



Olympian's journey began as 2-year-old with a paint bucket

SPORTS, 1B

Oshkosh Northwestern

FRIDAY, JANUARY 7, 2022 | THENORTHWESTERN.COM

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Kind Oasis CBD co-owner Salem Kashou stands before an assortment of Delta-8 products at Kind Oasis CBD on North Farwell Avenue in Milwaukee. Kind Oasis sells Delta-8 products, a hemp-derived product that is sold around Wisconsin that produces a similar "high" that cannabis produces while still being legal. PHOTOS BY MIKE DE SISTI/MILWAUKEE JOURNAL SENTINEL

Shelter plans move forward

Oshkosh board votes to buy property for permanent location

Katy Macek Oshkosh Northwestern
USA TODAY NETWORK - WISCONSIN

OSHKOSH - After the city's Redevelopment Authority delayed acquiring property for Day By Day Warming Shelter's permanent location, city staff and the shelter's board worked to find another way to get it done.

And, despite an hour of discussion about appropriate use of the space - including objections from several prominent community members concerned about the location in what they

See **SHELTER**, Page 8A

CANNABIS CONCERNS

Delta-8-THC sold in Wisconsin can get users high, but is unregulated

Jordyn Noennig Milwaukee Journal Sentinel | USA TODAY NETWORK - WISCONSIN

CBD stores, headshops, gas stations and more are taking advantage of a gray area in federal law to sell cannabis products that can get users high, despite marijuana being illegal in Wisconsin. • Delta-8-THC, sometimes called "weed light," is being sold openly across Wisconsin in gummies, vape pens and pre-rolled joints. It gained popularity during the last year and is easy to buy. • It's an isomer of the Delta-9-THC compound, the most common psychoactive ingredient of weed. Delta-8 and Delta-9 have the same chemical formula but different arrangements of their atoms. • The gray area was created when the 2018 Farm Bill allowed hemp growers to make industrial hemp, allowing cannabidiol (CBD) and other hemp-based products to be produced and infused into things like gummies and oils.

The law specifically said that Delta-9-THC, the most abundant psychoactive compound of cannabis, could not make up more than 0.3% of a product.

But there are other psychoactive isomers found in small quantities in hemp plants. One is Delta-8, which is widely sold and advertised in Wisconsin and other states.

"It's a molecule that is shaped closely enough to (Delta-9) that it plugs into the same receptors. It flips the same switches," said Chris Lindsey, vice president of public policy at the U.S. Cannabis Council (USCC) based in D.C.

Basically, it can get users high. Wisconsin is doing little to address Delta-8 in the state legislature, according to state Senator Chris Larson.

Like the USCC, Larson hopes Wisconsin will legalize and regulate cannabis.

"Then it becomes a lot easier to regulate deviations of the products that do the same thing," Larson said. "We

See **DELTA-8**, Page 5A



An assortment of Delta-8 products, including gummies and drops that are dropped under the tongue, are for sale at Kind Oasis CBD in Milwaukee.

STREETWISE



Streetwise
Katy Macek
Oshkosh Northwestern
USA TODAY NETWORK - WIS.

Craft distillery coming in summer

Panda Express plans proceed tentatively

OSHKOSH - We're just a few days into 2022, and there are already plenty of rumblings about new businesses.

Updates this week include a history professor looking to start a craft distillery and another national chain eyeing the Highway 41 corridor.

Sturgeon Spirits distillery owner plans summer opening

As he nears retirement, University

See **STREETWISE**, Page 3A



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Trump has grip on GOP: After riot, many felt he was tarnished, but ex-president is party's undisputed leader. **4A**

On pause

Wisconsin Council of Churches recommends not gathering for in-person services for 4 to 6 weeks. **2A**

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Shelter

Continued from Page 1A

describe as an “entertainment district” — the shelter’s plans will continue to move forward.

The Plan Commission on Tuesday voted 8-1 to buy the property on the northwest corner of Broad Street and Ceape Avenue from Oshkosh Housing Authority using \$150,000 in Community Development Block Grant funds. Commissioner Meredith Scheuermann voted against it, citing concerns about miscommunication between parties.

