



OFFICIAL MINUTES REGULAR MEETING

MEETING: Common Council
DATE/TIME: Tuesday, July 14, 2026, at 6:30 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Carol Lukens
Michael Martens
Terry Kilian
Tom Neal
Andrew Wiskowski
Kristin Slonski
Matt Hoenecke
Sarah Watson
Vicki Tierney
Lou Larson
Bruce Trueblood

1 Call to order by the presiding officer.

Mayor Doug Diny presided.
The meeting was called to order at 06:36 PM.

Roll Call indicated 11 members present.
Members Present - Carol Lukens, Michael Martens, Terry Kilian, Tom Neal, Andrew Wiskowski, Kristin Slonski, Matt Hoenecke, Sarah Watson, Vicki Tierney, Lou Larson, Bruce Trueblood
Members Absent - None
Members Excused - None
Present 11, Absent 0, Excused 0

2 Pledge of Allegiance, and Roll Call and Proclamations.

Daughters of the American Revolution Proclamation

AirVenture Cup Race Weekend Proclamation

Certificate of Achievement: Hazel Schaefer, Young Eagle & EAA Fly-In Recognition

3 Consideration of the minutes of the preceding meeting, approval of the minutes if correct, and correction of mistakes if any.

Motion by Alderperson Kilian, seconded by Alderperson Watson, to approve all items outlined below.
Yes 11, No 0, Abstained 0
MOTION PASSED.

June 9, 2026 Regular Common Council Minutes

4 Reading of the City of Wausau Public Comment Statement.

The Chair read the public comment statement.

5 Comments and suggestions from preregistered citizens.

1. Susan Lang, President of Emmerich Properties - spoke in favor of 26-0708.
2. Ardan Thornhill, 515 McIndoe Street - spoke on 26-0706.
3. Linda Michalski, 922 S. 16th Avenue - wrote in opposition to 26-0708.
4. Tom Kilian, 133 E. Thomas Street - spoke on 26-0706.
5. Christine Martens, 1228 Arthur Street - spoke on 26-0706.

6 Consent agenda.

Without objection, item 26-0706 was pulled from the Consent Agenda by the Chair.

Motion by Alderperson Slonski, seconded by Alderperson Watson, to approve all items outlined below.
Yes 11, No 0, Abstained 0
MOTION PASSED.

02-0511 Resolution from the Parks & Recreation Committee Approving Revisions to the

City Park Suspension Policy Adopted Pursuant to W.M.C. 9.20.020.

01-0251 Resolution from the Public Health & Safety Committee Approving City of Wausau Emergency Operations Plan.

26-0704 Resolution from the Public Health & Safety Committee Approving Addendum to Memorandum of Understanding Fox Valley Regional Fire Departments Mobile Food Preparation Vehicle Inspection Program.

22-0907 Resolution from the Public Health & Safety Committee Approving Agreement for Urban Search and Rescue Emergency Response Services 2026-2028.

12-0219 Resolution from the Human Resources Committee Requesting Sunsetting of the Perfect Attendance Leave (PAL) Program.

26-0108 Resolution from the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

12-0411 Joint Resolution from the Airport Committee and Finance Committee Approving Consent to Transfer Title to Building and Improvements and Waiver of First Right of Refusal to Purchase the Buildings and Improvements, Terminating Airport Ground Lease with Beachwind Limited Partnership and Approving Airport Ground Lease with A75N1 LLC at 931 Woods Place.

07-0908 Resolution from the Infrastructure & Facilities Committee Approving Renewal of the Stormwater Memorandum of Agreement with Surrounding Municipalities.

26-0703 Resolution from the Economic Development Committee Approving a Planning Option Agreement with CD Smith Company for 8104 Enterprise Drive in the Business Campus.

26-0711 Resolution from the Parks & Recreation Committee Approving Maintenance Agreement with Central Wisconsin Offroad Cycling Coalition for Sylvan Hill Bike Trails.

26-0712 Resolution from the Finance Committee Approving Administrative Revision for a Temporary Limited Easement and Property Fee Acquisition at 8101 International Drive, Parcel 1, Business Campus Trail E-W Connector Trail, 6999-18-11.

7 Ordinances and resolutions.

26-0706 Ordinance from the Plan Commission Amending Municipal Code Title 23 Zoning Sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to Define and Create Regulations for Data Centers in the Zoning Ordinance as amended.

Martens stated that the rapid deployment of data centers has become a scourge on local communities and stated support for the ordinance as a good starting point to ensure the necessary pros and cons are weighed before granting a conditional use permit for this purpose.

