

**MINUTES OF THE NEENAH PLAN COMMISSION**  
**Tuesday, February 24, 2026**  
**4:00 p.m.**

**Present:**

Mayor Jane Lang, Chairperson	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Alderman Dan Steiner Vice Chairperson	PRESENT
Kate Hancock-Cooke	ABSENT	Karen Genett	PRESENT	Frank Cuthbert	PRESENT
Gerry Andrews	PRESENT	Lindsay Clark	ABSENT		

**Also Present:**

Brad Schmidt, Deputy Director of Community Development	Kayla Kubat, Administrative Assistant of Community Development	Kelly Nieforth, Director of Community Development
Alderman Cari Lendrum	Alderman William Pollnow	Alderman Florence Bruno
Margaret Sippel- JLA Architects	Julian Walters- Eminent Development Corp	Jeff Hill- 321 9 <sup>th</sup> St
Kenneth Labby- 115 W Peckham St	Karen Labby- 115 W Peckham St	Terri Bomier- 333 Clark St
Jean Miller- 2014 Henry St	Beverly Johnston- 1010 Congress St	Richard Kriegl- 124 W Peckham St
Susan Garcia Franz- 1790 Wendy Way	Deb Langacker- 631 Winnebago Hts	Nathan Mavs- 1206 Capital Dr
Kathy Peterson- 1555 Lyon Dr	John Peterson- 1555 Lyon Dr	Sarah Moore-Nokes- 645 Elm St
Kristine Giornalista- 769 Yorkshire Rd	Ken Lulloff- 1929 Henry St	David Oost- 749 Congress Pl
Ramondo Hughson- 128 W Peckham	Lisa Strandberg- 325 12 <sup>th</sup> St	

**Minutes:** MSC, Andrews/Kaiser, the Plan Commission, to approve the February 10, 2026 meeting minutes. All voting aye. Motion passed.

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

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

**Public Hearings:**

- a. **Rezoning – 1311/1313 South Commercial Street and 118, 120 & 122 West Peckham Street – PDD, Planned Development District**

**Richard Kriegl- 124 West Peckham Street**

He is concerned about the proposed low-income housing and the potential for more police presence. He is also concerned about the number of vehicles coming in and out of the development.

**Ken Labby- 115 West Peckham Street**

He is concerned about the amount of security needed to keep his home safe.

**Karen Labby- 115 West Peckham Street**

She suggested this area should be a park or green space instead of a development.

**Richard Kriegl- 124 West Peckham Street**

He thought the city was going to put a pond on the site.

**Jeff Hill- 321 9<sup>th</sup> Street**

He states he works with St. Thomas Church, and he is concerned about the homelessness he sees while serving meals. He has seen people who make too much money to qualify for true low-income housing and the affordable housing apartments being proposed are what is needed. He also brought up the Housing Study, and it clearly shows that affordable housing is needed.

**Jean Miller- 2014 Henry Street**

She would be an advocate for this development, just not in this area since she believes it is too small for the number of units. She is concerned about the people in the development not having a community and no one on site to manage the property.

**Bev Johnston- 1010 Congress Street**

She is confused about the specifics of the development. Chairperson Mayor Lang stated this will be explained in the presentation in the next section of the meeting.

**Richard Kregl- 124 West Peckham Street**

He is concerned about the size of the units.

**Susan Garcia Franz- 1790 Wendy Way**

She is a part of the Fox Cities Housing Coalition. She states what is missing from the Fox Valley is the missing middle housing. She explained these types of developments have mixed incomes, which is what makes them successful. The city needs this type of housing to attract people to be able to live in the same city where they work.

**Deb Langacker- 631 Winnebago Heights**

She is part of the Fox Cities Housing Coalition. She states there are so many people who are living in unfavorable conditions. She went over the workforce housing term and who this is targeting. She brought it back to COVID and the residents of this development would be considered the essential workers during that time.

**Karen Labby- 115 West Peckham Street**

She asked if there was any other space in the city considered for this development.

**Kristin Giornalista- 769 Yorkshire Road**

She is part of the Fox Cities Housing Alliance. She brought up the Housing Study and from that study it highlighted that the City of Neenah needs more affordable rental housing. She also listed the type of professions who would be living in this development.

**Terry Bomier- 333 Clark Street**

He stated the city is underserved in the affordable housing area and he does believe this is a good location for this development.

**Sarah Moore-Nokes 645 Elm Street**

She brought up there will always be objections, but the city invested in the Housing Study and because of it, we know what types of housing is needed. She also brought up if there is a denial of this project, like the Shattuck development, that developers will not want to work with the City of Neenah on other development projects.

**Lisa Strandberg- 325 12<sup>th</sup> Street**

She is a part of Pillars. She stated we do not want housing developments to be proposed in the city and then be denied by the community. The average age of first-time home ownership is 40, which means there is a need for affordable housing.

**David Oost- 749 Congress Place**

He brought up the Municipal code and that it seems inflexible. He discussed a project he is working on where he feels the current code has been inflexible. He stated he proposes the Council look at the code as a flexible and living document.

**Nathan Mavs- 1206 W Capitol Drive**

He does not live in the city but is a business owner in Neenah. He states he would like a guarantee this will not turn into a different form of housing (Section 8) in years to come.

**Jean Miller- 2014 Henry Street**

She wants to know who monitors the income and she asked how the residents will abide by rules if there is no leadership.

**Ken Labby- 115 West Peckham Street**

He understands there is a problem with lack of housing, but he is concerned about how large the development will be. He is concerned he will have no privacy due to this development.

**Jeff Hill- 321 9<sup>th</sup> Street**

He brought up the ThedaCare housing and there will be similar number of units on that property as this development.

