
2024

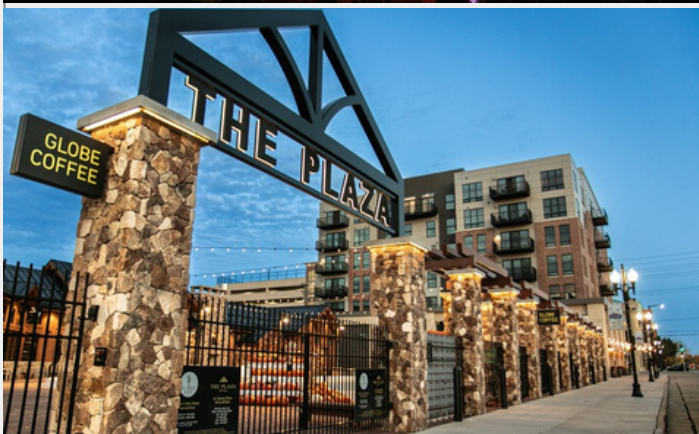
Department of
Community Development
and Assessment

Annual Report



Neenah
W I S C O N S I N ®

Community Development



Our Team

Chris Haese

Director of Community Development and Assessment

Brad Schmidt

Deputy Director of Community Development and Assessment

Carol Kasimor

Assistant Planner

Samantha Jefferson

Community Development Specialist

Kyle Pederson

Chief Building Inspector

Dan Brown

Plumbing/Heating Inspector

Ted Dominowski

Building Inspector

Rick Meverden

GIS Coordinator

Kathy Engelbreth

Assessor II

Kathleen Behnke

Assessor I

Kayla Kubat

Administrative Assistant
Assessment Technician

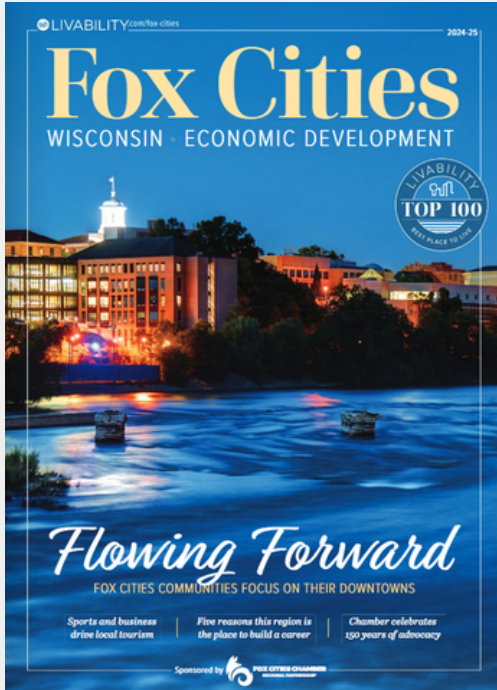
Mark Brown

Statutory Assessor

Michael Burrows

Department Intern

Neenah in the News



Livability.com and Livability magazine promotes small to medium size cities. This edition of Fox Cities Livability Magazine features articles on the vibrant communities across the Fox Cities. It also highlights Neenah's charming downtown, showcasing its unique blend of history, culture, and modern amenities.

Post Crescent Headlines

'A dream that can become reality': Master plan for Neenah's Arrowhead Park sets stage for public-private partnerships



