditions prerequisite to doing business in Wisconsin;
- B. It has the power and authority to carry on its business as now conducted in the State of Wisconsin;
- C. It is qualified to do business in every jurisdiction in which the nature of its business makes such qualifications necessary;
- D. It is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it;
- E. It has authorized its signatory hereto to bind it with respect to all terms and conditions in this agreement;
- F. All of the promises and representations in the Recipient's JEM Grant application, and any other documents submitted subsequent thereto are truthful and accurate as of the date of this agreement; and
- G. The Recipient's warranties and representations shall survive the execution and delivery of this agreement.

II. SCOPE OF SERVICES TO BE PROVIDED BY THE RECIPIENT

Making its Midwest debut at the Oshkosh Public Museum, Tiffany's Gardens in Glass showcases ten exquisite Tiffany Studios works, perpetually in bloom, from July 19, 2025, through January 3, 2026. As the Historic Sawyer Home is the last original interior design by Tiffany Studios open to the public, worldwide, OPM will be an unmatched opportunity to experience the world-famous genius of Tiffany Studios, right here in Oshkosh. This is a One-Time/One-of-A-Kind JEM grant.

Promotional Budget

	<i>JEM Dollars</i>	<i>Recipient Dollars/In-Kind</i>	<i>Total Dollars</i>
<u>Digital</u>			
Meta advertising May - December 2025 as outlined in promotional plan executed between EPower Marketing and OPM	28,250.00	2,075.00	30,325.00
Email, blog, and social media promotional content creative development by EPower Marketing	0.00	13,860.00	13,860.00
Total Digital	\$28,250.00	\$15,935.00	\$44,185.00
<u>Radio</u>			
Public Radio business announcements on statewide WPR network and Chicago Public Media WBEZ public radio	0.00	15,500.00	15,500.00
Total Radio	\$0.00	\$15,500.00	\$15,500.00
Total Promotional Budget	\$28,250.00	\$31,435.00	\$59,685.00

Operational Budget

	<i>JEM Dollars</i>	<i>Recipient Dollars/In-Kind</i>	<i>Total Dollars</i>
Exhibition Rental and Shipping	0.00	65,000.00	65,000.00
Website design services, including SEO, from EPower Marketing	0.00	2,700.00	2,700.00
Total Operational Budget	\$0.00	\$67,700.00	\$67,700.00
Total Budget	\$28,250.00	\$99,135.00	\$127,385.00

III. BUDGET

The budget for the Recipient's Tourism Project shall be as follows:

	Department	Recipient	Total
A. Digital	28,250.00	15,935.00	44,185.00
B. Radio	0.00	15,500.00	15,500.00
C. Operations	0.00	67,700.00	67,700.00
<i>Grand Total:</i>	<i>\$28,250.00</i>	<i>\$99,135.00</i>	<i>\$127,385.00</i>

IV. DISBURSEMENT OF FUNDS

- A. Payments shall be made to the Recipient Oshkosh Public Museum, 1331 Algoma Blvd, Oshkosh, WI 54901. No JEM Grant funds shall be disbursed to the Recipient except as authorized and provided in this agreement.
- B. To receive payment, the Recipient must present receipted vouchers for Eligible Project Costs, and such other documentary evidence as may be required by the Department to evidence project costs actually incurred by the Recipient. Documentary evidence must establish the purpose of such costs, and include the invoices received and paid by the Recipient, with the check number and date of payment annotated on each invoice. The Recipient shall use forms provided by the Department when requesting reimbursement for Eligible Project Costs. For purposes of this agreement, the term "Eligible Project Costs" means advertising and marketing costs described in section II and budgeted in section III, and actually incurred and paid by the Recipient between **January 26 - February 17, 2026**.
- C. No JEM Grant funds shall be used to compensate any officer or employee of the Recipient for salaries or expenses.
- D. Ten (10) percent of the total JEM Grant shall be held and retained by the Department, pending receipt of the Recipient's final report (evaluation) in accordance with Section V.B. of this agreement.
- E. The Department reserves the right to withhold reimbursement if the Department determines, in its sole discretion, that the Recipient has not complied with any of the terms and conditions of this agreement.

V. RECORD KEEPING AND REPORTING

- A. The Recipient shall maintain books, records and other documents, as required by the Department, to document the amount and nature of all JEM grant funds provided by the Department, as well as the funds used by the Recipient in accordance with the terms of this agreement.
- B. The Recipient shall submit a written evaluation of the project and financial report provided by the Department no later than **February 17, 2026**. An extension of this deadline may be requested through the Department's representative.
- C. The Department shall, at all reasonable times, have access to and the right to examine, audit, excerpt, copy and transcribe any of the Recipient's books, documents, papers and records which relate directly to this agreement. The Recipient is responsible for retaining such materials for at least three (3) years following the conclusion of this Project.

VI. TERMINATION AND AMENDMENT

- A. The Department, in its sole discretion, may terminate this agreement and recover all JEM Grant funds if the Recipient fails to perform any of its obligations under this agreement, including accurate and timely submission of reimbursements and the evaluation. Such termination by the Department shall be effective thirty (30) days after the Department mails a written notice of termination to the Recipient's last known address by first class mail, postage prepaid.
- B. This agreement constitutes the entire understanding and agreement between the Department and the Recipient, relating to the Project. This agreement may not be amended except in a written document executed by the Department and the Recipient.

VII. GOVERNING LAW AND VENUE

This agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. The Recipient shall, at all times, comply with and observe all federal, state and local laws, ordinances, and regulations which are in effect during the period of this agreement and which in any manner affect the Project or its conduct. Any litigation arising out of this agreement shall be brought and venued in Dane County, Wisconsin.

VIII. NONDISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this agreement, the Recipient agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01(5), Statutes, sexual orientation or national origin. This provision shall include, but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other form of compensation, and selection for training, including apprenticeship. Except with respect to sexual orientation, the Recipient further agrees to take affirmative action to ensure equal employment opportunities. The Recipient agrees to post in conspicuous places available for employee and applicant employment notices setting forth the provisions of the nondiscrimination clause.

IX. AFFIRMATIVE ACTION COMPLIANCE

- A. All contracts of \$50,000 or more require the submission of a written affirmative action plan. Recipients with an annual work force of less than twenty-five (25) employees are excluded from this requirement provided they submit an exemption request in writing utilizing the form attached.
- B. Within fifteen (15) days after the execution of this contract, a written affirmative action plan shall be submitted to the Department's representative, Wisconsin Department of Tourism, 201 W. Washington Ave., Madison, WI 53703.

C. An "Affirmative Action Plan" is a written document committing the vendor to a program designed to achieve a balanced work force within a reasonable period of time. It contains, at a minimum, a policy statement, work force analysis, program goals, internal monitoring system, and implementation of the Plan. An acceptable plan is one which satisfies s. 16.765, Wis. Statutes, and ADM 50, Wis. Adm. Code.

X. SEVERABILITY

The invalidity of any provision of this agreement shall not affect the validity of the remaining provisions, which shall remain in full force and effect to govern the conduct of the parties.

XI. BINDING ON SUCCESSORS AND ASSIGNS

This agreement shall be binding upon the parties hereto, together with their respective successors, vendors and assigns.

XII. ADVERTISING

Any advertising produced under this agreement shall acknowledge the financial support of the Wisconsin Department of Tourism unless otherwise approved by the Department's representative.

FOR THE DEPARTMENT OF TOURISM

By: Anne Sayers 12/19/2024 | 11:00 AM CST
Anne Sayers, Secretary Date

FOR THE RECIPIENT

By: Anna Cannizzo 12-19-2024
Anna Cannizzo, Director Date



TO: Honorable Mayor and Members of the Common Council
FROM: Tim Heiman, Fire Chief
DATE: May 13, 2025
SUBJECT: Res 25-232 Budget Amendment for 2025 Fire Special Revenue Fund Funding Assistance Program to Approve an Increase in Expenditures (\$9,088.52)

BACKGROUND

Oshkosh Fire uses GETAC Laptops for reporting, inspecting, vehicle checks, and other day-to-day tasks. Currently, we keep one on every front-line apparatus, but don't have enough for all spare/standby apparatus or to have extras when we need to send any in for repairs. This purchase of two GETAC Laptops will allow us to place one on our reserve apparatus and have spare capability.

ANALYSIS

A budget amendment for 2025 is necessary to allocate funds to purchase the item listed above. The funding will come from revenue generated by the State of Wisconsin Funding Assistance Program, which is intended to support Emergency Medical Services providers.

FISCAL IMPACT

A budget amendment is necessary to allow for an expenditure of \$9,088.52 from the following accounts: 0237-0240-7204-20563 Machinery & Equipment (\$9,088.52). There are more than sufficient funds available in the fund balance.

RECOMMENDATION

The recommendation would be that Common Council approve this amendment to accept that we subsequently make these purchases with the grant dollars. This purchase of goods will be of direct benefit to the department, the City of Oshkosh, and those we serve.

Attachments

RES 25-232

05/13/2025

25-232

RESOLUTION

CARRIED

6-0

PURPOSE: BUDGET AMENDMENT FOR 2025 FIRE SPECIAL REVENUE FUND FUNDING ASSISTANCE PROGRAM TO APPROVE AN INCREASE IN EXPENDITURES (\$9,088.52)

INITIATED BY: OSHKOSH FIRE DEPARTMENT

WHEREAS, the Common Council has adopted the 2025 Operating Budget, which is on file in the Office of the City Clerk and available for public inspection; and

WHEREAS, the Oshkosh Fire Department has identified the need to purchase two additional GETAC Laptops for reporting, inspecting, vehicle checks, and other day-to-day tasks; and

WHEREAS, an amendment within the 2025 Budget is necessary to allocate funds from the revenue generated by the State of Wisconsin Funding Assistance Program to purchase the items listed above.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the 2025 Operating Budget, on file in the City Clerk's Office, is hereby amended to increase the expenditures for the purpose of two GETAC Laptops, within Acct. No. 0237-0240-7204-20563 Machinery & Equipment by \$9,088.52.



TO: Honorable Mayor and Members of the Common Council
FROM: Ray Maurer, Parks Director
DATE: May 13, 2025
SUBJECT: Res 25-233 Approve Lease Agreement with Oshkosh Youth Baseball for Red Arrow Park Baseball Complex Concessions Operations (Advisory Park Board Recommends Approval)

BACKGROUND

The Oshkosh YMCA leased the concession stand at Red Arrow Park Baseball Complex from the City of Oshkosh from 2019-2024. The most recent agreement expired in 2024 and the YMCA decided not to renew.

ANALYSIS

The new lease agreement will be for a one-season period beginning May 1, 2025 going through December 31, 2025.

On April 14, 2025, the Advisory Park Board discussed the lease agreement and unanimously recommended entering into the agreement.

FISCAL IMPACT

The Lease Agreement includes an annual payment to the City of \$1,000 or 10% of gross revenues, whichever is greater for the year.

RECOMMENDATION

Staff recommends the Common Council approve the Lease Agreement.

Attachments

- RES 25-233
- Oshkosh Youth Baseball Red Arrow Concession Lease

05/12/2025

25-233

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE LEASE AGREEMENT WITH OSHKOSH YOUTH BASEBALL FOR RED ARROW PARK BASEBALL COMPLEX CONCESSIONS OPERATIONS (ADVISORY PARK BOARD RECOMMENDS APPROVAL)

INITIATED BY: PARKS DEPARTMENT

WHEREAS, Oshkosh Youth Baseball desires to enter into a new lease agreement for the 2025 season, expiring on December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the attached Concession Stand Agreement with the Oshkosh Youth Baseball for lease of the concession stand at Red Arrow Park Baseball Complex is hereby approved and the proper City officials are hereby authorized to execute and deliver the agreement in substantially the same form as attached hereto, any changes in the execution copy being deemed approved by their respective signatures, and said City officials are authorized and directed to take those steps necessary to implement the terms and conditions of the Agreement.

**CONCESSION STAND AGREEMENT
FOR RED ARROW PARK BASEBALL COMPLEX**

Oshkosh Youth Baseball, PO Box 3302, Oshkosh, WI 54903 (OYB/Operator), and the City of Oshkosh, 215 Church Avenue, Oshkosh, Wisconsin 54901, a Wisconsin Municipal Corporation, (City/Owner) enter into this Agreement on _____, 2025.

- 1) **Purpose:** Facilities at the City's Red Arrow Park include multiple baseball/softball diamonds and a nearby concession stand. Various baseball/softball leagues use these ball diamonds when the weather cooperates between April and September. These ball diamonds may occasionally be used for baseball/softball tournaments that are not part of league play, for special events, or for other uses. The City has requested and OYB has agreed to provide concession services for the various baseball/softball leagues using the ball diamonds. OYB may, but is not obligated to, provide concession services for non-league tournaments, for special events, or for other Park uses.
- 2) **Location:** Red Arrow Park is generally located East of North Westfield Drive, and North of Taft Avenue. A map of the baseball/softball diamonds and the concession/restroom building is attached. During the period of this Lease, Tenant shall have the exclusive use of the concession space of the building. No outside storage or use of the immediate area around the building is included.
- 3) **Available Space and Equipment:** The concession space provided by the City is empty. OYB will be responsible for providing everything necessary to carry out their concession operations. This includes equipment, tools, and utensils that are suitable for this space and that it believes are necessary to prepare and serve the food and drink concessions that it wishes to sell. The City hopes the space will be useful to raise funds for its organization, but makes no warranty that the available space is suitable for all of the concession uses that OYB may intend. OYB has had the opportunity to inspect the space and accepts it as-is. The City is responsible for building structures issues and normal wear and tear. OYB is responsible for all other cleaning and maintenance. OYB shall not make any changes to the concession space without the City's permission. OYB accepts the concession space's locks and other security features as-is. OYB will be issued one (1) key to the space and is responsible for maintaining the security of that key. The key provided shall not be duplicated. OYB shall be charged for the replacement of any lost keys as well as any changes of locks if the City believes such change is warranted.
- 4) **Length of Contract:** This lease agreement will be for a one (1) year period, beginning on May 1, 2025, and ending on December 31, 2025. Either party may terminate this lease for any reason by giving the other at least thirty (30) days advanced written notice before the termination date. If OYB does not expect to provide concessions for a particular season during the course of this Agreement, the City would appreciate written notification prior to February 1 of that year.
- 5) **Use:** OYB shall sell food and beverages (concessions) for regularly scheduled baseball/softball league games. No non-food / beverage items will be allowed. The City will cooperate with applications licenses necessary to operate the concession stand. Written lists of items sold and the prices for those items sold shall be provided to the Parks Director. OYB may keep and store its equipment, tools, and utensils within the concession space after the regular league season ends over the winter until it is used the following season. All equipment shall be prepared for proper cold weather storage. Food/beverages cannot be stored over the winter in the concession space.

- 6) **Hours of Operation:** The Parks Department will provide OYB with the schedules for regularly scheduled summer baseball/softball league games that OYB will be required to serve concessions. The games may vary in days of the week and times over the course of the season. The concession stand shall be open at least one-half (1/2) hour before the start of games and shall remain open at least until the end of games. OYB may use the concession space to provide concessions for events that are not part of normal league play.
- 7) **Payments:** As consideration for the ability to serve concessions at the City facility, OYB will pay to the City \$1,000, or 10% of gross revenues, whichever is greater, for each year of this Agreement. Payment is due by October 1 of each year of this Agreement.
- 8) **Books of Account and Financial Reports:** OYB agrees to keep the books of account and records of all operations occurring at this Park. OYB shall establish a system of bookkeeping and accounts related to the City concession space in a manner satisfactory to the City, and to permit inspection of said books and records by the City Director of Finance as often as is necessary in the opinion of the City. When making payments to the City, OYB shall submit to the City gross sales reports broken down by month. OYB shall also submit at the end of each year, or at another time required by the City, unaudited profit and loss statement of operations related to the City concession space in a form approved by the City.
- 9) **Notices:** All notices and orders given to OYB and the City may be served by email or by U.S. Mail to their addresses of record.
- 10) **Operation:** OYB is solely responsible for staffing and operating the concession space. Any minors working at the concession stand shall be supervised on-site by at least one adult to whom OYB has delegated full authority to make decisions and make sure the concession stand is operated in a safe and lawful manner. OYB will provide the City with the name and contact information of the person(s) that OYB has designated as being responsible for the operation of the concession stand.
- 11) **Insurance:** OYB shall provide and maintain at its own cost and expense all appropriate insurance throughout the term of this Agreement to cover OYB, the City, and others using or affected by the concessions. The City of Oshkosh, and its officers, council members, agents, employees, and authorized volunteers shall be named as an additional insureds on the policy. Required insurance includes worker's compensation, and such public liability, product liability, and property damage insurance to protect against any claims for damage to property and for personal injuries, including death, which may arise from the operation of this concession by OYB. The minimum insurance coverage limits shall be written on an occurrence basis and have minimum limits of \$500,000 per occurrence, and a \$1 million general aggregate limit. Other minimum coverages include \$50,000 damage to rented premises, per occurrence, \$5,000 medical expense coverage, per person, and \$100,000 product liability coverage. A copy of all certificates of insurance must be furnished to the City.
- 12) **Risk/Hold Harmless/Indemnification:** OYB accepts all responsibility and liability for its actions related to its use of the concession space. OYB holds the City harmless from all actions, claims, and damages related to OYB's use of the concession space. OYB shall indemnify the City, its officers, council members, agents, employees, and authorized volunteers for any and all claims, suits, losses, damage, or injury to person or property of whatever kind and nature, whether direct or indirect, arising out of or related to OYB's use of the concession space.

- 13) **No Partnership / Agency:** OYB's use of the concession space is not intended to create a partnership or principal/agent relationship between the City and OYB.
- 14) **Federal, State, and Municipal Laws:** OYB, its employees, agents, and volunteers, shall comply with all Federal, State, and Municipal laws, ordinances, rules, orders, and regulations for all matters related to their use of the concession space.
- 15) **Utilities:** The City shall not charge OYB for electrical, water, and garbage service for the concession space, unless usage significantly exceeds prior usage of the concession space. OYB shall make sure that faucets are turned off, and equipment and appliances are unplugged, during all times concessions are closed. OYB shall use all electric and water service in strict compliance with building codes, plans, and designs as approved by the City.
- 16) **Flammables:** OYB shall not use or permit the storage of any illuminating oils, oil lamps, benzene, naphtha or other similar substances or explosives of any kind, or any substance or things prohibited in the standard policies of fire insurance companies in the State of Wisconsin in any buildings erected or to be erected on the premises.
- 17) **Sanitation:** OYB agrees to keep the concession space in a clean and in a sanitary condition. OYB is responsible for disposal of food waste, packaging containers, eating utensils, and other waste directly attributable to its concessions within the interior of the concession space, and is also responsible for waste and litter directly attributable to its concessions throughout the Red Arrow Park Baseball/Softball Complex. OYB may use the City's dumpsters at the Park to dispose of waste and litter created by its concessions. If the concession generates more waste and refuse than can be contained within the dumpsters furnished by the City, then OYB is responsible for removing, at its expense, the extra waste and refuse off-site to its own dumpsters.
- 18) **Inspection/Access:** The City may inspect the concession space at any time. OYB will promptly correct any condition that is unsatisfactory to the City. The City will work with OYB to ensure that concession activities continue during operational hours, the City reserves the right to close all or part of the concession space in the event of a dangerous circumstance affecting health or safety that the City observes, or that the City becomes aware of from other agencies such as the Health Department.
- 19) **Advertising:** OYB shall display at least one sign on or in the concession space indicating that the concession is operated by OYB and not the City. Signage must be approved by the Parks Department. One sign may be temporarily attached to the exterior of the concession space as long as:
a) the exterior location and method of securing to the building is approved by the Parks Department; and, b) the exterior sign is removed at all times that concessions are closed. One or more signs may be located inside the concession space. No other signage with any other message or advertisement is allowed, except for a sponsor logo which may be on the same OYB sign, but must be clearly smaller than OYB language and logo. No separate signs with sponsor logos will be allowed. OYB shall not employ or use any persons known as "hawkers", "spielers", "criers" or other noisemakers or means of attracting attention to OYB's concession business that is not approved by the City, or to the extent that any activity of OYB creates a nuisance.
- 20) **Other Business:** OYB shall not carry on or within or around the concession space any other business or activity except as described in this Agreement. The City may maintain or install vending

machines that will be operational during OYB's concession activities, but the City agrees that it will not sell, rent, lease, or permit any other person, business or concessionaire to sell food and drink concessions during regularly scheduled baseball/softball league play at Red Arrow Park.

- 21) **Service to Public:** The policy of the City is to serve the public in the most ethical and responsible manner possible, and OYB agrees that both it and its employees, volunteers, and agents shall at all times undertake the same policy and cooperate with the City to ensure this occurs.
- 22) **No Representations:** OYB acknowledges that the City has not made or caused to be made any representations of any nature whatsoever in connection with the subject concessions, and in particular has made no representations dealing with such matters as anticipated revenue to OYB, or related issues. OYB acknowledges that it will enter into this lease as the result solely of its own business judgment and not as the result of any representations whatsoever, direct or indirect, made by the City, its agents or employees.
- 23) **Discrimination:** During the term of this agreement OYB shall not discriminate on the basis of any protected class as defined by local, state, and federal laws.
- 24) **Use by Others:** If an event that is not part of a normal summer non-league tournament, or a special event, or other activity will be held at the Park, and if OYB is willing to allow others to use its concession equipment, then the City may allow the other party to use the concession space as long as OYB , City, and other party are able to enter into a mutually agreeable written agreement.

OSHKOSH YOUTH BASEBALL

By: _____ By: _____

(Print name) (Print title) (Print name) (Print title)

CITY OF OSHKOSH

By: _____ By: _____
Rebecca Grill, City Manager Diane Bartlett, City Clerk

Approved as to form:

Lynn Lorensen, City Attorney



TO: Honorable Mayor and Members of the Common Council
FROM: Kathy Snell, Special Events Coordinator
DATE: May 13, 2025
SUBJECT: Res 25-234 Approve Special Event - Kelly's Bar to Host the Annual Kelly's Graduation Beer Garden in the Parking Lot at 219 Wisconsin Street, May 16 & 17, 2025

Attachments

RES 25-234
Kelly's Graduation Beer Garden Attachment

05/13/2025

25-234

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE SPECIAL EVENT - KELLY'S BAR TO HOST THE ANNUAL KELLY'S GRADUATION BEER GARDEN IN THE PARKING LOT AT 219 WISCONSIN STREET, MAY 16 & 17, 2025

INITIATED BY: CITY ADMINISTRATION

WHEREAS, the City of Oshkosh has received a special event application from Daniel Schultz to utilize Kelly's Bar for their Graduation Beer Garden on Friday, May 16 and Saturday, May 17, 2025; and

WHEREAS, Kelly's Bar, through their special event application and letter, have requested that amplified music be extended until 12:00 a.m. on Saturday, May 17th and 12:00 a.m. on Sunday, May 18th; and

WHEREAS, the City of Oshkosh has adopted a beer garden ordinance which prohibits amplified sound or music after 11:00 p.m. on weekends.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that approval is granted to Kelly's Bar (Daniel Schultz), 219 Wisconsin Street, to host the Kelly's Graduation Beer Garden on Friday, May 16, 2025, from 11:00 a.m. to 12:00 a.m. Sunday, May 18, 2025 (with the actual event time being 11:00 a.m. Friday, May 16, 2025, at 12:00 a.m. Saturday, May 17, 2025; and Saturday, May 17, 2025, from 11:00 a.m. to 12:00 a.m. Sunday, May 18, 2025) in accordance with the municipal code and the attached application, with the following exceptions/conditions:

A. An exception to the provisions of 4-24(D)(2) of the City of Oshkosh Municipal Code is granted to allow amplified music until 12:00 a.m. for both event nights.

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

None



Date Filed: 4/14/25
 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: <u>Beer Gardens / Graduation</u>							
Start Date: <u>May 16th</u>				End Date: <u>May 17th</u>			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME				<u>11am - 10pm</u>	<u>11a - 4P</u>		
START TIME					<u>6p</u>	<u>6pm</u>	
END TIME					<u>midnight</u>	<u>midnight</u>	
CLEAN UP TIME							<u>11a - 10p</u>
LOCATION OF THE EVENT							
City Park:							
Public Property (list street(s), building(s), etc.)							
County Park / Property:							
City Park:							
Other: <u>Kelly's Bar Parking Lot - 219 Wisconsin St.</u>							
ORGANIZATION SPONSOR							
Name: <u>Kelly's Bar</u>							
Address: <u>219 Wisconsin St.</u>							
City: <u>Oshkosh</u>			State: <u>WI</u>			Zip: <u>54901</u>	
<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: Kathy Snell, Special Events Coordinator
DATE: May 13, 2025
SUBJECT: Res 25-235 Approve Special Event - The Johnson Youth Foundation to Utilize Menominee Park for The Johnson Youth Foundation Kick Off Event, May 17, 2025

Attachments

RES 25-235
Johnson Youth Foundation Kick Off Attachment

05/13/2025

25-235

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE SPECIAL EVENT - THE JOHNSON YOUTH FOUNDATION TO UTILIZE MENOMINEE PARK FOR THE JOHNSON YOUTH FOUNDATION KICK-OFF EVENT, MAY 17, 2025

INITIATED BY: CITY ADMINISTRATION

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that approval is granted to Audrey Lee to utilize Menominee Park for the Johnson Youth Foundation Kick-Off event on Saturday, May 17, 2025, from 10:00 a.m. - 6:00 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 Estimates for Extraordinary Services

None



Date Filed: 4/22/25

Application Fee Paid: INV

Oshkosh Parks
805 Witzel Ave.
Oshkosh, WI 54902

SPECIAL EVENT PERMIT APPLICATION

Applications shall be submitted no later than 60 days prior to the event.
Application fees are \$25 for a single day event or \$35 for a multi-day event.
An Expedite Fee of \$50 will be applied to late applications.

GENERAL INFORMATION							
Official Name of Event: <u>Johnson Youth Foundation Kick off.</u>							
Start Date: <u>May 17 2023</u>				End Date: <u>May 17 2025</u>			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME						<u>1pm</u>	
START TIME							
END TIME						<u>4pm</u>	
CLEAN UP TIME							
LOCATION OF THE EVENT							
City Park: <u>Menominee Reserved Shelter 3</u>							
Public Property (list street(s), building(s), etc.)							
County Park / Property:							
Other:							
ORGANIZATION SPONSOR							
Name: <u>Johnson Youth Foundation</u>							
Address: <u>240 W 9th Ave</u>							
City: <u>Oshkosh</u>		State: <u>WI</u>		Zip: <u>54902</u>			
<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: Kathy Snell, Special Events Coordinator
DATE: May 13, 2025
SUBJECT: Res 25-236 Approve Special Event - UW Oshkosh to Host Their Spring Commencement at the UW Oshkosh Kolf Sports Center, May 17, 2025

Attachments

RES 25-236
UWO Commencement Attachment

05/13/2025

25-236

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE SPECIAL EVENT - UW OSHKOSH TO HOST THEIR SPRING COMMENCEMENT AT THE UW OSHKOSH KOLF SPORTS CENTER, MAY 17, 2025

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 (Lynn Kleman) to host their Spring Commencement at the UW Oshkosh Kolf Sports Center on Saturday, May 17, 2025, from 6:45 a.m. – 4:30 p.m. in accordance with the municipal code 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

Fire

Staffing \$2,761.53 (preliminary estimate includes dedicated paramedics for 16.25 hrs.)

Equipment/Vehicle \$785.20 (preliminary estimate includes 16.25 hrs. for a dedicated ambulance)



Date Filed: _____

Application Fee Paid: _____

Oshkosh Parks
 805 Witzel Ave.
 Oshkosh, WI 54902

SPECIAL EVENT PERMIT APPLICATION

Applications shall be submitted no later than 60 days prior to the event.
 Application fees are \$25 for a single day event or \$35 for a multi-day event.
 An Expedite Fee of \$50 will be applied to late applications.

GENERAL INFORMATION							
Official Name of Event: UW Oshkosh 2025 Spring & Midyear Commencement Ceremony							
Start Date: 5/17/2025 and 12/13/2025				End Date: 5/17/2025 and 12/13/2025			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME				2 - 6 p.m.	2 - 6 p.m.	6:00 a.m	
START TIME						9:00 a.m	
END TIME						4:00 p.m	
CLEAN UP TIME						4:30 p.m.	
LOCATION OF THE EVENT							
City Park:							
Public Property (list street(s), building(s), etc.)							
County Park / Property:							
Other: Kolf Sports Center							
ORGANIZATION SPONSOR							
Name: UW Oshkosh							
Address: 800 Algoma Blvd							
City: Oshkosh			State: Wisconsin			Zip: 54901	
<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: May 13, 2025
SUBJECT: Res 25-237 Approve Special Event - Thomas J Urben to Utilize Red Arrow Park and Disc Golf Course for the Red Arrow Disc Golf Fundraiser Tournament, June 14, 2025

Attachments

RES 25-237
Red Arrow Disc Golf Attachment

05/13/2025

25-237

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE SPECIAL EVENT - THOMAS J URBEN TO UTILIZE RED ARROW PARK AND DISC GOLF COURSE FOR THE RED ARROW DISC GOLF FUNDRAISER TOURNAMENT, JUNE 14, 2025

INITIATED BY: CITY ADMINISTRATION

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that approval is granted to Thomas J. Urben to utilize Red Arrow Park and Disc Golf Course for the Red Arrow Disc Golf Course Fundraiser Tournament on Saturday, June 14, 2025, from 8:00 a.m to 4:00 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 Estimates for Extraordinary Services
None



Date Filed: 04/23/2025
 Application Fee Paid: INV

Oshkosh Parks
 805 Witzel Ave.
 Oshkosh, WI 54902

SPECIAL EVENT PERMIT APPLICATION

Applications shall be submitted no later than 60 days prior to the event.
 Application fees are \$25 for a single day event or \$35 for a multi-day event.
 An Expedite Fee of \$50 will be applied to late applications.

GENERAL INFORMATION							
Official Name of Event: 2025 Red Arrow Disc Golf Fundraiser Tournament							
Start Date: 6/14/25				End Date: 6/14/25			
List times for each day:							
	MON	TUES	WED	THURS	FRI	SAT	SUN
SET UP TIME						8 AM	
START TIME						9:00 AM	
END TIME						2:30 PM	
CLEAN UP TIME						4 PM	
LOCATION OF THE EVENT							
City Park: Red Arrow Park							
Public Property (list street(s), building(s), etc.)							
County Park / Property:							
Other:							
ORGANIZATION SPONSOR							
Name:							
Address:							
City:			State:			Zip:	
<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: Jim Collins, Director of Transportation
DATE: May 13, 2025
SUBJECT: Ord 25-238 Amend Parking Lot Maps and Associated Regulations Within Appendix 27B of the Municipal Code for the 300 East Lot and 300 West Lot (Transportation Committee Recommends Approval)

BACKGROUND

300 East Lot:

This is a request from permit holders and there is high demand for permit stalls in this lot. Based on spot-check audits, there will still be adequate 2-hour parking in this lot to accommodate demand. These stalls will also be available for users who wish to purchase a daily permit.

300 West Lot:

This is a request from staff to accommodate 4-5 Oshkosh Police Department vehicles that will be staffing the new Downtown Oshkosh Station. Stalls numbers 5 through 9 would be OPD Staff permitted stalls; Stalls 10 and 11 would be general permit. Converting these seven stalls to permit parking will allow the public to utilize the extra 2 stalls for monthly or annual permits. Based on spot-check audits, there will still be adequate 2-hour parking to accommodate demand.

ANALYSIS

Spot-check audits conducted throughout the month support this recommendation.

BOARD/COMMISSION INFORMATION

Transportation Committee recommends request (4-0)

FISCAL IMPACT

The fiscal impact of this ordinance change is parking signage.

RECOMMENDATION

Transportation Committee recommends requested change (4-0)

Attachments

ORD 25-238
300 East Lot Map
300 West Lot Map

5/13/2025
SECOND READING

25-238 ORDINANCE

4/22/2025
FIRST READING

25-205 ORDINANCE

CARRIED

6-0

PURPOSE: AMEND PARKING LOT MAPS AND ASSOCIATED REGULATIONS WITHIN APPENDIX 27B OF THE MUNICIPAL CODE FOR the 300 East Lot and 300 West Lot (TRANSPORTATION COMMITTEE RECOMMENDS APPROVAL)

INITIATED BY: TRANSPORTATION DEPARTMENT

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING APPENDIX 27B OF THE OSHKOSH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS WITHIN CITY OWNED PARKING LOTS IN RELATION TO THE 300 EAST AND 300 WEST LOTS.

WHEREAS, the demand for permit parking within certain city parking lots has increased and staff recommends converting 4 stalls within the 300 East Lot (stalls 25-28) and 7 stalls within the 300 West Lot (stalls 5-11) from free 2-hour parking to permit parking; and

WHEREAS, it is necessary to adopt updated parking maps in Chapter 27 Appendix B to redesignate the parking stalls to permit parking.

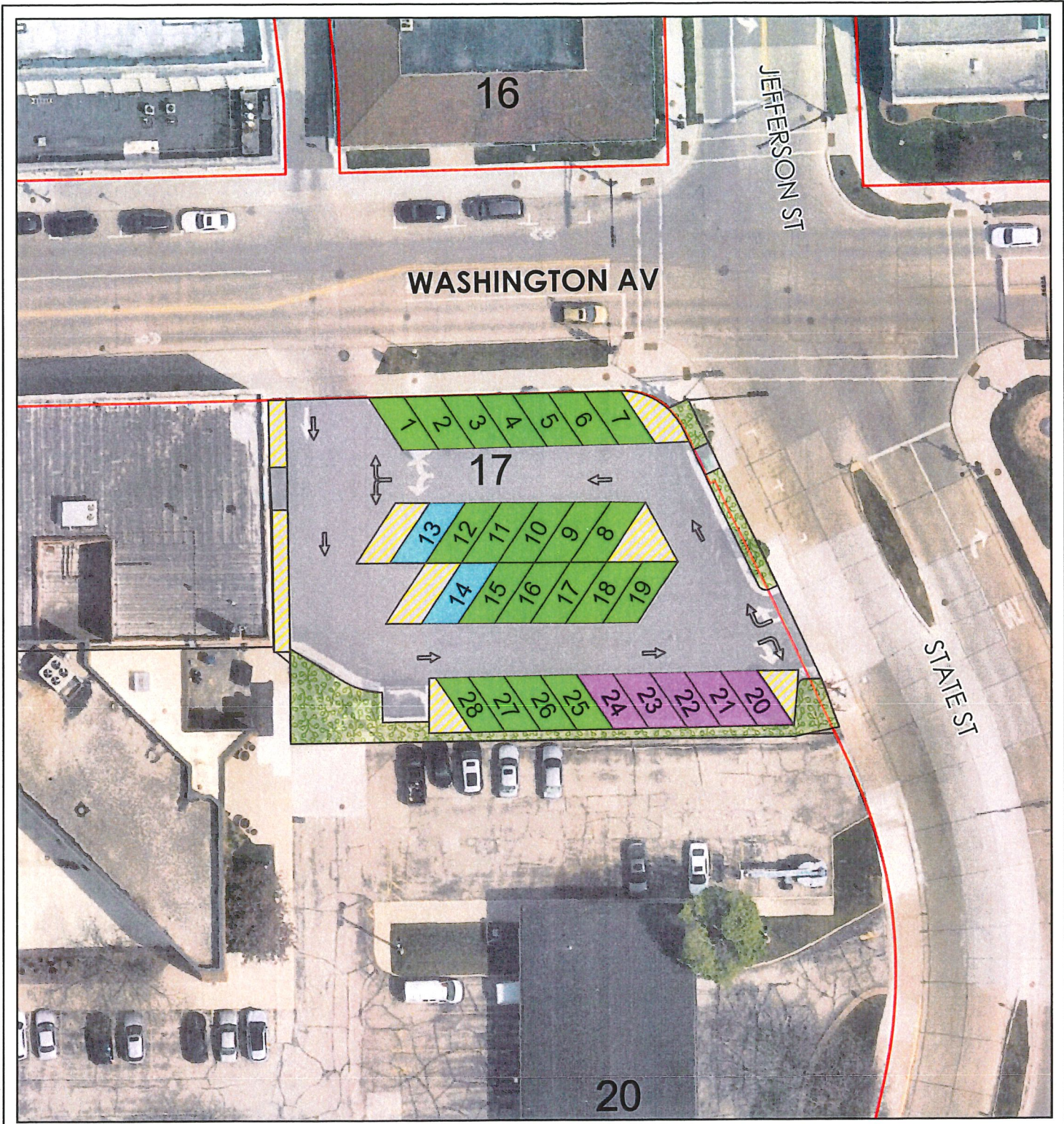
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Oshkosh as follows:

SECTION 1. The maps for the 300 East and 300 West Parking Lots within Appendix 27B of the City of Oshkosh Municipal Code are hereby repealed and recreated as attached.

SECTION 2. This ordinance shall be in full force and effect from and after its passage, publication and placement of the appropriate signage.

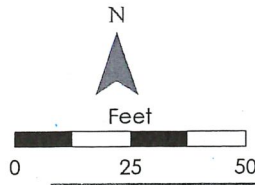
SECTION 3. Publication Notice. Please take notice that the City of Oshkosh enacted ordinance #25-238 on May 13, 2025 ADOPT PARKING LOT MAPS & ASSOCIATED REGULATIONS IN THE 300 EAST LOT AND 300 WEST LOT (A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING APPENDIX 27B OF THE OSHKOSH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS WITHIN CITY OWNED PARKING LOTS). The ordinance amends parking regulations within the 300 East and 300 West Parking Lots to convert certain stalls from free 2-hour parking to permit parking.

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. Clerk's phone: 920/236-5011.



