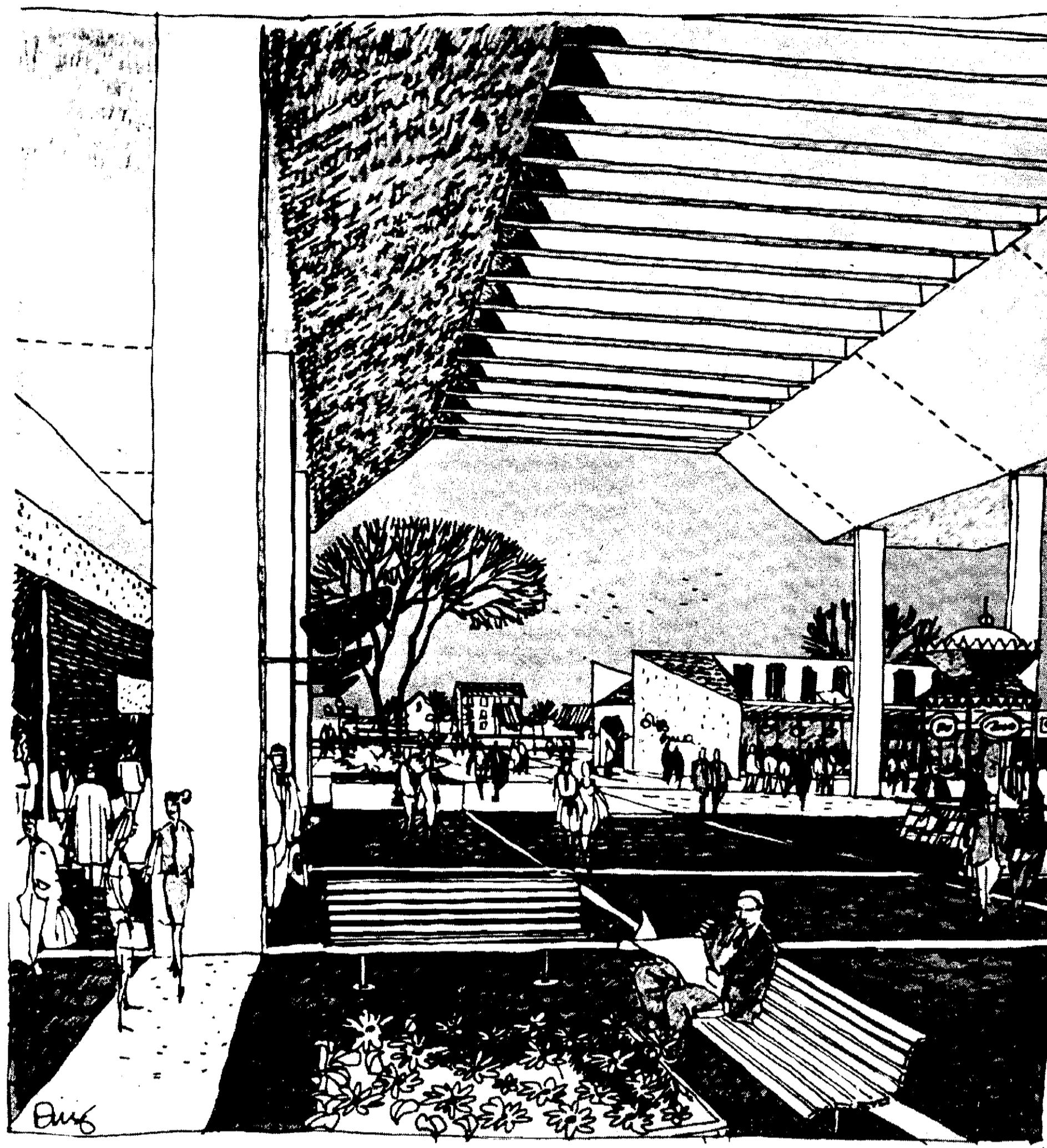


\$9 Million Oshkosh Project Slated



ARCHITECT'S SKETCH OF ATTRACTIVE, LANDSCAPED MALL FOR PARK PLAZA DEVELOPMENT

City's Leaders Hail Plan

The announcement of plans for a multi-million dollar downtown redevelopment project, to be known as Park Plaza, was hailed today by Oshkosh governmental, business and civic leaders as a forward step of great importance to the city's business and economic growth.