May 16, 2024

Bridgewood Resort Hotel in Neenah will add 40 rooms with support from the city



April 8, 2024

New Neenah Boys & Girls Club to hold ground breaking Tuesday



August 31, 2024



Estimated
Population
27,904



Demographics



Total Households
11,987



Average Monthly
Rent
\$1,216



Median Household
Income
\$76,504



Median Age
39.5



Total Businesses in
Neenah
976



People Working
in Neenah
17,454

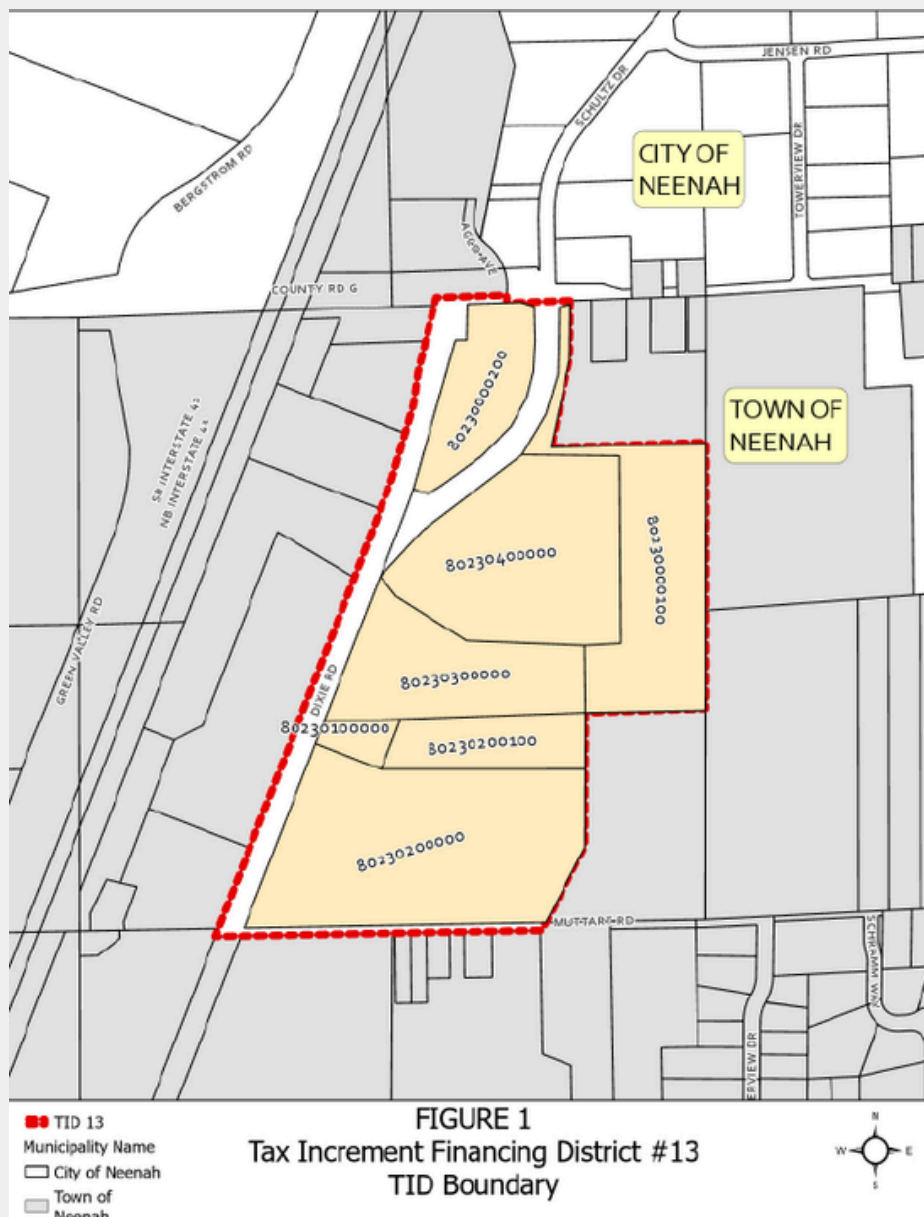


People with
Bachelor's Degree
35%

Economic Development Projects

TID No. 13 Creation

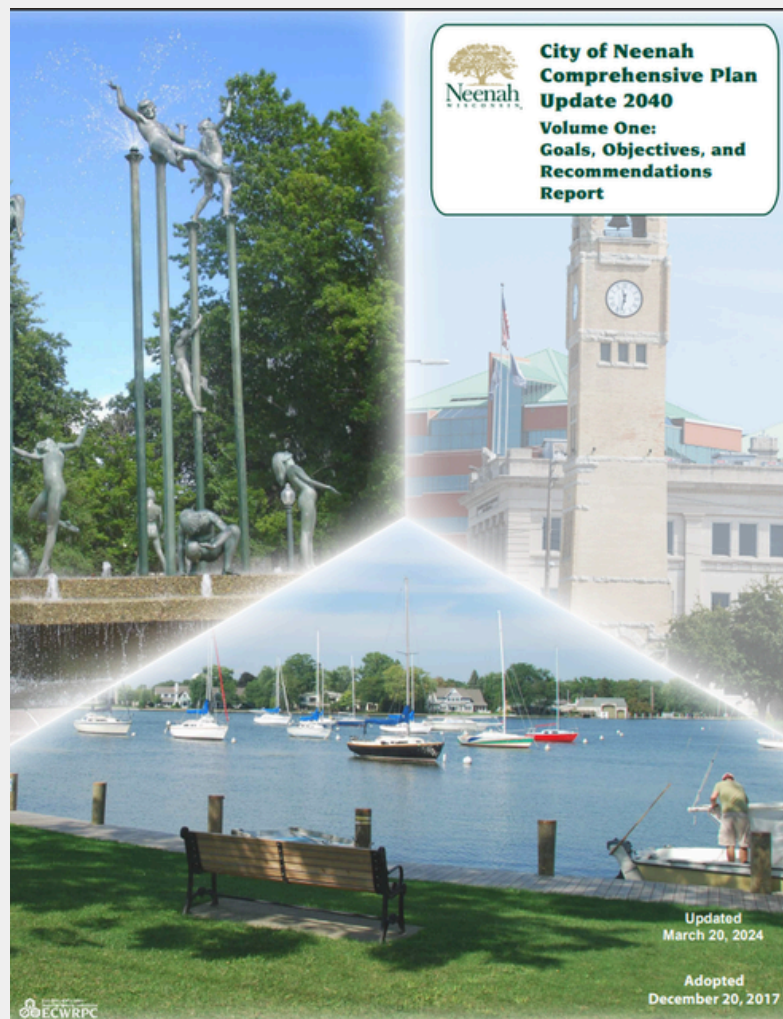
In 2024, the City of Neenah created its seventh active Tax Incremental District (TID), an industrial development spanning 70 acres south of County Highway G. This area, formerly part of TID No. 6, which closed in 2023, includes the RGL Logistics development currently under construction.



Economic Development Projects

2024 Comprehensive Plan Update

The current City Comprehensive Plan was adopted in 2017. In summer 2023, the Community Development Department and the City's Plan Commission began reviewing each element (chapter) of the Comprehensive Plan and updating the demographic, housing and economic data with information released as part of the 2020 US Census, modifying statements that may no longer be relevant, and reviewing the status of the recommendations identified in the Plan. The Plan Commission and Common Council approved the plan update in March 2024.