P-15 - 300 East Lot - 17 Washington Avenue

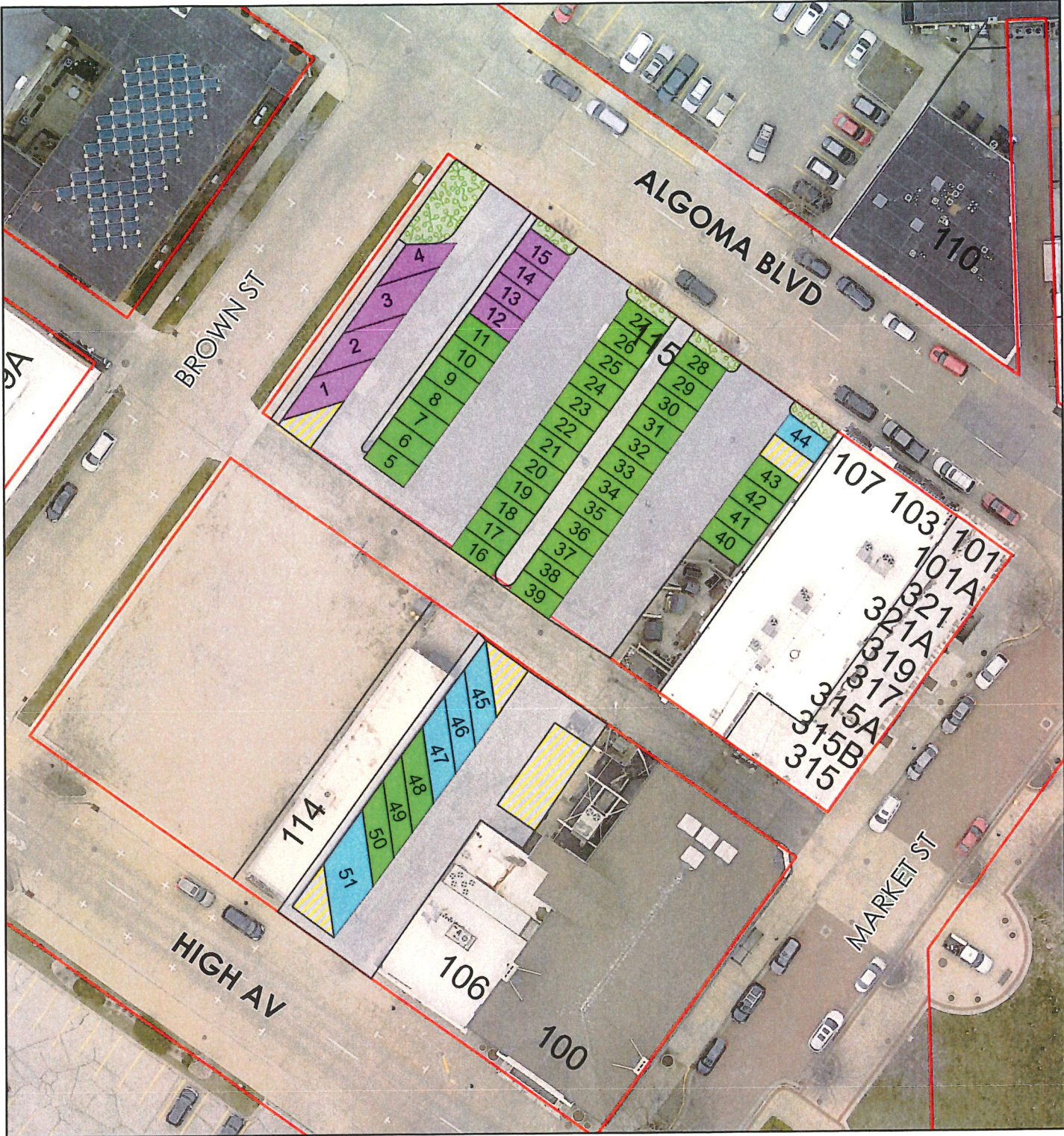
- Handicap (2 Stalls)
- Permit or Lease (5 Stalls)
- Time - 2 Hour Free (21 Stalls)



Printing Date: 2/5/2024
 Prepared by:
 City of Oshkosh, WI

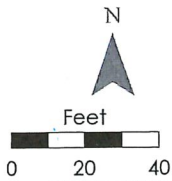


The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, boundaries and other feature from a variety of sources. These map(s)/datasets are provided for information purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. They are provided "AS-IS" without warranties of any kind and the City of Oshkosh assumes no liability for use or misuse.



P-01 300 West Lot - 115 Algoma Boulevard

	Handicap (5 Stalls)
	Permit or Lease (8 Stalls)
	Time - 2 Hour Free (38 Stalls)



Printing Date: 2/5/2024
 Prepared by:
 City of Oshkosh, WI



The City of Oshkosh creates and maintains GIS maps and data for its own use. They may show the approximate relative location of property, boundaries and other feature from a variety of sources. These map(s)/datasets are provided for information purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. They are provided "AS-IS" without warranties of any kind and the City of Oshkosh assumes no liability for use or misuse.



TO: Honorable Mayor and Members of the Common Council
FROM: Jim Collins, Director of Transportation
DATE: May 13, 2025
SUBJECT: Ord 25-239 Amend Sections 27A-8 and 27A-10 of the Municipal Code Regarding Yield Right of Way Intersections and Through Streets Designated at the Intersection of Nevada Avenue and Oak Street (Oak Street Will Stop for Nevada Avenue) (Transportation Committee Recommends Approval)

BACKGROUND

This is a resident's request based on witnessing several crashes and near misses in recent years. Upon research, there have been 4 crashes in the last 2 years, all as a direct result of failure to yield. Although this intersection doesn't quite meet the MUTCD (Manual for Uniform Traffic Control Devices) crash warrant requirements, it is very close. Therefore, converting the intersection from a yield to stop controlled is a proactive measure that should help reduce the volume of crashes. The recommendation is for Oak Street to stop instead of yielding to Nevada Avenue.

ANALYSIS

After researching crash history, there have been 4 crashes in the last 2 years. All of those crashes were the direct result of failure to yield. Although the criteria don't quite meet the need for upgrading from yield to stop, it is very close and would be a proactive measure to possibly reduce the number of future accidents at this intersection.

BOARD/COMMISSION INFORMATION

Transportation Committee recommends approval (4-0)

FISCAL IMPACT

The fiscal impact of this ordinance change is signage.

RECOMMENDATION

Transportation Committee recommends approval of this request (4-0)

Attachments

ORD 25-239

5/13/2025
SECOND READING

25-239 ORDINANCE

4/22/2025
FIRST READING

25-206 ORDINANCE

CARRIED

6-0

PURPOSE: AMEND SECTION 27A-8 AND 27A-10 OF THE MUNICIPAL CODE REGARDING YIELD RIGHT OF WAY INTERSECTIONS AND THROUGH STREETS DESIGNATED AT THE INTERSECTOIN OF NEVADA AVENUE AND OAK STREET (OAK STREET WILL STOP FOR NEVADA AVENUE) (TRANSPORTATION COMMITTEE RECOMMENDS APPROVAL)

INITIATED BY: TRANSPORTATION DEPARTMENT

RECOMMENDATION: TRANSPORTATION COMMITTEE - APPROVED

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 27A-8 and 27A-10 OF THE OSHKOSH MUNICIPAL CODE PERTAINING YEILD RIGHT OF WAY INTERSECTIONS AND THROUGH STREETS DESIGNATED AT THE INTERSECTION OF NEVADA AVENUE AND OAK STREET

WHEREAS, there has been an increase in crashes as this intersection.

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

SECTION 1. That Section 27A-8 and 27A-10 of the Oshkosh Municipal Code pertaining to yield right of way intersections and through streets designated is hereby amended as follows:

A-8 THROUGH STREETS DESIGNATED

NEVADA AVENUE

Add Thereto: At its intersection with Oak Street

A-10 YIELD RIGHT OF WAY INTERSECTIONS

OAK STREET

Remove Therefrom: Oak Street yields to Nevada Avenue

SECTION 2. This ordinance shall be in full force and effect from and after its passage, publication and placement of the appropriate signage.

SECTION 3. Publication Notice. Please take notice that the City of Oshkosh enacted ordinance #25-239 on May 13, 2025 amending sections 27A-8 and 27A-10 of the Oshkosh Municipal code pertaining to yield right of way intersections and through streets designated at the intersection of Nevada Avenue and Oak Street. This ordinance changes Oak Street yielding to Nevada Avenue to Oak Street stopping for Nevada Avenue.

The full text of the ordinance may be obtained at the Office of the City Clerk, 215 Church Ave and through the website at www.oshkoshwi.gov Phone: 920/236-5011.



TO: Honorable Mayor and Members of the Common Council
FROM: Jim Collins, Director of Transportation
DATE: May 13, 2025
SUBJECT: Ord 25-240 Amend Section 27A-11 of the Municipal Code Pertaining to Parking and Loading Zone Regulations on Central Street and Winnebago Avenue (Transportation Committee Recommends Approval)

BACKGROUND

Central Street:

Current condition - Loading zone, west side, from 525' north of New York Avenue to Central Avenue. No stopping, standing, waiting, west side from New York Avenue to 525' north of New York Avenue.

Winnebago Avenue:

Current condition - No parking, stopping, standing, waiting, south side, from the westerly property line of Washington School to 125 feet east, between 7:00 a.m. and 4:00 p.m. on school days. No parking, north side, from 525 feet east of Bowen Street to 1,115 feet east of Bowen Street, between 7:00 a.m. and 4:00 p.m. on school days. Loading zone, south side, from 125 feet east of the westerly property line of Washington School between 7:00 a.m. and 4:00 p.m. on school days.

ANALYSIS

The former Merrill Elementary and Washington Elementary Schools are no longer active. Therefore, school-related restrictions are no longer needed. These sites will be monitored to see if different restrictions are warranted in the future.

BOARD/COMMISSION INFORMATION

The Transportation Committee recommends approval of the requested changes (4-0)

FISCAL IMPACT

There is no fiscal impact of this requested change.

RECOMMENDATION

The Transportation Committee recommends approval of the requested changes (4-0)

Attachments

ORD 25-240

5/13/2025
SECOND READING

25-240 ORDINANCE

4/22/2025
FIRST READING

25-207 ORDINANCE

CARRIED

6-0

PURPOSE: AMEND PARKING AND LOADING ZONE REGULATIONS ON CENTRAL STREET AND WINNEBAGO AVENUE

INITIATED BY: TRANSPORTATION DEPARTMENT

RECOMMENDATION: TRANSPORTATION COMMITTEE - APPROVED

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 27A-11 PARKING REGULATIONS ON DESIGNATED STREETS AND ALLEYS.

WHEREAS, the Transportation Department recommends amendment of parking and loading zone regulations on Central Street and Winnebago Avenue due to the closure of Merrill and Washington Elementary Schools.

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

SECTION 1. That Section 27A-11 pertaining Parking Regulations on designated streets and alleys is hereby amended as follows:

A-11 PARKING REGULATIONS ON DESIGNATED STREETS AND ALLEYS

CENTRAL STREET

Delete Therefrom: No stopping, standing, waiting, west side from New York Avenue to 525' north of New York Avenue.

Delete Therefrom: Loading zone, west side, from 525' north of New York Avenue to Custer Avenue

WINNEBAGO AVENUE

Delete Therefrom: No parking, no stopping, no standing, no waiting, south side, from the western property line of Washington School to 125 feet east, between 7:00 a.m. and 4:00 p.m. on school days.

Delete Therefrom: No parking, north side, from 525 feet east of Bowen Street to 1,115 feet east of Bowen Street, between 7:00 a.m. and 4:00 p.m. on school days.

Delete Therefrom: Loading zone, south side, from 125 feet east of the westerly property line of Washington School to the easterly property line of Washington School between 7:00 a.m. and 4:00 p.m. on school days.

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 #25-240 on May 13, 2025, AMEND PARKING AND LOADING ZONE REGULATIONS ON CENTRAL AVENUE AND WINNEBAGO AVENUE (A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 27A-11 OF THE OSHKOSH MUNICIPAL CODE PERTAINING TO PARKING REGULATIONS ON DESIGNATED STREETS AND ALLEYS). The ordinance removes no parking and loading zones on Central Street and Winnebago Avenue. These parking regulations are being updated as a result of the closure of Merrill and Washington Elementary Schools.

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. Phone: 920/236-5011.



TO: Honorable Mayor and Members of the Common Council
FROM: Kimberly Gierach, Planning Services Manager
DATE: May 13, 2025
SUBJECT: Ord 25-241 Approve Zone Change from Suburban Mixed-Use District (SMU) and Single Family Residential-9 District (SR-9) to Single Family Residential-5 (SR-5) for Properties East of Farmington Avenue and Christian Drive (Parcels 91250100000 & 91250160100) (Plan Commission Recommends Approval)

BACKGROUND

The subject area consists of two vacant lots: a 5.55-acre lot east of Farmington Avenue zoned SR-9 and a 5.65-acre lot east of Christian Drive zoned SMU. The City purchased these properties to develop a 31-lot single-family subdivision. The purpose of the acquisitions is to address affordable housing needs identified in the 2022 Housing Needs assessment and Strategy Plan.

The surrounding area consists of a variety of uses. Commercial uses are located to east of the subject area along the Jackson Street corridor while multi-family uses are located to the south. Established single family subdivisions are located to the north and west. The Comprehensive Plan's Land Use Map was amended for the southern lot on April 8, 2025 from General Commercial to Light Density Residential to allow for the proposed zone change (Ord. 25-160).

ANALYSIS

The City is in the process of having a 31-lot single-family subdivision plat prepared. The southern lot, currently zoned SMU, does not allow single family uses which is the primary reason for the request for the zoning amendment to SR-5. Additionally, based off of input from residents to the west, the City is requesting to change the zoning designation of the northern lot from SR-9 to SR-5. The SR-5 District allows a maximum of five units per acre versus nine units in the SR-9 District which equates to a lower unit density. The proposed zone change is also consistent with the SR-5 zoning of the subdivision to the west. This will require lot sizes for the planned subdivision to be similar to the existing neighborhood.

The proposed SR--5 zoning designation is consistent with the recently amended 2040 Comprehensive Land Use Plan recommendation of Light Density Residential for the subject sites.

RECOMMENDATION

The Plan Commission recommended approval of the requested zone change on April 15, 2025. Please see the attached staff report and meeting minutes for more information.

Attachments

ORD 25-241
Rezone - Farmington Estates

5/13/2025 25-241 ORDINANCE
SECOND READING

4/22/2025 25-208 ORDINANCE
FIRST READING

CARRIED 6-0

PURPOSE: APPROVE ZONE CHANGE FROM SUBURBAN MIXED-USE DISTRICT (SMU) AND SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) TO SINGLE FAMILY RESIDENTIAL-5 DISTRICT (SR-5) FOR PROPERTIES EAST OF FARMINGTON AVENUE AND CHRISTIAN DRIVE (PARCELS 1250100000 & 1250160100)

INITIATED BY: 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 to change the district for properties east of Farmington Avenue and Christian Drive (parcels 1250100000 & 1250160100) from Suburban Mixed-Use District (SMU) and Single Family Residential-9 District (SR-9) to Single Family Residential District-5 (SR-5). The subject properties are more particularly described as follows:

THAT PART OF THE NE ¼ OF THE NE ¼ OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, TOWN OF OSHKOSH, NOW IN THE TWELFTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWO (2);

THENCE S89° 09' 15" W 888.4 FEET, ALONG THE NORTH LINE OF SAID SECTION;

THENCE S01° 29' 45" E, 193.09 FEET;

THENCE S50° 45' E, 398 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF OLSON ACRES, BEING ALSO THE POINT OF BEGINNING;

THENCE N89° 09' 15" E, 590.5 FEET;

THENCE S00° 50' 45" E, 393.30 FEET;

THENCE S89° 03' W, 590.12 FEET;

THENCE N00° 50' 45" W, 394.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING PARCEL OF LAND:

THAT PART OF THE NE ¼ OF THE NE ¼ OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST IN THE TWELFTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF OLSON AVENUE AT A POINT 200.00 FEET EAST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 5, OLSON ACRES PLAT; THENCE EAST, ALONG THE SOUTH LINE OF SAID OLSON AVENUE, 100.00 FEET; THENCE SOUTH 179.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 179.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE NE ¼ OF THE NE ¼ OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE SIXTEEN (16) EAST, TOWN OF OSHKOSH, NOW IN THE TWELFTH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWO (2);
THENCE S89° 09' 15" W, 888.4 FEET ALONG THE NORTH LINE OF SAID SECTION;
THENCE S01° 29' 45" E 193.09 FEET;
THENCE S00° 50' 45" EAST 235 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 4 OF OLSON ACRES:
THENCE N89° 09' 15" E, 524.5 FEET ALONG THE EXTENDED SOUTH LINE OF THE PLATTED PORTION OF OLSON
STREET TO THE POINT OF BEGINNING;
THENCE CONTINUING N89° 09' 15" E 66 FEET;
THENCE S00° 50' 45" W 164 FEET;
THENCE S89° 09' 15" W 66 FEET;
THENCE N00° 50' 45" W 164 FEET TO THE POINT OF BEGINNING.

For Parcel 91250160100:

Lot 1 of Certified Survey Map Number 8223 recorded in Document Number 1938798, Winnebago County Register of Deeds.

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 #25-241 Approve ZONE CHANGE FROM SUBURBAN MIXED-USE DISTRICT (SMU) AND SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) TO SINGLE FAMILY RESIDENTIAL-5 DISTRICT (SR-5) FOR PROPERTIES EAST OF FARMINGTON AVENUE AND CHRISTIAN DRIVE (PARCELS 1250100000 & 1250160100) (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) on May 13, 2025. This ordinance changes the zoning of the properties east of Farmington Avenue and Christian Drive (parcels 1250100000 & 1250160100) from Suburban Mixed-Use District (SMU) and Single Family Residential-9 District (SR-9) to Single Family Residential District-5 (SR-5). 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. Clerk's phone: (920) 236-5011.

ITEM: PUBLIC HEARING: ZONE CHANGE FROM SUBURBAN MIXED-USE DISTRICT (SMU) AND SINGLE FAMILY RESIDENTIAL-9 DISTRICT (SR-9) TO SINGLE FAMILY RESIDENTIAL-5 DISTRICT (SR-5) FOR PROPERTIES EAST OF FARMINGTON AVENUE AND CHRISTIAN DRIVE (PARCELS 1250100000 & 1250160100)

PLAN COMMISSION MEETING OF APRIL 15, 2025

GENERAL INFORMATION

Applicant: City of Oshkosh Department of Community Development

Owner: City of Oshkosh

Actions Requested:

The City requests a zone change from the existing Suburban Mixed Use (SMU) and Single Family Residential-9 (SR-9) Districts to Single Family Residential-5 District (SR-5).

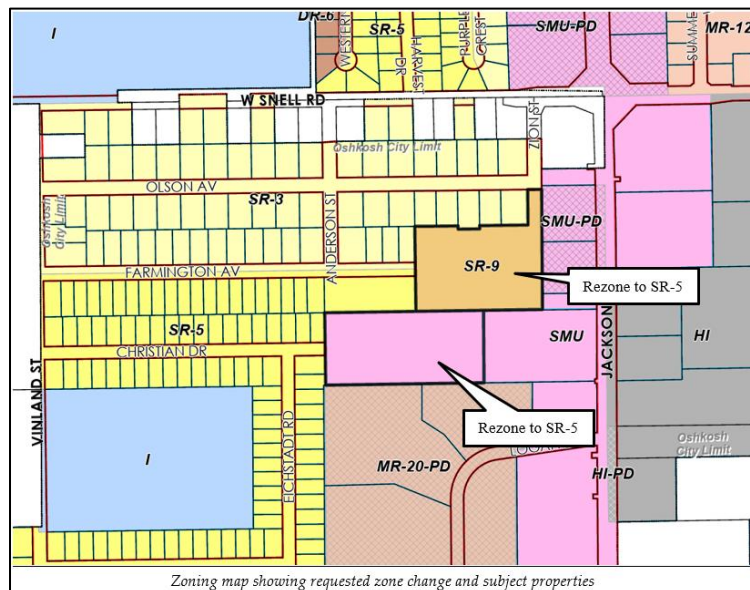
Applicable Ordinance Provisions:

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

Background Information and Property Location:

The subject area consists of two vacant lots: a 5.55-acre lot east of Farmington Avenue zoned SR-9 and a 5.65-acre lot east of Christian Drive zoned SMU. The City purchased these properties to develop a 31-lot single-family subdivision. The purpose of the acquisitions is to address affordable housing needs identified in the 2022 *Housing Needs assessment and Strategy Plan*.

The surrounding area consists of a variety of uses. Commercial uses are located to east of the subject area along the Jackson Street corridor while multi-family uses are located to the south. Established single family subdivisions are located to the north and west. The Comprehensive Plan's Land Use Map was amended for the southern lot on April 8, 2025 from General Commercial to Low Density Residential to allow for the proposed zone change (Ord. 25-160).



Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Vacant	Suburban Mixed Use (SMU) & Single Family Residential-9 (SR-9)

Adjacent Land Use and Zoning

<i>Existing Uses</i>		<i>Zoning</i>
North	Single-Family Residential	Single Family Residential-3 (SR-3) & Single Family Residential-5 (SR-5)
South	Multi-Family Residential and Commercial	Multi-Family Residential-20 with Planned Development Overlay (MR-20-PD) & Suburban Mixed Use (SMU)
East	Commercial	Suburban Mixed Use (SMU) & Suburban Mixed Use with Planned Development Overlay (SMU-PD)
West	Single-Family Residential	Single Family Residential-3 (SR-3) & Single Family Residential-5 (SR-5)

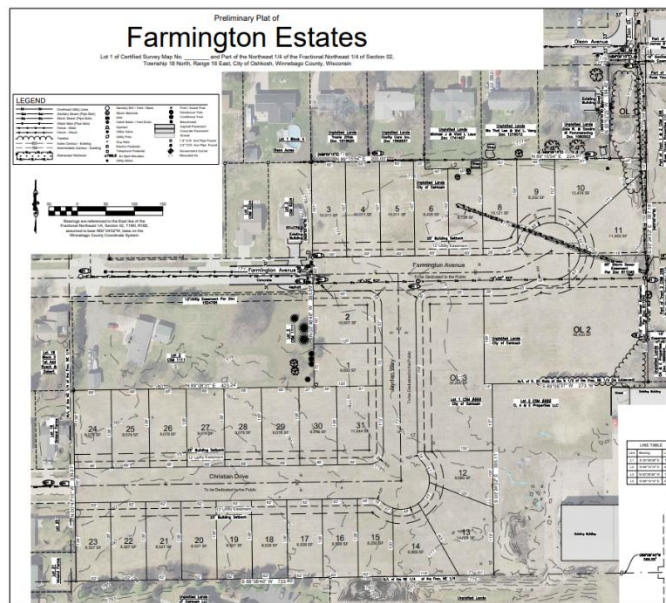
<i>Recognized Neighborhood Organizations</i>
None

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 having a 31-lot single-family subdivision plat prepared. The southern lot, currently zoned SMU, does not allow single family uses which is the primary reason for the request for the zoning amendment to SR-5. Additionally, based off of input from residents to the west, the City is requesting to change the zoning designation of the northern lot from SR-9 to SR-5. The SR-5 District allows a maximum of five units per acre versus nine units in the SR-9 District which equates to a lower unit density. The proposed zone change is also consistent with the SR-5 zoning of the subdivision to the west. This will require lot sizes for the planned subdivision to be similar to the existing neighborhood.



Proposed Preliminary Plat

The proposed SR-5 zoning designation is consistent with the recently amended 2040 Comprehensive Land Use Plan recommendation of Light Density Residential for the subject sites.

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 as the recommended zone change will promote residential growth harmonious with adjacent neighborhoods.
- (b) Is in harmony with the Comprehensive Plan as the plan's recommended low-density residential land use is consistent with the recommended zone changes from SR-9 to SR-5.
- (c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts as the recommended zone change will be homogeneous with the zone district designation of the residential subdivision to the west of the subject site.
- (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. The Oshkosh Common Council has directed City staff to address affordable housing needs identified in the *Housing Needs Assessment and Strategy Plan*. The proposed Farmington Estates Subdivision development will create 31 single-family lots intended for families earning 60% and 120% of the median income.

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

Plan Commission recommended approval of the requested zone change on April 15, 2025. The following is Plan Commission's discussion on the item.

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

Staff report accepted as part of the record.

Mr. Nielsen presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Kiefer opened up technical questions to staff. He wanted clarification on when the Comprehensive Plan's Land Use Map was amended for the southern lot.

Mr. Nielsen stated it went to Council on April 8, 2025, Ordinance 25-160.

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

City staff did not have any more comments.

Mr. Kiefer asked if any members of the public wished to speak. There were none.

Mr. Kiefer closed the public hearing.

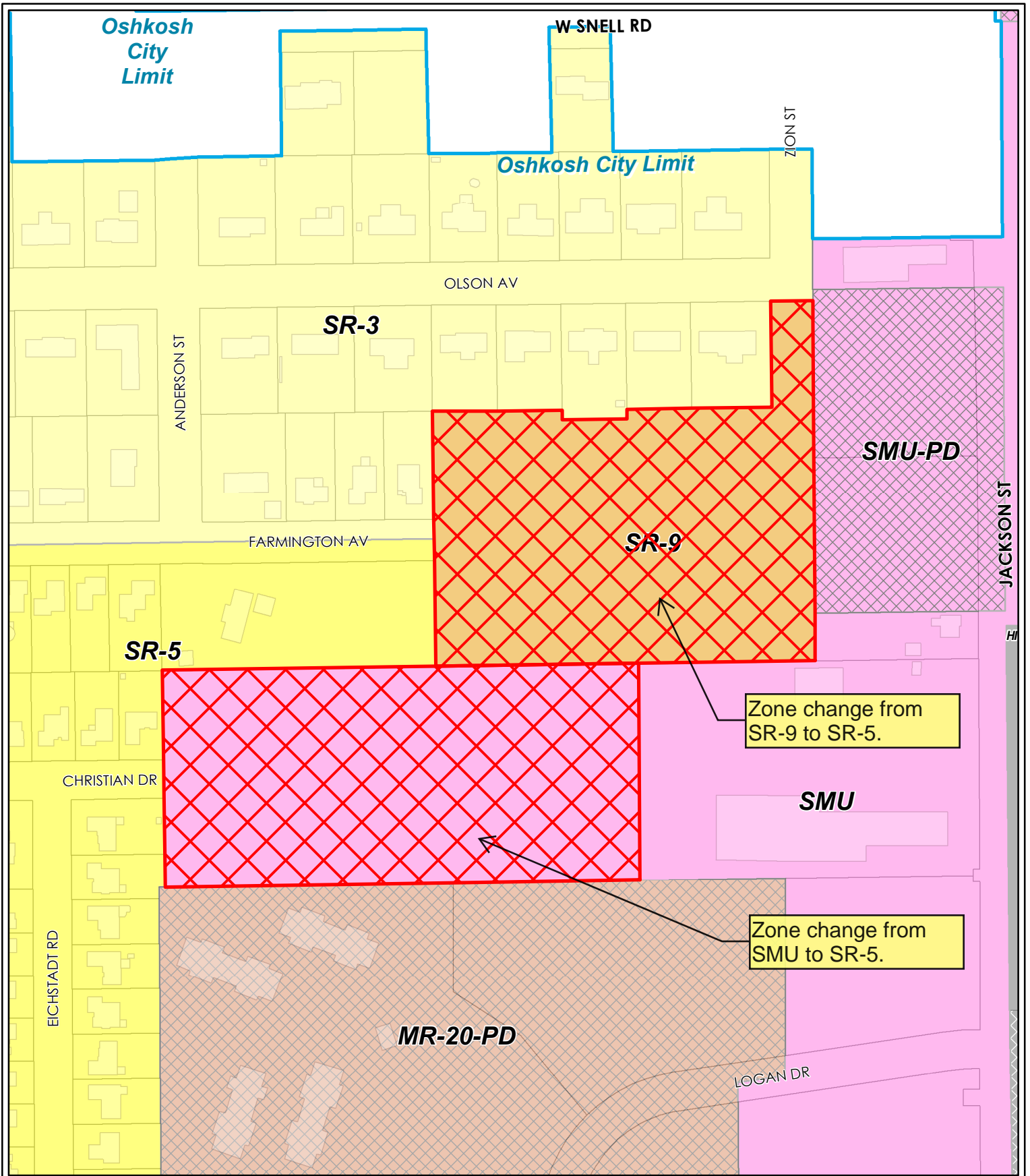
There was no closing statement from the applicant.

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

Seconded by Scheuermann.

Mr. Kiefer asked if there was any discussion on the motion. There was none.

Motion carried 8-0.



Farmington Estates

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



1 in = 0.04 mi
1 in = 200 ft

Printing Date: 3/20/2025

Prepared by: City of Oshkosh, WI



PLAN COMMISSION NOTICES MAILED TO:

JAMES R/DIANA LEMMER	540 OLSON AVE	OSHKOSH	WI	54901
STEVEN/PA/CHEE VANG	480 OLSON AVE	OSHKOSH	WI	54901
SUE ANN DONKER	440 OLSON AVE	OSHKOSH	WI	54901
EESI VANG/PA SOUA CHANG	380 OLSON AVE	OSHKOSH	WI	54901
JUSTIN S/ASHLEY A STENERSON	340 OLSON AVE	OSHKOSH	WI	54901
TRACIE ZIFICSAK	535 OLSON AVE	OSHKOSH	WI	54901
CLARITY CARE INC	424 WASHINGTON AVE	OSHKOSH	WI	54901
MICHAEL J/VICKI L LAUX	435 OLSON AVE	OSHKOSH	WI	54901
WA THAI LEE/MAI L VANG	375 OLSON AVE	OSHKOSH	WI	54901
DALE R/SANDRA M POMMERENING	335 OLSON AVE	OSHKOSH	WI	54901
CITY OF OSHKOSH	PO BOX 1130	OSHKOSH	WI	54903
JAMES B/ELIZABETH A BALL REV TRUST	PO BOX 2234	OSHKOSH	WI	54903
RUSS YOUNG PROPERTIES LLC	557 HART CT	WAUPACA	WI	54981
OA&E PROPERTIES LLC	740 LEEWARD CT W	OSHKOSH	WI	54901
SANDRA K ANGLE	1190 CHRISTIAN DR	OSHKOSH	WI	54901
WI INDEPENDENT CHRISTIAN SCHOOLS	3450 VINLAND ST	OSHKOSH	WI	54901
LARRY/STEPHANIE A HAMMERSENG	1180 CHRISTIAN DR	OSHKOSH	WI	54901
JOHN A/JODIE L ZIEMER LIVING TRUST	1170 CHRISTIAN DR	OSHKOSH	WI	54901
MICHAEL D/JENNY L FAUST	1160 CHRISTIAN DR	OSHKOSH	WI	54901
FIRST UNITED METHODIST CHURCH	1150 CHRISTIAN DR	OSHKOSH	WI	54901
JOHN T SOMERVILLE	1130 CHRISTIAN DR	OSHKOSH	WI	54901
RYAN/AMANDA GEORG	1110 CHRISTIAN DR	OSHKOSH	WI	54901
TODD R/AMY M GIESE	1080 CHRISTIAN DR	OSHKOSH	WI	54901
XO XIONG/SENG VANG	1040 CHRISTIAN DR	OSHKOSH	WI	54901
ANDREW P/SARAH J DESOTELL	1000 CHRISTIAN DR	OSHKOSH	WI	54901
JEFFREY WILLIAMS LIVING TRUST	970 CHRISTIAN DR	OSHKOSH	WI	54901
MITCHELL A/SHANDELL MAE A POTRYKUS	940 CHRISTIAN DR	OSHKOSH	WI	54901
RICHARD/MONICA M SCHMALZ	910 CHRISTIAN DR	OSHKOSH	WI	54901
REBER/TARA KOJI	880 CHRISTIAN DR	OSHKOSH	WI	54901
DANIEL/RENEE M POESCHL	850 CHRISTIAN DR	OSHKOSH	WI	54901
CHAD M GUNTHER/CHRISTIN V LECLoux	820 CHRISTIAN DR	OSHKOSH	WI	54901
KEVIN/KRISTIN WOPAT	790 CHRISTIAN DR	OSHKOSH	WI	54901
JOAN M GROLL	760 CHRISTIAN DR	OSHKOSH	WI	54901
KURT W/ANN M NEITZEL	730 CHRISTIAN DR	OSHKOSH	WI	54901
CHRISTOPHE/MARIE F M PIETRUCZAK	3490 EICHSTADT RD	OSHKOSH	WI	54901
BEE/KIA L THAO	3484 EICHSTADT RD	OSHKOSH	WI	54901
KA THAO/VAI LOR	3478 EICHSTADT RD	OSHKOSH	WI	54901
ERIC C/KALINA NOU VANG XIONG	3470 EICHSTADT RD	OSHKOSH	WI	54901
TOU Y XIONG/XAO HER	3464 EICHSTADT RD	OSHKOSH	WI	54901
DAVID L/JODI R MRSTIK	3456 EICHSTADT RD	OSHKOSH	WI	54901
KELLY L RIPP	3450 EICHSTADT RD	OSHKOSH	WI	54901
MATTHEW J/AMBER M WOLLER	3442 EICHSTADT RD	OSHKOSH	WI	54901
SEAN C/ELIZABETH A FREUND	3436 EICHSTADT RD	OSHKOSH	WI	54901
MARK J/LISA M MCAULEY	3428 EICHSTADT RD	OSHKOSH	WI	54901
RANDALL K/TAMMY L KIELBASA	3422 EICHSTADT RD	OSHKOSH	WI	54901
DAVID S/CHRISTINE M SIMON	3414 EICHSTADT RD	OSHKOSH	WI	54901
SCOTT L/HEATHER M MCDONALD	3408 EICHSTADT RD	OSHKOSH	WI	54901
GREGORY R/TANYA M PEOTTER	3400 EICHSTADT RD	OSHKOSH	WI	54901
JOSIF/SHARON J WAGNER	3390 EICHSTADT RD	OSHKOSH	WI	54901

PLAN COMMISSION NOTICES MAILED TO:

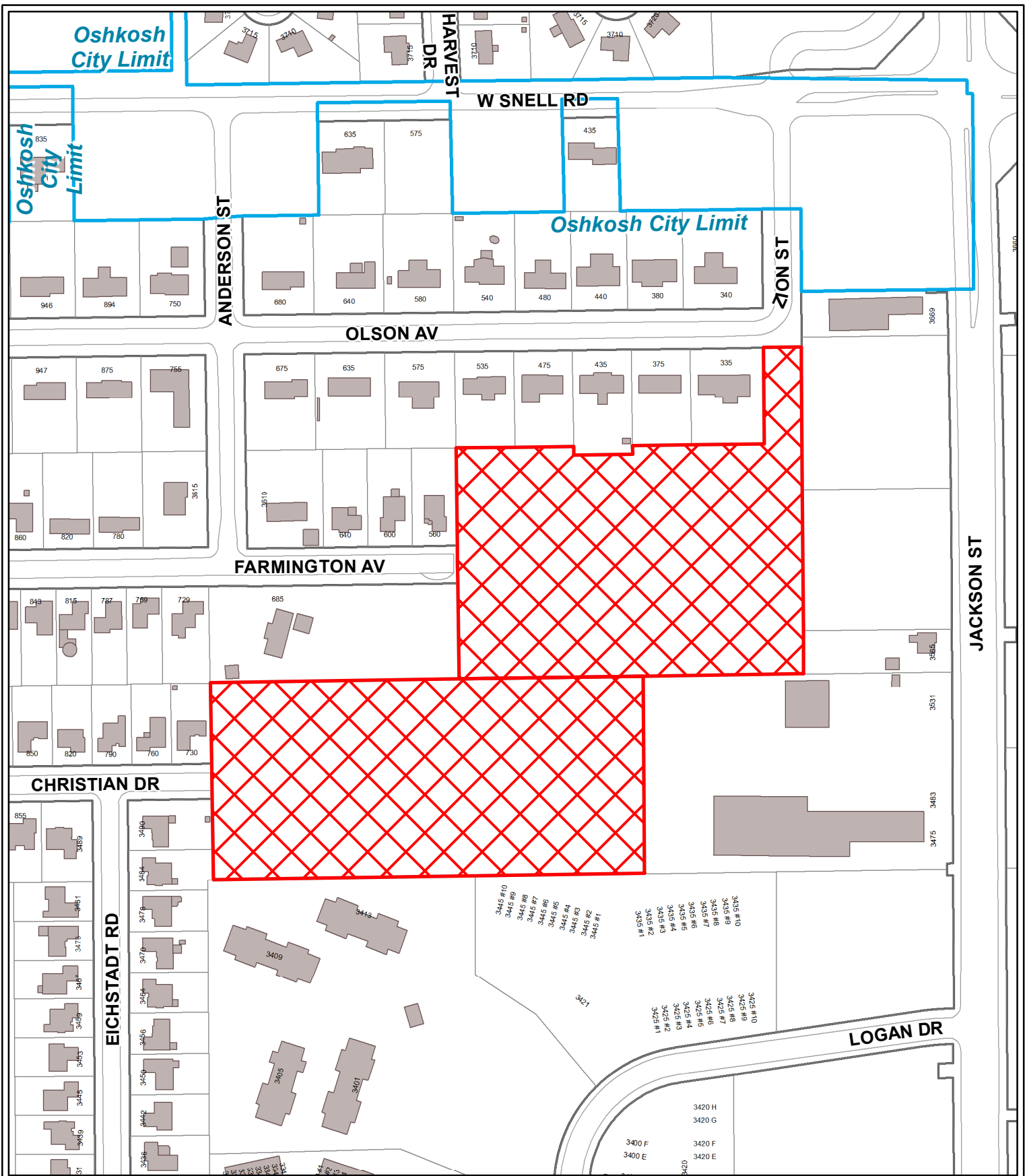
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DEAN M/ELENA R NETT	825 FREEDOM AVE	OSHKOSH	WI	54901
JASON M/HILLORY A DAVILA	855 FREEDOM AVE	OSHKOSH	WI	54901
WILLIAM D/BETTY K NEAU	885 FREEDOM AVE	OSHKOSH	WI	54901
AVTAR S/ARINDER K BHARJ	915 FREEDOM AVE	OSHKOSH	WI	54901
SCOTT T/KAREN A HONSINGER	945 FREEDOM AVE	OSHKOSH	WI	54901
RYAN J/KAREN E SCHAEFER	975 FREEDOM AVE	OSHKOSH	WI	54901
YOUNG MIN/JESSICA A FELTEN	1005 FREEDOM AVE	OSHKOSH	WI	54901
PAUL/CHRISTINE S KLUMPNER	1045 FREEDOM AVE	OSHKOSH	WI	54901
MICHAEL E/CYNTHIA L SMITH	1085 FREEDOM AVE	OSHKOSH	WI	54901
GRADY E/JUDITH A FREEMAN	1115 FREEDOM AVE	OSHKOSH	WI	54901
TIM M/CHERYL A MCBRAIR	1135 FREEDOM AVE	OSHKOSH	WI	54901
JEFFREY KOCH/LUCELLYS PADILLA	1155 FREEDOM AVE	OSHKOSH	WI	54901
MATTHEW J MITTELSTAEDT	1165 FREEDOM AVE	OSHKOSH	WI	54901
JOHN G/ALISSA M STARK	1175 FREEDOM AVE	OSHKOSH	WI	54901
MICHAEL W/LINDA J MATSCHE	1185 FREEDOM AVE	OSHKOSH	WI	54901
CHA LEE THAO/CHANSAMAI LY	1195 FREEDOM AVE	OSHKOSH	WI	54901
JASON L/BARBARA L FROHN	1190 FREEDOM AVE	OSHKOSH	WI	54901
DANIEL J/SANDRA J GRUEL	1180 FREEDOM AVE	OSHKOSH	WI	54901
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MELISSA K EDGIL/SARA M WOODFALL	1160 FREEDOM AVE	OSHKOSH	WI	54901
ANDREW J ENGEL/SARAH CLAVETTE	1150 FREEDOM AVE	OSHKOSH	WI	54901
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KEE YANG/CHAO LOR	820 FREEDOM AVE	OSHKOSH	WI	54901
CAROL J NARDIN	3417 EICHSTADT RD	OSHKOSH	WI	54901
MAINUE KHANG	3425 EICHSTADT RD	OSHKOSH	WI	54901
BRETT M SMITS/SARAH R SALZSIEDER	3431 EICHSTADT RD	OSHKOSH	WI	54901
STEVEN L/LYNN M BRIDWELL	3439 EICHSTADT RD	OSHKOSH	WI	54901
DAVID R/DEBRA A RUHL	3445 EICHSTADT RD	OSHKOSH	WI	54901
ROBERT J/MARGARET J WILMS	3453 EICHSTADT RD	OSHKOSH	WI	54901
SALVATION ARMY	5550 PRAIRIE STONE PKWY	HOFFMAN ESTATES	IL	60192
MILES E BENNETT	3467 EICHSTADT RD	OSHKOSH	WI	54901
DAVID H/SHARON E CURTIS	131 N WATER ST APT 4408	NEENAH	WI	54956
AMY BRUNER	3481 EICHSTADT RD	OSHKOSH	WI	54901
ALEX F/JENNIFER L DWORAK	3489 EICHSTADT RD	OSHKOSH	WI	54901
SIDNEY/LORETTA E MILLER IRREV TRUST	1403 BERGER ST	OSHKOSH	WI	54902
KATHLEEN A WEINHOLD	885 CHRISTIAN DR	OSHKOSH	WI	54901
JESSE L/AMBER E HUCK	915 CHRISTIAN DR	OSHKOSH	WI	54901
TRAVIS W BEEK	945 CHRISTIAN DR	OSHKOSH	WI	54901
JOHN P PICKART	975 CHRISTIAN DR	OSHKOSH	WI	54901

