## Richland County Campus Reconfiguration Committee

Date Posted: November 18, 2025

### **NOTICE OF MEETING**

Please be advised that the Richland County Campus Reconfiguration Committee will convene on Wednesday, November 19, 2025, at 4 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)

## AMENDED AGENDA

- 1. Call To Order
- 2. Roll Call
- 3. Verification Of Open Meetings Law Compliance
- 4. Approval Of Agenda
- 5. Approval Of Minutes From October 22, 2025
- 6. Public Comment
- 7. Reports
  - A. SEH Update
  - B. UW Redevelopment Grant Application Update
  - C. Administrator's Report
- 8. Presentation From The City Of Richland Center On A Proposed Subdivision
- 9. Discussion & Possible Action: Designation Of Land To Be Transferred To The Symons Center
- 10. Discussion & Possible Action: Set Future Meeting Date(s)
- 11. Correspondence
- 12. Future Agenda Items
- 13. 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 Standing Committee

October 22, 2025

The Richland County Campus Reconfiguration Standing Committee convened on October 22, 2025, in person and virtually at 4:00 PM in the County Boardroom of the Richland County Courthouse.

**Call To Order:** Chair Turk called the meeting to order at 4:00 PM.

**Roll Call:** Deputy Clerk Hege conducted roll call. Committee members present: Steve Carrow, Gary Manning, Rod Perry, David Turk, Melvin "Bob" Frank, and Steve Williamson. Committee member(s) absent: Randy Schoonover. Supervisor Schoonover arrived at 4:04 PM.

**Verification Of Open Meetings Law Compliance:** Deputy Clerk Hege confirmed the meeting had been properly noticed.

**Approval Of Agenda:** Motion by Frank, second by Manning to approve agenda. Motion carried and agenda was approved.

**Approval Of Minutes From September 24, 2025, Meeting:** Chair Turk asked if there were any corrections to the minutes from the September 24, 2025, meeting. Hearing none, Chair Turk declared the minutes from the September 24, 2025, meeting approved as published.

Public Comment: None.

#### **Reports:**

- **A. SEH Update:** County Administrator Clements gave a brief update and reported that SEH will attend the next committee meeting.
- **B. UW Redevelopment Grant Application Update**. Administrator Clements reported that the grant application had been submitted and that the bridge project would be covered by grant dollars. Discussion ensued.

**Discussion & Possible Action: Disposal Of Remaining Items On Campus:** Administrator Clements and Chair Turk gave a brief overview of the remaining items remaining on campus. Extensive discussion ensued on various options. Supervisor Schoonover shared that an organization in the county had expressed interest in the Baldwin piano. Consensus from the committee was to allow the organization to take the piano if they wished. Discussion continued various methods that could be used to dispose of the recyclable materials. Chair Turk briefly mentioned various memorial items that should be preserved. Supervisor Carrow suggested reaching out the Habitat for Humanity group to see if there was anything that they could salvage. Consensus from the committee was to have a one-day rummage sale open to the community to dispose of specific low value items.

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 Sale Of Certain Campus Buildings: Chair Turk entertained a motion to enter into 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

## Richland County Campus Reconfiguration Standing Committee

Specified Public Business, Whenever Competitive Or Bargaining Reasons Require A Closed Session: Potential Sale Of Certain Campus Buildings. Motion by Manning, seconded by Schoonover. Motion carried unanimously at 4:25 PM.

**Return To Open Session:** Reconvened into Open Session at 4:48 PM.

Possible Action On Items From Closed Session: No action was taken.

**Discussion & Possible Action: Set Future Meeting Date(s):** Consensus from the committee was gained to set the next meeting to November 19, 2025, at 4:00 PM.

**Correspondence:** None.

Future Agenda Items: None.

**Adjourn:** Chair Turk entertained a motion to adjourn. Motion by Manning, second by Carrow to adjourn. Motion carried and meeting adjourned at 4:50 PM.

