



CITY OF APPLETON

MEMORANDUM

Date: January 28, 2026
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: Rezoning #9-25 – 2610 N. Oneida St, 2624 N. Oneida St, and 2615 N. Morrison St – R-1B Single-Family District to P-I Public Institutional District

GENERAL INFORMATION

Owner/Applicant: St. Francis Xavier Catholic School System, Inc./Terrence Tyrrell (owner) and McMahon Associates, Inc./Doug Woelz (applicant)

Address/Parcel Number: 2610 N. Oneida Street (Tax ID #31-6-2833-00), 2624 N. Oneida Street (Tax ID #31-6-2834-00) and 2615 N. Morrison Street (Tax ID #31-6-2834-01)

Applicant's Request: Applicant, with owner approval, proposes to rezone the subject parcels from R-1B Single-Family District to P-I Public Institutional District. The request is being made to facilitate the combination of parcels 31-6-2833-00, 31-6-2834-00, and 31-6-2834-01 with parcel 31-6-2835-00 which is zoned P-I Public Institutional District.

Plan Commission Public Hearing Meeting Date: January 28, 2026

Common Council Meeting Date: February 4, 2026

BACKGROUND

2011	Demolition Permit No. 850 for single-family building on parcel #31-6-2833-00
2012	Demolition Permit No. 715 for single-family building on parcel #31-6-2834-01
2023	Demolition Permit No. 1003 for single-family building on parcel #31-6-2834-00

STAFF ANALYSIS

Existing Site Conditions: The subject parcels total approximately 1.47 acres in size. Parcel #31-6-2833-00 and parcel #31-6-2834-00 front North Oneida Street while parcel #31-6-2834-01 fronts North Morrison Street. All three parcels are currently vacant.

Associated Action Item: Certified Survey Map (CSM) #19-25 was submitted in conjunction with the rezoning request to combine the subject parcels and adjacent parcel (#31-6-2835-00). Per Section 23-40(b) of the Municipal Code, there shall not be more than one zoning district on any parcel of land. Therefore, combining the parcels, which are currently in different zoning districts,

also necessitates a rezoning. Because the CSM crosses a plat boundary line, it is also being presented at this January 28, 2026 Plan Commission Meeting.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally institutional, commercial, and residential in nature.

North: P-I Public Institutional District. The adjacent land use to the north is institutional (Xavier Middle School).

South: R-1B Single-Family District. The adjacent land uses to the south are single-family residences.

East: R-1B Single-Family District. The adjacent land uses to the east are single-family residences.

West: C-2 General Commercial District. The adjacent land uses to the west are institutional and commercial (Place of Worship and Commercial Shopping Center).

Plan Appleton: Community Development staff have reviewed this proposal and determined it is compatible with the goals and objectives found in the City's Comprehensive Plan, *Plan Appleton*. The proposed P-I Public Institutional District is also consistent with the Urban Neighborhood designation identified on the Future Land Use Map. Listed below are related excerpts from *Plan Appleton*.

Goal L | Land Use

Future Land Use Place Types - Urban Neighborhood:

Intent: Support existing neighborhoods by encouraging compatible infill and incorporating more housing types.

Land Uses: Secondary: schools, neighborhood parks, and institutions, neighborhood commercial (on collector and arterial roads).

Character: Small to medium-scale nonresidential uses - such as schools and churches - may expand into adjacent residential areas, where appropriate, through limited development that respects neighborhood character and scale.

Based on the language above, staff support the rezoning for the three subject parcels, as the current request represents a limited change for a nonresidential use. However, any future proposals to further expand the public institutional zoning to the south would not be supported by staff. The adjacent parcels to the south feature existing residences, with established neighborhood character and scale, along McArthur Street.

Proposed Zoning Classification: 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. Per Section 23-100(h) of the Municipal Code, the development standards in the P-I Public Institutional District are listed below:

- (1) Minimum lot area.** None.
- (2) Maximum lot coverage.** Seventy percent (70%).
- (3) Minimum lot width.** None.

- (4) **Minimum front yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- (5) **Minimum rear yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- (6) **Minimum side yard.** Twenty (20) feet plus an additional one (1) foot for each two (2) feet that the building or structure exceeds thirty-five (35) feet in height.
- (7) **Maximum building height.** Sixty (60) feet.

Future Actions: Any future development on the subject site would be reviewed against the P-I District zoning regulations pursuant to Section 23-100 and all other applicable sections of the Zoning Ordinance, including but not limited to, Site Plan Review pursuant to Section 23-570.

Standards for Zoning Map Amendments: Per Section 23-65(e), all recommendations for zoning amendments shall be consistent with the adopted plans, goals and policies of the City and with the purpose and intent of this zoning ordinance. It would appear the criteria established has been satisfied. Related excerpts are listed below.

