

**Letter of Intent**  
**Garver Feed Mill**  
**Madison, WI**  
**May 27<sup>th</sup>, 2015**

This Letter of Intent addresses the redevelopment of the Garver Feed Mill building and parcel and 5.45 acres of land area around the parcel.

Since 1997, the City of Madison has owned the completely vacant 58,900 square foot Mill along with 26 acres of adjoining land. After 18 years of little maintenance or protection, significant deterioration has occurred in all systems of the building including severe distress to the structural stability and to the integrity of the masonry. The area surrounding the building, acquired for environmental corridor and parkland, has been largely inactive with the exception of some Olbrich Gardens back-of-the-house operations.

Per Madison General Ordinance 8.075, Mayor Paul Soglin and the Madison Common Council charged the Garver Surplus Criteria and Selection Committee with the creation of a Request for Proposal, as well as the review of responding proposals and selection of a development team capable of returning this unique community asset to productive use.

In its request for proposal, the City included the following criteria for responding proposals:

- Embody and interpret the goals for this RFP in a manner that captures the community's imagination and aspirations for a sustainable, innovative 21<sup>st</sup> century city.
- Minimize the amount of paved surface serving their redevelopment of the Garver building. This can include proposals that move the current access off of Fair Oaks Ave to a different location to cut down on the required amount of paved surface to reach any needed parking and delivery areas.
- Minimize all associated sidewalks, landscaping, parking and any other related outdoor structures proposed for this project.
- Minimize impacts on the North Plat and neighborhoods surrounding the Garver Feed Mill;
- Encourage alternative means of transportation while minimizing required on-site parking;
- Ensure public access to the Garver Feed Mill;
- Preservation, to the largest extent possible, of the Garver Feed Mill;
- Sound integration of environmentally responsible technology and sustainable redevelopment;
- Encourage collaborations and communications with OBG, the City and the neighborhood.
- Enhance Starkweather Creek as a recreational asset.

After a four month review process including several public meetings, the committee selected the Baum Development team to carry out its proposal to restore and repurpose the Garver Feed Mill. The Baum development proposal was subsequently approved by the Plan Commission, Board of Park Commissioners, Landmarks Commission, Board of Estimates and Common Council.

The site is currently zoned as Traditional Employment district and a Historic Landmark, a recognition of its both historical and last functional use. In order to meet the zoning requirements presented by the various elements of this development, the City's Planning and Zoning staff recommended re-zoning the site as a Planned Development. A Planned Development District provides flexibility in site design while supporting the innovative land use given the projects economic factors. The zoning text reads that the PD option should be reserved for "projects that create exceptional employment or economic development opportunities, or include a variety of residential, commercial, and employment uses in a functionally integrated mixed use setting", conditions that the proposed Garver Feed Mill embodies and is designed to achieve.

Due to proposed changes in the State Historic Tax credit program for which the project qualifies, the project would be in jeopardy should the zoning approval and transaction not take place before the end of 2015. Given these circumstances and upon review of the current plans for this development, Garver Feed Mill LLC and members of the city's Planning and Zoning divisions agreed, to seek the PD-GDP and SIP approval for the renovation of the Garver Feed Mill. This will allow for the project to pursue the approval of an amended SIP at a later date to satisfy the needs of any conditional approvals as set forth in the initial PD-GDP and SIP approval.

As indicated in the request for proposal, to retain long-term ownership, the City will enter into 99 year ground leases for the land and sell the building to the Developer. Additional terms will be determined per the developer's agreement and ground leases.

## **THE GARVER FEED MILL**

The Garver Feed Mill redevelopment calls for the renovation of the 58,900 square foot building to primarily function as a food production facility. Total lot area is 10.45 acres and useable open space calculates to 5.1 acres.

The building will house several established local food makers and craftspersons and make available individual and shared production, warehouse and office spaces for each of these businesses. The rehabilitated building will be replete with the modern specifications necessary to be a fully functional food production facility. The building's tall ceilings present an ideal space for the many producers who need the height and can use vertical

stacking methods to maximize their storage capacity. The building has several dock doors providing for efficient loading for multiple users.

Secondary uses will support additional needs of tenants as well as provide visitors special opportunities to enjoy and get up close with the historic features of the building and the artisans themselves. These spaces include:

- Events venue (~4000 sq ft): An approximately 4,000 square foot atrium for community, private and tenant events during peak and off-peak production times.
- Retail concept (~1900 sq ft): A café area that provides locals and visitors an opportunity to taste, enjoy and purchase the best of Garver-made food products.
- Office (~18,000 sq ft): Dedicated office space for tenant producers and other related purposes.
- Outdoor areas - Three outdoor patios and Garver Green, a 9600 square foot acre lawn provides visitor and public gathering areas.
- Demonstration gardens - Throughout the site, opportunities to integrate sustainable urban agriculture creates a platform for educational programming functions.

The renovation will also entail the demolition of a small (~1789 square foot) portion of the building unfit for restoration and the construction of 142 parking stalls and 52 bike stalls. Parking calculations factor that the main users, food production and office employee parking occurs primarily during the weekday and daytime and micro-lodges visitor parking along with event parking occurs primarily in the weekend and evening, and can be considered shared.

	Day (Auto/Bike)	Evening (Auto/Bike)	Auto	Bike
Shared (Office and production employee)	96/29	30/10	Office - est. 45 stalls at 1 per 400 sq ft Production – est. 50 at 1 per 2 employees	Office – 1 per 2000 sq ft Production – 1 per 5 employees
Shared (Micro-lodge guest)	20/3	37/5	Guest - est. 37 stalls at .75 per room	1 per 10 guests
Event/Café Maximum	73/20	99/20	Event space - est. 80 stalls at 20% capacity Cafe - est. 19 stalls at 15% capacity	Event space & Café – 5 % of capacity
Total	188/52	166/35		
25% parking reduction	<b>142/52</b>	<b>125/35</b>		

Parking exemptions were assumed at the maximum allowable reduction (25% of total)

through the implementation of various parking reduction strategies. This includes but isn't limited to:

- Bike Parking: 52 dedicated bike parking spots
- Car-Sharing: 1 dedicated Community Car
- Bike-Sharing: B-cycle station located on-site
- Aggressive Alternative Transportation Program: Currently the site offers an abundance of choices for bus transit and adjacent primary bike path.
- Overflow parking: A 2008 parking inventory analysis by Commonwealth Development demonstrated the availability of over 700 parking spots within ¼ mile of Garver Feed Mill.

Hours of operation for production uses and micro-lodges will be 24 hours, 7 days a week. All other site activities will operate seven days a week between 7am – Midnight.

### **MICRO-LODGES**

Adjacent to the Garver Feed Mill site will include micro-lodges. Micro-lodges are low impact, sustainable and mobile cabin like structures ranging between 100 and 750 square feet with an average size of 250 square feet. Functioning as a hospitality operation, the micro-lodges showcase a diversity of tiny house designs and models from around the world. Transient guests would have the opportunity to stay overnight and have an authentic experience of “tiny living”. Business functions including reception area and back-of-the-house operations for the micro-lodges will be located inside the Garver Building.

### **UNHEATED STORAGE FACILITY**

An adjacent 10,000 sq ft – 12,000 square foot facility that will provide Olbrich Gardens, Garver tenants and Garver operations with space dedicated for storage will be constructed. The building will accommodate storage of Olbrich Gardens seasonal items when not in use as well as maintenance equipment and other miscellaneous tenant items.

### **PROJECT ECONOMICS**

The total anticipated investment in the Garver Feed Mill building and the adjoining land is expected to be \$19.8MM, with the Mill building requiring an investment of \$15.5MM and the Microlodge concept requiring \$4.3MM. Of the \$19.8MM in total investment, approximately \$8.3MM is expected to be funded by traditional forms of debt and equity, or 41.7% of the total project uses. The remaining 58.3% leverages a combination of federal and state historic tax credits, New Market Tax Credits and state, local and other funding sources including the City of Madison's \$1.825M to assist in the building's rehabilitation.



