



# City of Appleton

100 North Appleton Street  
Appleton, WI 54911-4799  
www.appletonwi.gov

## Meeting Minutes - Final City Plan Commission

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Wednesday, January 28, 2026

3:30 PM

Council Chambers, 6th Floor

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1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

**Present:** 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 2 - Robins and Uitenbroek

*Others present:*

*Jed W. Engel, 1745 N. Superior Street*

*Mike Kohlbeck, McMahon Associates Inc.*

*Doug Woelz, McMahon Associates Inc.*

*Sara Meyer, Xavier Middle School*

*Terry Tyrrell, Xavier Catholic Schools*

4. Approval of minutes from previous meeting

[26-0075](#)

City Plan Minutes from 1-14-26

**Attachments:** [City Plan Minutes 1-14-26.pdf](#)

**Fenton moved, seconded by Neuberger, that the Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 2 - Robins and Uitenbroek

5. Public Hearing/Appearances

[26-0076](#)

Rezoning #9-25 for the subject parcels located at 2610 North Oneida Street (Tax Id #31-6-2833-00), 2624 North Oneida Street (Tax Id #31-6-2834-00) and 2615 North Morrison Street (Tax Id #31-6-2834-01), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from R-1B Single-Family District to P-I Public Institutional District (Associated with Action Item #26-0077)

**Attachments:** [PublicHearingClass2NoticeNewspaper\\_XavierMiddleSchool\\_Rezoning\\_9-25.pdf](#)  
[PublicHearingNoticeNeighborhood\\_XavierMiddleSchool\\_Rezoning9-25.pdf](#)

*This public hearing was held and no one spoke.*

*An email received by staff shortly before the meeting from Patricia Sonkowsky of 106 E. McArthur Street, Corey of 2600 N. Oneida Street, the Vue family of 112 E. McArthur Street, and Kurt Walgenbach of Jersey Bagel was provided to the Commission.*

**This public hearing was held, and no one spoke on the item.**

## 6. Action Items

[26-0077](#)

Request to approve Rezoning #9-25 for the subject parcels located at 2610 North Oneida Street (Tax Id #31-6-2833-00), 2624 North Oneida Street (Tax Id #31-6-2834-00) and 2615 North Morrison Street (Tax Id #31-6-2834-01), including to the centerline of the adjacent street right-of-way, as shown on the attached maps, from R-1B Single-Family District to P-I Public Institutional District

**Attachments:** [Final\\_StaffMemo\\_Xavier Middle School\\_Rezoning\\_For01-28-26.pdf](#)  
[Email from Patricia Sonkowsky 106 E McArthur St 1-28-26.pdf](#)

*An email received by staff shortly before the meeting from Patricia Sonkowsky of 106 E. McArthur Street, Corey of 2600 N. Oneida Street, the Vue family of 112 E. McArthur Street, and Kurt Walgenbach of Jersey Bagel was provided to the Commission and is attached.*

**Neuberger moved, seconded by Carpenter, that Rezoning #9-25 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 2 - Robins and Uitenbroek

[26-0078](#)

Request to approve Certified Survey Map #19-25, which crosses a plat boundary, for 2610 North Oneida Street (Tax Id #31-6-2833-00), 2624 North Oneida Street (Tax Id #31-6-2834-00), 2626 North Oneida Street (Tax Id #31-6-2835-00), and 2615 North Morrison Street (Tax Id #31-6-2834-01) to combine 4 parcels into 1 lot as shown on the attached map and subject to the conditions in the attached staff memo

**Attachments:** [Final\\_StaffMemo\\_CSM#19-25\\_For01-28-26.pdf](#)

**Neuberger moved, seconded by Palm, that Certified Survey Map #19-25 be recommended for approval. Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 2 - Robins and Uitenbroek

**7. Information Items**

**8. Adjournment**

**Fenton moved, seconded by Palm, that the meeting be adjourned at 3:42 p.m.**

**Roll Call. Motion carried by the following vote:**

**Aye:** 5 - Palm, Mayor Woodford, Neuberger, Fenton and Carpenter

**Excused:** 2 - Robins and Uitenbroek