Economic Development Projects

Arrowhead Master Plan



The Arrowhead Conceptual Master Plan outlines a community-driven vision for a 30-acre site near Neenah's downtown and Little Lake Butte des Morts.

Developed over a year with expert input from RDG Planning and Design, the plan incorporates thorough research, stakeholder engagement, and creative design ideas.

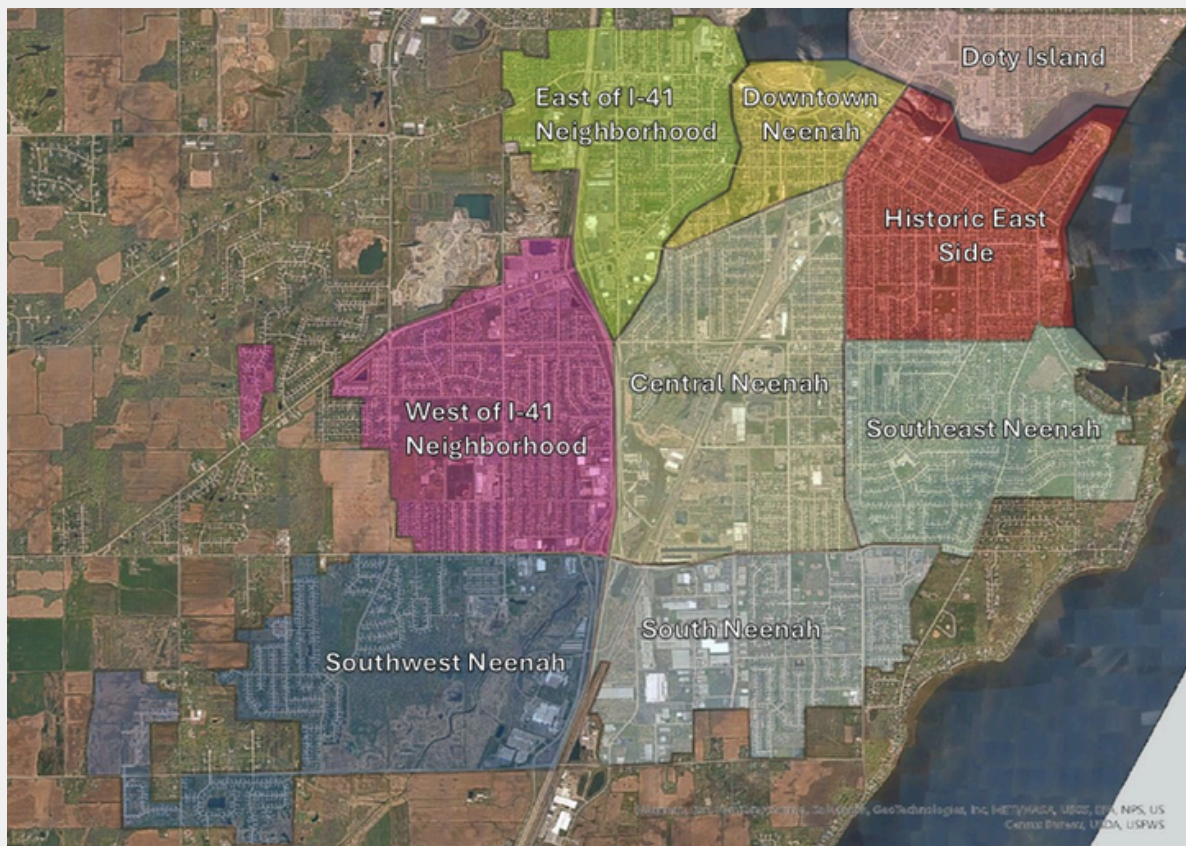


Leadership from the Arrowhead Taskforce and the Parks and Recreation Commission, along with public feedback, shaped the site layout and connections. This collaboration highlights Neenah's commitment to thoughtful, inclusive development.

Economic Development Projects

Housing Study

The City of Neenah initiated a housing study and needs assessment to better understand Neenah's housing market, identify strategies to meet housing demand, and make housing more affordable. Stantec Consulting Services (Minneapolis MN) was hired to create the housing study. The final housing study, along with the strategic action items is anticipated to be finalized in early 2025.



Economic Development Projects

Valley VNA Senior Care

Neighborhood Investment Grant Fund recipient: \$4,388,025

The Community Development Department played a key role in securing funding through the Neighborhood Investment Fund Program by drafting a comprehensive and strategic grant application. The application highlighted the needs of Valley VNA and how the COVID-19 pandemic impacted its employees and residents.

The Neighborhood Investment Fund Program filled an equity gap to allow the new construction of 14 beds of assisted living as well as upgrades to 49 existing units. A new 5,000 square foot expansion reduced the population density in shared spaces.



Economic Development Projects

Bridgewood Hotel Expansion

The Bridgewood Hotel addition will add 39 rooms, meeting space, and a fitness center. The restaurant will expand by 364 square feet and the parking lot will gain 59 stalls, incorporating required landscaping and fire department access improvements. These updates align with the Bridgewood Planned Development District's master plan.



