

**City of Neenah**  
**Common Council Minutes**  
**Wednesday, March 4, 2026 at 6:00 PM**  
**Neenah City Hall – 211 Walnut Street**  
**Council Chambers**

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[A broadcast of this meeting can be viewed and heard through this link on the City's YouTube channel.](#)

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 6:00 PM, March 4, 2026, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Aldermen Bruno, Erickson, Linski, Steiner, Pollnow, Lendrum, and Weber. Excused were Council President Borchardt and Alderman Ellis. Staff present Director of Finance Rasmussen, Director of Community Development & Assessment Nieforth, Public Works Director Kaiser, City Attorney Rashid, and City Clerk Nagel.

Also Present: Fire Chief Teesch, Community Development Deputy Director Schmidt, Police Captain Van Sambeek, Assistant Police Chief Bernice, Park & Recreation Director Kading, Recreation Supervisor Butteris, Information Technology Director Schroeder, Community Service Aide Supervisor Bedora, and those noted on the attached Meeting Sign-In Sheets.

Mayor Lang called the meeting to order at 6:01 p.m.

I. Roll Call and Pledge of Allegiance

The City Clerk called a voice roll call as the Mayor/Aldermen recorded their attendance in the RollCall-Pro System followed by the Pledge of Allegiance led by Alderman Erickson.

II. Presentations

A. Proclamation to the Girls Scouts of America for Girl Scout Week, March 8-14, 2026. (Attachment)

The Mayor read the Girl Scouts of America Proclamation aloud and presented it to the Girl Scouts.

B. Gold Cross Annual Impact Report by Nick Romenesko.(Attachment)

Mr. Romenesko gave a presentation to the Council. A copy of the presentation is included in the Council Packet.

III. Introduction and Confirmation of Mayor's Appointment(s) **(Unanimous Consent)**

A. Appointment of Edward Jervis to the Business Improvement Board for a three-year term expiring December 2028. (Attachment)

B. Appointment of Terry Bomier to the NMFR Joint Fire Commission for the remainder of Mark Keating term expiring May 2027. (Attachment)

**Seeing no objections, the above appointments were ordered approved.**

- C. Introduction of Kristine Butteris as the newly hired Recreation Supervisor in the Parks & Recreation Department.  
Director Kading introduced newly hired Recreation Supervisor Butteris, who then introduced herself to the Council.
  
- IV. Approval of Council Proceedings (**Unanimous Consent**)
  - A. [Approval of the Council Minutes and Proceedings of February 18, 2026 regular session.](#)  
**Seeing no objections, the above Minutes and Proceedings were ordered approved as written.**
  
- V. Public Hearings
  - A. [Consider Ordinance 2026-02 rezoning land](#) located at 118, 120 and 122 W. Peckham Street and 1311 and 1313 S. Commercial Street from R-1, Single-Family Residence District and C-1, General Commercial District to PDD, Planned Development District.  
At 6:28 PM, Mayor Lang opened the public hearing.
    - 1. Susan Garcia-Franz, 1790 Wendy Way – Works with the Fox Cities Housing Coalition with the Affordable Housing Subcommittee and the Winnebago County Health Department. She spoke on the missing middle in terms of a little denser housing that offers affordability for those in the middle to lower income bracket. When affordable income is talked about, it means that housing is based on the occupant's income, and offers more affordable housing options to live in the community in which they work in. There is an increase in the schools of student families that are unhoused or underhoused. This happens when the zoning lags behind the needs of affordable housing.
    - 2. Jennifer Sunstrom, Director of Public Relations and Government Affairs for the Realtors Association of NE Wisconsin. Spoke in favor of the rezone. This is the 15<sup>th</sup> year of the housing shortage. The production of homes is about one-half of what is currently needed. Gave statistics of the average first time homeowner is now 40 years old. On average it takes seven years for a homeowner to save the down payment. These statistics affect decisions on careers, family, as well as recruiting and retaining employees. There is a need for affordable housing in this area, the data is backed up by the Housing Study.
    - 3. Deb Langacker, 631 Winnebago Heights. Supports the rezoning of the property. Spoke on the diverse types of workforce within the city and the need to give all incomes an opportunity for an independent future.
    - 4. Frank Cuthbert 1533 Fallow Drive. Clarified that this development is workforce housing. The residents that occupy the development have to be working. The development will be managed by a management company who will validate the occupants. Putting this property back on the tax roll will help increase the property values of the surrounding area. The development will help lower crime in the area because more people living there means they will be looking out for one another.
    - 5. Kristine Giornalista, 769 Yorkshire St, also the Director for the Fox Cities Housing Alliance. Supports the development that is needed all around the Fox Valley area. This is a direct response to the 2025 Housing Study by creating affordable rental which is difficult to build. This will help meet the needs of families making under \$65,000 a year, such as food service, healthcare, and retail. This is an