PLAN COMMISSION NOTICES MAILED TO:

REDDEMANN IRREV TRUST	1005 CHRISTIAN DR	OSHKOSH	WI	54901
ADAM J RUEDINGER	1045 CHRISTIAN DR	OSHKOSH	WI	54901
JAMES M/JULIE A PICKART	1085 CHRISTIAN DR	OSHKOSH	WI	54901
LORINDA F LEWIS	3390 WALDEN LN	OSHKOSH	WI	54904
DAVID/KATHLEEN A HANSEN	1135 CHRISTIAN DR	OSHKOSH	WI	54901
DANIEL C/KATIE M STINSON	1155 CHRISTIAN DR	OSHKOSH	WI	54901
JAMES E/LISA M WOLLER	1165 CHRISTIAN DR	OSHKOSH	WI	54901
DYLAN S BRAM/MAGGIE A NETT	1175 CHRISTIAN DR	OSHKOSH	WI	54901
STEPHEN/CYNTHIA L DOBISH	1185 CHRISTIAN DR	OSHKOSH	WI	54901
JACKSON LOGAN LLC C/O ALEX. & BISHOP	300 N MAIN ST STE 300	OSHKOSH	WI	54901
KOOPMAN PROPERTIES LLC	PO BOX 575	OSHKOSH	WI	54903
JF OSHKOSH LLC	300 N CORPORATE DR STE 280	BROOKFIELD	WI	53045
JEFFREY R VOLKENANT/CYNTHIA S GUTCHE	680 OLSON AVE	OSHKOSH	WI	54901
STEVEN L HILL	640 OLSON AVE	OSHKOSH	WI	54901
CURT R CHRISTIANSEN	580 OLSON AVE	OSHKOSH	WI	54901
RANDALL/CHERYL DITTMER	3650 VINLAND ST	OSHKOSH	WI	54901
RICHARD E/E MORGAN	1198 OLSON AVE	OSHKOSH	WI	54901
KENNETH M RICKER/MARCIA SCHULTZ	1146 OLSON AVE	OSHKOSH	WI	54901
PEGGY SHAFFER/KONNIE STRAUSS	1120 OLSON AVE	OSHKOSH	WI	54901
WILLIAM E ZASKE	1082 OLSON AVE	OSHKOSH	WI	54901
POJPREECHA THAO	1058 OLSON AVE	OSHKOSH	WI	54901
LEROY V HENCH REV TRUST	1010 OLSON AVE	OSHKOSH	WI	54901
BARRY A/LAURIE A LAATSCH	978 OLSON AVE	OSHKOSH	WI	54901
DANIEL N RUDDY/LINDA S KOPE	946 OLSON AVE	OSHKOSH	WI	54901
RUTH WIRTH	894 OLSON AVE	OSHKOSH	WI	54901
JON R/LORI A MORTENSEN	750 OLSON AVE	OSHKOSH	WI	54901
JODIE M RASMUSSEN	755 OLSON AVE	OSHKOSH	WI	54901
LINDA L CARDER	875 OLSON AVE	OSHKOSH	WI	54901
MARK KNOLL LIFE EST/MARY JOHANNES LIFE	947 OLSON AVE	OSHKOSH	WI	54901
STEPHEN W/AUDREY H ZIMMERMAN	979 OLSON AVE	OSHKOSH	WI	54901
BONNIE V BINNER	1011 OLSON AVE	OSHKOSH	WI	54901
GARY N KAUFMAN	1059 OLSON AVE	OSHKOSH	WI	54901
KIERA L CARPENTER	1083 OLSON AVE	OSHKOSH	WI	54901
ZE XIONG/PAO VANG	1121 OLSON AVE	OSHKOSH	WI	54901
WILLIAM J HAYES SR	1145 OLSON AVE	OSHKOSH	WI	54901
BENJAMIN D EISLEY	1195 OLSON AVE	OSHKOSH	WI	54901
CRAIG/VIVIAN MITTELSTAEDT	1199 OLSON AVE	OSHKOSH	WI	54901
MARK EMNOTT	1197 OLSON AVE	OSHKOSH	WI	54901
DAVID E/LISA A CARTWRIGHT	3620 VINLAND ST	OSHKOSH	WI	54901
STANLEY CHRISTENSEN	3604 VINLAND ST	OSHKOSH	WI	54901
DANIEL/PAULA SUESS	1101 FARMINGTON AVE	OSHKOSH	WI	54901
SUSAN M COENEN	1073 FARMINGTON AVE	OSHKOSH	WI	54901
THOMAS SPANBAUER/JESSICA WATERBURY	1043 FARMINGTON AVE	OSHKOSH	WI	54901
SAMUEL/TERRI SCHAFFER	1015 FARMINGTON AVE	OSHKOSH	WI	54901
JASON R/TRACY M WERNER	987 FARMINGTON AVE	OSHKOSH	WI	54901
SCOTT H/DORIS A WERDIN	959 FARMINGTON AVE	OSHKOSH	WI	54901
JEAN E ANDERSON	929 FARMINGTON AVE	OSHKOSH	WI	54901
PAW KU HTOO/MU NAW	901 FARMINGTON AVE	OSHKOSH	WI	54901
THOMAS R/SUSAN ZINGSHEIM	871 FARMINGTON AVE	OSHKOSH	WI	54901

PLAN COMMISSION NOTICES MAILED TO:

JON C/DAWN M FOGELSON	843 FARMINGTON AVE	OSHKOSH	WI	54901
ROBERT J/LORI L LEVONOWICZ	815 FARMINGTON AVE	OSHKOSH	WI	54901
ANDREW D MEISTER/ANGELA B PACK	787 FARMINGTON AVE	OSHKOSH	WI	54901
GORDON A GUETZKOW JR	759 FARMINGTON AVE	OSHKOSH	WI	54901
KEVIN R/SANDY K AXON	729 FARMINGTON AVE	OSHKOSH	WI	54901
ROBERT S/DIANE M WEBER	1100 FARMINGTON AVE	OSHKOSH	WI	54901
ANTHONY JODARSKI	1060 FARMINGTON AVE	OSHKOSH	WI	54901
CAROL J WILLIAMS	1020 FARMINGTON AVE	OSHKOSH	WI	54901
CYNTHIA M WECKER	980 FARMINGTON AVE	OSHKOSH	WI	54901
MATTHEW P/TAMMI L KOHLMAN	940 FARMINGTON AVE	OSHKOSH	WI	54901
GEORGE A PERETZ	900 FARMINGTON AVE	OSHKOSH	WI	54901
NENG T/TONG W XIONG	860 FARMINGTON AVE	OSHKOSH	WI	54901
TODD J/PEGGY L ROGERS	820 FARMINGTON AVE	OSHKOSH	WI	54901
LOU YANG	780 FARMINGTON AVE	OSHKOSH	WI	54901
REBECCA L MUECKLER	1199 FARMINGTON AVE	OSHKOSH	WI	54901
JIMMY/LU ANN MESSING	1195 FARMINGTON AVE	OSHKOSH	WI	54901
MATTHEW/SARAH DOBBERKE	1191 FARMINGTON AVE	OSHKOSH	WI	54901
LEE/PENG XUE VANG	685 FARMINGTON AVE	OSHKOSH	WI	54901
ANTHON MARKON/STACEY F-MARKON	3615 ANDERSON ST	OSHKOSH	WI	54901
DEVIN/JESSICA ESSLINGER	3610 ANDERSON ST	OSHKOSH	WI	54901
DONALD L/PATTIE S QUINT JR	575 OLSON AVE	OSHKOSH	WI	54901
THOMAS J/DIANE J JOHANNES	640 FARMINGTON AVE	OSHKOSH	WI	54901
MATTHEW W/TARA L NOTZKE	600 FARMINGTON AVE	OSHKOSH	WI	54901
ADAM J STORER	560 FARMINGTON AVE	OSHKOSH	WI	54901
ANDY J PAMPERIN	635 OLSON AVE	OSHKOSH	WI	54901
KATHY L CLOSE	675 OLSON AVE	OSHKOSH	WI	54901
MARK M MIEDANER	1190 FARMINGTON AVE	OSHKOSH	WI	54901
JESSE/REBECCA GOTTESMAN	1160 FARMINGTON AVE	OSHKOSH	WI	54901
JEFF A/SHARLENE CHRISTENSEN	1130 FARMINGTON AVE	OSHKOSH	WI	54901
JONATHAN GRAVES/SABRINA MINNIHAN	1185 FARMINGTON AVE	OSHKOSH	WI	54901
DENNIS K/JANET G RADIG	1165 FARMINGTON AVE	OSHKOSH	WI	54901
VICKI L DITTMER	1145 FARMINGTON AVE	OSHKOSH	WI	54901
THEODORE/DENISE MAY	1125 FARMINGTON AVE	OSHKOSH	WI	54901
TOWN OF OSHKOSH	1076 COZY LN	OSHKOSH	WI	54901



Base Map

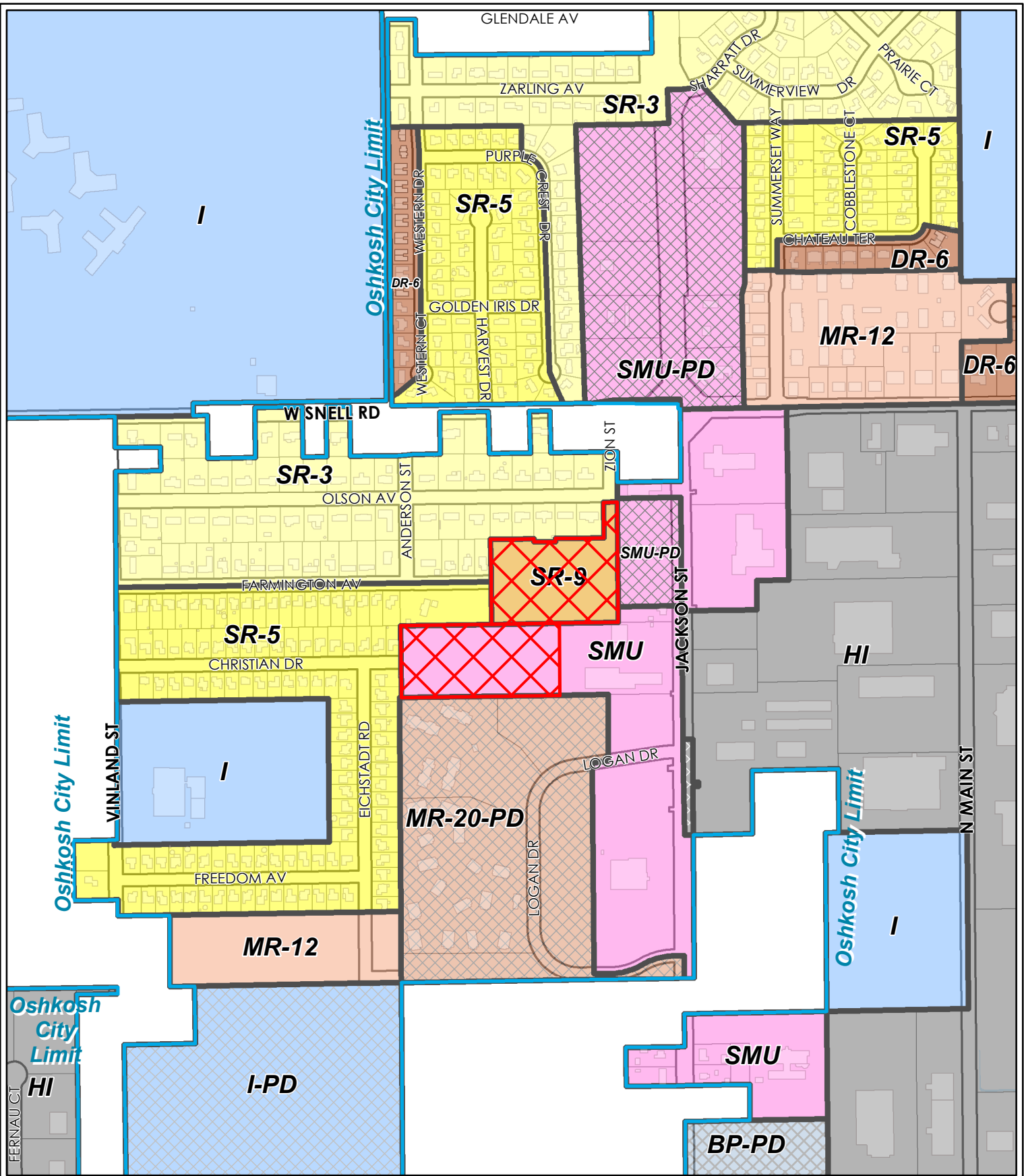
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1 in = 0.04 mi
1 in = 220 ft

Printing Date: 3/20/2025
Prepared by: City of Oshkosh, WI





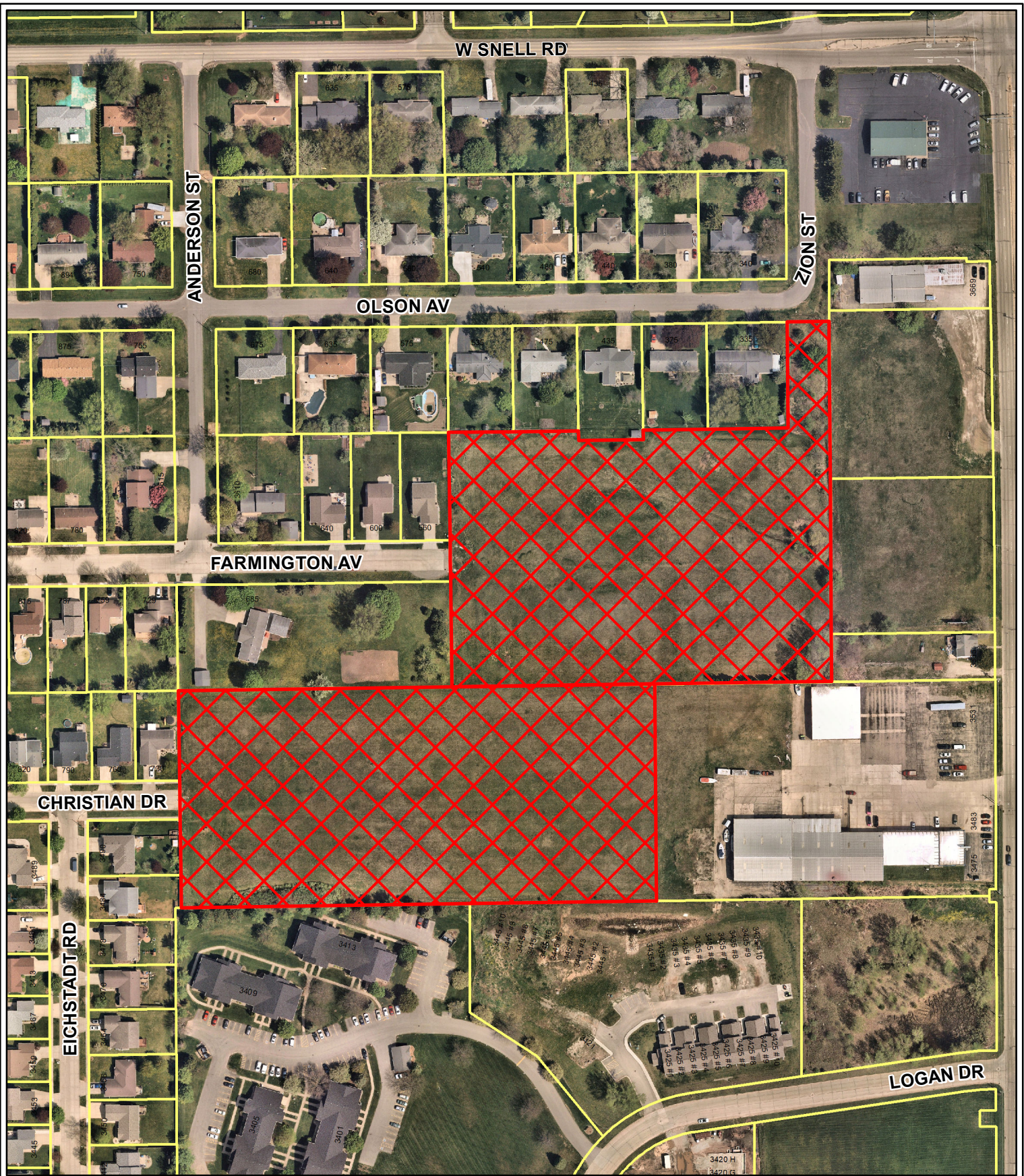
Zoning Map

N
 1 in = 0.11 mi
 1 in = 600 ft

Printing Date: 3/20/2025
 Prepared by: City of Oshkosh, WI



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Aerial Map

N
1 in = 0.04 mi
1 in = 200 ft

Printing Date: 3/20/2025
Prepared by: City of Oshkosh, WI



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TO: Honorable Mayor and Members of the Common Council
FROM: Kimberly Gierach, Planning Services Manager
DATE: May 13, 2025
SUBJECT: Ord 25-242 Approve Zone Change from Institutional District (I) to Central Mixed-Use District (CMU) at 110 Pearl Avenue and Property Located on the South Side of the 100 Block of High Avenue (Parcel 0101160000) (Plan Commission Recommends Approval)

BACKGROUND

The subject area included in the zone change request consists of two parcels totaling 1.65 acres, with frontage on High Avenue, Pearl Avenue, and Market Street. The property located at 110 Pearl Avenue includes the GO Transit station and associated parking area, while the vacant property to the west, included with this request, has access drives and parking stalls utilized by the GO Transit station. The surrounding area consists primarily of commercial uses along with sporadic mixed commercial/residential uses.

ANALYSIS

The zone change request includes the GO Transit station and adjoining vacant property to the west with access to the bus station. The applicant is requesting to have both of these lots rezoned to CMU District. This zone change is intended to provide consistent zoning for the subject properties and the existing City-owned, CMU-zoned property (222 Pearl Avenue), abutting the subject sites. This will allow for the three properties to be combined into one, through a Certified Survey Map (CSM), for expansion of the GO Transit station.

The applicant's intentions are to expand their services by adding a new building with a public restroom/waiting area as well as a second bus platform. These additions will require a Conditional Use Permit (CUP) and special area design/public building review, which will be addressed at a future council meeting.

Staff is supportive of the proposed zone change to CMU as it will allow the three City-owned properties to be combined, which will accommodate the proposed facility expansion. The proposed CMU zone change is appropriate as it is consistent with zoning of the neighboring properties and the Center City Future Land Use Map classification.

RECOMMENDATION

The Plan Commission recommended approval of the requested zone change on April 15, 2025. Please see the attached staff report and meeting minutes for more information.

Attachments

ORD 25-242
Rezone - 110 Pearl Ave. & 0 (125) High Ave

5/13/2025
SECOND READING

25-242

ORDINANCE

4/22/2025
FIRST READING

25-209

ORDINANCE

CARRIED

5-0-1 PRESENT

PURPOSE: APPROVE ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) TO CENTRAL MIXED-USE DISTRICT (CMU) AT 110 PEARL AVENUE AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000)

INITIATED BY: JON WALLENKAMP - KUENY ARCHITECTS

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 to change the district for properties located at 110 Pearl Avenue and property located on the south side of the 100 block of High Avenue (parcel 0101160000). The subject properties are more particularly described as follows:

110 Pearl Ave:

Lots 5 through 9 & 12, also that part of Lot 10 Described as follows: Beginning at the most southerly corner of Lot 10, thence northwesterly on the southeasterly line of Lot 10 50 feet southwesterly to a point on the southwesterly line of Lot 10 that is 20 feet northwesterly from beginning, thence southeasterly on southwesterly line of Lot 10 to point of beginning, all located Block 7 of Leach's Map of 1894, also Lots 1 through 3 and easterly ½ of Vacated Bond Street lying westerly and adjacent to said Lot 1, Block 7 of the Original Plat of Oshkosh.

Parcel 0101160000:

That part of Lot 11 lying northwesterly of the southeasterly line of main track in Block 7 of Leach's Map of 1894, also the southeasterly 32 feet of Lot 4, also the northerly ½ of Vacated Bond Street lying southeasterly of Lot 4, Block 12 of the Original Plat of Oshkosh, also the southeast ½ of Lot 5 and all of Lot 6, Block 12, W. W. Wrights 3rd Addition, also that part described in Document 1498870, Winnebago County Register of Deeds excluding that part described in Document 1498428, Winnebago County Register of Deeds.

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 #25-242 APPROVE ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) TO CENTRAL MIXED-USE DISTRICT (CMU) AT 110 PEARL AVENUE AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000) (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) on May 13, 2025. This ordinance changes the zoning of the properties at 110 Pearl Avenue and property located on the south side of the 100 block of High Avenue (parcel 0101160000). 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. Clerk's

phone: (920) 236-5011.

ITEM: PUBLIC HEARING: ZONE CHANGE FROM INSTITUTIONAL DISTRICT (I) TO CENTRAL MIXED USE DISTRICT (CMU) AT 110 PEARL AVENUE AND PROPERTY LOCATED ON THE SOUTH SIDE OF THE 100 BLOCK OF HIGH AVENUE (PARCEL 0101160000)

PLAN COMMISSION MEETING OF APRIL 15, 2025

GENERAL INFORMATION

Applicant: Jon Wallenkamp - Kueny Architects

Owner: City of Oshkosh – GO Transit

Action(s) Requested:

The applicant requests a zone change from the existing Institutional district (I) to Central Mixed Use district (CMU).

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 1.65 acres, with frontage on High Avenue, Pearl Avenue, and Market Street. The property located at 110 Pearl Avenue includes the GO Transit station and associated parking area, while the vacant property to the west, included with this request, has access drives and parking stalls utilized by the GO Transit station. The surrounding area consists primarily of commercial uses along with sporadic mixed commercial/residential uses.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Transit Center	I

Adjacent Land Use and Zoning

<i>Existing Uses</i>		<i>Zoning</i>
North	Commercial	CMU & I
South	Commercial	CMU-PD-RFO
East	Mixed Use & Commercial	CMU
West	Commercial	CMU

<i>Recognized Neighborhood Organizations</i>	
Downtown	

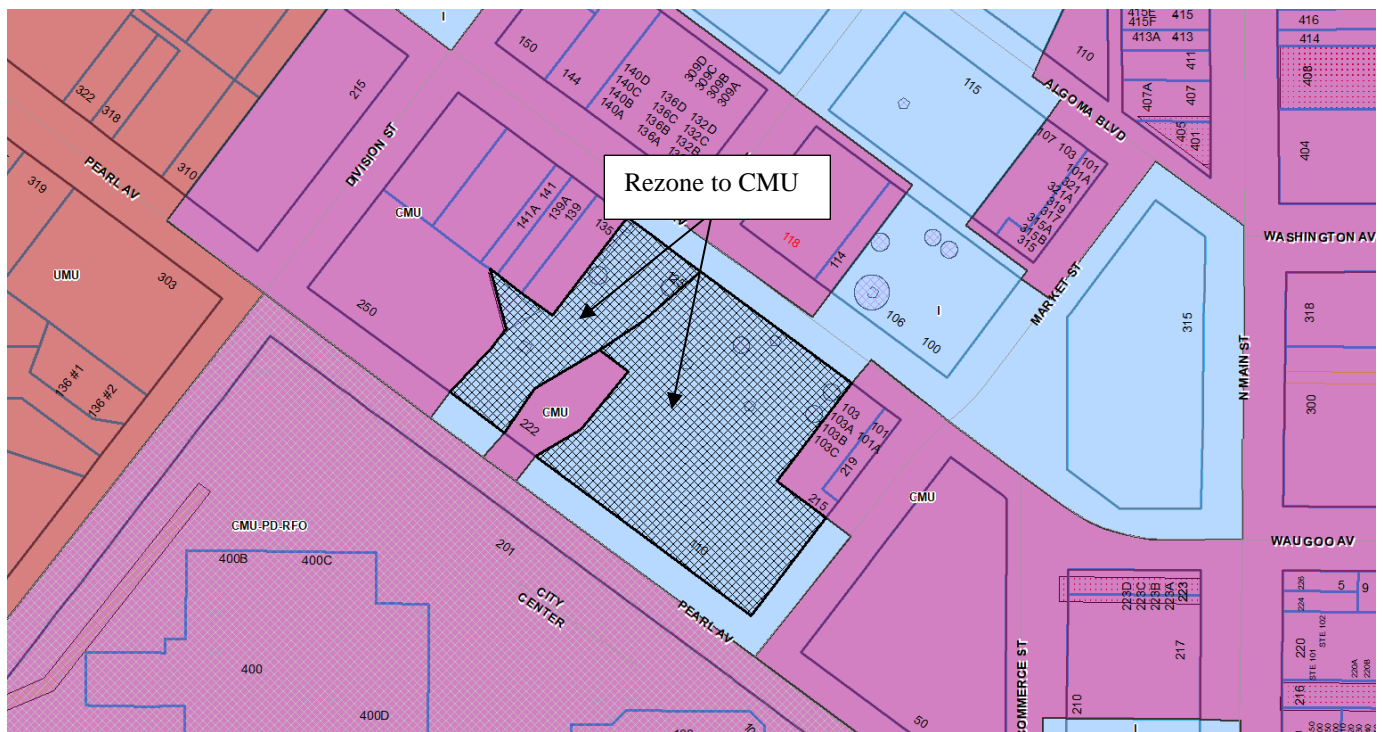
Comprehensive Plan

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

ANALYSIS

The zone change request includes the GO Transit station and adjoining vacant property to the west with access to the bus station. The applicant is requesting to have both of these lots rezoned to CMU District. This zone change is intended to provide consistent zoning for the subject properties and the existing City-owned, CMU-zoned property (222 Pearl Avenue), abutting the subject sites. This will allow for the three properties to be combined into one, through a Certified Survey Map (CSM), for expansion of the GO Transit station.

The applicant's intentions are to expand their services by adding a new building with a public restroom/waiting area as well as a second bus platform. These additions will require a Conditional Use Permit (CUP) and special area design/public building review, which will be addressed with the subsequent agenda item.



Staff is supportive of the proposed zone change to CMU as it will allow the three City-owned properties to be combined, which will accommodate the proposed facility expansion. The proposed CMU zone change is appropriate as it is consistent with the neighboring properties.

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):

- (b) Is in harmony with the Comprehensive Plan as CMU District is a typical zoning district within the Center City Future Land Use Map Classification.

(c) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts. The proposed rezone to CMU is consistent with the zoning and use of the subject site and neighboring properties.

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

Plan Commission recommended approval of the requested zone change on April 15, 2025. The following is Plan Commission's discussion on the item.

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

Staff report accepted as part of the record.

Mr. Slusarek presented the staff report and recommends approval with the applicable findings and conditions.

Mr. Kiefer opened up technical questions to staff.

Mr. Rucker asked if tax dollars would be paying for this.

Mr. Collins stated federal funds would pay for this: CARES Act and ARPA funds.

Mr. Nichols wondered why a second platform.

Mr. Collins stated it is mainly for safety reasons. Currently, some busses are loading and unloading on the street.

Mr. Rucker wondered if the new restrooms would be open twenty-four hours.

Mr. Collins stated the restrooms will be open during transit hours only.

Mr. Kiefer asked about staffing.

Mr. Collins stated the existing driver support building houses employee restrooms and additional transit employees.

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

Jon Wallenkamp, of Kueny Architects, was available for questions.

Mr. Kiefer asked if any members of the public wished to speak. There were none.

Mr. Kiefer 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. Kiefer 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: Jon Wallenkamp Date: 3/5/2025
Petitioner's Address: 10505 Corporate Drive, Suite 100 City: Pleasant Prairie State: WI Zip: 53406
Telephone #: (262) 857-8101 Email: jonw@kuenyarch.com Contact preference: Phone Email
Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
Petitioner's Signature (required):  Date: 3/5/2025

OWNER INFORMATION

Owner(s): City of Oshkosh - Go Transit Date: 3/5/2025
Owner(s) Address: 215 Church Avenue City: Oshkosh State: WI Zip: 53158
Telephone #: (920) 236-5103 Email: mblank@oshkoshwi.gov 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: _____

ZONING AND DEVELOPMENT INFORMATION

Address/Location of Rezoning Request: 110 Pearl Avenue and 125 High Ave, Oshkosh, WI 54901
Tax Parcel Number(s): PIN 90100830000 and 90101160000
Rezone property from: Institutional to CMU
Purpose for Rezoning: To allow for the expansion of the bus transit facility

Describe existing property development and land use: Vehicle parking lot and Phase 1 of the Transit Facility transfer station

Describe proposed development and/or proposed land use: Construction of a public restroom facility and waiting area North of the Phase 1 transit facility construction.

Proposed time schedule for development and/or use of the property:

Expected construction start May 15 2025, with substantial completion by March 1, 2026

Zoning Adjacent to the Site:
North: CMU
South: CMU
East: CMU
West: CMU


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: 3/5/2025

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 2nd and 4th 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/>

April 3, 2025

Oshkosh Go Transit Expansion - Phase 2
110 Pearl Avenue, Oshkosh, WI 54901

Re: Narrative of the proposed request

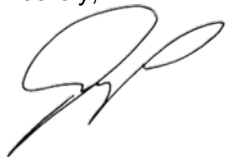
The project is the Phase 2 to a project that was completed in 2023. The Phase 1 of the project was the construction of a driver support facility at the Pearl Street site. Phase 2 is the construction of a public restroom facility and waiting area north of the Phase 1 construction. The Phase 2 facility will have matching materials to the Phase 1 driver support facility; red brick facade with beige metal siding. The new facility will also feature stone cladding at the primary public entrance to help as a visual way-finding marker.

The Phase 2 project will also include a second bus platform area. The new platform area will replicate the existing platform area, with matching dark bronze metal roof and red face brick columns.

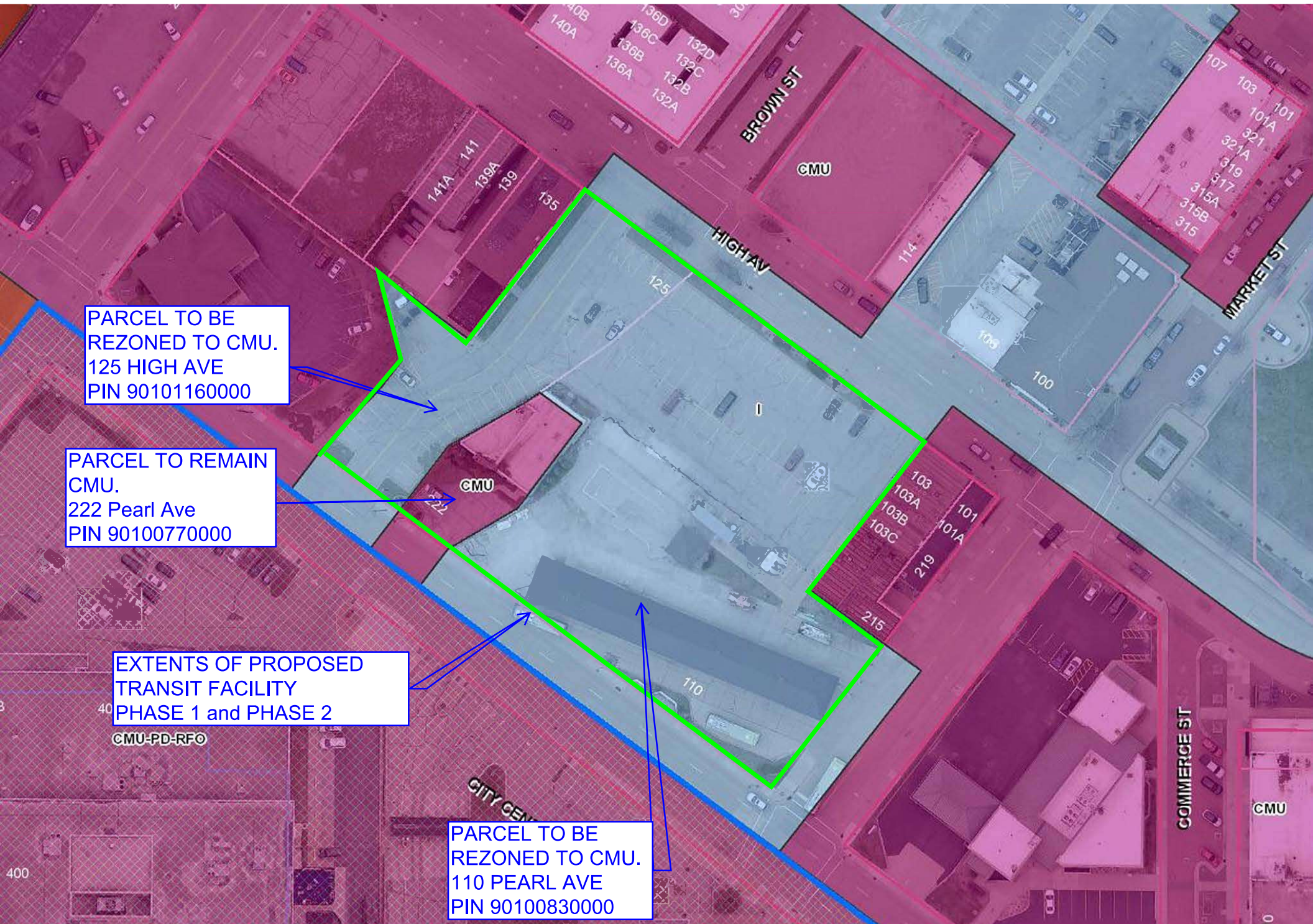
The site landscaping will be primarily grass. Existing plantings along the north edge of the property will be preserved, or replaced if needed. All plantings on the property will be well maintained.

Please let me know if you have any comments/questions.

Sincerely,



Jon Wallenkamp, AIA
KUENY ARCHITECTS LLC.



