

Public Input Session for the Blenker/Aedifix Proposal of “Higher-End” Rentals on Thomas Street Which Requests the Purchase of the City-Owned Land for \$1

A community information meeting on the Blenker/Aedifix development proposal is scheduled for Monday, August 17 at 6:30 p.m. at Riverside Park at the outdoor shelter area just north of the main parking lot. If you cannot attend the meeting, Alderperson Tom Kilian recommends writing an email to the council members who represent Thomas Street on the west side, which also includes Alderperson Lou Larson – those emails are tom.kilian@ci.wausau.wi.us and lou.larson@ci.wausau.wi.us. Mr. Sean Fitzgerald, Business Development Specialist for City of Wausau, whose department helped to make this event a reality can also be emailed with questions or comments at sean.fitzgerald@ci.wausau.wi.us.

District 3 and District 10 representatives are encouraging residents in the surrounding area -- and the community at large -- to attend, learn more about the proposal, and to provide their input and opinions. Time will be set aside at the meeting for both citizen’s questions and comments. Input will also be sought on citizens’ feelings about the first Blenker development project on Thomas Street, as this project will be occurring just a few blocks east.

The area’s alderpersons requested that the City of Wausau hold the input session, as no public involvement process had been scheduled when the proposal was initially received and announced under the former administration. Additionally, there were significant concerns expressed by residents who lived near the Blenker townhome development already constructed farther west on Thomas Street where homes had been purchased and demolished by the city for the Phase I of the Thomas Street Project.

Overview (Please Also See Attachments from Mr. Sean Fitzgerald Dated August 11, 2020 and the Attachment/Link with the Initial Aedifix Proposal Which Has Multiple Diagrams and Maps)

- The developer is requesting the sale of the remnant properties for \$1. An approximate value of the 14 total parcels requested would be \$170,000 based at a value of \$12,000 per lot.
- The developer had also previously requested 20% TIF participation from the City of Wausau, however, the existing TID #6 closed out its statutorily-mandated expense period in May 2020, and the future of any potential “mini TIF district” to accommodate the development is uncertain.
- The developer is also requesting that the city validate the sites are clean and clear of any contaminants, and the city will provide all pertinent information of environmental concerns on the properties.
- This project would create 34 higher-end rental units and a separate multi-tenant commercial/office building. Specifically, the proposal includes three 10-unit townhouse-style buildings and one 4-unit townhouse-style building, in addition to a separate garage building with additional storage for residents
- It is an estimated \$7 million project

YouTube Video of Development Proposal

<https://www.youtube.com/watch?v=TydRIKx4vXs>

Dropbox Link to the Initial Proposal – Includes Extensive Proposal Drawings and Maps

<https://www.dropbox.com/s/7kqwbu4gmrztguw/DevelopmentProposalThomas2.pdf>