Respectfully submitted by Mycande H Hege

Myranda H. Hege Deputy County Clerk



## PROGRESS UPDATE

## Richland Campus Redevelopment November 19, 2025

#### **Current Phase:**

Phase One: Due Diligence and Market Positioning (August - November 2025)

Kickoff Meeting: Completed 8/12/2025
 Existing Conditions: Completed 9/19/2025

3. Market Analysis: Estimated Completion 12/1/2025

- 4. **Population Trends and Housing Demand:** Recent state projections indicate a population decline. The implications for housing demand shows a need for senior-oriented multifamily housing.
  - State Population Projections: The state is projecting a 2,000-person population drop, which is severe compared to local trends. Note that younger population groups are shrinking while those over 65 are increasing due to aging baby boomers.
  - Implications for Housing Types: The aging population will increase demand for seniororiented multifamily housing, while younger cohorts' stagnation or decline will limit demand for new single-family homes. A need for housing that accommodates both seniors' accessibility needs and younger buyers' technology requirements.
  - Obsolete Housing Stock: Much of the older housing stock is becoming obsolete for both seniors, who prefer single-level living, and younger buyers, who seek homes compatible with modern technology, leading to a continued but modest pipeline for new single-family homes.
  - Annual Housing Growth Estimates: The county sees about 100 new households per year, with the city accounting for roughly a third, and projected that new single-family home construction would likely not exceed 10 units per year due to limited builder availability.
  - Builder Shortages and City Involvement: There's been a decline of small speculative home builders over the past 15 years. The county could incentivize development by installing infrastructure and selling lots individually. The same approach has been successful in Whitewater.
- 5. Development Strategies for Campus and Surrounding Properties:
  - Event Center and Building Retention: May be best to demolish all remaining campus buildings except the student union/theater, proposing its use as a flexible event center for weddings and community events, which could generate more revenue than a traditional venue.
  - Senior Multifamily Housing Location: Senior-oriented multifamily housing on the east side of the property, near the mobile home park and outside the floodplain, with options for apartments, condominiums, or attached units managed by an association to handle exterior maintenance.
  - Single-Family and Conservation Subdivisions: The west side of the property near the high school could be developed with single-family lots, either as a traditional subdivision or a conservation subdivision to maximize unit yield and address land service challenges.
  - Infrastructure and Parking Considerations: Parking and road alignment options to support
    the event center and new housing, considering the reuse or relocation of existing lots, the
    impact of floodplain areas, and the potential for new road connections from West Side Drive and
    other access points.
  - Commercial and Office Development Potential: Opportunities for small office or healthrelated developments on the remaining campus property, noting that while commercial use is possible, deed restrictions may be needed to ensure desirable outcomes, and that holding portions of the property could yield better future value.

- 6. Committee Coordination and Next Steps:
  - Report Timeline and Data Availability: The Market Analysis report would likely be ready by Monday, noting delays due to data access issues from the Census Bureau, which had temporarily halted progress on related projects.

#### **Questions for the Committee:**

- **Property Sale:** Obtain clarification from the committee regarding exactly what is being sold to the school district, including whether the parking lot is included.
- Potential Business: Kouba Well Drilling for trade school.
- **Bridge and Commercial Parcel:** Discuss with the committee the status of the bridge and their thoughts on offering the adjacent parcel as a commercial site, including potential deed restrictions.
- 5. Stakeholder Coordination: Estimated Completion 12/31/2025
  - 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.
  - b. County/Committee should provide additional local developers who should be included in interviews.

#### **Upcoming:**

## Phase Two: Refinement and Marketing (January 2026 – March 2026)

Public Engagement Survey: Date TBD
 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 to help position the site for potential additional grant funding.
- 4. Funding Program Review
- 5. Market the Site
  - a. Develop a tailored marketing strategy to solicit developer interest; options include:
    - i. Create a Request for Proposals (RFP) or Request for Qualifications (RFQ) to attract experienced development teams
    - ii. 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 Developer Agreement(s) 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.

**Richland Center** 

**Housing Market Analysis** 

Monday, November 17, 2025

HOUSEHOLDS		2025			2030		2035			
BY AGE	TOTAL	OWN	RENT	TOTAL	OWN	RENT	TOTAL	OWN	RENT	
15 TO 24	166	82	84	175	86	88	147	72	74	
25 TO 34	729	381	348	731	382	349	864	452	413	
35 TO 44	977	730	247	965	721	244	940	702	238	
45 TO 54	1,172	920	252	1,136	892	244	1,045	820	225	
55 TO 64	1,472	1,212	260	1,396	1,150	247	1,147	945	203	
65 TO 74	1,379	1,206	173	1,416	1,238	178	1,344	1,176	169	
75 TO 84	932	722	210	1,599	881	256	2,878	1,311	381	
85+	292	193	99	362	239	123	1,027	679	348	
TOTAL	7,119	5,446	1,673	7,820	5,920	1,899	8,206	6,156	2,050	

