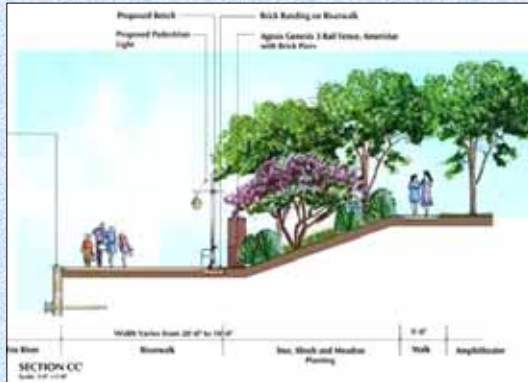


City of Oshkosh, Riverside Park Expansion Project former Wisconsin Public Service Property



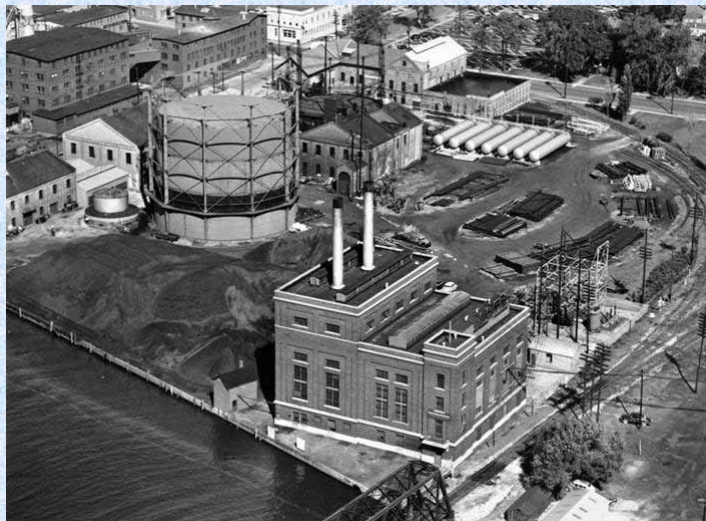
SITE HISTORY

The former WPS property was an MGP site from the 1870s to 1946.

The plant used the retort coal/gas production method and in the 1920s the productions of gas switched to the carburetted water gas process.

Furniture factory, railroad spur, and lumber storage areas did occupy the eastern half of the property from 1890's to the early 1900's.

During the early and mid-1900's the entire property was utilized by WPS.



Wisconsin Public Service Site - circa 1940's

Expansion of Riverside Park...a Project which was Years in the Making!

- July 1980 the project area was identified as part of the Oshkosh Centre Redevelopment Area
- 1993 Comprehensive Plan identified the project area as a park expansion
- October 2000 Downtown Action Plan re-emphasized the development of a park expansion
- 2001 Study completed for Convention Center (adjacent to existing Riverside Park)
- December 2003 - WPS property purchased by the City

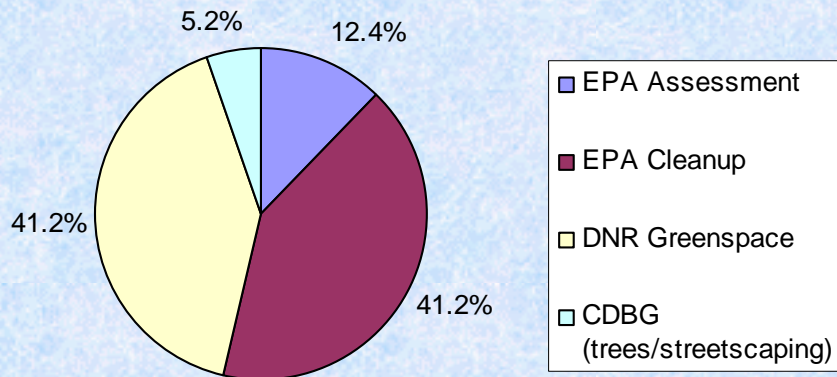
Site during remediation by WPS, April 2002