Supported by a robust agricultural capacity and a strong consumer interest in local/artisan foods, the food and beverage manufacturing cluster is a key growth sector for the Madison region. The repurposing of the Garver building will be an integral component to the future of Madison's economy.

- Job Creation - The Garver Feed Mill food and beverage-related tenants will retain 88-114 existing jobs in the city, and are forecasted to create additional 21-54 jobs by year three. The estimated weighted employment multiplier related to construction on the Garver Feed Mill is 10 jobs per \$1 million in project costs.
- Retail Sales - Designated retail, event space and viewing areas inside the Garver Feed Mill will give the public the opportunity to tour the building and interact with the food makers. The resulting increase in visibility and brand awareness by both Garver Feed Mill and Olbrich Garden visitors will generate additional on-site sales through a shared retail component.
- Exports - Our four largest (5,000 square foot or more) potential tenants are actively pursuing international exporting and have plans to further expand into international markets including Canada, England, Australia and Singapore.
- Tourism Revenue - As a unique agri-tourism destination, culinary travelers to the Garver Feed Mill will generate additional revenue through local retail spending in the neighborhood and community.

**CONSTRUCTION SCHEDULE**

The expected construction schedule is as follows:

- Construction Start – Dec 2015
- Completion of Construction – Mar 2017
- Initial Occupancy Begins – April 2017

**DEVELOPMENT TEAM**

<b>Developer:</b>	Garver Feed Mill, LLC   Chicago
<b>Architect:</b>	SmithGroupJJR   Madison & Design Coalition   Madison
<b>General Contractor:</b>	Bachmann Construction   Madison
<b>Structural Engineer:</b>	Structural Integrity   Madison
<b>Landscape Architect:</b>	SmithGroupJJR   Madison

**Statement of purpose:** This Planned Development established to provide a framework for a multi-tenant, multi-use development adjacent to nearby parklands. The district is intended to promote a suitable environment that restores the historic Garver Mill building for food production and sales, provides motel hospitality via detached 'micro-lodge' structures, provides unheated storage and composting facilities for Olbrich Gardens and Garver Feed Mill, and improves the surrounding land area for urban agriculture, recreation and educational uses.

**Permitted Uses:** The following uses are permitted within the Planned District.

1. Production, processing and storage of food and beverage goods, including manufacturing, warehousing, sales, and distribution.
2. Consumption of Food and beverages uses, including coffee shop, tea house, cafe restaurant, distillery, meadery, brew pub
3. Offices, general, professional, and accessory to production
4. Accessory structures as shown on the approved plans
5. Urban agriculture, including planting, growing, harvesting, composting, storage and related activities, keeping of chickens, keeping of honeybees, aquaculture, garden center and market gardening as shown on the approved plans.
6. Accessory uses related to the permitted uses as denoted herein
7. Museum and gallery spaces
8. Temporary outdoor events
9. Assembly, indoors and outdoors
10. Caretakers dwelling
11. Outdoor eating as shown on the approved plans
12. Daycare center
13. Motel-inn, in detached micro-lodges as described below.
14. Wellness center and activities, indoors and outdoors
15. Renewable energy systems, including but not limited to solar energy systems, geothermal energy systems, heat recovery, energy storage, energy production via co-generation, wind energy, biodigester
16. Studios, artist, photographer, other
17. Farmers' market
18. Sculpture garden
19. Park and Playground

**Lot Area:** 10.45 Acres

**Micro-lodge Transient Lodging**

**Description:** Up to fifty (50) detached, cabin-like structures, which may include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and exterior finish materials and colors and so on, are intended to be considerably varied, diverse and non-uniform.

**Size Requirements:** Each micro-lodge shall be a minimum of 150 to maximum of 750 in habitable square feet as measured to the exterior of the walls.

**Height Regulation:** No micro-lodge shall exceed 20' in height as measured from the exit grade to the roof peak.

**Setbacks:** There shall be a minimum separation between micro-lodges of 8 feet, and there shall be no permitted permanent obstructions allowed within this setback.

**Building Cluster Perimeter:** The locations of the micro lodges are indicated by a designated building cluster perimeter as shown in the approved site plan. A building cluster represents the outside limits of the available building footprint area. In no case shall any building element (including patios, porches or balconies) extend outside of the predetermined cluster perimeter. Phased installation, replacement and relocation of micro-lodges from time to time shall be permitted provided they meet the height and bulk requirements and design guidelines, and the locations within the clusters adhere to the approved site plan.

**Individual Micro Lodge Plans:** The final architectural and landscaping details for the micro lodges shall be approved by the staff of the Urban Design Commission prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, building elevations with materials and colors, and a landscaping plan with size and species of landscape materials to be planted. Staff shall approve the plans based on the general design guidelines provided in paragraph entitled Design Guidelines. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

**Micro Lodge Design Guidelines:** The micro lodges will be cabin-like structures, which will include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and exterior finish materials and colors are intended to be considerably varied, diverse and non-uniform.

**Building Massing:** The overall volume of each micro lodge building is limited both by the building footprint and building height. The massing of the building will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

**Exterior Materials & Details:** The material choices for the micro-lodges will be varied, diverse and non-uniform throughout the development. Materials used will be masonry, fiber-cement, recycled and reused materials, wood or composite wood siding, metal, and wood trim elements; the use of vinyl, EIFS or similar synthetic stucco shall be limited. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing.

**Windows:** Windows may be wood, aluminum-clad wood, vinyl, pultruded fiberglass, thermally-broken aluminum and other corrosion-resistant metals and composites and combinations.

**Roofs:** The roof forms may include hipped and gable roofs, shed roofs, domed, curved and barrel vaults, low-slope with parapets and rain scuppers. Roofing materials may include metal, tile, cedar or other wood shingles, recycled roofing, ecological composites or living (planted) roofs. Roof soffits, if present, may be beaded vinyl, wood, aluminum or other metal, cement fiber or other composite, or may be open eave.

**Detailed Landscaping:** The approved landscaping plan shows site and common area plantings. Plantings adjacent to the micro-lodges will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list.

**Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.

**Landscaping:** per approved plan.

**Signage:** per approved plan.

**Exterior and Site Lighting:** per approved lighting plan, dark-sky compliant.

**Alterations & Revisions:** No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission; however, the Zoning administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development Department and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**Legal Description:** *To be attached*

**Approved Site Plan:** *To be attached*



# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 109 S. Fair Oaks  
**Project Title (if any):** Garver Feed Mill

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from** Traditional Employment **to** Planned Development
- Major Amendment to Approved PD-GDP Zoning**       **Major Amendment to Approved PD-SIP Zoning**
- Review of Alteration to Planned Development (By Plan Commission)**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Other Requests:** \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

**Applicant Name:** Garver Feed Mill LLC      Company: \_\_\_\_\_  
**Street Address:** 1030 West Chicago      City/State: Chicago IL      Zip: 60622  
**Telephone:** (312) 275-3123      Fax: ( )      Email: tali@baumdevelopment.com

**Project Contact Person:** Bryant Moroder      Company: Sustainable Resource Group LLC  
**Street Address:** 29 Farwell St.      City/State: Madison WI      Zip: 53704  
**Telephone:** (608) 577-1150      Fax: ( )      Email: bryant.moroder@gmail.com

**Property Owner (if not applicant):** City of Madison Parks Division  
**Street Address:** 210 Martin Luther King Jr. Blvd Suite 104      City/State: Madison, WI      Zip: 53703

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Renovation of the Garver Feed Mill building to primarily function as a food production facility. Adjacent to the Garver Feed Mill site will be micro-lodges operated as a hospitality option and a unheated storage to serve the storage needs of Olbrich Gardens and Garver tenants

Development Schedule: Commencement Dec 2015      Completion March 2017

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Waiver granted (see attached)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 5/19/15 Zoning Staff: Tim Parks Date: 5/19/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Garver Feed Mill LLC Relationship to Property: Contract Buyer

Authorizing Signature of Property Owner  Date 5/26/2015



# Garver Feedmill Redevelopment

109 S. Fair Oaks Avenue

Madison, WI 53704

## GDP/SIP Submittal

May 27, 2015

### GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.  
MADISON, WI 53704

Owner:  
GARVER FEED MILL LLC  
1030 W. Chicago Avenue Ste. 200  
Chicago, IL 60642

