

**NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION**

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, January 28, 2026, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the following proposed rezoning request.

Common Description:

2610 North Oneida Street (Tax Id #31-6-2833-00), 2624 North Oneida Street (Tax Id #31-6-2834-00) and 2615 N. Morrison Street (Tax Id #31-6-2834-01), including to the centerline of the adjacent street right-of-way.

Rezoning Request: A rezoning request has been initiated by the owner, St. Frances Xavier Catholic School System, Inc., and applicant, McMahon Associates, Inc., in the matter of amending Chapter 23 (Zoning Ordinance) of the Municipal Code of the City of Appleton for the above-described real estate, which is currently zoned R-1B Single-Family District. The owner and applicant propose to rezone the property to P-I Public Institutional District (see attached maps). The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

Purpose of the Rezoning: The rezoning will establish legally conforming parcels to facilitate the combination of the subject parcels with parcel #31-6-2835-00 via a Certified Survey Map (CSM).

Aldermanic District: 6 – Alderperson Denise Fenton

You are being notified as a policy of the City of Appleton Community Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter or email. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

Any questions regarding this matter should be directed to Colin Kafka, Principal Planner, in the Community Development Department at 920-832-6476 or by email at colin.kafka@appletonwi.gov.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL – 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Rezoning R-1B Single-Family Residential District
to P-I Public Institutional District
Zoning Map

Subject
Area

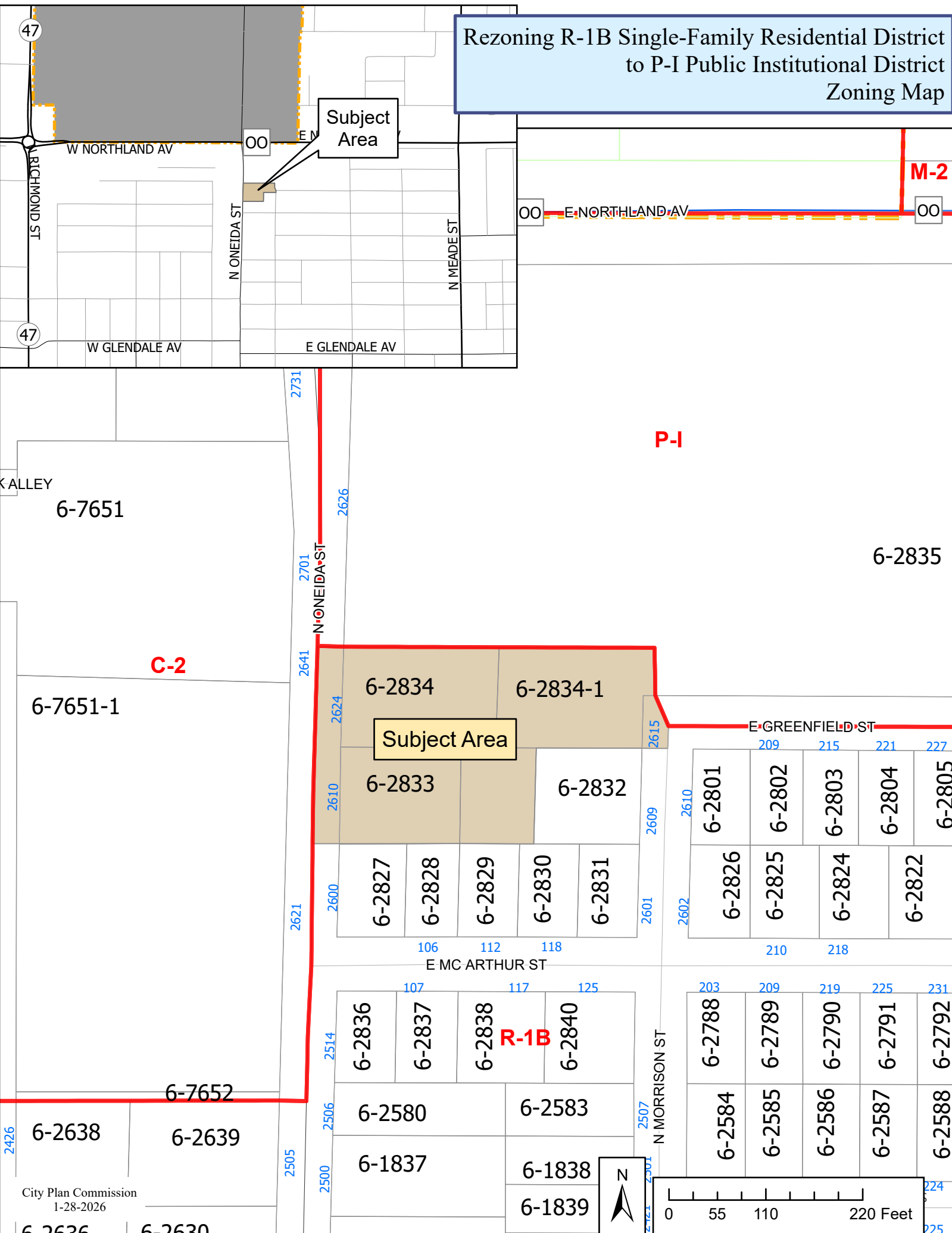
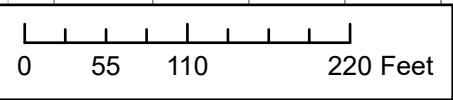
M-2

