

CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

Agenda Item: Stori Field Duplex Development Incentive Package

Requested & Presented by: Jasen Glasbrenner, Director of Economic Development

Meeting Date(s): Finance Committee and Common Council on 09/02/2025

Background: Despite multiple past efforts to attract interest in the Stori Field Subdivision, the City has been unsuccessful in securing a viable housing development proposal—until now. Developer Doug Enke has signed a Pre-Development Agreement with the City for construction of an 8-duplex (16-unit) zero-step housing project on City-owned land.

To incentivize this much-needed housing, the City is offering to sell the land for \$1.00, recognizing the substantial private investment and infrastructure responsibilities the developer is undertaking.

In return, the developer agrees to:

- Construct all required public infrastructure (roads, utility lines, stormwater, sidewalks, etc.)
- Complete the project within 24 months of land transfer
- Meet all applicable design and permitting standards
- Deliver zero-step accessible housing

This agenda item seeks formal Council approval of the \$1 land sale and overall incentive structure, allowing the City and Developer to proceed to a formal Development Agreement.

Attorney Windle has reviewed the proposed sale price of \$1 and has indicated it is valid under Wisconsin's Public Purpose Doctrine.

Department Recommendation: Staff recommend approval of the Stori Field Duplex incentive package as outlined in the Pre-Development Agreement.

Financial Impact: Land Value Offered as Incentive: \$1.00 sale price in lieu of market value. Land was previously acquired by the City for \$1.00.

Funding Source: No direct City expenditure. Incentive provided through land conveyance.

Requested Action:

FINANCE: Motion to recommend to the Common Council the approval of the Stori Field Duplex incentive package, including the \$1.00 land sale, and terms outlined in the proposed Pre-Development Agreement.

COUNCIL: Motion to approve the Stori Field Duplex incentive package, including the \$1.00 land sale, and terms outlined in the proposed Pre-Development Agreement.

Attachment(s):

Stori Field Partially Executed Pre-Development Agreement Duplex Development 8-18-2025
Richland Center Stori Field Concept Plan 2
Richland Center Stori Field Concept Plan 2 Engineering