

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Consider Request from Lydia's House Ministries Regarding Warranty Deed, Title Search, and Loan Forgiveness for Property Located at 929 W Seminary St (Tax Parcel 276-2012-0900)

Meeting Date: General Government Committee on 7/28/2026

Requested by: Ashley Oliphant, City Administrator

Background: The City became owner of the above-referenced property, when SWCAP recorded a Quit Claim deed conveying the property to the City on August 27, 2025, without the City's prior consent or knowledge. Lydia's House Ministries (LHM), which has operated the property as a homeless shelter since 2014, has requested that the City:

1. Perform a title search at the City's expense;
2. Draft and provide a warranty deed conveying the property to LHM at the City's expense;
3. Forgive an approximately \$75,000 note and mortgage executed by SWCAP in favor of the City on February 23, 2007, which by its own terms is defined as due upon the earlier of October 31, 2031, or SWCAP's sale or conveyance of the property, or its discontinuation of 60-to-90-day transitional residential housing for homeless families; and
4. Convey the property to LHM at no cost, free and clear of any financial encumbrance.

LHM would be responsible for recording the deed at its own expense.

Wis. Stat. § 62.22(2) authorizes a city to donate property to a nonprofit private corporation for public purposes. Staff will confirm LHM's nonprofit status and the public purpose served by the transfer, and recommends the City obtain a formal operating agreement from LHM describing the services and population it will continue to serve, consistent with prior correspondence, as a condition of any conveyance.

Under a broad interpretation of Wis. Stat. § 62.23(5), the parcel would constitute "public grounds," which requires referral to the Plan Commission for consideration and report prior to final Council/Committee action on the sale, donation, or change of use of public grounds. This matter will accordingly be referred to the Plan Commission before final action is taken.

Recommended Action: Discussion and possible action regarding the terms of the requested title search, warranty deed, and note/mortgage forgiveness for 929 W Seminary St (Tax Parcel 276-2012-0900), contingent on Plan Commission referral and report, and if approved, direction to staff and City Attorney regarding conditions of transfer, including a formal operating agreement with Lydia's House Ministries.

Attachments: None