EXPECTED		2030			2035			TOTAL			
CHANGE	TOTAL	OWN	RENT	TOTAL	OWN	RENT	TOTAL	OWN	RENT		
15 TO 24	9	4	4	-28	-14	-14	-19	-10	-10		
25 TO 34	2	1	1	133	70	64	135	71	65		
35 TO 44	-12	-9	-3	-26	-19	-7	-37	-28	-9		
45 TO 54	-36	-28	-8	-91	-71	-19	-127	-100	-27		
55 TO 64	-76	-62	-13	-249	-205	-44	-325	-267	-57		
65 TO 74	37	32	5	-72	-63	-9	-35	-30	-4		
75 TO 84	667	159	46	1,280	430	125	1,946	589	171		
85+	70	46	24	664	439	225	735	486	249		
TOTAL	701	474	226	386	236	150	1,087	710	377		

ANNUAL CHANGE	TOTAL	OWN	RENT
15 TO 24	-2	-1	-1
25 TO 34	14	7	6
35 TO 44	-4	-3	-1
45 TO 54	-13	-10	-3
55 TO 64	-32	-27	-6
65 TO 74	-3	-3	0
75 TO 84	195	59	17
85+	73	49	25
TOTAL	109	71	38

AVERAGE ANNUAL BUILDING PERMITS
ISSUED IN THE LAST TEN YEARS
49

PROJECTED ANNUAL CHANGE IN NUMBER
OF HOUSEHOLDS
109

Some household change may be attributed to a greater share of one-person households

Sources: US Bureau of the Census, American Community Survey

HUD State of the Cities Database

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**Richland Center** 

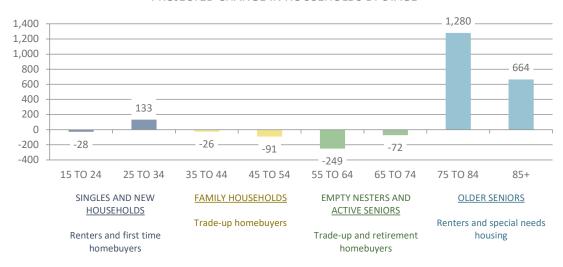
## **Housing Market Analysis**

Monday, November 17, 2025

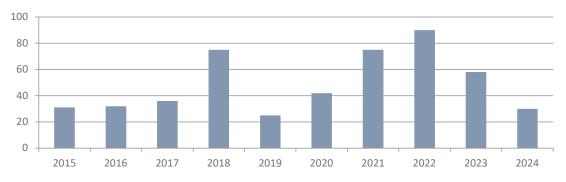
#### PROJECTED HOUSEHOLDS BY AGE OF HOUSEHOLDER



#### PROJECTED CHANGE IN HOUSEHOLDS BY STAGE



#### ANNUAL BUILDING PERMITS ISSUED



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**Richland Center** 

**Housing Market Analysis** 

Monday, November 17, 2025

#### **ESTIMATED ANNUAL HOMEBUYERS BY AGE**

AGE OF											
HHOLDER	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
15 TO 24	1	1	1	1	1	1	1	1	1	1	1
25 TO 34	28	29	29	28	28	27	27	26	26	25	25
35 TO 44	35	36	35	35	34	34	33	33	32	31	31
45 TO 54	28	29	28	28	28	27	27	26	26	25	25
55 TO 64	37	38	37	37	36	36	35	35	34	33	33
65 TO 74	28	28	28	27	27	27	26	26	25	25	24
75+	15	16	15	15	15	15	15	14	14	14	14
TOTAL	173	176	174	172	169	167	164	161	158	155	152

#### ESTIMATED ANNUAL HOME BUYERS BY PROPERTY TYPE

TYPE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
DETACHED	138	141	139	137	136	133	131	129	127	124	122
ROWHOUSE	17	18	17	17	17	17	16	16	16	16	15
CONDO (5+)	3	4	3	3	3	3	3	3	3	3	3
CONDO (2-4)	9	9	9	9	8	8	8	8	8	8	8
OTHER	5	5	5	5	5	5	5	5	5	5	5

