



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Economic Development Committee
DATE/TIME: Tuesday, June 2, 2026, at 5:30 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Matt Hoenecke (C) Carol Lukens
Vicki Tierney (VC) Terry Kilian
Tom Neal

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

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

May 5, 2026 Regular Economic Development Committee Minutes

3 Discussion.

- a. Review and discuss the purpose of the Economic Development Committee as listed on the city website

4 Discussion and possible action.

- a. East Thomas Street residential infill Request for Interest (206, 212, 226, and 230 E Thomas St)
- b. Request for Interest for development of City-Owned parcel at 237/241/249 East Thomas Street
- c. N 2nd St Request for Interest response from Eminent Development Corporation
- d. Approving release of easements and other reserved interests in property between Canadian National Railway Company and City of Wausau at 920 N 1st Ave and 15 Fulton Street.

5 Adjournment.

Matt Hoenecke, Chairperson

**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: May 27, 2026

TIME: 4:00pm

POSTED BY: Michelle Van Krey



This meeting can be viewed on
YouTube and Channel 981 on Cable TV

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a

minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov





OFFICIAL MINUTES
REGULAR MEETING

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

MEMBERS:
Tom Neal Vicki Tierney
Carol Lukens Matt Hoenecke
Terry Kilian

Members Present: Tom Neal, Matt Hoenecke, 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 Acting City Clerk called the meeting to order at 05:30 PM.

1 Call to Order by the Clerk.

With the presence of a quorum the acting City Clerk called the first Economic Development Committee meeting of the 2026-2028 term to order at 5:30 P.M.

2 Elect Chairperson and Vice Chairperson for the 2026-2028 term of the Economic Development Committee.

The Acting City Clerk called for nominations for Chairperson and Vice Chairperson of the Committee.

For Chairperson, Alder Lukens nominated Alder Neal. Alder Tierney nominated Alder Hoenecke. Following a vote of 3-2, Alder Hoenecke was elected Chairperson of the Committee.

Alder Hoenecke assumed the role of Chairperson and requested nominations for Vice Chairperson. Alder Tierney nominated Alder Neal. Kilian nominated Alder Tierney; however, Alder Tierney declined the nomination. Motion by Lukens, seconded by Tierney, to elect Alder Neal as Vice Chairperson. Motion carried.

3 Establish regular meeting date and time for the 2026-2028 term of the Economic Development Committee.

Fifrick noted that the Economic Development Committee has traditionally met on the first Tuesday of each month at 5:30 p.m., but stated that the meeting schedule may be adjusted at the discretion of the Committee. Fifrick further noted the importance of maintaining a consistent meeting schedule to allow staff adequate time to prepare and distribute meeting materials and agenda items in a timely manner.

Motion by Alder Neal, seconded by Alder Lukens, to maintain Economic Development Committee meetings on the second Tuesday of each month at the same time. Motion carried 5-0.

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

At the time allotted for Public Comment, no members of the public came forward.

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

April 6, 2026 Regular Economic Development Committee Minutes

Motion by Alder Lukens, seconded by Alder Neal, to approve the minutes. Motion carried 5-0.

6 Discussion and possible action.

- a. Approving Consent to Transfer, Waiver of Right of First Refusal, Termination of Deed Restrictions and Approval of New Deed Restrictions for 725 S. 84th Avenue**

Alder Hoenecke introduced Item 6 for discussion and possible action regarding the property located at 725 S. 84th Ave. He noted the City's existing right to purchase the property and indicated that discussion would include consideration of waiving certain rights associated with the property.

Development Director Fiffick explained that the item relates to standard deed restrictions placed on properties within the business campus to protect City interests, including tax-generating use and job creation. He stated these restrictions have been periodically updated to reduce administrative burden and streamline property transfers between tax-paying entities. Under the revised language, City review is no longer required for transfers between tax-paying entities, provided zoning compliance is maintained. However, any transfer involving a tax-exempt entity would still require City approval through formal resolution. Fiffick also noted that an amended offer to purchase had been received identifying JM Building Management LLC as the correct purchasing entity, replacing the entity listed in the original documentation, and that this correction would be reflected in the final resolution presented to Council.

Alder Kilian stated she initially had concerns regarding the proposal but, after discussion with Development Director Fiffick and Attorney Bonino, her questions had been addressed and she would support the item.

Alder Hoenecke requested clarification on whether waiving the City's rights would affect future property sales. Fiffick responded that existing deed restrictions would remain in place, and that the revised language maintains City oversight only for transfers to tax-exempt entities, while allowing transfers between tax-paying entities without additional City approval.

Alder Neal moved to approve the waiver of the City's right of first refusal, termination of existing deed restrictions, approval of new deed restrictions as presented, and approval of the change in ownership. The motion was seconded by Alder Tierney. Motion carried 5-0

7 Discussion.

- a. Overview of Community Development Department**

Fiffick provided an overview of the Community Development Department and its organizational structure, identifying three different divisions: Economic Development, Community Development, and Planning, as well as the Wausau Community Development Authority located outside City Hall. He summarized department responsibilities, including business attraction and retention, redevelopment activities, grant administration, housing programs, zoning administration, long-range planning, and involvement in several committees. He also noted ongoing collaboration with regional economic development and housing partners. Fiffick encouraged committee members to contact staff in advance of meetings whenever possible with questions or items needing clarification.

Alder Hoenecke thanked Fiffick for the overview and noted it was helpful for committee members.

8 Adjournment.

Motion by Kilian, seconded by Lukens, to adjourn the meeting. Motion carried. The meeting adjourned at 5:51 p.m.

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



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov



Economic Development Committee

It will be the duties of this committee to stimulate job stability, retention and creation by propagating an environment in which the growth of local industries and the entry into the area of new industries can occur; to strive toward building an environment where good will and positive attitudes will encourage all levels of the work force into levels of productivity, wages and salaries that are beneficial to the entire community; to work closely with the Mayor and Economic Development Council in the acquisition for, expansion, development and management of City industrial parks and to make recommendations to the Common Council in these areas and with regard to the zoning of and ordinance changes applicable to the industrial parks. It will also be the duty of this committee to stimulate retail and commercial development in the City.

Committee Meetings

The Economic Development Committee meets on the 1st Tuesday of every month @ 5:30 pm. Meetings are only held upon issuance of the official agenda notice. Please see the [City Meetings Calendar](#) for agendas and minutes of previous meetings.

Committee Members

- Alder Matt Hoenecke, Chairperson
- Alder Tom Neal, Vice Chairperson
- Alder Carol Lukens
- Alder Terry Kilian
- Alder Vicki Tierney



MEMO

TO: Economic Development Committee
FROM: Patrick Gatterman, Economic Development Manager
DATE: 06/02/26
RE: East Thomas Street Request for Interest-Residential Infill Follow-up

At its April 6, 2026 meeting, the Economic Development Committee approved the release of a Request for Interest (RFI) for the City-owned parcels located at 206 E. Thomas Street, 212 E. Thomas Street, and 226/230 E. Thomas Street.

The purpose of the RFI was to identify developers interested in constructing housing on the properties in a manner consistent with neighborhood character and public input received during previous community engagement efforts.

The RFI was advertised and made available for the approved response period; however, no responses or development proposals were received.

As a result, staff recommends moving forward with the City's adopted Property Disposition Program for Residential Infill Lots. These parcels are appropriately zoned Two-Flat-10 (TF-10) Residential.

Proposed Disposition Process

- Properties will be advertised on the City's website and posted on-site for a minimum of 30 days before applications are reviewed.
- If no applications are received during the initial 30-day period, applications will thereafter be reviewed on a first-come, first-served basis.
- The City Assessor will establish an estimated assessed value for each property prior to disposition.
- Successful applicants will have 90 days to secure financing and complete closing. Construction must be completed and occupancy obtained within 18 months of closing.

Application Requirements

- Applicants must provide a description of the proposed project, including whether the property will be owner-occupied, rental housing, or another permitted residential use.
- Individual applicants must provide a government-issued form of identification. Organizations and businesses must provide a Federal Employer Identification Number (FEIN).
- Proposals must maintain the principal components of the original RFI and incorporate the design elements identified through the neighborhood visual preference survey and public engagement process.



- Applicants shall provide sufficient visual information, such as elevations, renderings, or examples of similar projects, to demonstrate compliance with the design expectations established in the original RFI.

Evaluation Criteria

- Properties will not necessarily be sold to the highest bidder. Applications will be evaluated based on the overall quality of the proposal and compatibility with the surrounding neighborhood.
- Preference will be given to owner-occupied housing proposals.
- All proposals must demonstrate consistency with the neighborhood character, design preferences, and development objectives established through the original RFI process.

Office of the Mayor
Doug Diny



TEL: (715) 261-6800
FAX: (715) 261-6808

April 10, 2026

Dear Interested Parties,

The City of Wausau is excited to announce the release of a Request for Interest (RFI) for the development of the East Thomas Street Area. We invite developers who are eager to contribute to the enhancement of our community to participate in this opportunity.

The East Thomas Street area represents a prime location for development within our city. With currently vacant land awaiting its potential, the City seeks proposals from developers interested in collaborating on this venture. While detailed site plans are not required at this stage, we encourage participants to share their vision for the property and their proposed development concepts.

The City's vision for the area emphasizes residential development. We seek proposals that align with our community's growth objectives while enhancing the overall quality of life for our residents.

Successful proposals should:

- Be creative in its use and add value to the neighborhood and surrounding businesses.
- Utilize the suggestions from the Visual Preference Survey for housing design

Event	Date
1. Request for Interest Released	April 10, 2026
2. Proposals Due	May 25, 2026
3. Initial Review of Proposals (Economic Development Committee)	June 2, 2026

Questions and/or additional information on this RFI and tours of the property are available upon request. Please contact:

Patrick Gatterman, Economic Development Manager, 715-261-6686, Patrick.Gatterman@wausauwi.gov

Sincerely,

Doug Diny
Mayor



East Thomas Street Request for Interest for Single Family Infill Residential Units April 2026





City of Wausau

East Thomas Street

Request for Interest

The City of Wausau is seeking parties interested in redeveloping properties in the East Thomas Street area. This project represents an opportunity for reinvestment within an established residential neighborhood located just south of downtown Wausau, with convenient access to parks, community amenities, and the city's riverfront and downtown districts.

Introduction & Background

The City of Wausau, Wisconsin seeks development partners for three City-owned vacant parcels located along E. Thomas Street, including:

- **206 E. Thomas Street**
- **212 E. Thomas Street**
- **226/230 E. Thomas Street (Combined Lot)**

These parcels are located within a long-established residential neighborhood just south of downtown Wausau. The location provides convenient access to Grand Avenue and US Highway 51, connecting the area to regional employment centers and the broader Wausau metropolitan area.

The neighborhood includes a mix of traditional single-family homes and small neighborhood-scale uses. The area is also located near several public amenities including Riverside Park, Fern Island Park, Two Hearts Dog Park and open green space that serve residents in the surrounding area. In addition, the properties are located a short distance from the Wisconsin River, the River Edge Parkway trail system, and the expanding recreational and cultural amenities within downtown Wausau.

The City welcomes collaborative dialogue with developers and builders to answer questions and provide guidance for successful redevelopment. Desirable proposals should:

- Propose a use that complements the surrounding residential character.
 - Utilize components from the [2023 Neighborhood Visual Preference Survey](#)
 - Meet the Design Guidelines in the zoning ordinance and reflect the scale and character of the neighborhood.
-

Market Demand

A Wausau Metropolitan Area Housing Study completed by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2022 shows a significant demand for additional housing units in Wausau. The study projects the need for 525 additional housing units by 2025 and 1,191 additional units by 2040.

Census data indicates a shortage of housing options across multiple price points, including both entry-level ownership opportunities and higher-value housing options within established neighborhoods. The City continues to prioritize development that expands housing availability and supports neighborhood stability.

Zoning

The properties are currently zoned residential (Two-Flat10), and the City is open to working with developers to ensure proposed projects align with the most appropriate zoning classification and potential modifications.

Public input and neighborhood engagement have consistently expressed a preference for single-family homes that reflect the scale, character, and architectural style of the surrounding area. Proposals that incorporate traditional neighborhood design elements and compatible housing styles will be viewed favorably.

The City seeks development that reinforces and enhances the existing residential character of the neighborhood.

Current lot setbacks are according to Appendix B.

Site Design

The City encourages development concepts that respect the surrounding neighborhood scale and create high-quality residential infill.

Design standards must consider emergency services access and provide adequate room to safely maneuver vehicles such as fire trucks.

Site Design is encouraged to reference the [2023 Neighborhood Visual Preference Survey](#)

The sites will be required to meet FEMA floodplain requirements.

Environmental

The City contracted for both Phase 1 and Phase 2 Environmental Assessments on the properties. The Wisconsin Department of Natural Resources has indicated that there is no further action required by the City of Wausau. Both assessments are available for reference.

The E. Thomas Street area has known 100 and 500-year floodplain constraints. Please check with Wausau Zoning Department on building requirements. A reference map is provided in Appendix D

Design Standards

The City zoning ordinance provides design guidance through the [Exterior Building Design Standards](#) chapter and the [Performance Standards](#) chapter.

While the project area is not located within a designated historic district, development proposals should respect the existing neighborhood character and architectural style of nearby homes.

Design standards must also ensure adequate access for emergency services and provide appropriate setbacks, parking, and landscaping.

The neighborhood has provided guidance through a [Visual Preference Survey](#).

The City has developed example residential floor plans and façade features as referenced in Appendix C that align with neighborhood input.

Public Input

The City of Wausau conducted two public engagement sessions with neighborhood residents to gather input on potential redevelopment of the E. Thomas Street parcels. These sessions included visual preference exercises where participants reviewed and discussed examples of housing styles and neighborhood design elements.

Feedback from these sessions indicated a strong preference for new single-family homes that reflect the scale, character, and architectural style of the surrounding neighborhood. Residents emphasized the importance of maintaining the residential nature of the area while encouraging reinvestment in vacant or underutilized properties.

Key themes from the public engagement process included:

- Preference for single-family homes rather than multi-family development
- Housing that matches the size, scale, and character of surrounding homes
- Traditional residential architectural styles consistent with the neighborhood such as gable roofs
- Development that enhances neighborhood stability and property values

Proposal Preparation

Any costs incurred in the development of the Response to this Request for Interest are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response or any other associated costs.

Information and attachments provided as part of this RFI are intended to assist developers in understanding the site. All information should be verified by the developer.

Evaluation Criteria

The Economic Development Committee and internal staff evaluation shall consider proposals based on the quality of response, proposed use, appropriateness for the neighborhood, and projected investment.

The following elements will be primary considerations in evaluating submitted responses (total of 100 points):

Proposal complements the established neighborhood and reflects public input
40 Points

Proposal offers a reasonable purchase price and limits the request for public assistance.
20 Points

Proposal adds value to the neighborhood and surrounding residential area
20 Points

Developer possesses diverse resources, a successful track record, and strong financial backing for the project.
20 Points

Supporting Document Links

The City has undertaken various planning efforts that may help inform development proposals for the area.