PARCEL TO BE REZONED TO CMU.
125 HIGH AVE
PIN 90101160000

PARCEL TO REMAIN CMU.
222 Pearl Ave
PIN 90100770000

EXTENTS OF PROPOSED TRANSIT FACILITY
PHASE 1 and PHASE 2

CMU-PD-RFO

PARCEL TO BE REZONED TO CMU.
110 PEARL AVE
PIN 90100830000

**ZONE CHANGE, CUP,
& BLDG REVIEW
TRANSIT CENTER
PC: 4-15-2025**

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

KINGS LAUNDRY INC
C/O GUNDERSON CLEANERS
41 MAIN ST
MENASHA WI 54952-3198

NORTHERN TELEPHONE &
DATA CORP
PO BOX 3465
OSHKOSH WI 54903-3465

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

DOWNTOWN NBHD ASSOC
EMAILED TO REP

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

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

MAX P/KARIN L HERMANS
1352 SHERRIN ST
OSHKOSH WI 54904-8415

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

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

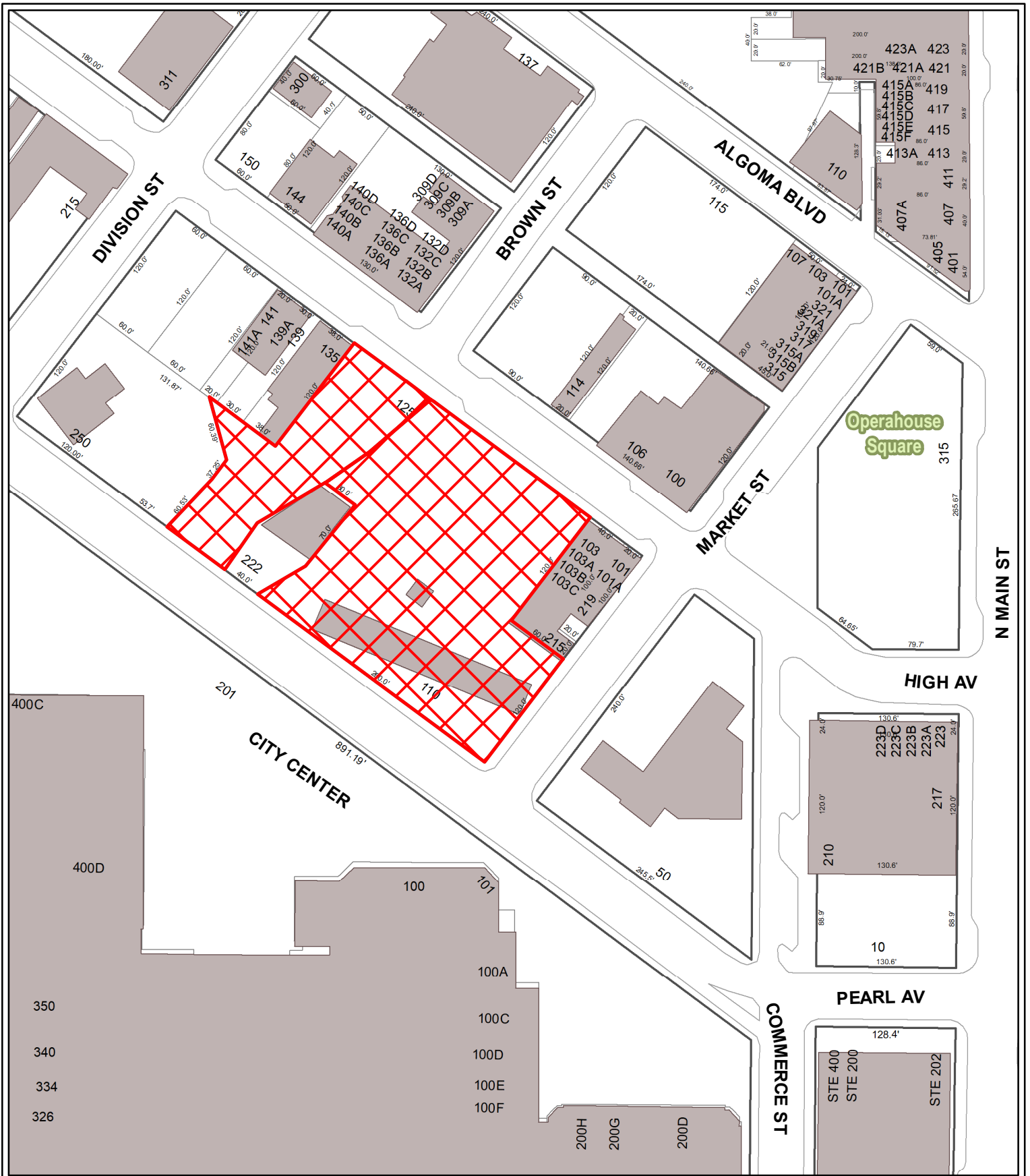
BAYSHORE DEV II LLC
PO BOX 3435
OSHKOSH WI 54903-3435

101 HIGH AVE LLC
ATTN: JILL A ANDERSON
1229 MERRITT AVE
OSHKOSH WI 54901-5347

WILLIAM R MANSKE
927 BROOKWOOD CT
OSHKOSH WI 54902-3317

WILKINS 145 LLC
2340 GENEVA ST
OSHKOSH WI 54901-1804

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



BASE MAP

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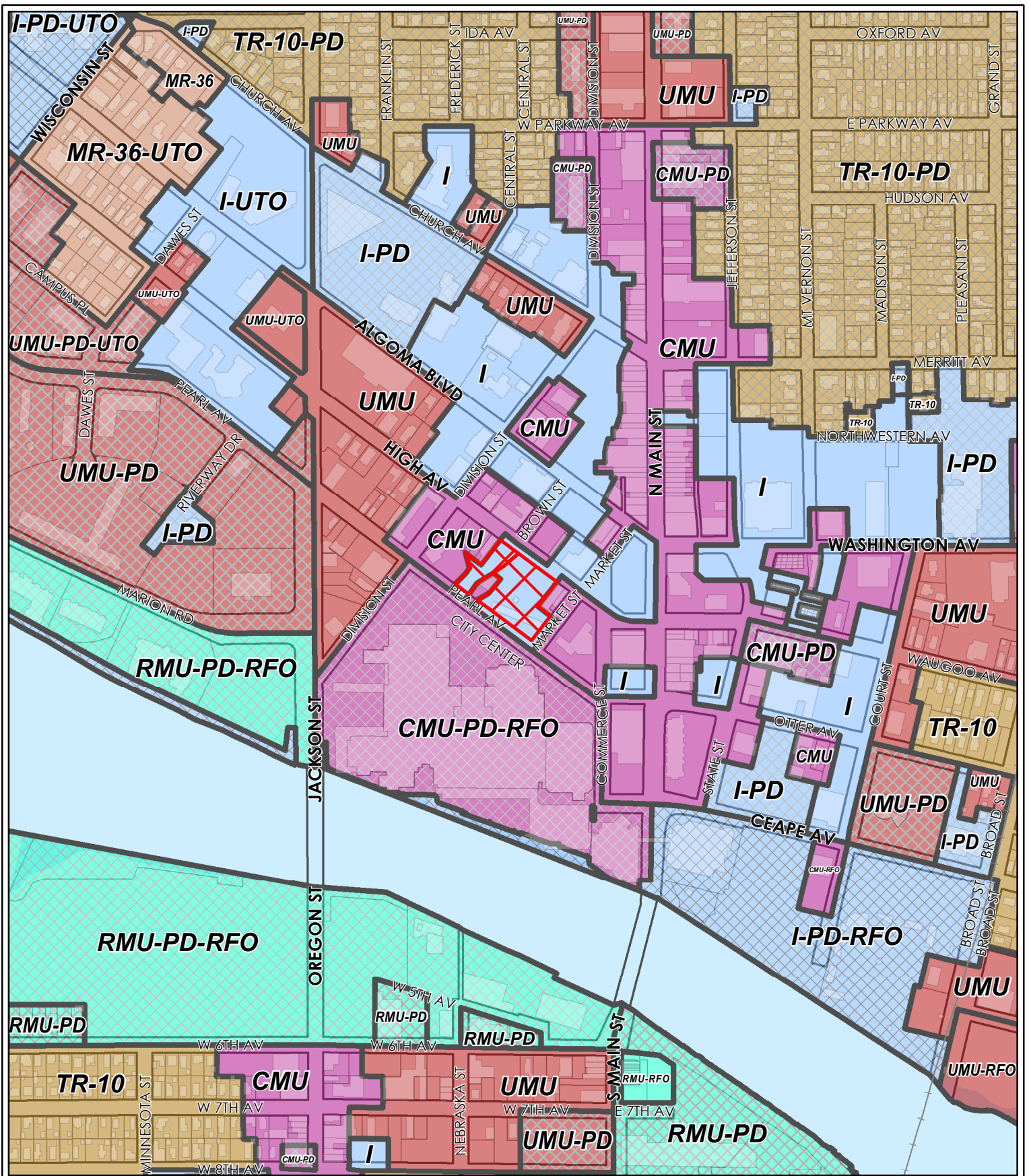


1 in = 0.02 mi
1 in = 120 ft

Printing Date: 3/12/2025

Prepared by: City of Oshkosh, WI





ZONING MAP



1 in = 0.09 mi
1 in = 500 ft

Printing Date: 3/12/2025

Prepared by: City of Oshkosh, WI



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AERIAL MAP

N
 1 in = 0.02 mi
 1 in = 100 ft

Printing Date: 3/12/2025
 Prepared by: City of Oshkosh, WI



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TO: Honorable Mayor and Members of the Common Council
FROM: Sara Rutkowski, Interim Community Development Director
DATE: May 13, 2025
SUBJECT: *Ord 25-243 Approve Amending Section 27A Section 10.2 of the Municipal Code Pertaining to Pedestrian Malls Within the City of Oshkosh (Plan Commission Recommends Approval)

BACKGROUND

In 2023, the City of Oshkosh through the Transportation Department and the Department of Community Development, applied for a grant through the Wisconsin Economic Development Corporation (WEDC) for the Community Development Investment (CDI) Vibrant Spaces program. This application was completed on behalf of Downtown Oshkosh Business Improvement District (BID) and described the desire to activate a specific alleyway on Algoma Boulevard that is located in downtown Oshkosh. The grant application was accepted and Oshkosh was awarded \$32,750 with the BID contributing a match of the same amount. These monies are planned to be used to activate said alleyway. This existing alleyway has been public right of way and public property, with public utilities located underneath the surface.

In order to properly utilize the alleyway as desired and in accordance with the awarded grant, a text amendment is required to designate this area as a pedestrian mall. Every pedestrian mall has unique characteristics, making it necessary to provide certain regulations within the ordinance for each of them.

As this section of the Municipal Code is being reviewed, other amendments pertinent to this section are also being proposed at this time.

RECOMMENDATION

The Plan Commission recommended approval of the requested amendments on May 6, 2025. Please see the attached staff report for more information.

Attachments

Ord 25-243
Munic Code Amend Chapter 27A - Section A-10.2 Ped Mall
Ped Mall Clean Version
Ped Mall Redline

PURPOSE: AMEND SECTION 27A-10.2 OF THE MUNICIPAL CODE PERTAINING TO PEDESTRIAN MALLS WITHIN THE CITY OF OSHKOSH

INITIATED BY: TRANSPORTATION DEPARTMENT

PLAN COMMISSION RECOMMENDATION: Approved

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 27A-10.2 OF THE OSHKOSH MUNICIPAL CODE PERTAINING TO PEDESTRIAN MALLS

WHEREAS, the City of Oshkosh has previously established two pedestrian malls located in a formerly designated alleyway, now a portion of the 400 East Parking Lot, and Elmwood Avenue between Lincoln Avenue and Irving Avenue; and

WHEREAS, the Downtown Business Improvement District and Department of Community Development have worked together to establish "Art Alley" located in an alley proceeding from Algoma Boulevard north located approximately 90 feet west of the intersection of Algoma Boulevard with Main Street and request that the alley be designated as a pedestrian mall to allow for restriction of vehicular traffic within the alley; and

WHEREAS, the designated pedestrian alleys each have unique characteristics making it necessary to provide for the regulations for each individually within the ordinance.

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

SECTION 1. That Section 27A-10.2 of the Oshkosh Municipal Code pertaining to Pedestrian Malls is hereby amended 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, publication and placement of the appropriate signage.

SECTION 3. Publication Notice. Please take notice that the City of Oshkosh enacted ordinance #25-XXX on May 27, 2025 AMEND SECTION 27A-10.2 OF THE MUNICIPAL CODE PERTAINING TO PEDESTRIAN MALLS WITHIN THE CITY OF OSHKOSH (A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 27A-10.2 OF THE OSHKOSH MUNICIPAL CODE PERTAINING TO PEDESTRIAN MALLS). The ordinance designates "Art Alley", an alley located approximately 90 feet west of the intersection of Algoma Boulevard with Main Street, as a pedestrian mall and restricts traffic in this alley to authorized maintenance vehicles, emergency vehicles, and delivery vehicles when actually engaged in the delivery of goods. The ordinance also clarifies the existing restrictions on the 400 Block East pedestrian mall which limits traffic upon the portion of the mall upon which sidewalk has been established and on Elmwood Avenue between Lincoln Avenue and Irving Avenue where traffic is limited to authorized maintenance vehicles and emergency vehicles.

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 Clerk's phone: 920/236-5011.

ITEM: PUBLIC HEARING: AMEND CHAPTER 27A SECTION A-10.2 OF THE MUNICIPAL CODE PERTAINING TO PEDESTRIAN MALLS WITHIN THE CITY OF OSHKOSH

Plan Commission Meeting of May 6, 2025

GENERAL INFORMATION

Applicant: City of Oshkosh Transportation Department

Actions Requested:

The City of Oshkosh Transportation Department requests review and approval of amendments to Chapter 27A of the Municipal Code.

Applicable Ordinance Provisions:

Chapter 27A is a Traffic Supplement, and has language referencing pedestrian malls.

BACKGROUND INFORMATION

In 2023, the City of Oshkosh through the Transportation Department and the Department of Community Development, applied for a grant through the Wisconsin Economic Development Corporation (WEDC) for the Community Development Investment (CDI) Vibrant Spaces program. This application was completed on behalf of Downtown Oshkosh Business Improvement District (BID) and described the desire to activate a specific alleyway on Algoma Boulevard that is located in downtown Oshkosh. The grant application was accepted and Oshkosh was awarded \$32,750 with the BID contributing a match of the same amount. These monies are planned to be used to activate said alleyway. This existing alleyway has been public right of way and public property, with public utilities located underneath the surface.

In order to properly utilize the alleyway as desired and in accordance with the awarded grant, a text amendment is required to designate this area as a pedestrian mall. Every pedestrian mall has unique characteristics, making it necessary to provide certain regulations within the ordinance for each of them.

As this section of the Municipal Code is being reviewed, other amendments pertinent to this section are also being proposed at this time.

ANALYSIS

Staff proposes amendments to the following Chapter 27A code sections:

Section A-10.2(A)

Add a paragraph to better clarify which section of a drive aisle is designated as the pedestrian mall.

Section A-10.2(B)

Add a paragraph to better clarify that the pedestrian mall by Elmwood Avenue is closed to all vehicular traffic except for authorized maintenance and emergency vehicles.

Section A-10.2(C)

Add section A-10.2(C) to the ordinance to designate the Algoma Alley as a pedestrian mall and state the regulations pertaining to that area.

RECOMMENDATION

Staff recommends approval of the proposed amendments to Chapter 27A of the Oshkosh Municipal Code.

SECTION A-10.2 PEDESTRIAN MALL

A pedestrian mall as described in Section 66.0905, Wisconsin Statutes, including any subsequent amendments thereto, shall be created to allow primarily for the movement, safety, convenience, and enjoyment of pedestrians, and to limit vehicular traffic at the following locations **with the regulations as provided:**

- (A) 400 Block East, North Main Street
Part of an alley approximately 16 feet in width running between Washington Avenue and Merritt Avenue located in Block 40 of H.W. Leach's map of the Fourth Ward of Oshkosh and being part of the Southeast 1/4 of the Northwest 1/4 of Section 24, Town 18 North, Range 16 East, Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin, being more particularly described as follows:

That part of said alley running along the east side of Lots 14, 29, 28, 27, 15, 16, 17, 26, 8, 18, 5, 4, 3 and part of Lot 2 of said Block 40 being bounded on the south by the easterly extension of the south line of the north 20 feet of the south 62 feet of Lot 2 of said Block 40 (said south line being the south boundary of the property now known as 420 North Main Street and parcel number 0400820000), and bounded on the north by the south right-of-way of Merritt Avenue.

The portion of this area that is delineated as sidewalk, which is generally the westerly 9 feet of the above-described property, shall be closed to all motorized vehicular traffic.

- (B) Elmwood Avenue, between Lincoln Avenue and West Irving Avenue
That part of Elmwood Avenue approximately 200 feet south of the southern right-of-way line of the Elmwood Avenue and West Irving Avenue intersection, extending southerly to the northern right-of-way line of the Elmwood Avenue and West Irving Avenue intersection, that is adjacent to Lots 18, 19, 20, 21, 22, and 23, City's Replat #2; also vacated Capital Court; and adjacent to Lots 23, 24, 25, 26, 27, 28, and 29, Doughty's Replat, all in the 5th and 7th Wards, City of Oshkosh, Winnebago County, Wisconsin.

The aforesaid area shall be closed to all vehicular traffic except authorized maintenance vehicles and emergency vehicles.

- (C) Algoma Alley

An alley 14 feet in width and located approximately 90 feet west of the North Main Street and Algoma Boulevard intersection, extending north from Algoma Boulevard approximately 138 feet in length.

The aforesaid area shall be closed to all vehicular traffic except:

- authorized maintenance vehicles,
- emergency vehicles; and
- delivery vehicles which shall be permitted to park only temporarily for the purpose of and when actually engaged in delivery of goods to adjacent businesses.

The Plan Commission recommended approval of the requested amendments on May 6, 2025. For a comprehensive record of the proceedings, the official minutes can be obtained by contacting Planning Services.

SECTION A-10.2 PEDESTRIAN MALL

A pedestrian mall as described in Section 66.0905, Wisconsin Statutes, including any subsequent amendments thereto, shall be created to allow primarily for the movement, safety, convenience, and enjoyment of pedestrians, and to limit vehicular traffic at the following locations with the regulations as provided:

(A) 400 Block East, North Main Street

Part of an alley approximately 16 feet in width running between Washington Avenue and Merritt Avenue located in Block 40 of H.W. Leach's map of the Fourth Ward of Oshkosh and being part of the Southeast 1/4 of the Northwest 1/4 of Section 24, Town 18 North, Range 16 East, Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin, being more particularly described as follows:

That part of said alley running along the east side of Lots 14, 29, 28, 27, 15, 16, 17, 26, 8, 18, 5, 4, 3 and part of Lot 2 of said Block 40 being bounded on the south by the easterly extension of the south line of the north 20 feet of the south 62 feet of Lot 2 of said Block 40 (said south line being the south boundary of the property now known as 420 North Main Street and parcel number 0400820000), and bounded on the north by the south right-of-way of Merritt Avenue.

The portion of this area that is delineated as sidewalk which is generally the westerly 9 feet of the above-described property shall be closed to all motorized vehicular traffic.

(B) Elmwood Avenue, between Lincoln Avenue and Irving Avenue

That part of Elmwood Avenue approximately 200 feet south of the southern right-of-way line of the Elmwood Avenue and West Irving Avenue intersection, extending southerly to the northern right-of-way line of the Elmwood Avenue and W. Irving Avenue intersection, that is adjacent to Lots 18, 19, 20, 21, 22, and 23, City's Replat #2; also vacated Capital Court; and adjacent to Lots 23, 24, 25, 26, 27, 28, and 29, Doughty's Replat, all in the 5th and 7th Wards, City of Oshkosh, Winnebago County, Wisconsin.

The aforesaid area shall be closed to all vehicular traffic except authorized maintenance vehicles and emergency vehicles.

(C) Algoma Alley

An alley 14 feet in width located approximately 90 feet west of the intersection of Algoma Boulevard with N. Main St. and extending north from Algoma Blvd approximately 138 feet in length.

The aforesaid area shall be closed to all vehicular traffic except:

- authorized maintenance vehicles,
- emergency vehicles; and
- delivery vehicles which shall be permitted to park only temporarily for the purpose of and when actually engaged in delivery of goods to adjacent businesses.

SECTION A-10.2 PEDESTRIAN MALL

A pedestrian mall as described in Section 66.0905, Wisconsin Statutes, including any subsequent amendments thereto, shall be created to allow primarily for the movement, safety, convenience, and enjoyment of pedestrians, and to limit vehicular traffic at the following locations with the regulations as provided:

Commented [LL1]: correcting a typo on statute number

(A) 400 Block East, North Main Street

Part of an alley approximately 16 feet in width running between Washington Avenue and Merritt Avenue located in Block 40 of H.W. Leach’s map of the Fourth Ward of Oshkosh and being part of the Southeast 1/4 of the Northwest 1/4 of Section 24, Town 18 North, Range 16 East, Fourth Ward, City of Oshkosh, Winnebago County, Wisconsin, being more particularly described as follows:

Commented [LL2]: Each pedestrian alley will have different regulations based on the character of the area so added language acknowledging this

That part of said alley running along the east side of Lots 14, 29, 28, 27, 15, 16, 17, 26, 8, 18, 5, 4, 3 and part of Lot 2 of said Block 40 being bounded on the south by the easterly extension of the south line of the north 20 feet of the south 62 feet of Lot 2 of said Block 40 (said south line being the south boundary of the property now known as 420 North Main Street and parcel number 0400820000), and bounded on the north by the south right-of-way of Merritt Avenue.

The portion of this area that is delineated as sidewalk, which is generally the westerly 9 feet of the above-described property, shall be closed to all motorized vehicular traffic.

Commented [LL3]: This is the current condition of this area; a portion is drive aisle for the 400 Block East parking lot and a portion is sidewalk.

(B) Elmwood Avenue, between Lincoln Avenue and West Irving Avenue

That part of Elmwood Avenue approximately 200 feet south of the southern right-of-way line of the Elmwood Avenue and West Irving Avenue intersection, extending southerly to the northern right-of-way line of the Elmwood Avenue and West Irving Avenue intersection, that is adjacent to Lots 18, 19, 20, 21, 22, and 23, City’s Replat #2; also vacated Capital Court; and adjacent to Lots 23, 24, 25, 26, 27, 28, and 29, Doughty’s Replat, all in the 5th and 7th Wards, City of Oshkosh, Winnebago County, Wisconsin.

The aforesaid area shall be closed to all vehicular traffic except authorized maintenance vehicles and emergency vehicles.

Commented [LL4]: This is the current condition of this area – it is closed except for maintenance and emergency access.

(C) Algoma Alley

An alley 14 feet in width and located approximately 90 feet west of the North Main Street and Algoma Boulevard intersection, extending north from Algoma Boulevard approximately 138 feet in length.

The aforesaid area shall be closed to all vehicular traffic except:

- authorized maintenance vehicles,
- emergency vehicles; and
- delivery vehicles which shall be permitted to park only temporarily for the purpose of and when actually engaged in delivery of goods to adjacent businesses.

Commented [LL5]: This conforms to the proposed use of the area per the Art Alley plans and discussion with property owners and BID



TO: Honorable Mayor and Members of the Common Council
FROM: Lynn Lorensen, City Attorney
DATE: May 13, 2025
SUBJECT: *Ord 25-244 Amend Section 4-6 of the City of Oshkosh Municipal Code Pertaining to Alcohol Beverages - Required Use of License

BACKGROUND

The City of Oshkosh has for many years issued its quota of licenses or had few licenses within quota available for new applicants.

In the course of reviewing and updating the City's processes pertaining to issuance of liquor licenses in connection with recent state law changes and in response to a court decision removing the ability of a municipality to condition the issuance of a license upon completion of certain requirements Council directed staff to provide an option to approve licenses upon reasonable assurance by an applicant that conditions would be completed or corrected promptly. This option would allow for granting and issuance of the license with the understanding that licenses may be revoked upon non-completion of conditions/non-use of the license.

ANALYSIS

An ordinance requiring the actual use of the quota limited "Class B" licenses benefits the public by supporting currently operating businesses actively using their licenses, as well as new businesses wishing to locate in the City of Oshkosh and contribute to the local tax base and economy. Such an ordinance further assures that licenses are not held for private speculative purposes or for an unreasonable period and promotes the availability of licenses in the local community for future development.

The proposed ordinance would create an ordinance violation, subject to non-renewal or revocation of the license only (no forfeiture) for failure to complete any conditions noted at the time of issuance of a "Class B" license to allow for full utilization of the license by an applicant within the period indicated within the license approval resolution.

FISCAL IMPACT

There is no direct fiscal impact of the ordinance revision. The ordinance supports economic development within the community by allowing for the granting of a license to businesses that are near completion of construction, renovation, renewal or similar activities and by promoting the actual use of licenses that have been granted.

RECOMMENDATION

It is recommended that the Council approve the proposed amendment.

Attachments

Ord 25-244
Section 4-6 updated - clean
Section 4-6 updated - redline

PURPOSE: AMEND SECTION 4-6 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO ALCOHOL BEVERAGES – REQUIRED USE OF LICENSE

INITIATED BY: CITY ADMINISTRATION

A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 4-6 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO ALCOHOL BEVERAGES – REQUIRED USE OF LICENSE TO PROVIDE FOR REQUIRED USE OF LICENSE WITHIN SPECIFIED PERIOD AFTER GRANTING AND ISSUANCE

WHEREAS, the City of Oshkosh has been reviewing and updating the City's Municipal Codes in response to updating of the State Statutes and court decisions interpreting Wisconsin Statutes Chapter 125 pertaining to the regulation of Alcohol Beverages; and

WHEREAS, the City has for many years issued its quota of licenses or had few licenses within quota available for new applicants; and

WHEREAS, the Council discussed the required use of licenses during a March 2025 workshop pertaining to liquor licenses and in response to a court decision removing the ability of a municipality to condition the issuance of a license upon completion of certain requirements directed staff to provide an option to approve licenses upon reasonable assurance by an applicant that conditions would be completed or corrected promptly to allow for granting of the license with the understanding that licenses may be revoked upon non-completion of conditions/non-use of the license; and

WHEREAS, because "Class B" licenses are limited by a quota in the State of Wisconsin and an ordinance requiring the actual use of these limited licenses benefits the public by supporting currently operating businesses actively using their licenses, as well as new businesses wishing to locate in the City of Oshkosh and contribute to the local tax base and economy; assures that licenses are not held for private speculative purposes or for an unreasonable period; and promotes the availability of licenses in the local community for future development.

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

SECTION 1. That Section 4-6 of the City of Oshkosh Municipal Code pertaining to the Required Use of License is hereby repealed and recreated 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 #25-XXX AMEND SECTION 4-6 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO ALCOHOL BEVERAGES – REQUIRED USE OF LICENSE (A GENERAL ORDINANCE OF THE CITY OF OSHKOSH AMENDING SECTION 4-6 OF THE CITY OF OSHKOSH MUNICIPAL CODE PERTAINING TO ALCOHOL BEVERAGES – REQUIRED USE OF LICENSE TO PROVIDE FOR REQUIRED USE OF LICENSE WITHIN SPECIFIED PERIOD AFTER GRANTING AND ISSUANCE) ON _____, 2025. This ordinance amends the current ordinance requiring holders of quota "Class B" licenses within the city to meet certain requirements for utilizing the license. Specifically, the ordinance adds a

provision for licenses granted for premises that have not completed construction or inspections, or have conditions that require correction, where the applicant has made assurances to the Council that items will be completed within a certain timeframe to assure that the licenses are timely used.

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. Clerk's phone: 920/236-5011.

SECTION 4-6 REQUIRED USE OF LICENSE

(A) Required use of License.

The following shall be a violation of this chapter. The penalty for violation of this Section shall be limited to non-renewal or revocation of the license only.

- (1) Failure to complete any conditions identified at the time of license approval within the period indicated within the license approval resolution.

- (2) Failure to conduct license-related business on the premises for which the license was granted and/or issued for at least one (1) consecutive thirty (30) day period during any consecutive twelve (12) month period.
 - a. For purposes of this section “license-related business” shall mean the actual sale or offering for sale of alcoholic beverages under a valid alcohol beverage license.
 - b. For purposes of this section, it shall not be deemed a violation for the premises to be closed on regularly scheduled closing days of the business (for example, holidays or Mondays where the business has typically maintained Mondays as a day that it is closed for business).

SECTION 4-6 REQUIRED USE OF LICENSE

(A) Required use of License.

The following shall be a violation of this chapter. The penalty for violation of this Section shall be limited to non-renewal or revocation of the license only.

- (1) ~~F~~failure to complete the requirements that would result in any conditions identified at the time of the issuance of a "Class B" or Class "B" license approval even though such license has been granted by the Common Council during the prior license year within the period indicated within the license approval resolution.

- (2) ~~failure~~Failure to conduct license-related business on the premises for which the license was granted and/or issued for at least one (1) consecutive thirty (30) day period during any consecutive twelve (12) month period.
 - a. For purposes of this section "license-related business" shall mean the actual sale or offering for sale of alcoholic beverages under a valid alcohol beverage license.
 - b. For purposes of this section, it shall not be deemed a violation for the premises to be closed on regularly scheduled closing days of the business (for example, holidays or Mondays where the business has typically maintained Mondays as a day that it is closed for business).



TO: Honorable Mayor and Members of the Common Council
FROM: Diane Bartlett, City Clerk
DATE: May 13, 2025
SUBJECT: Res 25-245 Approve Issuance of Combination "Class B" Beer/Liquor License (Skikim Saliu / Golden Nest Pancake Cafe, Wayne Doney, Agent, 1716 Oshkosh Ave)

Attachments

Res 25-245
Res 25-245 redline as amended
Golden Nest LL App

CARRIED 6-0**AS AMENDED**

PURPOSE: APPROVE ISSUANCE OF COMBINATION "CLASS B" BEER/LIQUOR LICENSE
(Skikim Saliu / Golden Nest Pancake Café, Wayne Doney, Agent, 1716 Oshkosh Ave)

INITIATED BY: CITY CLERK

WHEREAS, Skikim Saliu / Golden Nest Pancake Café, Wayne Doney, Agent (the "applicant"), has submitted an application and all required documentation for issuance of a "Class B" license and paid the appropriate fees.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh hereby finds:

The reviews and inspections as provided under section 4-4 of the Municipal Code identified items or issues that will require completion/correction and that the applicant has provided reasonable assurance that these requirements will be promptly corrected by the applicant and or contractor to allow the applicant to fully utilize the license as provided in Section 4-6 of the City of Oshkosh Municipal Code.

BE IT FURTHER RESOLVED that the following license be granted to:

NEW LICENSE HOLDER: Golden Nest Pancake Café

AGENT: Wayne Doney

LOCATION OF PREMISES: 1716 Oshkosh Ave

LICENSE YEAR: May 13, 2025 - June 30, 2025

All requirements of the license to be completed by June 2, 2025.

BE IT FURTHER RESOLVED that in the event that the conditions or concerns noted above are not corrected in the reasonable time provided or by the date listed, staff shall report such to council and council may take action to revoke or non-renew the license.

CARRIED 6-0

AS AMENDED

PURPOSE: APPROVE ISSUANCE OF COMBINATION "CLASS B" BEER/LIQUOR LICENSE
(Skikim Saliu / Golden Nest Pancake Café, Wayne Doney, Agent, 1716 Oshkosh Ave)

INITIATED BY: CITY CLERK

WHEREAS, Skikim Saliu / Golden Nest Pancake Café, Wayne Doney, Agent (the "applicant"), has submitted an application and all required documentation for issuance of a "Class B" license and paid the appropriate fees.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh hereby finds:

The reviews and inspections as provided under section 4-4 of the Municipal Code identified items or issues ~~noted below as pending~~ that will require completion/correction and that the applicant has provided reasonable assurance that the ~~se conditions requirements noted below as pending~~ will be promptly corrected by the applicant and or contractor to allow the applicant to fully utilize the license as provided in Section 4-6 of the City of Oshkosh Municipal Code.:

Review	Complete	Pending/Next Review Date	Conditions To Be Addressed
Review and approval of Licensee by Oshkosh Police Department	✗		
Inspection and approval by Winnebago County Health Department		✗ May 13, 2025	
Inspection and approval by Oshkosh Fire Department	✗		
Review and approval by Department of Community Development for location and zoning compliance	✗		

BE IT FURTHER RESOLVED that the following license be granted to:

NEW LICENSE HOLDER: Golden Nest Pancake Café
AGENT: Wayne Doney
LOCATION OF PREMISES: 1716 Oshkosh Ave
LICENSE YEAR: May 13, 2025 - June 30, 2025
~~CONDITIONS TO BE COMPLETED BY: June 2, 2025~~
All requirements of the license to be completed by June 2, 2025.

BE IT FURTHER RESOLVED that in the event that the conditions or concerns noted above are not corrected in the reasonable time provided or by the date listed ~~for "Conditions To Be Completed By"~~, staff shall report such to council and council may take action to revoke or non-renew the license.

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

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

- Class "A" Beer \$ _____ Class "B" Beer \$ _____
 "Class A" Liquor \$ _____ "Class B" Liquor \$ _____
 "Class A" Liquor (cider only) \$ _____ Reserve "Class B" Liquor \$ _____
 "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$
Total Fees	\$

RECEIVED
 JUL 31 2024
 CITY CLERK'S OFFICE

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) Golden Nest Oshkosh LLC			
2. Business Trade Name or DBA Golden Nest Pancake Cafe			
3. FEIN 99-3957144		4. Wisconsin Seller's Permit Number 456-1031796568-04	
5. 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			
6. State of Organization WI		7. Date of Organization 07/12/2024	8. Wisconsin DFI Registration Number
9. Premises Address 1714 Oshkosh Ave			
10. City Oshkosh		11. State WI	12. Zip Code 54902
13. County Winnebago		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>Oshkosh</u>	15. Aldermanic District 9
16. Premises Phone		17. Premises Email info@goldennestpancake.com	18. Website https://goldennestpancak
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Small Restaurant/Cafe with minimal Alcohol stored on premise in coolers and served in the resaturant			
20. Mailing Address (if different from premises address) 11250 W Burleigh Street			
21. City Wauwatosa		22. State WI	23. Zip Code 53222
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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.			
Law/Ordinance Violated		Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated		Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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
Saliu	Skkim	Owner	(920) 319-0268
Doney	Wayne	GM/Agent	(414) 522-0358

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 Saliu		First Name Skkim		M.I.
Title Owner		Email info@goldennestpancake.com		Phone (920) 319-0268
Signature 			Date 07/31/24	

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)	

City of Oshkosh
LICENSE SURRENDER

TO:

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

I, David Viaene (Patriot Place), am the current license holder.

I, am the registered agent/president/member/partner (David Viacne) and authorized to act for the current license holder: Patriot Place for premises locate at: 1226 Oshkosh Ave, Oshkosh WI 54902.

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

Signature: David Viaene

Date: 4-17-25



TO: Honorable Mayor and Members of the Common Council
FROM: Diane Bartlett, City Clerk
DATE: May 13, 2025
SUBJECT: Res 25-246 Approve Conditional Surrender of Combination "Class B" Beer/Liquor License and Issuance of Combination "Class B" Beer/Liquor License (David Karpowik / Mile High Pub to The 1890 Pub and Bistro, Chris Hansen, Agent, 958 W 6th Avenue)

Attachments

Res 25-246
Res 25-246 redline as amended
The 1890 Pub/Bistro LL App

CARRIED 6-0**AS AMENDED**

PURPOSE: APPROVE CONDITIONAL SURRENDER OF COMBINATION "CLASS B" BEER/LIQUOR LICENSE AND ISSUANCE OF COMBINATION "CLASS B" BEER/LIQUOR LICENSE (David Karpowik / Mile High Pub to The 1890 Pub and Bistro, Chris Hansen, Agent, 958 W 6th Avenue)

INITIATED BY: CITY CLERK

WHEREAS, an appropriate form has been submitted conditionally surrendering a combination "Class B" license, currently held by David Karpowik / Mile High Pub to The 1890 Pub and Bistro, Chris Hansen, Agent to be located at the same location, 958 W 6th Avenue in the City of Oshkosh; and

WHEREAS, The 1890 Pub and Bistro, Chris Hansen, Agent (the "applicant"), has submitted an application and all required documentation for issuance of a "Class B" license and paid the appropriate fees.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh by the Common Council of the City of Oshkosh that the conditional surrender of the "Class B" license from David Karpowik / Mile High Pub is hereby accepted.

BE IT FURTHER RESOLVED by the Common Council of the City of Oshkosh hereby finds:

The reviews and inspections as provided under section 4-4 of the Municipal Code identified items or issues that will require completion/correction and that the transferee/applicant has provided reasonable assurance that these requirements will be promptly corrected by the applicant and or contractor to allow the applicant to fully utilize the license as provided in Section 4-6 of the City of Oshkosh Municipal Code.

BE IT FURTHER RESOLVED that the following license be granted to:

NEW LICENSE HOLDER: The 1890 Pub & Bistro LLC
AGENT: Christopher Hansen, 1098 Zacher Dr., Oshkosh,
WI LOCATION OF PREMISES: 958 W 6th Avenue
LICENSE YEAR: April 22, 2025 – June 30, 2025

All requirements of the license to be completed by June 4, 2025.

BE IT FURTHER RESOLVED that in the event that the conditions or concerns noted above are not corrected in the reasonable time provided or by the date listed, staff shall report such to council and council may take action to revoke or non-renew the license.

**CARRIED 6-0
AS AMENDED**

PURPOSE: APPROVE CONDITIONAL SURRENDER OF COMBINATION "CLASS B" BEER/LIQUOR LICENSE AND ISSUANCE OF COMBINATION "CLASS B" BEER/LIQUOR LICENSE (David Karpowik / Mile High Pub to The 1890 Pub and Bistro, Chris Hansen, Agent, 958 W 6th Avenue)

INITIATED BY: CITY CLERK

WHEREAS, an appropriate form has been submitted conditionally surrendering a combination "Class B" license, currently held by David Karpowik / Mile High Pub to The 1890 Pub and Bistro, Chris Hansen, Agent to be located at the same location, 958 W 6th Avenue in the City of Oshkosh; and

WHEREAS, The 1890 Pub and Bistro, Chris Hansen, Agent (the "applicant"), has submitted an application and all required documentation for issuance of a "Class B" license and paid the appropriate fees.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh by the Common Council of the City of Oshkosh that the conditional surrender of the "Class B" license from David Karpowik / Mile High Pub is hereby accepted.

BE IT FURTHER RESOLVED by the Common Council of the City of Oshkosh hereby finds:

The reviews and inspections as provided under section 4-4 of the Municipal Code identified items or issues ~~noted below as pending~~ that will require completion/correction and that the transferee/applicant has provided reasonable assurance that these ~~se conditions noted below as pending requirements~~ will be promptly corrected by the applicant and or contractor to allow the applicant to fully utilize the license as provided in Section 4-6 of the City of Oshkosh Municipal Code.;

Review	Complete	Pending/Next Review Date	Conditions To Be Addressed
Review and approval of Licensee by Oshkosh Police Department	X		
Inspection and approval by Winnebago County Health Department		X May 12, 2025	
Inspection and approval by Oshkosh Fire Department	X		
Review and approval by Department of Community Development for location and zoning compliance	X		

BE IT FURTHER RESOLVED that the following license be granted to:

NEW LICENSE HOLDER: The 1890 Pub & Bistro LLC
AGENT: Christopher Hansen, 1098 Zacher Dr., Oshkosh,
WI LOCATION OF PREMISES: 958 W 6th Avenue
LICENSE YEAR: April 22, 2025 – June 30, 2025
~~CONDITIONS TO BE COMPLETED BY: June 4, 2025~~
All requirements of the license to be completed by June 4, 2025.

BE IT FURTHER RESOLVED that in the event that the conditions or concerns noted above are not corrected in the reasonable time provided or by the date listed ~~for "Conditions To Be Completed By"~~, staff shall report such to council and council may take action to revoke or non-renew the license.



RECEIVED

For Municipal Use Only	
Municipality	
License Period	

Form AB-200

Alcohol Beverage License Application

MAR 19 2025

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

CITY CLERK'S OFFICE

- Class "A" Beer \$ _____
- Class "B" Beer \$ _____
- "Class A" Liquor \$ _____
- "Class B" Liquor \$ _____
- "Class A" Liquor (cider only) \$ _____
- Reserve "Class B" Liquor \$ _____
- "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
The 1890 Pub & Bistro LLC

2. Business Trade Name or DBA

3. FEIN **33-3170521** 4. Wisconsin Seller's Permit Number **456-1031984456-04**

5. Entity Type (check one)
 Sole Proprietor Partnership Limited Liability Company Corporation Nonprofit Organization

6. State of Organization **Wisconsin** 7. Date of Organization **1/31/25** 8. Wisconsin DFI Registration Number

9. Premises Address **958 W 6th Ave.**

10. City **Oshkosh** 11. State **WI** 12. Zip Code **54902**

13. County **Winnebago** 14. Governing Municipality: City Town Village of: **Oshkosh** 15. Aldermanic District

16. Premises Phone **920-477-5828** 17. Premises Email **foxcitiesmanagement@gmail.com** 18. Website

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
2 story building, bar + dining area. Alcohol will be stored in lock room in basement. (Approx 3000-4000 sq ft)

20. Mailing Address (if different from premises address)
P.O. Box 1414

21. City **Oshkosh** 22. State **WI** 23. Zip Code **54902**

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

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. Yes No
 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
Hansen	Christopher	owner	920-479-5808

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 Hansen	First Name Christopher	M.I. K
Title owner	Email foxcitiesmanagement@gmail.com	Phone 920-499-5808
Signature 		Date 3-19-2025

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)	

City of Oshkosh
License Surrender / Sale of Business

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

I, David Karpowicz (male High Pub), 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: David Karpowicz
(name of current license holder, if an entity)

for premises located at 958 W. 6th Ave, in the City
(address of licensed premises)
of Oshkosh, Wisconsin.

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. This Surrender is conditioned upon and licensee requests that the license be granted to:

New Applicant

Fox Cities Management LLC,
(name of new applicant)
(1890 Bob & Bistro) Chris Hansen

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 applicant the current license will be officially surrendered as provided herein and will be cancelled and a license granted to new applicant for the premises listed above.

Dated this 23 day of December 2024.

David Karpowicz
SIGNATURE



TO: Honorable Mayor and Members of the Common Council
FROM: Sara Rutkowski, Interim Community Development Director
DATE: May 13, 2025
SUBJECT: Res 25-247 Approve Offer to Purchase of Southwest Industrial Park Land from Leeco Steel, LLC (\$249,776.80)

BACKGROUND

Leeco Steele, LLC has submitted an offer to purchase 9.6 acres of vacant land in the City's Southwest Industrial Park (parcel 91329200300).

ANALYSIS

Leeco Steel, LLC owns the property adjacent to the vacant parcel and operates a steel distribution business employing 32 personnel. The company seeks to acquire this vacant land to expand its operations and railroad usage.

FISCAL IMPACT

This item has no impact on the adopted budget. The vacant land is currently owned by the City and the sale of the land would result in a property value increase and placing the property on the tax roll.

RECOMMENDATION

Staff recommends approval of the offer to purchase from Leeco Steel, LLC for \$249,776.00.

Attachments

RES 25-247
Leeco-Oshkosh - Land Purchase Agreement
CSM
Covenants and Restrictions Regarding Industrial Parks

5/13/2025

25-247

RESOLUTION

CARRIED

6-0

PURPOSE: APPROVE OFFER TO PURCHASE OF SOUTHWEST INDUSTRIAL PARK LAND FROM LEECO STEEL, LLC (\$249,776.80)

INITIATED BY: COMMUNITY DEVELOPMENT

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oshkosh that the offer to purchase submitted by Leeco Steel, LLC to acquire approximately 9.6 acres, parcel 1329200300 within the expansion area of the Southwest Industrial Park, per the attached map, is hereby accepted and the proper officials are hereby authorized and directed to execute any and all documents necessary for purposes of same.

**AGREEMENT FOR SALE AND PURCHASE
OF VACANT REAL PROPERTY**

THIS AGREEMENT FOR SALE AND PURCHASE OF VACANT REAL PROPERTY (the "Agreement") is made and entered into on April 25 , 2025 (the "Effective Date"), by and between City of Oshkosh, a Wisconsin municipal corporation with offices at 215 Church Avenue, Oshkosh, Wisconsin ("Seller" or "City"), and Leeco Steel, LLC and/or assigns with offices at 1011 Warrenville Road, Suite 500, Lisle, IL 60532 ("Buyer").