#### ESTIMATED ANNUAL HOMEBUYERS BY HOME PURCHASE PRICE

PRICE RANGE:											
LOW/HIGH	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
UNDER \$100,000	32	32	32	31	31	30	30	29	29	28	28
\$100,000 TO \$149,999	20	20	20	20	19	19	19	18	18	18	17
\$150,000 TO \$199,999	23	23	23	23	22	22	21	21	21	20	20
\$200,000 TO \$249,000	15	16	16	15	15	15	15	14	14	14	14
\$250,000 TO \$299,999	19	19	19	19	19	18	18	18	18	17	17
\$300,000 TO \$349,000	12	13	13	12	12	12	12	12	11	11	11
\$350,000 TO \$399,999	12	12	12	12	11	11	11	11	11	10	10
\$400,000 TO \$449,999	6	6	6	6	6	6	6	6	6	6	5
\$450,000 TO \$499,999	7	7	7	7	7	7	6	6	6	6	6
\$500,000 OR MORE	27	28	27	27	27	26	26	25	25	24	24

Richland Center

Housing Market Analysis Monday, November 17, 2025

#### **ESTIMATED ANNUAL RENTERS BY AGE**

AGE OF											
HHOLDER	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
15 TO 24	32	32	31	31	30	29	29	28	26	25	24
25 TO 34	124	127	131	134	138	141	143	145	146	146	146
35 TO 44	84	83	82	82	82	81	82	82	83	83	84
45 TO 54	83	83	82	81	81	80	80	79	79	78	78
55 TO 64	82	80	79	77	76	74	73	72	71	70	69
65 TO 74	63	64	63	63	62	62	61	60	59	58	57
75 TO 84	104	110	115	120	124	127	130	133	135	136	137
85+	52	59	66	75	83	92	101	110	120	130	139
TOTAL	624	638	651	663	675	687	698	708	718	727	734

#### **ESTIMATED ANNUAL RENTERS BY MONTHLY RENT**

MONTHLY RENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
UNDER \$600	60	61	63	64	65	66	67	68	69	70	71
\$600 TO \$699	53	54	55	56	57	58	59	60	61	62	62
\$700 TO \$799	59	60	61	62	63	64	65	66	67	68	69
\$800 TO \$899	56	57	58	59	60	61	62	63	64	65	65
\$900 TO \$999	57	58	59	61	62	63	64	65	66	66	67
\$1,000 TO \$1,099	13	14	14	14	14	15	15	15	15	16	16
\$1,100 TO \$1,199	2	2	2	2	2	2	2	2	2	2	2
\$1,200 TO \$1,299	14	14	14	14	15	15	15	15	16	16	16
\$1,300 TO \$1,399	25	26	26	27	27	28	28	29	29	29	30
\$1,400 TO \$1,499	24	25	25	26	26	27	27	28	28	28	29
\$1,500 TO \$1,749	58	59	61	62	63	64	65	66	67	68	68
\$1,750 TO \$1,999	65	66	68	69	70	71	73	74	75	76	76
\$2,000 OR MORE	138	141	144	147	150	152	155	157	159	161	163

734

## POPULATION PROJECTIONS

**Richland Center** 

**Housing Market Analysis** 

Monday, November 17, 2025

	20	23	20	25	20	30	20	35
AGE GROUP	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
0 to 4	424	424	296	295	144	142	94	92
5 to 9	484	445	448	423	286	277	171	167
10 to 14	567	560	535	518	423	407	289	280
15 to 19	556	639	557	606	509	513	406	399
20 to 24	406	402	460	484	513	536	479	484
25 to 29	420	383	420	399	471	483	492	506
30 to 34	461	376	445	379	444	421	472	475
35 to 39	558	404	521	394	466	395	461	432
40 to 44	384	494	442	460	474	414	465	412
45 to 49	516	470	475	475	469	447	469	422
50 to 54	531	516	520	500	485	476	475	447
55 to 59	592	630	569	587	523	521	493	481
60 to 64	688	700	650	670	579	590	530	530
65 to 69	559	708	600	702	609	654	572	590
70 to 74	684	504	642	577	621	647	601	631
75 to 79	399	466	492	488	583	578	603	622
80 to 84	222	198	293	296	463	455	552	556
85+	162	297	218	352	432	590	726	887
SUBTOTAL	8,613	8,616	8,581	8,607	8,494	8,547	8,350	8,411
TOTAL	17,2	229	17,3	188	17,0	041	16,	762

These projections have been developed using a cohort-component method that incorporates local vital statistics (fertility and mortality rates) and migration estimates. Additionally, they may incorporate adjustments based upon anticipated large-scale changes in the population.