Watson questioned if more can be added to the ordinance to ensure any data center is a certain distance from residential property. It was further stated that citizens should participate in the development of the comprehensive plan to state that they are against data centers to ensure that any future considerations are against the comprehensive plan document which is used in the granting of conditional use permits.

Trueblood questioned if 200 feet would be effective unless paired with mandated sound barriers. It was further stated that the ordinance be passed as is now and investigated and revisited further in the coming months.

Hoenecke stated support of the amendment.

Lukens stated support of the amendment.

Wiskowski questioned if this meeting is the proper forum for making amendments with the questions that remain, and stated support for the ordinance as it is now with future considerations being revisited.

Motion by Alderperson Watson, seconded by Alderperson Slonski, to amend 26-0706 to add in Section 2. (6)(d) after the word "building" and shall not be located closer than 200 feet to a residentially-zoned property.

Yes - Alderperson Lukens, Alderperson Martens, Alderperson Kilian, Alderperson Neal, , Alderperson Slonski, Alderperson Hoenecke, Alderperson Watson, Alderperson Tierney

No - Alderperson Wiskowski, Alderperson Larson, Alderperson Trueblood

Abstained - None

Yes 8, No 3, Abstained 0

MOTION PASSED.

Slonski stated support as to not make perfect the enemy of the good when considering making continual revisions at a cost of passing the ordinance now.

Motion by Alderperson Watson, seconded by Alderperson Slonski, to approve as amended.

Yes 11, No 0, Abstained 0

MOTION PASSED.

26-0705 Ordinance from Plan Commission Rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 Zoning District, to a PUD, Planned Unit Development Zoning District to Allow for Expansion of a Commercial Business (Brass Properties, LLC).

Martens stated support as the lighting plan directed lights downward and at a color temperature and intensity that benefits both dark skies and residents.

Kilian stated opposition because all the residents in the area had opposed the rezoning.

Motion by Alderperson Watson, seconded by Alderperson Lukens, to approve.

Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Wiskowski, Alderperson Slonski, Alderperson Hoenecke, Alderperson Watson, Alderperson Tierney, Alderperson Trueblood

No - Alderperson Kilian, Alderperson Larson

Abstained - None

Yes 9, No 2, Abstained 0

MOTION PASSED.

26-0710 Resolution from the Economic Development Committee Approving a Planning Option for 1501, 1502, 1505, 1508, 1509, 1510, 1514 North 2nd Street and 201 East Bridge Street with Eminent Development Corporation.

Kilian stated opposition to the planning option regardless of the terms, as the city does not need additional market rate housing at this time.

Martens stated support for development but stated support for lower-density housing as there are already a number of higher-density housing options in this immediate neighborhood.

Hoenecke stated support because of the number of properties that need public investment in this economic environment that struggles to find developers to build on city-owned properties.

Trueblood stated the city might have an issue of boxing developers into a particular type of development that may not be needed. It was further stated that this development removed several single-family houses for a larger development.

Lukens stated support because the type of housing units needed in the community has changed as homeownership has become less attainable compared to rentable units needed to meet housing needs.

Slonski stated that the city still has a demand for housing. It was further stated there were concerns about grouping low-income development altogether into certain sections of the city and that this option would diversify this particular neighborhood.

Motion by Alderperson Neal, seconded by Alderperson Hoenecke, to approve.
Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Wiskowski, Alderperson Slonski, Alderperson Hoenecke, Alderperson Watson
No - Alderperson Kilian, Alderperson Tierney, Alderperson Larson, Alderperson Trueblood
Abstained - None
Yes 7, No 4, Abstained 0
MOTION PASSED.

26-0702 Confirming Appointments of the Mayor of the City of Wausau to Historic Preservation Commission and the Capital Improvement Project Committee.

Motion by Alderperson Slonski, seconded by Alderperson Watson, to approve.
Yes 11, No 0, Abstained 0
MOTION PASSED.

8 Suspend Rule 1(D) Transmission of Committee business to the Council, 6(B) Filing, and Rule 11(A) Referral of resolutions.

Without objection, an error was noted that the Referral of resolutions is under Rule 12(A).

Point of order raised by Alderperson Slonski that the agenda item needed to be amended to reflect the proper listing of the rules. *Point of order was not well taken* by the Chair.

Trueblood stated that suspension of the rules should be as rare as possible and wanted to know if the items being considered under suspension had gone through the standard process.

Point of order raised by Alderperson Watson that the motion to suspend the rules was not debatable. *Point of order was well taken* by the Chair.

Motion by Alderperson Neal, seconded by Alderperson Slonski, to suspend Rule 1(D) Transmission of Committee business to the Council, 6(B) Filing, and Rule 12(A) Referral of resolutions.

