



# City of Madison

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

## Master

**File Number: 21244**

**File ID:** 21244

**File Type:** Resolution

**Status:** Report of Officer

**Version:** 1

**Reference:**

**Controlling Body:** BOARD OF PARK COMMISSIONERS

**Lead Referral:** BOARD OF PARK COMMISSIONERS

**File Created Date :** 01/31/2011

**File Name:** 9470 640-646 704 E. Gorham St. -RFP Authorization Resolution

**Final Action:**

**Title:** Authorizing the issuance of Requests for Proposals for the Reuse and Rehabilitation of the structures at 640, 646 and 704 East Gorham Street located in James Madison Park. (AD 2)

**Notes:** RESOLUTION TO BE INTRODUCED FROM THE FLOOR

**CC Agenda Date:** 02/01/2011

**Agenda Number:** 30.

**Sponsors:** Bridget R. Maniaci and Mark Clear

**Enactment Date:**

**Attachments:** 9470 - 640 E Gorham St Disposal RFP - FINAL.pdf, 9470 - 646 E Gorham St Disposal RFP - FINAL.pdf, 9470 - 704 E Gorham St Disposal RFP - FINAL.pdf, Gene Rankin email 020711.pdf, Gary Tipler e-mail 020811.pdf, Ledell Zellers e-mail.pdf, Ledell Zellers - Statement to Committee\_12-9-2010.pdf, James Madison Park RFP MTHP comments.pdf, Zellers\_Gorham\_RFP\_2-14.pdf, Zellers\_Gorham\_RFP\_2-14.pdf

**Enactment Number:**

**Author:** Dan Rolfs, Community Development Project Manager

**Hearing Date:**

**Entered by:** afreedman@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1	01/31/2011	Daniel Bohrod	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	01/31/2011	Referred for Introduction				
<b>Action Text:</b>		This Resolution was Referred for Introduction					

	<b>Notes:</b>	Referred to Board of Park Commissioners, Plan Commission, Landmarks Commission and Board of Estimates.					
1	COMMON COUNCIL	02/01/2011	Referred	BOARD OF PARK COMMISSIONERS	02/09/2011	03/09/2011	
	<b>Action Text:</b>	This Resolution was Referred to the BOARD OF PARK COMMISSIONERS due back on 2/9/2011					
	<b>Notes:</b>	Additional Referrals: Plan Commission, Landmarks Commission, Board of Estimates					
1	BOARD OF PARK COMMISSIONERS	02/02/2011	Referred	PLAN COMMISSION		02/07/2011	
	<b>Action Text:</b>	This Resolution was Referred to the PLAN COMMISSION					
	<b>Notes:</b>						
1	BOARD OF PARK COMMISSIONERS	02/02/2011	Referred	LANDMARKS COMMISSION		02/14/2011	
	<b>Action Text:</b>	This Resolution was Referred to the LANDMARKS COMMISSION					
	<b>Notes:</b>						
1	BOARD OF PARK COMMISSIONERS	02/02/2011	Referred	BOARD OF ESTIMATES		02/14/2011	
	<b>Action Text:</b>	This Resolution was Referred to the BOARD OF ESTIMATES					
	<b>Notes:</b>						
1	PLAN COMMISSION	02/07/2011	Return to Lead with the Recommendation for Approval	BOARD OF PARK COMMISSIONERS		03/09/2011	Pass
	<b>Action Text:</b>	A motion was made by Sundquist, seconded by Olson, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					
	<b>Notes:</b>	The Plan Commission recommended approval with the following amendment:  - The first selection criteria on all three RFPs should be revised to read "A commitment to creating an environmentally and historically responsible rehabilitation and adaptive reuse of the structure".					
1	BOARD OF ESTIMATES	02/14/2011	Return to Lead with the Recommendation for Approval	BOARD OF PARK COMMISSIONERS		03/09/2011	Pass
	<b>Action Text:</b>	A motion was made by Bruer, seconded by Clausius, to Return to Lead with the Recommendation for Approval to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					
	<b>Notes:</b>						
1	LANDMARKS COMMISSION	02/14/2011	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER				
	<b>Action Text:</b>	A motion was made by Rosenblum, seconded by Maniaci, to APPROVE the RFPs with the following recommendations: 1. The Landmarks Commission would recommend against the relocation of the buildings at 640 and 646 East Gorham Street. 2. Sections 66.111 and 700.40 of the Wisconsin Historic Preservation Statutes be referenced in the RFP. 3. Tax credit information for buildings in National Register districts shall be referenced in the RFP. 4. On page 10, add language to explain that the proposals need to be in accordance with the City Landmarks Ordinance and the Secretary of the Interior's Standards. 5. Add language to explain that the ground leases will terminate if the buildings are ever destroyed or damaged more than 50%. 6. Add language to explain that if there is a proposal to move the buildings, the Landmarks Commission must approve the new site, per City Ordinance. The motion passed by a voice vote/other.					
	<b>Notes:</b>	Dan Rolfs presented the Request for Proposals documents and described the planning process and schedule. He explained that the James Madison Park Surplus Committee declared the buildings at James Madison Park to be surplus and the ground underneath the buildings to remain City property. The Real Estate Staff developed the RFPs and would like to get comments from City Commissions and Committee bodies. Mr. Rolfs explained that the buildings would be sold and the land would be leased on a 99 year lease.					

