

Truman Olson Disposal

In 2012, the City of Madison (the “City”) acquired the former Truman Olson United States Army Reserve facility located at 1402 South Park Street (the “Property”) from the United States Department of Defense (“DOD”).

The City has adopted the Wingra BUILD Plan to guide development and redevelopment in this area. This plan calls for an extension of Cedar Street through the Property, and the sale of the balance of the Property for redevelopment. This white paper identifies a proposed process to move this street extension and associated redevelopment forward in a timely manner.

There are four adjacent property owners:

Owner	Use
Wingra Building Group (Dean Clinic)	Parking lot
Shenandoah Apartment LLC (Bunbury)	Apartments
Welton Family LTP (Welton Enterprises)	Grocery Store
Midwest Real Estate Properties (SARA Real Estate)	Office

The City has an adopted plan to guide redevelopment of the Property. This paper proposes the following to implement City goals and policies:

Criteria to guide Redevelopment of the Property

- Complete the Cedar Street connection from Park Street to Fish Hatchery Road
- Sell the remaining Property to adjacent property owner(s)
- Ensure that a grocery store remains in the area to serve the neighborhood
- Minimize City investment in the redevelopment
- Increase tax base
- Development of workforce housing targeted to residents making 50-80% AMI
- Increase density consistent with Wingra BUILD Plan and City Comprehensive Plan

To achieve these goals, this paper looks to the City surplus property ordinance (MGO 8.075). While this property is not covered by the surplus property ordinance, this ordinance provides a guide for moving the process forward in a predictable fashion. The surplus property ordinance initially requires that the Property be transferred to any City agency/agencies if there is an adopted City plan for which the surplus property is needed. If this is not the case, the Property is then offered to all City agencies to see if they have interest in the property. Assuming that no City agency wishes to acquire the Property, the Property can then be offered to adjacent property owners.

To offer the Property to adjacent property owners, the City envisions issuing a brief Request for Proposals (RFP) to the adjacent property owners. The RFP would list the

Goals of the City, set a timeframe for responses and review, and lay out the criteria for reviewing potential responses. An approximate timeline for this process is below:

- Develop RFP Process (White paper, draft RFP to adjacent property owners, review process) – 30 days
- Draft RFP to PWI– 30 days
- Council approval of RFP and RFP review process – 30 days
- Issue RFP and get responses back – 45-60 days (depending upon RFP requirements)
- Selection process – 30 days
- Council review and acceptance of selection – 45 days
- Development Agreement drafted - TBD
- Development Agreement approved by Council - TBD

The focus of the RFP would be ensuring that Cedar Street is extended connecting Park Street and Fish Hatchery Road and that a grocery continues to be present in the area to serve the neighborhood. Responses to the RFP would be reviewed by a Staff team comprised of Planning, Engineering, Economic Development, and District 13 Alder Eskrich with a selection recommendation forwarded to Council for review and action.