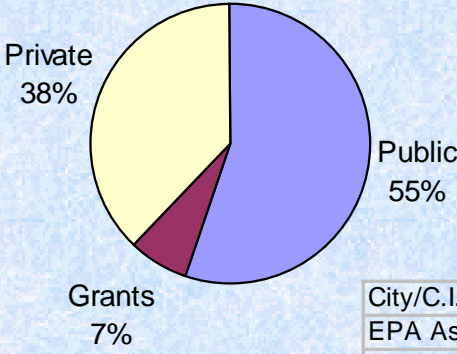
Concept Master Plan



Project Funding— Grants \$484,895



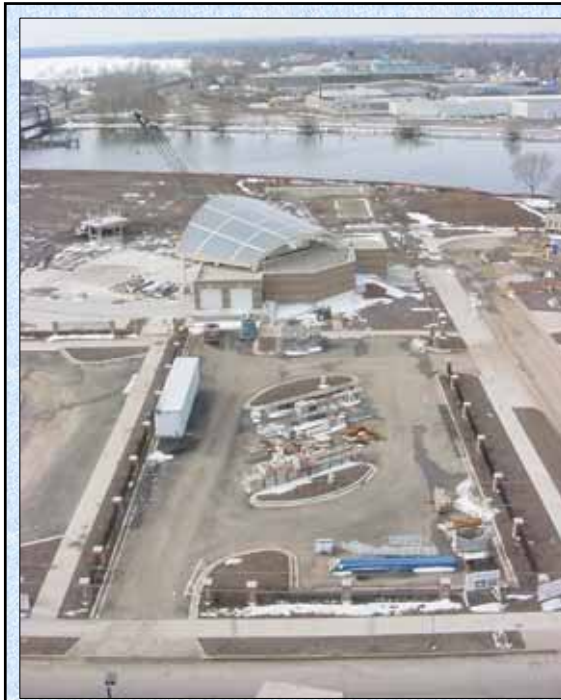
Project Funding



City/C.I.P.	\$ 3,985,000
EPA Assessment Grant	\$ 59,895
EPA Cleanup Grant	\$ 200,000
DNR Greenspace Grant	\$ 200,000
CDBG (trees/streetscaping)	\$ 25,000
"Releaf" funds	\$ 10,000
Leach Foundation (Amphitheater)	\$ 951,042
Private	\$ 1,800,000
Total	\$ 7,230,937

Estimated economic returns

- To the City...From the contract with the event manager, \$30,000 or 10% of gross revenues whichever is greater on an annual basis
- Other details are currently being negotiated with the event manager (PMI from Green Bay)



Site Currently Under Construction, 3/24/05

Site Currently Under Construction, 3/24/05



Creating a Special Place to Celebrate Community Life in Oshkosh - The Leach Amphitheater at Riverside Park



1947 Photo of WPT Golf Course/Riverside Park



LDR Concept Design for Riverside Park



Summer, 2004 site preparation



October 2004, Amphitheater under construction



December 2004, Amphitheater work continues



In 2004, plans were prepared and the Common Council approved funding for general site improvements for the Leach Amphitheater project at Riverside Park. Funds for the performance facility in the amphitheater area were donated by the Elmer Leach Foundation, with additional donations received from CR Meyer and other companies.

Also, in late 2004, a \$1 million contribution was made by an anonymous donor who asked that the gift be used in combination with an additional donation from the Oshkosh Area Community Foundation to provide the funding necessary to complete project improvements in the amphitheater area.

CR Meyer was selected by the Elmer Leach Foundation to construct the performance facility and contracted to undertake other site improvements in the project area. Project activities began in August, 2004 with most work to be completed by Spring/Summer of 2005.

Development of an amphitheater at Riverside Park was one of the keystone projects in the City's 2000 Downtown Action Plan. The Downtown Action Plan recognized the importance of creating a permanent recreationally-based facility on the Fox River that will attract people from throughout the region to downtown Oshkosh.

The Leach Amphitheater will provide an attractive venue for a wide array of entertainment events and activities, and as envisioned in the Downtown Action Plan, play an important role as a gathering place for the community for generations to come.