Economic Development Projects

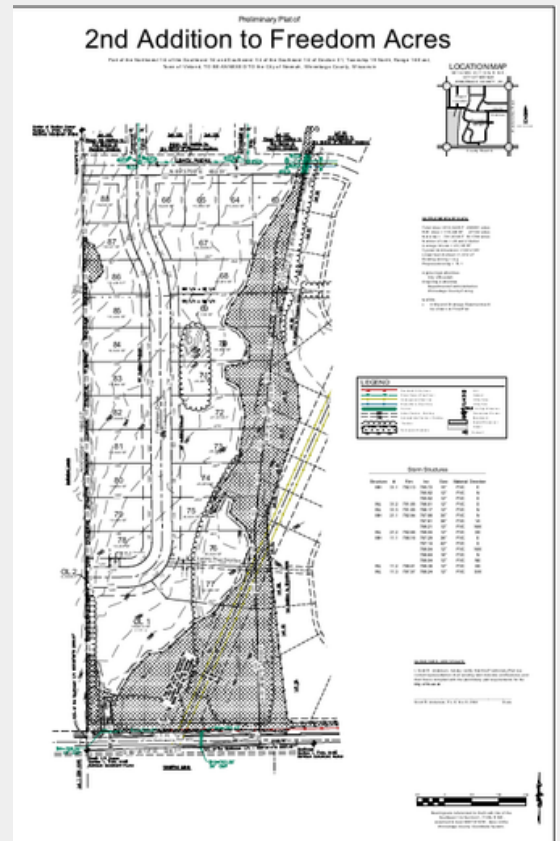
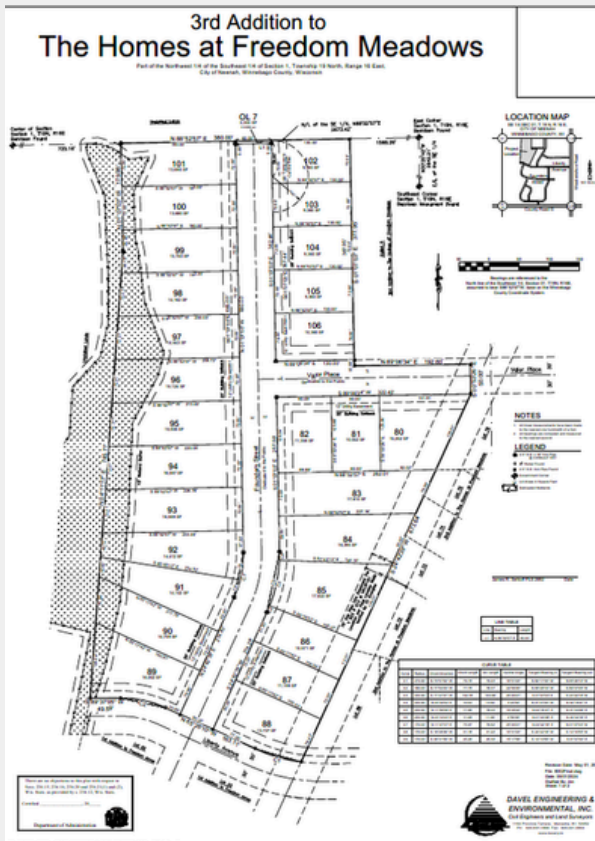
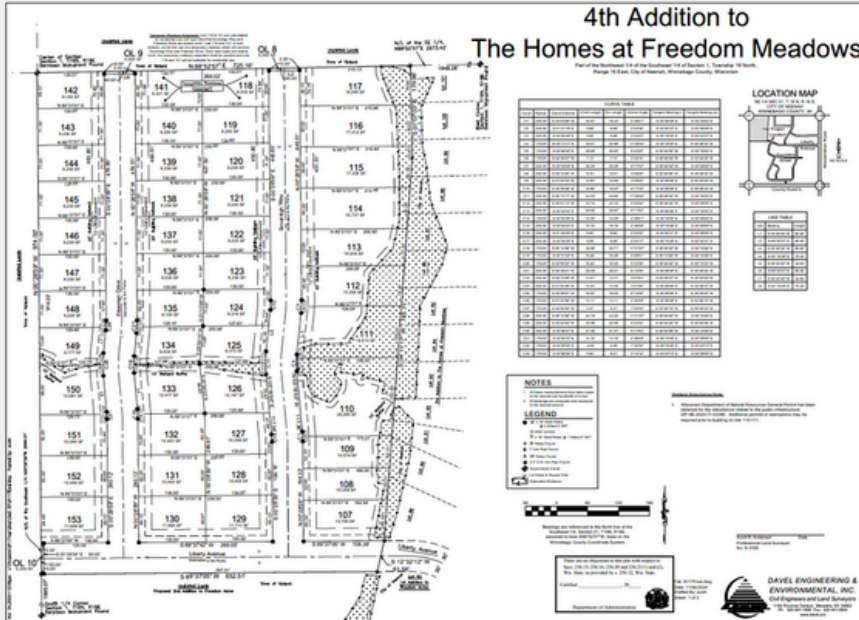
Bridgewood Luxury Apartments

Development started on the luxury apartments in 2024. Development includes 26 8-unit buildings for a total of 208 apartment units. A rental office, resident community space, and swimming pool are also proposed. At the end of 2024, six of the 26 buildings are under construction.



