

Richland County Campus Reconfiguration Committee

Date Posted: September 18, 2025

NOTICE OF MEETING

Please be advised that the Richland County Campus Reconfiguration Committee will convene on Wednesday, September 24, 2025 at 5 PM in the Richland County Board Room of the Courthouse located at 181 West Seminary Street, Richland Center, WI 53581.

Information for attending the meeting virtually (if available) can be found at the following link:

<https://administrator.co.richland.wi.us/minutes/campus-reconfiguration-committee/>

If you have any trouble accessing the meeting, please contact MIS Support at 608-649-4371 (phone) or mis@co.richland.wi.us (email)

AGENDA

1. Call To Order
2. Roll Call
3. Verification Of Open Meetings Law Compliance
4. Approval Of Agenda
5. Approval Of Minutes From August 20, 2025
6. Public Comment
7. Reports
 - A. Update On Assessment Of Specialized Items In Campus Buildings
 - B. UW Redevelopment Grant Application Update
 - C. SEH Update
8. Discussion & Possible Action: Campus Property Boundaries
9. Discussion & Possible Action: Demolition Of Buildings And Associated Costs
10. Discussion: Campus Infrastructure
11. Discussion & Possible Action: Set Future Meeting Date(s)
12. Correspondence
13. Future Agenda Items
14. Adjourn

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Tricia Clements, County Administrator at 181 W. Seminary St., Richland Center, WI 53581 or call 608-647-2197.

A quorum may be present from other Committees, Boards, or Commissions. No committee, board or commission will exercise any responsibilities, authority or duties except for the Campus Reconfiguration Standing Committee.

Derek S. Kalish
County Clerk

Richland County Campus Reconfiguration Committee

August 20, 2025

The Richland County Campus Reconfiguration Standing Committee convened on August 20, 2025 in person and virtually at 5:00 PM in the County Boardroom of the Richland County Courthouse.

Call To Order: Committee Chair Turk called the meeting to order at 5:00 PM.

Roll Call: County Clerk Kalish conducted roll call. Committee members present: Steve Carrow, Randy Schoonover, Gary Manning, David Turk, Melvin “Bob” Frank, and Steve Williamson. Committee member(s) absent: Ingrid Glasbrenner.

Verification Of Open Meetings Law Compliance: County Clerk Kalish confirmed the meeting had been properly noticed.

Approval Of Agenda: Motion by Manning second by Schoonover to approve the agenda. Motion carried and the agenda was approved.

Approval Of Minutes From July 31, 2025 Meeting: Committee Chair Turk asked if there were any corrections to the minutes from the July 31, 2025 meeting. Hearing none, Committee Chair Turk declared the minutes from the July 31, 2025 meeting approved as published.

Public Comment: None.

Reports-UW Campus Status Update: None.

Reports-Update On Assessment Of Specialized Items In Campus Buildings: Committee Chair Turk reported that many items have been disposed of, the pianos remain, and that staff from Pine Vally will be reviewing items from the cafeteria on campus.

Reports-SHE Update: Administrator Clements briefly reviewed information from the kick-off meeting.

Discussion & Possible Action – UW Redevelopment Grant Application: Administrator Clements proposed a list of projects for inclusion on the UW Redevelopment Grant application. The list of proposed items included:

New Bridge on Westside of Campus	\$654,269.80
Symons Tennis Court Renovation	\$150,000
SEH - Campus Development Project	\$43,160
SEH - Community Engagement Survey and Open House	\$4,950
Road from Hive Drive to Symons	\$75,000
Parking Lot Symons	\$88,250
Separate utilities	\$5,500
Campus Sidewalk (next to proposed new road)	\$25,000
Demolition of Library and Classroom	\$220,000
Symons HVAC System	\$250,000

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Consensus was reached to have proposed list of projects included in the UW Redevelopment Grant application.