### SMITHGROUP JJR

44 EAST MIFFLIN STREET  
SUITE 500  
MADISON, WI 53703  
608.251.1177  
www.smithgroupjir.com

Design Coalition  
2088 Atwood Ave.,  
Madison, WI 53704  
608.246.8846

Bachmann Construction  
1201 S Stoughton Rd.  
Madison, WI 53716  
608-222-8869

ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE



SCALE: 1" = 50'-0"

PROJECT NUMBER 20737.000

DRAWING NUMBER



EXISTING SOUTH FACADE AERIAL



EXISTING NORTH FACADE AERIAL



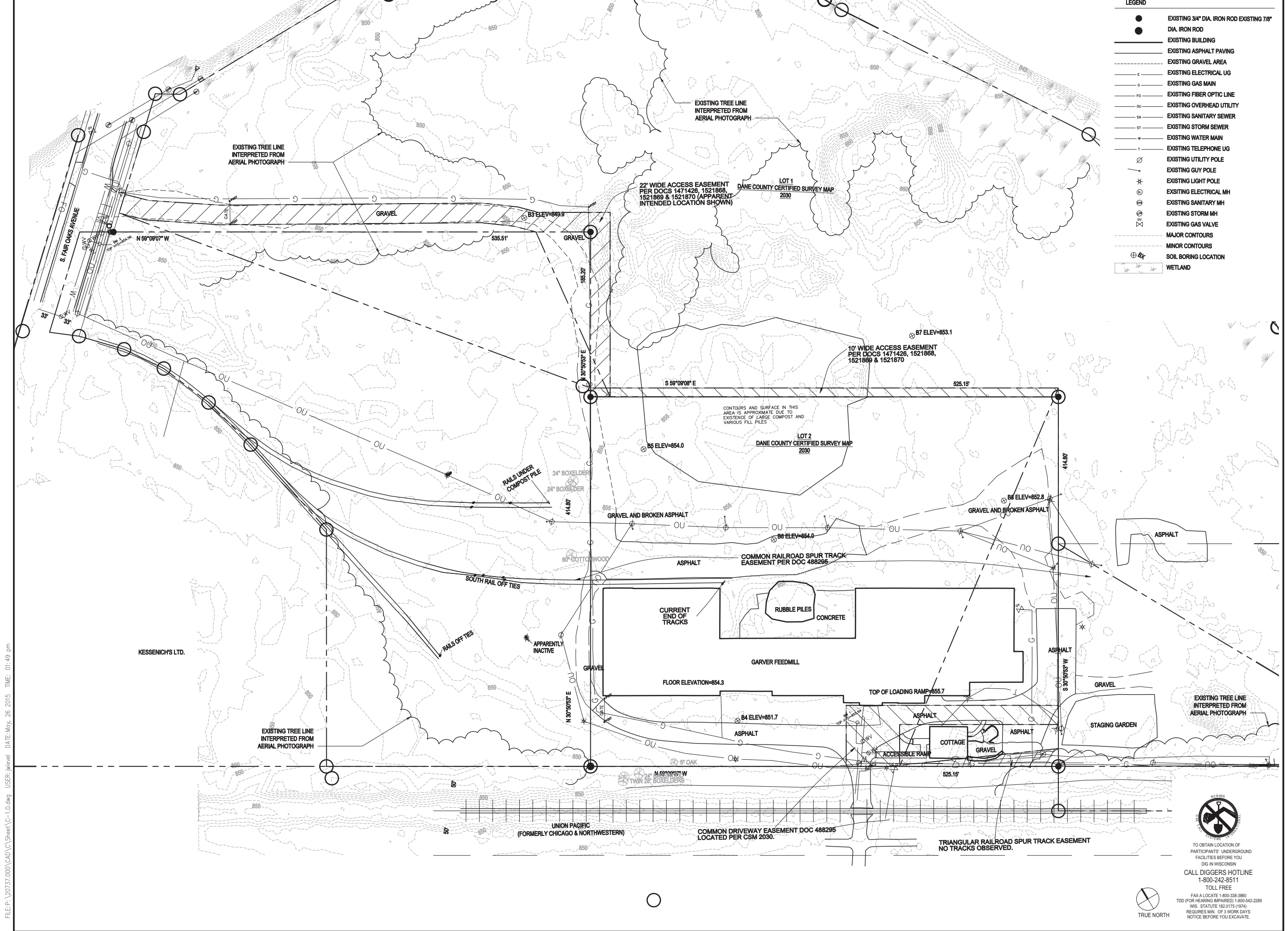
PROPOSED GARVER SOUTH FACADE



GARVER NORTH FACADE CONCEPT

SHEET TABLE LIST	
C-0.1	RENDERED SITE PLAN
C-1.0	EXISTING CONDITIONS
C-1.1	FIRE ACCESS AND OVERALL LAYOUT PLAN
C-1.2	PRELIMINARY GRADING PLAN
C-1.3	PRELIMINARY UTILITY PLAN
L- 1.0	LANDSCAPE PLAN
A-1.0	BUILDING FLOOR PLAN
A-1.1	BUILDING ELEVATIONS
A-1.2	BUILDING SECTIONS
A-1.3	MICRO LODGES
A-1.4	MICRO LODGES





**LEGEND**

- EXISTING 3/4" DIA. IRON ROD EXISTING 7/8" DIA. IRON ROD
- ▬ EXISTING BUILDING
- ▬ EXISTING ASPHALT PAVING
- ▬ EXISTING GRAVEL AREA
- E— EXISTING ELECTRICAL UG
- G— EXISTING GAS MAIN
- FO— EXISTING FIBER OPTIC LINE
- OU— EXISTING OVERHEAD UTILITY
- SA— EXISTING SANITARY SEWER
- ST— EXISTING STORM SEWER
- W— EXISTING WATER MAIN
- T— EXISTING TELEPHONE UG
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL MH
- EXISTING SANITARY MH
- EXISTING STORM MH
- EXISTING GAS VALVE
- MAJOR CONTOURS
- MINOR CONTOURS
- ⊕ SOIL BORING LOCATION
- ◻ WETLAND

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SEALS AND SIGNATURES

*NOT FOR CONSTRUCTION*



DRAWING TITLE  
**EXISTING CONDITIONS**

PROJECT NUMBER  
20737.000

DRAWING NUMBER  
C-1.0

SCALE: 1" = 50'-0"

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 FAX A LOCATE 1-800-338-3860  
 TDD (FOR HEARING IMPAIRED) 1-800-542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

FILE: P:\20737\20737\000\CAD\C Sheet\C-1.0.dwg USER: jweibel DATE: May, 26 2015 TIME: 01:49 pm



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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