Oshkosh Area Community Foundation CEO Bill Wyman and board President Jeff Trembly spoke in opposition to the proposal. Wyman called the location — in the middle of other developments such as the Leach Amphitheater, The Howard and other amenities — an “entertainment district” unsuitable for a shelter.



Wyman

“Building a chronic homeless shelter (there) ... will only negatively affect the development of central city and downtown,” Wyman said.

Jim Erdman, a contractor speaking on behalf of T.J. Rodgers, who recently bought and plans to redevelop the Oshkosh Northwestern building, 224 State St., also spoke against the location.

He said investors expressed interest in a boutique hotel in the historic newspaper building, but that “in communication with our investors (and) owners last week, it was very simply stated that the community will not get a boutique hotel 800 feet from this project.”

Both Erdman and Wyman said they understood the need for a shelter but don’t feel this was the proper place. Erdman said he was working with Rodgers on a tiny houses project. The Community Foundation recently partnered with Appleton-based COTS Inc. to bring a transitional housing program to Oshkosh on the campus of Father Carr’s Place 2B, near Interstate 41.

During Tuesday’s online meeting, Wyman also proposed two other sites, which Day By Day Executive Director Molly Yatso Butz said hadn’t previously been shared with her or the shelter’s board. Yatso Butz also said she is the third director in the past 11 years to work on securing a permanent site for the

“Shelters are not necessarily a field of dreams, where if you build it they will come. If you build it where they are, they will utilize that service. Everybody has to be aware we have a population of homeless that are in that area. ... It wouldn’t change the dynamic, outside of they would be more supported.”

Justin Mitchell
Commission member

shelter.

Commissioners Margy Davey and Kathy Propp expressed concerns about new information coming up whenever the project gets close to being finalized.

“Because I’m getting the subtle message, maybe it’s not so subtle, that big funders won’t be supporting Day By Day Warming Shelter in spite of the fact they say they do,” Propp said.

After public comment, commission member Justin Mitchell, who for almost 10 years worked for Oshkosh/Winnebago County Housing Authority, said the property has sat vacant for 12 years and that shelter clients are already in that area. Mitchell resigned from Housing Authority in September.

“Shelters are not necessarily a field of dreams, where if you build it they will come,” Mitchell said. “If you build it where they are, they will utilize that service. Everybody has to be aware we have a population of homeless that are in that area. ... It wouldn’t change the dynamic, outside of they would be more supported.”

He added the site is along a bus route and within walking distance of the library, Oshkosh Housing Authority and other amenities the shelter’s clients already use.

The CDBG program allocates federal funds to help low- and moderate-income individuals find housing and economic opportunities. The city creates an annual action plan, which Nieforth said this year includes the \$150,000 to acquire a site for a public facility in the central city to assist such individuals with housing, homelessness support and other special needs.

The Plan Commission and city council previously approved rezoning and a general development plan for the shelter’s permanent home and, in December, a specific implementation plan for the shelter.

What the Plan Commission approved

Tuesday is essentially the same plan RDA delayed.

Community Development Director Kelly Nieforth said CDBG funds traditionally went through the RDA, but city staff did more research and realized that going through the Plan Commission and city council was a more appropriate route.



Nieforth

“Had we known this before the RDA deferred action, we would have never brought it to them in the first place,” Nieforth said.

At its November meeting, community members and several RDA members

expressed concerns about the location and best use for the property.

When those concerns were raised at Tuesday’s meeting, Mitchell pointed out the shelter has studied this site for several years, and a feasibility study resulted in it choosing this site from four others.

“The due diligence has already been done multiple times, over and over and over,” he said.

With the Plan Commission’s approval, the city council will vote on acquiring the property at its Jan. 11 meeting.

The city would then resell the property to Day By Day for \$1, Nieforth said. However, even if it’s approved, the city will not buy the property until the shelter raises funds to build the single-story structure that could accommodate 50 to 60 guests a night.

“We’re getting approval to acquire, but that doesn’t mean we’re acquiring it today,” Nieforth said. “The main reason to get the approval is if they do obtain funding, we’re ready to quickly react and move forward.”

Contact **Katy Macek** at kmacek@thenorthwestern.com or 920-426-6658. Follow her on Twitter @KatherineMacek.

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