[Wausau Strategic Plan](#)

[NCWRPC Housing Study](#)

[E. Thomas Street Phase I Environmental Site Assessment](#)

[E. Thomas Street Phase II Environmental Site Assessment](#)

[2023 Neighborhood Visual Preference Survey Results](#)

[FEMA Flood Map Service Center | Search By Address](#)

Deliverables

Format and Required Information

Submitted proposals should include the following sections:

1. Interested developer name, address, telephone, and email.
 2. Summary of your interest in the property.
 3. A concept plan for the property (does not need to be engineered).
 4. Proposed use of the area with photos or illustrations of examples.
 5. Proposed purchase price offered.
 6. Estimated construction value and approximate construction timeline.
 7. Examples of successful redevelopment projects completed by the developer.
 8. Maximum of **15 pages**.
-

Submission Information

City of Wausau
407 Grant St
Wausau, WI 54403

Patrick Gatterman
Economic Development Manager
Patrick.Gatterman@wausauwi.gov
715-261-6686



Parcels of Interest City of Wausau

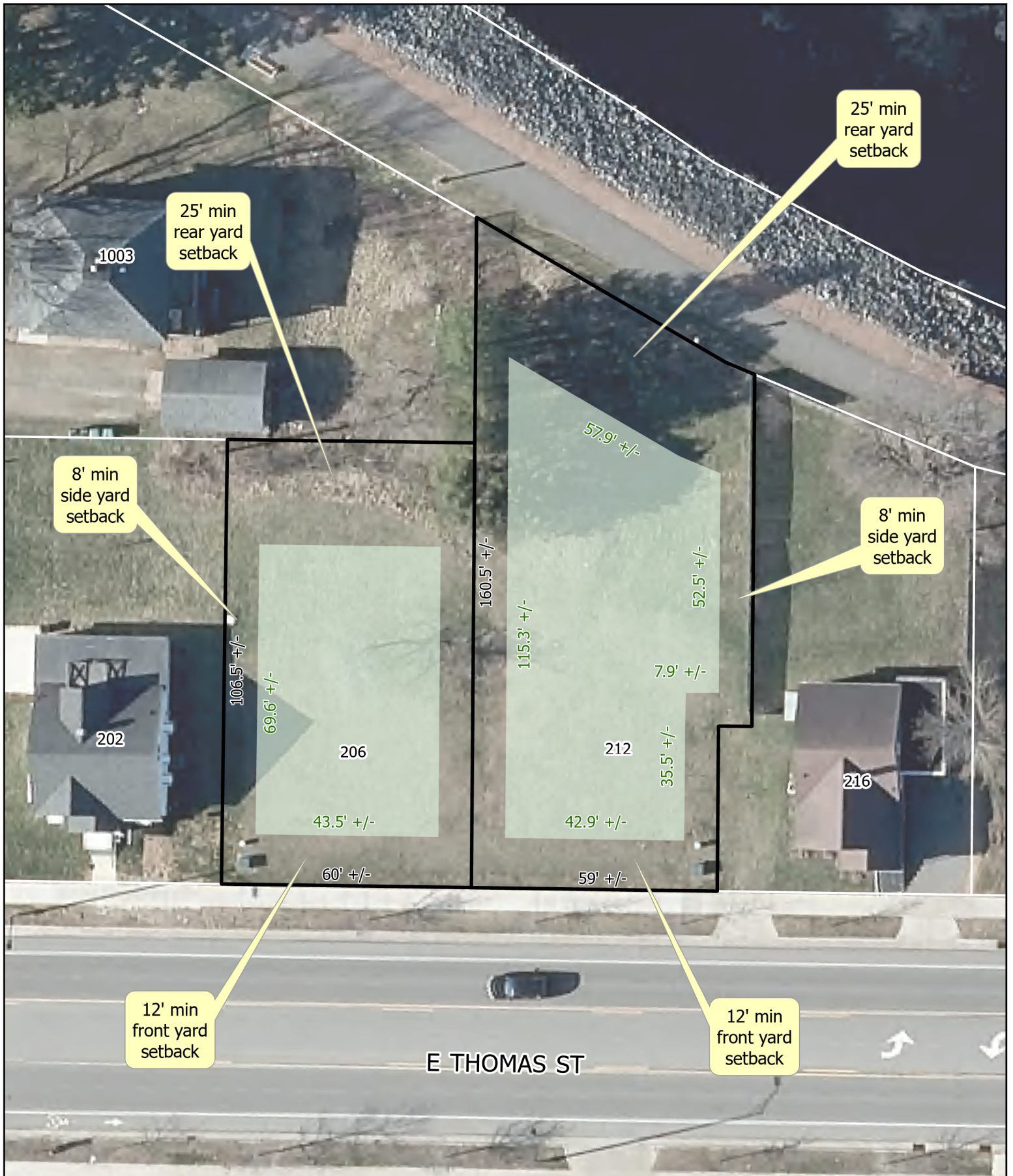
- Water Main
- Sanitary Main
- Parcel Of Interest

Community Development Department
 407 Grant Street, Wausau WI 54403
 (715) 261-6680
www.wausauwi.gov



19 March 2026





Wausau Community Development
(715) 261-6680

206 E Thomas St - 29129073540029
212 E Thomas St - 29129073540339

This is NOT a certified survey map.



30 March 2026



3' Detached
Garage Setback

15' min
rear yard
setback

15' min
rear yard
setback

8' min
side yard
setback

8' min
side yard
setback

12' min
front yard
setback

12' min
front yard
setback

E THOMAS ST



226 E Thomas St - 29129073540034
230 E Thomas St - 29129073540035

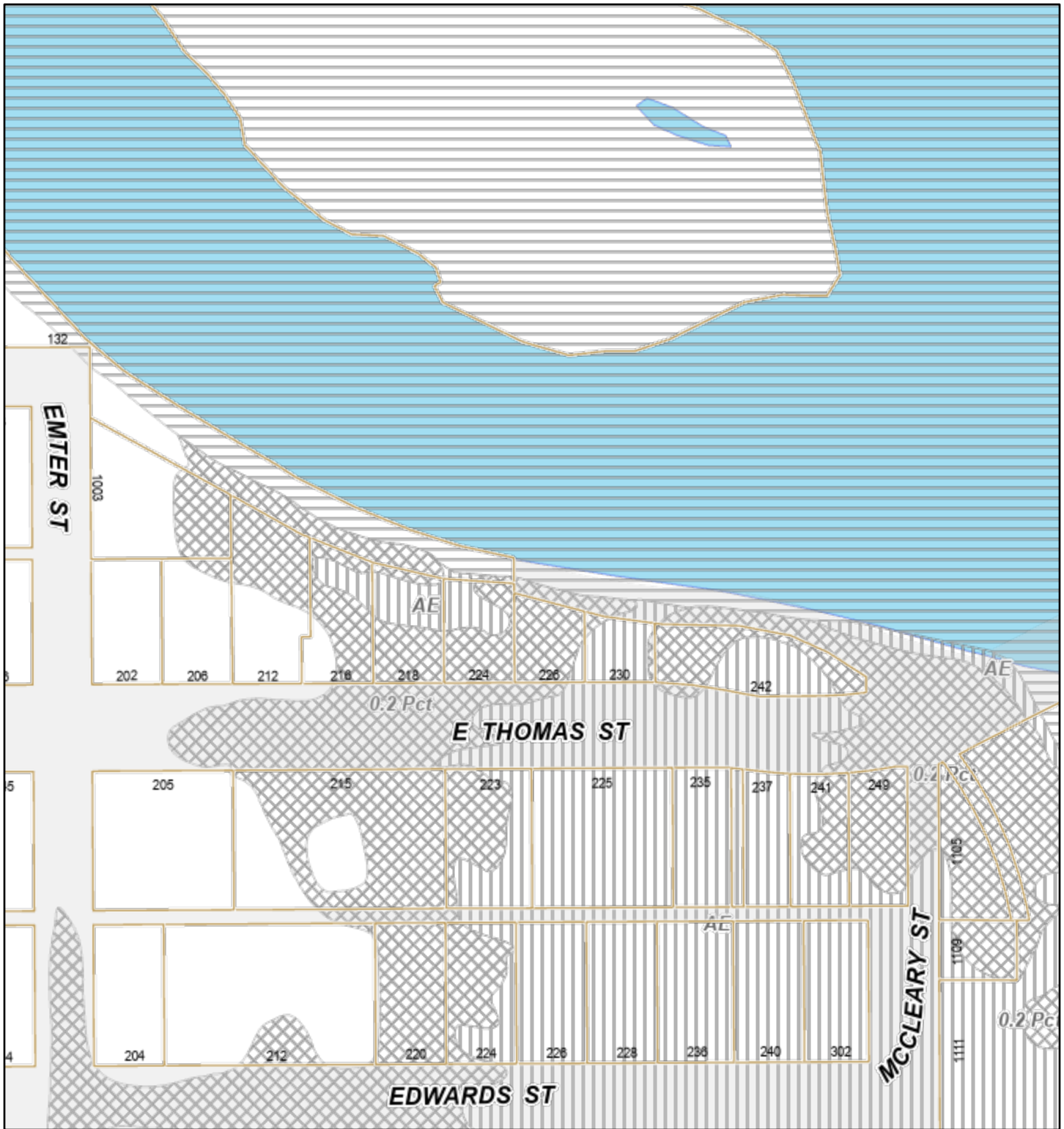
Wausau Community Development
(715) 261-6680

This is NOT a certified survey map.










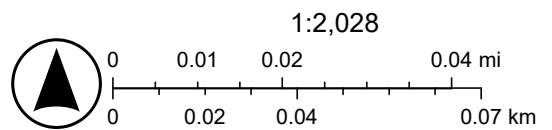
26 March 2026

FEMA 100/500 Year



3/31/2026, 9:33:04 AM

-  Parcel
-  Right Of Way
- Floodplain
 -  AE
 -  AE FLOODWAY
 -  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 -  Municipal Boundaries
 -  Water

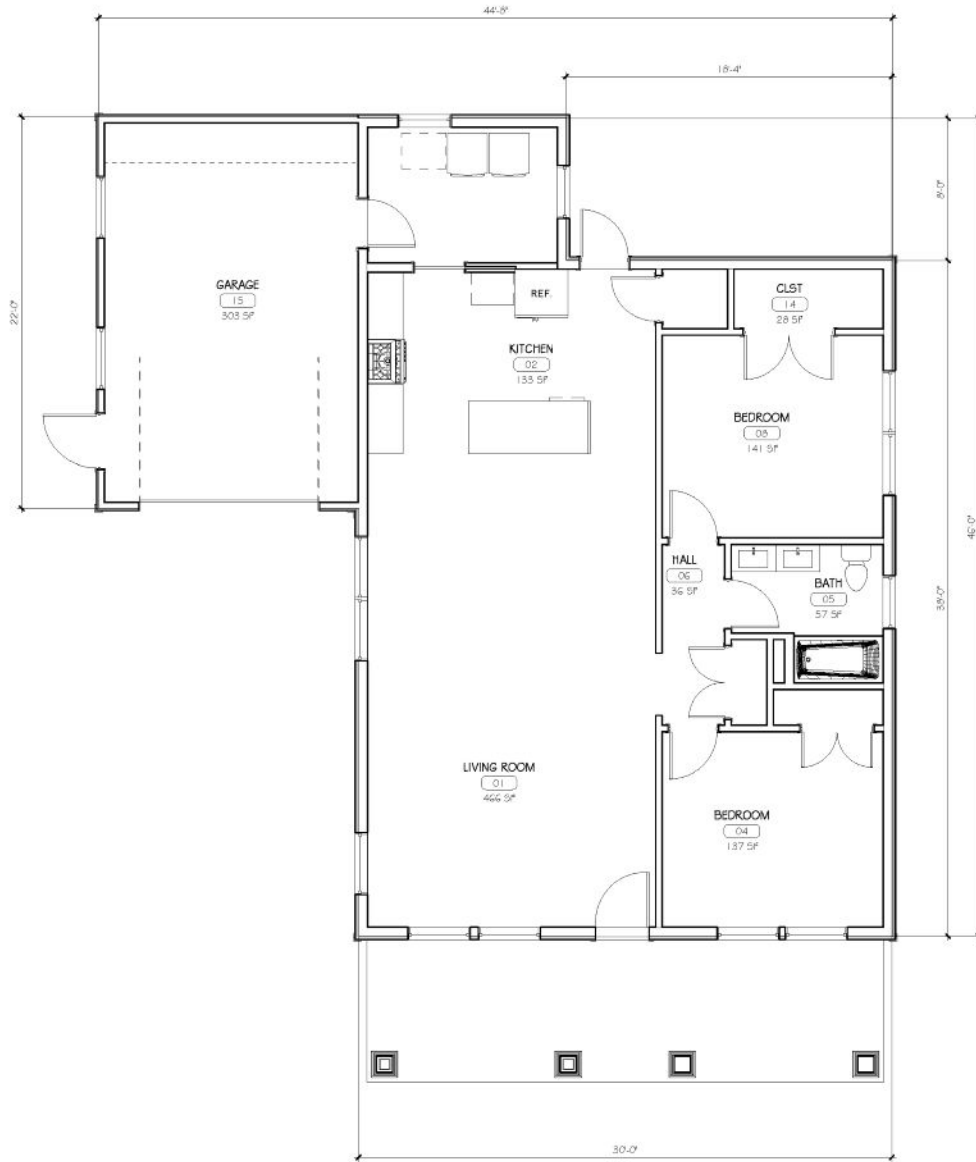


Illustrative Design Example

CITY OF WAUSAU - COMMUNITY DEVELOPMENT

CONCEPTUAL 2 BEDROOM UNIT

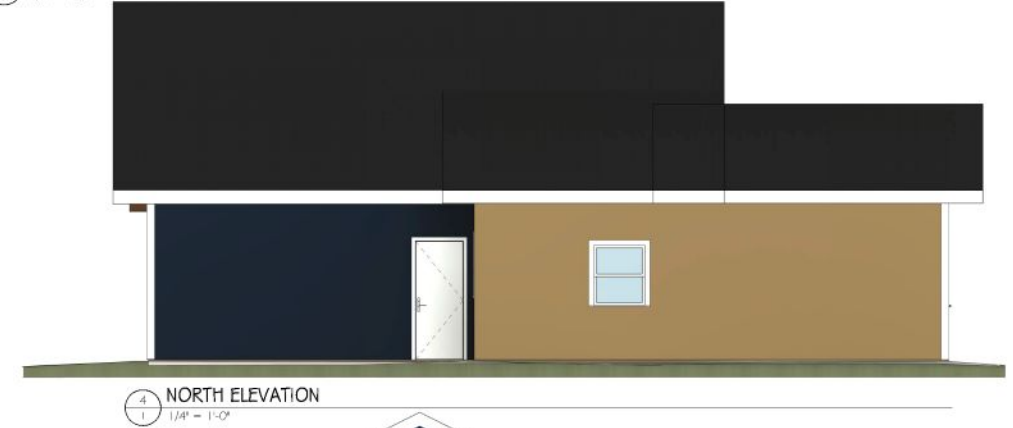
8/2/23



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FUNKTION
Design Studio

© Copyright 2023, Funktion Design Studio, LLC

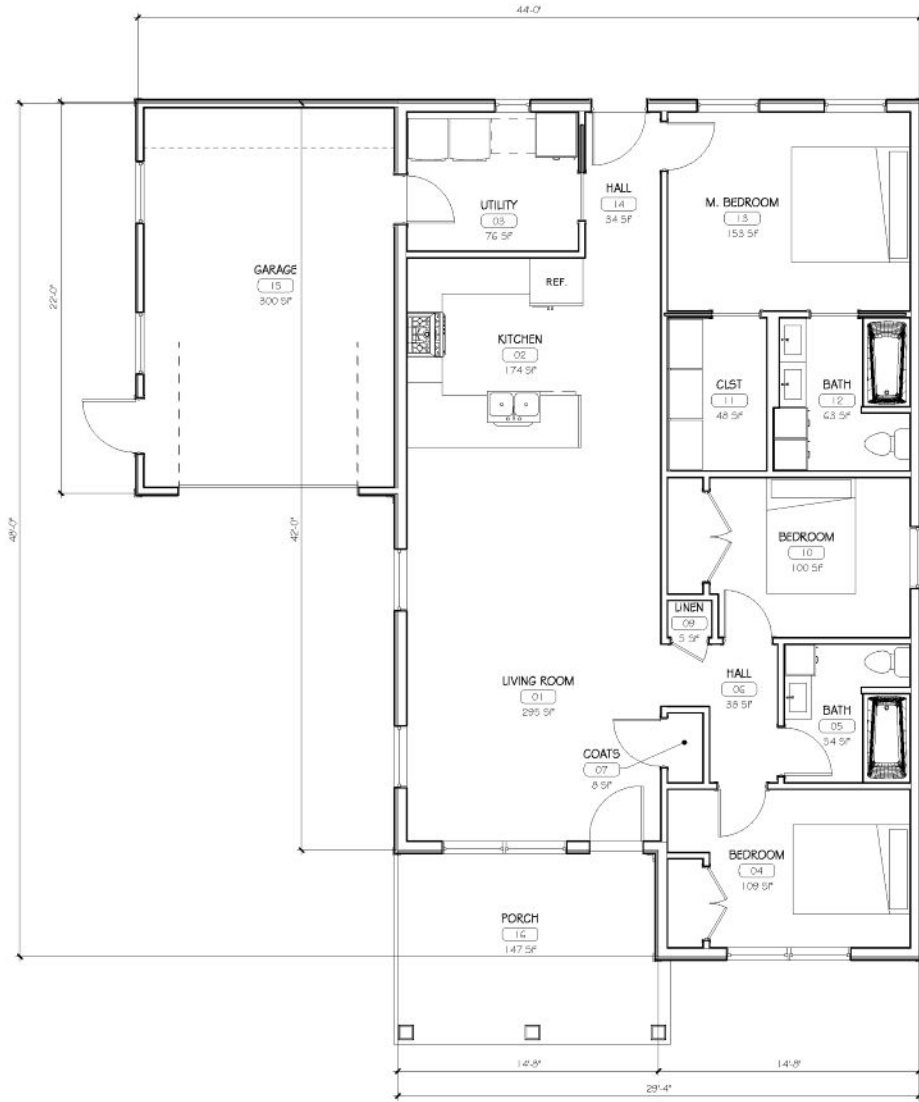


Illustrative Design Example

CITY OF WAUSAU - COMMUNITY DEVELOPMENT

CONCEPTUAL 3 BEDROOM UNIT

8/2/23



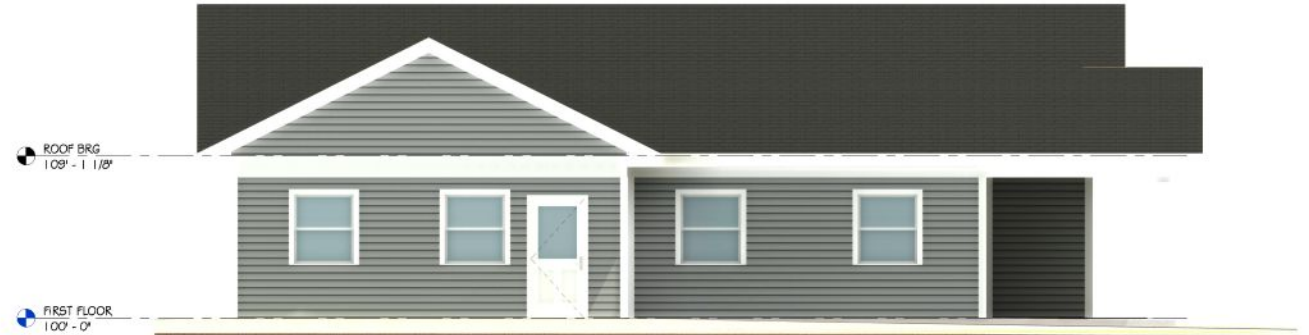
1 FIRST FLOOR PLAN
1/4" = 1'-0"

