



## **OFFICIAL PUBLIC NOTICE**

### **MEETING OF THE COMMON COUNCIL**

WEDNESDAY, SEPTEMBER 24, 2025 AT 6:30 PM

---

COUNCIL ROOM, MUNICIPAL BUILDING, 450 S. MAIN ST., RICHLAND CENTER, WI 53581 & VIRTUALLY

---

**TEAMS:** TEAMS: [bit.ly/RCTeamsMeeting](https://bit.ly/RCTeamsMeeting)

### **AGENDA**

**CALL TO ORDER** *Pledge of Allegiance; Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

#### **APPROVAL OF AGENDA**

#### **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

1. Stori Field Pre-Development Agreement

#### **APPOINTMENT & CONFIRMATION** *Committees, Commissions and Boards*

**PUBLIC COMMENT** *No Council action will be taken on any matter originating under this item.*

#### **ADJOURNMENT**

Posted this 23rd day of MONTH, 2025 by 4:30 PM.  
Copy to the official newspaper the Richland Observer.

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 Ashley Oliphant, City Administrator at 450 S. Main St., Richland Center, WI. 53581 or call 608-647-3466. Notice is hereby given that the council members who are not members of this committee may attend this meeting so as to constitute a quorum of the city council. Any such council member attendance will be for information gathering, discussion, and/or related purposes and will not result in the direct decision making by the city council at the committee meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.

**Agenda Item:** Stori Field Duplex Development Incentive Package

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

**Meeting Date(s):** Special Council Meeting 09/24/2025

**Background:** As previously discussed during the Tuesday, Sept 2, 2025, Common Council Meeting, we currently have a developer who has signed a predevelopment agreement with the City for the development of an 8-duplex (16-unit) zero-step housing project on City-owned land – Stori Field. To incentivize this much-needed housing, the City is being asked to sell the land for \$1.00, recognizing the substantial private investment and infrastructure responsibilities the developer will undertake. Attorney Windle has reviewed the proposed sale price of \$1 and has indicated it is valid under Wisconsin's Public Purpose Doctrine.

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

**Project Facts:**

- Stori Field was *given* to the City by the school district in Feb of 2022.
  - The City and the School shared the costs associated with the legal transfer.
- Stori Field was taken by the City with the idea of possible future development.
- To date the City has invested approximately \$40,000 in legal fees, conceptual engineering, utility preparation, and staff hours toward the project.
- The infrastructure for the development is estimated to cost the developer between \$800,000 and \$1,000,000
- The estimated Fair Market Value of the development is between \$4 - \$6 million.
- The project is estimated to generate approximately \$100,000 in new property taxes annually, with about one-third of the revenue allocated to the City, one-third to the County, and one-third to the schools.
- Per ordinance, the Common Council may, at its discretion, require a portion of the land to be designated for public use.

**Department Recommendation:** Staff recommends approval of the Stori Field Pre Development Agreement.

**Possible Action:**

**COUNCIL:** Motion to approve the Stori Field predevelopment agreement as presented.

**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



City Municipal Building  
450 South Main St.  
Richland Center, WI 53581  
608-475-0766

August 7, 2025

Doug Enke – *Sent electronically*

Re: Stori Field Duplex Development - Pre-Development Agreement

Dear Mr. Enke,

On behalf of the City of Richland Center, I am pleased to present for your review and signature the enclosed Pre-Development Agreement for your proposed development of Stori Field, comprising of eight (8) residential duplexes (16 dwelling units). This agreement formalizes our mutual understanding and commitment as we advance the initial phases of this vital housing project. It outlines the City's commitment to providing the land for one dollar (\$1.00), along with key terms and conditions that the City and the Developer are committed to.

The City of Richland Center is enthusiastic about this development's potential to enhance our community's housing stock and foster economic growth. We greatly appreciate your commitment to advancing housing development in Richland Center and believe this collaborative approach will ensure a successful and timely project.

Please review the enclosed agreement thoroughly. If you have any questions or need clarification, feel free to contact me at [phone number] or [email address]. We look forward to your prompt review and signing of the agreement to proceed with the next steps.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasen Glasbrenner".

