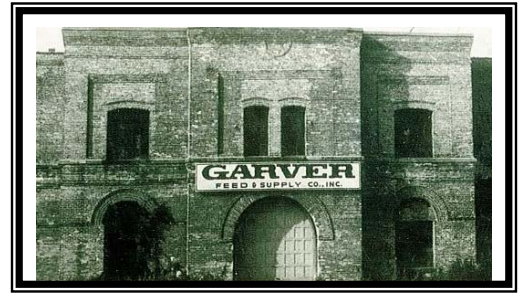


Garver Feed Mill Re-Use Committee

February 28, 2007

5:30 PM

Location: Madison Municipal Building, Room LL-110



Minutes

**Garver Feed Mill Re-Use Committee
Wednesday February 28, 2007
Madison Municipal Building, Room LL-110
5:30 PM – 7:30 PM**

I. Call to order and determination of Quorum 5 Minutes

Present: Barker, Birke, Host-Jablonski, Olson
Absent: McFadden
Staff: Rolfs, Widstrand, Sladky, Tucker, Parks

Skidmore arrived at 5:33 PM

Palm arrived at 5:39 PM.

II. Review and Approval of Minutes 5 Minutes

Motion by Birke to approve the minutes of the January 30, 2007 meeting, second by Olson.
Motion carried.

Skidmore arrived at 5:33 PM

Motion by Skidmore to refer the minutes of the February 19, 2007 meeting to the next regularly scheduled meeting, second by Olson. Motion carried.

III. Presentation from Olbrich Gardens staff on Space Needs 15 Minutes

Sladky provided an overview of the space needs that Olbrich Botanical Gardens currently had. Rolfs noted that the requirements that OBG would have would place additional financial burdens on the respondents. Palm noted that the lower, single story on the end of the structure could be replaced with a reconstructed version that would allow for OBG's needs to be met. There was discussion about the potential location for a future OBG maintenance / office facility.

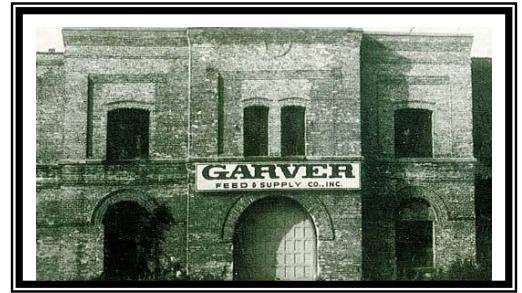
IV. Review and Finalize Criteria 40 Minutes

Garver Feed Mill Re-Use Committee

February 28, 2007

5:30 PM

Location: Madison Municipal Building, Room LL-110



Matt Tucker, Zoning Administrator, was present to discuss zoning issue. He indicated that the current zoning of the site was M1. If a future use was proposed that was not under the M1 zoning, a re-zoning would be necessary.

Palm arrived at 5:39 PM.

Tucker indicated that the land use would drive the parking requirements for the structure. He indicated that a future use could very likely be a PUD, or contract zoning. This form of contract zoning would have parking requirements that would be determined through the re-zoning process, so no set amount of parking could be determined prior to the final end use being set. It was noted that the North Plat was zoned for M1, and the existing Olbrich Gardens is zoned Conservancy.

Tucker noted that the City did not have a "mixed-use" zoning category. He also noted that the existing property did not have direct access to public right of way. Widstrand asked what types of uses typically have high parking demands. Tucker indicated that commercial and office types of uses have higher parking demands; residential uses tended to have approximately 1 parking space per unit. Industrial uses tend to have one parking space per employee. Educational uses usually have parking requirements for employees, and not students.

Tucker indicated that access to the site was required. He also noted that parks require parking spaces and access for emergency vehicles. Olson asked, assuming that the end use would be zoned PUD, to what extent does the desire to limit parking on the site enter into the discussion during the creation of the PUD zoning. Tucker noted that given the structure's size, loading stalls would be required, along with parking.

Tim Parks of the Planning Unit indicated that, given that the end use might be a regional destination, along with the fact that there are other options for shared parking, the negotiations may allow for parking reductions in the end PUD. Host-Jablonski indicated that he felt that the RFP should not limit a developer strictly based on parking requirements or other similar issues.

Olson asked if access off of Fair Oaks would be required simply because of the issue of emergency or fire access. Tucker and Parks indicated that the Fire Dept would most likely require the access to be off of Fair Oaks, with and appropriate fire lane.

Host-Jablonski indicated that he felt that Sugar Ave. should be emphasized for physical linkages to the Gardens. Palm felt that Fair Oaks Ave should be the major access, but that the link on Sugar Ave. should be utilized to connect the structure to the Gardens.

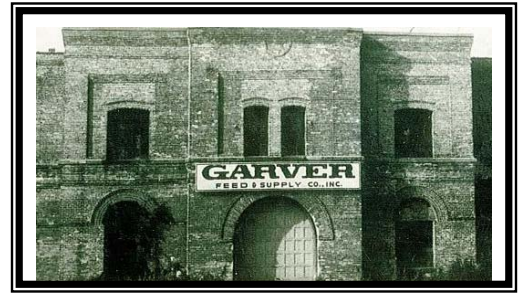
Birke asked if the RFP should discuss access, as described below.

Garver Feed Mill Re-Use Committee

February 28, 2007

5:30 PM

Location: Madison Municipal Building, Room LL-110



Access:

Plans should include a provision for access via Sugar Avenue to ensure a connection with Olbrich Gardens.

Barker indicated that the RFP should have requirements that the respondents have the ability to utilize the structure, as well as any property that would be required for parking, fire lanes, and other requirements from the development process.

Host-Jablonski asked that the "Access" bullet in the criteria be modified to include "... however, the Sugar Ave. connection should be recognized as the primary pedestrian and bicycle access to the structure and link to Olbrich Botanical Gardens."

Motion by Birke to approve the criteria, dated February 19, 2007, as amended by Host-Jablonski. Second by Olson. The third bullet under the "Neighborhood" criteria was modified to eliminate the statement "(to be fleshed out from public input)".

V. Develop Scoring Methodology for Criteria 40 Minutes

The committee asked to have the scoring criteria eliminated from the RFP. They indicated that a scoring list may be created for internal use, but should not be included in the RFP.

VI. Next Steps: Set Future Meeting Dates 15 Minutes

Committee meetings (5:30 – 7:30 PM)

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

VII. Adjourn

Motion by Olson, second by Palm to adjourn. Meeting adjourned at 7:30 PM.

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