

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, March 11, 2025
4:00 p.m.

Present:

Mayor Jane Lang, Chairperson	PRESENT	Sarah Moore-Nokes, Vice Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT	Betsy Ellenberger	PRESENT
Gerry Andrews	PRESENT	Alderman Dan Steiner	PRESENT		

Also Present:

Brad Schmidt, Interim Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Duke Behnke- 1176 Apple Blossom Dr
Alderman Cari Lendrum	Alderman Lee Hillstrom	Alderman William Pollnow
Florence Bruno- 1002 E Forest Ave	Frank Cuthbert- 1533 Fallow Dr	Lisa Strandberg- 325 12th St
Scott Roh- 821 Kensington Dr	Deb Langacker- 631 Winnebago Hts	Scott Becher- 1061 Green Acres Ln

Minutes: MSC Ellenberger/Moore-Nokes, the Plan Commission, to approve the January 7, 2025 meeting minutes. All voting aye. Motion passed. Hancock-Cooke abstained.

Public Appearances: Chairperson Mayor Lang opened public appearances to topics not related to the agenda.

Lisa Strandberg 325 12th St- she is the Executive Director of Pillars. She is glad the city took on conducting a housing study. She also encourages the Council to embrace the housing study and that there are community partners willing to help once strategies are implemented.

Deb Langacker 631 Winnebago Hts- she is the Treasurer of Fox Cities Housing Coalition. She thought the housing study was honest and thorough in outlining the needs for all income levels.

Scott Becher 1061 Green Acres Ln- he is concerned with the amount of poverty in the city and believes the city needs to build more single-family homes.

No one else in attendance spoke. Chairperson Mayor Lang closed public appearances.

Public Hearings: None

Action Items:

a. Neenah Housing Study and Needs Assessment

Interim Director Schmidt thanked the plan commission for their review of the housing study as well as the community members that took the survey and housing stakeholders who participated in interviews. He then introduced the consultant from Stantec, Spencer, and his presentation on the results of the housing study.

Spencer gave a presentation of the final housing study. He went over some of the conclusions of what they understand the housing needs of the city to be and then went over what housing

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strategies can be developed from a regulatory, financial, and zoning perspective to meets those housing needs both now and in the future.

Interim Director Schmidt asked the commission if anyone had any questions after the presentation.

Member Steiner asked if there is an ideal order to the strategies and are there certain strategies that have been proven to be more effective. Spencer stated the regulatory changes is a good place to start. Looking at the zoning and changing zoning requirements, it helps create ground rules. This helps stabilize expectations of what can be done.

Member Ellenberger asked what type of development is needed for the empty-nest demographic. Spencer stated most of the new development in the city is rental, very few ownership opportunities that are available in the post single-family market.

Member Hancock-Cooke stated there are ways for government entities to play a role in development that current developers and individuals are unable to carry out.

Member Moore-Nokes asked are there particular zoning updates that have proven in other communities to be more beneficial than others. Spencer stated his is more the economics and not zoning. He will have Stantec's zoning and planning expert look at the list provided in the housing study and give some prioritized items.

MSC Kaiser/Genett, the Plan Commission, to recommend to Common Council to accept and place on file the Neenah Housing Study and Needs Assessment and place on file.

Announcements and Future Agenda Items: Next meeting is scheduled for April 8, 2025.

Adjournment: The Commission adjourned its meeting at 5:10 p.m. MSC Ellenberger/Steiner. All voting Aye. Motion passed.

Respectfully Submitted,



Kayla Kubat
Administrative Assistant, Department of Community Development