



# CITY OF APPLETON

## MEMORANDUM

**Date:** May 28, 2025  
**To:** Plan Commission  
**From:** Colin Kafka, Principal Planner  
**Subject:** Acquisition of Land for Public Grounds, 222 N. Oneida St (Parcel ID #31-2-0384-00).

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Wis. State Statute 62.23(5) states that the acquisition of land for any: 1. street, alley or other public way, 2. park and playground, 3. airport, 4. parking of vehicles, 5. other memorial or public grounds shall be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council.

### **Background:**

In 2024, Valley Transit (City of Appleton) was the recipient of a Federal Transit Administration (FTA) grant to redevelop 100 E. Washington Street (Valley Transit Center) and 222 N. Oneida Street (vacant parcel owned by the Appleton Redevelopment Authority) into a mixed-use development. The proposal calls for several floors of housing units above a new transit center on the ground floor. Exhibit A and B identify the location of the subject parcel and adjacent parcels.

The parcels must be under common ownership for the development to occur, therefore, the Appleton Redevelopment Authority and Valley Transit (City of Appleton) entered a sales contract for the property at 222 N. Oneida Street on November 17, 2022. The contract was amended twice to extend the closing date, with the second amendment reflecting a closing date of June 30, 2025. Extensions to the closing date were required to allow adequate time for the FTA to initiate and complete several review processes prior to awarding the grant to the recipient. The FTA review procedures were recently completed, and the sale may be finalized.

As the sale of 222 N. Oneida Street from the ARA to Valley Transit (City of Appleton) will result in the acquisition of public grounds, the matter must be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council. The Comprehensive Plan (Chapter 14: Downtown Plan) and College North Neighborhood Plans identify this as a redevelopment site and offer support for a mixed-use building with a ground level transit center.

### **PLAN COMMISSION RECOMMENDED ACTION:**

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In accordance with Wis. State Statute 62.23(5), staff recommends the acquisition of land for public grounds at 222 N. Oneida Street, as shown on the attached maps, **BE APPROVED**.

