



OFFICIAL MINUTES REGULAR MEETING

MEETING: Economic Development Committee
DATE/TIME: Monday, April 6, 2026, at 5:45 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: Tom Neal, Chad Henke, Terry Kilian, Carol Lukens, 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 05:45 PM.

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

Lukens read the public comment statement. Public comment was received from citizen, Tom Kilian, about future redevelopment of 1300 Cleveland Avenue, the parcels' environmental issues, and neighborhood compatibility of future land uses.

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

March 3, 2026 Regular Economic Development Committee Minutes

Motion by Alder Neal to approve the 4/6/26 Regular Economic Development Committee meeting minutes.
Seconded by Alder Tierney
Vote: Approved 5-0

3 Discussion and possible action.

a. Discussion and possible action on survey results from Non-Industrial Land Use Preference Survey for 1300 Cleveland Avenue

Edmondson presented the results of the public input survey for non-industrial land use preferences for the property at 1300 Cleveland Avenue. She reviewed the committee's prior direction from 10/7/25, which directed staff to create a public engagement process focused on non-industrial future uses for the site. A community engagement session was held on 1/29/26, followed by a 30-day period for additional survey responses. A total of 98 completed surveys were submitted. Of those, 96% of respondents were City of Wausau residents. 31 surveys were incomplete regarding required demographic questions (live/work/own business in neighborhood, Wausau residency, and name/address). Survey responses showed strong consistency across all respondent categories. Top Preferred Land Uses include: **1.** Active Outdoor Recreation, **2.** Natural Area / Passive Outdoor Recreation, **3.** Grocery Store, **4.** Community Center / Senior Center, **5.** Indoor Commercial Entertainment (example: restaurant).

For residents living directly in the neighborhood, Natural Area ranked slightly above Active

Outdoor Recreation. Open-ended comments were included for committee review.

Alder Neal asked whether survey results would be incorporated into a future Request for Proposals (RFP). Edmondson confirmed that public input would be included to help developers align proposals with neighborhood preferences.

Alder Killian emphasized that industrial use is no longer under consideration and requested this be clearly communicated to the public. She stated that residents most directly impacted by the site should have significant input in determining future use and proposed a second neighborhood public input meeting focused on the top five survey results. Alder Killian also stressed that remediation planning should follow the selection of a development concept, remediation and development planning should be integrated, funding opportunities should be researched for each preferred concept, and residents should be educated on realistic and fundable development options.

Alder Tierney agreed that remediation should not proceed before identifying the preferred development concept and supported further neighborhood input.

Alder Henke requested additional information regarding existing park and green space availability in the area to avoid over saturation of parkland.

Alder Neal expressed concern about allowing a small group of residents to effectively dictate final land use decisions, emphasizing that the committee must balance neighborhood input with broader citywide economic development considerations, including tax-based impacts.

Staff Atty. Bonino clarified that additional public meetings may inform committee recommendations, citizen input cannot create a binding decision, and final authority remains with the Common Council.

Motion by Alder Killian, seconded by Alder Neal to direct staff to schedule a second public input meeting with District 3 residents to present the top survey results, provide education regarding feasible land use options, explain development limitations and zoning considerations, identify potential funding sources where applicable, gather additional resident feedback to inform committee recommendations.

Following clarification that the meeting would be advisory only and not binding, Alder Neal supported the motion.

Vote: Approved 4–1
Opposed: Alder Henke
Motion Carries

b. Discussion and possible action on property disposition offer to purchase from Habitat for Humanity of Wausau for 921 S. 19th Avenue

Alder Tierney moved to approve the property disposition offer from Habitat for Humanity of Wausau for 921 S. 19th Avenue.
Seconded by Alder Neal.
Vote: 5–0, Motion Carries.

c. Discussion and possible action on Thomas St residential infill Request for Interest. (206, 212, 226, and 230 E Thomas St)

Gatterman presented the next phase of residential infill redevelopment following environmental review and prior neighborhood visual preference surveys conducted in 2023. The Request for Interest (RFI) seeks developers/builders for 206 E. Thomas Street, 212 E. Thomas Street and, combined parcel: 226 and 230 E. Thomas Street. Neighborhood design preferences heavily inform evaluation criteria. The RFI release date is 4/10/26 with proposals due 5/25/26. Review of proposals is anticipated for the June committee meeting.

Motion by Alder Killian to approve the Thomas Street Residential Infill RFI.
Seconded by Alder Tierney
Vote: 5-0, motion carries.

**d. Discussion and possible action on Thomas St and McCleary St vacant lots redevelopment.
(237, 241 and 249 E Thomas St)**

Staff presented redevelopment challenges related to the subject properties, which include right-of-way dedication needs for McCleary Street, utility access limitations, floodplain constraints and, traffic flow restrictions. Three development concepts were proposed and reviewed, including two single-family lots facing East Thomas Street, two lots with an east-west orientation and access from McCleary Street and, one larger single site for potential multifamily or small commercial development. Staff requested committee direction before issuing an RFI.

Alder Neal expressed support for Options 2 and 3, allowing developers flexibility to propose creative solutions while still aligning with neighborhood preferences.

Motion by Alder Neal to direct staff to move forward with an RFI encompassing Options 2 and 3 as presented.

Seconded by Alder Henke

Vote: Approved 5-0, motion carries

4 Discussion.

5 Adjournment.

Motion to adjourn by Alder Tierney.

Seconded by Alder Henke.

Meeting Adjourned at 6.50 PM

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



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