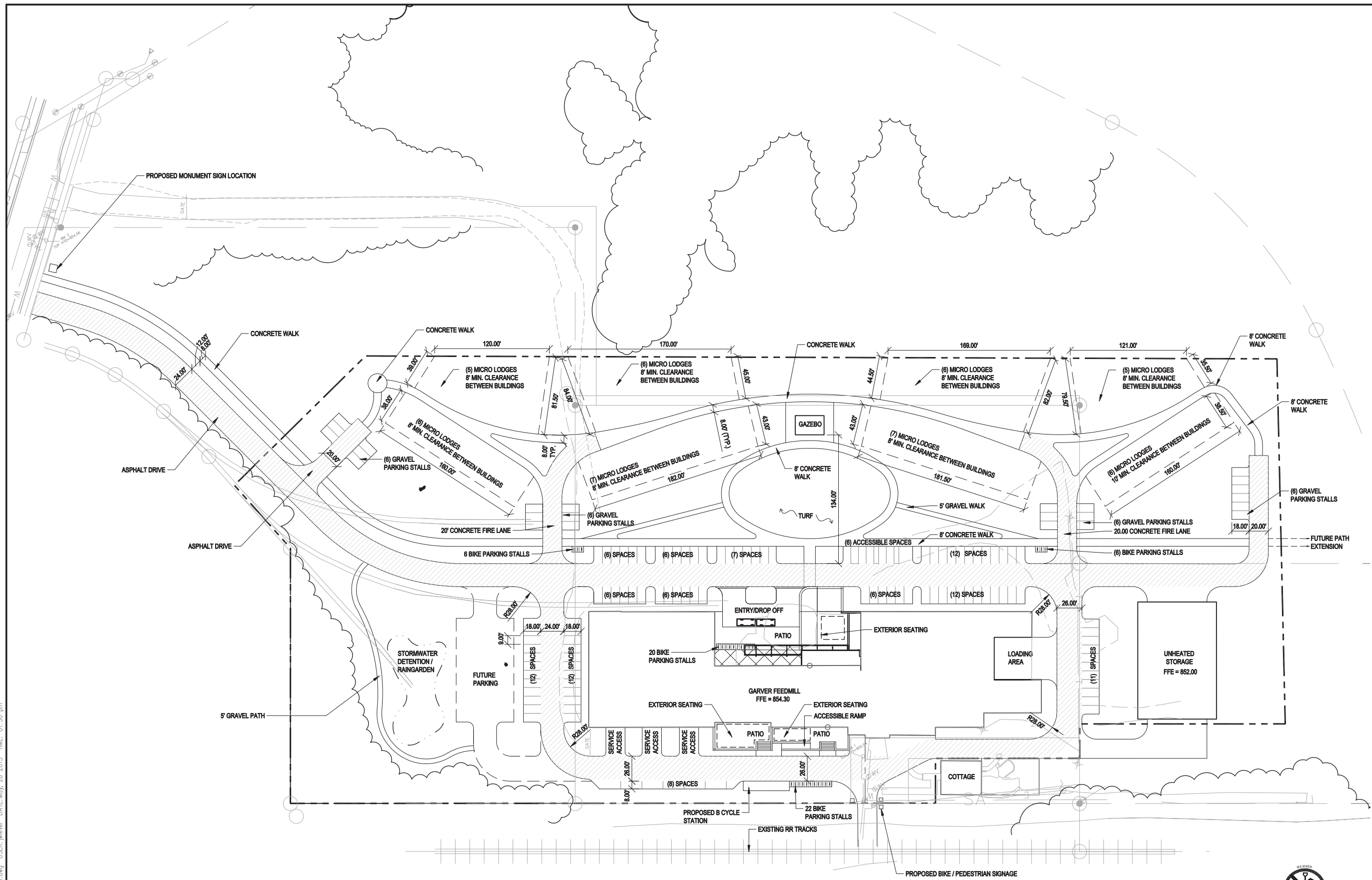
DRAWING TITLE  
**SITE PLAN**

SCALE: 1" = 50'-0"

PROJECT NUMBER  
20737.000

DRAWING NUMBER

C-1.1



**FIRE ACCESS LEGEND**  
[Hatched Box] = PROPOSED FIRELANE

**NOTE:**  
1. LIGHTING: SITE AND BUILDING LIGHTING TO COMPLY WITH NEC (NATIONAL ELECTRICAL CODE), IECC (INTERNATIONAL ENERGY CONSERVATION CODE), IES (ILLUMINATING ENGINEERING SOCIETY), ASHRAE 90.1, SAFETY, AND SECURITY STANDARDS WHILE RESPECTING DARK SKY ORDINANCES.

**OPEN SPACE CALCULATIONS**  
LOT AREA - 10.45 ACRES  
BUILDING AREA - 1.58 ACRES  
USEABLE OPEN SPACE - 5.14 ACRES

**PARKING PROVIDED 142 SPACES**  
**BIKE PARKING PROVIDED 54 STALLS**

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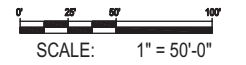
ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

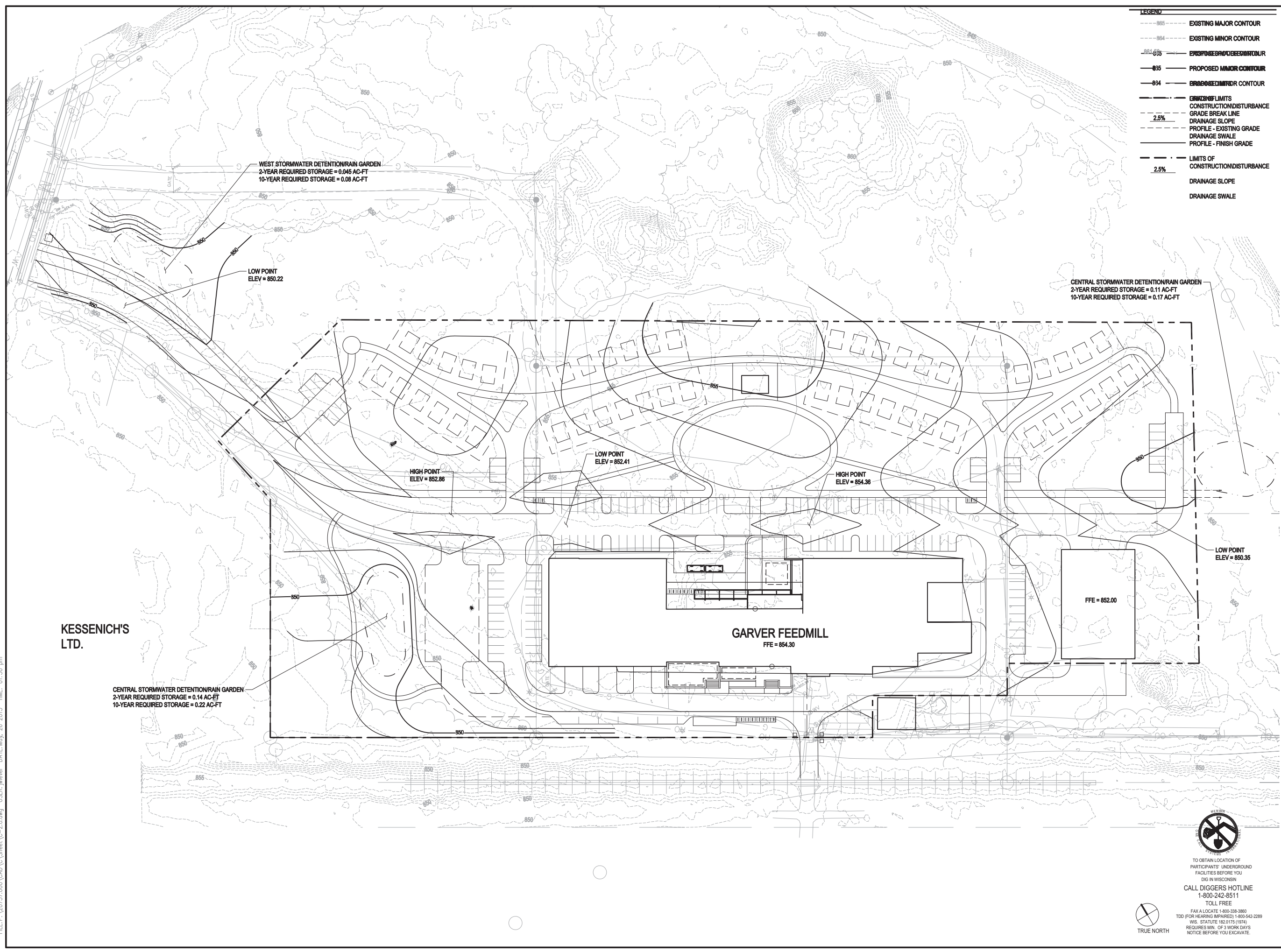


DRAWING TITLE  
**PRELIMINARY GRADING PLAN**



PROJECT NUMBER 20737.000  
DRAWING NUMBER

# C-1.2



**LEGEND**

- - - 865 EXISTING MAJOR CONTOUR
- - - 864 EXISTING MINOR CONTOUR
- - - 863.5 PROPOSED MAJOR CONTOUR
- - - 863 PROPOSED MINOR CONTOUR
- - - 862.5 PROPOSED MAJOR CONTOUR
- - - 862 PROPOSED MINOR CONTOUR
- CONSTRUCTION LIMITS
- - - CONSTRUCTION DISTURBANCE
- - - GRADE BREAK LINE
- - - DRAINAGE SLOPE
- - - PROFILE - EXISTING GRADE
- - - DRAINAGE SWALE
- - - PROFILE - FINISH GRADE
- - - LIMITS OF CONSTRUCTION DISTURBANCE
- - - DRAINAGE SLOPE
- - - DRAINAGE SWALE

FILE:P:\20737\000\CAD\C Sheet\20737-2.dwg USER: jlevel DATE: May. 26. 2015 TIME: 01:50 pm

  
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
FAX A LOCATE 1-800-338-3860  
TDD (FOR HEARING IMPAIRED) 1-800-542-2289  
WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.