FUNKTION
Design Studio

© Copyright 2023, Funktion Design Studio, LLC



2 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



5 EAST ELEVATION
1/4" = 1'-0"

Property Redevelopment Program

Revised October 28, 2025

Acquisition

Properties that have been identified to purchase for redevelopment purposes (not for a public facility or right-of-way acquisition) will be taken to the Economic Development Committee (EDC) for discussion and possible approval to move forward. These parcels will be buildable or suitable for redevelopment/rehabilitation for residential, industrial or commercial purposes, depending on location of the site and the needs of the community. Properties may also have been deemed blighted by which no private individual/company is interested in it.

The City's Development Director has the authority to submit an offer to purchase when time is of the essence, but the offer must be contingent upon City approval. During the approval process of purchasing new properties for redevelopment purposes, the proposal will be taken to the Economic Development Committee. The resolution will state that the property is being purchased for redevelopment purposes AND/OR Community Development restricted programs with income limit beneficiaries.

In the case of a parcel that is deemed better suited to be utilized for public purposes after being acquired for redevelopment, that property will be reviewed by the Economic Development Committee in addition to the Infrastructure and Facilities Committee or other Committees as appropriate for the ultimate proposed purpose.

Disposition

From City ordinance 3.12.040, the Economic Development Committee is the designated representative to negotiate and recommend the sale or lease of city-owned land designated for commercial or residential redevelopment or parcels in industrial parks. Staff have identified four types of property that come before the Economic Development Committee. Properties not initially acquired for redevelopment purposes fall under ordinance 03.12.030 and the Infrastructure and Facilities Committee.

Property Types

Industrial Park

Description: Land in the identified Wausau Business Campus that was developed for the purpose of supporting businesses and job creation. Land is zoned industrial or commercial.

How offered: Available parcels are listed on the City website and with regional business focused groups.

Selection criteria: Staff will work with buyers on the deed restrictions, use, and other governmental support. The standard price is \$ 12,500 /acre for developable land with reductions available for significant job creation and tax value creation. Final sale price and approval by EDC and Council.

Large Lots for Residential/Commercial

Description: Parcel(s) that due to the size, location, or other factors are best suited for larger development. This is defined as more than a 4-unit, non-owner-occupied housing development or other type of commercial or mixed-use development.

How offered: Listed on City website, signs on each property, and promoted during development tours. Once a property is targeted for redeveloped, the City will utilize the Request for Proposal (RFP) or RFI process to solicit proposals from interested parties.

Selection criteria: RFP/RFI with scoring criteria is approved by EDC and distributed by Staff. Proposals received by the City are evaluated by staff with final approval by EDC and Council.

Undesirable for Redevelopment Purposes

Description: An undesirable parcel for redevelopment has characteristics that make it impractical, costly, or illegal to build on. This may be parcels that are remnants of a larger project, lack access, cannot meet the zoning requirements, etc. These lots shall be deemed undevelopable by the Zoning Administrator.

How offered: These parcels are not actively marketed but are viewable on the City's public GIS viewer for adjoining property owners.

Selection criteria: Consideration is given to neighboring property owners and developers able to assemble properties for a larger project. The acquisition price is established by the City Assessor based on estimated value. EDC and Council have final approval.

Single Residential Infill

Description: Parcels that meet the zoning requirements for residential development. These parcels often have challenges due to environmental, floodplain, access, location, etc.

How offered: Listed on the City website and signage on property.

Selection criteria: Buyers will fill out an application and work with staff to develop a proposal ready for consideration by the Economic Development Committee. EDC and Council have final approval.

Application for Individual Residential Infill Lots

- Properties will be posted online and at the site for a 30-day time period before applications will be reviewed and decisions made. After the 30-day time period has expired with no applications, any applications will be reviewed on a first-come, first-serve basis.
- The prospective buyer must detail what they are planning to do with the property including whether it will be owner occupied, rental, or otherwise.
- Individual applicant must provide a government issued form of identification. Organizations and businesses must provide their Federal ID Number (FEIN).
- Income eligibility may be required based on the source of income used in property acquisition.
- For a residential property, the owner will have 90 days to arrange financing and 18 months from closing to complete the project and receive occupancy.

Financing for Single Residential Infill

- The approved applicant will obtain financing on their own. Once the redevelopment project is complete and agreement satisfied, the city may forgive the price of the lot OR if income

qualifications are required, a percentage of the lot may be forgiven over a number of years to meet the affordability requirement of restricted funds.

- The owner must make a contribution to project (minimum requirements)
 - If under 80% County Median Income (CMI) = \$2,500 own funds
 - If over income limits = 5% (of total project) own funds
- To prevent a buyer from ‘flipping’ a property, a mortgage will be recorded – typically in second position after first mortgage holder.
- If the project is geared towards income-eligible clientele, additional financing MAY be available through Community Development IF the project qualifies under restricted funding guidelines. Recommendations to the Economic Development Committee will be part of the proposed packet when the project is presented to the committee.

For all property transactions:

- Not all properties will be sold to the highest bidder – property will be given to the best fit for the area the property is located in – owner occupied proposals will be given a higher priority.
- The City Assessor will provide an estimate of assessed value for each property that is proposed to be sold by the City.

Properties Utilizing Restricted Funds

- Properties that have been purchased and redeveloped with restricted funds must be sold according to applicable restricted guidelines.
- Community Development staff will advertise properties for disposition. Staff have the authority to negotiate, accept and sell the property to an income-qualified household. This sale does not need Council approval since it would highlight a lower income household. These sales are part of annual City audits and federal monitoring documents ensure staff have followed all applicable guidelines.

Pricing Guidelines

- The final sale price of any transaction is set by the Economic Development Committee and the City Council. For purposes of working with prospective buyers the following guidelines may be used:
 - Industrial Park property price is \$12,500/acre
 - Assessed value (as determined by City Assessor) should be known and may be utilized.
 - Large Lots projects that benefit low-to moderate income groups can be reduced in price to improve scoring for competitive funding and/or to reduce the later size of City assistance.
 - Property sales that benefit low to moderate income individuals or organizations may be reduced in price.



MEMO

TO: Economic Development Committee
FROM: Patrick Gatterman, Economic Development Manager
DATE: 06/02/2026
RE: East Thomas Street & McCleary Street Request for Interest

The City of Wausau Community Development Department has prepared a Request for Interest (RFI) for City-owned parcels located on East Thomas Street & McCleary Street. The purpose of the RFI is to solicit development interest and concepts for the following properties:

- **237 East Thomas Street**
- **241 East Thomas Street**
- **249 East Thomas Street**

The City of Wausau has acquired these as part of the East Thomas Street expansion project. With ownership now consolidated, the City is advancing plans to support new development on the sites. This effort is intended to help address the community's ongoing housing needs while reinvesting in an established neighborhood.

As part of the City's due diligence, the City contracted with Ramboll to complete both Phase I and Phase II Environmental Site Assessments on the subject properties. Based on these assessments, the Wisconsin Department of Natural Resources (WDNR) has issued a determination that no further action is required for the sites.

Public engagement was conducted to inform future redevelopment of the area. A total of four neighborhood listening sessions were held during the spring and winter of 2023. These sessions included a visual preference survey to better understand neighborhood perspectives on housing style, scale, and character.

The Economic Development Committee on their April 6th, 2026 meeting, approved the development of the RFI with two options, an east/west parcel configuration and a single parcel configuration for residential, commercial or limited multi-family development.

The RFI is proposed to be open until end of 4:30pm on Closing Day. The anticipated timeline is as follows:

- RFI Release Date: June 5th 2026
- RFI Closing Date: July 20th 2026

The RFI intends to gather information on potential development interest and concepts for the properties.



Office of the Mayor
Doug Diny



TEL: (715) 261-6800
FAX: (715) 261-6808

June 5th, 2026

Dear Interested Parties,

The City of Wausau is excited to announce the release of a Request for Interest (RFI) for the development of the East Thomas Street and McCleary Street Area. We invite developers who are eager to contribute to the enhancement of our community to participate in this opportunity.

The East Thomas Street and McCleary Steet area represents a prime location for development within our city. With currently vacant land awaiting its potential, the City seeks proposals from developers interested in collaborating on this venture. While detailed site plans are not required at this stage, we encourage participants to share their vision for the property and their proposed development concepts.

The City's vision for the area emphasizes residential development. We seek proposals that align with our community's growth objectives while enhancing the overall quality of life for our residents.

Successful proposals should:

- Be creative in its use and add value to the neighborhood and surrounding businesses.
- Utilize the suggestions from the Visual Preference Survey for housing design

Event	Date
1. Request for Interest Released	June 5th, 2026
2. Proposals Due	July 20th, 2026
3. Initial Review of Proposals (Economic Development Committee)	August 4th, 2026

Questions and/or additional information on this RFI and tours of the property are available upon request. Please contact:

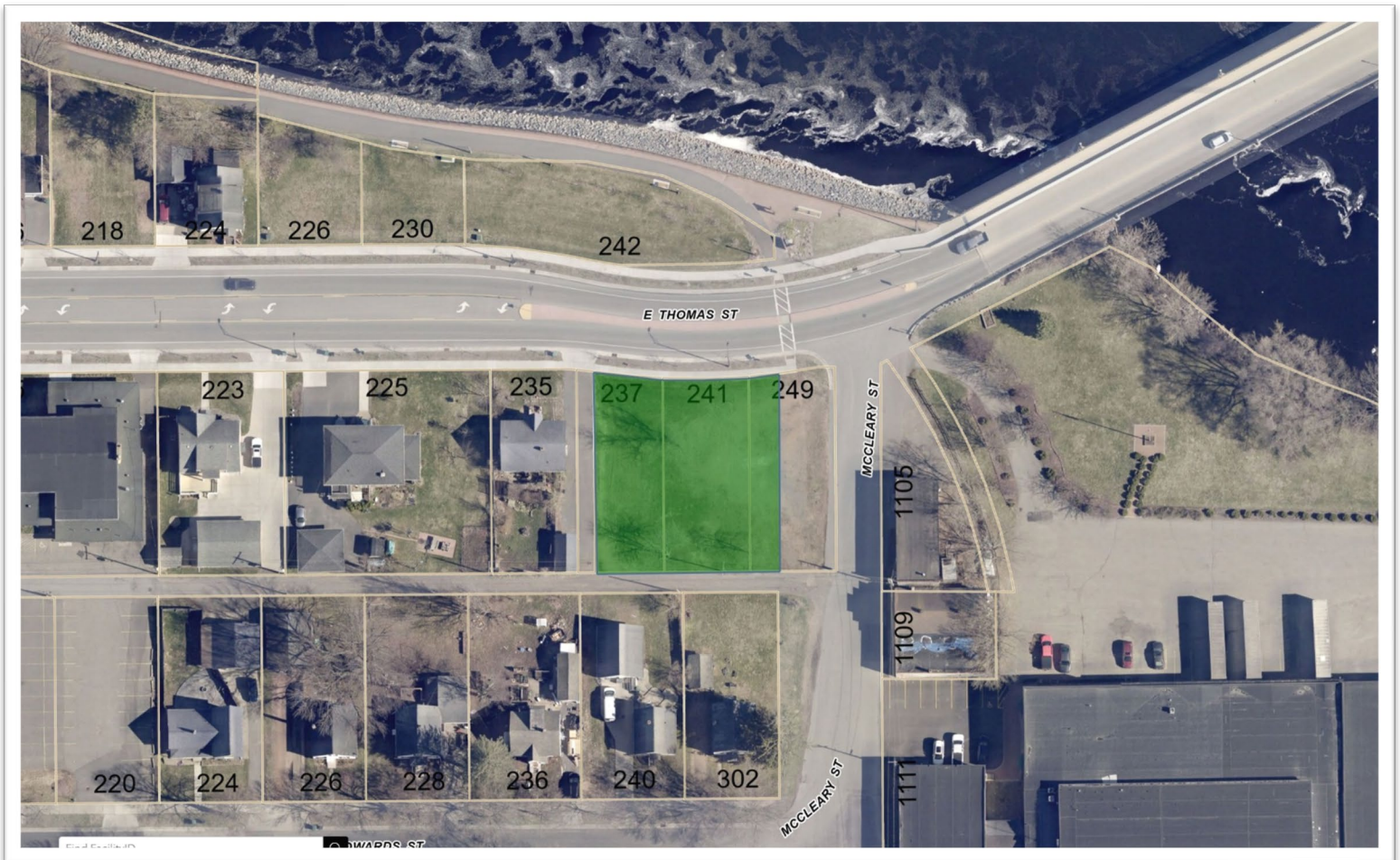
Patrick Gatterman, Economic Development Manager, 715-261-6686, Patrick.Gatterman@wausauwi.gov

Sincerely,

Doug Diny
Mayor



East Thomas & McCleary Street Request for Interest (RFI) June 2026





City of Wausau

East Thomas Street & McCleary Street

Request for Interest

The City of Wausau is seeking parties interested in redeveloping the southwest intersection parcels of East Thomas Street and McCleary Street. This project represents an opportunity for reinvestment within an established residential neighborhood located just south of downtown Wausau, with convenient access to parks, community amenities, and the city's riverfront and downtown districts.

Introduction & Background

The City of Wausau, Wisconsin seeks development partners for three City-owned vacant parcels located at the intersection of East Thomas & McCleary Street, including:

- **237 East Thomas Street**
- **241 East Thomas Street**
- **249 East Thomas Street**

These parcels are located within a long-established residential neighborhood just south of downtown Wausau. The location provides convenient access to Grand Avenue and US Highway 51, connecting the area to regional employment centers and the broader Wausau metropolitan area.

The neighborhood includes a mix of traditional single-family homes and small neighborhood-scale businesses. The area is also located near several public amenities including Riverside Park, Fern Island Park, Two Hearts Dog Park and open green space that serve residents in the surrounding area. In addition, the properties are located a short distance from the Wisconsin River, the River Edge Parkway trail system, and the expanding recreational and cultural amenities within downtown Wausau.