INTRODUCTION

The City has invested significant taxpayer funds to create various industrial and business parks and install public infrastructure that will make it conducive for businesses to locate within these areas so that this business location will be beneficial to the business while adding to the City's tax base and allowing the taxpayers to recoup their investment. Buyer owns the property adjoining the Real Property where it operates a steel distribution business with 32 employees, and Buyer desires to acquire the Real Property in order to expand its operations. Therefore, the City and the Buyer are entering into this Agreement regarding the sale of Real Property to identify the terms and conditions of the sale and purchase.

AGREEMENT

The City and the Buyer enter into this Agreement in consideration of the mutual promises, covenants and conditions herein contained and other good and valuable consideration. Both parties acknowledge the receipt and sufficiency of the consideration. The specific terms and conditions of the parties' Agreement follow.

1. Sale Agreement. The City offers to sell to Buyer, and Buyer agrees to purchase from the City, subject to all of the terms and conditions of this Agreement, a

parcel of vacant land located in the Southwest Industrial Park located at 0 Atlas Avenue with parcel # 1329200300.

Both Parties Initial Agreement Below:

 X The Real Property will be sold in its current form with its current boundaries.

 The Real Property will be sold after a larger parcel is further divided through the Plat or Certified Survey Map process as further described in paragraph numbered 3, below.

2. Deed and Title. Upon payment of the purchase price, the City shall convey merchantable title to the Real Property to Buyer by general warranty deed free and clear of all liens and encumbrances, except:
 - 2.1 General taxes levied in the year of closing; and,
 - 2.2 Title exceptions which have been accepted or waived by the Buyer in writing (collectively, the “Permitted Encumbrances”)
3. Real Property. The Real Property to be conveyed is within the City of Oshkosh, Winnebago County, Wisconsin, and is more particularly described below. The Real Property is also identified and described in Exhibit A, attached. Exhibit A will include the current legal description of the Real Property.

[LOT 2 CSM 6129 DOC #1446168 R OF D]

4. Purchase Price. The Purchase Price of the Real Property shall be \$249,776.80 (\$26,000 per gross acre X 9.6068 acres). The Purchase Price is due to the City in cash or its equivalent at Closing. The City is not obligated to accept wire transfers of the purchase price. In the event the City, at its sole discretion, allows wire transfers, then the City accepts no responsibility for a successful wire transfer and any unsuccessful wire transfer, for any reason, shall be treated as a failure to submit the required Purchase Price.

5. Earnest Money Deposit. The City requires that the Buyer tender Earnest Money in the amount of \$4,803.40 to the City for all offers to purchase.

5.1 The funds must be tendered within five (5) business days after the terms of this Offer to Purchase are agreed upon by the parties and approved by the Common Council.

5.2 Earnest Money shall be held within an account at the Title Company selected for the transaction. The City has no obligation to deposit the Earnest Money in an interest bearing account.

5.3 Earnest Money is non-refundable except upon material default by the City. For purposes of clarification, Earnest Money is non-refundable even if the Buyer otherwise exercises its right to cancel the transaction as allowed by this Agreement.

5.4 If the transaction fails to close, and the transaction closing will not be rescheduled, due to a material default by the City, then the Earnest Money shall be returned to the Buyer. If Buyer, without the right to do so and in default of its obligations under this Agreement, fails to complete Closing or otherwise defaults under or otherwise materially breaches this Agreement beyond any applicable cure periods, the City's sole remedy shall be the right to be paid the Earnest Money as liquidated damages.

5.5 When the transaction closes, the Earnest Money shall be credited towards the Purchase Price.

6. Buyer's Right to Cancel. Buyer's obligation to purchase the Real Property is subject to the following conditions precedent. The Buyer shall retain the discretion to determine whether conditions have been satisfied. The Buyer may agree to waive one or more conditions in writing.

6.1 Property Boundaries/Encumbrances (If Applicable). In certain instances, before the conveyance of the Real Property, the City may, with the consent of the Buyer, add easements or other encumbrances necessary for the development of the Real Property and/or of the City's public utilities system, with the resulting parcel to be conveyed including encumbrances are in a form that is acceptable to the Buyer. After the conveyance, the City may be required to add easements or encumbrances necessary for the development of the Real Property and/or of the City's public utilities system.

6.2 Title Commitment and Policy. The Buyer is entitled to review and approve of a Title Commitment and Policy for the Real Property.

6.2.1 The City, at its expense, shall furnish and deliver to Buyer for examination a Title Insurance Commitment, ALTA Form dated _____ issued by Chicago Title Insurance Company.

6.2.1.1 The City will provide the Buyer with a copy of the Title Insurance Commitment within thirty (30) days following the Effective Date.

6.2.1.2 The Buyer will notify the City in writing of any objections to any condition of title not otherwise permitted by this Agreement no later than fifteen (15)

days prior to the expiration of the Due Diligence Period.

6.2.1.3 The City will notify the Buyer in writing within two (2) business days after receipt of the objections whether or not the City intends to make efforts to eliminate the title defect or otherwise resolve the Buyer's objections. The City retains the sole discretion to attempt, or to not attempt, resolution of objections to any condition of title.

6.2.2 The Title Insurance Commitment shall indicate that an owner's policy in the amount of the Purchase Price ensuring that title to the Real Property is in the condition called for in this Agreement will be issued to the Buyer upon recording of the warranty deed conveying the Real Property.

6.2.3 The owner's policy shall be subject only to the Permitted Encumbrances or encumbrances approved in writing by the Buyer.

6.2.4 The premium for the owner's policy shall be paid by the City before or at closing. However, Buyer shall pay all costs of providing title evidence required by Buyer's lender, if any.

- 6.2.5 In the event the City elects to attempt to resolve the Buyer's objections, the City will thereafter exercise reasonably expeditious efforts to correct the title condition within 30 days or less, and if necessary, the parties will negotiate a new closing date in good faith.
- 6.2.6 If the condition of title is not corrected within 30 days, the Buyer may, at its option, (1) declare its obligation to purchase the Real Property to be null and void; or (2) elect to accept title in the condition as the City can convey and proceed to closing without abatement of the purchase price.
- 6.2.7 Actual conveyance of the Real Property shall be deemed the acceptance by the Buyer of the condition of the title as of the date of closing.
- 6.3 Inspection. Buyer, as well as Buyer's employees, agents, and representatives shall have the right to enter the Real Property and undertake any tests or inspections of the Real Property at Buyer's discretion.
- 6.3.1 All tests and inspections shall be at Buyer's sole cost, expense, and risk.
- 6.3.2 Buyer shall be required to provide the City with a summary of the inspection and/or testing to be completed on the Real Property. The purpose of this disclosure is not to limit inspection and/or testing. The purpose is to allow the City to evaluate the potential

activity on the Real Property and may, at its discretion in certain circumstances, require a separate written access agreement. The City's requirement for a separate access agreement will be based on the time frame and/or invasiveness of inspection and/or testing activities.

- 6.3.3 Buyer shall provide the City with advanced request to enter on to the Real Property. The City shall not unreasonably deny the request to access the Real Property. Access shall be allowed at any reasonable time during the City's normal administrative business hours.
- 6.3.4 Buyer is responsible for all damages and liabilities occurring during the course of the inspection and testing the Real Property, but only to the extent that the damages and liabilities are caused by Buyer, Buyer's employees, agents, and representatives, including contractors and consultants. Buyer shall immediately notify the City of any incident occurring on the Real Property that it is aware of that may reasonably be considered to result in any damage to the Real Property or to third persons. Upon request, the City shall be provided with documentation related to such incidents.
- 6.3.5 Buyer shall have ninety (90) days from and after the Effective Date (the "Due Diligence Period") within which to conduct inspections of the Real Property and pursue all consents and approvals necessary for Buyer's intended development on the Real Property. Buyer may

terminate this Agreement by written notice to the City at any time during the Due Diligence Period if it is not satisfied, in Buyer's sole discretion, with any matter related to the Real Property or Buyer's intended development thereon. In the event that the Buyer elects to terminate its obligation to purchase the Real Property, then the Buyer is responsible for returning the Real Property to a condition that is substantially similar to its condition prior to Buyer's access to the Real Property.

6.3.6 Buyer shall be responsible for all routine maintenance of the Real Property during the Inspection Period. Routine maintenance will normally include, but is not limited to, mowing grass and cutting weeds in a manner consistent with the Municipal Code requirements.

6.4 Buyer's Funds. Buyer intends to pay cash for its purchase of the Real Property.

6.5 Remedies. If any condition precedent is not met, or if is otherwise objectionable, the Buyer may:

6.5.1 Notify the City in writing of the failure of a condition precedent or of an objection and of the Buyer's resulting election to terminate its obligation to purchase the Real Property.

6.5.2 If objections or defects of title remain, then the Buyer may elect to accept the defects and waive exceptions.

6.5.3 If Buyer determines that the condition of the Real Property (including ingress and egress) is not acceptable

or suitable for Buyer's intended use, Buyer may elect to request further discussions with the City regarding possible resolutions of the conditions acceptable to Buyer.

6.5.4 Buyer's purchase of the Real Property will be interpreted an acknowledgement that all conditions precedent have been met or accepted, and as Buyer's acceptance of the Real Property in an "as-is, where-is" condition, including the title, and environmental and physical condition.

7. Conditions Precedent to The City's Obligations. The City's obligations under this Agreement shall be subject to the following conditions precedent being satisfied to the satisfaction of the City (or waived by the City in writing):

7.1 Receipt of preliminary site plans from Buyer prior to closing.

7.2 Receipt of all documentation in the possession of the Buyer, or agents or representatives, related to any objection or defect in which the City is attempting to remedy, unless such objections or defects are waived in writing by Buyer.

7.3 The City's ability to actually remedy title objections of the Buyer through practical means and within the City's ability to locate financial resources available for this purpose within the constraints of the City's budget and objectives, unless such title objections are waived in writing by Buyer.

7.4 In the event any of the City's conditions precedent are not met, the City may either waive such conditions in writing, or it may notify the Buyer in writing of any unresolved condition and of the resulting decision by the City to not move forward with the

transaction. If the City decides to cease moving forward with the transaction, the City shall have no obligations to the Buyer arising either before or after this decision. Notwithstanding the foregoing, if such objections or defects are waived in writing by Buyer, such items shall not be considered conditions precedent, and the City shall no longer have the ability to decide not to move forward with the transaction.

8. Environmental Audit. The City makes no representation or warranties with respect to any environmental condition or any Hazardous Materials which may be contained on, in, or affecting the Real Property. The City is selling the Real Property in an "as is, where is" condition in all respects, including all environmental conditions. The City shall provide Buyer with all environmental assessment reports of the Real Property in the City's possession. Buyer will be provided access necessary to perform its due diligence and evaluation of the condition of the Real Property.
9. Property Condition. The City has not conducted any geotechnical investigation at the Real Property to determine if it contains old building foundations, rubble, underground obstructions, and/or debris from prior buildings or structures or uses of the Real Property that may have been abandoned, demolished, and/or otherwise removed. Buyer agrees to accept the Real Property "as is, where is" and is solely responsible for conducting its own geotechnical investigation to determine the soil bearing capacity and for all site excavation, debris removal, fill, and development expenses. The City shall provide all information regarding the condition of the Real Property upon request.

10. Closing. The purchase of the Real Property shall be consummated as follows:

10.1 Closing Date. The closing of the transaction contemplated in this Agreement shall be on or before fifteen (15) days following the expiration of the Due Diligence Period (the "Closing"), or such other date as may be agreed upon by Buyer and the City. The Closing shall be held at the offices of the City or a title company chosen by the City, via mail, or such other location as the parties may mutually agree.

10.2 The City's Deliveries and Responsibilities. At Closing, the City shall deliver to Buyer the following:

10.2.1 Deed. An executed general warranty deed to the Real Property prepared by the City and in a form reasonably acceptable to Buyer, subject only to the Permitted Encumbrances.

10.2.2 Title Policy. The Title Insurance Policy described in this Agreement, subject only to the Permitted Encumbrances.

10.2.3 Alta Statement. An executed Alta Statement in the form required by the Title Insurer.

10.2.4 Other Documents. Other documents, instruments, certifications and confirmations as may be reasonably required by Buyer to fully effect and consummate the transaction, including without limitation, the items identified below:

__ Owner's affidavit sufficient to remove the standard exceptions to the Title Insurance

Policy _____

10.2.5 Possession. Sole and exclusive possession of the Real Property.

10.2.6 Closing Costs. The City shall pay costs of closing, including real estate transfer fee, recording fee and title insurance costs,

10.2.7 Special Assessments. The City will pay any unpaid special assessments levied against the Real Property as of the date this Agreement was approved by the City's Common Council. Buyer is responsible for all special assessments levied against the Real Property after the date this Agreement was approved by the City's Common Council.

10.3 Buyer's Deliveries and Responsibilities. At Closing, Buyer shall deliver to the City the following

10.3.1 Purchase Price. Buyer shall pay to the City in lawful money of the United States, the Purchase Price in the amount and form as described in this Agreement.

10.3.2 Alta Statement. An Alta Statement in the form required by the Title Insurer.

10.3.3 Other documents, instruments, certifications and confirmations as may be reasonably required by

Seller to fully effect and consummate the transaction. Identified below:

10.4 Joint Deliveries. At Closing, The City and Buyer shall jointly deliver to each other the following:

10.4.1 Closing Statement. An agreed upon closing statement.

10.4.2 Transfer Tax Filings. Executed documents complying with the provisions of all federal, state, county and local law applicable to the determination of transfer taxes.

11. The City's Representations, Warranties and Covenants. In addition to the other representations, covenants and warranties by the City herein, the City hereby represents, covenants, and warrants that as of the Closing date:

11.1 Ownership. The City is the sole owner of and has good and merchantable fee simple title to the Real Property, free and clear of all liens, encumbrances, easements, covenants, and other restrictions except those of record.

11.2 Liens and Liabilities. Except for those of record, the Real Property is not subject to any liens, encumbrances, security interests, liabilities, covenants, restrictions, dedications, rights-of-way, leases or judgments of any kind whatsoever.

11.3 Leases. No other persons are in possession of the Real Property under any oral or written lease.

11.4 Encroachments. No improvements upon the Real Property

encroach upon adjoining real estate, nor do any improvements upon adjoining real estate encroach upon the Real Property.

11.5 Repurchase Property Provision. The City waives the right to repurchase the Real Property as referenced in Section 10 of the *Covenants and Restrictions Regarding City of Oshkosh Industrial Parks* document (Exhibit B).

11.6 Special Assessments. To The City's knowledge on the date of this Agreement, to be confirmed by the Closing by letter from the City of Oshkosh, there are no special assessments levied against the Real Property.

11.7 Corporate Authority. The City is a Municipal Corporation authorized to operate through the laws of the State of Wisconsin. The City has the full power, authority and legal right to execute, deliver and perform its obligations under this Agreement.

12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, and the counterparts together shall constitute one and the same instrument.

13. No Merger. No provision of this Agreement is intended to or shall be merged by reason of any deed transferring title to the Real Property from the City to the Buyer, or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

14. Assigns. Buyer may assign its interests in this Agreement with the permission of the City. The City's permission shall not be unreasonably

withheld. In the event of an assignment, the Buyer shall provide the City with documentation of the assignment to the City's satisfaction.

15. Public Records. This Agreement and certain documents relating to this Agreement and intended transaction are, or may be, subject to Wisconsin's Public Records law (Wis. Stat. Chapter 19) that includes records produced or collected hereunder. Buyer agrees to cooperate with City if it receives a request under Wisconsin's Public Records Law for any such record. In the event Buyer assigns its interests in this Agreement, in addition to any other Buyer obligation that may survive the assignment, Buyer shall remain obligated to the City for all public records issues.

16. Use of Records. The City will provide certain documents and records to the Buyer as required by this Agreement or Public Records laws, or voluntarily. These documents and records may originate from the City, or from third-parties and may be pertain to environmental or other conditions of the Real Property.

16.1 Regarding documents and records originating in whole or in part from third-parties, the City will only guaranty or warranty that true and correct copies are provided.

16.2 Regarding documents and records that originate from the City but are based in whole or in part on information obtained from third-parties, the City will only guaranty or warranty that true and correct copies are provided.

16.3 Regarding documents and records that originate from the City and are based on investigations and data from the City, the City states that these documents and records were created for various purposes in carrying out an obligation of

the City as a governmental entity. Therefore, use of these documents and records are necessarily limited and the City does not guaranty or warrant that the information therein can be relied upon for any particular purpose by the Buyer.

16.4 In all cases, it is solely the Buyer's responsibility to independently test and verify the information identified in any documents and records provided to the Buyer by the City.

17. Broker. The City has not retained, utilized, or entered into any agency agreement with any real estate agent, broker, or other such professional, related to this transaction. The Buyer may or may not retain, utilize, or enter into an agency or other agreement with a real estate agent, broker, or other such professional. In the event the Buyer has utilized any such real estate professional for the purposes of this transaction, Buyer remains solely responsible for any commission, fees, payment, or other obligation due to the real estate professional. The City shall in no case be obligated or responsible for any of these or similar transaction costs. Buyer shall hold the City harmless for any claims against the City by any aforementioned real estate professional retained by Buyer, for any claims for fees, commissions, or other payments resulting from this transaction. Buyer shall fully indemnify the City for any claims made against the City by any real estate professional contracted, engaged, or affiliated with the buyer.

18. Severability. If any term or provision of this Agreement shall be held to be void or unenforceable for any reason by a court of competent jurisdiction, the remaining terms and provisions hereof shall remain in

effect.

19. Binding Effect. The provisions of this Agreement shall bind the parties and each party's heirs, successors, and assigns.
20. Amendment and Waiver. This Agreement may be amended at any time in any respect only by an instrument in writing executed by the City and Buyer. Either party may waive any requirement to be performed by the other hereunder, provided that said waiver shall be in writing and executed by the party waiving the requirement.
21. Integrated Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. The parties acknowledge that prior to this Agreement information was exchanged between the parties about the Real Property either verbally, via email or otherwise communicated. None of the aforementioned information, agreements, or inferred agreements are part of this Sale and Purchase Agreement unless it is included herein. No promises or understandings, either expressed or implied, exist between the parties with respect to the subject matter of this Agreement except as contained herein. This Agreement supersedes all representations, warranties, commitments, offers, promises, or contracts, of any kind or nature, whether oral or written, made prior to or contemporaneous with the execution of this Agreement.
22. Choice of Law. The laws of Wisconsin shall govern the validity of this Agreement, the construction of its terms and interpretation of the rights and duties of Buyer and the City. The venue for the resolution of any dispute shall be Winnebago County, Wisconsin.
23. Notices. Any notices or demands to be given by or on behalf of either

party, whether or not required by this Agreement, to the other, shall be delivered by personal service, by mail, postage prepaid, registered or certified, with return receipt requested, or by email to the parties at the addresses listed below. Changes of contact information shall be promptly disclosed. Notice is considered received: 1) on date of personal service; or, 2) three days from the date of the postmark if by mail; or, 3) the date received if for email, except those received after 4:30 p.m. on a business day, or received on a weekend or holiday, in which case receipt shall be the next business day.

The City: City of Oshkosh
Attn: Sara Rutkowski
215 Church Avenue
Oshkosh, WI 54901

Phone: 920.236.5055
Email: srutkowski@oshkoshwi.gov

Buyer: Leeco Steel, LLC
1011 Warrenville Road, Suite 500, Lisle IL 60532

Phone: 630-427-2100
Email: LLiarakos@Leecosteel.com

IN WITNESS WHEREOF, the parties have caused this Agreement for Sale and Purchase of Vacant Real Property to be executed, as of the day and year first above written.

THE CITY:

CITY OF OSHKOSH

By: _____
Rebecca Grill, City Manager

And: _____
Diane Bartlett, City Clerk

Approved as to form:

I hereby certify that the necessary provisions have been made to pay the liability which will accrue under this contract

Lynn A. Lorensen, City Attorney

Julie Calmes, Finance Director

LEECO STEEL, LLC

By: Lisa Liarakos, Chief Financial Officer

EXHIBIT A
TO AGREEMENT FOR SALE AND PURCHASE OF VACANT REAL PROPERTY
BETWEEN CITY OF OSHKOSH AND LEECO STEEL, LLC

CERTIFIED SURVEY MAP & LEGAL DESCRIPTION

(on pages following)

EXHIBIT B
COVENANTS AND RESTRICTIONS REGARDING
CITY OF OSHKOSH INDUSTRIAL PARKS
(on pages following)

NO. 4447B

CERTIFIED SURVEY MAP NO. 6129 SHEET 2 OF 3

LOT 2 IN CERTIFIED SURVEY MAP NO. 5895, IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 32, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)**

:SS

WINNEBAGO COUNTY)

I, REINHARD ROEHLIG, Wisconsin Registered Land Surveyor do hereby certify;

THAT I have surveyed, divided and mapped Lot 2 of Certified Survey Map No. 5895, in the N.E. 1/4 of the S.E. 1/4 of Section 32, T18N, R16E, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin, which is bounded and described as follows;

COMMENCING AT THE S.E. CORNER OF SAID SECTION 32, THENCE NORTH 00°31'00" EAST ALONG THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 1359.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ATLAS AVENUE; THENCE NORTH 89°26'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE 70.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 89°26'32" WEST ALONG THE SOUTH LINE OF SAID LOT 812.82 FEET; THENCE SOUTHWESTERLY 130.24 FEET ALONG SAID SOUTH LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH WHOSE RADIUS IS 950.00 FEET AND WHOSE CHORD BEARS SOUTH 86°41'58" WEST 130.13 FEET; THENCE NORTH 07°15'54" WEST ALONG THE WEST LINE OF SAID LOT 123.88 FEET; THENCE NORTH 16°28'01" EAST ALONG THE WEST LINE OF SAID LOT 472.85 FEET; THENCE NORTH 00°37'54" EAST ALONG THE WEST LINE OF SAID LOT 283.78 FEET; THENCE SOUTH 89°21'03" EAST ALONG THE NORTH LINE OF SAID LOT 756.71 FEET 317.25 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 05°00'09" EAST ALONG THE EAST LINE OF SAID LOT 751.72 FEET; THENCE SOUTH 00°33'28" WEST ALONG THE EAST LINE OF SAID LOT 103.10 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 16.6068 ACRES AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTION OF RECORD.

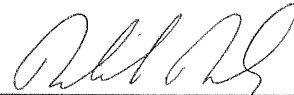
THAT this Certified Survey Map is contained wholly within the property described in the following recorded instrument:
Certified Survey Map No. 5895.

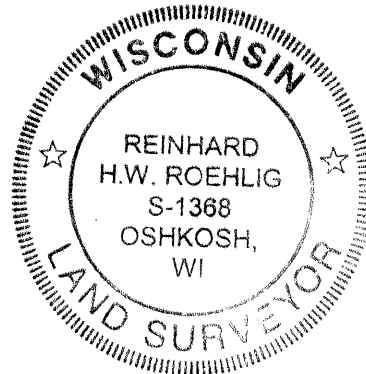
THAT I have made this survey by the direction of the city of Oshkosh, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of the City of Oshkosh.

8-16-07
Date


Reinhard Roehlig, Registered
Wisconsin Land Surveyor S-1368



NO. 4447B

CERTIFIED SURVEY MAP NO. 6629 SHEET 3 OF 3

LOT 2 IN CERTIFIED SURVEY MAP NO. 5895, IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 32, T18N, R16E, 13TH WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, the City of Oshkosh (Chamco acting as agent for the City), a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the City of Oshkosh Subdivision Ordinance.

In The Presence of:

City Manager Richard Wollangk

Countersigned:

Pamela R. Ubrig-City Clerk

STATE OF WISCONSIN)

:SS

WINNEBAGO COUNTY)

PERSONALLY came before me this 21ST day of AUGUST 2007 the aforementioned City Manager and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Winnebago County, State of Wisconsin

My Commission Expires 09-20-09

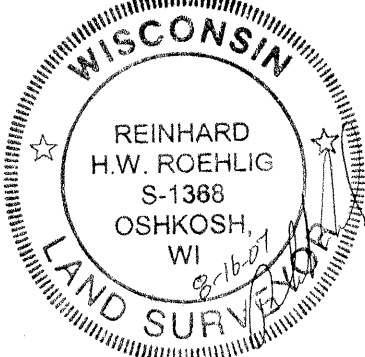
**CITY OF OSHKOSH PLANNING COMMISSION
CERTIFICATE OF APPROVAL**

This Certified Survey Map of Lot 2 in Certified Survey Map No. 5895 in the N.E. 1/4 of the S.E. 1/4 of Section 32, T18N, R16E, 13th Ward, City of Oshkosh, Winnebago County, Wisconsin, is hereby approved.

August 21, 2007
Date

City of Oshkosh Planning
Commission Representative

THIS DOCUMENT WAS DRAFTED BY
ANDY HUNTER.



1446168
REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON
08/23/2007 02:48PM
JULIE PAGER
REGISTER OF DEEDS
Vol. 1 ps- 6129
RECORDING PER 15.00
TRANSFER FEE
OF PAGES 3
Escrow
Schmitt

Exhibit B

COVENANTS AND RESTRICTIONS

REGARDING

CITY OF OSHKOSH INDUSTRIAL PARKS

These covenants apply to all lots created and/or sold after July 1, 1991. Lots sold prior to July 1, 1991 are subject to Covenants in force at the time of such sales.

COVENANTS AND RESTRICTIONS REGARDING
CITY OF OSHKOSH INDUSTRIAL PARKS

I. GENERAL PURPOSES AND CONDITIONS

The real property conveyed hereby, being a part of the North, Northwest, South, and Southwest Industrial Parks, and Oshkosh Aviation Industrial Park, is subject to the conditions, covenants, restrictions, easements and protections hereby declared to ensure proper use and appropriate development and improvement of each building site thereof; to protect the environment in this planned industrial park; to guard against the erection thereon of structures built of improper or unsuitable materials; to ensure reasonable development of said property and locations thereon of buildings; to control the development of said property as an industrial park including, but not limited to, proper setbacks from the street, adequate free space between structures, adequate parking, and in general, to provide for a high quality of improvement on said property, to ensure that each building site will not adversely affect the general plan for physical development of the industrial park nor adversely affect the health or safety of residents or workers in the area nor be detrimental to the use or development of other properties in the industrial parks.

II. LAND USE

Properties located within the North, Northwest, South and Southwest Industrial Parks, and Oshkosh Aviation Industrial Park, shall be in conformance with the following standards.

A. NORTH INDUSTRIAL PARK

(1) Permitted Uses:

- (a) Manufacturing, warehousing and distribution activities in general compliance with the City of Oshkosh Zoning Ordinance.
- (b) Said property may be occupied and used by firms engaged in the construction business classification; provided, however, that no outdoor storage of construction materials or equipment will be permitted for such use notwithstanding provision of Section VIII of these Protective Covenants. The construction contracting business shall not include any use which involves the wholesale or retail sale of construction materials or equipment.

(2) Prohibited Uses:

- (a) Abattoirs
- (b) Acid manufacture
- (c) Cement, lime, gypsum, plaster of paris manufacture
- (d) Drop forge
- (e) Explosive manufacture or storage
- (f) Fat rendering
- (g) Fertilizer manufacturing

- (h) Garbage, rubbish, offal or dead animal reduction or manufacture
- (i) Glue manufacture
- (j) Junk yards
- (k) Petroleum refining
- (l) Smelting of ferrous and non-ferrous metals
- (m) Stockyards
- (n) Tannery
- (o) Commercial
- (p) Service

B. NORTHWEST INDUSTRIAL PARK

(1) Permitted Uses:

- (a) Manufacturing, processing, warehousing, and distribution activities in general compliance with the City of Oshkosh Zoning Ordinance.
- (b) Other land uses may be considered for approval by Chamco, Inc. if a determination is made that the project fits the development objectives of the City and Chamco, Inc.

(2) Prohibited Uses:

- (a) Commercial and service related uses unless approved per paragraph B(1)(b) above.

C. SOUTH INDUSTRIAL PARK

(1) Permitted Uses:

- (a) Manufacturing, warehousing and distribution activities in general compliance with the City of Oshkosh Zoning Ordinance.
- (b) Said property may be occupied and used by firms engaged in the construction business classification; provided, however, that no outdoor storage of construction materials or equipment will be permitted for such use notwithstanding provision of Section VIII of these Protective Covenants. The construction contracting business shall not include any use which involves the wholesale or retail sale of construction materials or equipment.

(2) Prohibited Uses:

- (a) Commercial and service related uses.

D. SOUTHWEST INDUSTRIAL PARK - Areas Fronting on U.S. Hwy. 44
Between Washburn Street and Universal Street, and between Universal Street
and Waukau Avenue on the South Side of U.S. Hwy. 44

(1) Permitted Uses:

- (a) Commercial: Finance, insurance, real estate, office and other services incidental to local industry.

(2) Prohibited Uses:

- (a) Abattoirs
- (b) Acid manufacture
- (c) Cement, lime, gypsum, plaster of paris manufacture
- (d) Drop forge
- (e) Explosive manufacture or storage
- (f) Fat rendering
- (g) Fertilizer manufacturing
- (h) Garbage, rubbish, offal or dead animal reduction or manufacture
- (i) Glue manufacture
- (j) Junk yards
- (k) Petroleum refining
- (l) Smelting of ferrous and non-ferrous metals
- (m) Stockyards
- (n) Tannery

E. SOUTHWEST INDUSTRIAL PARK - Property not Otherwise Identified
Above

(1) Permitted Uses:

- (a) Manufacturing, warehousing and distribution activities in general compliance with the City of Oshkosh Zoning Ordinance.

(2) Prohibited Uses:

- (a) Abattoirs
- (b) Acid manufacture
- (c) Cement, lime, gypsum, plaster of paris manufacture
- (d) Drop forge
- (e) Explosive manufacture or storage
- (f) Fat rendering
- (g) Fertilizer manufacturing
- (h) Garbage, rubbish, offal or dead animal reduction or manufacture
- (i) Glue manufacture

- (j) Junk yards
- (k) Petroleum refining
- (l) Smelting of ferrous and non-ferrous metals
- (m) Stockyards
- (n) Tannery

F. OSHKOSH AVIATION INDUSTRIAL PARK

(1) Permitted Uses:

- (a) Manufacturing, warehousing and distribution activities in general compliance with the City of Oshkosh Zoning Ordinance.
- (b) Said property may be occupied and used by firms engaged in the construction business classification; provided, however, that no outdoor storage of construction materials or equipment will be permitted for such use notwithstanding provision of Section VIII of these Protective Covenants. The construction contracting business shall not include any use which involves the wholesale or retail sale of construction materials or equipment.

(2) Prohibited Uses:

- (a) Commercial and service related uses.

III. ARCHITECTURAL AND DESIGN CONTROLS

A. BUILDING MATERIALS

- (1) Any building constructed on the site within the Oshkosh Industrial Parks shall be of a masonry construction, enameled steel, steel frame or the equivalent thereof or better.
- (2) "Pole Building" construction is prohibited in all Industrial Parks, other than the Northwest Industrial Park.
- (3) The color and design of buildings located within each Industrial Park should be consistent with adjacent structures. The use of colors which emphasize earth tones, such as brown, tan or similar colors, are suggested.
- (4) Fronts of buildings may be required to be improved with decorative masonry, glass, metal panels, etc. The "front" of the building shall be determined by Chamco, Inc., and be based, in part, on the location of the primary entrance into the site.

B. LANDSCAPING

- (1) All open areas of any lot not used for parking, driveways or storage, shall be landscaped with trees, shrubs, berms and planted ground cover.

- (2) A minimum of five percent (5%) of the site shall be landscaped with a combination of trees, shrubs, berms and planted ground cover.
- (3) Number of Plant Materials Required

In order to achieve an appropriate and complete quality landscaping of the site, the following minimum number of plant materials shall be provided as indicated below.

- (a) One (1) overstory deciduous shade tree for every four thousand (4,000) sq. ft. of total building floor area.
- (b) One (1) coniferous tree for every four thousand (4,000) sq. ft. of building.
- (c) One (1) understory shrub for every one thousand (1,000) sq. ft. of building.
- (d) One (1) ornamental tree for every four thousand (4,000) sq. ft. of building.
- (e) With Chamco's approval, a combination of plant materials may be proposed that varies the type and quantity of plant materials listed in (3)(a) thru (d) above, providing the total amount of landscaping achieves the level required by this section.

(4) Minimum Size of Plantings

- (a) Overstory deciduous: 1 1/2 inch caliper.
- (b) Coniferous: 3 ft. in height.
- (c) Shrubs: 18 inch (pot).
- (d) Ornamental trees: 1 1/2 inch caliper.

(5) Maintenance Policy

It is the responsibility of the property owner to ensure that the landscaping is maintained in an attractive condition. The owner shall replace any damaged or dead trees, shrubs, ground covers and sodding within twelve (12) months, or upon notification by Chamco, Inc.

- (6) All landscaping treatment shall be fully implemented within twelve (12) months of occupancy.

(7) Special Landscape Treatment

- (a) For Industrial Park lots located adjacent to residential and commercial districts:

(1) Any portion of any Industrial Park lot located adjacent to a residential and commercial district shall provide landscape treatment in required setback areas in accordance with the density provisions setforth in the attached "Schedule A".

(b) For Industrial Park Lots Located in the Northwest Industrial Park

(1) For development in the Northwest Industrial Park, where lesser standards are utilized from those setforth for the other Industrial Parks covered by these Covenants, Chamco, Inc. may require more intensive landscape treatment than that setforth in this Section.

C. ON-SITE UTILITIES

Electrical extension and service shall be installed as an underground facility from the street right-of-way, or Wisconsin Public Service Corporation easement, to the building.

IV. SETBACK AND LOT AREA REQUIREMENTS

A. BUILDING SETBACK REQUIREMENTS

(1) Front Yard

(a) No building shall be constructed on a site nearer than forty (40) ft. of the right-of-way of any public street or highway.

(b) EXCEPTION 1: No building shall be constructed on a site nearer than seventy (70) ft. of the right-of-way of W. 20th Avenue (County Trunk "K") within the Southwest Industrial Park.

(c) EXCEPTION 2: No building shall be constructed on a site in the Northwest Industrial Park which is nearer than twenty (20) ft. of the right-of-way of any public street. In the case of corner lots, no building shall be constructed within the designated setback of both abutting public streets. In the event that any site would abut a residential or commercial use, no building shall be closer than twenty-five (25) ft. from the public right-of-way.

(2) Side Yard

- (a) Minimum side yards shall be twenty-five (25) ft. In the event that two adjoining sites shall be owned by the grantee and in the improvement of such sites a building shall be erected on these combined sites, then the side yard requirements on the interior lines are waived.
- (b) EXCEPTION 1: Minimum side yards in the Northwest Industrial Park shall be ten (10) ft. In the event that any site would abut a residential or commercial use, no building shall be constructed less than twenty (20) ft. from the property line of the adjacent site. Variances to this requirement shall only be permitted when the grantee implements a more intensive landscaping plan along the side yards and/or Chamco, Inc. and the City of Oshkosh approve such a request.

(3) Rear Yard

- (a) Minimum rear yards shall be twenty (20) ft.
- (b) EXCEPTION 1: Minimum rear yards in the Northwest Industrial Park shall be fifteen (15) ft. In the event that any site would abut a residential or commercial use, no building shall be constructed less than twenty-five (25) ft. from the property line of the adjacent site. Variances to this requirement shall only be permitted when the grantee implements a more intensive landscaping plan along the rear yard and/or Chamco, Inc. and the City of Oshkosh approve such a request.

B. LOT SIZE MINIMUM

- (1) One (1) acre.

C. MAXIMUM LOT COVERAGE

- (1) Sixty (60) percent for all buildings.

V. OFF-STREET PARKING REGULATIONS

A. Sufficient off-street parking shall be provided for employees, customers and visitors.

- (1) Total parking area space shall be a minimum of one hundred eighty (180) sq. ft. per car.
- (2) A minimum parking ratio of two (2) spaces for each three (3) employees shall be required on the maximum employment labor shift of the grantee.

- (3) Parking shall be provided along the sides and rear of the building wherever practical, but it is permitted anywhere on the premises except in the minimum front yard.
- (4) All parking areas and drives located to the sides, rear and front of any building shall be improved with concrete, asphalt or equivalent within twelve (12) months from the time of occupancy of the building improvement constructed on the site.
 - (a) Parking areas in the Northwest Industrial Park shall be maintained in a dust free manner and must be properly drained. Seal coating, chip and tar, and other low cost methods of obtaining a hard surface may be used if in compliance with the City of Oshkosh Zoning Ordinance standards.

B. For the purpose of public parking, the minimum front yard shall be defined as follows:

- (1) No parking shall be permitted on the site nearer than fifty (50) ft. of the right-of-way of W. 20th Avenue (County Trunk "K") in the Southwest Industrial Park; or
- (2) Nearer than forty (40) ft. of the right-of-way of any other public street or highway.

VI. OFF-STREET LOADING

- A. A designated maneuvering area shall be established within the dimensions of the site, and in observance of the respective setback requirements.
- B. All loading and maneuvering areas shall be entirely contained on-site and behind the property line. No vehicle shall be allowed to protrude beyond the property line while loading or unloading.

VII. SIGNS

- A. Billboards are not permitted.
- B. Advertising signs identifying the name, business and products of the person or firms occupying the premises, traffic directional signs, sales and identification signs for each Industrial Park shall be permitted in accordance with the City of Oshkosh Zoning Ordinance.
- C. Signs shall not be larger than seventy-two (72) sq. ft., nor maintain a height higher than six (6) ft.

VIII. OUTDOOR STORAGE AND DISPLAY

- A. No outdoor storage of any kind shall be permitted unless such storage material is visually screened from all streets with a suitable fence at least six (6) ft. in height.
- (1) Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure.

IX. APPROVAL OF PLANS

Before commencing the construction or alteration of any buildings, additions, enclosures, fences, loading docks, parking facilities, storage yards, or any other structures or permanent improvements on or to the real estate conveyed hereby, the Grantee shall first submit its building plans, specifications, site and landscape plans, utility easements, and an elevation sketch of all improvements to be placed thereon to Chamco, Inc. for its written approval. Chamco, Inc. shall approve or disapprove, in writing, such building plans, specifications, site and landscape plans, utility easements and elevation sketch within thirty (30) days after they have been submitted to Chamco, Inc. At such time as Chamco, Inc. desires to relinquish its authority under these Covenants, said authority shall inure to its successors or assigns. Chamco, Inc., or the Lessor, reserves the right to construct utility lines overhead and utility lines, pipes and conduits underground through an area of not more than ten (10) ft. in width across the real estate covered by this instrument and the Grantee or Lessee agrees to execute any and all instruments necessary and reasonable for the further development of these Parks, including the granting of easements of not more than thirty (30) ft. in width for future railroad tracks and sidings, gas, water, sewerage, telephone, entrance and access roads and electrical lines, provided that no such area or easement shall interfere with any building planned for or constructed on the said real estate by the Grantee or Lessee.