Sources: US Bureau of the Census, American Community Survey

WISH WISH

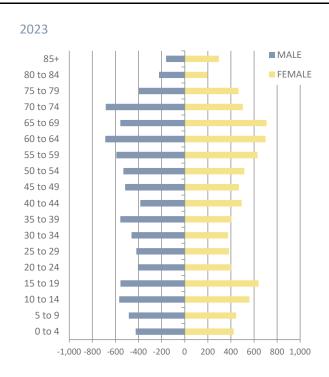
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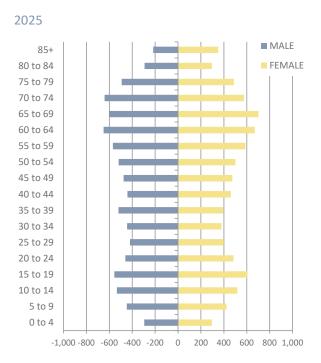
## POPULATION PROJECTIONS

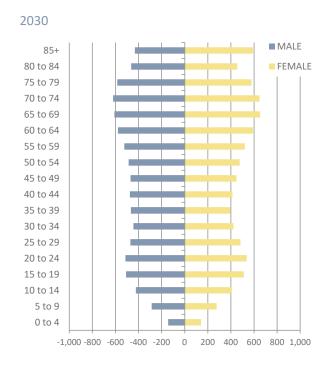
**Richland Center** 

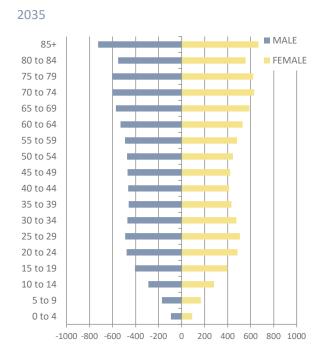
#### **Housing Market Analysis**

Monday, November 17, 2025









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# Richland Housing Presentation

First Presentation - 9-13-2021 Second Presentation - 11-19-2025



Jasen Glasbrenner
Director
Economic Development &
Public Works



## Recognizing the Housing Problem

- Personal Testimony –
- The Mayor testimonies
- Employer testimonies
- The Press Thousands of Articles
- Other Economic Development Specialists
   throughout our region Crawford, Grant, Lafayette,
   lowa, Green
- Just had a meeting with SWRPC 11/17/2025



# The Problem is Current and Old News

Recognized Governmental Resources

September 2021 Issue

## Recognizing the Housing Problem

#### Feature



# Local Governments Innovate to Meet Housing Demand

Jerry Deschane, Executive Director, League of Wisconsin Municipalities

Since the Great Recession, the supply of new homes built in Wisconsin has been half the demand. The private housing market has been producing homes and apartments at less than half the rate of new household formations. For every new housing consumer graduating from college, getting married, or moving out of mom and dad's basement, there has been less than one-half an apartment or home created for them to live in. This simple mathematical mismatch has created a severe housing shortage. The causes of the shortage are less obvious, and the solutions are complicated. What is local government's role in addressing this severe and growing problem?

For a handful of municipalities, one solution has been to take matters into their own hands, developing and subsidizing new residential lots for sale to prospective homeowners or local builders. Done properly, a municipally-developed subdivision solves several problems at once. Obviously, first and foremost, local governments are providing their citizens with shelter. But there are other benefits. Local builders benefit by having new home sites available to them, typically at a lower cost, making it easier to build a new home in a small community. Local employers benefit from the addition of new residents who will shop locally and fill critical job openings. The municipality itself benefits from added property tax base.

Building residential subdivisions is not usually the role of local government. But Howard Village Administrator Paul Evert said if the marketplace is not taking care of the need, "You have to be proactive and do it yourself." In Howard's case, they have developed a residential subdivision along with a village square project that developers were unwilling to build without substantial subsidies. Howard also finances public improvements (streets, sewer, water, et al.) for private developments. (For more about Howard's residential development work, see the October 2017 issue of The Municipality.)