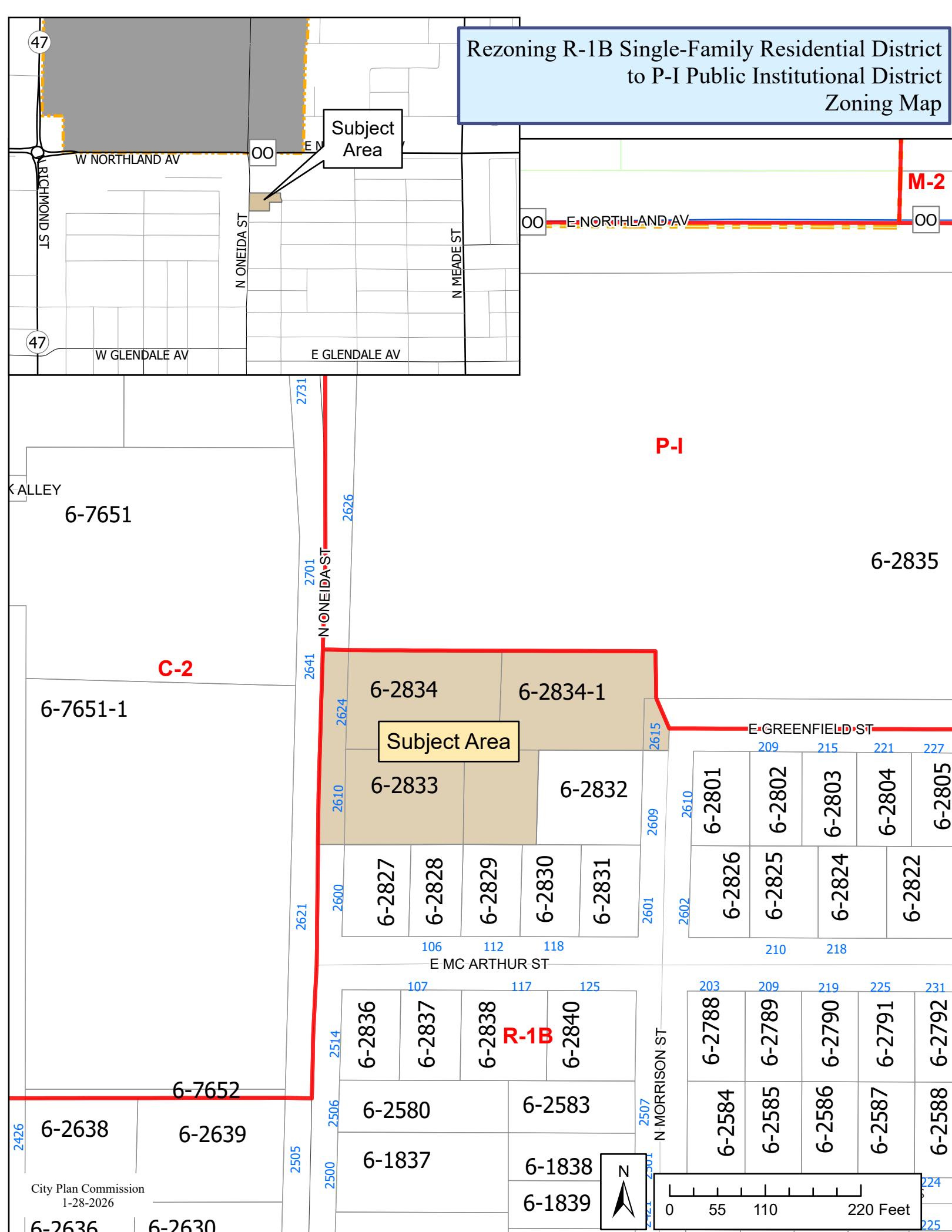
- (1) Prior to making a recommendation on a proposed zoning amendment, the Plan Commission shall make a finding to determine if the following conditions exist. No zoning amendment shall be approved prior to finding at least one (1) of the following:
 - a. The request for a zoning amendment is consistent with the Comprehensive Plan for the City of Appleton. *The rezoning request is in conformance with Plan Appleton goals and objectives stated above and the Future Land Use Map, which identifies this area with a future urban neighborhood designation. Staff determination was based on 1) the intent of the Urban Neighborhood future land use category to encourage compatible infill, especially given that the subject parcels are currently vacant 2) the allowance of secondary land uses, such as schools, in the Urban Neighborhood future land use category, and 3) the allowance of small to medium-scale nonresidential uses – such as schools – to expand into adjacent residential areas, where appropriate.*
 - b. Factors have changed such as availability to new data, growth patterns and rates, the presence of new road or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different district.
 - c. There is an error in the zoning ordinance text or zoning map as enacted.

