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## Garver Feed Mill Timeline

- 1) 1989 Garver Feed Mill is designated as a CDA Redevelopment Project
- 2) 1991 Olbrich Botanical Gardens opens Bolz Conservatory, Schumacher Library, and associated buildings
- 3) 1992 Olbrich Botanical Gardens Master Plan Approved
- 4) April 5, 1994 Garver Land Use Committee created by Common Council
- 5) May 1994 Neighborhood meeting to review Land Use Committee Recommendations
- 6) October 18, 1994 Council adopted Land Use for Botanical Society Expansion environmental corridor and parkland development (document on file)
- 7) March 12, 1996 Atwood Community Center Neighborhood meeting
- 8) January 21, 1997 Council Resolution endorses Olbrich Botanical Society<sup>1</sup> (OBS) fund-raising and acquisition of Garver
- 9) February 11, 1997 Meeting with Thorp St. residents
- 10) Late 1997 City acquired CDA, OBS acquired Garver (see deed restrictions at July 13, 2005)
- 11) February 18, 1998 Si Widstrand letter to alders proposed plan process
- 12) March 16, 1998 Plan meeting with SASY steering committee
- 13) April 13, 1998 Neighborhood meeting
- 14) June 2, 1998 Council resolution hired Ken Saiki to prepare “a master plan for the expansion of botanical gardens and other park facilities in Olbrich Park”.
- 15) October 14, 1998 Park Comm. adopted Partnership Agreement between Olbrich Botanical Society and City of Madison
- 16) November 3, 1998 Council adopted Partnership Agreement Resolution
- 17) 1999 Olbrich Botanical Gardens Master Planning Group bogged down in detailed studies and scenarios for the building itself
- 18) 2000 Olbrich Botanical Gardens Master Plan released to public and rejected: Thai pavilion added to the mix; plan revised through neighborhood process
- 19) November 2000 Olbrich Botanical Gardens Master Plan adopted by Park Commission
- 20) 2001 Grading plan for bioswale drainage completed at the Garver Feed Mill property
- 21) 2001 Rear portion of Garver burned
- 22) 2002 – 2003 OBS funded Garver Cottage restoration for use as staff offices
- 23) 2003 OBS thinks about Garver building
- 24) October 6, 2003 First meeting of Olbrich Neighborhood Partnership Committee, established as a subcommittee of the OBS Board
- 25) 2004 Starkweather Creek Planning Process
- 26) May 2004 University of Wisconsin Urban and Regional Planning Site Planning course completes site analysis and conceptual plans

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<sup>1</sup> Olbrich Botanical Society (OBS) is the not-for-profit partner of the City of Madison for Olbrich Botanical Gardens. OBS contributes approximately ½ of Olbrich Botanical Garden’s annual operations.



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- 27) July 14, 2004 At Mayor's request, OBS offers to manage and share funding of "Feasibility Study for the Rehabilitation and Adaptive Re-Use of the Garver Feed Mill" (3 scenarios developed – report on file)
  - 28) July 13, 2005 Park Commission accepts Feasibility Study and recommends that Garver Building be declared surplus for purpose of preparing RFP for reuses that are compatible with scenario 2, that will require the least amount of parking
  - 29) 2006 Mark Olinger requests \$3.1 million appropriation from Senator Herb Kohl for stabilization of the Garver Feed Mill (grant application on file)
  - 30) September 5, 2006 Surplus Property Committee appointed by Mayor to address Garver



## SITE MAP





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## Garver Feed Mill - Frequently Asked Questions

### **1. What can the Garver Feed Mill be used for?**

- a. Currently, the Garver building has several issues that must be addressed, prior to a change in use. These include:
  - i. City Resolution 53837 and Accompanying Deed Restriction Authorized the City to accept a deed for the property from Olbrich Botanical Society (OBS), with the proviso that the conveyance would be subject to a restriction that “the property be used, in perpetuity, as parklands devoted primarily to botanical gardens, except that the City may use the buildings now located on the property for storage, offices and other municipal uses, on a temporary, interim basis.”
  - ii. DNR Restriction – OBS received a State of Wisconsin DNR Stewardship Grant for \$92,850. OBS assigned to, and the City assumed, OBS’s obligations under this recorded grant contract. One of the obligations was that the property be used for public purposes, similar to those identified under “1(a)(i)”, above. Also, any sale, transfer, assignment, mortgaging, or conversion of use of the property is subject to the DNR’s written approval.