Subdivisions

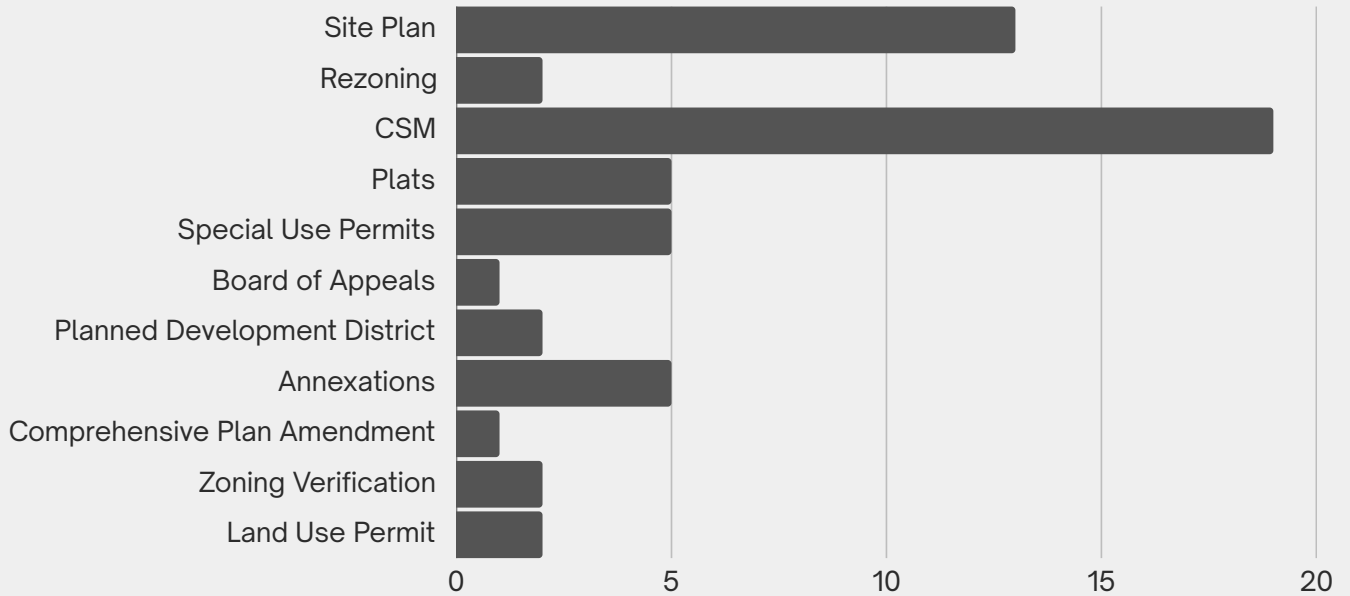
The City continues to see a strong demand for single-family housing development. Nearly 100 new single-family lots were created in 2024, and 81 new single-family homes were constructed. A majority of the growth and development occurred in the Homes at Freedom Meadows and Freedom Acres subdivisions.



Subdivisions



Planning and Zoning



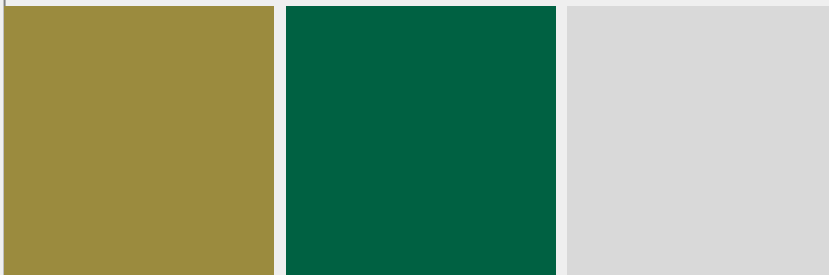
2024 Planning and Zoning Cases

3- Year Average of Reviewed Applications

52

2024 Total Reviewed Applications

55



Annexations

The City has limited land available for development within its boundaries and depends on annexing property from outside areas to meet growth and development needs. Below is a summary of land annexed into the City during 2024.

1241 W. Winneconne Ave - Town of Neenah

1.26 acres and includes a single-family residence.

Second Addition to Freedom Acres

20.9 acres of currently undeveloped farmland in the Town of Vinland. This land will be developed into the Second Addition to Freedom Acres and will include 26 single-family lots.

Breezewood Ln - Town of Neenah

0.27 acres of current vacant land.

Fourth Addition to the Homes at Freedom Meadows

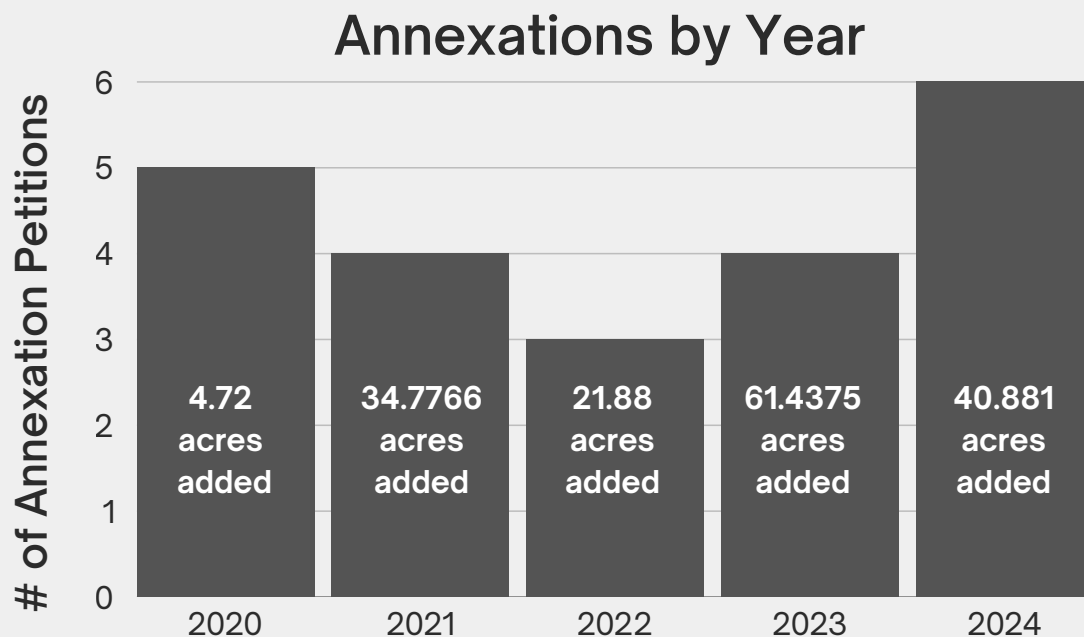
15.72 acres of currently undeveloped farmland in the Town of Vinland. This land will be developed into the Fourth Addition to the Homes at Freedom Meadows and will include 47 single-family lots.

