



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved BOARD OF PARK COMMISSIONERS

Wednesday, November 9, 2011

6:30 PM 1625 Northport Dr. # (Warner Park Community Recreation Center)

I ROLL CALL

The regular meeting of the Madison Board of Park Commissioners was held on Wednesday, November 9, 2011 at Warner Park Community Recreation Center, 1625 Northport Avenue. President Wallner called the meeting to order at 6:33 p.m. A quorum was present and the meeting was properly noticed.

Parks staff present: Eric Knepp, Charlie Romines, Roberta Sladky, LaVonne LaFave

City staff present: Katie Crawley, Mayoral Aide; Don Marx, Real Estate; Dan Rolfs, Planning & Development

Alders present: Ald. Marsha Rummel

Present: 6 -

Ald. Mark Clear; Nancy T. Ragland; Madelyn D. Leopold; Joseph R. Clausius; William W. Barker and David L. Wallner

Excused: 1 -

Emanuel Scarbrough

II APPROVAL OF MINUTES

A motion was made by Clausius/Clear to approve the October 12, 2011 Minutes of the regular meeting of the Park Commission. MOTION CARRIED UNANIMOUSLY.

III PUBLIC COMMENT

Registered speaker:

NAME Issue

Trish O'Kane of Nelson Institute at UW Expressed gratitude to Marla Eddy & Craig Klinke who came to Warner Park and spoke with her students about trees.

Expressed gratitude to Brad Weisinger for allowing poster in front lobby to identify animals and birds found in park

IV DISCLOSURES AND RECUSALS

There were no disclosures or recusals by members of the Commission for any item on the agenda.

V COMMITTEE REPORTS

A Long Range Planning Subcommittee Minutes of May 16, 2011

A motion was made by Ragland/Leopold to accept the Long Range Planning Subcommittee Minutes of the May 16, 2011 meeting. MOTION CARRIED UNANIMOUSLY.

B Olbrich Botanical Society Minutes of August 16, 2011 Meeting

A motion was made by Ragland/Leopold to accept the Olbrich Botanical Society Minutes of the August 16, 2011 meeting. MOTION CARRIED UNANIMOUSLY.

C President of the Park Commission

President Wallner thanked everyone who attended the Garver tours a couple of weeks ago.

The sale of 640 East Gorham Street in James Madison Park has been approved by the Common Council. New bids for the other properties at 646 and 704 East Gorham have been received and the Reuse Committee will meet in the next couple of weeks to review them. The Common Council passed the Ordinance amendment removing the requirement for a referendum for these properties.

There are two Tenney Park shelter events scheduled for early December; one is a fundraising event on December 1 and then on December 3 is the public ribbon cutting ceremony.

The John Nolen Task Force will be meeting in January to regroup and see what the Task Force will recommend.

D REPORT OF THE SUPERINTENDENT OF PARKS

1 [24413](#) Written Report of Supervisor's Activities

A motion was made by Clear/Leopold to accept the written report of Supervisor's Activities. MOTION CARRIED UNANIMOUSLY. Hefty's report commented on the Friends of Olin Turville and Friends of Cherokee Marsh. The Commissioners hope to see the same type of investment of time and energy in more parks.

2 Informational Items

In Superintendent Briski's absence, Eric Knepp, Parks Financial & Administrative Services Manager, reported that the 2012 shelter reservation process begins next week. The Parks Division is the proud recipient of the Silver Star award from the Wisconsin Park & Rec Association for the Goodman Pool Waves Swim Team. It is the first public swim team in Madison. This team is completely sponsored through the Shelley Glover Fund.

VI NEW BUSINESS

- A [24359](#) SUBSTITUTE Authorizing the execution of an Offer to Sell Real Estate between the City of Madison and the Mary K. Margetis Trust for the purchase of a lot located at 5100 Spring Court for the expansion of Merrill Springs Park and authorizing the amendment of the 2011 Parks Capital Budget for the acquisition.