Yes - Alderperson Lukens, Alderperson Martens, Alderperson Kilian, Alderperson Neal, Alderperson Wiskowski, Alderperson Slonski, Alderperson Hoenecke, Alderperson Watson
No - Alderperson Tierney, Alderperson Larson, Alderperson Trueblood
Abstained - None
Yes 8, No 3, Abstained 0
MOTION PASSED.

04-0306 Joint Resolution from the Human Resources Committee and Finance Committee Approving Bargaining Agreement Between the City of Wausau and Local 1168 Amalgamated Transit Union, AFL-CIO for July 1, 2026, through June 30, 2028.

Motion by Alderperson Slonski, seconded by Alderperson Hoenecke, to approve.
Yes 11, No 0, Abstained 0
MOTION PASSED.

26-0713 Resolution from the Human Resources Committee Approving the City of Wausau Firefighter/Paramedic Apprenticeship Program.

Trueblood stated support to develop the future workforce.

Motion by Alderperson Martens, seconded by Alderperson Hoenecke, to approve.
Yes 11, No 0, Abstained 0
MOTION PASSED.

26-0708 Resolution from the Common Council Approving Term Sheet for Redevelopment of 920 North 1st Street & 15 Fulton (Riverlife South) by Wangard Partners, Inc.

Kilian stated opposition citing not being able to support the sale of a piece of land on the river

assessed at \$1.4 million for \$100,000 in addition to further financial incentives. It was further stated that public sentiment disapproved of development deals.

Neal stated support as this piece of land has been empty for several years, providing zero return on property taxes, and questioned how long this land would continue to return nothing from property taxes if this was delayed further. It was further stated that it is the Common Council's job to be stewards of the city's revenue finances.

Larson stated concerns about the vacancy rates of existing housing projects and whether these developments are overflowing the market. Larson stated opposition.

Lukens stated that nothing has come to fruition in terms of development on this piece of property in the last five years until now and further stated support because of the need for housing.

Slonski stated that the property is not worth \$1.4 million because there are no offers to purchase this land due to the significant cost to remediate this property. It was further stated that if the city wanted to see development and start generating tax revenue, the city needs to support the term sheet.

Wiskowski stated this project would be an economic benefit and shared concerns with the piece of property remaining vacant.

Tierney stated opposition that the public does not support more apartment developments.

Neal stated the soil at this site was challenged and that the developer was willing to invest in the remediation. It was further stated that the tax incremental district will not create increased value if the development inside the district does not create that value.

Point of order raised by Alderperson Trueblood that the discussion of TIDs was not germane to the motion to approve this resolution. *Point of order was not well taken* by the Chair.

Hoenecke stated that the city has a lack of development on city-owned property and that residents have expressed a tiredness of developments dedicated specifically to apartments. It was further stated that residents are tired of the city buying property to turn around and sell it at a loss for uses that are not widely agreed upon.

Trueblood stated support as this is an investment and to take advantage of interest on a piece of property that had remained vacant for so long.

Motion by Alderperson Watson, seconded by Alderperson Neal, to Call the Question.
Yes - Alderperson Lukens, Alderperson Martens, Alderperson Kilian, Alderperson Neal, Alderperson Wiskowski, Alderperson Slonski, Alderperson Watson, Alderperson Tierney, Alderperson Larson, Alderperson Trueblood

No - None

Abstained - Alderperson Hoenecke

Yes 10, No 0, Abstained 1

MOTION PASSED.

Motion by Alderperson Watson, seconded by Alderperson Neal, to approve.
Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Wiskowski, Alderperson Slonski, Alderperson Hoenecke, Alderperson Watson, Alderperson Trueblood

No - Alderperson Kilian, Alderperson Tierney, Alderperson Larson

Abstained - None

Yes 8, No 3, Abstained 0

MOTION PASSED.

9 Announcement from Mayor and Alderpersons.

1. Mayor Diny - Encouraged people to check out the Wausau Downtown Airport and the Night Market on the upcoming Thursday.
2. Alderperson Watson - Stated support for the new City Clerk.

Without objection, item 26-0706 will be reconsidered per the request of Alderperson Trueblood at the second regular Common Council meeting of September.

10 Comments and suggestions from citizens present during Public Comment occurring both before and after the business meeting.

1. Tom Kilian, 133 E. Thomas Street - Spoke on TIDs.
2. Christine Martens, address not provided - Spoke on the need for green spaces.
3. Matt Barnes, Police Chief of the City of Wausau - Spoke on overtime at the Wausau Police Department.

11 Adjournment.

Motion by Alderperson Hoenecke, seconded by Alderperson Tierney, to adjourn. Motion carried. Meeting adjourned at 09:23 PM.

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



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