P-I

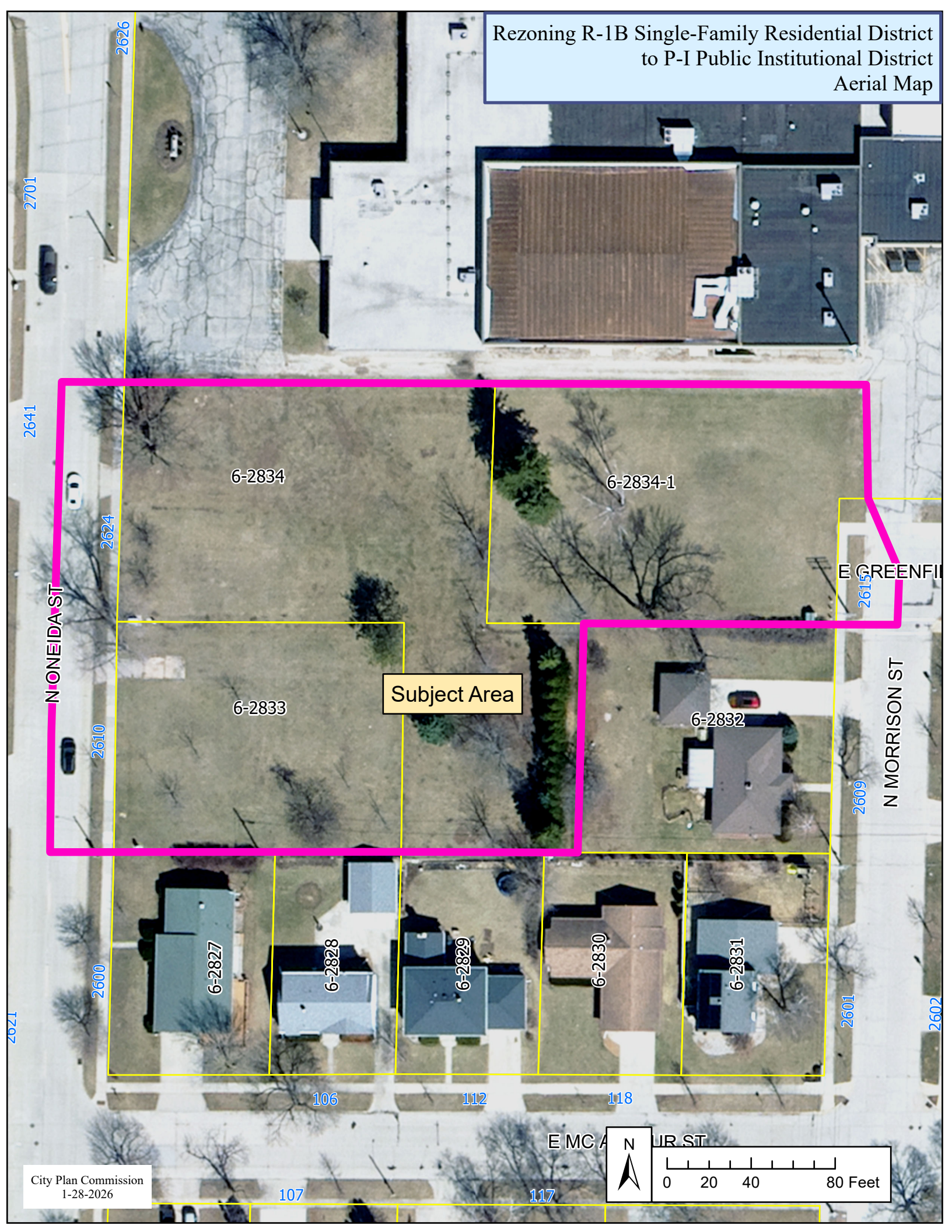
C-2

R-1B

Subject
Area



Rezoning R-1B Single-Family Residential District
to P-I Public Institutional District
Aerial Map