Substitute Resolution IDC24359 Authorizing the execution of an Offer to Sell Real Estate between the City of Madison and the Mary K. Margetis Trust for the purchase of a lot located at 5100 Spring Court for the expansion of Merrill Springs Park and authorizing the amendment of the 2011 Parks Capital Budget for the acquisition.

Ald. Clear reported this was a great opportunity to expand the park to triple its current size. The current owners of the property were very generous in helping to cover some of the costs. There is great depression era stoneware in the park. Following the signing of the Offer to Purchase the property the city will obtain an environmental assessment on the property. A decision has not been made regarding whether the cottage would remain. One thought was that it could be used as an overnight rental, i.e., "Stay in a Madison Park." It would be very expensive to remodel in order to use it as a shelter. Ragland appreciated the dogged determination of the alder to obtain this lakefront property.

A motion was made by Barker/Clear to approve Substitute Resolution IDC24359 Authorizing the execution of an Offer to Sell Real Estate between the City of Madison and the Mary K. Margetis Trust for the purchase of a lot located at 5100 Spring Court for the expansion of Merrill Springs Park and authorizing the amendment of the 2011 Parks Capital Budget for the acquisition. MOTION CARRIED UNANIMOUSLY.

- B [24410](#) Correspondence from Faye Lorenzonn to mount nest box and hawk nest in Turville Point Conservation Park, Burrows Park, Forest Hill Cemetery and possibly a few other parks to attract Great Horned Owl pairs.

Correspondence ID#24410 from Faye Lorenzonn to mount nest box and hawk nest in Turville Point Conservation Park, Burrows Park, Forest Hill Cemetery and possibly a few other parks to attract Great Horned Owl pairs.

Registered Speaker, in support
Faye Lorenzonn

A motion was made by Barker/Clausius to approve the request from Faye Lorenzonn to mount nest box and hawk nest in Turville Point Conservation Park, Burrows Park, Forest Hill Cemetery and possibly a few other parks to attract Great Horned Owl pairs. MOTION CARRIED UNANIMOUSLY.

- C [24412](#) Correspondence from Warren Hansen requesting the use of Breese Stevens Stadium for one week in July, 2012. (tentative dates July 23 - July 29) for a production of William Shakespeare's Julius Caesar

Correspondence ID#24412 from Warren Hansen requesting the use of Breese Stevens Stadium for one week in July, 2012. (tentative dates July 23 – July 29) for a production of William Shakespeare's Julius Caesar.

Registered Speaker, in support
Warren Hansen

A motion was made by Clausius/Barker to approve the request from Warren Hansen requesting the use of Breese Stevens Stadium for one week in July, 2012. (tentative dates July 23 – July 29) for a production of William Shakespeare's Julius Caesar subject to sponsor's compliance with the attached conditions. MOTION CARRIED UNANIMOUSLY.

VII OLD BUSINESS

- A [24070](#) Garver Feed Mill Status Report

ID# 24070 Garver Feed Mill Status Report

Registered Speakers:
Dan Rolfs, City Planning - neutral
Lou Host Jablonski Support saving

A history of the property was presented. It was constructed by the US Sugar Beet Company in 1905 and converted to a feed mill in 1929. In 1994 it was designated as a landmark. The parcel was acquired by Olbrich Botanical Society (OBS) in 1997 using Wisconsin DNR grant funds toward that purchase. OBS immediately deeded the property to the city. In 2005 the Park Commission declared the building surplus, but not the land. In 2008 the Common Council accepted a proposal from Commonwealth Development to convert the building to an arts incubator. The city was also awarded a SAG grant for environmental assessment and cleanup. In 2009-2010 there were parking and site plan negotiations with the neighborhood and Commonwealth. In 2010 Commonwealth began their site approval process. In 2011 Commonwealth withdrew its proposal.

The deterioration that has taken place is shown in photos taken of the building in 2006 and 2011. Wire grates have been placed over sections to prevent brick from falling on people. In many areas the roof is missing and the brick courses have started to crumble and fall apart due to the freeze/thaw cycles of Wisconsin weather. Trees are growing inside of the building. There are pits throughout the building that previously stored molasses and other products that have been pumped out. They have since refilled with water and continue to be a safety issue.