The City welcomes collaborative dialogue with developers and builders to answer questions and provide guidance for successful redevelopment. Desirable proposals should:

- Propose a use that complements the surrounding residential character.
 - Utilize components from the [2023 Neighborhood Visual Preference Survey](#)
 - Meet the Design Guidelines in the zoning ordinance and reflect the scale and character of the neighborhood.
-

Market Demand

A Wausau Metropolitan Area Housing Study completed by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2022 shows a significant demand for additional housing units in Wausau. The study projects the need for 525 additional housing units by 2025 and 1,191 additional units by 2040.

Census data indicates a shortage of housing options across multiple price points, including both entry-level ownership opportunities and higher-value housing options within established neighborhoods. The City continues to prioritize development that expands housing availability and supports neighborhood stability.

The most recent traffic count from Department of Transportation (WisDOT) is over 14,000 vehicles per day therefore supporting commercial development.

Zoning

The properties are currently zoned **Two-Flat Residential (TF-10)**, and the City is open to working with developers to ensure proposed projects align with the most appropriate zoning classification and potential modifications. Please use the link below for additional information regarding the zoning district.

[ARTICLE II. - ESTABLISHMENT OF ZONING DISTRICTS | Code of Ordinances | Wausau, WI | Municode Library](#)

Two-Flat 10 Setbacks are according to Appendix B.

Commercial or Limited Multi-Family developments may require conditional use or a rezone.

Site Design

The City encourages development concepts that respect the surrounding neighborhood scale and promote high-quality residential or commercial infill and compatible redevelopment.

Public input and neighborhood engagement have expressed a preference for single-family homes that reflect the scale, character, and architectural style of the surrounding area. Proposals that incorporate traditional neighborhood design elements and compatible housing styles will be viewed favorably.

At the same time, the size and configuration of the parcels may also support small-scale neighborhood commercial or limited multi-family development where designed in a manner that remains compatible with the surrounding residential character.

Site design must accommodate emergency service access and provide sufficient space for the safe maneuverability of vehicles such as fire trucks. In addition, all required parking must be accommodated on-site, as street parking is not permitted along East Thomas Street or McCleary Street.

Site Design should reference the [2023 Neighborhood Visual Preference Survey](#).

The sites will be required to meet FEMA floodplain requirements.

Option 1 – Two Parcel Single-Family Residential Configuration

A two-parcel redevelopment layout-oriented east and west with primary access from McCleary Street. This option is intended for single-family residential development designed to complement the scale, architectural character, and neighborhood context of the surrounding area.

Option 2 – Single Parcel Configuration

A single larger redevelopment parcel with access from either McCleary Street or the southern alleyway. This option may accommodate residential, limited multi-family, mixed-use, or neighborhood-scale commercial development that remains compatible with the scale, style, and character of the surrounding area.

Site options maps are included in the appendix.

A portion of Parcel 249 East Thomas Street will be utilized for future right-of-way dedication associated with planned improvements and long-term roadway needs along McCleary Street. The additional right-of-way area is intended to support future public infrastructure, roadway alignment, utility access, and safe vehicular movement within the redevelopment area. As a result of the anticipated dedication, the overall development configuration of the site has been adjusted to accommodate the reduced buildable area while still supporting compatible redevelopment opportunities.

Environmental

The City contracted for both Phase 1 and Phase 2 Environmental Assessments on the properties. The Wisconsin Department of Natural Resources has indicated that there is no further action required by the City of Wausau.

Design Standards

The City zoning ordinance provides design guidance through the [Exterior Building Design Standards](#) chapter and the [Performance Standards](#) chapter.

While the project area is not located within a designated historic district, development proposals should respect the existing neighborhood character and architectural style of nearby homes.

Design standards must also ensure adequate access for emergency services and provide appropriate setbacks, parking, and landscaping.

The neighborhood has provided guidance through a [Visual Preference Survey](#). Building designs need to closely match the elements in the Visual Preference Survey.

Public Input

The City of Wausau conducted two public engagement sessions with neighborhood residents to gather input on potential redevelopment of the E. Thomas Street parcels. These sessions included visual preference exercises where participants reviewed and discussed examples of housing styles, site layouts, and neighborhood design elements.

Feedback from the engagement process indicated a preference for redevelopment that reflects the scale, character, and architectural style of the surrounding neighborhood. Residents emphasized maintaining the residential nature of the area while encouraging quality reinvestment in vacant or underutilized properties. While single-family housing received the strongest support, feedback also acknowledged that limited multi-family or small-scale neighborhood commercial development may be appropriate where designed to complement the existing residential character and architectural style of the area.

Key themes identified through the public engagement process included:

- Housing that matches the size, scale, and character of surrounding homes
- Traditional residential architectural styles consistent with the neighborhood such as gable roofs
- Development that enhances neighborhood stability and property values

For a complete summary of public engagement responses and visual preference materials, please contact the Economic Development Manager.

Proposal Preparation

Any costs incurred in the development of the Response to this Request for Interest are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response or any other associated costs.

Information and attachments provided as part of this RFI are intended to assist developers in understanding the site. All information should be verified by the developer.

Evaluation Criteria

The Economic Development Committee and internal staff evaluation shall consider proposals based on the quality of response, proposed use, appropriateness for the neighborhood, and projected investment.

The following elements will be primary considerations in evaluating submitted responses (total of 100 points):

Proposal complements the established neighborhood and reflects public input.
40 Points

Proposal offers a reasonable purchase price and limits the request for public assistance.
40 Points

Developer possesses diverse resources, a successful track record, and strong financial backing for the project.
20 Points

Supporting Documents

The City has undertaken various planning efforts that may help inform development proposals for the area.

[Wausau Strategic Plan](#)

[NCWRPC Housing Study](#)

[E. Thomas Street Phase I Environmental Site Assessment](#)

[E. Thomas Street Phase II Environmental Site Assessment](#)

[Two-Flat-10 Zoning District Link](#)

[FEMA Flood Map Service Center | Search By Address](#)

[2023 Neighborhood Visual Preference Survey](#)

Deliverables

Format and Required Information

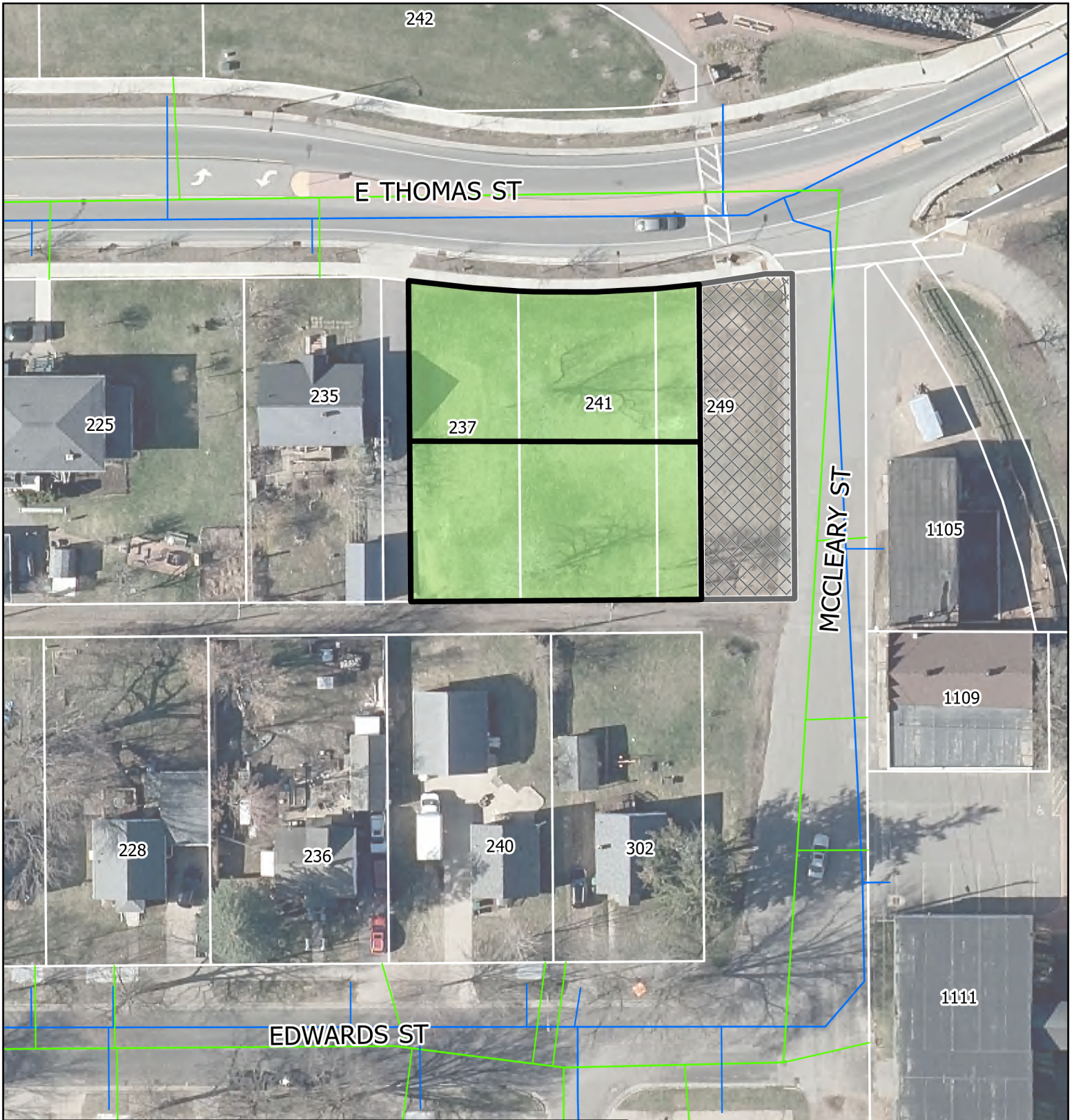
Submitted proposals should include the following sections:

1. Interested developer name, address, telephone, and email.
 2. Summary of your interest in the property.
 3. A concept plan for the property (does not need to be engineered).
 4. Proposed use of the area with photos or illustrations of examples.
 5. Proposed purchase price offered.
 6. Estimated construction value and approximate construction timeline.
 7. Examples of successful redevelopment projects completed by the developer.
 8. Maximum of **15 pages**.
-

Submission Information

City of Wausau
407 Grant St
Wausau, WI 54403

Patrick Gatterman
Economic Development Manager
Patrick.Gatterman@wausauwi.gov
715-261-6686



E Thomas St & McCleary St Parcels Option 1 City of Wausau

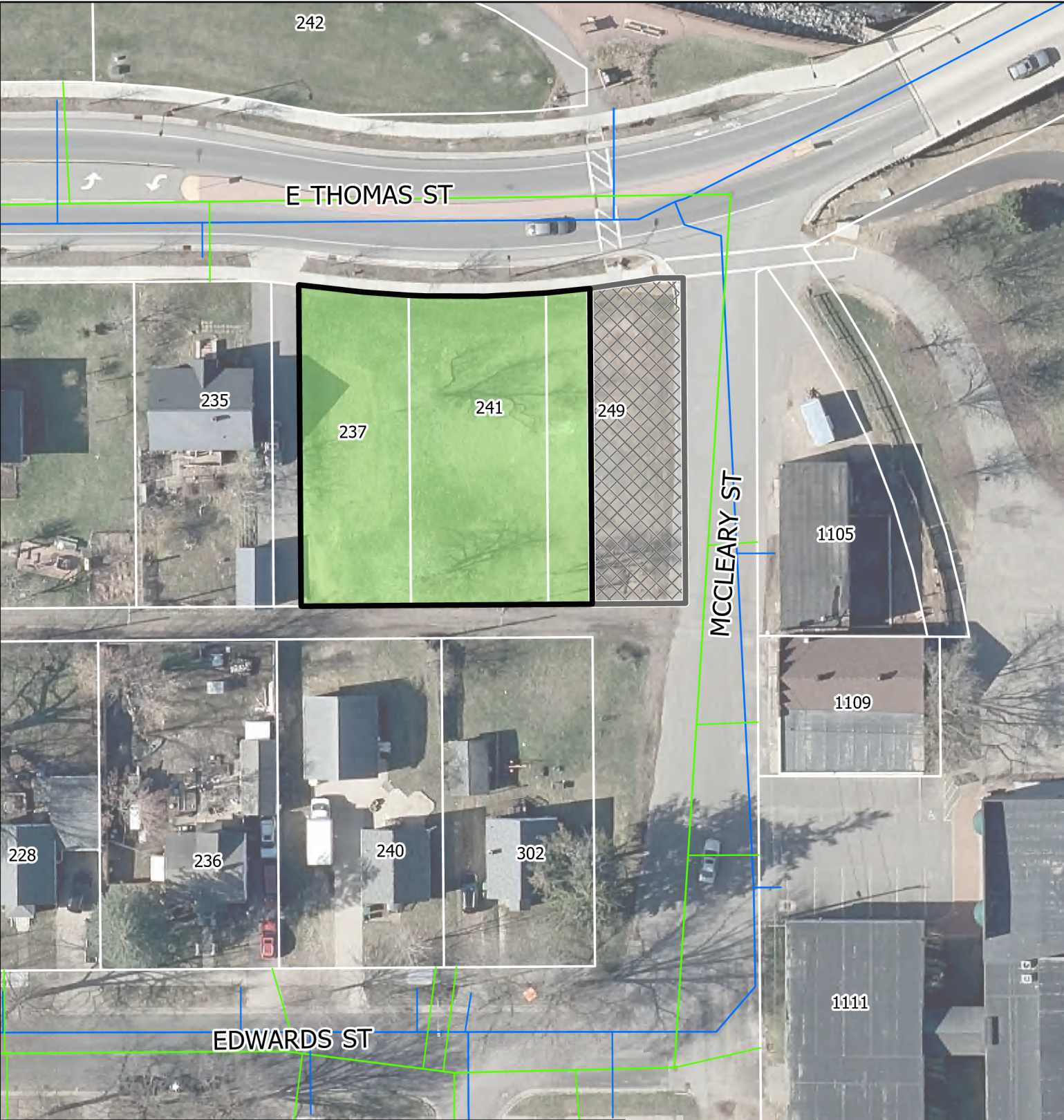
Community Development Department
 407 Grant Street, Wausau WI 54403
 (715) 261-6680
www.wausauwi.gov

- Water Main
- Sanitary Main
- Parcel Of Interest
- Future ROW Easement



May 19, 2026





**E Thomas St & McCleary St Parcels
Option 2
City of Wausau**

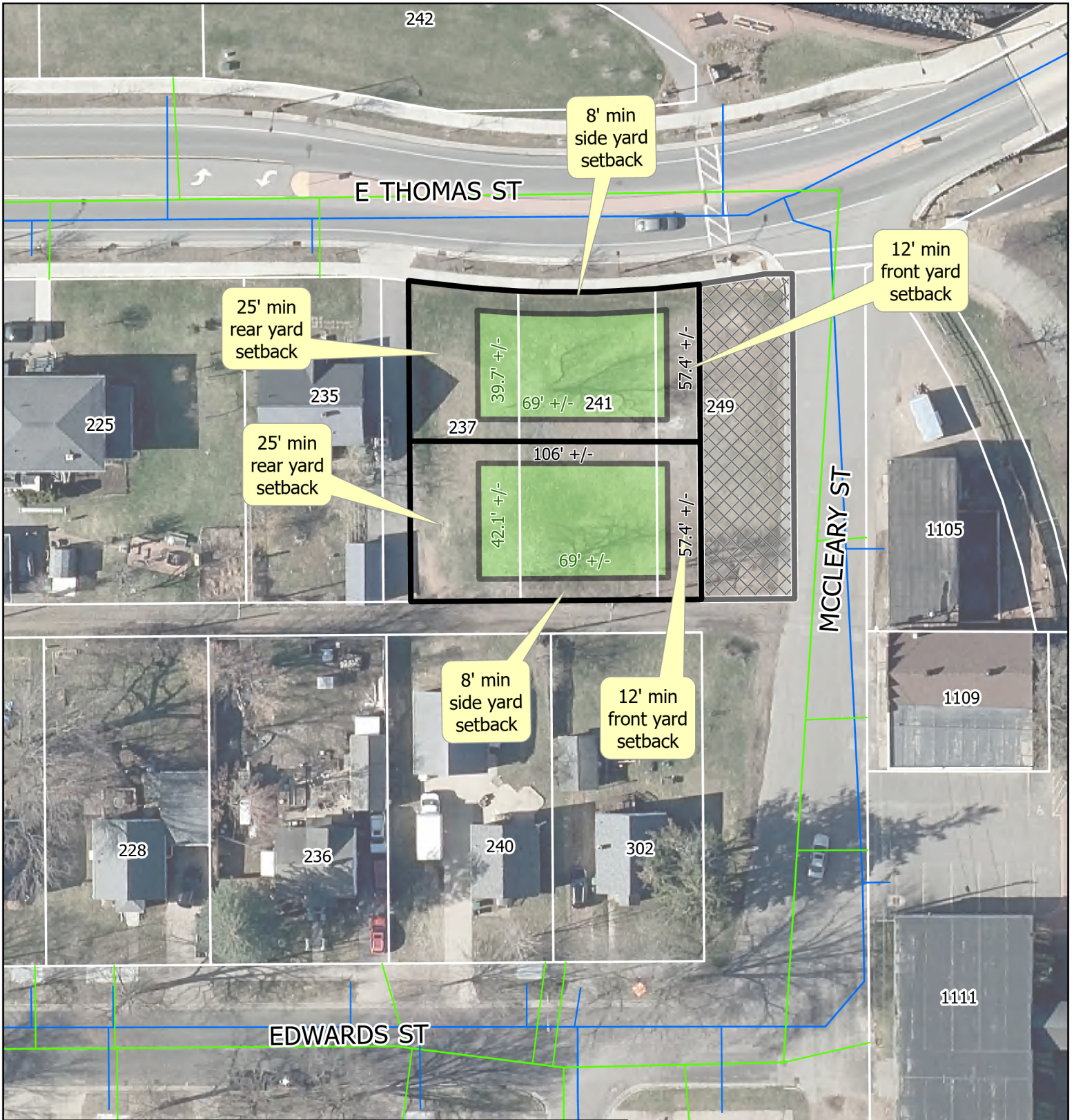
- Water Main
- Sanitary Main
- Parcel Of Interest
- Future ROW Easement