# GARVER FEEDMILL REDEVELOPMENT PLAN

109 SOUTH FAIR OAKS AVE.  
MADISON, WI 53704

Owner:  
GARVER FEED MILL LLC  
1030 W. Chicago Avenue Ste. 200  
Chicago, IL 60642

**SMITHGROUP JJR**

44 EAST MIFFLIN STREET  
SUITE 500  
MADISON, WI 53703  
608.251.1177  
www.smithgroupjjr.com

Design Coalition  
2088 Atwood Ave.  
Madison, WI 53704  
608.246.8846

Bachmann Construction  
1201 S Stoughton Rd.  
Madison, WI 53716  
608-222-8869

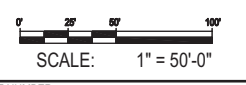
ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

SEALS AND SIGNATURES

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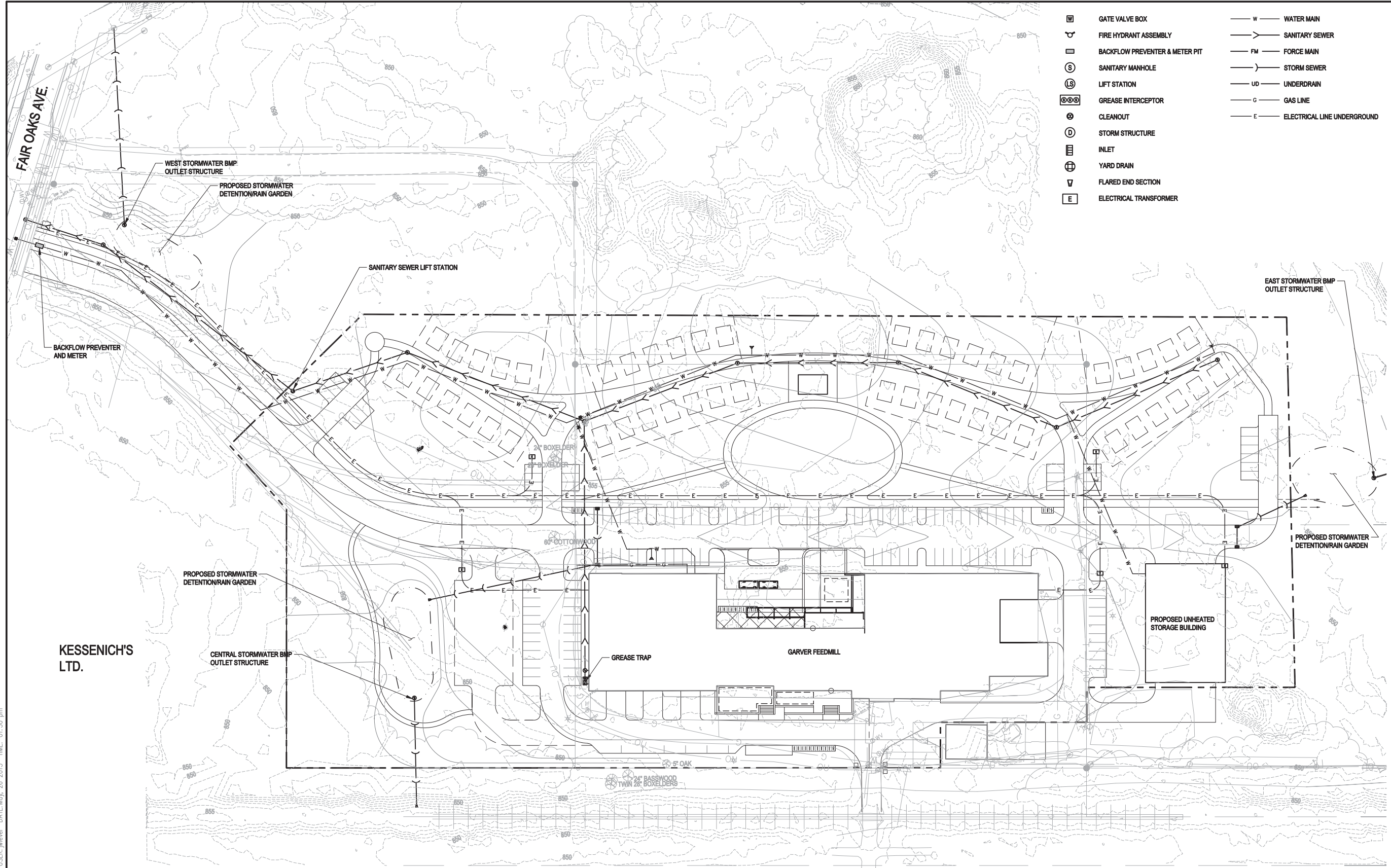
DRAWING TITLE  
**PRELIMINARY UTILITY PLAN**



PROJECT NUMBER  
20737.000

DRAWING NUMBER  
C-1.3

- |  |                                |  |                                 |
|--|--------------------------------|--|---------------------------------|
|  | GATE VALVE BOX                 |  | W — WATER MAIN                  |
|  | FIRE HYDRANT ASSEMBLY          |  | SS — SANITARY SEWER             |
|  | BACKFLOW PREVENTER & METER PIT |  | FM — FORCE MAIN                 |
|  | SANITARY MANHOLE               |  | SS — STORM SEWER                |
|  | LIFT STATION                   |  | UD — UNDERDRAIN                 |
|  | GREASE INTERCEPTOR             |  | G — GAS LINE                    |
|  | CLEANOUT                       |  | E — ELECTRICAL LINE UNDERGROUND |
|  | STORM STRUCTURE                |  |                                 |
|  | INLET                          |  |                                 |
|  | YARD DRAIN                     |  |                                 |
|  | FLARED END SECTION             |  |                                 |
|  | ELECTRICAL TRANSFORMER         |  |                                 |



