

# Garver Feed Mill

Dan Rolfs, AICP

Department of Planning and Community and Economic Development  
Economic Development Division  
Office of Real Estate Services



# Garver Surplus Criteria and Selection Committee

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## ○ City Staff:

- Planning – Dan Rolfs, Jay Wendt, Amy Scanlon
- Parks – Eric Knepp, Roberta Sladky
- Engineering – Jeanne Hoffman
- City Attorney – Doran Viste, John Strange
- Project Website -

<http://www.cityofmadison.com/dpced/economicdevelopment/garver-/511/>



# Garver Feed Mill



Document Path: M:\ARC\gis\_users\ced\RE\_DWR\DISPOSALS\8279 Garver Feed Mill\8279 Garver - 2014.mxd

# Garver History

- 1905 – United States Sugar Beet Co constructs plant
- 1929 – Converted to Feed Mill
- 1994 – Designated City of Madison Landmark
- 1996 – Garver purchased by OBS w/ donations and WDNR grant; then immediately deeded to City
- 2005 – Parks Com declares Garver building “surplus”
- 2006 – Surplus Committee created
- 2008 – Common Council accepts proposal from CWD
- 2009 – Referendum passes allowing CWD to move forward



# Garver History (cont.)

- 2009 / 2010 Parking / site negotiations
- 2010 – CWD begins site approval process
- 2011 (May 31)– CWD withdraws proposal



# Garver History (cont.)

- 2012-13 – Garver Building Repairs report completed
- 2014 – Garver Feed Mill Criteria and Selection Committee reconstituted



# Charge to Commission

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- MGO 8.075 – Committee responsibilities
  - Identify type of use desired for surplus property and any special terms / conditions important to the City;
  - Establish criteria with point values to be used to evaluate proposals
  - Evaluate proposals and make a selection (to be forwarded to the Common Council)



# Garver - Issues

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- Finances
  - Final Use (i.e. rents)
  - High rehab costs
  - Financing
- Landmark Status
- WDNR Deed Restriction
- Surplus Process
- Referendum Process



# Garver Issues (cont.)

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- Parks / OBG Space Needs
- Sale of Building / Lease of Land
- Police Calls / Vandalism
- Access
- Parking
- Building Condition

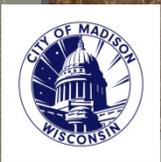
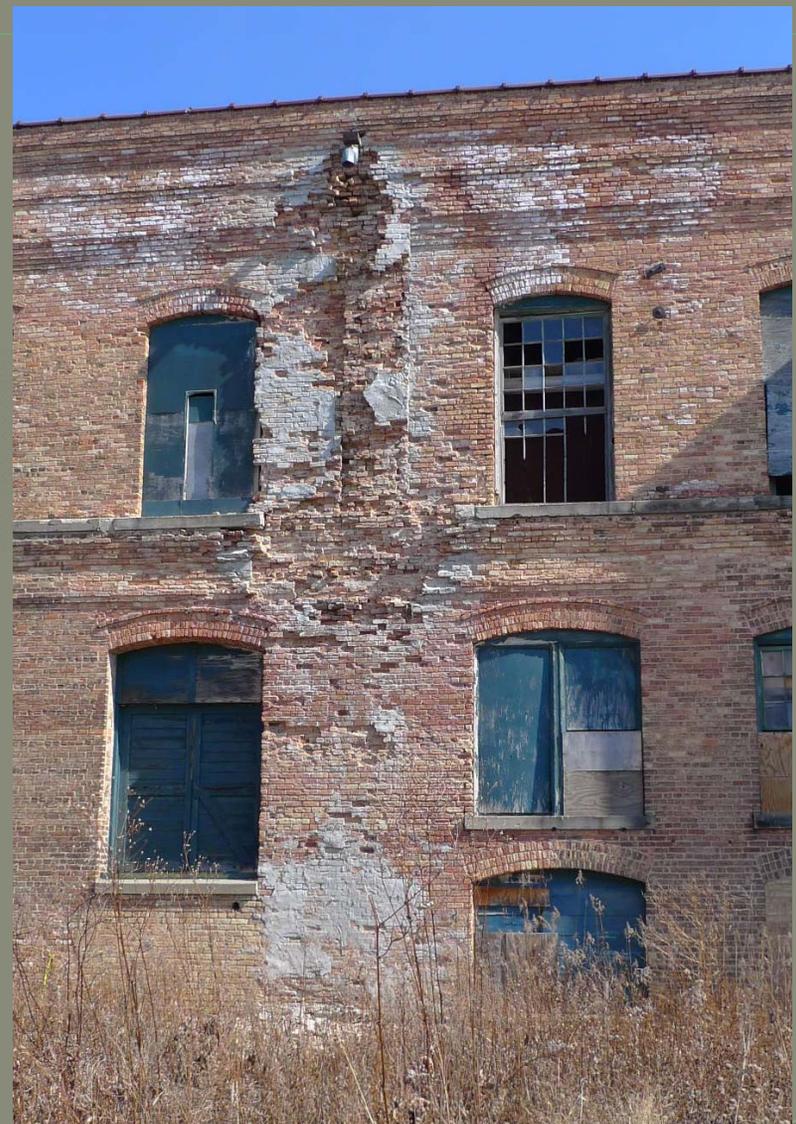


# Building Condition

2006



2014



# Building Condition

Wire grate over to prevent brick from falling on people



# Building Condition (third floor 2009)



# Building Condition



2014



2009



# Building Condition (2009)



# Building Condition (2011)



Photo Credit: Craig Wilson



# Building Condition (2011)



# Building Condition (2011)



Damage by vandals



# Building Condition 2011



# 2014



# Building Condition (2014)



# Garver – Issues (cont.)

## Environmental Cleanup



PROJECT NO. 3833  
 DRAWN BY: SAS  
 DATE: 07/15/09  
 CHECKED BY: SMS  
 DATE: 10/27/09  
 APPROVED BY: SMS 10/30/09

**BT<sup>2</sup> inc.**  
 2830 BARRY DRIVE  
 MADISON, WI 53718-6751  
 PHONE: (608) 224-2830  
 FAX: (608) 224-2839

**CLIENT**  
 City of Madison

**SITE**  
 GARVER FEED MILL  
 109 AND 115 S. FAIR OAKS AVENUE  
 MADISON, WISCONSIN

**GEOPROBE BORING LOCATIONS**

**FIGURE**  
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# Garver Surplus – Process

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- Committee crafts / approves RFP
- RFP sent to Council for approval
  - Referred to Parks Com, Plan Com, Landmarks and Board of Estimates
- RFP issued (60-90 days response time)
- Committee reviews and recommends proposal
- Council acts upon Committee recommendation
  - Referred to Parks Com, Plan Com, Landmarks and Board of Estimates



# Garver Surplus – Process

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- City staff negotiates terms of sale and ground lease
- Referendum (timing TBD)
- Final terms of sale and ground lease sent to Council for approval
  - Referred to Parks Com, Plan Com, Landmarks and Board of Estimates
- Development team obtains land use approvals
- Commence redevelopment



# Thank You

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