Acquisition of Land for Public Grounds  
- 222 N Oneida St

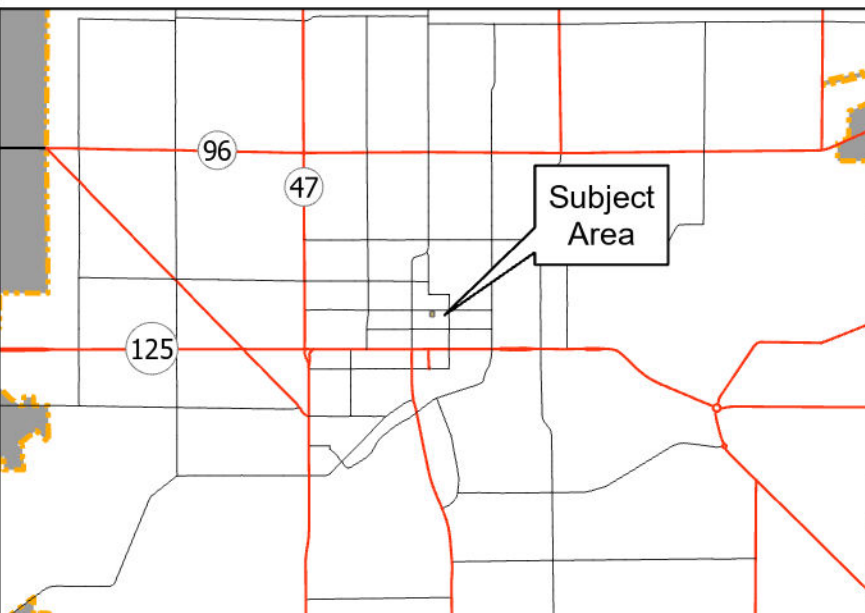
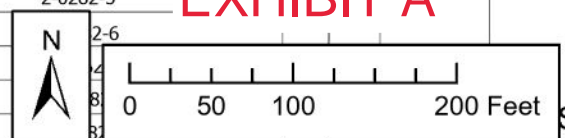
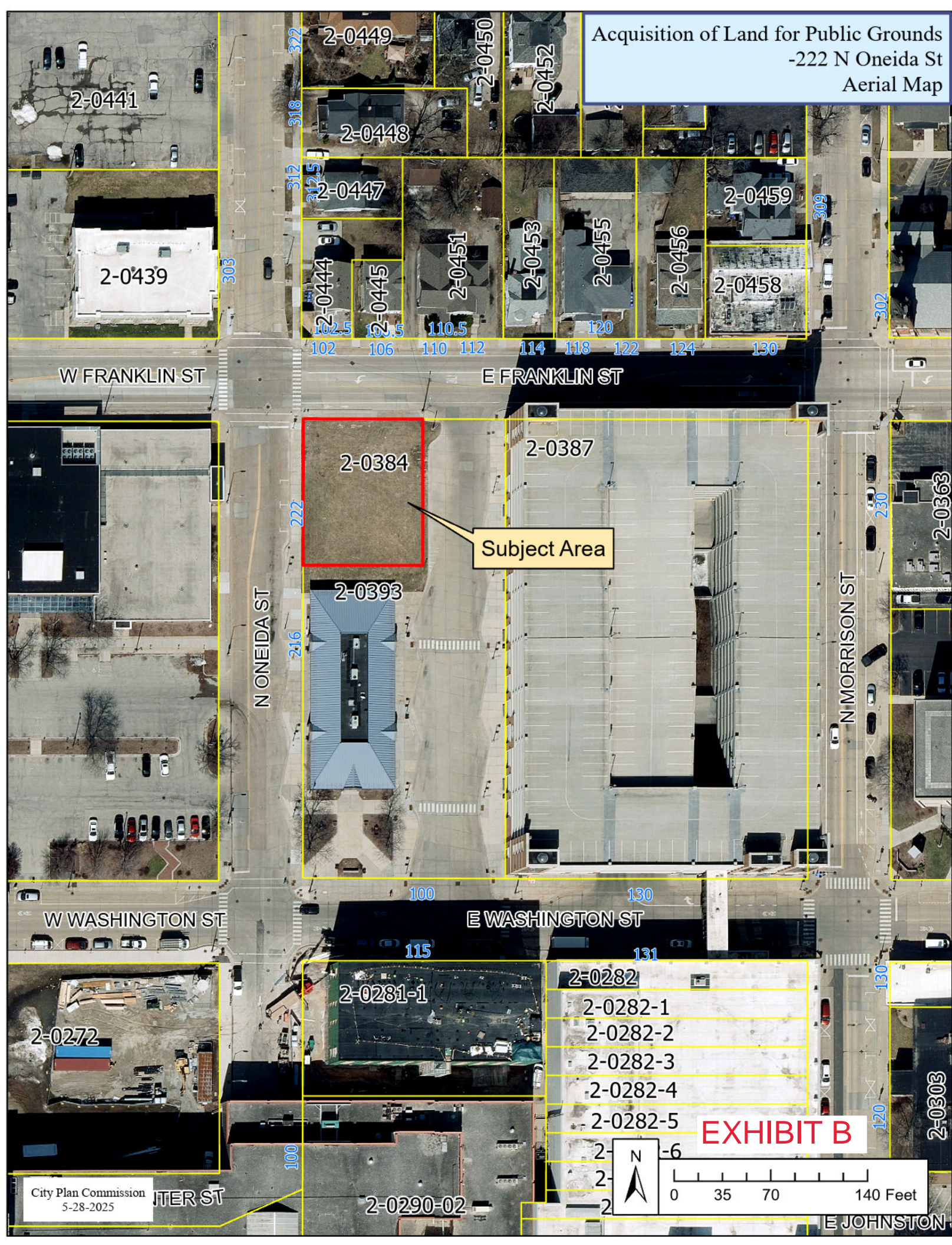


EXHIBIT A





Acquisition of Land for Public Grounds  
-222 N Oneida St  
Aerial Map



Subject Area

EXHIBIT B