Community Development Department
 407 Grant Street, Wausau WI 54403
 (715) 261-6680
www.wausauwi.gov



May 19, 2026





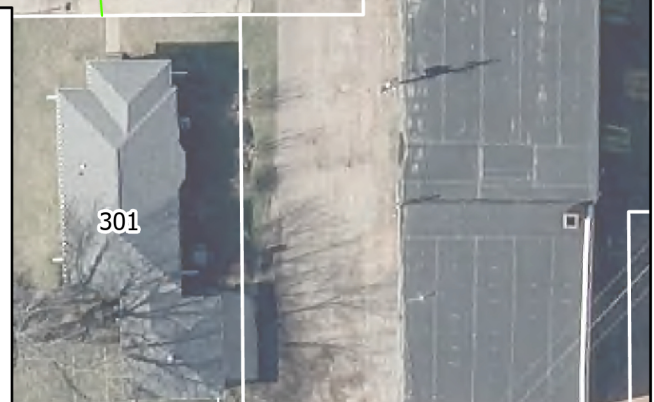
E Thomas St & McCleary St Parcels Option 1 City of Wausau

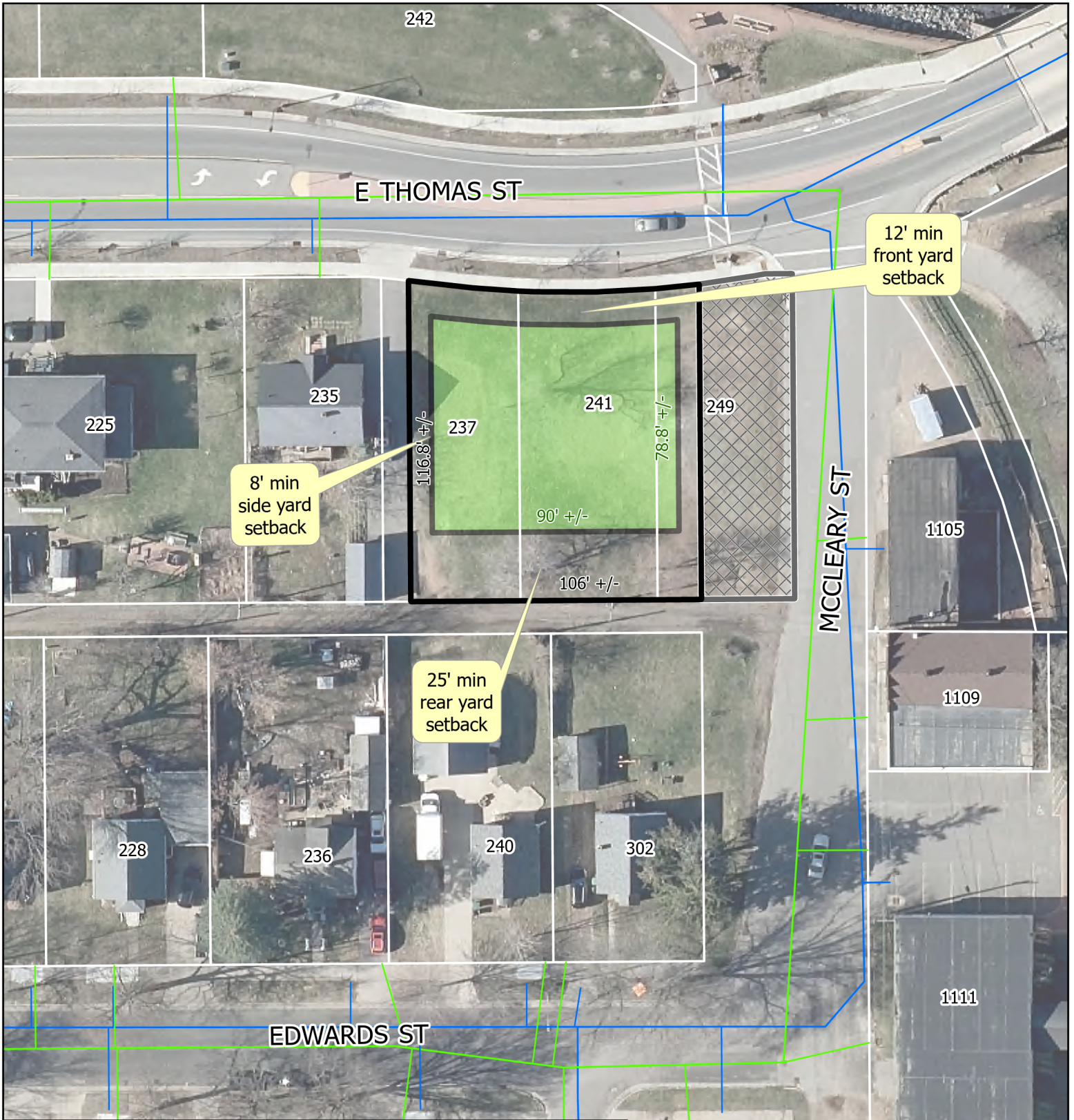
- Water Main
- Sanitary Main
- Parcel Of Interest
- Future ROW Easement

Community Development Department
407 Grant Street, Wausau WI 54403
(715) 261-6680
www.wausauwi.gov



This is NOT a certified survey map.
May 26, 2026





E Thomas St & McCleary St Parcels Option 2 City of Wausau

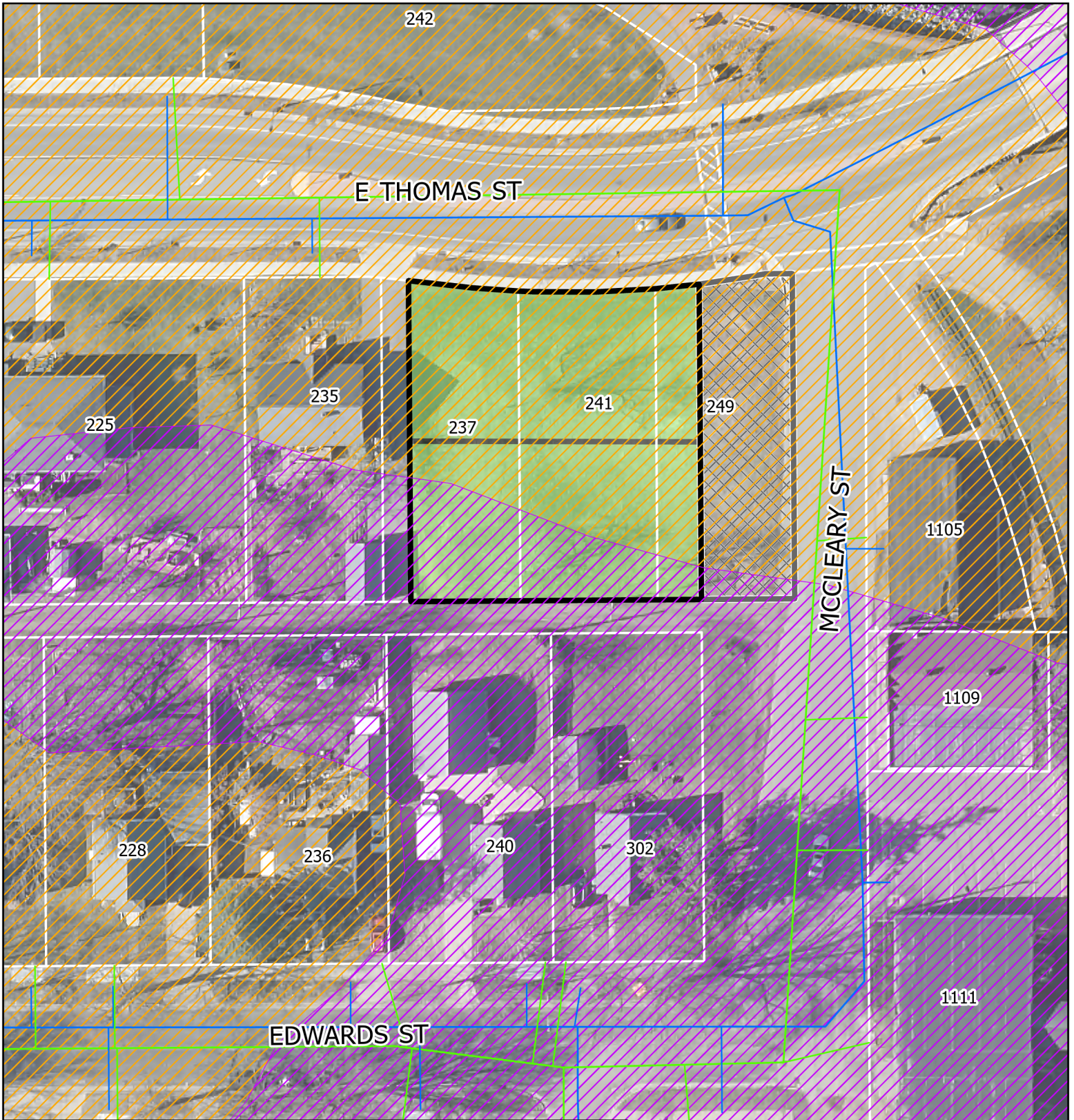
- Water Main
- Sanitary Main
- Parcel Of Interest
- Future ROW Easement

Community Development Department
 407 Grant Street, Wausau WI 54403
 (715) 261-6680
www.wausauwi.gov



This is NOT a certified survey map.
 May 26, 2026





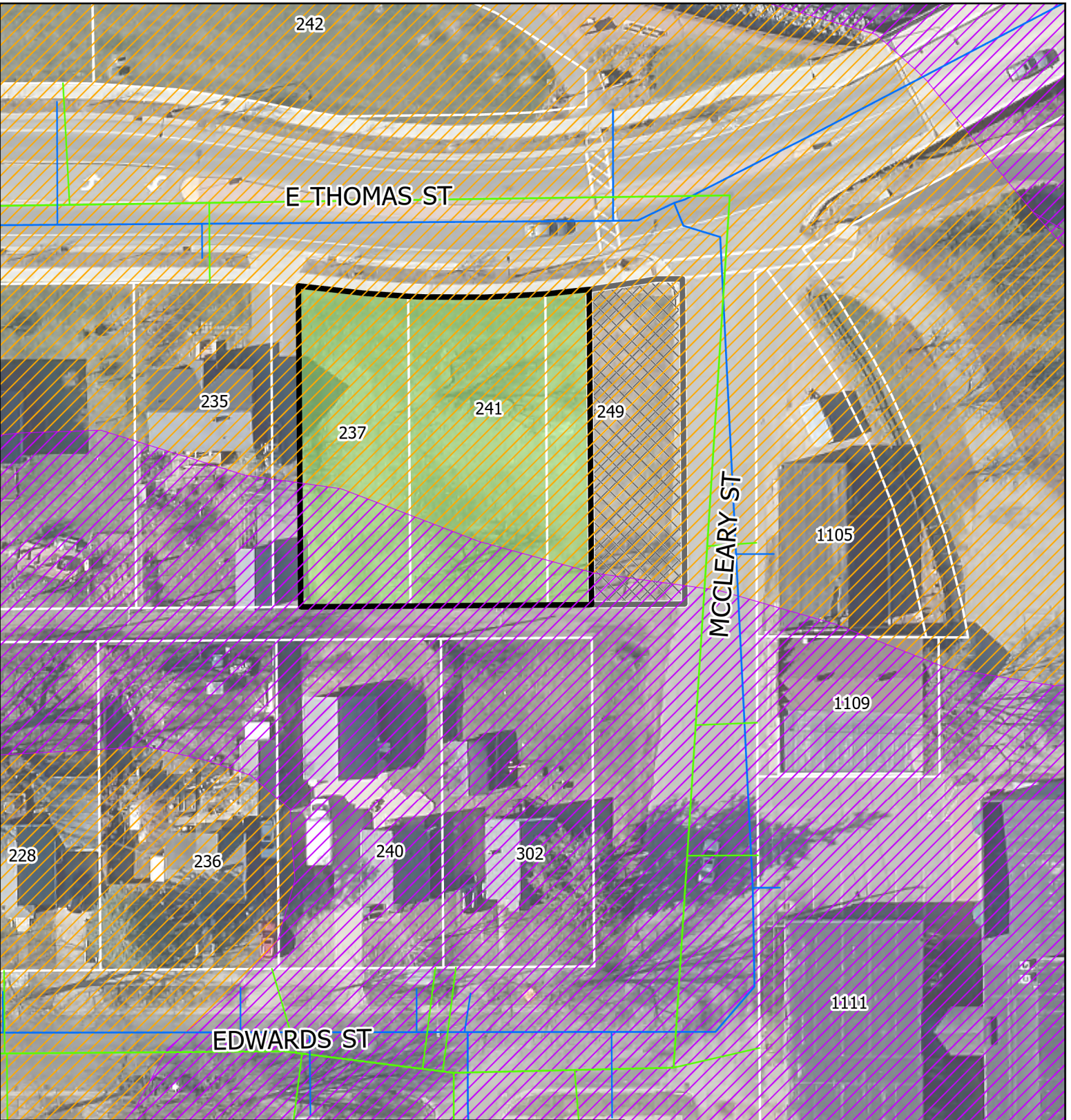
E Thomas St & McCleary St Parcels Option 1 City of Wausau

- Water Main
- Sanitary Main
- Parcel Of Interest
- Future ROW Easement
- Floodplain 0.2%
- Floodplain AE

Community Development Department
 407 Grant Street, Wausau WI 54403
 (715) 261-6680
www.wausauwi.gov



May 26, 2026



E Thomas St & McCleary St Parcels Option 2 City of Wausau

- Water Main
- Sanitary Main
- Parcel Of Interest
- Future ROW Easement
- Floodplain 0.2%
- Floodplain AE

Community Development Department
 407 Grant Street, Wausau WI 54403
 (715) 261-6680
www.wausauwi.gov



May 26, 2026





MEMO

TO: Economic Development Committee
FROM: Patrick Gatterman, Economic Development Manager
DATE: 06/02/2026
RE: N 2nd Street Request for Interest Response-Eminent Development Corporation

At its July 1, 2025 meeting, the Economic Development Committee approved a Request for Interest (RFI) for the redevelopment of City-owned property on North 2nd Street. Following Committee approval, the RFI was distributed to local, regional, and statewide developers and development organizations and posted on the City's website to solicit redevelopment proposals. There was one response that was later withdrawn.