Closed Session: The Chair May Entertain A Motion To Enter Closed Session Pursuant To Wis. Stat, Sec 19.85(E): Deliberating Or Negotiating The Purchasing Of Public Properties, The Investing Of Public Funds, Or Conducting Other Specified Public Business, Whenever Competitive Or Bargaining Reasons Require A Closed Session: Potential Future Uses Of Campus Buildings: Motion by Manning second by Schoonover to convene into Closed Session pursuant to Wis. Stat, Sec 19.85(E). Motion carried unanimously and the committee convened into Closed Session at 5:14 PM.

Closed Session

Committee Reconvened into Open Session at 5:42 PM.

Possible Action On Items From Closed Session: Motion by Manning second by Frank to move items discussed in Closed Session to the Executive & Finance Standing Committee for further review. Motion carried.

Discussion & Possible Action: Set Future Meeting Date(s): Next meeting scheduled for 5 PM on September 24, 2025.

Correspondence: None.

Future Agenda Items:

Reports: UW Campus status update, update on assessment of specialized items in campus buildings, and UW Redevelopment Grant application update

Discussion & Possible Action: Campus property boundaries, demolition of buildings and associated costs, and campus infrastructure.

Adjourn: Motion by Manning second by Schoonover to adjourn. Motion carried and meeting adjourned at 5:48 PM.



Derek S. Kalish
Richland County Clerk



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PROGRESS UPDATE

Richland Campus Redevelopment

September 22, 2025

Current Phase:

Phase One: Due Diligence and Market Positioning (August – October 2025)

1. Kickoff Meeting: Completed 8/12/2025
2. Existing Conditions: Completed 9/19/2025
3. Market Analysis: Estimated Completion 10/22/2025
4. Stakeholder Coordination: Estimated Completion 11/3/2025
 - a. The team continues to add to our list of upcoming interviews. We have targeted developers, economic development professionals, nonprofit housing providers, and community development stakeholders to gauge interest, understand local development challenges, and validate market findings. These meetings will take place upon completion of the market analysis.

Upcoming:

Phase Two: Refinement and Marketing (November 2025 – March 2026)

1. Public Engagement Survey: Date TBD
2. Open House: Date TBD
3. Advocacy Paper
 - a. Prepare an advocacy position paper to outline site redevelopment opportunities and benefits for community members and elected officials, outlining the importance of this project to the community
4. Funding Program Review
5. Market the Site
 - a. Develop a tailored marketing strategy to solicit developer interest; options include:
 - b. Create a Request for Proposals (RFP) or Request for Qualifications (RFQ) to attract experienced development teams
 - c. Draft and distribute a site flyer and/or online listing to market the site for sale

Phase Three: Developer Support (3 months)

1. Developer Agreement Negotiation
 - a. Draft a Developer Agreement that outlines performance expectations, public contributions (if any), timelines, and enforcement provisions
2. Review proposals and plans from potential developers
 - a. Evaluate development proposals, including timing, construction phasing, and projected assessed valuation
 - b. Review submitted developer pro formas for financial feasibility and public benefit alignment.

Campus Reconfiguration Committee

Agenda Item Cover

Agenda Item Name: Demolition of Buildings and Associated Costs

Department:	Administration	Presented By:	Tricia Clements
Date of Meeting:	September 24, 2025	Action Needed:	Vote and resolution
Date submitted:	September 19, 2025	Referred by:	Tricia Clements

Recommendation and/or action language:

Approve the demolition of campus buildings.

Background:

Through the Venture study, it was found that the Library and Classroom buildings would cost more to remodel and bring up to code than it would to build new buildings. Additionally, SEH has recommended that the Science Building also be demolished as it lacks distinctive features and is not worth salvaging. They concur that all three buildings will not be useful to future investors that may have interest in the property.

Attachments and References: Venture Study

Financial Review: Cost for Demolition of two buildings would be \$220,000. A quote for the third was not obtained but one could assume it would be an additional \$110,000.

(please check one)

☐	In adopted budget	Fund Number	
☐	Apportionment needed	Requested Fund Number	
X	Other funding Source	UW Grant funds	
☐	No financial impact		

Department Head

Administrator, Tricia Clements