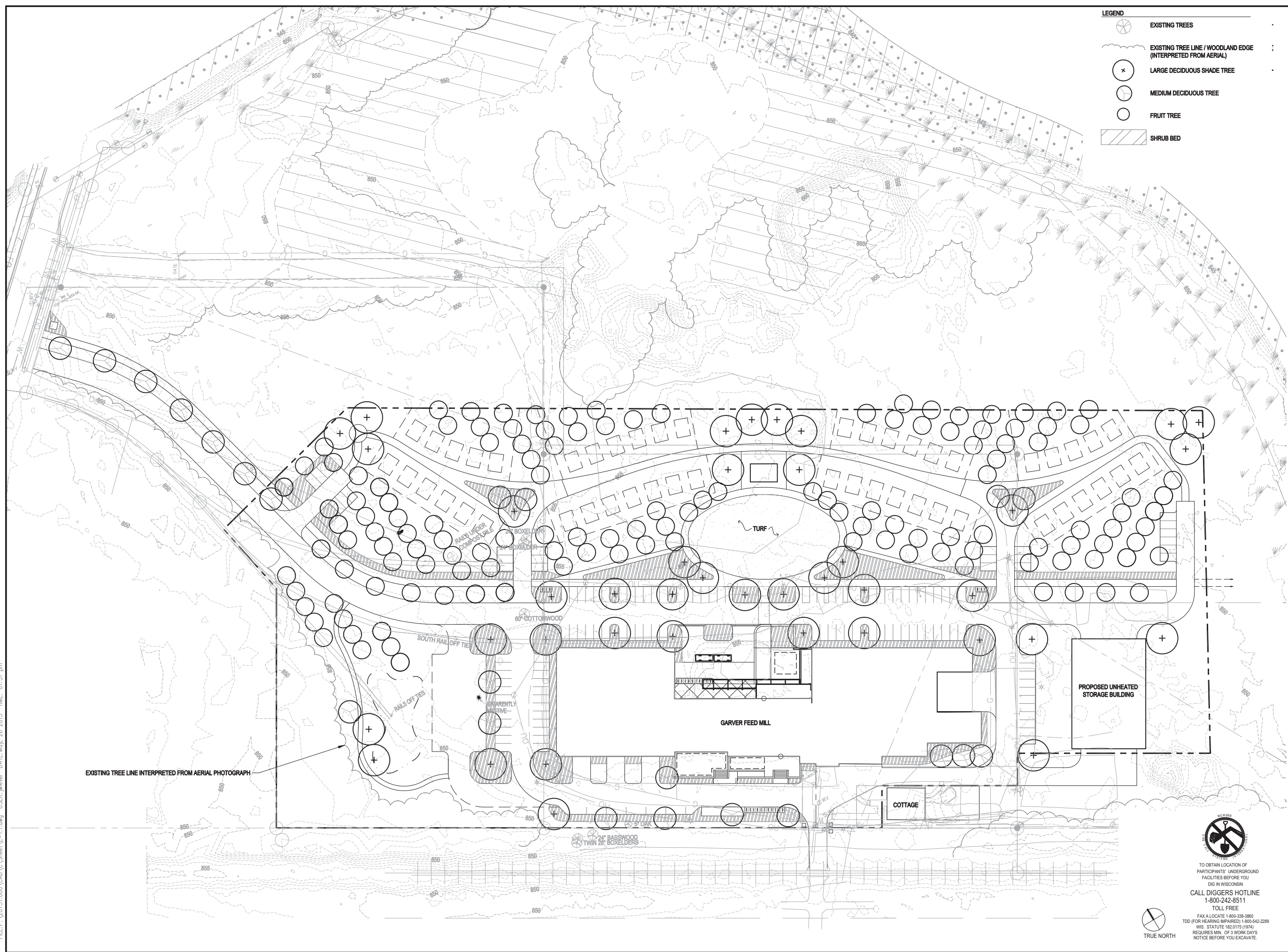
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE FAX A LOCATE 1-800-338-3860 TDD (FOR HEARING IMPAIRED) 1-800-542-2289 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.





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- LEGEND**
-  EXISTING TREES
  -  EXISTING TREE LINE / WOODLAND EDGE (INTERPRETED FROM AERIAL)
  -  LARGE DECIDUOUS SHADE TREE
  -  MEDIUM DECIDUOUS TREE
  -  FRUIT TREE
  -  SHRUB BED

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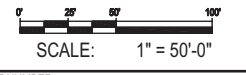
ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

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DRAWING TITLE  
**LANDSCAPE PLAN**



PROJECT NUMBER  
20737.000

DRAWING NUMBER

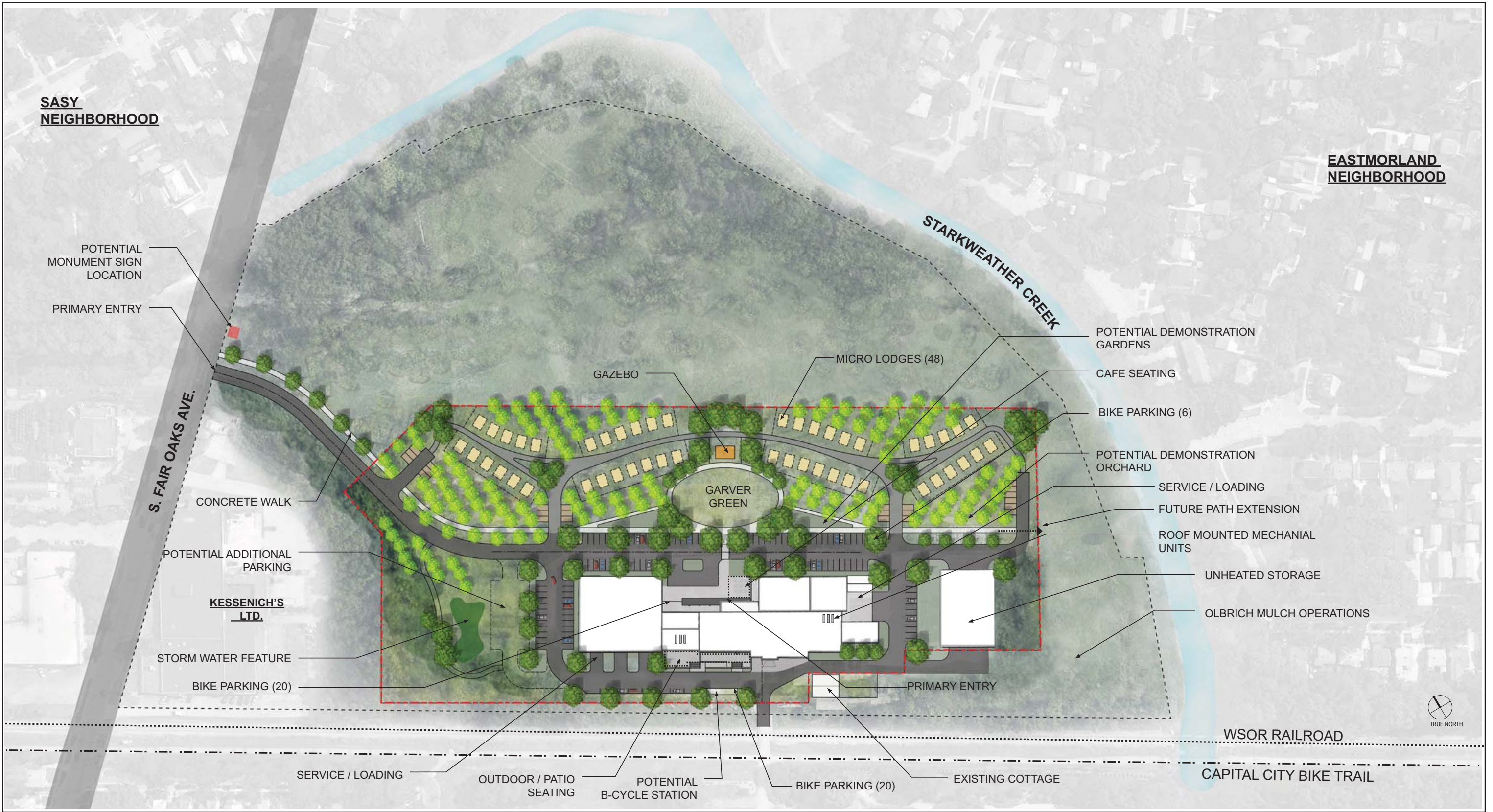
**L-1.0**

  
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ISSUED FOR	REV	DATE
GDP/SIP		05.27.2015

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DRAWING TITLE  
 RENDERED SITE PLAN

