

CITY OF RICHLAND CENTER AGENDA ITEM DATA SHEET

Agenda Item: Lamont Residential Subdivision – Development Options & Grant Fund Allocation

Requested & Presented by: DPW Glasbrenner; Administrator Oliphant

Meeting Date: Common Council on 07-22-2025

Background: The recently annexed 10-acre Lamont Residential Subdivision property has \$800,000 earmarked from a HUD Community Project Funding (CPF) Grant for infrastructure. Two development scenarios are under consideration, both requiring the City to cover all infrastructure costs:

1. **19-Lot Scenario:** Estimated infrastructure cost of \$1.5 million.
2. **9-Lot Scenario:** Estimated infrastructure cost of \$750,000.

To advance the development process effectively, it is essential to establish the lot configuration and infrastructure requirements. To facilitate this, the City must decide whether to extend public assistance beyond the \$800,000 grant.

The City has the following options:

1. **Provide no additional public assistance** resulting in the development of a 9-lot subdivision
 - a. Fully grant funded
2. **Provide additional public assistance** by reallocating grant funding from other projects to the development of a 19-lot subdivision.
 - a. May be fully grant funded or a combination of funding sources
3. **Offer to purchase** the land from the developer and continue to develop the property.
 - a. Grant funding cannot be used for the purchase of land. However, a combination of funding sources may be considered if this is desired. Some options include using cash on hand, borrowing, or proceeds from the sale of Stori Field.
 - b. While grant funding cannot be used for the land, it can still be utilized for infrastructure.

Financial Impact: Up to \$1.5 Million in Grant Funding or a combination of sources.

Funding Source: HUD CPF Grant B-24-CP-WI-2332 and City funds

Attachment(s):

7-21-2025 Updated Lamont Subd Concept Drawings_2Pages