
From: Tricia Sonkowsky <psonkowsky@gmail.com>

Sent: Wednesday, January 28, 2026 1:18 PM

To: Colin L. Kafka <Colin.Kafka@AppletonWI.gov>

Subject: Re: Xavier rezoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you so much! How can I get a copy of the meeting minutes?

So, because my family is involved with Jersey Bagel, the property across the street..my husband is the Manager and I handle the social media presence. Kurt Walgenbach, the owner of Jersey Bagel, wanted to include that on occasions such as Saturdays..(their biggest revenue day) that there are several people who park in THEIR lot and disrupt the flow of customers and we have had to put up notices that "cars will be towed" and a few persons "have been confrontational when we express that."

We feel that this example both demonstrates the need for a parking lot AND a need for an additional structural barrier due to the inconsiderate nature of the persons already using this area which I have stated in my previous email. Please include this in your records.

Thank you, and I look forward to reviewing the meeting minutes.

Patricia Sonkowsky

On Wed, Jan 28, 2026, 11:12 AM Colin L. Kafka <Colin.Kafka@appletonwi.gov> wrote:

Good morning Patricia,

Thank you for sending this over, I am acknowledging receipt of your email.

A hard copy of the email will be provided to each of the members of the Plan Commission at the meeting tonight and will also be recorded in the meeting minutes.

Please let me know if you have any additional questions.

Thank you,

Colin Kafka

Principal Planner

City of Appleton, Department of Community Development

[100 N. Appleton Street, Appleton, WI 54911](#)

O: 920-832-6476 | colin.kafka@appletonwi.gov

[Facebook](#) | Appletonwi.gov



DEPARTMENT OF

**COMMUNITY
DEVELOPMENT**

From: Tricia Sonkowsky <psonkowsky@gmail.com>

Sent: Wednesday, January 28, 2026 10:33 AM

To: Colin L. Kafka <Colin.Kafka@AppletonWI.gov>

Subject: Xavier rezoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Board Members,

I am writing to express my concerns regarding the proposed parking lot development adjacent to residential properties in our neighborhood. While I understand the need for additional parking to support the nearby private institution, I am worried about the potential negative impacts on our community's quality of life and property values.

Specifically, my concerns include the anticipated increase in traffic and noise levels, which will disrupt the peace and tranquility of our homes. Furthermore, the introduction of a large parking lot could lead to decreased air quality, increased light pollution and potential safety issues, such as theft and vandalism, loitering and littering, thereby diminishing the desirability and value of our properties.

During the '24-25 school year and up until the 1st snowfall, despite there being no interim ordinance, the lot was used as a parking lot and my family has already begun experiencing the negative impact that rezoning this lot will have. I have seen people litter and it blows into my yard. On occasion there have been vehicles left in the lot overnight. There are certain days/times where we cannot have our windows open due to the amount of cars, busses.

What consideration is there for the property owners that will be directly impacted by this parking lot? What safeguards will be put into place to ensure the sanctity of our property values and our quality of life?

In ARTICLE IX. OFF-STREET PARKING AND LOADING Sec. 23-172. Off-street parking and loading standards. Table 2 outlines:

Minimum five (5) foot high staggered row of evergreens at the time of planting, to provide an opaque screen

OR

The property owner may request a waiver from the Community and Economic Development Director to reduce the minimum perimeter landscape strip by 50% and provide a minimum six (6) foot high alternating board on board fence with landscaping, with the landscaping facing the adjacent property.

Which of these options applies here? As a property owner, having experienced the violations of the lot being used prematurely, I do not feel that 15ft and 2 rows of bushes will be enough. I am strongly requesting that a structural element be added, a minimum 6ft high fence with alternating board on board also be placed in addition to landscaping to help ensure property values, privacy, and reduce noise. I cannot support the rezoning of this area unless these conditions are met or exceeded.

Are there any mock drawings or illustrations of how this space will look and be used?

We have the support of our neighbors:

Corey-works 3rd shift said he "would rather not have the project happen" due to the additional disruptions in his schedule.

The Vue family who has young children and value the health of their children and their privacy...Mr. Vue, -a police officer- said "we were really sad when they cleared out the trees, the lights shine in our kids bedroom" and spoke with me about his concerns that mirror my own.

I have spoken with Kurt, a city zoning supervisor who views the premature use of this lot as a parking lot before rezoning as a violation and that he would notify "Colin" the case manager of these violations and warn him that there will be "pushback" and the best thing I can do is voice my opinion here at this meeting. Had this lot NOT been used before rezoning, our neighborhood wouldn't feel so strongly about these concerns to add a structural element. We have been told by a Xavier school official that "this is all going to be a parking lot next year" leaving us and our neighbors feeling like we have no say in this matter. While we are not totally against rezoning, we believe there should be additional barriers in place.

I urge the City Board to carefully consider these factors and explore additional landscaping buffering solutions that minimize the adverse effects on our residential area.

Thank you for your time and consideration. I look forward to a constructive dialogue and a resolution that balances the needs of all stakeholders involved.

Sincerely,

Patricia Sonkowsky

A Concerned Resident at [106 E. McArthur st](#)

&

Corey, [2600 N. Oneida St](#)

The Vue family, [112 E. McArthur st](#)

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.