Among the issues for this building are its landmark status, the deed restrictions from both the Wisconsin DNR and the city, the surplus process and the referendum process. The building's condition, structural issues, Olbrich's and Parks space needs, police calls and vandalism are also issues. The financing needed to rehab the building will depend on its final use and whether the building will be sold and the land under it leased. In regard to an environmental cleanup the testing did not find anything of grave concern that needed immediate attention to remediate. There may need to be some capping by the parking lot and some soil may need to be hauled away. Lead paint and asbestos were found in the building and need to be addressed during any rehabilitation.

There are different options listed in the report ranging from total rehabilitation to total demolition as well as many options in between. Option 1 is a total rehab based on Commonwealth's numbers of \$16 million. Option 2A is a "stop gap" restoration of the entire building. Option 2Bi is to restore the existing cold storage area used by Parks and Olbrich. Option 2Bii is a partial demolition saving the core structure. Option 2Biii would stabilize the south wall. Option 2Biv would restore the existing parks storage area with the south wall stabilization. Option 3 is demolition. The report did not consider building a new cold storage space; it only focused on the existing building.

Following Rolfs presentation, Lou Host Jablonski gave a presentation on Ruins Gardens. It showed different types of structures that had either been rehabbed or left in ruin and adapted uses surrounding those ruins. Different scenarios were presented that would provide benefits such as tourism, a museum, event rentals, restaurants, galleries, and/or meeting spaces. He stated that the building components need to be protected while creating a vision for what it could become. Their group would like to create a volunteer advisory team to ensure an effective visioning process that would evaluate and preserve the building. Different scenarios were presented. Their presentation can be found at YouTube: <http://youtu.be/QvtvZ3oxmjE>.

Registered Speakers, all in support of saving

Sarah White
John Martens
John Steines
Susan Thering
Janet Loewi
Jean Rawson
Marsha Rummel

Following the speakers, President Wallner indicated that this issue will be back on the Agenda in either December or January. Ald. Clear suggested that whatever happens with the site, it should be named for Magnus Swenson who

developed a lot of the west side and founded the Sugar Beet Factory.

Commissioners noted that it sounds as though time is of the essence and questioned whether there was a way to start the process on an ad hoc basis. There is lots of information that could be compiled and winter would be a good time to do this. Discussion ensued as to what the next steps should be. The neighborhood could form an ad hoc committee that could brainstorm without the need for Council approval. The Commissioners are not endorsing the Ruins concept at this stage. They will need to determine what to do with the property, whether to go thru another RFP process, which is very time consuming, or to sell the property, etc. Barker noted that a lot of time and work has already been done which led to the previous proposal. They heard that the building was deteriorating in 2008 and it continues to deteriorate. The Commissioners need to think about what their personal vision is because at some point in the future it is the obligation of the Commission to state a position. There is no substantial money in the city budget for another task force or planning process other than the \$350,000 in the budget that is earmarked for repairs. If Parks is looking at private use, there would be a process and steps to take. But, if it were decided to use the building as a parks storage facility, which is needed, the process could move more expeditiously. The Commission can make that decision. Appreciation of ruins gardens was expressed, but Commissioners felt that moving in that direction would mean meetings and process and committees. Then in three years they would be back here trying to make a decision again. If the idea is to move expeditiously, then meeting the needs of Olbrich Gardens and Parks should come first. That would mean pursuing the options in the staff report about the need for potentially 14,000 square foot storage space for Olbrich and Parks.

Commissioners noted that there is nothing to keep the neighborhood from meeting and bringing back a recommendation that the Park Commission may or may not accept. They also would like to see input from the neighborhood and also from Olbrich and Parks staff on how they would envision using the building.

VIII ADJOURNMENT

On motion of Barker/Clear the meeting adjourned at 8:20 p.m.