X. COMMENCEMENT AND COMPLETION OF CONSTRUCTION AND REPURCHASE OPTIONS

These Protective Covenants are in addition to City of Oshkosh Zoning Ordinance and Building Code requirements. Any project must comply with all applicable City Zoning and Building requirements. Grantee agrees to commence in good faith the construction of the building and site improvements, duly approved in accordance with Section IX hereof, twelve (12) months from the date of the deed to which these Protective Covenants are attached or incorporated in by reference and substantially complete same within a reasonable time thereafter. If, after the expiration of said twelve (12) months, the Grantee shall not have begun in good faith the construction of an acceptable building upon said property, Chamco, Inc. shall have the option to refund the purchase price and enter into possession of said property. In the event any owner of land lying within any Oshkosh Industrial Park shall desire to sell all or any part of the land which at the time is unimproved, owned in such Park separate and apart from the improved portion of the tract owned, then Chamco, Inc. shall have the prior right and option to purchase the unimproved premises

proposed to be sold, at the same price per acre paid by the owner of said land when originally acquired from Chamco, Inc. and prior to any sale of such premises, the owner of such tract, his successors or assigns shall notify Chamco, Inc. in writing of his intention to sell, describing the premises to be sold, and Chamco, Inc. shall have sixty (60) days from the date of receipt of such notice to exercise its option. In the event of acceptance of such offer liens or encumbrances created by act or default of purchaser. In the absence of written notification sent by Chamco, Inc. of its election to exercise said option, such owner shall be free to sell such premises to any person, firm, or corporation and at any price deemed desirable by such owners. Any subsequent use of said land must be in full compliance with applicable Zoning Ordinances, restrictions and regulations of the City of Oshkosh, and these Protective Covenants.

XI. ENFORCEMENT AND INVALIDATION

In the event Grantee violates any of the terms or conditions hereof and fails to cure same within thirty (30) days after the receipt of written notice from Chamco, Inc. to do so, then Chamco, Inc. hereby expressly reserves the right, privilege and license to enter upon the premises and take any action to cure such violation and all reasonable cost thereof shall be at the expense of the violator. In addition, Chamco, Inc. may pursue any other legal remedies available to it to enforce the Covenants and restrictions setforth herein. With the exception of the time limit for action by Chamco, Inc., the failure of Chamco, Inc. or any property owner to enforce any restriction herein contained, shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other restriction. The invalidation of any one of the Covenants or Restrictions herein setforth or in failure to enforce any of said restrictions at the time of its violation, shall in no way affect any of the other restrictions nor be deemed a waiver of the right to enforce the same thereafter.

XII. VARIANCES

Notwithstanding anything herein contained to the contrary, Chamco, Inc. expressly reserves the right at any time and from time to time authorize variances from the strict application of these Protective Covenants and Restrictions or any or one or more of them where the circumstances, in its sole and exclusive judgment, justifies the granting of same. Any variances hereunder shall be in writing and executed by an authorized officer of Chamco, Inc. No variance which allows a prohibitive use under Section II shall be effective until said variance has been submitted to the Common Council who shall have the right at its next succeeding meeting following said submission, to veto the variance granted by Chamco, Inc.

XIII. TERMS AND AMENDMENTS

These Protective Covenants shall continue in full force and effect until January 1, 2000 and shall be thereafter renewed for successive ten (10) year terms unless the Protective Covenants and Restrictions are terminated by the Common Council, City of Oshkosh, prior to the expiration of the initial or renewal terms of the Protective Covenants and Restrictions; provided, however, that these Protective Covenants and Restrictions may be altered or amended by Chamco, Inc. or its successors in interest and the Grantees owning a majority of land in the North, Northwest, South and Southwest Industrial Parks (determined by ownership of land revisions thereof and adjacent land owned by the City of Oshkosh which is held for industrial development or industrial park purposes), by written declaration, signed and acknowledged and recorded in the Register of Deeds Office, Winnebago County, Wisconsin, or such other place as shall be appropriate from time to time to accomplish the purpose thereof.

:indus park covenants
1/1991; revised 6/91



DATE: May 13, 2025

SUBJECT: Intergovernmental Meeting with Council and State Legislators, May 19th, 5:00 p.m.



DATE: May 13, 2025

SUBJECT: Workshop on City's Policy for Replacing Streetlights and Utility Poles Owned by WPS, May 27th at 5:00 p.m.



DATE: May 13, 2025

SUBJECT: Workshop on Facility Assessment Study, June 10, 2025, 5:00 p.m.



DATE: May 13, 2025

SUBJECT: Workshop - Tycore TIF Request, June 24, 2025, 5:00 p.m.



TO: Honorable Mayor and Members of the Common Council
FROM: Julie Calmes, Finance Director
DATE: May 13, 2025
SUBJECT: Professional Services Agreement with InvoiceCloud for Online Utility Payments

BACKGROUND

It has been a long-time goal of the Finance department to improve the user experience for making payments to the City of Oshkosh, especially including the ability to pay by credit card at the Collections window. Finance started working with Information Technology (IT) and representatives from other departments in the fall of 2024. The group watched demonstrations from multiple credit card processors. The group narrowed it down to three (3) vendors for Finance and IT to have follow-up conversations with. Based on those follow-up conversations and additional information received, we are moving forward with InvoiceCloud as the City's digital billing and payment solution for municipal services. InvoiceCloud is a trusted provider serving over 3,000 organizations across the public and private sectors, including municipalities, utilities, and government agencies.

ANALYSIS

The City will be utilizing InvoiceCloud for utility bill payments, dog licensing payments, real estate tax payments, general billing payments and permit payments initially. The hope is that we can add additional services as needed in the future.

Why InvoiceCloud?

InvoiceCloud offers a secure, cloud-based platform that will enable residents to pay bills through multiple channels, including:

- Web and mobile
- Text and phone
- AutoPay and paperless billing

This flexibility not only increases convenience for our community, but also helps reduce late payments and paper processing costs.

Benefits to the City

- **Improved Customer Experience:** Intuitive, mobile-friendly user interfaces will increase satisfaction and engagement.
- **Cost Savings:** Reduced printing and mailing costs, along with fewer manual service calls.
- **Faster Collections:** AutoPay and text/email reminders improve payment timeliness.
- **Security & Compliance:** PCI Level 1 certified, ensuring residents' payment data is secure.
- **Scalability:** Capable of supporting additional services as needed in the future.

FISCAL IMPACT

For credit and debit card payments paid through InvoiceCloud the customer will be charged a 2.75%

per-transaction fee with a minimum fee of \$1.95. That fee includes all credit card types: PayPal, Venmo, Apple Pay and Google Pay.

For utility payments, if the customer makes a one-time ACH payment there will be a of \$1.95 per transaction paid by the customer for these one-time payments. If the customer chooses to sign up for AutoPay via e-check or ACH, that option will be free to the customer and the City will pay the InvoiceCloud fee of \$0.40 per transaction.

For non-utility payments, the City would be paying InvoiceCloud the \$0.50 per transaction e-check/ACH fee.

InvoiceCloud encourages customers to sign up for paperless billing. InvoiceCloud has a \$0.20 fee to the City for each paper bill that is suppressed. This is still a cost savings for the City on printing and postage.

So, for both utility and non-utility payments, there is one free option for the customer besides paying by cash or check.

The City will have a one-time cost to purchase the Automated Program Interface (API) Toolkit from Tyler Munis, the City's ERP software, to provide real-time integration with InvoiceCloud for utility payments. The API Toolkit has a one-time cost of \$18,760 and an annual maintenance fee of \$2,300.

To offer a no-cost payment option to our residents, the City will incur certain fees payable to InvoiceCloud for these services. However, this initiative is expected to generate additional efficiencies and cost savings, notably in terms of reduced staff hours processing payments and banking service fees. We anticipate that these efficiencies will translate into an approximate cost saving of \$3,000 - \$5,000 per month for the City as a result of this transition.

RECOMMENDATION

Chapter 12 of the Municipal Code of the City of Oshkosh provides that professional services of a specialized nature may be procured without the use of a competitive bidding or quotation process. In accordance with Section 12-16 of the Code, I am hereby submitting this report regarding this professional services agreement.

Please contact me if you have any questions about this agreement.



TO: Honorable Mayor and Members of the Common Council
FROM: Anna Cannizzo, Museum Director
DATE: May 13, 2025
SUBJECT: Professional Services Agreement with E-Power Marketing for Promotional Plan for the visiting exhibition, *Tiffany's Gardens in Glass* (\$42,000)

BACKGROUND

Museum staff incorporated a collaborative marketing and advertising promotional plan in their JEM Grant application from E-Power Marketing to promote the incoming visiting exhibition *Tiffany's Gardens in Glass*, that will be on display from July 19, 2025 through January 3, 2026. E-Power Marketing was recommended by Discover Oshkosh and the grant proposal in the amount of \$28,250 was successfully awarded. The Museum's approved 2025 budget included matching funds for the grant in the amount of \$13,750 bringing the total amount for the contractual services to \$42,000.

E-Power Marketing provides unique digital marketing services skills designed to achieve increased ticket and store revenue, membership, awareness and visibility for the *Tiffany's Gardens in Glass* exhibition. Their marketing firm has achieved the distinction of being a Google Premier Partner which is reserved for the top 3% of participating companies.

ANALYSIS

Working with E-Power Marketing will fulfill the grant requirements. This grant seeks to drive tourism and will further the Museum's strategic goal of raising its profile and brand awareness throughout the state. Increases in attendance will generate revenue and have a positive economic impact within the Oshkosh community.

FISCAL IMPACT

No tax dollars are being requested. The Museum's goals include: attendance of 10,000 or more and a 30% increase in Memberships. The estimated revenue from these deliverables is \$67,500. By implementing the targeted marketing and advertising plan in the E-Power Marketing proposal, we are building the data necessary to strengthen the Museum's base of support for long-term financial sustainability.

The Museum's Membership Fund will be used for this agreement.

RECOMMENDATION

Chapter 12 of the Municipal Code of the City of Oshkosh provides that professional services of a specialized nature, including these services, may be procured without the use of the competitive bidding or quotation process. In accordance with Section 12-16 of the Code, and because this service is less than \$75,000, I am hereby submitting this report. Please contact me if you have any questions about this agreement.



TO: Honorable Mayor and Members of the Common Council
FROM: Jon Urben, General Services Manager
DATE: May 13, 2025
SUBJECT: Cooperative Purchase of Flatbed Truck from Napleton Chevrolet Columbus for the Streets Division (\$54,826.00)

BACKGROUND

The Common Council allocated \$250,000 in the 2022 CIP for a new flatbed truck with attachments for the Streets Division. The current unit is only used in summer and has no air conditioning. The current unit has a large air compressor for cleaning out cracks in the road prior to crack filling, and the compressor had a catastrophic failure, making the truck unusable for anything other than carrying items on its flatbed. Additionally, this unit is a multi-use vehicle used to transport equipment to job sites and to perform crack fill maintenance on concrete and asphalt roads. This unit is also used for maintenance of parking lots and walking paths throughout the city. The new unit will have an extended flatbed length to allow it to be more versatile for year-round usage.

ANALYSIS

Street Division and Field Operations Center staff determined a 2026 Chevrolet 4500 2WD regular cab flatbed truck would suit the operational needs of this vehicle. Purchasing confirmed that Napleton Chevrolet Columbus holds a State of Wisconsin cooperative contract (#505ENT-M25-VEHICLES-01) for this vehicle. Purchasing has confirmed this contract qualifies as a cooperative purchasing exception to our purchasing ordinance. By utilizing this contract, the city will save approximately 27% (\$20,411.00) off the list price.

FISCAL IMPACT

The Common Council allocated \$267,345.42 in the 2025 CIP for this truck. Using the cooperative contract noted above, the fiscal impact of just this vehicle is \$54,826.00. This purchase will be charged to A/N#: 03230430 7210 66027 (Motor Vehicles). Once the vehicle is received, staff will need to upfit the truck with a flatbed, an air compressor, strobe lighting, and a liftgate totaling approximately \$70,000. These items will be bid out after the unit is received. The old unit will be taken to auction.

RECOMMENDATION

Section 12-15 of the Municipal Code provides that, subject to the 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 there are any questions about this purchase, please contact me or Public Works Director James Rabe.



TO: Honorable Mayor and Members of the Common Council
FROM: Julie Calmes, Finance Director
DATE: May 13, 2025
SUBJECT: CliftonLarsonAllen LLP (CLA) Update and Recommendations

BACKGROUND

In December 2024, the City of Oshkosh engaged CliftonLarsonAllen (CLA) through a professional services agreement to conduct a comprehensive review of selected processes within our Finance and Library departments. This initiative aimed to identify efficiencies and improvements in line with best practices for municipal operations.

The attached memo from CLA outlines the key areas reviewed and the suggested next steps to advance our departmental goals. These findings are critical in steering strategic improvements and ensuring our departments operate at optimal efficiency.

This memo was also presented to the Library Board during their meeting on April 24th.

Should you have any inquiries or require further discussion on this topic, please feel free to reach out to me directly.

Thank you for your attention to these continuous improvement efforts.

Attachments

OPL Library Memo



To: Oshkosh Public Library Board, Library Director Eschete
From: Yvette Mueller, CPA
cc: City of Oshkosh Governance, Finance Director Calmes
Date: April 24, 2025
Re: Library Donations and Endowment Funds

Introduction

The City of Oshkosh's Finance team engaged us to evaluate and provide recommendations related to the investment reconciliation and reporting processes. Along with others, opportunities were identified related to the donations and endowment funds at the Oshkosh Public Library ("OPL"). This memo will focus on OPL specifically, providing background related to the statutory and financial reporting requirements and provide recommendations to streamline processes and enhance financial transparency for the Library Board and the City.

Wisconsin Statutes and Library Board Authority

Under the Wisconsin Statutes, the Library Board is granted the authority to control and maintain custody of library donations and endowment funds. This legislative framework empowers the Library Board to make decisions regarding the management and allocation of these funds, ensuring that they are used in alignment with the library's mission and goals. However, as the Library is a department of the City, the financial activities of the Library must be reported in the City's audited financial statements in compliance with Generally Accepted Accounting Principles ("GAAP"). This ensures full transparency and accountability to all stakeholders, including donors, the City, and the public.

GAAP Requirements and Financial Reporting

According to GAAP, the financial activities of the Library, including donations and endowment funds, must be included in the City's audited financial statements. This requirement ensures that the financial operations of all City departments are transparent and accurately reported. The inclusion of library funds in the City's financial statements offers a comprehensive view of the City's financial health and ensures compliance with legal and regulatory requirements.

Recommendation for a Separate Department Code within the Library Special Revenue Fund

As GAAP requires the inclusion of library financial activities in the City's audited financial statements, it is recommended that a separate department code be created to segregate the budgeted, allowable expenditures from donations and endowment earnings. By segregating these revenues and related expenditures into a separate department code, the Library Board will be able to monitor and manage these funds more effectively. This separation will also facilitate more accurate financial reporting and ensure that the funds are used for their intended purposes. It will enable the Library Board to provide donors with detailed reports on the use of their contributions, thereby fostering trust and encouraging future donations.



Procurement Policy Review for Inclusion of Donations and Endowments

A review of the City's procurement policy is recommended to address existing barriers related to the allowable purchases from the Library's donations and endowment funds. There are restrictions in place as to how the investment earnings can be utilized, requiring approval by the Library Board and Oshkosh Area Community Foundation. As these purchases may vary from the operational needs of other City departments, an amendment may be necessary to the existing policy to separately address these funds, not only for the Library but for other departments that also have endowment funds. The policy should identify internal controls over donations, endowments, and earnings but should not restrict the donor's intended use. Additionally, it is also recommended that a review of the procurement card policy related to Merchant Category Codes ("MCC") be completed to minimize operational barriers in completing allowable, approved purchases. It is best practice to place restrictions on various purchases, to align with procurement policies but should not be too restrictive to overshadow the benefits of the program.

Migration to Tyler Munis

Another key recommendation is to migrate the accounting and reporting functions to Tyler Munis, the City's financial management system. Currently, dual entry is being completed in both Tyler Munis and QuickBooks, leading to inefficiencies and potential discrepancies. By consolidating all financial activities into a single system, the Library will benefit from streamlined processes, reduced administrative workload, and improved accuracy in financial reporting.

Benefits of Consolidation

Consolidating the accounting and reporting functions into Tyler Munis will create a single book of record that is more accurately maintained. This will provide timely and reliable financial information to the Library Board, aiding in decision-making and strategic planning. Additionally, the integration will facilitate the inclusion of library financial data in the City's annual audited financial statements, ensuring compliance with GAAP and other regulatory requirements.

Maintaining Library Board Authority

With the consolidation of accounting functions, the Library Board will retain its oversight as defined in the Wisconsin Statutes, over both operational library funds and donation funds. The City will retain its responsibilities that align with all City departments – to include setting operational levy and adhering to financial, budgetary, and regulatory compliance, which includes financial reporting, employee policies and procedures, and federal/state tax compliance requirements. This collaborative approach will ensure that the Library Board's autonomy is preserved while enhancing overall financial governance and compliance.



Next Steps

To implement these recommendations, the following steps should be taken:

- Establish a separate department code within the Library special revenue fund for library donations.
- Review and if deemed appropriate, incorporate donations and endowment funds separately within the City procurement policies.
- Plan and execute, upon approval, the migration of accounting and reporting functions to Tyler Munis.
- Ensure Library staff have the correct access in Tyler Munis, along with identified resources within the City Finance department to assist with questions related to process, budget amendments, and reporting.
- Provide training and support to Library staff on the use of Tyler Munis.
- With assistance from City Finance staff, develop reports for the Library Director and Library Board that will provide timely and up-to-date information.
- Evaluate administrative and financial resources needed to best support the Library Director after transitioning to Tyler Munis to align with natural attrition within the department.
- Ensure continuous communication and collaboration between the Library Board and City management to facilitate a smooth transition.

Conclusion

The proposed recommendations aim to provide a streamlined and transparent process for managing library donations and endowment funds. By creating a separate department code within the Library special revenue fund, enhancing current City policies, and migrating to Tyler Munis, the Library Board will enhance its oversight and control over these funds. Additionally, these measures will ensure compliance with GAAP, improve the accuracy of financial reporting, and provide timely information to all stakeholders. Ultimately, these efforts will provide the tools for the Library Director and Library Board in the management of library finances, supporting the Library's mission and goals.



TO: Honorable Mayor and Members of the Common Council
FROM: Justin Gierach, Engineering Division Manager/City Engineer
DATE: May 13, 2025
SUBJECT: Ramboll Final Report

BACKGROUND

Ramboll Americas Engineering Solutions, Inc. (Ramboll) and their subcontractors finished their investigation of the Box Culvert along Iowa Street and West 7th Avenue in late February 2025. They used four (4) different inspection methods of the box culvert: closed circuit televising, sonar, dye testing, and electrical logging. All four (4) of these inspection methods indicated there was "no significant leakage from culvert".

After the draft and final reports were received from Ramboll, City Staff met with Ramboll to discuss these conclusions and some possible next steps. Ramboll believes that installing additional soil borings and monitoring wells with transducers to record data every hour could help analyze the old Stringham Creek bed and how the groundwater "flows" in the area. These additional borings and monitoring wells with data review could cost an additional \$100,000 and may give us some insight as to what is happening with the groundwater.

At this time, staff is providing Common Council with the Ramboll Final Report for your information and time to review. Staff plans to bring the topic back as a discussion and direction to staff item on a future agenda.

Attachments

24-15 Ramboll Report



INSPECTION REPORT

FOR THE CITY OF OSHKOSH 6' x 12' BOX CULVERT LEAK INVESTIGATION

INSPECTION COMPLETED:

FEBRUARY 27, 2025

SUBMITTED TO:

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.

HIBBARD PROJECT ID: 240636

HIBBARD INSHORE, LLC
2285 N. OPDYKE RD. STE A
AUBURN HILLS, MICHIGAN 48326
USA

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Executive Summary

Hibbard Inshore, LLC provided inspection services using a variety of sensors to attempt to locate leakage within a box culvert along Iowa Street and 7th Avenue. A remotely operated vehicle was used to swim from the outlet at the river's edge into the box culvert about 1,500 feet several times with different sensor payloads. First, an electrical based leak detection system was deployed, then sonar and video, and lastly dye injection. The intent was to detect areas of interest with the leak detection system and then confirm the leakage with video or dye injection.

The leak detection system did not detect any definitive strong returns to indicate a localized leak. There were some areas that showed minimal interest that were investigated with sonar, video, and dye injection. Additional locations were also searched with video, sonar, and dye to attempt to find localized leakage. Overall, the video watching particulate in the water or video watching dye injection was not able to locate flow with sufficient volume to get a positive return. While there was no positive detection of a leak, this does not rule out distributed leaks or similar occurrences.

Site Layout

The ROV and leak detection systems were deployed from a van and trailer that was parked on the walkway at the edge of the river and of the box culvert outlet. During the inspection, the river was covered in ice and a small area of was cleared by the client at the opening to the outlet. In the following diagram, the blue line represents the path of the ROV and the red line is the location of the electrode wire.



Figure 1 - Site Layout

Methodology

There were three dives with the ROV to perform the scope. First, the leak detection system was deployed, then sonar inspection, and dye testing. In each case, the ROV position in the culvert was determined by measuring cable payout distance. By using payout distance and distance along the alignment, the location of features can be placed on a map and geolocated along with other features. A line was sketched onto an aerial photograph by hand after referencing the supplied drawings to approximate the box culvert location. The cable payout was accurate on the project but there can be some position offset given the arbitrary nature of the alignment line or “runline.” The position of the features was calculated by applying the cable payout distance along the runline. There is a slight shift in location when the ROV is on 7th Avenue due to the cable going around the elbows in the conduit instead of following the centerline.

First dive, ROV drove to the extents of the survey area, then returned while carrying the leak detection system. One set of data was collected in each direction providing two data sets. The second dive, the ROV used two forward looking sonars and a cross-section sonar to search for features then video the features of interest. Many joints were inspected closely with video to look for water flow during this dive. The last dive deployed the dye testing system. The ROV used sonar to locate joints with the largest gaps and deployed dye and watched with video to see if the dye was drafted into the joints. The two methods of using the video to watch for

particulate suspended in the water and watching dye, require a sufficient flow volume to draft the particles or dye to be visible. The gaps in the joints that were investigated were wide enough to obscure small leaks or slow leaks. The ROV video was not able to see into the inside of the joints, only see the gap at the opening.

Sensors

Cross-Section Profiling Sonar – This is a cross-sectioning sonar unit used to measure the diameter or cross section of a pipeline at a given point. Used to identify and dimension shape anomalies, debris, and/or sediment buildup.

Color HD Camera on Tilt System – This 1080P camera on a tilt mechanism that allows the vehicle to view both invert and crown if water clarity permits.

Cable Payout Counter – Measures cable payout so vehicle distance from the start point of the inspection is known and can be related to the station within the pipe.

Forward Looking Multibeam Sonar – This sonar creates an acoustic image of the conduit surfaces to aid in location features beyond the range visible with the video camera.

Dye Injection System – A reservoir filled with liquid dye is deployed by an electric pump through a hose in front of the ROV and in view of the video camera. The dye was yellow green in color.

Electrical Leak Detection System – The ROV transports an electrical wire and an electronic sensor box through the conduit to search for leaks by measuring changes the electrical indications created by an electrode on the ROV and the electrode external to the pipe. This was provided by the contractor, Willowstick.

Inspection Observations

Key Locations by distance from box culvert outlet:

- Entrance to Box Culvert at shoreline – 0 feet
- Slight left elbow from easement onto Iowa Street – 450 feet
- First 45-degree elbow from Iowa Street to 7th Avenue – 800 feet
- Second 45-degree elbow from Iowa Street to 7th Avenue – 895 feet
- Vault at 7th Avenue and Michigan Street – 1,500 feet

The observations from the ROV inspection were categorized by features located with sonar, video, or the leak detection system. Each category has a separate color. These observations were located by taking the cable payout and using the distance along the alignment line.

Each colored dot along the light blue alignment represents the location of an observation.

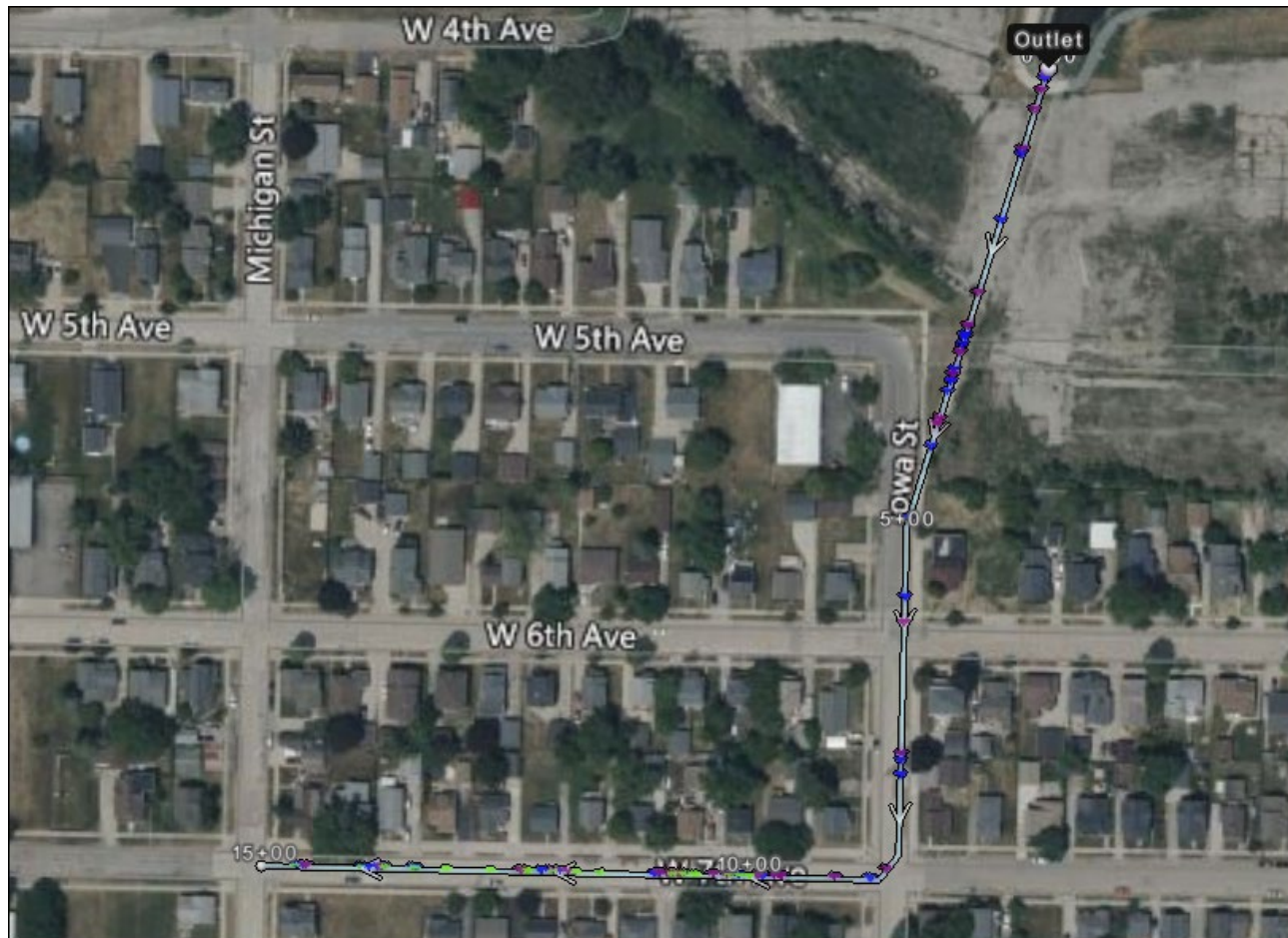


Figure 2 - Observations along alignment line overlaid on map

Video Observations

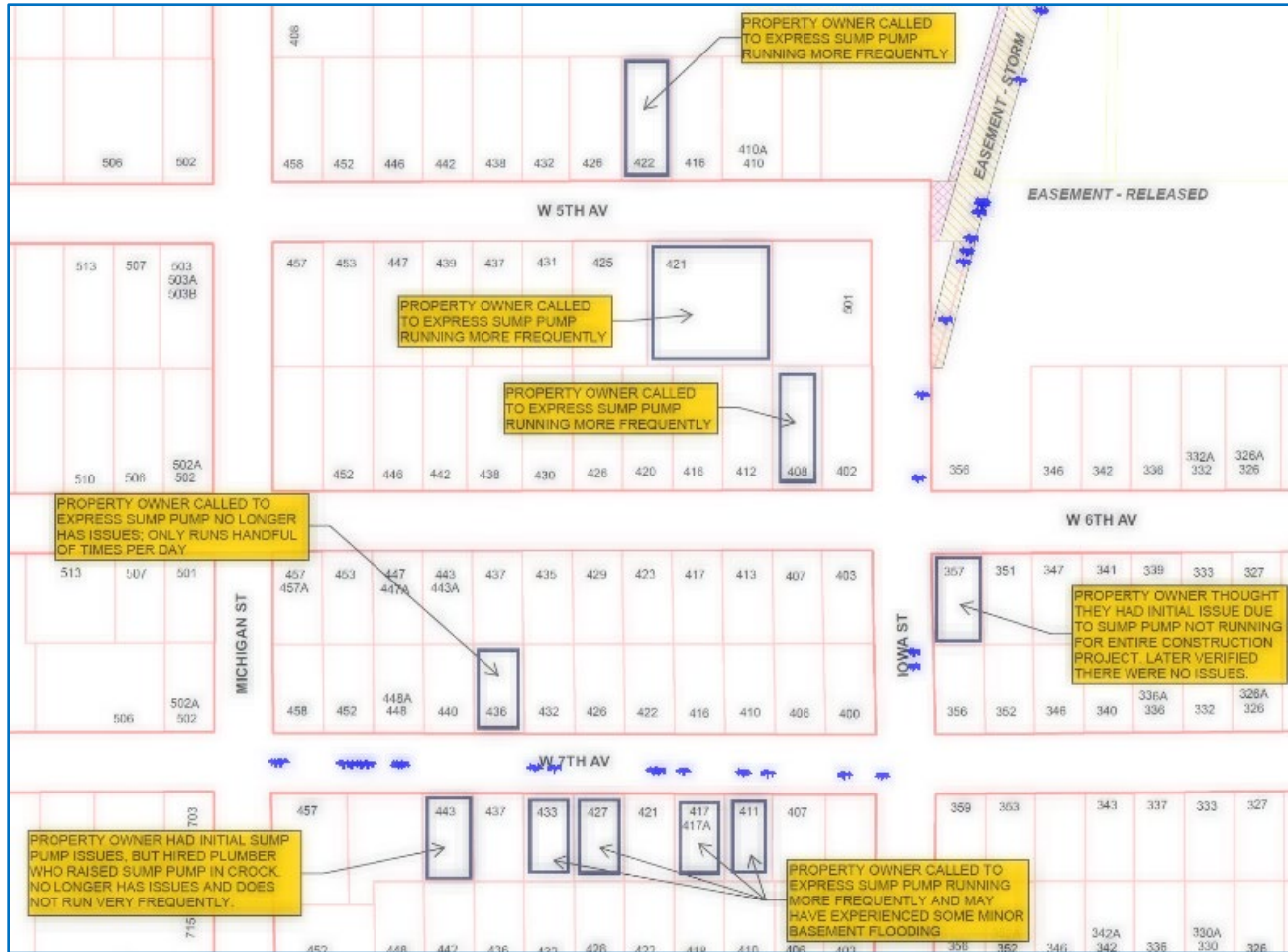


Figure 3 - Video Observation Locations

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/25 12:15:17.724	ice on video	Observations	Video OBS	3+00	1233510 .151	1599247 4.654	R
2025/02/25 12:46:01.138	No ice on surface 1461	Observations	Video OBS	14+61	1232829 .593	1599193 8.386	R
2025/02/25 12:47:15.334	Prior no ice may be air pocket as ice continues 1466	Observations	Video OBS	14+66	1232824 .278	1599193 8.517	R
2025/02/25 13:30:49.432	manhole	Observations	Video OBS	2+92	1233512 .625	1599248 2.692	L
2025/02/26 10:59:04.078	outfall entrance R wall video	Observations	Video OBS	0+12	1233595 .505	1599275 0.230	R
2025/02/26 10:59:45.185	bolt on Wall	Observations	Video OBS	0+13	1233595 .144	1599274 9.114	R
2025/02/26 11:07:17.992	video of possible seam joint 94.5	Observations	Video OBS	0+94	1233571 .063	1599267 1.293	R
2025/02/26 11:07:52.236	Following joint up and down. characterizing.	Observations	Video OBS	0+94	1233571 .030	1599267 1.293	R
2025/02/26 11:10:54.159	stopping to video bump or ceiling material 166	Observations	Video OBS	1+65	1233550 .046	1599260 3.503	R
2025/02/26 11:15:01.007	lateral coming in on R wall maybe L wall too 300	Observations	Video OBS	2+90	1233513 .324	1599248 4.896	R
2025/02/26 11:17:07.448	Looking at joint on right Wall 330	Observations	Video OBS	3+27	1233502 .338	1599244 9.479	R
2025/02/26 11:19:10.891	video of another joint gap with offset inward at top outward on bottom 341 feet	Observations	Video OBS	3+40	1233498 .482	1599243 6.979	R
2025/02/26 11:21:27.041	large round access hatch and corrugated pipe 353	Observations	Video OBS	3+51	1233495 .243	1599242 6.571	R
2025/02/26 11:23:33.068	video of feature on wall - texture change - 408	Observations	Video OBS	4+10	1233477 .715	1599236 9.925	R
2025/02/26 11:26:50.476	Video of small pipe inlet, 495	Observations	Video OBS	4+87	1233455 .027	1599229 6.709	R

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/26 11:30:46.062	Lateral inlet at top 578	Observations	Video OBS	5+69	1233451 .050	1599221 4.889	R
2025/02/26 11:37:54.981	far side of joint is inward 1-2 inches.	Observations	Video OBS	7+37	1233446 .883	1599204 6.293	R
2025/02/26 11:38:41.937	just passed joint from other end of section displaced opposite. 758	Observations	Video OBS	7+53	1233446 .507	1599203 1.175	R
2025/02/26 11:54:25.360	video of joint 911	Observations	Video OBS	9+11	1233379 .199	1599192 5.755	R
2025/02/26 11:59:09.794	video of example service lateral	Observations	Video OBS	9+86	1233304 .265	1599192 7.493	R
2025/02/26 12:06:32.916	checking out left side. Diagnol feature	Observations	Video OBS	10+93	1233197 .441	1599192 9.921	R
2025/02/26 12:09:02.095	video on first joint 1097	Observations	Video OBS	10+98	1233192 .782	1599193 0.052	R
2025/02/26 12:24:47.928	video of joint 1194 feet	Observations	Video OBS	11+95	1233095 .866	1599193 2.283	R
2025/02/26 12:28:53.841	video of joint 1205	Observations	Video OBS	12+05	1233598 .636	1599276 0.357	R
2025/02/26 12:30:46.287	video of joint with offset 1218	Observations	Video OBS	12+14	1233076 .668	1599193 2.711	R
2025/02/26 12:33:33.775	video of joint. Very notable offset at lower end. Vertical offset in upper corner 1233 feet	Observations	Video OBS	12+29	1233061 .352	1599193 3.071	R
2025/02/26 12:51:56.223	video R wall joint. 1391	Observations	Video OBS	13+84	1232907 .021	1599193 6.614	R
2025/02/26 12:52:21.415	joint unremarkable	Observations	Video OBS	13+93	1232898 .064	1599193 6.811	R
2025/02/26 14:13:08.805	Trying to turn ROV around and pointing downstream.	Observations	Video OBS	14+69	1232821 .239	1599193 8.583	L
2025/02/26 14:16:26.345	video of joint on Left wall at 1400 feet.	Observations	Video OBS	14+01	1232889 .829	1599193 7.008	L

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/26 14:17:49.461	resuming downstream ROV facing downstream 1398	Observations	Video OBS	14+01	1232889 .829	1599193 7.008	L
2025/02/26 14:20:06.238	Locating joint at 1380 zone	Observations	Video OBS	13+77	1232913 .944	1599193 6.450	L
2025/02/26 14:20:39.807	at joint near 1376	Observations	Video OBS	13+77	1232913 .944	1599193 6.450	L
2025/02/26 14:20:53.956	Video from top to bottom slowly looking for flow. 1376	Observations	Video OBS	13+77	1232913 .944	1599193 6.450	L
2025/02/26 14:22:32.296	no leak based on silt puff 1376	Observations	Video OBS	13+77	1232914 .009	1599193 6.450	L
2025/02/26 14:25:06.640	video of joint near 1350	Observations	Video OBS	13+47	1232943 .668	1599193 5.761	L
2025/02/26 14:27:13.069	irregular edge on joint 1345	Observations	Video OBS	13+47	1232943 .963	1599193 5.761	L
2025/02/26 14:29:27.740	not remarkable at joint 1348	Observations	Video OBS	13+47	1232943 .963	1599193 5.761	L
2025/02/26 14:30:02.541	video of joint near 1342	Observations	Video OBS	13+44	1232947 .014	1599193 5.696	L
2025/02/26 14:31:12.489	continuing video at joint near 1342	Observations	Video OBS	13+44	1232947 .047	1599193 5.696	L
2025/02/26 14:31:32.967	good video of silt near joint	Observations	Video OBS	13+44	1232947 .047	1599193 5.696	L
2025/02/26 14:32:16.515	no flow based on silt at 1342	Observations	Video OBS	13+44	1232947 .047	1599193 5.696	L
2025/02/26 14:34:13.075	Joint of large gap at 1312	Observations	Video OBS	13+12	1232978 .170	1599193 4.974	L
2025/02/26 14:35:43.716	No flow identified at joint near 1312	Observations	Video OBS	13+12	1232978 .248	1599193 4.974	L
2025/02/26 14:46:08.146	video of joint top to bottom 1069	Observations	Video OBS	10+69	1233221 .490	1599192 9.396	L
2025/02/26 14:48:20.930	no indication of flow based on silt 1070	Observations	Video OBS	10+69	1233221 .490	1599192 9.396	L

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/26 14:50:21.317	video of joint at 1011 feet.	Observations	Video OBS	10+11	1233279 .987	1599192 8.051	L
2025/02/26 14:50:55.180	noticeable large offset on joint 1010	Observations	Video OBS	10+10	1233280 .052	1599192 8.051	L
2025/02/26 14:51:42.284	no flow visible base on silt at 1010	Observations	Video OBS	10+10	1233280 .370	1599192 8.018	L
2025/02/26 14:56:31.133	large tie in on LH wall at 870	Observations	Video OBS	8+75	1233415 .229	1599192 4.934	L