- infill project which revitalizes under used lands. Due to the fact it is an infill project means resistance to change. She compliments the developer in working to accommodate the existing neighborhood concerns.
6. Lisa Strandbert, 325 12<sup>th</sup> Street, also the Executive Director for Pillars. Spoke on the Point in Time Count and the fact that homelessness and instability is real in our community. The rezone will help alleviate this housing issue. This is a great opportunity for the community to take after a previously failed attempt to bring in a project like this.
  7. Jean Miller, 2014 Henry Street. She is concerned about the size of the land and the density as it relates to the impact of the residents on Peckham and Henry Streets. The multi-story buildings will tower of the homes on these streets which will block off their view completely. Henry, Peckham, Marathon Streets have long standing residents who are saturated by apartment buildings that are so close to each other there is absolutely no privacy for the homeowners. There will be an increase in vehicle traffic that will impact Peckham and Henry. She does not support this housing development because it is not in the best interest of the occupants. However, she will respect the Council's decision.
  8. Sarah Moore-Nokes, 645 Elm Street. Strongly encourages the Council to support the rezone. The Housing Study makes the housing needs very clear and urges the Council to continue to build robust housing for all incomes. We have an opportunity to move forward from the missed opportunity with the Shattuck property. We have the data to back up the need for affordable housing and she doesn't want to miss that opportunity again.
  9. Jeff Hill, 321 9<sup>th</sup> Street. Spoke in favor rezoning because the Christian ethic is to think more of your brother than we do of ourselves. He works at the Soup Kitchen and tries to be part of patron's lives. All of us face the shortage of housing and we all have to be part of the solution.

After additional calls for appearance, none were heard. Mayor Lang closed the public hearing at 6:57PM.

VI. Plan Commission report pertaining to the Public Hearings

- A. [Plan Commission Meeting of February 24, 2026](#): (Ald. Steiner) (Minutes can be found on the City website)
  1. Commission recommends Council approve Ordinance No. 2026-02 rezoning land located at 118, 120 and 122 W. Peckham Street and 1311 and 1313 S. Commercial Street from R-1, Single-Family Residence District and C-1, General Commercial District to PDD, Planned Development District. **(RollCall-Pro) MSCRP Steiner/Pollnow to approve Ordinance 2026-02 Rezoning Land as recommended by the Plan Commission. Motion carried in a roll call vote, 7-0.**

Deputy Director Schmidt gave a project overview presentation. The presentation can be found on the meeting landing page of the website.

The alderman addressed the concerns presented during the public forum.

VII. Public Forum

- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.
  - 1. Christian Blanton, 1350 Primrose Ln. Introduced herself as a candidate for the Neenah Joint School District School Board on the upcoming ballot.
  - 2. Julian Walters Developer of Eminent Corporation. Mr. Walter thanked the Council for their support and is looking forward to great project that will benefit the entire community.
  