The buildings would have front yards, side yards and minimal rear yards for use by the building owner. There was general discussion about the proposed schedule and general issues.

Alder Maniaci explained that the neighborhood would like to see private ownership for the buildings at 640 and 646 and a public use for the Collins House, but the proposals will be scored competitively. Alder Maniaci also explained that the scoring for the Collins House does not include points for keeping the building in its current location because it was never discussed to move it. The relocation of the buildings at 640 and 646 were previously discussed. Mr. Rolfs explained that relocation has a significant financial impact on the proposal scoring and a proposal that does not propose relocation will be favored.

Rick Bernstein, 601 South Dickinson, registered in neither support or opposition. Mr. Bernstein explained that there are state laws that apply to the sale of these properties since they are in the Fourth Lake Ridge National Register Historic District. He suggested that sections 66.111 and 700.40 of the Wisconsin Historic Preservation Statutes be referenced in the RFP. He also suggested that tax credit incentives be referenced in the RFP.

Jason Tish, Lafollette Avenue, registered in neither support or opposition. Mr. Tish reviewed the prepared comments from the Madison Trust for Historic Preservation and stated that the Trust is concerned about the relocation of 640 and 646 because significant exterior alteration is inevitable when relocation occurs.

Mr. Stephans stated that a financially responsible proposal is in the best interest of the properties and their future care and maintenance.

1	COMMON COUNCIL	02/22/2011	
1	BOARD OF PARK COMMISSIONERS	03/09/2011	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
	<b>Action Text:</b>		This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
	<b>Notes:</b>		
1	COMMON COUNCIL	03/15/2011	

---

## Text of Legislative File 21244

### Fiscal Note

This resolution authorizes the issuance of three requests for proposals for 640, 646 and 704 East Gorham Street. Selection of developers and approval of the terms for the disposal of the property will require separate Common Council authorizations.

### Title

Authorizing the issuance of Requests for Proposals for the Reuse and Rehabilitation of the structures at 640, 646 and 704 East Gorham Street located in James Madison Park. (AD 2)

### Body

WHEREAS, on April 14, 2004, the Madison Board of Park Commissioners declared the structures located at 640 and 646 East Gorham Street, but not the land underneath them, surplus to the needs of the City of Madison Parks Division; and

WHEREAS, on February 8, 2006, the Madison Board of Park Commissioners declared the structure located at 704 East Gorham Street, but not the land underneath it, surplus to the needs of the City of Madison Parks Division; and

WHEREAS, the Mayor established the James Madison Park Disposal Surplus Criteria and Selection Committee (the "Committee") pursuant to Madison General Ordinance 8.075 Disposal of Surplus City Real Property; and

WHEREAS, the Committee identified the type(s) of use(s) and any special conditions desired for the three residential structures located at 640, 646, and 704 East Gorham Street (the "Properties") in the attached Requests for Proposals; and

WHEREAS, the Committee established criteria with point values to be used in the evaluation of bid proposals submitted by potential purchasers of the Property; and

WHEREAS, the Committee, after having conducted a public hearing and held numerous public meetings to gather input on the future use of the structures, recommended the issuance of the attached RFPs; and

NOW THEREFORE BE IT RESOLVED, that the Office of Real Estate Services is hereby directed and authorized, by advertising and other appropriate means, to invite prospective developers to submit proposals to the City in accordance with the attached Requests for Proposals for the Reuse and Rehabilitation of the structures at 640, 646 and 704 East Gorham Street.