



**Project Name/Address:** 109 South Fair Oaks, Garver Feed Mill  
**Application Type:** Land division recommendation of a landmark site  
**Legistar File ID #** [39069](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** July 1, 2015

## Summary

**Project Applicant/Contact:** Kay Rutledge, City of Madison Parks Division  
**Requested Action:** The Applicant is requesting that the Landmarks Commission provide a recommendation to the Plan Commission regarding the appropriateness of the proposed land division of a landmark site.

## Background Information

**Parcel Location:** The subject site is a landmark site bordered by South Fair Oaks Avenue, Starkweather Creek and the Railroad Right-of-way/Bike path near Olbrich Botanical Gardens.

### Relevant Landmarks Ordinance Section:

33.19(5)(i)1. Review proposed land divisions and subdivision plats of landmark sites and properties in Historic Districts to determine whether the proposed lot sizes negatively impact the historic character of significance of a landmark or landmark site and whether the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the Historic District. The Landmarks Commission review shall be advisory to the Plan Commission.

## Analysis and Conclusion

As shown in the proposed CSM materials, lot 2 of CSM 2030 is the landmark site designated in 1994. The landmark nomination states that in the years after the United States Sugar Company closed, "the refining machinery was sold and removed. The main building and a little over three acres of land were sold to a group of Milwaukee businessmen at a public auction in February 1925. The property changed hands again in 1926 and finally was acquired by James R. Garver in May 1929." This reference to the lot size may indicate that the designated landmark site is larger than that historically owned or used by Garver.

The proposed land division would divide the original landmark site (Lot 2 of CSM 2030) into Lot 1 containing the Garver building and Lot 2. Essentially, the original landmark site is being divided into two lots and both lots would remain landmark sites. This division is necessary for the terms of the ground lease. The remainder of the north plat would be divided into Lot 3 containing the cold storage building and Lot 4.

## Recommendation

Staff recommends that the Landmarks Commission advise the Plan Commission that the proposed land division does not negatively impact the historic character or significance of the landmark or landmark site.