The developer, the Miles Kimball Company of Oshkosh, presented the Park Plaza program at a meeting held this morning at the Pioneer Hotel-Marina.

"Example Of Confidence"

City Manager Angus Crawford declared that the proposed development along the Fox River and downtown Oshkosh "provides an example of the confidence on the part of the people and industry of Oshkosh."

"This development," he said, "will provide the much needed 'shot in the arm' to begin the complete revitalization of the central business district."

"The city's willingness and the cooperation of the downtown businessmen in starting a program to provide the much needed off-street parking will go hand in glove with this new development," Crawford added. "We are just beginning to see the strong awakening of the latent potential resting within the heart of Oshkosh."

"Giant Step Forward"

M. Edward Kelly, executive vice president of the Oshkosh Area Chamber of Commerce, observed that the announcement of the Park Plaza development "represents the most significant commercial development in the history of Oshkosh and a giant step forward in establishing Oshkosh as the regional retail center in the Fox Valley area."

Kelly said the Park Plaza project is particularly significant for four reasons:

1. It will anchor the central business district and create more business for all the firms in the area.

2. It will eliminate a large amount of the decay and blight that has plagued so many downtown areas across the country. This will result in an increase in tax revenues for the city and a break for the homeowners.

3. It will make Oshkosh a more desirable place in which to live, thus making the job of

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16-Acre Site Is Along Fox

Development to Include Two Department Stores

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The master plan for a huge, multi-million dollar redevelopment project which will bring new vigor and vitality to the downtown Oshkosh area was announced today by the developer, the Miles Kimball Company of Oshkosh.

Expected to cost a total of \$9 million, Park Plaza, as the development is to be known, will be constructed on a 16-acre site bounded by Jackson and Commerce Streets, Pearl Avenue and the Fox River. It includes the Cook & Brown Company property along the river.

No federal, state or local aids or tax monies are involved, Oshkosh business, civic and governmental leaders were told this morning at the Pioneer Hotel-Marina during a meeting at which the Park Plaza project was explained.

"Because of the great number of properties that will be added to municipal tax rolls at no cost to the city," the developer has emphasized, "this first step toward the revitalization of downtown Oshkosh will tend to lower the tax rate for all Oshkosh citizens."

Planned Year and Half

The internationally known Los Angeles architect-engineering firm of Welton Becket Associates has been working with the Miles Kimball Company for the past year and a half.

Park Plaza will include two major department stores, what will be Oshkosh's largest supermarket and a large variety store.

Clearing of the site, which will involve razing some 20 existing buildings, is scheduled to begin this summer. The major department stores will be constructed first, starting next year. The first stores are expected to open in 1968.

The developer will propose to the Oshkosh Common Council that construction of the three parking ramps be financed through the issuance of city revenue bonds and that the ramps be leased to the Miles Kimball Company at an annual rental rate sufficient to permit retirement of the principal and interest of the bonds over a period of 20 years.

City Would Own Ramps

If the proposal is accepted by the Council, the city would own the ramps. At the end of the 20-year period they will have been completely paid for at no cost to the city or taxpayers. An option for renewal of the lease will be requested. The developer will provide maintenance and lighting of the parking ramps.

The Council will also be requested to close Marion Street Road for a distance of 800 feet east of Jackson Street and to designate Pearl Avenue as a major traffic artery to accommodate traffic rerouted from Marion.

Rezoning of the site from its present light and heavy industrial category to commercial will be necessary. Rezoning to commercial, it was pointed out, will mean zoning to a higher and better use value, with a resulting higher tax yield.

Utility lines of all kinds will be underground.

Extensive Landscaping

Park Plaza, as its name suggests, is envisioned as an attractive, parklike area and will be extensively landscaped. Trees and shrubs will contrast with the tile, brick, stone and concrete of the walks and malls.