Development Review Team (DRT) Report: This item appeared on the January 6, 2026 DRT agenda. While staff interpreted the proposed rezoning to be consistent with *Plan Appleton* as noted above, staff will not, however, support future rezoning of adjacent, residentially-zoned parcels to the south.

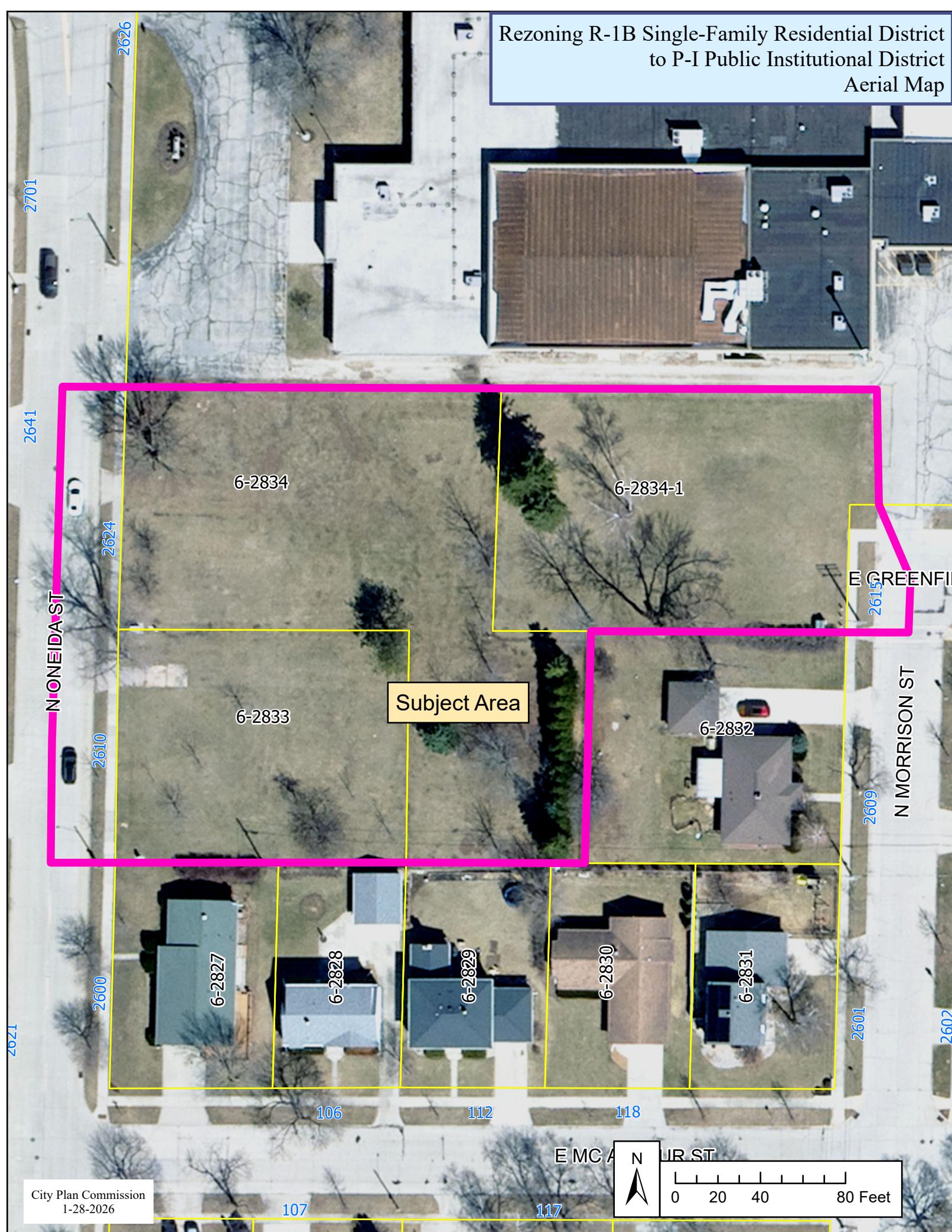
RECOMMENDATION

Based upon the above analysis and the standards for zoning map amendments as required by Section 23-65(e)(1)a. of the Zoning Ordinance, staff recommends Rezoning #9-25 to rezone the subject parcels from R-1B Single-Family District to P-I Public Institutional District, including to the centerline of the adjacent right-of-way(s) as shown on the attached map, **BE APPROVED**

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



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



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, including to the center line of the adjacent public right-of-way.