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

**Action Items:**

- a. **Rezoning – 1311/1313 South Commercial Street and 118, 120 & 122 West Peckham Street – PDD, Planned Development District (Ord. No. 2026-02)**

Deputy Director Schmidt went over the request to rezone the property which currently has some parcels zoned R1, Single-Family and other parcels are currently zoned C1, Commercial District. He went over the purpose of this action item is to rezone the property, not approving the development. The role of the Plan Commission is to review the land use and determine whether the rezoning is consistent with our established city plans, including the Comprehensive Plan. He

went over the history of the property and the intent upon purchasing this property was a stormwater pond and commercial or multifamily development. The city has built a regional pond elsewhere so that is no longer needed on this site.

Deputy Director Schmidt went over the process of this property to get to this point. In August of 2025 the city issued request for proposals to developers for this site. Four projects were received and ultimately the project chosen was from Eminent Development Corporation. In December 2025 the Common Council approved a development term sheet which laid out the responsibilities of the city and developer in moving forward with the project. A neighborhood meeting was held to gather input from the community and the developer took the input and made a few changes on the plan.

Deputy Director Schmidt went over that a Planned Development District is meant to promote planned residential and commercial development, which will be enhanced by coordinated site planning that is implemented in a comprehensive manner. It provides a bit more flexibility. He listed other Planned Development Districts in the city. The benefit of this zoning is to enhance some of the standards of the district, such as buffering and architectural standards. He went over the process of this development.

Deputy Director Schmidt discussed aspects of the site. It is 2.5 acres in size. Since the neighborhood meeting, there is also an offer to purchase 118 West Peckham Street and include this in the development. This change does not equal more units; it would create more open space. He showed a map of the number of land uses surrounding this space and that this is not predominately a single-family neighborhood.

He showed one of the changes to the plan, which is where the townhouse building has been shifted towards West Peckham Street and away from residential properties. There is a total of 50 units proposed, ranging from 1-3 bedrooms. The access to this site is along Peckham and South Commercial Street. There is both covered and uncovered parking. The covered parking will be underneath the mixed-use building along South Commercial Street. The covered parking was one of the reasons this plan was chosen from the others submitted. Looking at the density of the development, the city's multifamily districts allow 30 units an acre whether commercially zoned or multi-family zoned. This development has 20 units an acre. Landscaping was briefly touched on and there was discussion based on feedback from the neighborhood meeting to have more landscape buffers instead of fencing.

Deputy Director Schmidt went over the project timeline. The rezoning must be in place prior to the developer being able to apply for the housing tax credits. They will be applying for these tax credits in March and know in May whether they receive the tax credits. The more detailed plans on how the site will be constructed would be brought back to this committee in early 2027, which would also require Common Council approval. Construction would start in 2027 and be completed in 2028. He brought up the Comprehensive Plan and the Plan Commission's job is to make sure this project is in alignment with the Comprehensive Plan. He also went over the Housing Study and how the city is using the study to continue to explore programs that can lead to an increase in housing supply.

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Member Cuthbert asked for the classification of the type of housing being discussed for this property. Deputy Director Schmidt stated it is affordable housing, this is not Section 8. Section 8 is a voucher program. This is Section 42 which requires a job and rent payment.

Member Cuthbert asked where the commercial portion of the structure would be located. Deputy Director Schmidt stated the commercial tenant spaces will be along South Commercial Street. At this point, there is no commercial tenant identified.

Member Andrews asked if the commercial portion would just be one story. Deputy Director Schmidt stated yes.

Member Cuthbert asked who the management will be. Deputy Director Schmidt stated it is AAC Management from Oshkosh. Julian Walters from Eminent Development Corp explained this company has a strong presence in the Fox Valley. He stated part of their management comes with tenant selection; a person does not become a tenant based on income alone as there are other qualifications in the selection process. He also discussed there have been conversations with local organizations, such as Winnebago Veterans Office, to work with them to provide housing for their members. He went over the amenities that will be in the development and the size of the townhouses.

Alderman Steiner wanted to clarify the density of the site and that is it lower than what is allowed. Deputy Director Schmidt stated yes.

Alderman Steiner stated there seems to be quite a bit of landscaping and wooded area to create a more natural barrier with this development and the current residential homes. Julian Walters stated he took into consideration what was said at the neighborhood meeting and changed some of the plan to take privacy into account. He also said security and visibility are important and will be included in the development.

Member Andrews stated he is glad to see affordable housing in this area. He brought up the landscaping and how there could be more trees and more separation.

Alderman Steiner stated he understands the concerns of the residents who attended the meeting; however, housing is a concern in Neenah and nationwide. This development should bring in commercial activity as well as growth since there will be more people moving to the city to increase home values. This is a great opportunity for people that work in the city to be able to also live in the city.

**MSC, Andrews/Genett, the Plan Commission, to recommend Common Council approve Ordinance No. 2026-02 rezoning property located at 1311 and 1313 S Commercial St and 118, 120 & 122 W Peckham St to a PDD, Planned Development District. All voting aye. Motion passed.**

### Discussion Items:

- a. **Zoning and Sign Code Re-Write RFP**

Deputy Director Schmidt went over there were six proposals received. These will be evaluated and should have a final determination by March 13<sup>th</sup>.

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**Announcements and Future Agenda Items:** Next meeting is scheduled for March 10, 2026

**Adjournment:** The Commission adjourned its meeting at 5:15 p.m. MSC Kaiser/Cuthbert. All voting Aye.  
Motion passed.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kayla Kubat". The signature is written in a cursive, flowing style.

Kayla Kubat

Administrative Assistant, Department of Community Development