Subject Area

6-2834

6-2834-1

6-2833

6-2832

6-2827

6-2828

6-2829

6-2830

6-2831

106

112

118

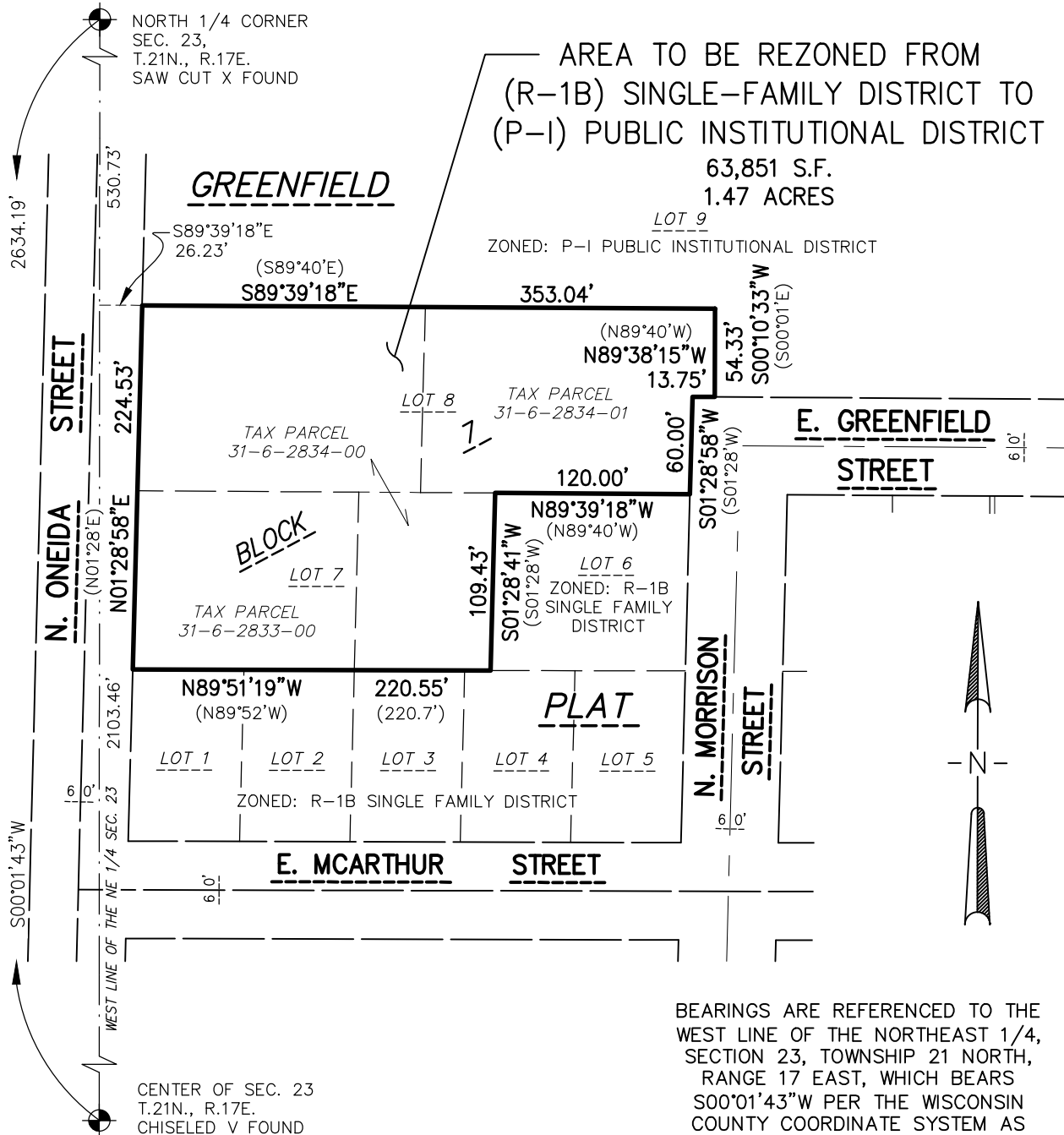
107

117

REZONING TO P-1 EXHIBIT

SHEET 1 OF 2

ALL OF LOTS 7 AND 8, BLOCK 7, GREENFIELD PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 50 AS DOCUMENT NO. 490854, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 21 NORTH, RANGE 17 EAST, WHICH BEARS S00°01'43"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR OUTAGAMIE COUNTY



McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284

Project No. H0910 09-25-00562.00

Drawn By AMS Date Oct. 2025

REZONING TO P-I EXHIBIT

SHEET 2 OF 2

ALL OF LOTS 7 AND 8, BLOCK 7, GREENFIELD PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 50 AS DOCUMENT NO. 490854, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

DESCRIPTION OF LANDS TO BE REZONED TO (P-I) PUBLIC INSTITUTIONAL DISTRICT:

All of Lots 7 and 8, Block 7, Greenfield Plat, recorded in Volume 16 of Plats on Page 50 as Document No. 490854, located in the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin containing 63,851 square feet (1.47 acres) of land and more fully described as follows:

