

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Campus Housing Development

Requested & Presented by: Econ Development Director Glasbrenner

Meeting Date: Common Council – 01-06-2026

County Campus Reconfiguration Meeting – 12-17-2025

Finance Committee & Common Council – 12-02-2025

County Campus Reconfiguration Meeting – 11-19-2025

Background:

- Since November of 2025, there have been ongoing discussions with the County regarding housing development on a portion of the former UW Campus land.
- On December 2nd, 2025, the Common Council unanimously approved the City Administration and Economic Development continuing conversations with the County while also factoring in the use of the Community Project Funding Grant the City was awarded.
- Vierbicher Engineering estimates the cost of infrastructure for the development at \$2.1 million.
- The County Campus Reconfiguration Committee voted to forward this discussion to the County Executive and Finance Committee meeting which is scheduled for Tuesday, January 13, 2026.

Department Request: We are requesting Common Council authorization of City Administration and Economic Development to negotiate acquiring the land from the County for (\$1) one dollar.

This request considers:

- The severe need for single-family housing development within the City and County.
- The grant for infrastructure that the City has and needs to act on as soon as possible.
- The City has the most access to resources necessary to facilitate development - TIF, City Utilities, and Engineering Teams that are familiar with Richland Center infrastructure systems and development.
- Collaboration with the Richland Center School District for the improvement of Hive Drive.
- The need for a well-planned road access from Hive Drive back towards the Symons Center and former campus buildings the School District is working to acquire.
- Development being most expedient with oversight provided by a single entity.
- The probability that the redevelopment of the campus will require a multifaceted approach with multiple phases and multiple contractors/developers. This aligns with the current approach of the County to subdivide other portions of the property, including the Symons property, the gymnasium, and Melville Hall.
- This proposal allows for the City to lead and focus on the much-needed development of housing, while allowing the County to continue focusing on the redevelopment of the main campus area.

Financial Impact: (\$1) one dollar

Funding Source: 2026 Economic Development Budget

Requested Action:

COUNCIL: Motion to authorize the City Administration and Economic Development Departments to offer to purchase, from Richland County, a portion of the former UW Campus property for \$1 for the purpose of housing development.

Attachment(s):

Conceptual Subdivision Map