At its October 2025 meeting, the Economic Development Committee directed staff to reissue the RFI with a definitive response deadline. The revised RFI was released on October 13, 2025, with proposals due December 19, 2025. Staff again distributed the RFI to developers and industry contacts, posted the opportunity on the City's website, and installed on-site signage to increase visibility of the redevelopment opportunity.

At its January 6, 2026 meeting, the Economic Development Committee reviewed the status of the RFI and the continued lack of redevelopment proposals. The Committee directed staff to continue accepting proposals on an open-ended basis and to present future submissions to the Committee as they are received.

Staff has since received a proposal from Eminent Development of Madison. The proposal contemplates a mixed-use development consisting of approximately 45 to 60 residential units along with a separate commercial building. Staff is currently reviewing the proposal and discussing project details with the developer.





EMINENT
DEVELOPMENT CORPORATION

City of Wausau

N 2nd Street Redevelopment





May 18, 2026
Patrick Gatterman
Economic Development Manager
City of Wausau
407 Grant Street
Wausau, WI 54403

Re: North 2nd Street Redevelopment – Request for Interest Submission

Dear Mr. Gatterman and Members of the Economic Development Committee:

On behalf of Eminent Development Corporation, I am pleased to submit our expression of interest in the redevelopment of the City-owned North 2nd Street parcels located at 1501, 1502, 1505, 1508, 1509, 1510, 1514 North 2nd Street and 201 East Bridge Street.

Eminent Development Corporation is a Wisconsin-based real estate development company specializing in affordable, workforce, and mixed-income housing throughout the Midwest. Our mission is to create high-quality, community-centered developments that expand housing opportunities, stimulate economic growth, and enhance neighborhoods through thoughtful design and strategic partnerships.

Eminent Development Corporation is highly interested in partnering with the City of Wausau to transform this strategically located 1.13-acre site into a vibrant mixed-use development that complements the surrounding neighborhood and advances the City's vision for the North 2nd Street corridor. The RFI highlights the site's proximity to downtown, the Wisconsin River, and the Riverlife district, and encourages creative proposals that maximize taxable value and enhance neighborhood character.

Our preliminary concept envisions the construction of approximately 60 new residential units in a thoughtfully designed mixed-use development featuring ground-floor commercial space along Bridge Street. The residential component would include a blend of market-rate and workforce housing designed to address the growing demand for quality housing in Wausau, while the commercial space would activate the street frontage and provide opportunities for neighborhood-serving businesses.

Architecturally, the development would reflect the historic character of the surrounding neighborhood while incorporating modern construction methods, high-performance building systems, and sustainable design elements. We believe this concept would create a strong gateway into the North Riverfront area and strengthen connections between downtown, Riverlife, and adjacent residential neighborhoods.

Eminent Development Corporation brings extensive experience in assembling complex capital stacks, securing public and private financing, and managing developments from concept through construction and long-term ownership. We are particularly encouraged by the property's location within Tax Increment District #3 and welcome the opportunity to work collaboratively with City staff to evaluate potential participation that will maximize the quality and impact of this transformative development.

We appreciate the opportunity to submit our interest and look forward to discussing our vision in greater detail. Thank you for your consideration.

Warm regards,

Julian Walters, President
Eminent Development Corporation
608-235-5837
jwalters@eminentdc.com

Team Members



EMINENT
DEVELOPMENT CORPORATION



JULIAN WALTERS

PRESIDENT

WORK EXPERIENCE

Julian Walters, a Wisconsin native and seasoned real estate professional, that brings a unique journey and diverse experiences to the workforce. A graduate of ACRE (Associates in Commercial Real Estate), Julian expanded his development fundamentals, focusing on LIHTC, and building valuable relationships with industry leaders. Prior to ACRE, he served as Project Manager at Commonwealth Development Corporation, where he played a pivotal role in application submissions, closings, and asset management across multiple states including Wisconsin, Minnesota, Pennsylvania, Arizona, and Iowa. Julian founded Eminent Development Corporation with the goal of using years of experience to impact communities. Recently, Eminent Development Corporation secured a 44-unit and a 65-unit deal in Wisconsin's 2024 tax credit round. Financing has closed and construction has begun on both Park Lofts and Ellis Potter Apartments. The projects are projected to finish construction in the Spring of 2026.

CONTACT



608-235-5837



jwalters@eminentdc.com



3910 Dallas Dr
Madison, WI 53719

EDUCATION

- B.S, Business Marketing- Alabama A&M University
- MBA, - Earl G. Graves School of Business, Morgan State University

ACCREDITATIONS

- Associates in Commercial Real Estate(ACRE) - Marquette University, MSOE, UW- Milwaukee, LISC
- DEED Alumni- City of Madison
- WHEDA Emerging Developer
- Forward 48 Civic Leader
- Licensed Wisconsin Real Estate Broker

NEWS

- https://www.ibmadison.com/40-under-40/2024/julian-walters/image_c01ee88c-ebc0-11ee-b6e0-e70b5e7e2e78.html
- https://madison.com/news/local/government-politics/madison-youth-housing-foster-care/article_bd549a1a-b09d-11ee-9235-ebd23bcc5e75.html
- <https://www.wmtv15news.com/2024/01/28/with-city-support-madison-native-spearheading-youth-focused-housing-complex/>

PARTNER

Donald N. Bernards, CPA

Donald Bernards, partner in the real estate advisory group with Baker Tilly, has been active in many aspects of affordable housing since 1999.



Baker Tilly US, LLP

4807 Innovate Lane
Madison, WI 53718
United States

T: +1 (608) 240 2643
donald.bernards@bakertilly.com

bakertilly.com

Education

Bachelor of Business
Administration in accounting
University of Wisconsin-Madison

Don is well versed in structuring affordable housing transactions, including the tax issues. Don is adept at creating a checklist of major issues for each project that can put a deal at risk. Immersed in the affordable housing practice, Don has a wide range of experience with projects, owners and investors and has built a wide network of contacts within the field. His enthusiasm and passion for the industry are infectious. "It's not just about numbers," he says, "it's about the end product and growing capacity." Don has worked on affordable housing transactions in 26 states.

Specific experience

- Manages a portfolio of clients with the affordable housing industry utilizing various programs including Section 42 and Section 8
- Provides financial modeling for acquisition/rehabilitation and new construction tax credit deals
- Part of HUD technical assistance team providing Rental Assistance Demonstration (RAD) technical assistance nationwide to housing authorities through one-on-one training as well as presenting at educational conferences and seminars
- Consults on various 4 percent and 9 percent deals that have a RAD award and are working toward closing
- Assists in the preparation of Low-Income Housing Tax Credit (LIHTC) applications and applications for soft sources of financing, including HOME, Affordable Housing Program (AHP) and Community Development Block Grants (CDBG)
- Determines optimal Historic Tax Credit transaction structure, works with attorneys to ensure structure abides by safe harbor guidelines and advises on maximizing qualified rehabilitation expenditures (QREs)
- Assists with obtaining debt for various types of affordable housing, including taxable and various tax-exempt debt totaling more than \$350 million over the past five years
- Provides assistance with portfolio acquisition and disposition strategies and implementation
- In the past five years, assisted in raising and closing more than \$500 million in equity for LIHTC and Historic Tax Credit projects
- Reviews budgets and performs financial analysis on assisted living projects

Firm Profile

Sketchworks Architecture LLC is a Limited Liability Company with two member partners: Steve Shulfer, AIA and Bradley Koning, AIA. Sketchworks Architecture serves its clients with the development of innovative solutions and impeccable client service responding to any range of project challenges. We take pride in finding attractive, functional, and cost-effective designs that benefit the landscape and offer the user the best spatial experience. The client's goals become our goals, and success is only achieved when the client is satisfied, realizing they have chosen the best design professional available.

ARCHITECTURAL REGISTRATION

Our staff is currently registered and licensed to perform work in the following states:

- Wisconsin
- Minnesota
- Kentucky
- Indiana
- Florida
- Missouri
- Michigan
- Iowa
- Illinois
- Texas



STEVE SHULFER

Partner & CEO

Steve Shulfer is a registered Architect with 25 years of experience. His array of experience, industry knowledge, understanding of construction methods and management skills make Steve an excellent team leader and client asset.

EDUCATION

- Bachelor of Science, Architectural Studies: *UW-Milwaukee*



BRAD KONING

Partner & Director of Project Development

Brad Koning is a registered Architect with 20 years of experience on a wide range of projects. He has spent time performing full time on-site construction administration for several clients and brings excellent design sense to any project.

EDUCATION

- Bachelor of Science, Architectural Studies: *UW-Milwaukee*
- Masters of Architecture: *UW-Milwaukee*



ERIN SUMMERS

MBA, Partner & Director of Operations

Erin Summers, brings over 15 years of combined management experience. She establishes procedures for complex projects, organizes teams and achieves cost-effective results by focusing on organizational innovation and effectiveness.

EDUCATION

- Bachelor of Business Administration: *UW-Madison*
- Master of Business Administration, Project Management: *CSU*
- Master of Science: Organizational Leadership: *CSU*



Bernie Lange is project development manager for National Construction. He has more than 30 years of Madison area commercial construction industry experience, primarily with The Renschler Company, where he rose from project manager to owner. With an emphasis on the pre-construction stage, he guides clients through the entirety of the construction process and remains engaged as a continuing resource.

Experience

Project Development Manager | National Construction, NCI-Roberts Construction

Business Development and Client Service | Tri-North Builders – Madison, WI

President and Owner, Business Development Manager, Project Manager and Estimator | The Renschler Company – Madison, WI

Project Manager | The Oppel Jenkins Group – Amarillo, TX

Education

Bachelor of Science in Business and Finance | Eastern Illinois University

Volunteer Roles

Co-Chair, Golf Committee | Fellowship of Christian Athletes

Member, Fundraising Committee | Agrace Hospice & Supportive Care

Member, Board of Directors | Middleton Outreach Ministry

Notable Project Experience

Watco | Locomotive Repair Facility – Janesville, WI

Normandy Apartments | Three-Phase, Full Facility Renovation – Madison, WI

KEVA Sports Center | Interior Renovation, New Fields and Multi-Tenant Building – Middleton, WI

TPC Wisconsin | Clubhouse Remodel – Madison, WI

Tesla | Service Center Renovation – Madison, WI

Concept Plan



EMINENT
DEVELOPMENT CORPORATION



Project Narrative – North 2nd Street Redevelopment

Eminent Development Corporation proposes to transform the City-owned North 2nd Street site into a vibrant mixed-use development that serves as a gateway connecting Downtown Wausau, the Riverlife district, and the surrounding historic neighborhood. Situated on approximately 1.13 acres within Tax Increment District #3, the development is designed to activate this highly visible corridor with a combination of new housing, neighborhood-serving commercial space, and pedestrian-oriented public improvements.

The proposed concept features a thoughtfully designed three- to four-story mixed-use building containing approximately 45 to 60 residential units positioned above an at-grade parking level. The residential component will offer a blend of market-rate and workforce housing options intended to address the growing demand for quality housing in the Wausau market. Unit types are expected to include a mix of one-bedroom, two-bedroom, and select three-bedroom apartments designed to appeal to young professionals, working families, and empty nesters seeking an urban living environment.

Complementing the residential component will be approximately 5,800 square feet of ground-floor commercial and retail space strategically located along Bridge Street. This space is intended to accommodate neighborhood-serving businesses such as a café, professional office, wellness provider, or boutique retail tenant. By incorporating commercial uses along this prominent frontage, the project will strengthen the pedestrian experience and create a more active and engaging streetscape.

The development has been planned to maximize the site's unique characteristics while preserving critical infrastructure. A central drive aisle will maintain the required 30-foot utility easement and provide access throughout the site. Rear loading and service access will be accommodated from the adjacent alley, minimizing disruptions to the primary street frontages. The former North 2nd Street right-of-way will be reimagined as a dedicated two-way bicycle route and pedestrian walkway, improving neighborhood connectivity and supporting the City of Wausau's commitment to multimodal transportation. Parking will be provided through a combination of approximately 45 stalls within the ground level of the residential building and an additional 40 surface spaces, for a total of approximately 85 on-site parking stalls. This parking strategy ensures that residents, commercial tenants, and visitors are adequately accommodated while maintaining a high-quality urban design.

Architecturally, the project will reflect the historic character of the surrounding neighborhood while incorporating modern building systems, energy-efficient construction methods, and sustainable design principles. The upper residential floors are anticipated to utilize wood-frame construction over a concrete podium or at-grade parking structure, providing an efficient and cost-effective building system while delivering an attractive and durable finished product.

The North 2nd Street Redevelopment represents an estimated investment of approximately \$18 million to \$22 million and is expected to generate significant new taxable value for the City of Wausau. Beyond its economic impact, the project will help address the region's housing shortage, create opportunities for local businesses, and reinforce the continued revitalization of the North Riverfront district.

Eminent Development Corporation is excited about the opportunity to partner with the City of Wausau to deliver a transformative development that aligns with the community's vision and serves as a lasting asset for residents, businesses, and visitors alike.

NORTH SECOND STREET PROPOSED MIXED USE WAUSAU, WISCONSIN



FEATURES

- 3-4 Story Apartment building with 45-60 total units.
- Mix of residential and light commercial spaces
- 85 total parking stalls, inside and out
- Central drive with 30 foot utility easement
- Rear delivery and service access for commercial spaces from adjacent alley
- Two direction bike route and pedestrian walk in former Second Street Right of Way
- One way access from Bridge Street, limits traffic impact State Highway 52.

CHALLENGES

- Parking opportunities are limited and fall short of zoning requirements
- Amenities and service areas erode available parking stalls for at grade parking garage
- Utility easement limits and fixed location limits most efficient building layouts
- Coordination with Wisconsin Department of Transportation required for intersection reconfiguration.

N 2nd STREET REDEVELOPMENT

SITE PLAN CONCEPT

DATE: 05/05/2026 1 OF 1

DEVELOPMENT PARTNERS

Page 50 of 79



DESIGN PARTNERS

Sketchworks
architecture llc

300 HANCOCK STREET, SUITE 100, WAUSAU, WISCONSIN 54983
© SKETCHWORKS ARCHITECTURE, LLC, 2024



Financing and Projected Timeline

Eminent Development Corporation respectfully proposes that the City of Wausau convey the North 2nd Street redevelopment site to the development team for a nominal purchase price of One Dollar (\$1.00). This request reflects the substantial public benefits that the proposed development will deliver, including approximately 45 to 60 new residential units, 5,800 square feet of neighborhood-serving commercial space, significant new property tax value, expanded housing opportunities, and continued revitalization of the North Riverfront corridor.

The City has assembled these parcels over many years with the express purpose of catalyzing transformative redevelopment. By contributing the land at a nominal price, the City will make a strategic investment that enhances project feasibility and allows additional resources to be directed toward high-quality design, sustainable construction, and public realm improvements. This approach is consistent with prior redevelopment initiatives in Wausau where City-owned land has been utilized as an economic development tool to attract private investment and maximize long-term community benefit.

Estimated Construction Value and Approximate Construction Timeline

The proposed North 2nd Street Redevelopment is anticipated to represent a total private investment of approximately \$18 million to \$22 million, excluding the value of the City's land contribution.

The development is expected to include:

- Approximately 45 to 60 residential units
- Approximately 5,800 square feet of ground-floor commercial and retail space
- Approximately 85 on-site parking stalls, including both structured and surface parking
- Pedestrian and bicycle improvements within the former North 2nd Street right-of-way

Preliminary Development Timeline

Milestone	Estimated Timing
Developer Selection and Initial Negotiations	August 2026
Site Control and Due Diligence	August – September 2026
Design Development and Entitlements	September – December 2026
Financing Commitments and Final Approvals	January – March 2027
Construction Start	April 2027
Construction Completion	April – June 2028
Initial Occupancy and Lease-Up	Summer 2028

The anticipated construction period is approximately 12 to 14 months from the commencement of construction. This schedule reflects Eminent Development Corporation's intention to move expeditiously through due diligence, design, financing, and permitting so that the project can begin construction in April 2027 and deliver new housing and commercial space to the community by Summer 2028.

Upon completion, the development will create a highly visible mixed-use project that expands housing opportunities, activates Bridge Street with neighborhood-serving commercial uses, and substantially increases the taxable value of this important gateway site.