1730 Dixie Rd - Town of Neenah

1.13 acres of land. This land will be used as part of a larger development proposal for a warehouse/distribution facility.

880 Bayview Rd - Town of Neenah

1.351 acres of land, which currently includes a garage.



Building Inspections



New Construction
increase over 2023
100%



Building Inspections



5
New
Commercial
Buildings

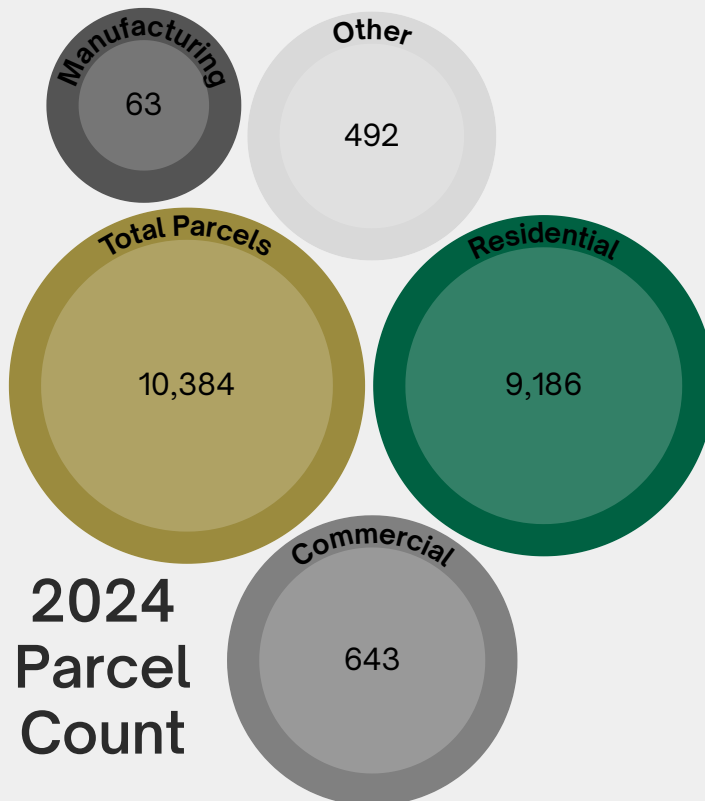


39
Commercial
Remodels or
Additions



Assessments

2024 Sales



2024 Parcel Count

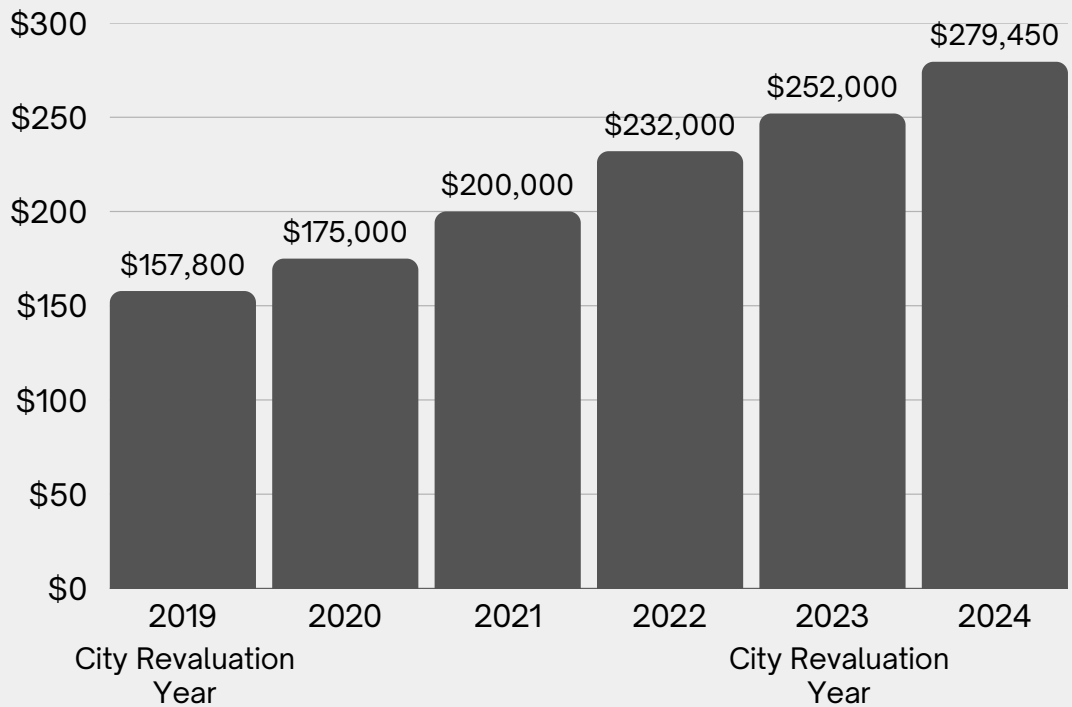


Property records were updated to reflect recent sales and building permits. Data was collected through various methods, including in-person visits, electronic submissions, phone calls, and mail correspondence.