For the convenience of those who use buses, heated and air conditioned waiting rooms will be provided.

One of the first phases of construction will consist of the beautification, improvement and restoration of the riverfront.

During the planning of Park Plaza, the developer and the architectural firm engaged the services of nationally recognized consulting concerns. Candebo, Fleissig, Adley & Associates, Newark, N.J., assisted in devising traffic patterns, and the market survey was conducted by Homer Hoyt Associates, Washington, D.C.

HOT BREW

SAN FRANCISCO (UPI)—The Coast Guard said Thursday a fire it extinguished aboard a 38-foot fishing boat was started when a crewman accidentally poured gasoline, instead of water, into his coffee pot.

Pollution Fight Clears Senate

Ky And Rival Meet At Chu Lai

SAIGON, South Viet Nam (AP) — The leader of rebellious Vietnamese Army forces in Hue, Lt. Gen. Nguyen Chanh Thi, was flown under a U.S. guarantee of safety today to a secret meeting with Premier Nguyen Cao Ky.

Ky flew from Saigon to meet his bitter rival as U.S. planes evacuated 45 Americans and other foreign civilians from Hue and the Buddhist stronghold joined the Democratic minority.

The 18-13 ballot rejecting an Assembly-approved repeal of Wisconsin's ban on branch banking cut across party lines and showed the measure had gained no additional supporters since its initial failure in October.

A constitutional provision made a two-thirds majority, or 22 votes, the minimum for passage.

Democratic floor leader Richard Zaborski of Milwaukee blamed the lack of additional support on a Dane County grand jury investigating alleged violations of the state lobby law. The investigation is secret, but the

final vote saw Democratic Sens. Henry Dorman of Racine and Carl Thompson of

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Student Protest Terminated Fast

MADISON (AP) — Not to be outdone by university students, 25 pupils staged their own sit-in Thursday outside of Van Hise Junior High in Madison.

The youngsters, some carrying signs, were protesting a school rule requiring "proper shoes." They sat down outside the building until police patrolmen arrived. The protest hastily ended.

There was no immediate indication of what transpired between the two generals.

"All we know was it was a

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Airport Runway Work Likely to Cost \$170,500

Updating of Winnebago County Airport's east-west runway to carry the heavier loads of DC-9 jet aircraft would cost an estimated \$170,500, the county board's aviation committee learned Thursday night.

Included in that cost would be a bituminous overlay of varying thickness to the runway itself and a similar overlay to the parallel taxiway.

The figures were presented by engineers from the State Aerodynamics Commission, Joseph Abernathy, chief engineer, Robert Roche, engineer, and Edward Rothe of Donahue Engineering, Sheboygan, the firm designing the plans for a new north-south runway.

The committee voted to alter its present plan to put a new top on 1,800 feet of the east-west runway for a new plan to overlay only the center 50-foot strip of the 1,800 feet.

This is to protect the quarter-century old surface for several months until the proposed new overlay for the entire 5,280-foot length of the runway can be done.

The committee also planned to initiate a request for state aid on the project which, if granted, would assist the county to the extent of \$30,000.

The \$170,500 price tag was viewed as a maximum cost. A figure of \$120,000 was given as a minimum. The difference depends upon the price of materials which varies with the time of year.

The object of strengthening the east-west runway is to bring

it up to standards for planes weighing in the vicinity of 90,000 pounds.

The DC-9 jet planes which North Central Airlines plans to use beginning next April would be weighing in that area.

A time-table for the east-west project was discussed. The county board would be asked at its June 21 meeting to petition the state for aid. A hearing would be held several weeks later to establish the necessity for the project, and after a finding is made, bids would be taken. The project could be done this year.

The possibility of federal aid was discussed, but Abernathy

could be done this year.

The committee also heard a report on this week's Washington meeting with Federal Aviation Agency officials given by Richard Thern, member of the governor's aviation advisory committee.

One purpose of hurrying with the east-west overlay is to assure that it would be ready for jet planes by next April if the new north-south runway is not ready.

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