**C - 0.1**

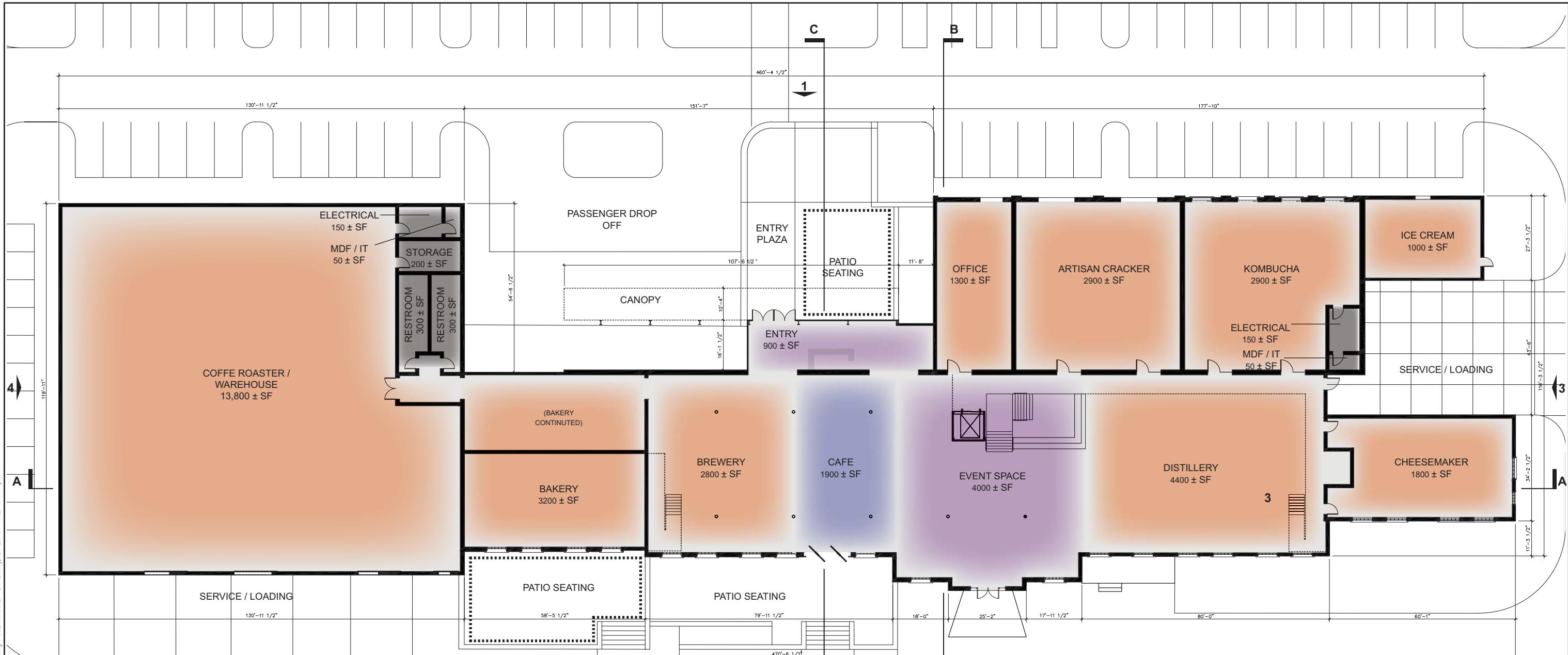


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 20737.000

DRAWING NUMBER



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GARVER SF		
<b>FOOD PRODUCTION</b>		<b>32,800 SF</b>
COFFEE ROASTER / WAREHOUSE	13,800 SF	
ARTISIAN CRACKER	2,900 SF	
KOMBUCHA	2,900 SF	
BAKERY	3,200 SF	
BREWERY	2,800 SF	
ICE CREAM	1,000 SF	
CHEESEMAKER	1,800 SF	
DISTILLERY	4,400 SF	
CAFE		<b>1,900 SF</b>
EVENT SPACE		<b>4,000 SF</b>
ENTRY		<b>900 SF</b>

GARVER SF		
<b>OFFICE</b>		<b>18,100 SF</b>
NON - PROFIT EDUCATION	7,200 SF	
OFFICE	1,800 SF	
OFFICE	1,800 SF	
OFFICE	1,800 SF	
OFFICE	4,200 SF	
OFFICE	1,300 SF	
<b>SUPPORT</b>		<b>1,200 SF</b>
RESTROOMS	600 SF	
ELECTRICAL	300 SF	
IT/MDF	100 SF	
STORAGE	200 SF	
<b>TOTAL</b>		<b>58,900 SF</b>

EXISTING STRUCTURE TO REMAIN

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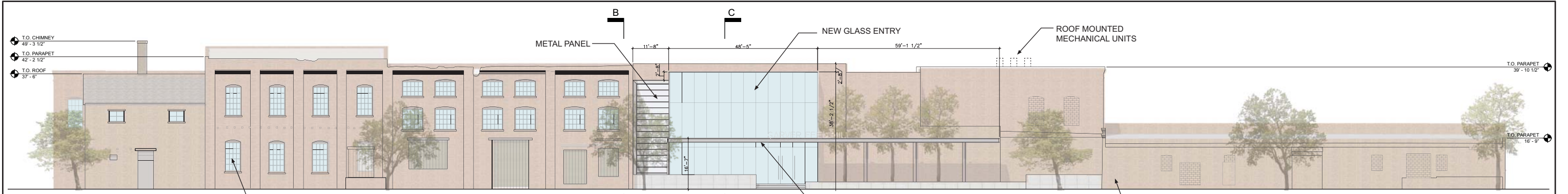
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**FLOOR PLAN**  
**A - 1.0**

0' 10' 20' 40'  
SCALE: 1"=16'-0"

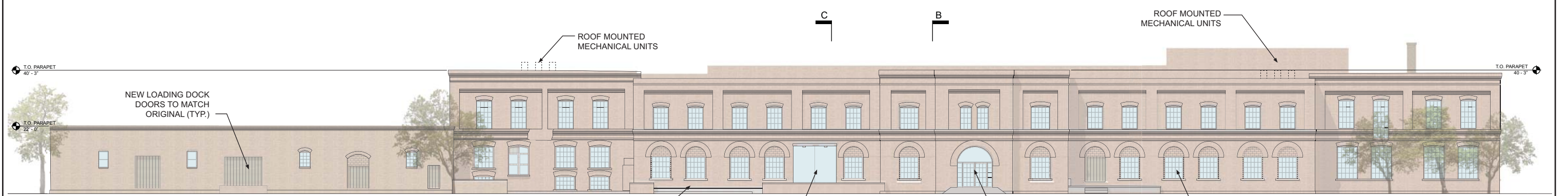
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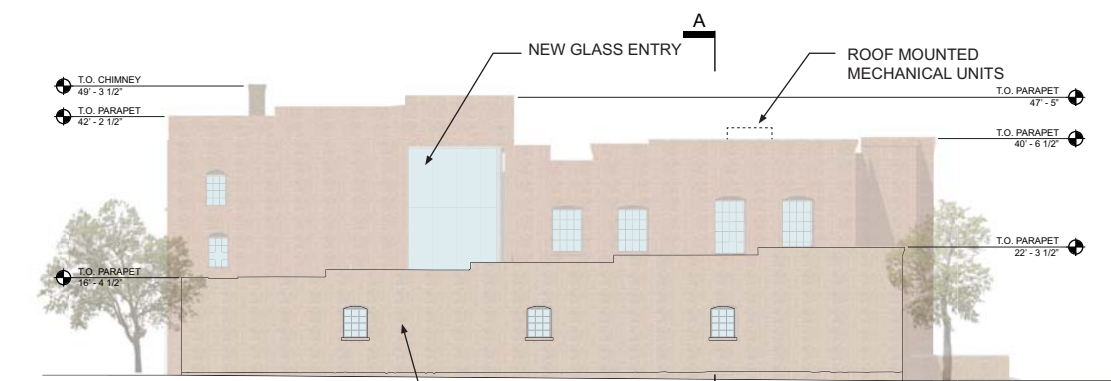
① NORTH ELEVATION  
SCALE : 1/16" = 1'-0"



② SOUTH ELEVATION  
SCALE : 1/16" = 1'-0"



③ WEST ELEVATION  
SCALE : 1/16" = 1'-0"



④ EAST ELEVATION  
SCALE : 1/16" = 1'-0"

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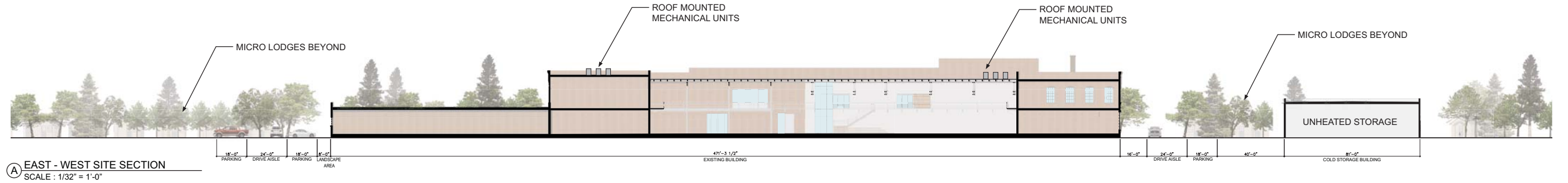
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**ELEVATIONS**  
**A - 1.1**