### **2. Are there environmental issues that must be addressed?**

- a. The Wisconsin Department of Commerce (DCOM) currently lists file #53704-5858-44-B (Former Garver Fee and Supply, 3244 Atwood Ave, Madison, WI) as “Open”. The City applied for closure, but was denied in August of 2000. To obtain closure, DCOM is requesting that the additional samples be taken in and around the investigation site area.

### **3. What condition is the building currently in?**

- a. On December 21, 2004, the firm of Hasbrouck Peterson Zimoch Sirirattumrong (HPZS) was awarded a contract by the City to prepare a Historic Structure Report for the Garver Feed Mill. This report was completed on April 21, 2005. The work by HPZS found the following summarized issues related to the building’s overall condition:
  - i. Roof decks in uniformly poor condition, with many open holes;
  - ii. Masonry parapets in uniformly poor and unstable condition, leading to hazardous conditions (see page 22 of HPZS report);
  - iii. Exterior masonry requires complete grinding and tuck pointing, while interior masonry requires limited repointing of joints;
  - iv. Windows require replacement;
  - v. The foundation showed no significant evidence of cracking or displacement;
  - vi. Internal mechanical infrastructure (plumbing, heating, electrical systems) will need to be replaced in their entirety.



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**4. How much will it cost to rehabilitate Garver?**

- a. As part of the Historic Structure Report, HPZS identified costs associated with simply stabilizing the building, as well as the added costs of constructing different scenarios for re-use. The stabilization costs (removal of hazardous materials, deteriorated roof, masonry work, and roof) was estimated at \$1,257,000. The three re-use scenarios that were identified by the Historic Structures Report ranged from simply using the facility for Olbrich Botanical Gardens (OBG) storage and office space (scenarios 1A and 1B), to converting the facility to a mix of OBG and some yet unidentified community space (scenarios 2A and 2B) to retail and office rental use (scenario 3). The costs for constructing these different uses after stabilization has taken place as estimated by HPZS, are as follows:
  - i. STABILIZATION - \$1,257,000
  - ii. 1A - \$1,128,000
  - iii. 1B - \$1,071,000
  - iv. 2A - \$3,308,000
  - v. 2B - \$4,480,000
  - vi. 3 - \$5,509,000
- b. NOTE: The Historic Structure Report is available from the Department of Planning and Development.

**5. Can the City use Tax Increment Financing (TIF) to pay for the rehabilitation of Garver?**

- a. By Wisconsin State Statute, TIF funds cannot be used to construct, expand, or operate public buildings.
- b. TIF could be used to fund some infrastructure improvements.

**6. Can Tax Credits be used to pay for the rehabilitation of Garver?**

- a. Tax credits (both Historic and New Market) could be used in the rehabilitation of the Garver Feed Mill. However, they pose two potential dilemmas:
  - i. Income – The use of Tax Credits will require that a rehabilitated Garver produce some kind of income from rents. This requirement may run counter to the current provisos that require Garver to be used for public use.
  - ii. Funding Gap – Current estimates of the total rehabilitation costs, along with the tax credits that would be generated, leave a funding gap. This gap in funds would have to be covered by some other entity, either in up front expenditures or with long-term borrowing.
  - iii. Any use of tax credits will require the creation of a separate, non-City entity to be eligible for tax credits.



**7. Who owns Garver?**

- a. Garver was purchased by OBS as a land bank for the future of Olbrich Botanical Gardens and deeded to the City of Madison. (All capital assets funded by OBS for the use and benefit of Olbrich Botanical Gardens are given or deeded to the City of Madison for Olbrich Botanical Gardens.) The City currently owns the building and the land around it.

**8. Does Garver have Landmark status?**

- a. The Garver Feed Mill was declared a City landmark. This declaration requires that any alteration, demolition or construction on the property be subject to approval by the City Landmarks Commission.

**9. What does Olbrich Botanical Gardens need Garver for?**

- a. Olbrich Botanical Gardens (OBG) needs the space in and around Garver for future expansion, as identified in their Master Plan. The building itself is not integral to OBG's future use of the site. OBG does need to expand its facilities in the future (see Historic Structure Report, Appendix A), but this expansion is not contingent upon making use of the Garver building.

**10. How much money has been spent on the Garver building to date?**

- a. Olbrich Botanical Society spent \$750,000 to purchase the Garver Feed Mill Site in 1997. Another \$30,000 was spent to complete the Historic Structures Report in 2005.