



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes GARVER FEED MILL CRITERIA AND SELECTION COMMITTEE

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Thursday, September 4, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.  
City / County Building  
Room 108

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### CALL TO ORDER / ROLL CALL

**Present** – Clausius, Shepherd, Wallner, Thering, Rummel, Ahrens,

**Absent** – Allgood.

**Staff** – Rolfs, Sladky, Scanlon, Wendt, Rutledge, Crawley, Sladky

Wallner called the meeting to order at 5:37 PM.

**Present:** 6 - Marsha A. Rummel; David Ahrens; Joseph R. Clausius; Susan Thering;  
David L. Wallner and Maurice C. Sheppard

**Absent:** 1 - Alnisa T. Allgood

### APPROVAL OF MINUTES

Motion by Ahrens, second by Rummel to approve. Motion carried.

### PUBLIC COMMENT

Betty Chewning (Madison, WI) – Chewning said that she was here because she highly valued the North Plat and the wildlife that resides and uses this area. She said she was concerned that the current draft of the RFP underserved the greenspace and natural area that is already there. Chewning said she did not want to see more pavement in the North Plat. She specifically asked the Committee to remove the requirement that access to Garver not come through the North Plat. She supported proposals that minimized new parking, with points added for proposals that minimized new parking to the area. She said she did not want to see points given to projects that over emphasized coordination and collaboration with Olbrich to the potential detriment of the North Plat. She noted that both Eastmorland and SASY were both underserved with greenspace.

Ahrens noted that the zoning code has a metric for the number of parking spaces needed for a project.

Allgood arrived at 5:42 PM.

Chewning said she would like to see a strong focus on minimizing parking required for the rehabilitation of Garver.

Carl Landsness (Madison, WI) – Landsness reiterated his comments that he made at the previous meeting. He said he had some concerns regarding the

adversarial feelings that were coming out between OBG, the neighborhood, and the Council. He felt that Garver and the North Plat were key opportunities for the entire region. He noted his appreciation with the connection between the North Plat and the waterway.

Lance Green (Friends of Starkweather Creek Association (“FSCA”) - Madison, WI) – Green noted the concerns of the FSCA were to continue to value the natural space / green space in the North Plat. He said that green linkages that were provided by the North Plat and surrounding area. He said they would like to ensure that any use of Garver is not noisy or disruptive of the surrounding area while minimizing parking in the North Plat. He emphasized the need for good greenspace and water in the City. Rummel asked if a proposal came in that moved the access point closer to the Kessnich property. Green suggested concerns about how this might work. Wallner asked what use might work for FSCA. Green said some suggestions as a food space were talked about, but he had concerns about loading and other loud, disruptive influences. He focused on something that was quiet and did not involve many customers coming in and out.

Nancy Wild (Madison, WI) – She asked if there was still a proposal out there to build condos on the site. Wallner said that the Committee was starting from scratch.

**Present:** 7 - Marsha A. Rummel; David Ahrens; Joseph R. Clausius; Alnisa T. Allgood; Susan Thering; David L. Wallner and Maurice C. Sheppard

#### **DISCLOSURES AND RECUSALS**

None.

#### **OLD BUSINESS**

**[34500](#)**

Garver Feed Mill Criteria and Selection Committee (2014) Request for Proposals

**Attachments:** [Revised UPDATE 14 August Revised Criteria Proposal from Sue Thering.pdf](#)  
[8279 GarverRFP2014 WorkingDraft 08-25.pdf](#)  
[SASY response to RFP for Garver Committee.pdf](#)  
[8279 - 2014 Garver - DRAFT Criteria Scoring 08-28.pdf](#)  
[8279 - 2014 Garver DRAFT Timeline 08-27.pdf](#)  
[Sheppard - Revised Criteria Points - Garver RFP Draft.pdf](#)  
[OBS ltr to garver comm 8.1.14.pdf](#)  
[GarverRFP2014 WorkingDraft 07-30.pdf](#)  
[8279 - 2014 Garver - RFP Sustainability Language.pdf](#)  
[Revised Criteria Proposal for discussion Sue Thering 31 July.pdf](#)  
[8279 GarverRFP2014 WorkingDraft 07-15.pdf](#)  
[8279 GarverRFP2014 WorkingDraft 06-18.pdf](#)  
[Garver Feed Mill Project Website](#)  
[8279 - 2014 Garver - Referendum Scenarios.pdf](#)  
[8279 - 2014 Garver Background RPT.pdf](#)  
[8279 - 2014 Garver - Public Input Process.pdf](#)  
[8279 - 2014 Garver Com - Intro Presentation.pdf](#)  
[Thering Presentation July 7, 2014 - Garver Building and the North Platte 200](#)  
[Thering Presentation - Garver & North Plat Participatory Analysis, Planning, &](#)  
[Steines email - 2014 08-04 -and-Harvard Medicinal Greenspace.pdf](#)

Rolfs said that there were four tasks that Staff would like to ensure are completed tonight are the criteria, referendum issue, the neighborhood concerns, and a due date. The Committee completed the criteria and point scoring section.

Discussion took place around whether or not to have a referendum on this project. Rummel indicated that she was willing to propose an exception to the referendum requirement. Clausius indicated he would support sponsoring this change. Staff was directed to remove this portion from the RFP.

Discussion took place around when to set a due date. Motion by Clausius, second by Allgood for a 60 day window for responses. Motion carried.

## ADJOURNMENT

Motion by Clausius, second by Rummel to adjourn. Motion carried at 7:51 PM.