"Developers came to us, because local lenders would not finance those improvements," said Evert. If the village wanted to continue to grow, they needed to provide financing. Howard did so, utilizing utility reserves. Evert termed the result "terrifically successful," providing needed lots, increased property tax revenue, and an even better return for utility reserves than other investments would have provided.





Hillsboro School District Tigers show off their art skills at summer school.

Photo credit: Hillsboro School District. Published with permission.

Wisconsin's property tax levy limits are arguably the strictest in the country, allowing increases only up to the percentage of the tax base created by "net new construction." In other words: no building, no increases. "The bottom line is, under levy limits if you don't grow, you're in a lotta trouble," summarized Evert. Howard was facing budget and service cuts if it did not act.



## Recognizing the Housing Problem

# "Local Governments Innovate to Meet Housing Demand"

September 2021 Issue

Two of the highlight of this Article are;

- Hillsboro who has housing lots available for \$5000 and;
- Benton who has lots available for \$7,500
- Shullsburg has lots for sale for One Dollar listed on their website



## Recognizing the Housing Problem

Generally speaking a healthy housing market will have 6 months supply of homes available for sale.

2024 Sales - 119 in RC 2025 ≈ 90 Year to date

Current # for sale is ≈ 12

Healthy Stock would be 40 to 50 homes on the market.

2020 Home Sales in Richland Center	81
2019 Home Sales in Richland Center	85
2018 Home Sales in Richland Center	80





# The Search for Opportunity Housing Subdivision Factors - January 29, 2021

- 1) Most Available
  - Willing to sell?
- 2) Most Financially Feasible
  - Is the price reasonable?
  - Approximate Utility and Road Costs?
- 3) Most Buildable
  - Factors like slope, flood plane, and fill?
- 4) Most Desirable Location
  - Proximity to amenities?
  - Attractiveness of neighborhood?

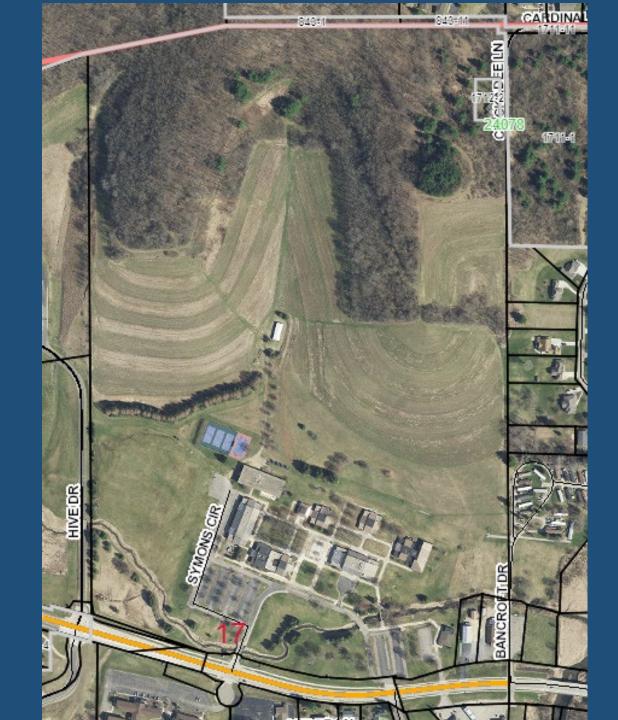


# The County Land behind the Campus

- Housing in this location will benefit the County, the High School, Symons, and the City
- Development can be done to highlight the park and recreation areas
- Both the City and the County need the housing and the revenue that housing brings.