Other Successful Projects



EMINENT
DEVELOPMENT CORPORATION



Project 1: The Xchange – Neenah, WI

Development Scope

a. **Operator:** Eminent Development Corporation

b. Project Description:

The Xchange is a four-story mixed-use development planned on a 2.5-acre site. The project includes 32 residential units consisting of stacked flats and townhomes, along with approximately 2,400 square feet of ground-floor commercial space.

c. Quality, Market Mix & Amenities:

The project is designed as a high-quality mixed-use development with a focus on affordability and community integration. Residential offerings include a mix of unit types to serve a range of household sizes. Amenities include a clubroom, fitness center, pet exercise area, community patio, greenspace, and firepit, creating an engaging and community-oriented living environment.

Financial Characteristics

a. **Total Development Cost:** \$14.5 million

b. Funding Structure:

The project is structured as a mixed-use affordable development utilizing a combination of conventional debt, equity, and public financing tools. Anticipated sources include tax credit equity, construction financing, and gap funding through local and state programs.

Development Team Role

Eminent Development Corporation serves as the lead developer and operator, responsible for site control, design coordination, capital structuring, public-private partnership engagement, and overall project execution. The City of Neenah owned the land and sold it to the developer for \$1.

Project 2: Park Lofts – Madison, WI

Development Scope

a. **Operator:** Eminent Development Corporation

b. Project Description:

Park Lofts is a 44-unit, mid-rise apartment development situated on approximately 0.89 acres with a total building size of approximately 44,000 square feet. The project consists of studio, one-bedroom, and two-bedroom units designed to serve individuals and families.

c. Quality, Market Mix & Amenities:

This is a 100% affordable housing development with a strong focus on youth-centered and supportive housing. The project includes high-quality finishes such as stainless steel appliances, vinyl flooring, LED lighting, and free Wi-Fi. Amenities include a community room, fitness center, child playroom, supportive services office, leasing office, elevator access, and covered parking. The development incorporates ENERGY STAR appliances and energy-efficient building systems.

Financial Characteristics

a. **Total Development Cost:** \$17.88 million

Funding Structure:

The project is financed through a layered capital stack including 9% Low-Income Housing Tax Credits (LIHTC), soft funding sources from the City and County, conventional construction debt, and equity investment. Additional supportive service funding is incorporated to enhance resident outcomes.

Development Team Role

Eminent Development Corporation serves as Lead Developer and Owner, responsible for project conception, financing strategy, tax credit application, design coordination, construction oversight, and long-term ownership. In this public-private partnership, the City of Madison sold the land for \$1 and also committed \$2,000,000 in ERA funds to the project.

Project 3: Ellis Potter Apartments – Madison, WI

Development Scope

a. **Operator:** Horizon Development & Eminent Development Corporation (JV)

b. Project Description:

Ellis Potter Apartments is a 65-unit mixed-income housing development located on approximately 2.1 acres, totaling approximately 65,000 square feet. The project consists of a 54-unit age-restricted apartment building and 11 market-rate three-bedroom townhomes, providing a mix of housing types within a single development.

c. Quality, Market Mix & Amenities:

The project combines affordable senior housing with workforce-oriented townhomes. Amenities include a clubroom, fitness center, leasing office, and a 1,700-square-foot Community Service Facility (CSF). The CSF provides programming such as employment support, financial stability services, and community-based programming, enhancing resident quality of life and long-term stability.

Financial Characteristics

a. **Total Development Cost:** \$22.3 million

b. Funding Structure:

The development is financed through a combination of LIHTC equity, conventional debt, soft financing sources, and public-private partnerships. The mixed-income structure allows for cross-subsidization between unit types while maintaining long-term financial stability.

Development Team Role

Eminent Development Corporation serves as Co-Developer and Owner alongside Horizon Development. Responsibilities include capital structuring, design collaboration, public engagement, and oversight of development execution.

References:

Kelly Nieforth (Neenah, WI)
Director of Community Development and Assessment
City of Neenah
211 Walnut Street
Neenah, WI 54956
Phone: (920) 886-6127
Email: knieforth@neenahwi.gov

John Vogt (Madison, WI)
Community Development Specialist
Department of Planning and Community & Economic Development
Community Development Division
Madison Municipal Building | Suite 300
215 Martin Luther King, Jr. Boulevard | Madison, Wisconsin 53703-3348
Tel 608 267 0742 | Fax 608 261 9661
Email jvogt@cityofmadison.com

Park Lofts



The XChange

Ellis Potter



Appendix



EMINENT
DEVELOPMENT CORPORATION



The Element Apartments

GREEN BAY, WI • 123,000 SQ. FT.
Multi-Family Residential



The Element Apartments is a 123,000 sq. ft. multi-family residential project designed by Sketchworks Architecture. The building incorporates the use of exposed wood, stone, siding and architectural metal panel. These materials create a timeless look blending in well with the suburban surroundings. Units vary between studio, 1-bedroom, 2-bedroom and 3-bedroom corner units. Amenities include a fitness room, first floor lounge, and a balcony overlooking Lambeau Field with fire pits and grilling areas - perfect for any Green Bay Packers fan!



The Park at Savannah Brooks

DEFOREST, WI • 475,000 SQ. FT.
Multi-Family Residential



The Park at Savannah Brooks is a multi-family residential apartment complex consisting of 200 units and 3 buildings with a multi-purpose clubhouse on a beautifully landscaped 8.52 acre site in the Village of Deforest. The buildings feature a “craftsman” style design that blends an urban vibe with the quiet surroundings of the Deforest suburb, distinguishing itself from similar projects in the area. The buildings were arranged to create an inner community amongst the residents while still maintaining privacy and preserving the peaceful nature of the surrounding area.



City Centre Junction Luxury Apartments

MADISON, WI • 63,500 SQ. FT.

Mixed-Use | Multi-Family Residential



City Centre is a five-story mixed-use development on Junction Road, on the west side of Madison. This development is the last phase of a planned unit development, bringing a residential component to the already thriving retail and office neighborhood. This new building will contain 11,000 sq. ft. of retail, 33 residential units, and an underground parking deck. The exterior design features an extensive use of glazing and offers high retail visibility, in addition to the outdoor patio seating. Amenities such as a landscaped rooftop patio, spacious resident balconies, a fitness center and a shared community room enhance the offerings of these market-rate apartments.

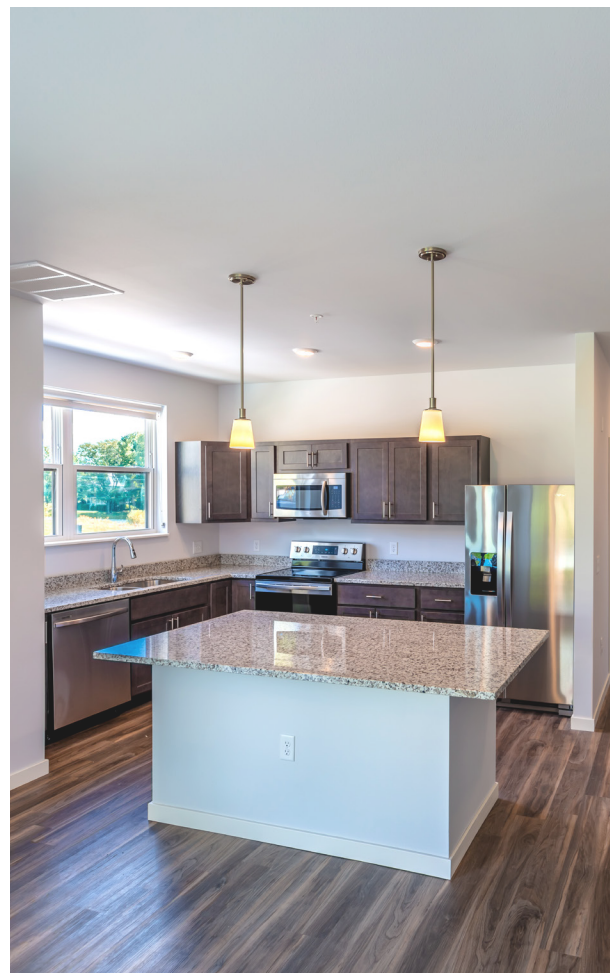


Midtown Reserve Apartments

MIDDLETON, WI • 51,300 SQ. FT.

Multi-Family Residential

Midtown Reserve is a three story 34-unit apartment building located in a suburb of Madison, Wisconsin. Complete with underground parking, this development uses a modern design at a residential scale to thrive in a competitive market. Built on a very challenging site, the building was also designed to maintain relevance throughout the year. Earth-toned colors were used on the exterior to emphasize the timelessness of the design. The fitness center, rental office and community room were all built into the single structure. The entry was stepped to help emphasize the human scale along the prominent road.





Willy Street Central

MADISON, WI • 38,000 SQ. FT.

Mixed-Use | Multi-Family Residential



Willy Street Central is an urban, mixed use building located on the vibrant and eclectic Williamson Street. This development balances the pedestrian scale of the street with the higher density land use. It is a four story project that consists of 25 residential units, 4,500 square feet of commercial space and underground parking for 25 vehicles. The buildings amenities include a usable green roof with decorative landscape, community rooms, solar power and electric car charging stations, all with a mid-to-high unit finish level.



Live On Mills Apartment

MADISON, WI • 7,500 SQ. FT.

Multi-Family Residential



Sketchworks Architecture had the opportunity to create a multi-family project that not only complimented the diversity of the Greenbush

Neighborhood and the new

developments in the area, but provide unique apartment homes not currently available in the marketplace. A variety of apartment types were designed, including fully accessible two bedroom units, two-story second floor units with internal stairs and large private balconies, as well as a garden level three bedroom unit. The diversity of unit types and unique design will place this property outside the adjacent competition.



Construction that enhances communities.



Our name might be National, but our focus is local.

A **local and employee-owned** design-build firm, National Construction works to better our southern Wisconsin communities by facilitating development and growth.

Our portfolio of work features the businesses and services most important to a city's residents, like childcare, healthcare and government facilities, and housing, retail and hospitality. Our work is also of great value to the industrial sector of communities.

We're ready to partner with architects, business leaders and communities to build facilities that enable success for all. We offer several building design and construction options, whether your project is a small remodel or a multi-million dollar community improvement initiative. We believe the best outcomes are achieved when professionals with the required areas of expertise are involved in a commercial construction project from the very beginning.

Cooperation with all stakeholders is built into every phase of our process. That extra level of communication, combined with our proprietary estimating and collaboration tools, a unique self-performing labor force, and matchless relationships, create a transparent, personal, efficient experience that sets National Construction apart.

Clockwise from top: GrandStay Hotel & Suites – Mount Horeb, Holiday Inn Express – Platteville, Duluth Trading Company Corporate Headquarters – Mount Horeb, Miller & Sons Grocery – Mount Horeb, Sjölings Chocolate Factory – Mount Horeb



- Corporate
- Education & Childcare
- Government & Municipal
- Healthcare
- Housing
- Industrial
- Retail and Hospitality
- Owner's Representative and Construction Management



Duluth Trading Company Corporate Headquarters

- ▼ **LOCATION:** Mount Horeb, WI
- ▼ **SERVICES:** New Construction

This five-story, 108,000 square foot building is one of several National Construction projects that have contributed to the revitalization of the Madison suburb's downtown.

The highlight of the structure is a top-floor, 4,000 square foot employee lounge called "The Canteen," and an adjacent 2,000 square foot outdoor patio. Nearly identical first through third floor layouts each have two employee zones and conference rooms, and a top-floor conference room has capacity for 250 people. A 22-stall parking garage, bike storage room and workout facilities extend the focus on employees.

Education and Childcare

Academy of Little Vikings

- ▼ **LOCATION:** Mount Horeb, WI
- ▼ **SERVICES:** New Construction

Capacity was doubled in the new facility to meet demand for the school district community partner organization. The convenient, well-planned, 7,500 square foot building features a barn-like structure that honors the site's agricultural history. Future expansion was incorporated in the design; a good thing, since enrollment reached capacity a year after opening.



"We found our needs, questions and concerns addressed no matter how major or minor they were. National Construction is a professional, highly qualified builder that will work hard to make sure its customers get exactly what they need."

— Brenda Moore Fritz and Todd L. Fritz, Founders and Operators

Platteville Public Library

- ▼ **LOCATION:** Platteville, WI
- ▼ **SERVICES:** New Construction

National Construction worked closely with leadership to create a flexible and accessible design that would allow the library to adapt to the educational, informational, and social needs of the community for years to come.

- Doubling its space and weekly visitors, the 22,000 square foot building features:
- Designated reading and study spaces that cater to specific age groups
 - High-tech community meeting and conference rooms
 - Colored glass bump out window seats
 - Underground parking



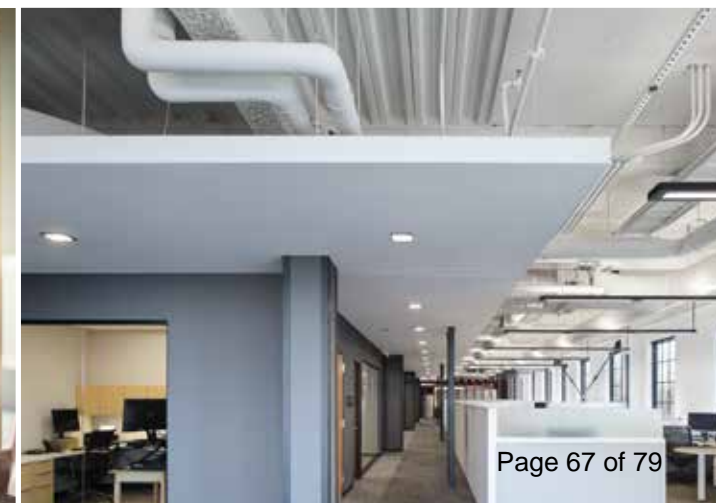
Healthcare

Southwest Wisconsin Community Action Program Neighborhood Health Partners

- ▼ **LOCATION:** Platteville, WI
- ▼ **SERVICES:** Remodel

Through public-private redevelopment of the city block on which it is located, the Southwest Wisconsin Community Action Program (SWCAP) Neighborhood Health Partners clinic gained more space, increased functionality and renewed awareness within the community.

Along with the City of Platteville and other partners, it was decided to locate a new Platteville Public Library on the site of the existing clinic and renovate the existing library for SWCAP. Its new location more than doubled the clinic's square footage, and provides a more healthcare-centric space. The first floor and lower level also feature space for future tenants.



We have what it takes to make your project a success.

Our in-house carpenters — many who have more than 20 years of experience — are masters of rough and finish carpentry. They're the reason our interior renovation projects, among others, are especially competitive and high quality.

Our portfolio contains hundreds of projects in a variety of industries, types and sizes. Whatever your project, we have client testimonials and examples that support our capabilities.

Our resources are many, because we can draw from our own, as well as those of our sister divisions and parent company, JG Development.

Our vision is to form partnerships that make continued growth possible — for your business, your clients and your community.

Top to bottom: Glen Wood Heights Condominium Homes – Fitchburg, BeeHive Homes Assisted Living – Mount Horeb, Monroe & Harrison Mixed Use – Madison, Glen Wood Heights Condominium Homes – Fitchburg

Re-think the Traditional Project Delivery Method

Consider a team-driven, design-build approach for:

- Owner, architect and contractor collaboration
- An expedited and more effective preconstruction process
- Increased consideration of owner mission and strategy
- Earlier and more comprehensive understanding of costs and schedules
- Phasing, alternates, and value engineering analysis
- A more transparent pricing process
- Reduced change orders during construction
- Faster time to market

A competitive bid process remains in place.

The team obtains multiple bids by work division from recommended subcontractors, and involves clients in the bid review.

Counter-clockwise from top: Sjölin's Chocolate Factory – Mount Horeb, Midwest Prototyping – Blue Mounds, Duluth Trading Company Corporate Headquarters – Mount Horeb, Saco Foods – Middleton, Duluth Trading Company Corporate Headquarters – Mount Horeb



Housing

Alpha Xi Delta

▼ LOCATION: Madison, WI
▼ SERVICES: Remodel

National Construction restored a neglected, 22,000 square-foot 1920s dormitory to its architectural roots for the University of Wisconsin-Madison Alpha Xi Delta Chapter, on-time despite a two-month delay, and on-budget despite significant structural issues, shifting scope and a team spread across the nation.

“Despite an extremely tight schedule and several unforeseen challenges, National Construction did a phenomenal job of delivering the project on time and within budget. Their unmatched level of expertise and communication made the entire process run smoothly and efficiently.”