Assessments

City of Neenah Median Residential Home Sale Price



New Dwelling Units



104

2024
New Multi-Family
units

81

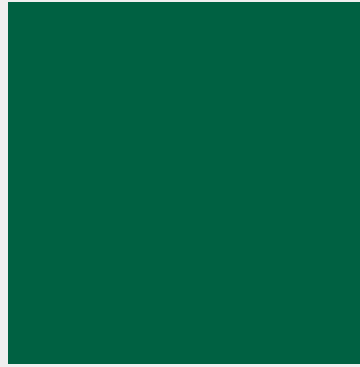
2024
New Single-Family
Homes

31

2023 new multi-
family units

41

2023 new single-
family homes



Neighborhood Review

Assessment staff visited properties in the northern central area of the city to update assessment records and ensure fair valuations. Homes that had gone the longest without a review were prioritized and notified by letter. The assessment staff conducted brief property inspections, including interior walkthroughs and exterior measurements. Exterior photos were taken for all homes in this area and updated in our assessment software.



309
Letters
sent



181
Doorhangers
left



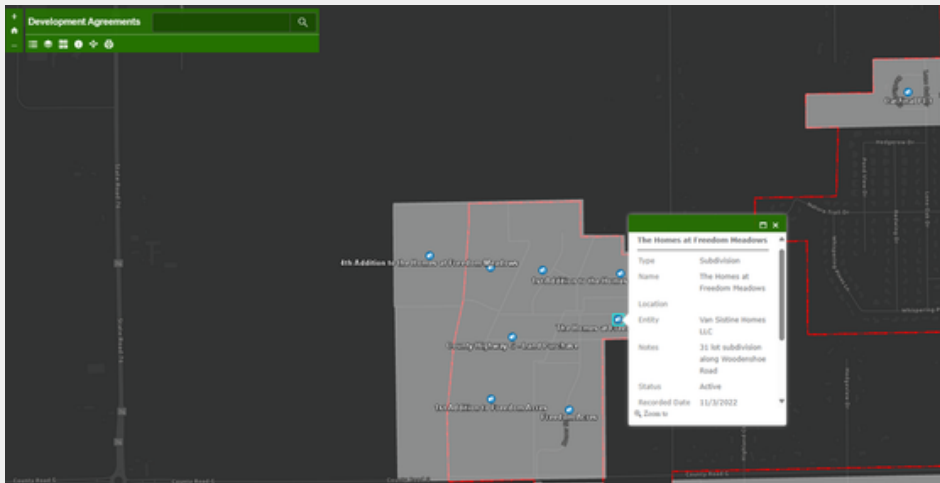
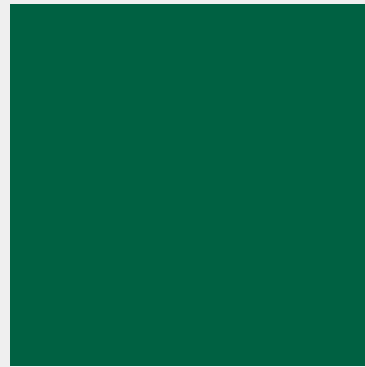
145
Total
Inspections



20
Exterior Only
Inspections



Geographic Information System (GIS)

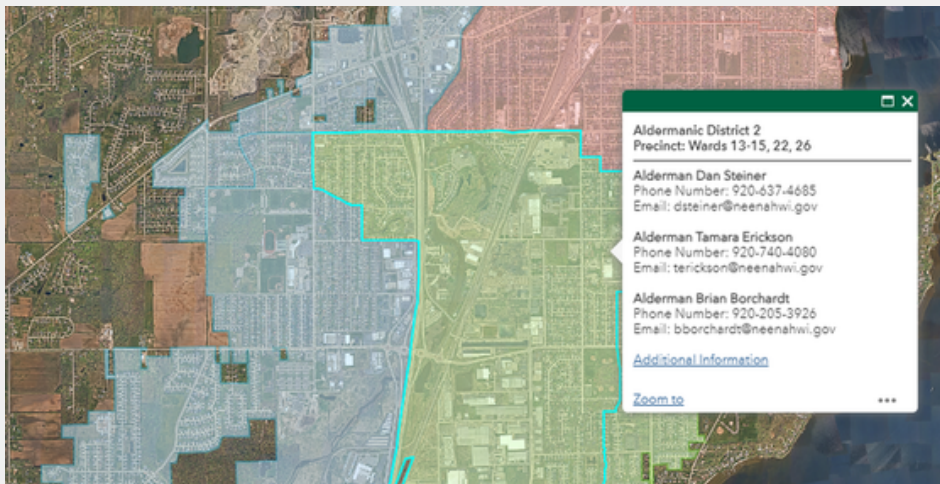


Development Agreements

This application allows staff to view information on existing and historical development and subdivision agreements for the City