- VIII. Mayor/Council consideration of public forum issues
  
- IX. Consent Agenda
  - A. None
  
- X. Reports of standing committees
  - A. [Regular Public Services and Safety Committee Meeting of February 24, 2026:](#) (Chairman Lendrum/Vice Chairman Weber) (Minutes can be found on the City website)
    - 1. Committee recommends Council authorize staff to enter into an agreement with Graef to complete the Comprehensive Outdoor Recreation Plan as outlined in the RFP in the amount of \$30,100 utilizing 2026 Capital Improvement Program funds. **(RollCall-Pro)**  
**MSCRP Lendrum/Weber to authorize staff to enter into an agreement with Graef for to complete the Comprehensive Outdoor Recreation Plan as recommended by the Committee. Motion carried in a roll call vote, 7-0.**  
  
Director Kading advised that every five years the Comprehensive Outdoor Recreation Plan is updated. Every ten years it is the goal to hire an outside firm to assist in the evaluation and analysis to provide a more detailed plan revision that will direct and drive the future of parks. It is necessary to have Comprehensive Outdoor Recreation Plan to apply and receive grants.
    - 2. Committee recommends Council appointment of CSA Supervisor Michaela Bedora as the City of Neenah Humane Officer and further recommend the City Attorney assist in drafting the necessary ordinances for the appointment of the Humane Officer and the authorization for enforcement of animal health ordinance by the said officer per Wisconsin State Statute 173.03(1). **(RollCall-Pro)**  
**MSCRP Lendrum/Pollnow to appointment of CSA Supervisor Michaela Bedora as the City of Neenah Humane Officer as recommended by the Committee. Motion carried in a roll call vote, 7-0.**  
  
CSA Bedora explained the benefits of having a Humane Officer to assist in animal care, abuse, and neglect cases. She plans on building a humane program by working with the city attorney in establishing appropriate ordinances. She will also be working closely with sworn officers to investigate and process evidence necessary to bring forth animal justice.
    - 3. Committee recommends Council approve the purchase of the Toyota 50-8FGU32 (6500lb) Forklift from Conger Toyota-Lift, Neenah, in the amount of

\$49,382.00 and an additional \$1,000.00 for fork extensions, utilizing 2026 Capital Equipment Program funds. **(RollCall-Pro)**

**MSCR P Lendrum/Pollnow to approve the purchase of the Toyota 50-8FGU32 (6500lb) Forklift from Conger Toyota-Lift as recommended by the Committee. Motion carried in a roll call vote, 7-0.**

4. Committee recommends Council approve Ordinance 2026-03 Amending Chapter 4 Article IV, Section 4-95(e) Restrictions on Alcohol Beverages. **(RollCall-Pro)**

**MSCR P Lendrum/Pollnow to approve Ordinance 2026-03 Amending Chapter 4 Article IV, Section 4-95(e) Restrictions on Alcohol Beverages as recommended by the Committee. Motion carried in a roll call vote, 7-0.**

Clerk Nagel explained the ordinance amendment accomplishes two things:

- Only Class "A" Fermented Malt licenses can be issued to convenience stores or anywhere that gas is dispensed.
- Removes the restrictions for a separate room with a separate entrance and cash register for Class A licensed businesses. Meaning any Class A licensed establishment no longer needs a separate entrance or separate cash register to sell fermented malt or intoxicating liquor.

- B. Special Finance and Personnel Committee meeting of March 4, 2026: (Chairman Steiner/Vice Chairman Erickson)

1. Consideration of Committee recommendation on the conversion of the single full-time Code Enforcement Officer position into three part-time positions, consisting of: two part-time Code Enforcement Officers and one additional Community Service Aide (CSA). **(RollCall-Pro)**

**MSCR P Steiner/Pollnow to approve the conversion of the single full-time Code Enforcement Officer position into three part-time positions, consisting of: two part-time Code Enforcement Officers and one additional Community Service Aide as recommended by the Committee. Motion carried in a roll call vote, 7-0.**

- C. [Regular Finance and Personnel Committee Meeting of February 23, 2026](#): (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)