— Jeff Peterson, Director of Assessment and Project Management, CSL Management



Saco Foods

▼ LOCATION: Middleton, WI
▼ SERVICES: Addition

This 25,000 square foot design-build addition leveraged land Saco already owned, doubled its manufacturing capacity and brought all its staff together under one roof.

The open office environment with full kitchen and common space incorporates custom materials into an industrial design – barn doors, a garage door wall, maple finishes and polished concrete floors among them. Other features include:

- Insulated precast concrete and curtain wall exterior insulated glass walls
- Exposed joist structure with floating acoustic ceilings in office spaces
- Design and mechanicals specific to food manufacturing

“What National Construction’s design-build service brings to you is an evolution. They have vision, understand your business, and collaborate with you. Design-build is a very positive thing, because you get the right end product. We collaborated throughout the entire process. And National Construction is very transparent in their pricing model, so you always feel like you are getting the best value. Plus, they were truly our ‘Red Cross’ when record rainfalls flooded our newly completed addition.”

— Tom Walzer, CEO, Saco Foods

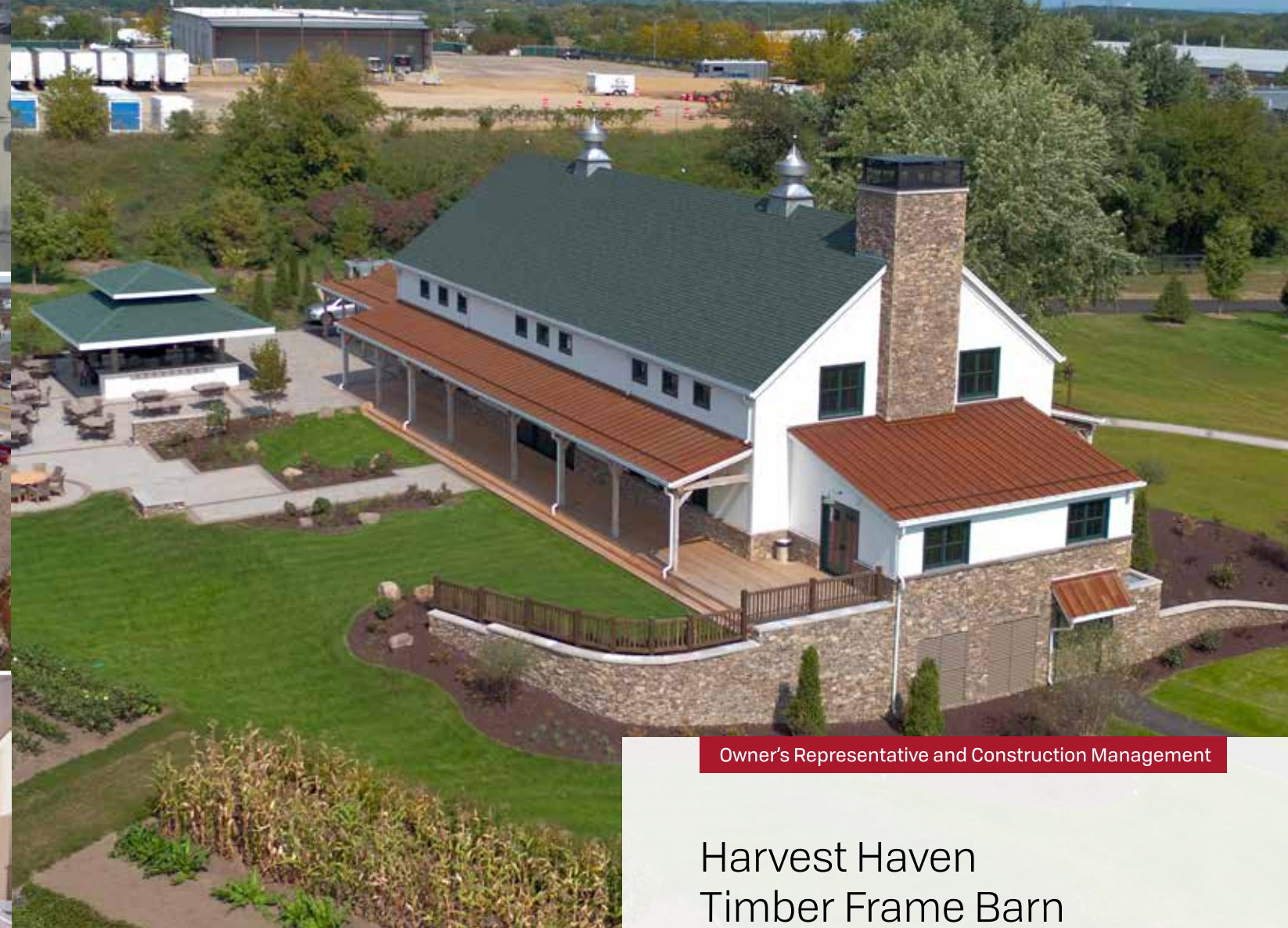
Holiday Inn Express

- ▼ **LOCATION:** Platteville, WI
- ▼ **SERVICES:** New Construction

The 48,000 square foot hotel is expected to increase access to downtown businesses, providing a boost to the local economy, and draw out of town visitors, in particular those to the city's University of Wisconsin campus. The layout encompasses 72 rooms, a health and fitness center, breakfast area, conference room, heated indoor pool, and underground parking.

Features include a modern contemporary aesthetic throughout, a curved glass entry, sliding conference room doors on barn tracks, and vintage, tilting garage-style breakfast room doors.

Part of the Platteville Library Block project, the hotel's inclusion enabled the project to be a tax-paying entity.



Owner's Representative and Construction Management

Harvest Haven Timber Frame Barn

- ▼ **LOCATION:** Fitchburg, WI
- ▼ **SERVICES:** New Construction

This state-of-the-art hospitality center serves as an indoor and outdoor demonstration and training facility for a top-five Madison, Wisconsin, employer.

The 13,600 square foot barn includes a demonstration kitchen with built-in buffet station, dining areas, bar, fireside lounge, conference room, entertainment areas, root cellar and locker rooms. The facility extends to a 1,600 square foot outdoor kitchen.

The space includes show-stopping modern amenities and features including 150-year old timber frames restored by hand, finish selections that match the era of original materials, and safety and mechanical necessities designed around them. The project utilized more than 75 percent reclaimed and repurposed materials.





AWARDS

An award-winning builder, National Construction is proud to share accolades with our valued clients.

- Associated Builders and Contractors of Wisconsin Projects of Distinction
- Associated Builders and Contractors National Excellence in Construction
- Daily Reporter* and *Wisconsin Builder* Top Projects
- Wisconsin Economic Development Association Business Retention & Expansion Community and Economic Development
- Associated Builders and Contractors Safety Training and Evaluation Process
- Associated Builders and Contractors No Lost Time Accidents Award



Top to bottom: Harvest Haven Timber Frame Barn – Fitchburg, DeForest Area Public Library, DeForest Area Public Library

National Construction builds what's most important to a community — from education and healthcare facilities to retail, hospitality and industry.

Our field and office personnel are experts at what they do. Our portfolio supports our capabilities. Our vision is to drive growth for our clients' businesses and our communities.

608.230.7383 | nationalconstructioninc.com

701 E. Washington Ave. #103, Madison, WI 53703

4070 E. Brigham Rd., Blue Mounds, WI 53517

Searching for a residential, church or nonprofit builder? We are one of four divisions of JG Development, your complete construction solution. Visit jgdevelopment.com for more information.





PARK LOFTS

Park Lofts – Madison, WI

Status: Under Construction, Estimated Delivery Date: June 2026

Total Units: 44 (100% affordable)

Project Site Size: ~0.89 acres

Building Type: Mid-rise apartment building

Total Building Square Footage: Approx. 44,000 SF

Estimated Total Development Cost: \$17.88 million

Team Role: Lead Developer, Owner

Development Type: Affordable Multi-Family Housing

Eminent Development Corporation was awarded the RFQ for this youth-centered, 100% affordable housing project by the City of Madison in September 2023. Park Lofts is a mid-rise apartment community featuring studios, 1BR, and 2BR units designed to serve both individuals and families with younger children. The project promotes long-term livability and inclusivity through its thoughtful unit mix and robust amenity package.

Key on-site amenities include a community room, fitness center, child playroom, elevator, supportive service provider office, leasing office, and 17 covered parking stalls. Units will feature stainless steel appliances, vinyl flooring, LED lighting, and free Wi-Fi. With energy-efficient systems such as U-value windows and ENERGY STAR appliances, Park Lofts aims to blend sustainability with affordability.

This project demonstrates our team’s commitment to equitable housing development that prioritizes quality of life, social mobility, and environmental stewardship.



ELLIS POTTER APARTMENTS

Status: Under Construction, Estimated Delivery Date: June 2026

Total Units: 65

54-unit age-restricted apartment building

Eleven Market Rate 3-bedroom townhomes

Project Site Size: ~2.1 acres

Building Square Footage: Approx. 65,000 SF combined

Estimated Total Development Cost: \$22.3 million

Team Role: Co- Developer, Owner

Development Type: Mixed-Use, Mixed-Income Housing

Ellis Potter Apartments showcases Horizon Development Company and Eminent Development Corporation’s ability to deliver mixed-density housing solutions. This development features two distinct buildings: a 54-unit age-restricted apartment complex with indoor amenities including a clubroom, fitness center, and leasing office, and a second building containing eleven 3-bedroom townhomes tailored to meet the needs of working families.

The site also features a 1,700 SF Community Service Facility (CSF) open to the public, which will include an activity room, media room, and office space. It will host regular services from the Community Action Coalition (employment and income stability support) and End Times Ministries (community-based faith services). The integration of these resources helps address holistic community needs while fostering stability and upward mobility for residents.

This development reflects our experience with both senior housing and multi-family workforce housing. It highlights our capacity to build community-centered housing options that combine affordability, flexibility, and critical services.



MEMO

TO: Economic Development Committee
FROM: Patrick Gatterman, Economic Development Manager
DATE: 06/02/26
RE: Canadian National (CN) Easement Release – 920 N 1st Street, 15 Fulton Street.

The Economic Development Committee approved issuance of a Request for Proposals (RFP) for the South Riverfront redevelopment area at its May 6, 2024 meeting. Following review of submitted proposals, the Economic Development Committee selected Wangard Partners as the preferred development partner for the Riverlife South site at its August 7, 2024 meeting.

During the ongoing due diligence and project design process, Wangard modified the proposed building layout for the development. As a result of these design changes, staff identified existing Canadian National (CN) easement interests affecting Tax Parcel No. 291-2907-264-0968 and Tax Parcel No. 291-2907-253-064 that would impact portions of the revised site plan.

Canadian National has reviewed the easement areas and determined that the easement rights are no longer necessary for railroad purposes. CN has agreed to execute easement release documents for the affected properties in exchange for a one-time payment of \$5,000.

The release of these easement interests will help clear outstanding title issues associated with the parcels and remove encumbrances that affect the development of the property. In addition to supporting the proposed development layout, the easement releases will improve the overall marketability and title condition of the properties by eliminating legacy easements that no longer serve an active purpose.

Upon execution and recording of the release documents, the CN easement interests will be formally removed from the title records of 920 N 1st Street and 15 Fulton Street.



Document Number

**RELEASE OF EASEMENTS AND
OTHER RESERVED INTERESTS
IN PROPERTY**

This Release of Easements and Other Reserved Interests in Property (the “Release”) is made effective as of this ____ day of _____, 2026, by and between the Canadian National Railway Company (hereinafter referred to as “CN”), and the City of Wausau, a Wisconsin municipal corporation (hereinafter referred to as the “City”). CN and the City are sometimes hereafter referred to collectively as the “Parties.”

Record this document with the Register of Deeds

WHEREAS, City is the owner of certain real property, legally described as follows:

Parcel 1:

Lot One (1) of CERTIFIED SURVEY MAP NO. 19069 recorded in the Office of the Register of Deeds for Marathon County, Wisconsin on September 17, 2021, as Document No. 1845587, said Certified Survey Map being a redivision of part of Lot 2 of CSM No. 18353, Outlots 2 & 3 of CSM No. 18671, and Lot 4 and part of Lots 6 & 7, Block D, McIndoe & Shutters Addition, being part of the Northwest 1/4 of the Southwest 1/4, Section 25, and part of Government Lot 6, Section 26, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

Tax Parcel No.: 291-2907-264-0968

Parcel 2:

Lot Two (2) of CERTIFIED SURVEY MAP NO. 19069 recorded in the Office of the Register of Deeds for Marathon County, Wisconsin on September 17, 2021, as Document No. 1845587, said Certified Survey Map being a redivision of part of Lot 2 of CSM No. 18353, Outlots 2 & 3 of CSM No. 18671, and Lot 4 and part of Lots 6 & 7, Block D, McIndoe & Shutters Addition, being part of the Northwest 1/4 of the Southwest 1/4, Section 25, and part of Government Lot 6, Section 26, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

Tax Parcel No.: 291-2907-253-0643

hereafter referred to as the “Property.”

WHEREAS, CN is the successor entity to the Chicago Milwaukee Corporation’s remaining rights, title, claims or interest in the Property identified in the Quit Claim Deed filed in

Name and Return Address:

Office of the City Attorney
City of Wausau
407 Grant Street
Wausau, WI 54403

the Office of Commissioner of Railroads in Volume 57 of RRM, Pages 122-124, which burdens the Property.

WHEREAS, CN is the successor entity which holds the remaining interests as identified in the Indenture recorded October 4, 1880 in Book 20, Page 537, which burdens the Property.

WHEREAS, CN is the successor entity to the remaining interests identified in the Easement recorded July 6, 1881, in Book 25, Page 354, which burdens the Property.

WHEREAS, CN is the successor entity to Jethro Mitchell's remaining rights, title, claims or interest as identified in the Warranty Deed dated December 31, 1888, and recorded in the Marathon? County Register of Deeds office on January 19, 1889, in Book 49 on Page 144, which burdens the Property.

WHEREAS, CN is the successor entity to the Chicago, Milwaukee, St. Paul & Pacific's interests as identified in the Easement recorded July 6, 1881, in Book 25, Page 354, which burdens the Property.

WHEREAS, CN is the successor entity to the Chicago, Milwaukee & St. Paul Railway Company's interests identified in the Easement recorded December 9, 1950 in Volume 367, Page 126 as Document No. 433090, which burdens the Property.

WHEREAS, CN is the successor entity to the remaining interests identified in the Warranty Deed recorded May 2, 1881 in Book 19, Page 627, as Document No. 3660, which burdens the Property.

WHEREAS, CN is the successor entity to the remaining interests identified in the Warranty Deed recorded December 28, 1918 in Volume 186, Page 399, as Document No. 193691, which burdens the Property.

WHEREAS, CN is the successor entity to the interests in the Easements identified in the Special Warranty Deed dated June 15, 2011 and recorded with the Marathon County Register of Deeds on June 16, 2011, as Document No. 1598019, which burdens the Property.

WHEREAS, CN may hold interests in the Property that have not otherwise been identified herein.

WHEREAS, the City desires and CN is willing to release the above identified interests and unknown interests in the Property.

NOW, THEREFORE, in consideration of the sum of One and 00/100 (\$1.00) and other good and valuable consideration, the receipt, value, and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Release of Interest in the Property.** CN hereby releases, relinquishes, vacates, and extinguishes, any and all, known or unknown easements, rights of way, licenses, restrictive covenants, options, and any other property interests of any nature whatsoever, whether legal or equitable, that CN holds or may hold in or affecting the Property, including without limitation all interests identified in the recitals, above, and it being the intent of CN to fully and finally extinguish all such interests so that title to the Property shall be free and clear of any and all claims, known or unknown, held by CN.

2. **Incorporation of Recitals.** The Recitals are hereby incorporated into this Declaration as if they were specifically identified herein.

3. **Governing Law.** This Release shall be construed in accordance with and governed by the laws of the State of Wisconsin.

4. **Authority.** The Parties warrant and represent to each other that the execution of this Release by the Parties has been duly authorized and that this Release, when fully executed, constitutes a valid, binding, and legally enforceable obligation of itself.

Signature Page Follows.

This instrument drafted by:

Vincent R. Bonino
Assistant City Attorney
City of Wausau
407 Grant Street
Wausau, WI 54403
Per legal descriptions provided.