Sonar Observations

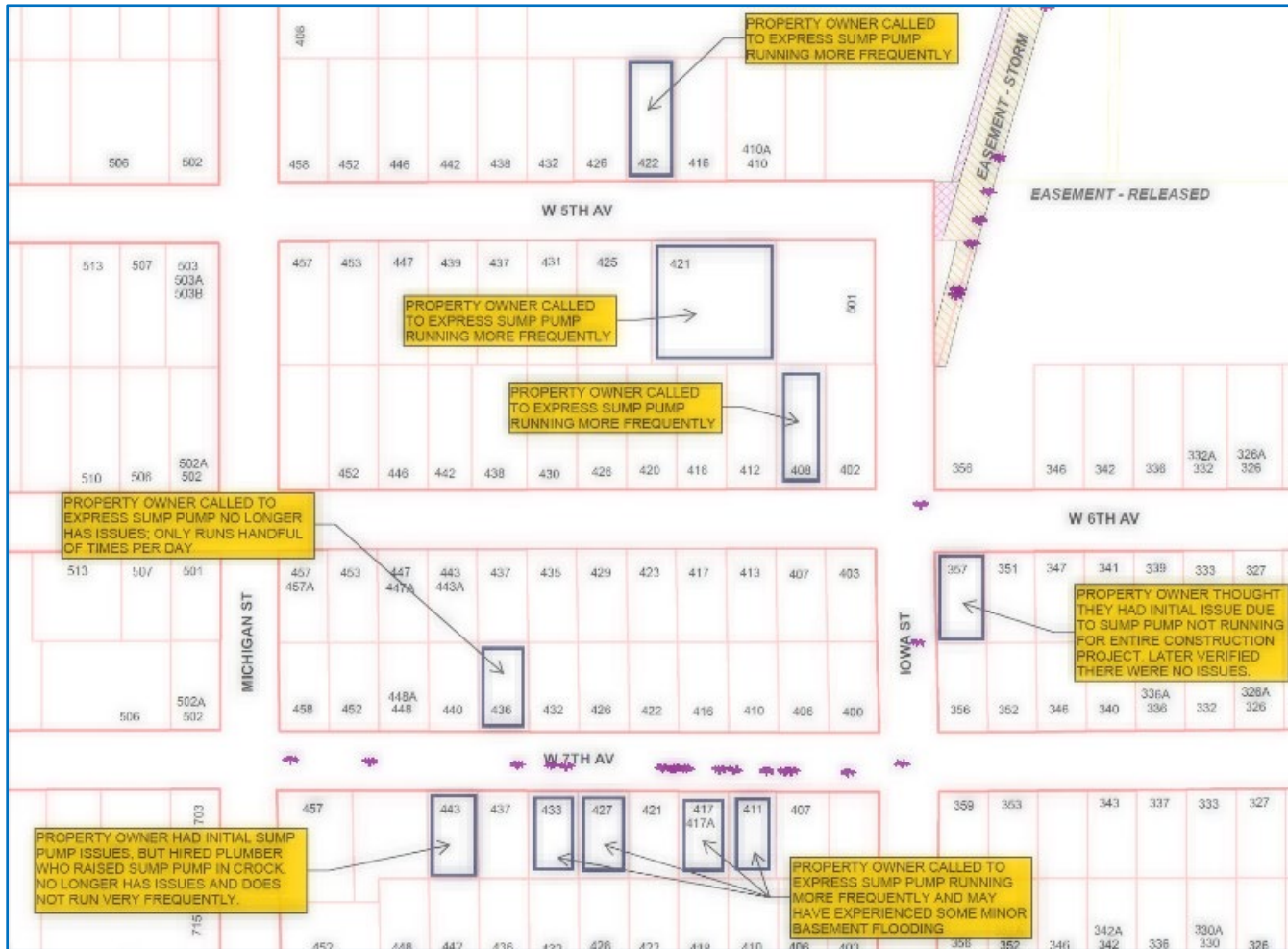


Figure 4 - Sonar Observation Locations

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/25 12:02:04.847	sonar shows smooth bottom with small rocks scatter or similar	Observations	Sonar OBS	0+09	1233596.391	15992753.084	R
2025/02/25 12:08:05.665	tall target on invert	Observations	Sonar OBS	0+46	1233585.269	15992717.159	R
2025/02/25 12:23:09.810	circle (MH) on sonar at 579 feet.	Observations	Sonar OBS	5+95	1233450.394	15992188.402	R
2025/02/25 12:29:34.952	853 feet Left wall feature	Observations	Sonar OBS	8+54	1233432.060	15991934.210	R
2025/02/25 12:32:45.297	lateral feature 970 feet	Observations	Sonar OBS	9+67	1233323.989	15991927.013	R
2025/02/25 12:33:56.880	lateral feature on sonar at 1028 gap 2 parallel lines	Observations	Sonar OBS	10+23	1233267.516	15991928.314	R
2025/02/25 12:34:58.530	lateral feature 15 feet ahead on sonar	Observations	Sonar OBS	10+73	1233217.544	15991929.479	R
2025/02/25 12:37:20.814	lateral features ~1191	Observations	Sonar OBS	11+87	1233103.293	15991932.110	R
2025/02/25 12:37:39.427	lateral feature was top not bottom	Observations	Sonar OBS	12+02	1233088.423	15991932.448	R
2025/02/25 12:38:21.444	big sonar target, ICE confirmed on video	Observations	Sonar OBS	12+35	1233055.193	15991933.202	R
2025/02/25 13:06:56.766	lateral feature on bottom 1077	Observations	Sonar OBS	10+81	1233209.374	15991929.659	L
2025/02/25 13:07:18.638	lateral feature 1066	Observations	Sonar OBS	10+70	1233220.459	15991929.396	L
2025/02/25 13:08:22.062	lateral feature 1035	Observations	Sonar OBS	10+37	1233253.354	15991928.645	L
2025/02/25 13:23:09.442	feature on left wall 558 feet	Observations	Sonar OBS	5+58	1233598.636	15992760.357	L
2025/02/25 13:32:08.502	pass 2 lateral features on floor 240 feet	Observations	Sonar OBS	2+44	1233526.770	15992528.324	L

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/26 11:00:33.011	sonaring RH wall as entering	Observations	Sonar OBS	0+25	1233591.522	15992737.408	R
2025/02/26 11:06:52.884	lateral feature on floor and wall 93	Observations	Sonar OBS	0+89	1233572.661	15992676.496	R
2025/02/26 11:14:43.367	manhole 20 feet ahead on sonar 286	Observations	Sonar OBS	2+80	1233516.271	15992494.483	R
2025/02/26 11:16:22.919	after chamber, walls are smooth 315	Observations	Sonar OBS	3+09	1233507.686	15992466.709	R
2025/02/26 11:17:32.571	video of feature on sonar , Joint with gap and offset. 333	Observations	Sonar OBS	3+32	1233500.656	15992444.029	R
2025/02/26 11:37:23.967	R wall joint strong sonar 735	Observations	Sonar OBS	7+31	1233447.047	15992053.052	R
2025/02/26 11:55:11.351	sonar feature minor surface spalling with inlet above. 911 feet	Observations	Sonar OBS	9+11	1233379.199	15991925.755	R
2025/02/26 12:00:15.452	sonar of ice on surface 991	Observations	Sonar OBS	9+91	1233299.442	15991927.592	R
2025/02/26 12:05:11.730	very strong sonar on wall ahead 1099 feet	Observations	Sonar OBS	10+84	1233206.226	15991929.724	R
2025/02/26 14:13:38.643	R wall on sonar is LEFT wall since we are facing downstream.	Observations	Sonar OBS	14+57	1232833.177	15991938.320	L
2025/02/26 14:52:47.493	video confirms noticeable offset seen in sonar. 973 ft.	Observations	Sonar OBS	9+73	1233317.224	15991927.165	L
2025/02/26 15:07:11.675	manhole access hatch 375 ft	Observations	Sonar OBS	3+80	1233486.725	15992399.008	L
2025/02/27 10:55:24.990	Access hatch	Observations	Sonar OBS	3+85	1233484.972	15992393.341	

Dye Testing Observations

The dye testing was performed in the area of most interest that was determined by the Leak Detection Sensor Report. This area was on 7th Avenue and the south (or “left”) wall was the area of focus due to the indicated locations of potential ground water intrusion being mostly on the south side of the conduit. Note that the ROV normally entered the conduit while surveying the right side (west or north wall depending on section) and typically reversed out of the conduit on the left (east or south wall). In this dive, the ROV turned around to face east while on 7th Avenue so the wall appeared on the “right” side which may be misleading.

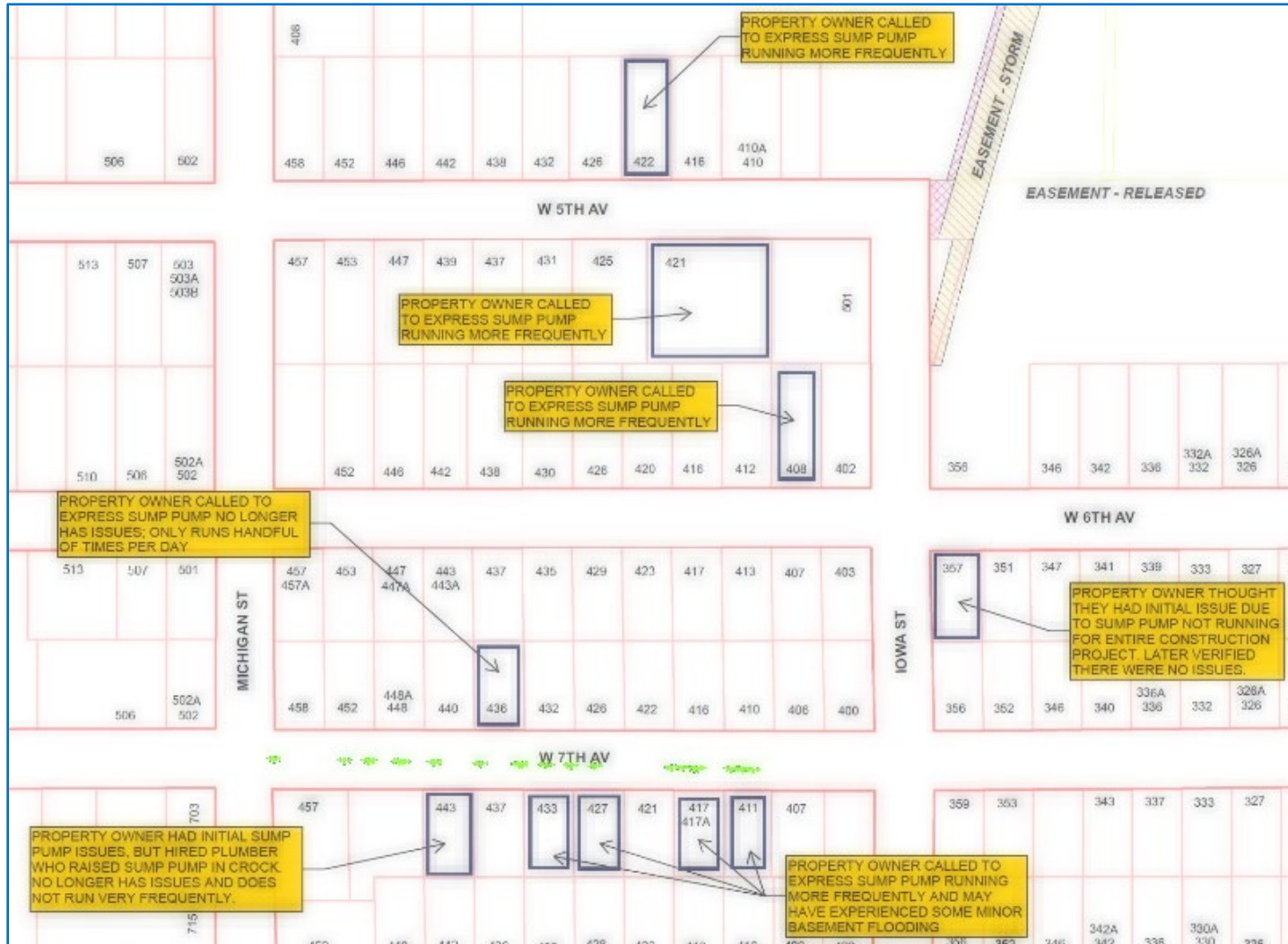


Figure 5 - Dye Test Locations

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/27 10:00:13.853	@ 1,227 ft. dye test on south wall joint.	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:01:28.031	no dye take at top of joint.	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:04:40.815	no dye take in middle of joint	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:06:13.615	bottom of joint to silty, hard to see.	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:06:39.180	ROV is going to fly 5 ft down stream. cable counter show 1226 ft but ROV at 1221 ft	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:07:21.320	@1221 ft. dye test on south wall joint. no dye take	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:09:07.061	no dye take at lower part of joint	Observations	Dye Test	12+27	1233064.009	15991933.005	L
2025/02/27 10:12:39.332	@1,198 ft; really good dye test at top and bottom of joint. no dye take at joint.	Observations	Dye Test	12+03	1233087.828	15991932.448	L
2025/02/27 10:14:54.683	ROV @ 1,175 ft; off-set joint horizontally; no dye take at top of joint	Observations	Dye Test	11+79	1233112.073	15991931.890	L
2025/02/27 10:19:34.868	Good dye test @ 1,175 ft. no dye take at bottom of joint	Observations	Dye Test	11+78	1233112.106	15991931.890	L
2025/02/27 10:21:02.046	ROV @ 1,150 ft; dye test at top of joint; no dye take	Observations	Dye Test	11+55	1233135.302	15991931.365	L
2025/02/27 10:22:12.055	dye test at bottom joint; no dye take	Observations	Dye Test	11+55	1233135.302	15991931.365	L
2025/02/27 10:27:56.681	@1,075 ft dye test in middle and bottom of joint; no dye take at either location	Observations	Dye Test	10+80	1233210.827	15991929.626	L

Time	Comments	Category	Sub Category	Station	Easting	Northing	Side of Conduit
2025/02/27 10:30:03.638	ROV @ 1,055; dye test at top and bottom; no dye take at either location	Observations	Dye Test	10+58	1233232.808	15991929.134	L
2025/02/27 10:33:09.156	ROV @ 1,048 ft; good dye test at lower part of joint; no dye take	Observations	Dye Test	10+54	1233236.647	15991929.035	L
2025/02/27 10:34:32.020	dye test at upper part of joint; no dye take	Observations	Dye Test	10+54	1233236.647	15991929.035	L
2025/02/27 10:36:13.773	ROV @ 1,018 ft; dye test at lower and upper part of join; no dye take at either location	Observations	Dye Test	10+21	1233269.100	15991928.281	L
2025/02/27 10:38:50.806	@995; dye test at bottom and top of joint; no dye take at either location	Observations	Dye Test	10+00	1233290.486	15991927.789	L
2025/02/27 10:40:15.005	Completed dye work; ROV returning	Observations	Dye Test	10+00	1233290.518	15991927.789	L

Video Examples

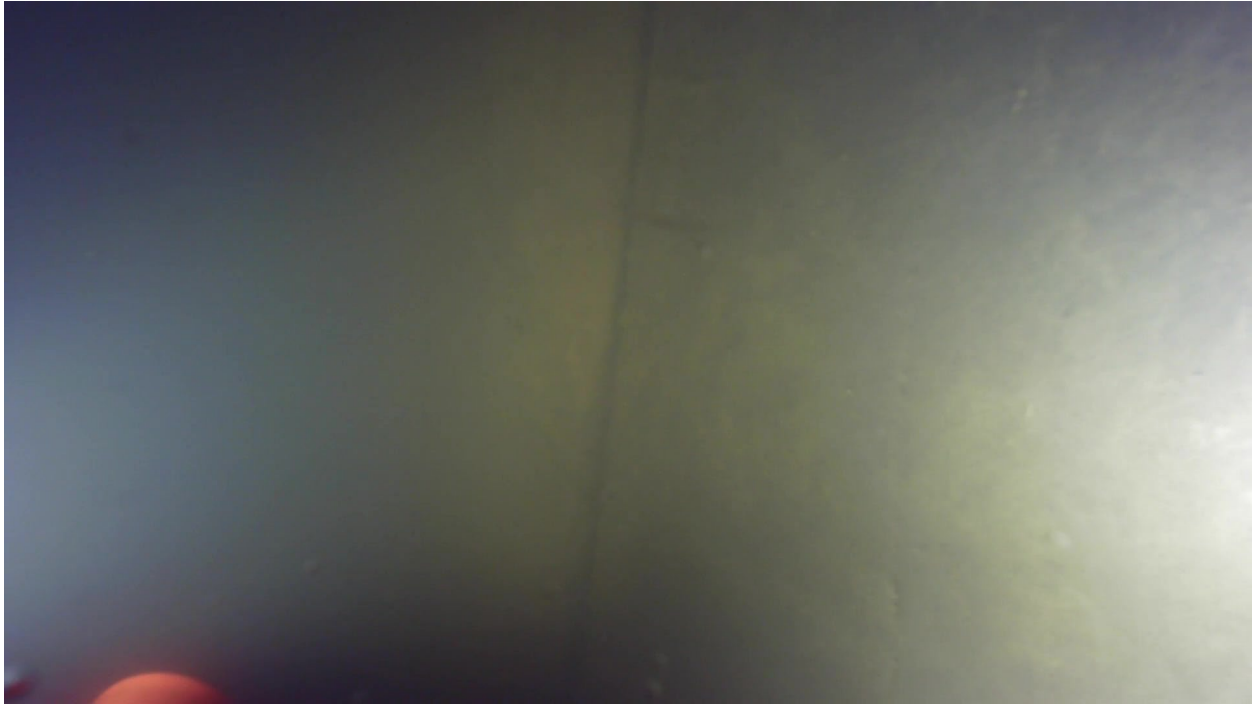


Figure 6 - Typical vertical culvert section joint on wall with minimal gap and no offset

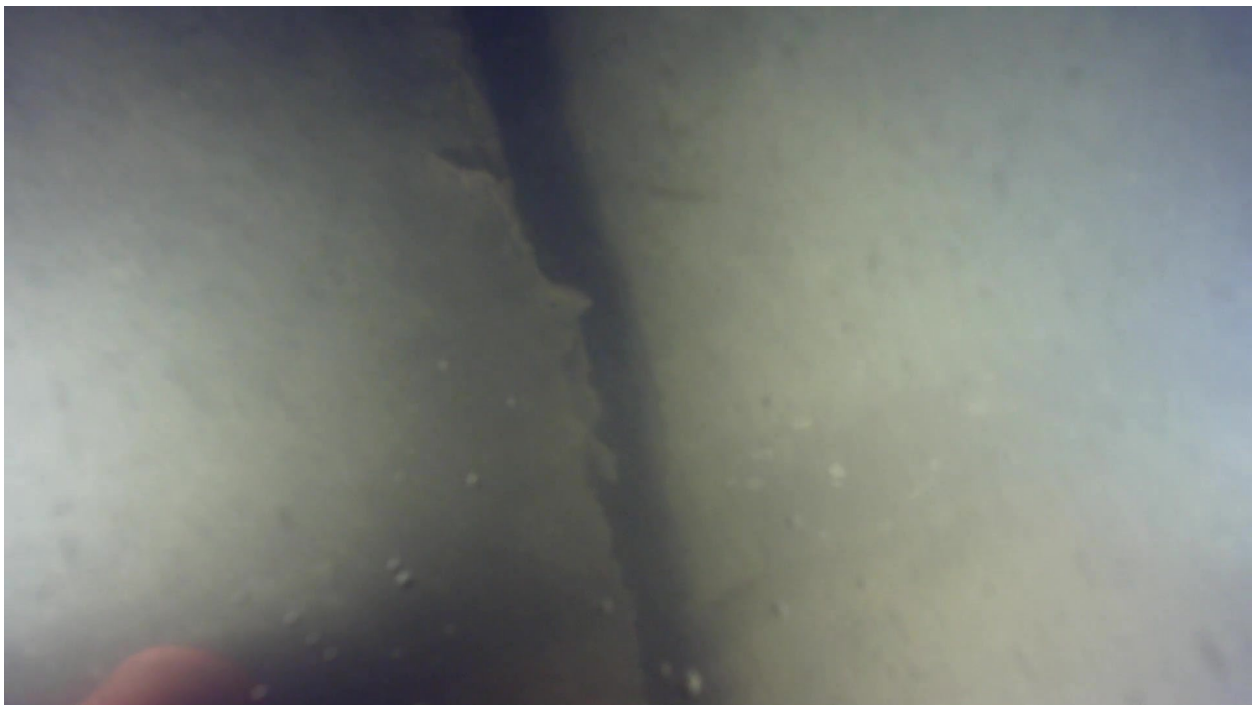


Figure 7 - Typical joint with larger gap and offset



Figure 8 - Typical wall joint with offset greater near bottom of wall

Sonar Example

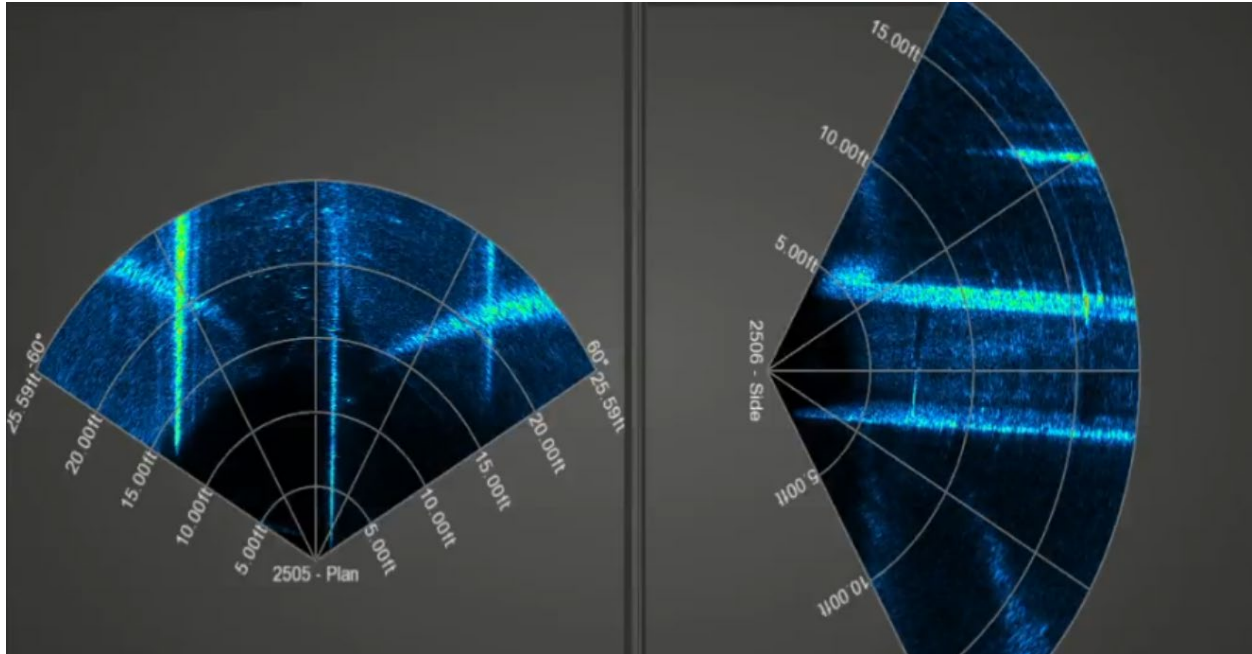


Figure 9 - Plan View Sonar (left side) and Right Wall Sonar (Right side) showing wall joint with offset

The sonar example above shows two views from two sonars. The first was forward looking and created a plan view with the invert of the conduit in the center and the two walls represented by two parallel bright lines. The right-hand pane shows with a vertical conduit section joint in which the offset is different at the top and at the bottom of the joint. This joint was protruding on the lower downstream side and recessed on the upper downstream side.

Appendix 1:

Drawings

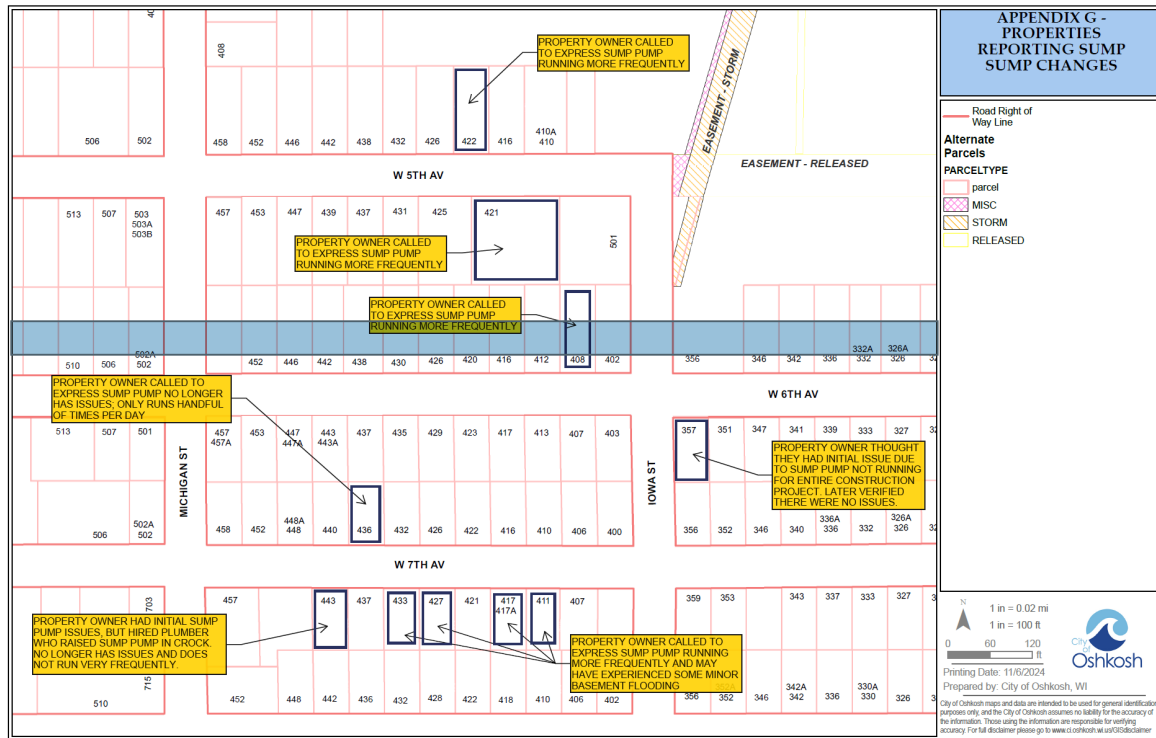


Figure 10 - Areas of Interest

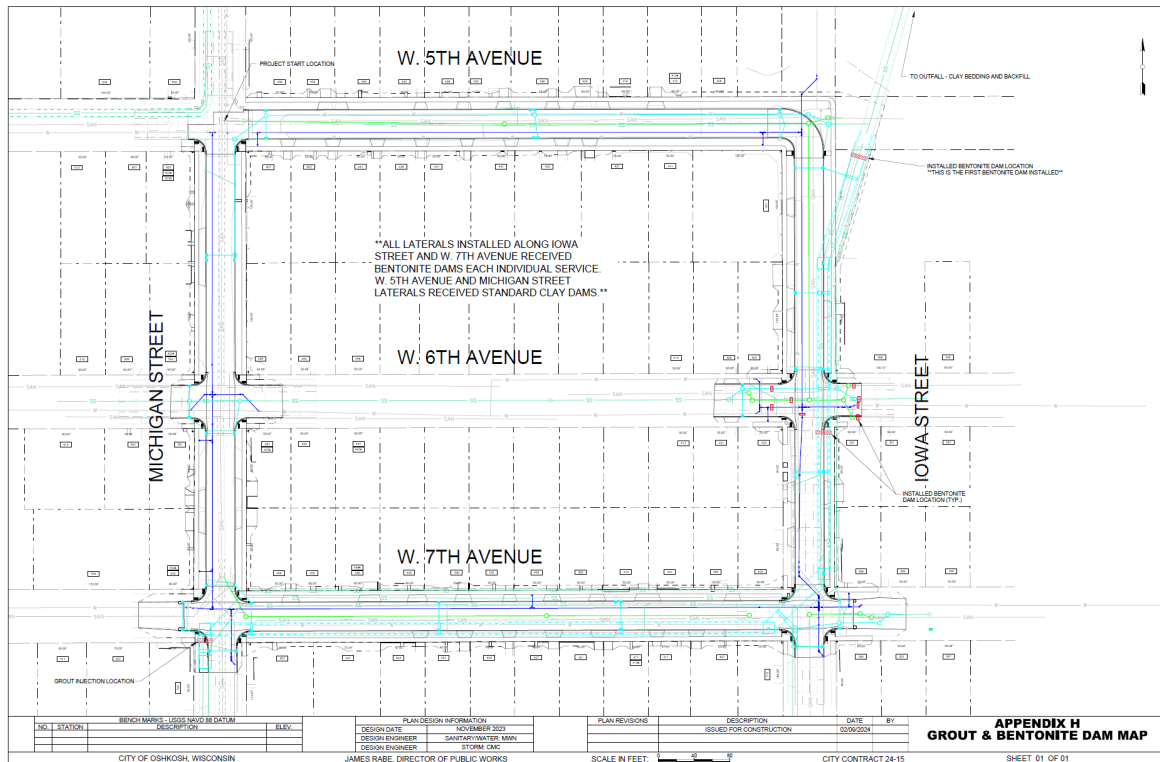


Figure 11 - Box Culvert Location

Appendix 2:

Willowstick Leak Detection Report

LEAK DETECTION INVESTIGATION
for
Box Culvert in Oshkosh, Wisconsin

Prepared For:



Prepared By:



Willowstick Technologies, LLC

WST Project No. 25736

Draft Report Date: March 14, 2025

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1.0 Introduction

1.1 Location and Purpose of Investigation

This report presents the results of a leak detection investigation to assist Hibbard Inshore, LLC (Hibbard) in evaluating the condition of a 12-foot wide by 6-foot high box culvert. The site is located in Oshkosh, Wisconsin, near the Fox River (see Figure 1).



Figure 1 – Site Map

The culvert was inspected from the point of intake on Fox River to a point beneath the intersection of 7th Avenue and Michigan Street, a span of about 1,500 feet. This is shown better in Figure 2 where the box culvert (blue line) has distance markers every 50 feet, labeled every 200 feet. The box culvert has a “soft corner” or bend at position 453 feet, and two 45-degree corners at 804 feet and 891 feet.



Figure 2 – Box Culvert with distance markers

This investigation embraces the employment of multiple technologies comprising of Hibbard’s marine survey equipment (i.e., remotely operated vehicle or ROV) supporting sonar scanning and other instrumentation. The ROV also supports in this case the deployment of an electrical leak detection method conducted and analyzed by Willowstick Technologies, LLC (Willowstick). This method works by measuring AC electric fields inside the culvert while running a small active AC circuit between the inside and outside of the culvert. More details are given in the next section.

1.2 Background of Leak Detection Method

The leak detection method presented herein was developed by Willowstick Technologies, LLC (Willowstick). Willowstick specializes in groundwater mapping via highly sensitive electrical and magnetic survey equipment to detect *subsurface* electrical current flow patterns. Willowstick has completed hundreds of surveys all over the world during the past 21 years. These surveys, usually conducted at the ground surface, have long been called the “Willowstick” method, but in geophysical terms it is a unique application of the Magnetometric method and has been detailed in a peer-reviewed publication (see Jessop et al., 2018).

The leak detection system used for this investigation works by establishing at least one “fixed” electrode at a distance away from the culvert, connected by circuit wire to a moving or “scanning” electrode that is towed through the culvert Hibbard’s ROV. This enables a dynamic electrical AC circuit to be established between the inside and outside of the culvert. Variations in the AC circuit including voltage, frequency, and amperage are continuously monitored and logged to data files. The circuit in this case required only about 3 watts of power. Electrical probes are also configured and positioned behind the ROV for detection of subtle changes in the electric field pattern to facilitate leak detection.

The leak detection system is sensitive to any feature or defect of the culvert that causes change in the electric current flow patterns between the inside and outside of the culvert. It was observed in the first experimental study of this method in a tunnel in Panama, that dramatic changes in the electric current flow patterns correlated with leakage out of the tunnel, a fact that was later confirmed. Note however that it cannot distinguish between influx or outflux. It is well known that groundwater conductivity in most cases far exceeds that of competent solid rock or other dry earthen materials, as well as that of concrete which is important in this case with the culvert made of concrete. The amount of water at any particular “leak” cannot be measured directly, but it may be estimated or inferred on a relative basis by the “anomaly magnitude” observed in the processed data.

2.0 Approach to the Work

2.1 Overall Approach

The Hibbard ROV used the Fox River intake for entrance to make the run. The scanning electrode was towed by the ROV at a distance of 7 feet behind the vehicle as shown in Figure 3. The circuit monitoring data was collected by computer at the control station where the power supply and signal generator were located near the intake. The electric field data inside the tunnel was collected by a data acquisition system attached to the Hibbard ROV, where the data was passed by ethernet back through the neutrally buoyant tether to the control station.

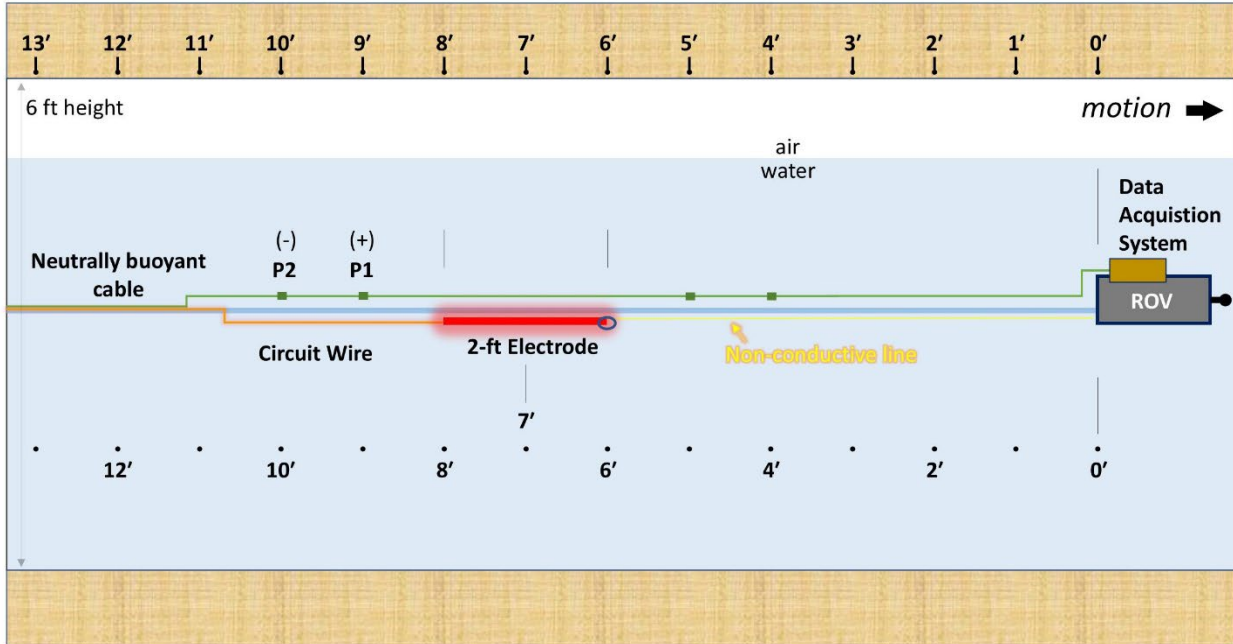


Figure 3 – Drawing of the setup

Before data collection, all clocks were carefully synchronized between all data collection systems. Data was collected both during the outbound part of the run and also during the return trip. In post-processing and after correlating all timestamps with position, the outbound and return datasets were carefully analyzed and compared for correlations. All leakage detection data was collected February 25, 2025. The circuit was maintained at 30 volts AC for the entire run, while the electrical current stayed around 110 milliamps (~3.36 watts of power) with slight fluctuations that were monitored every second. Subsequent runs were made the following days to more closely inspect specific locations of suspicion or interest.

3.0 Processing and Filtering of Leak Detection Data

3.1 Overview

The circuit establish between the inside and outside of the culvert is a tightly controlled AC circuit, and the probes towed by the ROV are connected to very sensitive equipment to monitor and detect small changes to the phase or amplitude of the AC signal. To process the AC data for leakage indicators, logs of electric circuit voltage, amplitude, and frequency are analyzed in conjunction with the electric field sensor data and are combined, filtered, and correlated with Hibbard’s position and velocity data. After timing correlation and initial processing, the electric field logs are also cross-checked with Hibbard’s event logs and depth logs to analyze correlations.

3.2 DC signal offset effects

It is common for a small amount of DC signal to be present in the probe data, which can be caused by a number of factors including natural currents in the earth, “stray” electric fields due to operation of the ROV, etc. For typical setups, the DC signal has little impact on the readings and can be filtered easily, so it is generally negligible. In certain cases, such as when spanning long tunnels, it sometimes can become strong enough to shift the entire signal “out of range” for the acquisition system, requiring adjustments be made to the circuit in order to proceed. None of this became an issue during this investigation.

3.3 Filtering and Correlation

The time-stamped electrical logs for each run were correlated and filtered using position and depth data from Hibbard’s dive records. They were also correlated with the observations or notes made during the run. For example, ROV stops for tether handling or other reasons often created periods of extra noise in the data requiring either extra filtering or notes to disregard. This included times when the scanning probes dragged on the bottom of the culvert or bumped the sides when going around corners. The water height being only about 4.5 to 5 feet (with ice at the top, usually), coupled with the ROV’s sensitive up/down thrusters, made for a “tight window” of navigating while trying to keep the probes (~10 feet behind the ROV) from dragging or getting too close to the ice, both of which had effects on the electric field patterns.

4.0 Leak Detection Results

4.1 Discussion of Results

Overall, the leak detection data log contained no significant anomalies that could be attributed to large-scale leakage in the culvert. There were some very minor anomalies that correlated between the outbound and return parts of the run and correlated with notes regarding either “debris” or “feature/gap/line/joint” related to probable joints in the culvert construction. These became the only zones of “interest” or “suspicion,” marked to go back and investigate more closely with camera, sonar and dye or whatever means could be used to gather more information. Several other anomalies in the data were caused by known noise factors and ruled completely out, even though some of them made large “spikes” in the plots.

4.2 Flagged Events

As noted, only very minor events were seen in the logs, suggesting no significant leakage from the culvert structure at any point along the scan (from intake to 1,491-foot position). Keep in mind, the scanning probes were always 10 feet behind the ROV, or 10 feet closer to the intake

side, both out and back when the tether was pulled in. It cannot rule out minor leakage, which remains a possibility; therefore, the logs were scrutinized for even very small anomalies that seemed to correlate to some degree between the outbound and the return trip logs. Several of these “events” were discovered and listed for further scrutiny by the ROV the following day and would require dye or some other form of confirmation of suspicion. The event table is provided below in Table A.

ID	Position FROM	Position TO	Electric field	
	(FEET)	(FEET)	dV/dt magnitude	Hibbard NOTES during the run
A	560	605	0.17	suspect feature, debris?
B	990	1000	0.06	slight graph fluctuations noted
C	1012	1039	0.07	near "gap, 2 parallel lines", "hill of debris"
D	1056	1077	0.08	"lateral feature" joint?
E	1306	1318	0.11	slight graph fluctuations noted
F	1340	1350	0.09	slight graph fluctuations noted
G	1366	1374	0.06	"longitudinal lines on invert"

Table A – Location and magnitude of events detected in the culvert

Of these minor events, Event “A” has the strongest magnitude of electric field disturbance at 0.17 volts. This is still considered very small, as typical studies exhibit disturbances of many volts (1 to 10 volts) at proven leakage locations. Many of these corresponded with observations during the run—observations of things like “debris” or possible joint feature. The plots at each of these seven locations are shown in Figure 4. These areas were scrutinized by Hibbard on the subsequent run the following day but were not confirmed to have any leakage.