SCALE: 1"=16'-0"

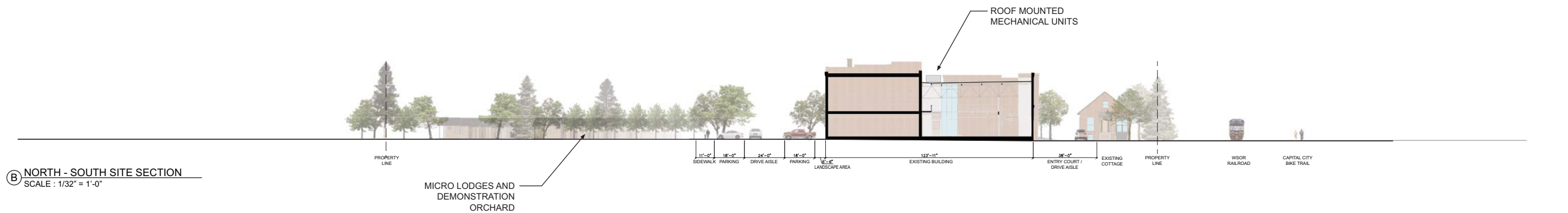
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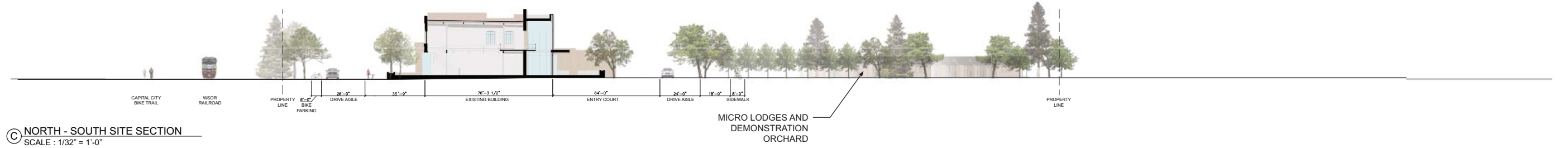
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**(A) EAST - WEST SITE SECTION**  
SCALE : 1/32" = 1'-0"



**(B) NORTH - SOUTH SITE SECTION**  
SCALE : 1/32" = 1'-0"



**(C) NORTH - SOUTH SITE SECTION**  
SCALE : 1/32" = 1'-0"

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DRAWING TITLE  
**SITE SECTIONS**  
**A - 1.2**

SCALE: 1"=32'-0"

PROJECT NUMBER  
20737.000

DRAWING NUMBER



Micro-Lodges at Garver Feed Mill ~ Appearance Concepts





Micro-Lodges at Garver Feed Mill ~ Appearance Concepts





## **Garver - PD-SIP Zoning Text**

**Statement of purpose:** This Planned Development established to provide a framework for a multi-tenant, multi-use development adjacent to nearby parklands. The district is intended to promote a suitable environment that restores the historic Garver Mill building for food production and sales, provides motel hospitality via detached 'micro-lodge' structures, provides unheated storage and composting facilities for Olbrich Gardens and Garver Feed Mill, and improves the surrounding land area for urban agriculture, recreation and educational uses.

**Permitted Uses:** The following uses are permitted within the Planned District:

- Production, processing and storage of food and beverage goods, including manufacturing, warehousing, sales, and distribution
- Food and beverages uses, including coffee shop, tea house, cafe restaurant, distillery, meadery, brew pub, restaurant-tavern, and restaurant-nightclub as regulated in MGO Chapter 28
- Offices, general, professional, and accessory to production
- Accessory structures as shown on the approved plans
- Urban agriculture, including planting, growing, harvesting, composting, storage and related activities, keeping of chickens, keeping of honeybees, aquaculture, garden center and market gardening as shown on the approved plans.
- Accessory uses related to the permitted uses as denoted herein
- Museum and gallery spaces
- Temporary outdoor events, as regulated in MGO Chapter 28
- Assembly hall
- One caretaker's dwelling
- Outdoor eating areas, as shown on the approved plans
- Wellness center and activities, indoors and outdoors
- Renewable energy systems, including but not limited to solar energy systems, geothermal energy systems, heat recovery, energy storage, energy production via co-generation, wind energy, biodigester
- Studios, artist and photographer
- Farmers' market
- Park and Playground
- Motel-inn, in detached micro-lodges as described below.

**Conditional Uses:** The following uses are allowable following a conditional use review and approval by the Plan Commission:

- Daycare center

**Lot Area:** 10.45 Acres

### **Microlodge Transient Lodging Details**

**Description:** Up to fifty (50) detached, cabin-like structures, which may include sleeping, bathroom and cooking facilities for transient guests. Exterior appearance and such characteristics as size, number of sleeping rooms, architectural style and features, roof pitches, fenestration, durable interior and

exterior finish materials and colors and so on, are intended to be considerably varied, diverse and non-uniform.

**Extent of Stay Allowable:** Guests may rent the microlodges for a maximum of a one year period.

**Size Requirements:** Each micro-lodge shall be a minimum of 150 to maximum of 750 in habitable square feet as measured to the exterior of the walls.

**Height Regulation:** No micro-lodge shall exceed 20' in height as measured from the exit grade to the roof peak.

**Setbacks:** There shall be a minimum separation between micro-lodges of 8 feet, and there shall be no permitted permanent obstructions allowed within this setback.

**Building Cluster Perimeter:** The locations of the micro lodges are indicated by a designated building cluster perimeter as shown in the approved site plan. A building cluster represents the outside limits of the available building footprint area. In no case shall any building element (including patios, porches or balconies) extend outside of the predetermined cluster perimeter. Phased installation, replacement and relocation of micro-lodges from time to time shall be permitted provided they meet the height and bulk requirements and design guidelines, and the locations within the clusters adhere to the approved site plan.

**Individual Micro Lodge Plans:** The final architectural and landscaping details for the micro lodges shall be approved by the staff of the Urban Design Commission prior to issuance of permits for construction. Plan submittals shall include a detailed site plan, contextual site information, building elevations with materials and colors, and a landscaping plan with size and species of landscape materials to be planted. Staff shall approve the plans based on the general design guidelines provided in paragraph entitled Design Guidelines. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

**Building Massing:** The overall volume of each micro lodge building is limited both by the building footprint and building height. The massing of the building will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

**Exterior Materials & Details:** The material choices for the micro-lodges will be varied, diverse and non-uniform throughout the development. Materials used will be masonry, fiber-cement, recycled and reused materials, wood or composite wood siding, metal, and wood trim elements; the use of vinyl, EIFS or similar synthetic stucco shall be limited. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing.

**Windows:** Windows may be wood, aluminum-clad wood, vinyl, pultruded fiberglass, thermally-broken aluminum and other corrosion-resistant metals and composites and combinations.

**Roofs:** The roof forms may include hipped and gable roofs, shed roofs, domed, curved and barrel vaults, low-slope with or without parapets and rain scuppers. Roofing materials may include metal, tile, cedar or other wood shingles, recycled roofing, ecological composites or living (planted) roofs. Roof soffits, if present, may be beaded vinyl, wood, aluminum or other metal, cement fiber or other composite, or may be open eave.

**Detailed Landscaping:** The approved landscaping plan shows site and common area plantings. Plantings adjacent to the micro-lodges will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list.

**Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.

**Landscaping:** per approved plan.

**Signage:** per approved plan.

**Exterior and Site Lighting:** per approved lighting plan, dark-sky compliant.

**Alterations & Revisions:** No alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission; however, the Zoning administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development Department and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

**Legal Description:** *To be attached*

**Approved Site Plan:** *To be attached*