Jasen Glasbrenner  
Economic Development Director

Cc: Dan Beinborn

Enclosure: Pre-Development Agreement – Stori Field Duplex Development



City Municipal Building  
450 South Main St.  
Richland Center, WI 53581  
608-475-0766

## Pre-Development Agreement for the Stori Field Duplex Development

This Pre-Development Agreement ("Agreement"), contingent upon final approval of the Common Council, is made and entered into this [Date], by and between the City of Richland Center, Wisconsin (hereinafter "City"), and Doug Enke (hereinafter "Developer").

### RECITALS

**WHEREAS**, the Developer proposes to develop an eight (8) duplex building (16 dwelling units) residential subdivision (hereinafter "Subdivision") within the City of Richland Center; and

**WHEREAS**, the City desires to support the development of quality housing options within its community and recognizes the need to incentivize and encourage such development; and

**WHEREAS**, both parties desire to establish the terms and conditions for the pre-development phase of the Subdivision, leading to a formal Development Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein, the City and the Developer agree as follows:

### I. CITY COMMITMENTS:

- a. **Sale of the Land:** The City agrees to sell the land necessary for the Development for one dollar (\$1.00).
- b. **Subdivision and Infrastructure Design:** The City shall provide all conceptual and preliminary engineering work for the Subdivision and infrastructure that has been completed to date.

### II. DEVELOPER COMMITMENTS:

- a. **Subdivision and Infrastructure Design:** All utility, roadway, and stormwater infrastructure design and construction done by the developer shall comply with all applicable federal, state, and local laws, codes, and standards.
- b. **Building Design:** The Subdivision will be constructed as a "zero-step" development for accessibility purposes, and all building design plans require approval of the City.
- c. **Development Commencement Timeline:** Upon the sale and transfer of the land to the Developer, the following deadlines must be met:
  - i. **Within 90 days:**
    1. The preliminary plat shall be submitted to the city for review.
    2. An engineering firm shall be selected and under contract for infrastructure design.
  - ii. **Within 9 months:**
    1. Commencement of infrastructure construction.
    2. Commencement of duplex construction.
- d. **Performance Guarantee:** The Developer agrees to substantially complete the Subdivision no later than **24 months** from the date of the sale and transfer of the land.



City Municipal Building  
450 South Main St.  
Richland Center, WI 53581  
608-475-0766

- i. **Failure to Complete:** In the event the Developer fails to construct and receive certificates of occupancy for all eight duplexes by the above deadline, the Developer shall be responsible for the payment of an annual property tax equivalent to the amount that would have been levied had the eight duplexes been fully completed and assessed at fair market value.
  - ii. **Valuation Method:** The City shall determine the estimated assessed value of each duplex based on comparable properties, and apply the then-current mill rate to determine the amount due.
  - iii. **Duration:** This obligation shall continue annually until the required duplexes are fully constructed and have received certificates of occupancy.
- e. **Public Right of Way, Infrastructure, & Parkland:** For this project to proceed, all roads and essential infrastructure, such as utility lines and sidewalks, must be situated on property owned by the city or within an established public right-of-way. Furthermore, a specific portion of the development must be set aside for parkland as mandated by local regulations
- f. **Utility Easements:** All easements necessary for the installation and maintenance of City utilities shall be properly defined, granted, and recorded.
- g. **Subdivision Naming Rights:** The City shall retain exclusive authority to name the Subdivision.
- h. **Covenant Approval:** No subdivision covenants shall be recorded or enforced without the full consent and approval of the City.
- i. **Sale of Land and Lots:** No land or lots of the Subdivision shall be transferred or sold without prior approval of the city.
- III. **Future Development Agreement:** This Agreement outlines the pre-development terms. A comprehensive Development Agreement will be executed once the terms of this Agreement are approved by the Common Council.
- IV. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**CITY OF RICHLAND CENTER, WISCONSIN**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**DEVELOPER**

By: Doug Enke  
Name: Doug Enke  
Title: Vice President  
Date: 8/18/25



# CONCEPT PLAN OPTION #2

## Legend

- Duplex
- Stormwater
- Green Space





## CITY OF RICHI AND CENTER, WISCONSIN

DATE		NOVEMBER 2022	
DRAFTER		PJUN	
CHECKED		MMUC	
PROJECT NO.		220272	
SHEET		7	
1 OF			