1. Meeting cancelled, no report.

- D. [NMFR Joint Finance & Personnel Committee Meeting of February 24, 2026](#): (Council President Borchart) (Minutes can be found on the City website)

1. Meeting cancelled, no report.

- XI. Reports of special committees and liaisons and various special projects committees

- A. [Regular Plan Commission Meeting of February 24, 2026](#): (Council Rep Steiner) (Minutes can be found on the City website)

1. Informational only report, no action items.

- B. [Board of Public Works Meeting of February 25 2026](#): (Vice Chairman Lendrum) (Minutes can be found on the City website)

1. The Board recommends Council approve Final Payment, Contract 13-24, S. Commercial Street and W. Winneconne Avenue Right Turn Lane, Vinton Construction, in the amount of \$185,407.03. **(RollCall-Pro)**

**MSCRП Lendrum/Pollnow to approve Final Payment, Contract 13-24 in the amount of \$185,407.03 as recommended by the Board. Motion carried in a roll call vote, 7-0.**

2. The Board recommends Council award Contract 1-26, Utility and Street Construction, Elm Street, Reed Street and Laudan Bouelvard, to DeGroot Inc., with asphalt pavement alternate, in the amount of \$4,789,792.61. **(RollCall-Pro) MSCRP Lendrum/Pollnow to award Contract 1-26 to DeGroot Inc. in the amount of \$4,789,792.61 as recommended by the Board. Motion carried in a roll call vote, 7-0.**
3. The Board recommends Council award Contract 2-26, Utility and Street Construction Henry St, Sterling Avenue and W. Winneconne Avenue to David Tenor, Corporation, in the amount of \$2,521,799.72. **(RollCall-Pro) MSCRP Lendrum/Pollnow to award Contract 2-26 to David Tenor, Corporation in the amount of \$2,521,799.72 as recommended by the Committee. Motion carried in a roll call vote, 7-0.**

- C. [Report from the Community Development Authority Meeting of March 2, 2026](#) – Director Nieforth
    1. 2026 Community Development Block Grants Plan was discussed.
    2. Land acquisition of 118 W. Peckham Street
    3. Arrowhead Park Presentation
    4. Executive Director’s Report was reviewed
    5. Marathon Flats second phase was discussed
  - D. [Report from the Sustainable Neenah Committee Meeting of February 25, 2026](#) – Alderman Linski
    1. No report.
  - E. [Report from the Park Commission Meeting of February 19, 2026 – Alderman Weber](#)
    1. Comprehensive Outdoor Recreation Plan was discussed.
    2. Introduction of Kristine Butteris as the newly hired Recreation Supervisor in the Parks & Recreation Department.
    3. Recognized Jacy Park and Becky Heidke Kwiatowski for all their docent work around Doty Cabin.
  - F. Report from the Bergstrom Mahler Museum Meeting of February 25, 2026– Alderman Bruno
    1. Renovation is expected to be completed in May instead of June.
    2. Our Time To Shine Campaign update
    3. Recap of the Crystal Ball Event
    4. March 26 to May 3 Teen Voices in Glass: 2026 Area High School Glass Exhibition
    5. Executive Director John Timmers is retiring
- XII. Presentation of petitions
- A. Any other petition received by the City Clerk’s Office after distribution of the agenda.
    1. None.

XIII. Council Directives

A. None.

XIV. Unfinished Business

A. None.

XV. New Business

A. Any announcements/questions that may legally come before the Council.

1. Mayor Lang met with representatives from the new Theisen's Home Farm Auto Store, 999 W. Winneconne Avenue. There was a review of their business plan and talked about some of the nuances they will have much like the to old Krueger's True Value Store.

XVI. Adjournment

**Motion by Alderman Pollnow, seconded by Alderman Weber to adjourn. Motion carried in a voice vote 7-0. Meeting adjourned at 7:50PM.**

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Respectfully submitted,



Charlotte Nagel, City Clerk