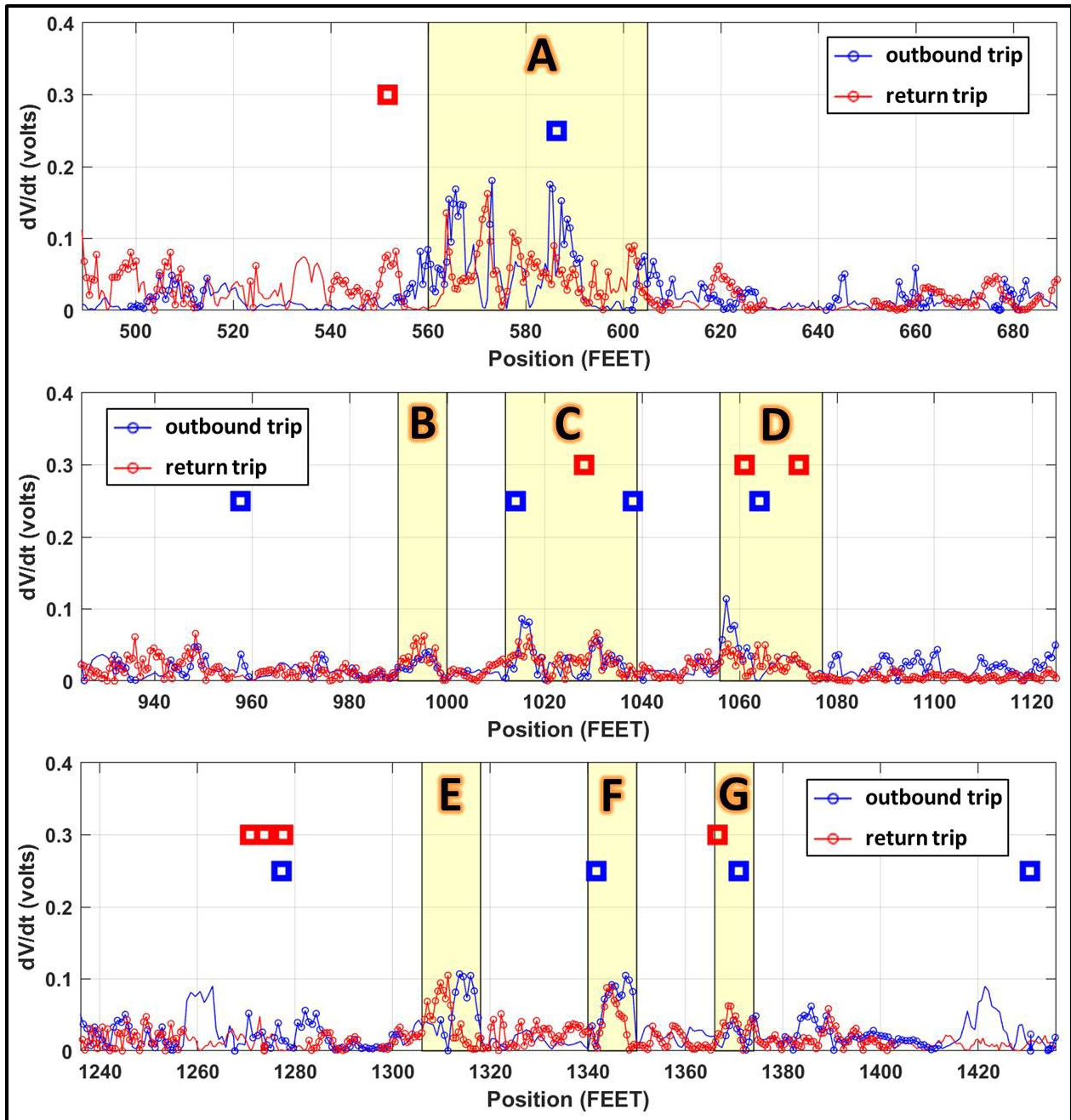


Figure 4 – Processed data: electric field graphs of minor events detected

5.0 Conclusions

For this leak detection investigation, Willowstick successfully acquired detailed electrical logging for 1,491 feet of the Oshkosh box culvert while Hibbard’s ROV pulled the scanning electrode into the culvert from the intake location on Fox River. The scans were repeated for outbound and return trips and later correlated between the two after post-processing.

The results suggest no significant leakage from the culvert. Many of the larger fluctuation in electric field patterns were ruled out due to known noise factors at specific locations during the log, such as when stopping or dragging the probes on the bottom for brief periods. The final processed and filtered results included seven events of interest or “suspicion” marked for further scrutiny by Hibbard on the following run(s). All of these flagged events were very minor and many of them corresponded with Hibbard’s own sonar observations on the first run, such as “debris” or “joint feature” which prompted closer scrutiny on the repeat run or runs.

6.0 References

Jessop, M., Jardani, A., Revil, A., and Kofoed, V., 2018, Magnetometric resistivity: A new approach to the detection of preferential flow paths in mine waste rock dumps, in press in *Geophysical Journal International*, <https://doi.org/10.1093/gji/ggy275>.



TO: Honorable Mayor and Members of the Common Council
FROM: Justin Gierach, Engineering Division Manager/City Engineer
DATE: May 13, 2025
SUBJECT: Municipal Code Chapter 14: Post-Construction Storm Water Management Ordinance Update Analysis – Follow-up

BACKGROUND

As a follow up to the workshop ([Oshkosh Media recording of the workshop](#)) from April 29, 2025, the Common Council (Council) had asked for further analyses of additional sites to see how they would compare to the different scenarios. The additional sites were a combination of new and redevelopment, and were slightly more recent than the ones that were originally studied.

As you can see by the attached Updated Site Scenario analysis, Scenario 3 was the only scenario that each of the sites met both the TSS and TP for the newly-studied Red Earth Development (new development), Mill on Main (redevelopment), and ThedaCare (redevelopment). Please note that this conclusion was somewhat expected, as the current code would have required the 40% TSS removal for the redevelopment sites to be in compliance and none of these sites were in the Sawyer Creek Reachshed, which is the only reachshed that has the higher 58.4% TSS removal requirements.

Staff intend to take this information to the Sustainability Advisory Board on June 2, 2025 and Plan Commission on June 3, 2025 for a scenario recommendation to Council. Once staff has the recommendations from these advisory boards, we will work to make the changes to Chapter 14 and bring them forward for full approval by Council in late fall.

Attachments

24-24 Workshop slides
24-24 Code Revision scenarios
24-24 Updated site scenario analysis



Common Council Workshop: Municipal Code Ch. 14 Update



April 29, 2025



Agenda

1. Background
2. Analysis of Other Communities
3. Analysis of Code Revisions
4. Next Steps

Why are we here?

- MS4 Permit from DNR requires City to comply with the TMDL
- Update Council regarding the Municipal Code Ch. 14 Updates project
- Get input from Council on analysis and recommendations

Background

- City Engineering Division, with Brown and Caldwell (BC), is evaluating changes to Municipal Code Chapter 14
- Changes focused on stormwater pollution reduction requirements
 - Will include other minor revisions
- Partially funded by WDNR Grant
 - 3/28/2023: Grant application authorized by Common Council
 - 8/28/2024: BC Contract approved by Common Council

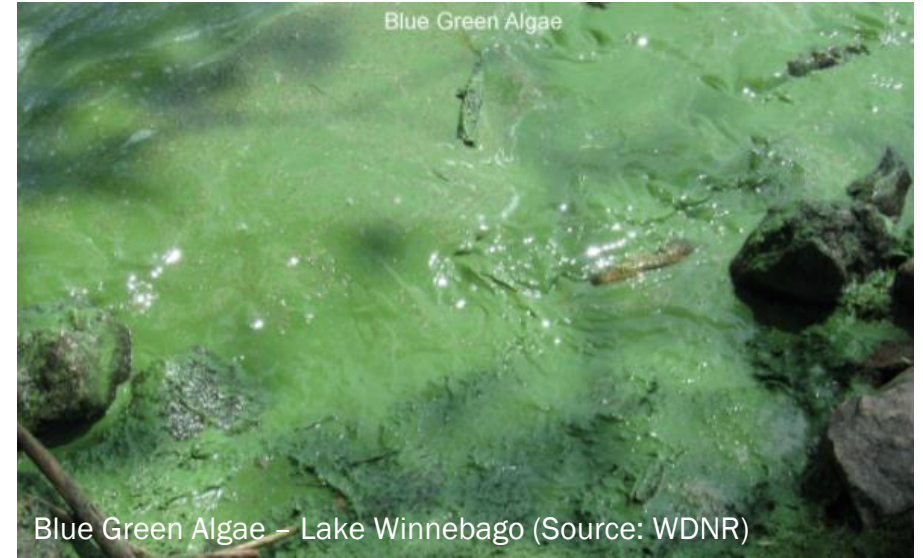
Background: Flooding

- Flooding incidents since 1990
 - Presidential Disaster Declarations
 - 1990, 1993, 2001, 2004, 2008
 - Other Incidents
 - 1996, 1999 (2), 2000, 2010, 2012
 - Source: Winnebago County Hazard Mitigation Plan
- Project will not modify peak flow control requirements targeted at flood reduction



Background: Definitions

- MS4: Municipal Separate Storm Sewer System
- Reachshed: Drainage area to a waterbody
- SMP: Stormwater Management Practice
- SWMP: Stormwater Management Plan
- TMDL: Total Maximum Daily Load
 - The amount of pollution a water body can receive and still meet water quality standards
- TP: Total Phosphorus
- TSS: Total Ssuspended Solids



Background: MS4 Permit

- City’s storm sewer system is regulated by WDNR Municipal Separate Storm Sewer System (MS4) General Permit
 - Initial permit issued in 2007
 - 5-year permit cycle
 - Last issued in 2019, waiting for updated permit
- TMDL was prepared by WDNR and approved by US EPA (2020)
- Requirements for City associated with TMDL is incorporated into MS4 Permit
 - City must make progress towards TMDL requirements

Background: Chapter 14

- City Municipal Code governing stormwater management
- Established in the early 1990's (as Chapter 24)
 - Peak flow control requirements only
- Last major revision in 2012 (became Chapter 14)
 - Added pollution control (TSS reduction) requirements
- Minor updates in 2014 and 2023

Background: Chapter 14

- Current Pollution Control Requirements
 - Redevelopment: 40% TSS reduction
 - New Development: 80% TSS reduction
 - Applies to sites with more than 20,000 ft² of impervious surface



Background: TMDL

- Upper Fox and Wolf River TMDL
 - Established limits for TP and TSS
 - Considers agricultural, industrial, stormwater, and wastewater sources

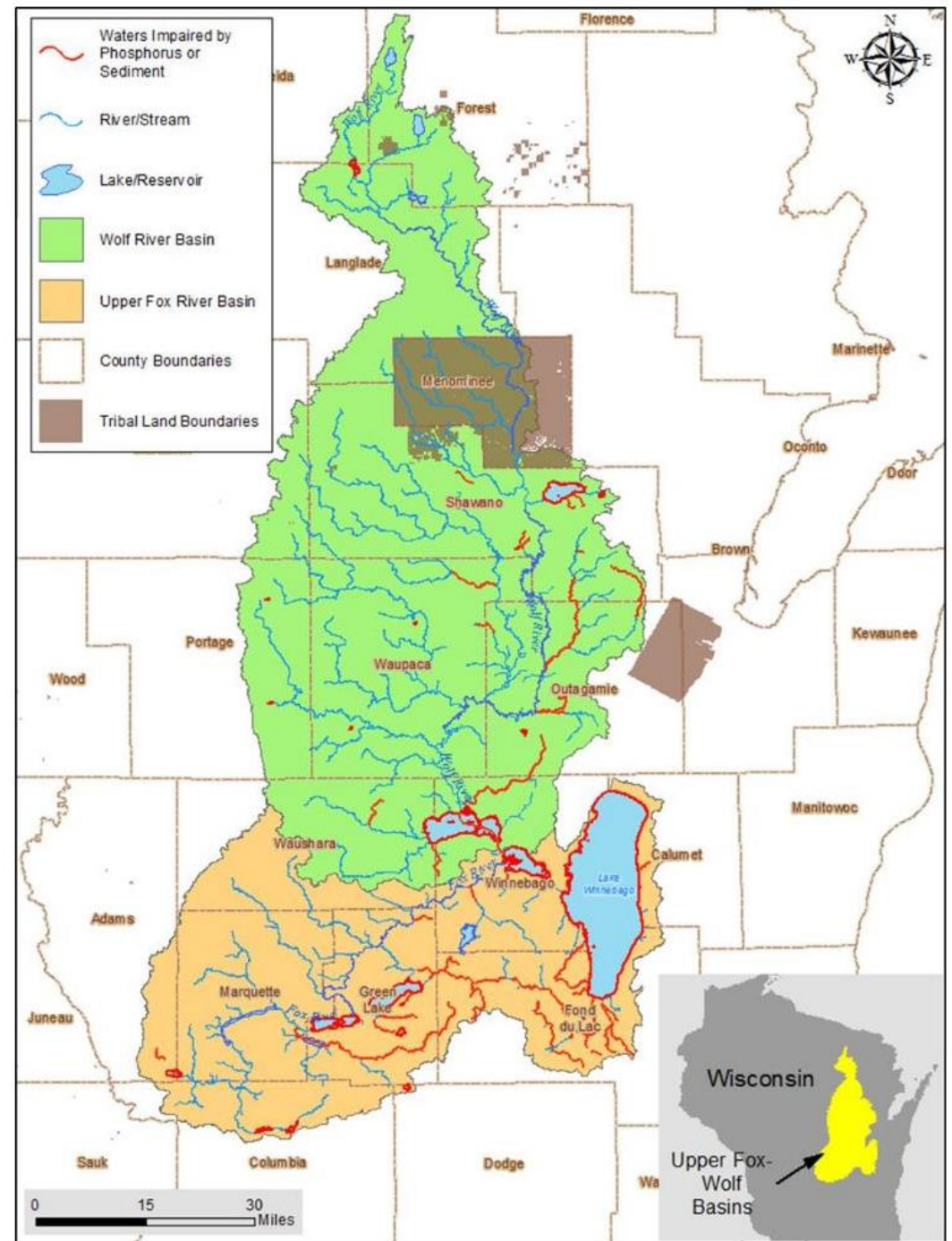
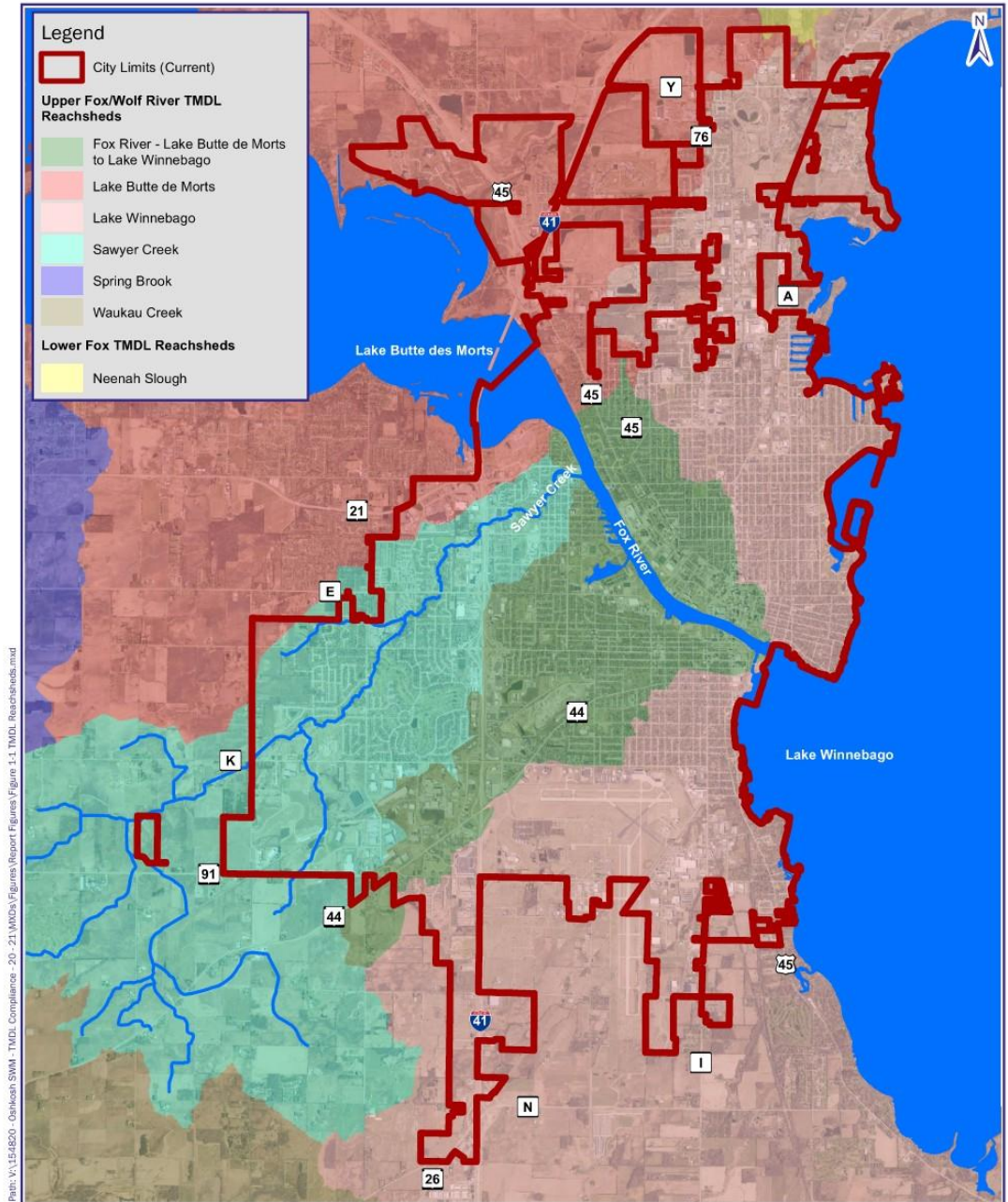


Figure 1. Location of waters impaired by phosphorus and sediment in the Upper Fox-Wolf Basins.

Background: TMDL

- Established limits the City's storm sewer system can discharge to:
 - Fox River
 - Lake Winnebago
 - Lake Butte Des Morts
 - Sawyer Creek
- Established limits for the City's wastewater treatment plant



Path: \\154800 - Oshkosh SWM - TMDL Compliance - 20 - 21\MOOs\Figures\Report Figures\Figure 1-1_TMDL Reachsheds.mxd

Figure 1-1
TMDL Reachsheds
City of Oshkosh
Stormwater Quality Management Plan

4/17/2025

0 4,000 8,000
Feet

Background: TMDL

– Requirements

TMDL Reach	Required TSS Reduction	Required TP Reduction
Sawyer Creek	58.4%	85.6%
Lake Butte des Morts	20.0%	85.6%
Fox River	20.0%	85.6%
Lake Winnebago	20.0%	85.6%
Neenah Slough (Lower Fox River TMDL)	52.0%	40.5%

Total Maximum Daily Loads for Total Phosphorus and Total Suspended Solids Upper Fox and Wolf Basins

Final U.S. EPA approved Report



02/27/2020

Including Forest, Langlade, Menominee, Shawano, Outagamie, Waupaca, Winnebago, Waushara, Calumet, Fond Du Lac, Green Lake, Marquette, Columbia, Adams, Dodge, and Portage Counties, Wisconsin

Prepared For:

U.S. Environmental Protection Agency
Region 5
77W Jackson Blvd.
Chicago, IL 60604



WI Department of Natural Resources
101 S. Webster St
PO Box 7921
Madison, WI 53707-7921



Prepared By: The Cadmus Group LLC

Finalized by the WI Department of Natural Resources

Background: Citywide SWMP

- November 2022: Most Recent Citywide SWMP completed
- Established City's current TSS & TP control levels

Reachshed	TMDL Target TSS Load Reduction %	"With Controls" TSS Reduction %	TMDL Target TP Load Reduction %	"With Controls" TP Reduction %
Upper Fox/Wolf TMDL				
Sawyer Creek	58.4%	28.7%	85.6%	20.9%
Lake Butte des Morts	20%	23.2%	85.6%	18.3%
Fox River	20%	38.3%	85.6%	28.6%
Lake Winnebago	20%	30.8%	85.6%	24.8%
Lower Fox River TMDL				
Neenah Slough	52%	0%	40.5%	0%

Background: Citywide SWMP

- Considered how City can reduce TSS and TP
- Potential SMPs
 - Wet Detention Ponds
 - Biofilters
 - Rain Gardens
 - Enhanced Settling for Wet Ponds
- Revisions to Chapter 14
 - Increased requirements for new development and redevelopment

Background: Citywide SWMP

- Considered Revisions to Chapter 14
 - Evaluated Citywide impact of future development
 - Current code & 2 scenarios
 - Evaluated site specific impact to 3 past developments
- Included added evaluation in implementation plan

Implementation Plan Element	Scheduled Year(s)
Research / integrate additional existing Non-Regional SMPs	2023 (recent sites) 2024-2025 (older sites)
Additional evaluation of Municipal Code Modifications	2023-2024
Build WinSLAMM models for Southwest Industrial Park ponds	2026
Additional leaf management evaluation	2027
Preliminary design study of enhanced settling	2028-2029
Citywide SWMP Update – evaluate new technology and alternative compliance options (i.e. trading)	2030-2032

Analysis: Current Project

- Scope of Work
 - Look at what other municipalities are doing.
 - Evaluate additional scenarios.
 - Consider how changes could impact development sites.
 - Communicate with stakeholders.

Analysis: Other Municipal Code Requirements

- State Requirements
 - Wisconsin Administrative Code NR 151
 - Runoff Management
 - Redevelopment: 40% TSS Reduction
 - New Development: 80% TSS Reduction
- Other municipalities were reviewed to determine if higher requirements were implemented

Analysis: Other Municipal Code Requirements

- Local Ordinance **Requires TMDL Reductions** (TSS & TP control)

- Appleton
- Menasha
- Neenah
- Calumet County
- Fox Crossing
- Grand Chute
- Kaukauna
- Outagamie County

- Local Ordinance Requires NR 151 Reductions (TSS control)

- Town of Algoma
- Eau Claire*
- Fond du Lac
- Green Bay
- Janesville
- La Crosse*
- Wausau
- Winnebago County

Other Communities Code Requirements

- Specific pollution reduction requirements from selected communities with TMDL reduction requirements

City	Reachshed	New Development		Redevelopment	
		TSS	TP	TSS	TP
Appleton	Lake Winnebago	80%	85.6%	40%	85.6%
	Fox River	80%	40.5%	72.2%	40.5%
	Bear Creek	84%	85.6%	84%	85.6%
	Garners Creek	80%	68.6%	59.9%	68.6%
	Mud Creek	80%	48.2%	42.8%	48.2%
	Apple/Duck Creeks	80%	40.5%	52%	40.5%
Neenah	Lake Winnebago	80%	-	40%	-
	Neenah Slough	80%	41%	52%	41%
	Fox River	80%	41%	72%	41%
Menasha	Lake Winnebago	80%	60%	40%	30%
	Lower Fox River	80%	41%	72%	41%

Analysis: Code Revisions

- Criteria
 - Progress toward TMDL
 - Feasible for sites to meet targets
 - Consider Cost

Analysis: Code Revisions

- Pollution reduction scenarios considered
- Developed scenarios based on TMDL, SMP effectiveness, and nearby community requirements

Code Revisions Scenario Summary				
Scenario	TSS Reduction Requirement		TP Reduction Requirement	
	New Development	Redevelopment	New Development	Redevelopment
Current Code	80%	40%	None	None
Scenario 1	85%	58.4%	57.4%	39.4%
Scenario 2	90%	52%	61%	35%
Scenario 3	80%	58.4% (Sawyer Cr) 40% (Other Areas)	54%	30%
Scenario 4	80%	72.2%	40.5%	40.5%
Scenario 5	80%	58.4%	54%	30%

Analysis: Code Revisions

- MS4 Permit requires continual progress each permit term towards TMDL numeric standards
- Assessing Progress Towards TMDL
 - Considered Citywide Impact of Code Changes
 - Used a 30-year planning horizon
 - Projected rate of development based on past
- Would not fully comply with TMDL targets under any scenario
 - Amount of anticipated new development and re-development happening over the next 30-years is limited
 - Additional SMPs will have to be designed and installed by the City to treat existing development

Analysis: Code Revisions

- Redevelopment Sites Evaluated
 - Ceape / Otter Parking Lot*
 - Field Operations Facility*
 - Freddy’s Oshkosh**
- New Development Sites Evaluated
 - The Wit Apartment Complex*
 - Valley Veterinary Hospital**

*Site evaluated as part of Citywide SWMP.

**Site evaluated as part of current project.



Biofilter at Field Operations Facility



Permeable Pavement at Ceape/Otter Parking Lot

Analysis: Code Revisions

- Considered what could be done at site to meet different scenarios
 - Increased SMP sizes
 - i.e. larger wet pond
 - Different SMPs
 - i.e. Sand filter instead of biofilter

Potential SMP Performance		
SMP	TSS	TP
Wet Pond	> 80%	>50%
Biofilter*	80%	None
Sand Filter*	80%	35%
Permeable Pavement*	65%	35%
Proprietary Filter	80%	50%
Catch Basin	25%	15%

*TSS/TP reductions can be increased with infiltration. SMPs listed are accepted as part of WDNR Technical Standards.

Analysis: Code Revisions

– Does existing site design meet code scenarios?

Redevelopment Site (current TSS / TP reductions)	Would Updated Municipal Code be Met? (Redevelopment)				
	Scenario 1 (58.4% TSS / 39.4% TP)	Scenario 2 (52% TSS / 35% TP)	Scenario 3 (58.4% TSS / 30% TP)	Scenario 4 (72.2% TSS / 40.5% TP)	Scenario 5 (58.4% TSS / 30% TP)
Ceape/Otter Parking* (63.2% TSS / 34.7% TP)	Partial (TSS only)	Partial (TSS only)	Yes	No	Yes
Field Operations* (56.8% TSS / 23.1% TP)	No	Partial (TSS only)	No	No	No
Freddy's Oshkosh** (42.9% TSS / 36.3% TP)	No	Partial (TP only)	Partial (TP only)	No	Partial (TP only)

New Development Site (current TSS / TP reductions)	Would Updated Municipal Code be Met? (New Development)				
	Scenario 1 (85% TSS / 57.4% TP)	Scenario 2 (90% TSS / 61% TP)	Scenario 3 (80% TSS / 54% TP)	Scenario 4 (80% TSS / 40.5% TP)	Scenario 5 (80% TSS / 54% TP)
The Wit Apartments* (85.5% TSS / 62.7% TP)	Yes	Partial (TP only)	Yes	Yes	Yes
Valley Vet. Hospital** (80.0% TSS / 35.0% TP)	No	No	Partial (TSS only)	Partial (TSS only)	Partial (TSS only)

*Site evaluated as part of Citywide SWMP.

**Site evaluated as part of current project.

Analysis: Site Revisions

- Is it feasible to meet scenarios?
 - Evaluated potential site changes that could be used to meet an updated municipal code

Redevelopment Site	Could Updated Municipal Code be Met? (Redevelopment)				
	Scenario 1 (58.4% TSS / 39.4% TP)	Scenario 2 (52% TSS / 35% TP)	Scenario 3 (58.4% TSS / 30% TP)	Scenario 4 (72.2% TSS / 40.5% TP)	Scenario 5 (58.4% TSS / 30% TP)
Ceape/Otter Parking*	Yes	Yes	Yes	No	Yes
Field Operations Facility*	Yes	Yes	Yes	No	Yes
Freddy's Oshkosh**	Yes	Yes	Yes	Yes	Yes

New Development Site	Could Updated Municipal Code be Met? (New Development)				
	Scenario 1 (85% TSS / 57.4% TP)	Scenario 2 (90% TSS / 61% TP)	Scenario 3 (80% TSS / 54% TP)	Scenario 4 (80% TSS / 40.5% TP)	Scenario 5 (80% TSS / 54% TP)
The Wit Apartment Complex*	Yes	Yes	Yes	Yes	Yes
Valley Veterinary Hospital**	Partial (TSS only)	No	Yes	Yes	Yes

*Site evaluated as part of Citywide SWMP.

**Site evaluated as part of current project.

Potential Site Impacts: Freddy's Oshkosh

Alternative	TSS Load Reduction (%)	TP Load Reduction (%)	Is Municipal Code Met?											
			Current		Scenario 1		Scenario 2		Scenario 3		Scenario 4		Scenario 5	
			TSS (40%)	TP (N/A)	TSS (58.4%)	TP (39.4%)	TSS (52%)	TP (35%)	TSS (58.4%)	TP (30%)	TSS (72.2%)	TP (40.5%)	TSS (58.4%)	TP (30%)
Site Design	42.9%	36.3%	Yes	N/A	No	No	No	Yes	No	Yes	No	No	No	Yes
Alt. 1	53.7%	42.3%	Yes	N/A	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes
Alt. 2	58.6%	35.8%	Yes	N/A	Yes	No	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Alt. 3	72.5%	57.2%	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Alt. 4	66.1%	49.0%	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Alt. 5	64.9%	72.2%	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes

- Site Design: 6 - 4' dia catch basins with sumps & grass swale
- Alternative 1: 6 - 10' dia catch basins with sumps & grass swale
- Alternative 2: 2 - 800 sq ft underground detention areas (no catch basins or swales)
- Alternative 3: 2 permeable pavement areas (2,500 sq ft and 3,000 sq ft; 0.5 in/hr infiltration rate)
- Alternative 4: 2 - 400 sq ft sand filters (2 - 4' dia catch basins and grass swale remain)
- Alternative 5: Proprietary filter

Potential Site Impacts: Freddy's Oshkosh

Alternative	SMPs	Estimated Construction Cost	Estimated Annual Maintenance Cost	Estimated Non-Routine Maintenance Cost	Total Annualized Cost
Site Design	6 - Catch Basins (4' dia), Grass Swale	\$35,600	\$400	N/A	\$2,100
Alt. 1	10' dia Catch Basins, Grass Swale	\$150,000	\$1,400	N/A	\$8,400
Alt. 2	2 - 800 sq ft Underground Detention Area	\$192,000	\$400	\$4,400	\$9,800
Alt. 3	2,500 & 3,000 sq ft Permeable Pavement Areas	\$207,800	\$200	\$12,375	\$13,700
Alt. 4	2 - 400 sq ft Sand Filters, Grass Swale, 2 - Catch Basins (4' dia)	\$43,900	\$2,000	\$17,800	\$5,400
Alt. 5	Proprietary Filter	\$42,400	\$3,300	N/A	\$5,300

- All SMPs: 4% Interest rate, 50-year lifespan
- Catch Basins: Annual cleaning
- Permeable Pavement: Annual site inspection, cleaning every 3-years, resealing every 5-year
- Proprietary Filter: Annual cleaning & filter replacement
- Sand Filter: Annual inspection & minor maintenance, rehabilitation every 20-years
- Underground Detention: Annual inspection, sediment removal every 15-years

Potential Site Impacts: Valley Veterinary Hospital

Alternative	TSS Load Reduction (%)	TP Load Reduction (%)	Is Municipal Code Met?											
			Current		Scenario 1		Scenario 2		Scenario 3		Scenario 4		Scenario 5	
			TSS (80%)	TP (N/A)	TSS (85%)	TP (57.4%)	TSS (90%)	TP (61%)	TSS (80%)	TP (54%)	TSS (80%)	TP (40.5%)	TSS (80%)	TP (54%)
Site Design	80.0%	35.0%	Yes	N/A	No	No	No	No	Yes	No	Yes	No	Yes	No
Alt. 1	86.6%	57.1%	Yes	N/A	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Alt. 2	80.5%	60.2%	Yes	N/A	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes

- Site Design: Sand filter with clay liner (no infiltration)
- Alternative 1: Sand filter with infiltration rate of 0.24 in/hr (same footprint as designed sand filter)
- Alternative 2: Wet detention basin in place of biofilter (3-inch orifice outlet, 0.05 acre permanent pool)

Potential Site Impacts: Valley Veterinary Hospital

Alternative	SMPs	Estimated Construction Cost	Estimated Annual Maintenance Cost	Estimated Non-Routine Maintenance Cost	Total Annualized Cost
Site Design	Sand Filter	\$92,600	\$845	\$30,200	\$7,400
Alt. 1	Over-excavated Sand Filter	\$103,300	\$845	\$51,500	\$9,500
Alt. 2	Wet Pond	\$87,600	\$800	\$16,000	\$5,800

- All SMPs: 4% Interest rate, 50-year lifespan
- Sand Filter: Annual inspection & minor maintenance, rehabilitation every 20-years (assumes replacement of top half of sand media)
- Wet Pond: Site inspection & minor maintenance, dredging every 35-years

Analysis: Takeaways

1. Site specific conditions can limit potential SMPs that are applicable
2. Peak flow control requirements often result in site exceeding current TSS reduction targets
3. Impact of infiltration (even at low rates) can be significant
4. Cost impacted by variety of factors
5. Higher reduction requirements will lead to more maximum extent practicable requests

Next Steps

- Pending direction from Common Council
 - Which scenario would you like us to move forward with?
- Next Steps Proposed
 - Sustainability Advisory Board Recommendations
 - Plan Commission Recommendations
 - Revise Code Language
 - Council Approval of Code Updates
- Complete by End of 2025 (Grant Deadline)

Thank you.

– Questions?

Brown AND **Caldwell** :





Engineers | Scientists | Consultants | Constructors



Summary of Code Revision Scenarios (4/29/2025)

Code Revisions Scenario Summary				
Scenario	TSS Reduction Requirement		TP Reduction Requirement	
	New Development	Redevelopment	New Development	Redevelopment
Current Code	80%	40%	None	None
Scenario 1	85%	58.4%	57.4%	39.4%
Scenario 2	90%	52%	61%	35%
Scenario 3	80%	58.4% (Sawyer Cr) 40% (Other Areas)	54%	30%
Scenario 4	80%	72.2%	40.5%	40.5%
Scenario 5	80%	58.4%	54%	30%

Analysis: Code Revisions

- Does existing site design meet code scenarios?
- Redevelopment projects

Redevelopment Site (current TSS / TP reductions)	Would Updated Municipal Code be Met? (Redevelopment)				
	Scenario 1 (58.4% TSS / 39.4% TP)	Scenario 2 (52% TSS / 35% TP)	Scenario 3 (58.4% or 40% TSS / 30% TP)	Scenario 4 (72.2% TSS / 40.5% TP)	Scenario 5 (58.4% TSS / 30% TP)
Ceape/Otter Parking* (63.2% TSS / 34.7% TP)	Partial (TSS only)	Partial (TSS only)	Yes	No	Yes
Field Operations* (56.8% TSS / 23.1% TP)	No	Partial (TSS only)	Partial (TSS only)	No	No
Freddy's Oshkosh** (42.9% TSS / 36.3% TP)	No	Partial (TP only)	Partial (TP only)	No	Partial (TP only)
Mill on Main** (56.1% TSS / 39.0% TP)	No	Yes	Yes	No	Partial (TP only)
Thedacare** (49.8% TSS / 54.7% TP)	Partial (TP only)	Partial (TP only)	Yes	Partial (TP only)	Partial (TP only)

*Site evaluated as part of Citywide SWMP.

**Site evaluated as part of current project.

Analysis: Code Revisions

- Does existing site design meet code scenarios?
- New Development Projects

New Development Site (current TSS / TP reductions)	Would Updated Municipal Code be Met? (New Development)				
	Scenario 1 (85% TSS / 57.4% TP)	Scenario 2 (90% TSS / 61% TP)	Scenario 3 (80% TSS / 54% TP)	Scenario 4 (80% TSS / 40.5% TP)	Scenario 5 (80% TSS / 54% TP)
The Wit Apartments* (85.5% TSS / 62.7% TP)	Yes	Partial (TP only)	Yes	Yes	Yes
Valley Vet. Hospital** (80.0% TSS / 35.0% TP)	No	No	Partial (TSS only)	Partial (TSS only)	Partial (TSS only)
Red Earth Development** (83.7% / 62.1% TP)	Partial (TP only)	Partial (TP only)	Yes	Yes	Yes

*Site evaluated as part of Citywide SWMP.

**Site evaluated as part of current project.



DATE: May 13, 2025
SUBJECT: State of the City Video Release, May 14, 2025

Background

State of the City will again be in a video format this year so we can continue to reach more people and more conveniently for residents. The video will premiere on Wednesday, May 14th. We'll share a "behind-the-scenes" look at city operations, Capital Improvement Projects for 2025, City facilities updates, development projects, and the outlook for Oshkosh's future. Make note: Wednesday, May 14th on Oshkosh Media's YouTube channel and also check schedules on Oshkosh Media Gov TV where you can watch on Spectrum channel 10 or on TV streaming devices with the Oshkosh Media app.



DATE: May 13, 2025
SUBJECT: Fitzpatrick and Oshkosh Media Honored at Media Fest

Background

Assistant City Manager John Fitzpatrick and Oshkosh Media staff brought home some special awards at the annual Wisconsin Community Media Fest this past week in Pewaukee. Fitzpatrick was recognized for his 25+ years of support for community media in Oshkosh as he received WCM's "Friend of Access Award." The award is given to people who understand, support, and champion community media. In the annual Best of the Midwest Media Fest, Oshkosh Media earned top-level Excellence awards for three programs: the 2024 State of the City, City Manager Minute, and the Oshkosh Fire and Police Department Back to School Special. Local producer John Nieman also won an Excellence award for his show, "The Place to Be Oshkosh," giving the city's community media center four "gold" medal awards. The Best of the Midwest Media Fest is an annual competition open to community media centers and their producers in Wisconsin, Illinois, Iowa, Minnesota, North Dakota, South Dakota, Missouri, Nebraska and Kansas. For more information, contact Jake Timm at 920-236-5261.



DATE: May 13, 2025
SUBJECT: Municipal Services Payments Program



DATE: May 13, 2025

SUBJECT: National Community Survey - Online Survey Begins May 16th

Background

The 2025 Oshkosh Community Survey collection began in April, with random households throughout the city receiving postcards encouraging them to take the survey. The City is once again partnering with Polco to deliver the National Community Survey (NCS). Folks who receive a postcard from Polco will see it has instructions on how to either take the survey online, or they can wait for the paper survey that will follow the postcard in the mail.

The second phase of data collection allows anyone who lives in Oshkosh to take the survey online during the open participation period, which runs from May 16th -30th. You can subscribe to the [City's Polco webpage](#) to be notified of surveys and get more info. Feedback collected from the survey is used to help make decisions for things like the [City's strategic plan](#). For more information, contact the City Manager's office.



DATE: May 13, 2025
SUBJECT: Outstanding Issues

Attachments

Outstanding Issues 05.13.25

**City of Oshkosh
Status of Outstanding Issues**

Date of Initial Request	Affected Department(s) (if applicable)	Title of Issue	Current Status	Next Status Report/Update	Other Notes
1/10/2023	DPW/Legal	Sanitary District Negotiations	Mediation continues.	6/24/2025	The City has received an update from the mediator and is scheduled to meet with the mediator for discussion on May 12th.
4/16/2024	DPW & Community Development	Undergrounding Utilities	Staff is working on a draft policy to review with Council.	5/27/2025	Staff are working with utility companies on evaluating streets for a potential "pilot" of the developing policy.
11/12/2024	Public Works	West 7th Avenue	Council approved contract for Stringham Creek box culvert investigation on February 11th.	5/27/2025	Report of contractor's findings provided as part of the packet for the 5/13/25 agenda. Staff will likely be requesting direction from Council at the next meeting.
11/26/2024	Public Works / Finance / Legal	Special Assessment Deferral Policy	Background on special assessments and their application to annexations was provided to Council via email on March 16th, and the short-term updates to the code were approved by Council on April 8th. Work continues on a deferral policy.	5/27/2025	