Commencing at the North 1/4 corner of said Section 23; Thence S00°01'43"W, 530.73 feet along the West line of the Northeast 1/4 of said Section 23; Thence S89°39'18"E, 26.23 feet to the East right-of-way line of N. Oneida Street, also being the Northwest corner of said Lot 8, Block 7 of Greenfield Plat and the Point of Beginning; Thence S89°39'18"E (recorded as S89°40'E), 353.04 feet along the North line of said Lot 8 to the Northeast corner thereof; Thence S00°10'33"W (recorded as S00°01'E), 54.33 feet along the East line of said Lot 8 to the North right-of-way line of E. Greenfield Street; Thence N89°38'15"W (recorded as N89°40'W), 13.75 feet along said North right-of-way line to the West right-of-way line of N. Morrison Street; Thence S01°28'58"W (recorded as S01°28'W), 60.00 feet along said West right-of-way line to the Southeast corner of said Lot 8; Thence N89°39'18"W (recorded as N89°40'W), 120.00 feet along the South line of said Lot 8 to the Northeast corner of said Lot 7, Block 7 of Greenfield Plat; Thence S01°28'41"W (recorded as S01°28'W), 109.43 feet along the East line of said Lot 7 to the Southeast corner thereof; Thence N89°51'19"W (recorded as N89°52'W), 220.55 feet (recorded as 220.7 feet) along the South line of said Lot 7 to the Southwest corner thereof and the East right-of-way line of N. Oneida Street; Thence N01°28'58"E (recorded as N01°28'E), 224.53 feet along said East right-of-way line to the Point of Beginning.