



OFFICIAL MINUTES
REGULAR MEETING

MEETING: Economic Development Committee
DATE/TIME: Tuesday, March 3, 2026 at 5:30 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Carol Lukens (C) Chad Henke (VC)
Tom Neal Vicki Tierney
Terry Kilian

Members Present: Carol Lukens, Chad Henke, Tom Neal, Terry Kilian, Vicki Tierney

Members Not Present:

Members Excused:

Present 5, Not Present 0, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:36 PM.

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

Chair Lukens read the public comment statement.

Tom Kilian, 133 E Thomas St, made comments regarding the environmental test results on the E Thomas St residential properties and asked for the city and the state to respect the dioxin TEQ standard of 4.8.

2 Consideration of the minutes of the preceding meeting(s).

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Motion by Alderperson Henke, seconded by Alderperson Kilian, to approve Regular Economic Development Committee Minutes. Motion Passed 5-0.

3 Discussion and possible action.

4 Discussion.

- a.** Phase II review and next steps on Thomas Street corridor project with the Wisconsin Department of Natural Resources

Director Fifrick shared that the Phase II testing on the Thomas St properties has been completed and Jane Gray from the DNR was present to share those results and answer any questions. Jane addressed the public comment question regarding dioxin TEQ standard. The DNR will be meeting with DHS soon to get some clarifying questions answered regarding TEQs.

Jane shared the background of the project and outlined what the next steps will be. The Thomas Street project was split into four sections; area A, B, C and D. A Phase I report was submitted in December 2024. In January 2025, the DNR requested a detailed investigation plan, and field work was carried out in August 2025. The final Phase II report was submitted in January 2026.

Testing showed that three areas (B, C, and D) contained only minor or isolated soil impacts. These did not affect groundwater, and the DNR determined that no further action is required in those areas.

In Area A, testing identified higher levels of lead and dioxins in shallow soil and certain petroleum-related chemicals in deeper soil and groundwater. Because of these findings, the DNR opened an environmental contamination case in early 2026. The DNR issued a Responsible Party Letter on February 11, 2026, requiring the City to hire a qualified

environmental consultant by March 13, 2026, and to submit a detailed investigation plan by April 12, 2026.

The City will continue to work with the DNR to complete the required investigation. Director Lindman shared that at the next Finance Committee meeting there will be a request to hire an environmental consultant.

b. 1300 Cleveland Ave public participation

Patrick Gatterman shared that there were 98 survey responses and 96% of the respondents live in the City of Wausau with 59% living or working in the Cleveland Ave neighborhood. A report on the survey results will be shared at the April committee meeting.

c. Community Development Authority six-unit project at 405 S 8th Ave

Tammy Stratz gave an update on the six-unit project at 405 S 8th Ave. The pre-construction meeting will be held on March 4, 2026, and work is expected to start as soon as weather allows.

d. Change of date for April Economic Development Committee meeting

The April meeting needs to be rescheduled due to the Spring Election. An email will be sent out to committee members

5 Adjournment.

Motion by Alderperson Tierney, seconded by Alderperson Henke, to adjourn. Motion carried. Meeting adjourned at 06:16 PM.

**The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)**



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