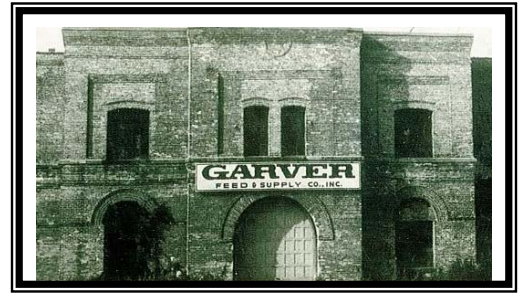


## Garver Feed Mill Re-Use Committee

November 28, 2006

5:30 PM

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



### Minutes

**Garver Feed Mill Re-Use Committee  
Monday, November 28, 2006  
Madison Municipal Building, Room 120  
(Parks Dept. Conference Room)  
5:30 PM – 7:30 PM**

#### **I. Call to order and determination of Quorum**

Present: Palm, Barker, Birke, McFadden, Olson, Host-Jablonski,

Absent: Skidmore (arrived at 5:57 PM)

Staff: Rolfs, Widstrand, Stepnik, Sladky, and Rankin

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

Motion by Olson, second by Host-Jablonski to approve Oct 26, 2006 minutes. Motion carried.

Motion by Palm, second by Birke to approve November 13, 2006 minutes. Motion carried.

Motion by Olson, second by Host-Jablonski to approve minutes of November 5, 2006. Motion carried.

#### **III. Presentation of Neighborhood Meeting Results**

Motion by Olson, second by Host-Jablonski to table this presentation due to neighborhood representatives not being present. Motion carried.

#### **IV. Proposed Process and Timeline**

Proposed process presented by Rolfs. Next meeting would be set on December 12, 2006. The time was set for 5:30. Palm indicated that he would most likely be unable to attend. Location was to be the Parks Dept. Conf. room. It was noted that Common Council approval would most likely take 4-6 weeks. Also, the first Public Hearing would be scheduled in the second week of January 2007.

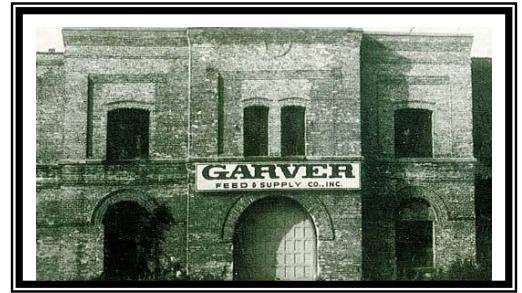
McFadden questioned the idea of having a specific final end use within the RFP.

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It was noted that the link on the website should have a link from the main Planning Department webpage.

Skidmore arrived at 5:57 PM.

Birke indicated that he agreed with McFadden, suggesting that setting the parameters for the end use were vital, but that the evaluation criteria was equally if not more important. It was noted that an initial list of criteria for evaluating the end uses or proposals would be vital to have in hand, prior to an initial public hearing.

Palm indicated that it might be easier to have a discussion about what should not be located in the Garver structure. Host-Jablonski noted that developing criteria along functional lines might allow the committee to move ahead with criteria, while not designating a specific use.

### **V. List of Tasks**

Rolfs presented a draft of a table of contents that could be used in a draft RFP.

### **VI. Discussion of Desired End Use of Garver**

A list of acceptable and unacceptable criteria and uses was discussed. This list included:

#### Acceptable uses / criteria:

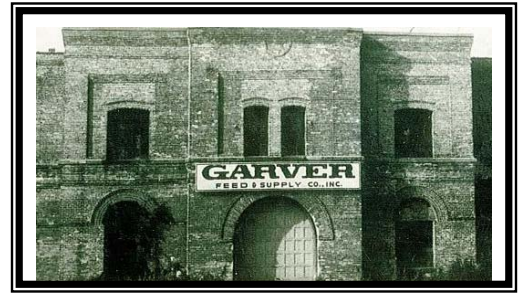
1. Light manufacturing
2. Multi-modal access / some parking
3. Festival noise, occasionally
4. Live / work
5. Residential, incidental to another use
6. Incidental sales
7. Gift shop?
8. Those uses associated with Olbrich?
9. Percentages of mixed use
10. Uses that are consistent with surrounding gardens and botanical purposes
11. Conference center that is consistent with the themes of Olbrich
12. Conference center / education center of general type
13. Museum / Library
14. Partial demolition
15. Incidental office uses
16. Olbrich Gardens needs
17. Long-term leasehold

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18. Partnership to redevelop the building in a manner consistent with the gift
19. Endorsed by the Olbrich Botanical Society
20. Long-term flexibility of use and partnership with Olbrich Botanical Society
21. Propose collaborative activities with Olbrich Botanical Society
22. Different criteria for public versus private uses
23. Green roof
24. Solar demonstration on the roof top
25. Performance space / gallery
26. Outdoor movies
27. Garden sales / outdoor art installations
28. Use of building / parking / access / small outdoor area
29. Shared parking strategies
30. Winter garden
31. Arts incubator

### Unacceptable uses / criteria:

1. To much noise, over and above a certain level;
2. To many large vehicles
3. Lots of traffic / parking
4. Odors / emission
5. Housing was unacceptable use, with the possibility to revise this to allow live-work housing for artists
6. Mass produced sales
7. Starbucks
8. Total demolition
9. Adverse impact on Starkweather Creek watershed
10. Disrespectful of Olbrich Gardens
11. Commercial office use (entire facility)
12. Warehouse facility
13. Total use of facility for heavy maintenance
14. Long-term loss of control
15. Significant usage of grounds / additional construction
16. Total loss of public space / use (i.e. totally private use)
17. Conflict between autos and the bike path
18. No adverse impact on the activities at the cottage

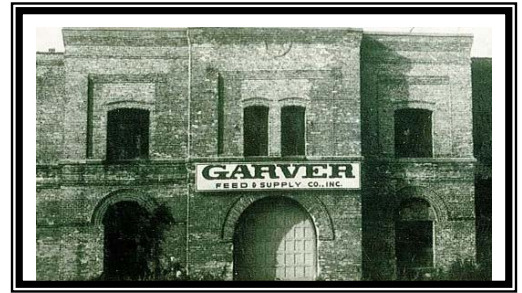
McFadden asked for draft criteria to be developed from the list that was discussed by the committee. Criteria were discussed and developed:

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### Criteria

1. Public involvement, at some level, with the building (gallery, performance space, gift shop, library, etc.)
2. Multi-modal access (car, bike, walking, etc.) – one means of access will not be emphasized over another, in the successful proposal
3. Emphasize collaboration with Olbrich Gardens
4. Consistent and harmonious with surrounding garden use
5. Incorporate Olbrich Gardens' needs for maintenance, storage, etc.
6. Successful proposal will be environmentally sustainable (utilize green building techniques, green roof, storm water runoff control, rain gardens)
7. Demonstrate long-term financial viability
8. No long-term loss of control / ownership
9. Harmonious with the desire of the neighborhood

Committee members indicated that this would be a suitable topic to continue discussing at the next meeting.

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

Staff was asked to have someone come to the next meeting and talk about ownership arrangements that might be incorporated into proposals.

### **VIII. Adjourn**

Motion to adjourn by Birke, second by Skidmore. Motion carried at 7:33 PM.

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