Updating building footprints

GIS staff added, deleted, or modified the building footprint layer in GIS based on new building permits and ariel photography



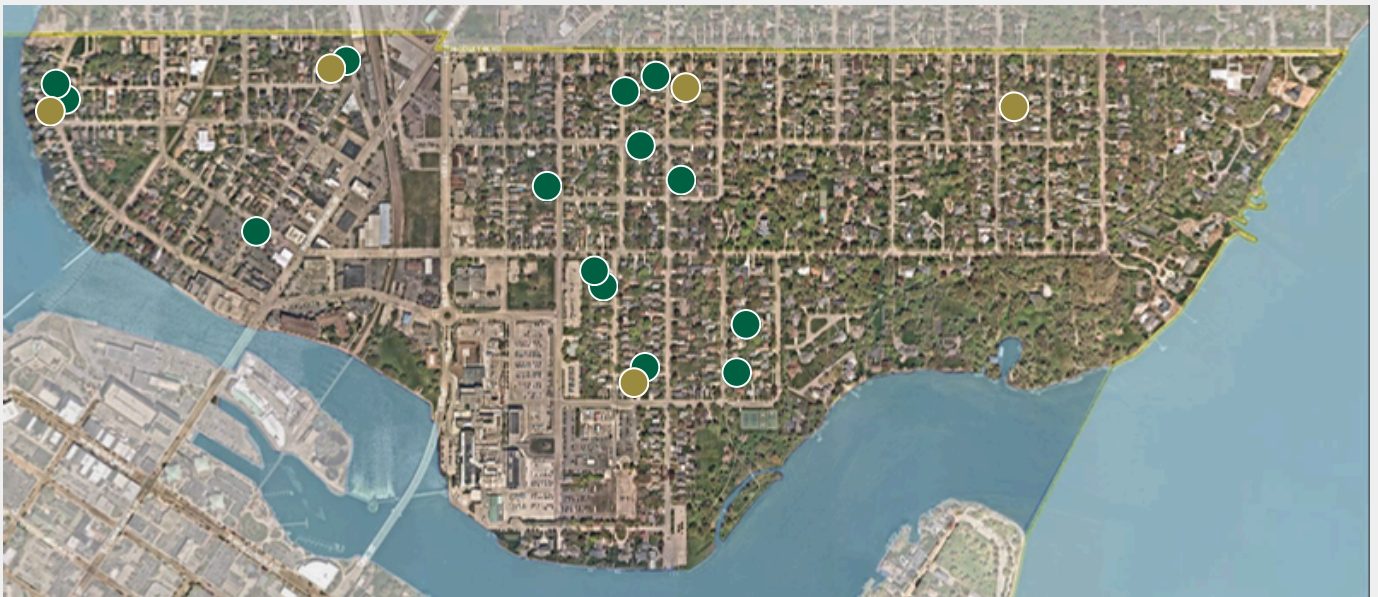
Find my Alderman Application

This application allows residents to view who the aldermen are for their district and provides the aldermanic contact information.

Houses Into Homes

The City of Neenah's Houses Into Homes Program provides grants and loans to improve eligible single- and two-family homes, funded by a Tax Incremental Financing (TIF) extension. The initiative also aims to improve the quality of life in neighborhoods, contributing to a stronger and more attractive community.

2024 Properties Assisted - Doty Island



Refresh & Renew Homes

5

Refresh and
Renew



Curb Appeal Homes

14

Curb Appeal

Project Examples:

- Re-roofing and re-siding
- Replacement of gutters, soffit, fascia
- Exterior lighting
- Exterior painting
- Replacement of exterior doors and windows

Houses Into Homes



Before ↑



Before ↑



After ↑



After ↑



Grant Administration

Facade Projects

1126 S Commercial St

Repair and improve the rear of the building facing Maple St



← Before



← Before



← After

Grant Administration

Facade Projects

216 W Cecil St

Updating facade for new business



← Before

After →



Community Programs



Landmarks Commission
Voyageur Canoe Rides
September 2024



Sustainable Neenah Committee
Presentation at the Farmer's Market

Committee on Aging
School for Seniors was held at St. Mark Lutheran Church September 2024



Committee on Aging
The Northern Winnebago Dial-A-Ride program allows seniors to receive reduced-fare taxi rides in the Fox Valley.

187

Average monthly riders

2056

2024 Total Ridership

Weights and Measures

In 2024, the Community Development department continued administrative support and oversight of the City's Weights and Measures program. The City of Appleton Health Department has been contracted to provide field services.

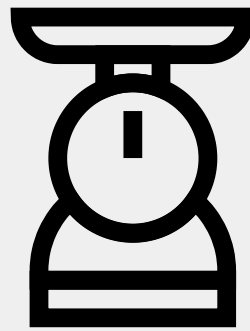


6 large grocery stores in the city



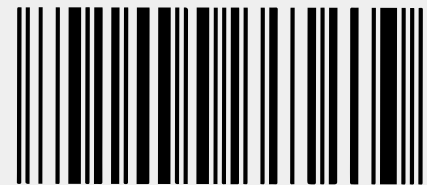
Retail Motor Fuel

10 businesses
276 devices



Small and Medium Capacity Scales

23 businesses
175 devices



Price Scanning

53 businesses
1901 scans





To serve as the catalyst to a vibrant, growing community

