



# City of Madison

## Meeting Minutes - Final

### LANDMARKS COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

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Monday, May 7, 2007

4:30 PM

215 Martin Luther King, Jr. Blvd.  
Rm LL-130 (Madison Municipal Building)

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#### 1. ROLL CALL

**Present:** Brenda K. Konkell, Daniel J. Stephans, Stuart Levitan, Robin M. Taylor, Michael J. Rosenblum, Randall A. Page and Erica Fox Gehrig

*Guests: Mr. Bill Barker, Mr. Dan Rolfs, Ms. Roberta Sladky.*

#### 2. APPROVAL OF MINUTES

**A motion was made to Approve the Minutes. The motion passed by acclamation.**

#### 3. Discussion

##### A. 06115

Authorizing a Request for Proposals for the Reuse and Rehabilitation of the Garver Feed Mill.

*Mr. Dan Rolfs of Real Estate section of the Planning Department, briefly took the commission members through the request for proposals. He said that they planned to get responses to the RFP in November. Commission members had several questions. Mr. Levitan expressed concerns about the difficulty bidders would have on the financial side of the project, given that there are so many contingencies. Mr. Stephans noted that the contingency of getting the property listed on the National Register would probably not be too uncertain, since there has only been one site recommended by the State that the National Register folks has disagreed with. To a question from Mr. Page, Mr. Rolfs said that the RFP calls for limiting the use and impact on the rest of the land, but it does not specify exactly what would not be permitted. Mr., Rolfs noted that the RFP encourages bidders to talk with Olbrich staff, neighbors and other City staff when they develop their proposals. He noted that bidders will have to be creative because of the uniqueness and challenges of the site. He also noted that adaptive reuse is considered a "green" initiative and he did not foresee that there would be difficulties meeting mostly green goals because basically the building is a shell that would need totally new construction in the interior. He noted that the financial aspects of the project would be the toughest challenge. Mr. Barker, chair of the Garver disposition committee, noted that public sentiment for the project is leaning toward using the building as an arts incubator. He noted that committee members are quite interested in protecting the historic character of the building.*

**A motion was made by Levitan, seconded by Gehrig, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by acclamation.**

##### B. Report to Landmarks Commission on Certificates of Appropriateness received in 2006 - continued

*Commission members received their assignments to visit the sites of projects that had been approved last year. There is no deadline for when their work should be done.*

## C. Secretary's Report

*Ms. Rankin reported that the lower level of the Pres House on State Street had no muntins on the windows and doors. Ms. Rankin said the architect assured her that the muntin bars would be installed before the completion of the project.*

4. **ADJOURNMENT**

**The meeting was adjourned at approximately 5:15 p.m.**