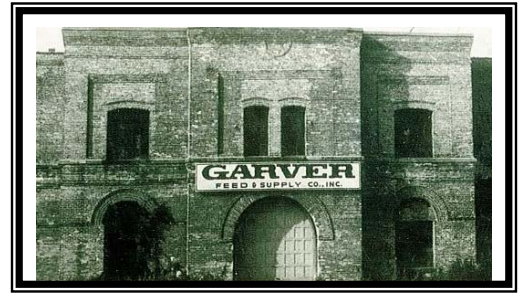


Garver Feed Mill Re-Use Committee

January 30, 2007

5:30 PM

Location: Madison Municipal Building, Room 120  
(Parks Dept. Conference Room)



**Minutes**

**Garver Feed Mill Re-Use Committee  
Tuesday, January 30, 2007  
Madison Municipal Building, Room 120  
(Parks Dept. Conference Room)  
5:30 PM – 7:30 PM**

**I. Call to order and determination of Quorum 5 Minutes**

Present: Barker, Birke, Host-Jablonski, Olson,  
Absent: McFadden, Palm, Skidmore  
Staff: Rolfs, Widstrand, Sladky, Constans,

**II. Review and Approval of Minutes 5 Minutes**

Motion by Birke, second by Olson to approve the minutes of the meeting of January 9, 2007.  
Motion carried.

Motion by Birke, second by Host-Jablonski to approve the minutes of the January 18, 2007  
Public Information Meeting #1. Motion carried.

**III. Review of Input from Public Information Meeting #1 15 Minutes**

Barker felt that the first Public Information Meeting went well, with good public comment, input from the arts community, and feedback in a positive way. Host-Jablonski concurred with the input from the meeting, as well as how it was run and the format of the meeting.

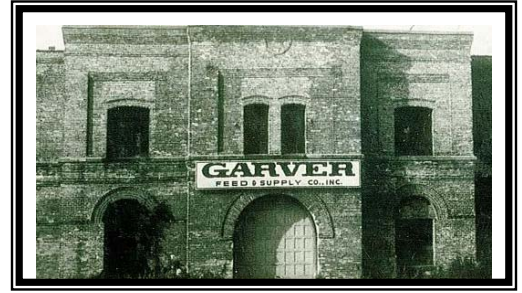
Barker noted that the substantive comments that he heard dealt with education, diversity, accessibility, and the overall inclusiveness of the space and end use. Host-Jablonski felt that he heard the public asking for the structure to be preserved, although there was discussion about flexibility for the end use of the space. Barker asked what the committee felt about the access issue, as it relates to the mode of transportation. Birke indicated that he would support language that emphasized modes of transportation over autos, but did not feel it should be a requirement. Birke did feel that the end use should not require a large number of parking spaces.

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### IV. Review and Discuss Revised Criteria

90 Minutes

The Committee discussed the criteria and developed the following draft criteria, based on public input and their work to date:

#### Public Use:

1. Some level of public use of the building, beyond its role in supporting the work of Olbrich Botanical Garden, will be a feature of any successful proposal. Examples of possible public uses are gallery or performance space, gift shops / light retail, library or lecture / demonstration / education space, museums, conference center. The emphasis of this requirement is public access to the Garver building.
  - a. Preference will be given to those uses that provide equal access to all of the public.
2. A successful proposal will preserve -- to the greatest extent possible -- the look and architectural style of the existing building. While the intent is to preserve, restore, and use the building, it may be necessary for a successful proposal to include partial demolition depending on the characteristics of the project and the existing condition of the building. However the City Landmarks Commission will review any modification to the building.
  - a. Successful proposals will include a public education function in their end use.
  - b. Successful proposals may be mixed-use in nature.
3. Successful proposals will create a space that reaches out to all types of diversity in the community, for example, reaching out to those that feel they are not incorporated into the Overture Center.
4. A successful proposal will include a primary use(s) and may have mixed uses that are incidental to the primary use. Examples of incidental uses are:
  - a. Housing
  - b. Office space
  - c. Light manufacturing
  - d. Retail

#### Neighborhood:

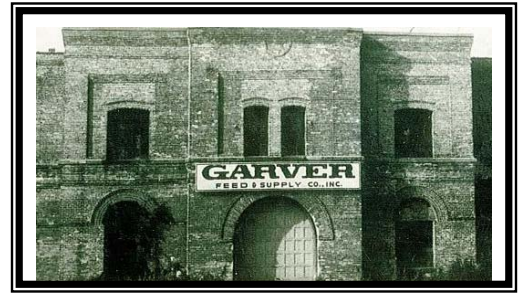
1. Successful proposals will minimize their impacts on the surrounding gardens and the North Plat by:
  - a. Limiting non-park or garden use of outdoor space
  - b. Only requiring the land within the building's existing footprint reasonable and necessary space surrounding the building for walkways, landscaping, additional architectural requirements, etc..
2. Successful proposals will have no adverse impact on the immediate surrounding neighborhood, i.e. limited festival noise/special event activities.
3. **A successful proposal will be responsive to the neighborhood (to be fleshed out from public input).**

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### Environmental:

1. Successful proposal will be environmentally sustainable (i.e. utilize green building techniques, green roof, storm water runoff control, rain gardens, etc.).

### Financial:

1. Successful proposals will demonstrate long-term financial viability.
2. Successful proposals will demonstrate that the development team has been successful in the past in assembling deals of similar complexity.

### Compatible with Olbrich Gardens:

1. Multi-modal access is required. One means of access to the building will not be emphasized over another. Shared parking strategies must be incorporated into successful proposals.
  - a. The primary auto / motor vehicle access for the Garver structure will be off of Fair Oaks Avenue.
2. Functional collaboration with Olbrich Gardens is required. This collaboration must be consistent with the gift from OBS and the accompanying deed restrictions, as well as Olbrich Garden's space needs. Developers are encouraged to contact the staff of OBG to further develop this collaborative relationship. (OBG staff to flesh out)
  - a. OBG is in need of \_\_\_ SF of classroom space.
  - b. Other OBG space needs, by SF

A successful proposal will not require the City to lose long-term control/ownership of the Garver building. A long-term lease may be considered.

The next Public Meeting was designed to be similar to the initial public meeting. Birke noted that at the next public meeting would be a good opportunity for developers to provide feedback on the criteria that have been developed to date.

## **V. Next Steps (Set Next Meeting Dates)**

**5 Minutes**

### Committee meetings (5:30 – 7:30 PM)

February 19 - (Parks Dept. Conference Room, City of Madison Municipal Building, Room 120)

February 28 - (**City of Madison Municipal Building, Room LL-110**)

March 12 - (Parks Dept. Conference Room, City of Madison Municipal Building, Room 120)

### **Public Mtg #2 (Olbrich Botanical Gardens) - 6:30 - 8:30 PM**

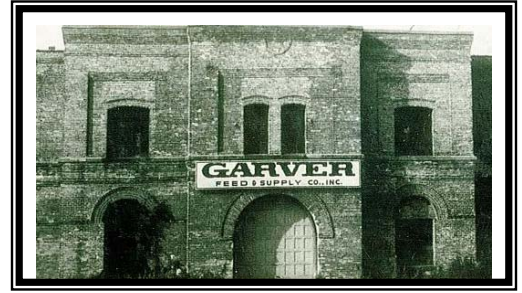
February 5

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### **VI. Adjourn**

Motion by Olson, second by Birke to adjourn. Motion carried at 6:52 PM.

If you need an interpreter or require an accommodation, please contact this Department at 266-4635, TDD# 266-4747.