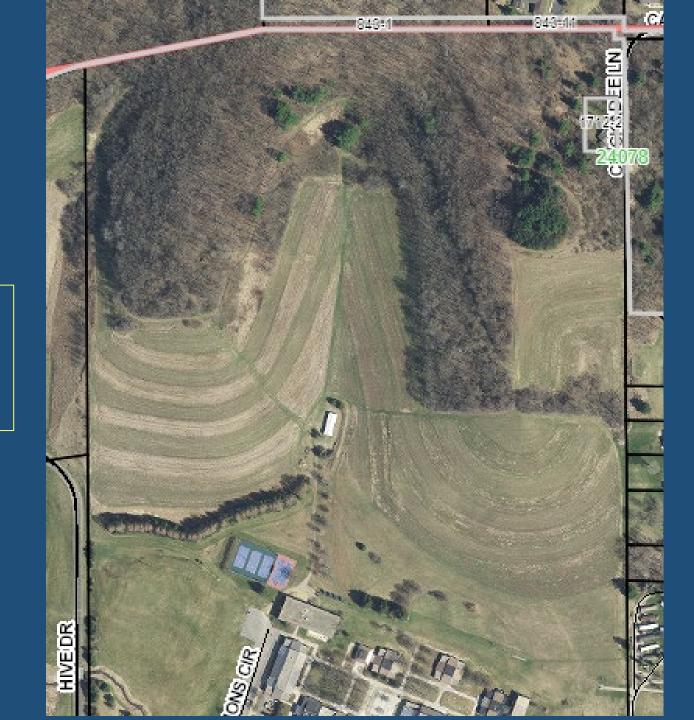


137 Acres





Two-thirds of the land is Ag and Forest / Recreation



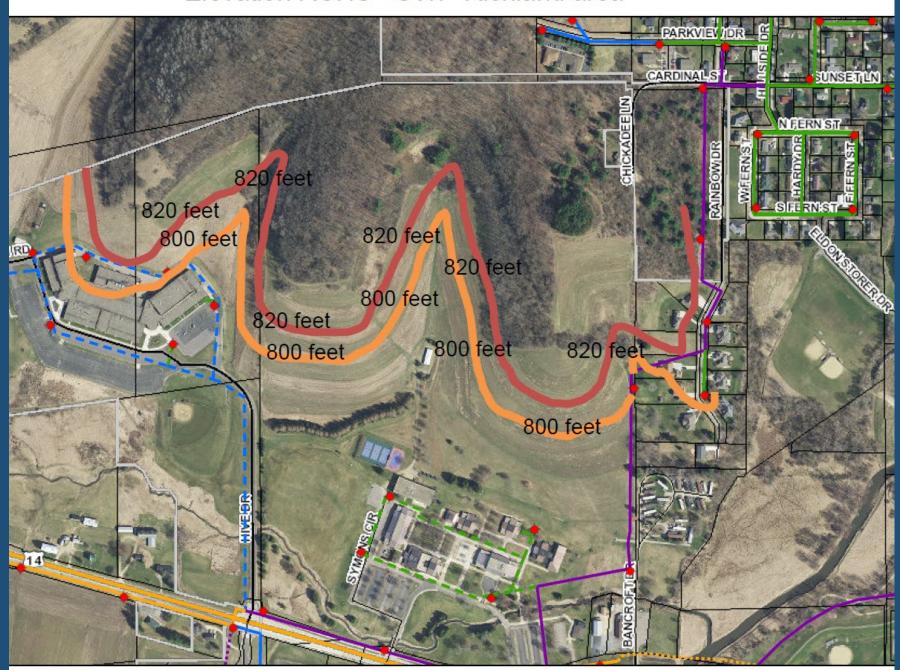


## ArcGIS Web Map





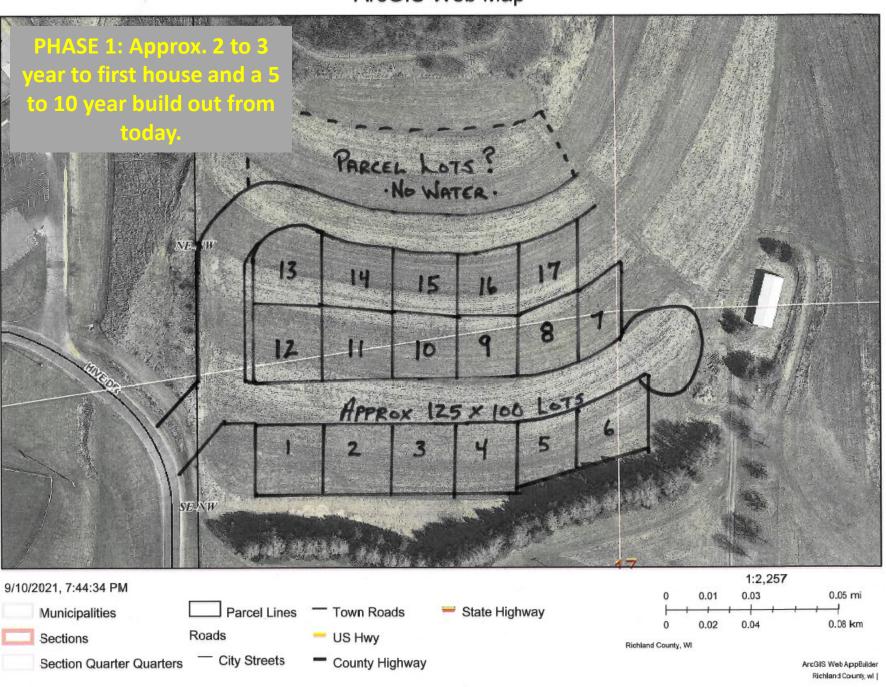
## Elevation RCHS - UWP-Richland area





Possible Lot Layout for Phase 1

## ArcGIS Web Map





# The View from Hwy 14



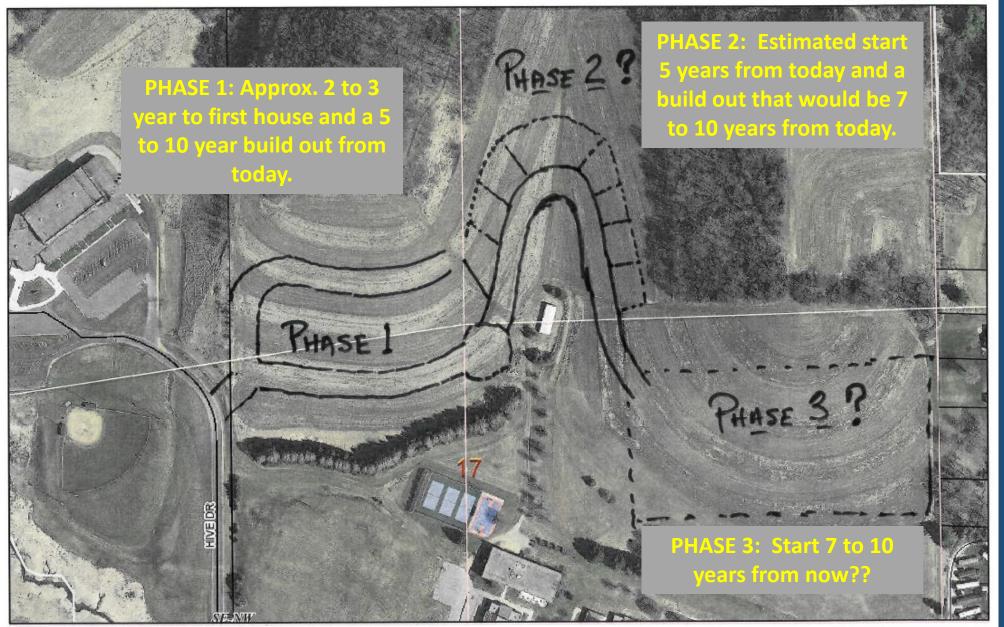


# **The View from Hive Drive**





## ArcGIS Web Map



## **Richland County Committee**

## **Agenda Item Cover**

Agenda Item Name: Designate land to be transferred to the Symons Center

Department:	Administration	Presented By:	Tricia Clements/Mike Hardy
Date of Meeting:	November 17, 2025	Action Needed:	Vote and Resolution
Date submitted:	November 4, 2025	Referred by:	Tricia Clements

**Recommendation and/or action language:** Outline the area from the campus to be transferred to the Symons Center.

**Background:** The Symons Center has future expansion goals. Prior to putting out an RFP for the Campus property, we need to ensure that the Symons Center has the land allocated to them to set them up for future success.

Attachments and References: Map outlining the land to be given to Symons.

Financial Review: Surveying costs will be covered by the Branch Campus Redevelopment Grant.

(please check one)

	In adopted budget	Fund Number
	Apportionment needed	Requested Fund Number
	Other funding Source	
X	No financial impact	

Department Head Administrator, Tricia Clements

## Symons Recreation Complex lot option B

