

CAPITOL NEIGHBORHOODS, INC.
MINUTES of Executive Council Meeting Held Tuesday, March 24, 2009.

MEMBERS PRESENT: Holloway (President), Berger, Ostlind, Cooper, Patterson, Yarborough, Klema, Megan Christiansen, Dory Christenson, Skrentny, Ilsa Hecht, Plotkin, O'Brien and Verveer. ALSO PRESENT: Hannah Karns (ASM Student Liaison to the EC).

I. The meeting was called to order without a quorum, but a quorum was soon reached before any official business requiring a vote was taken up.

II. MINUTES of the February 24, 2009 EC meeting, as corrected to reflect (at the request of Yarborough) that Diane Broughman was a guest in attendance, are APPROVED on MOTION by Megan Christiansen; SECOND by Klema.

III. TREASURER'S REPORT.

Megan Christiansen reports that our bank balance has advanced beyond \$15,000 for the first time. This includes three separate "stepped" CD's valued at \$8,736. The rest is in checking. Hecht thanked Megan for her clear reports.

IV. NEW BUSINESS.

August Student "Homeless" Night.

Karns reported on the progress of efforts to alleviate the problems faced by renters, mostly in student hosing downtown, when they have to move in-move out on August 14-15, often being left to sleep in their cars that night. She reports that 86% of students responding to an ASM survey want ASM to work on solutions to this problem. The main issue is providing free parking overnight for them to both park vehicles and store belongings. She said 88% of those responding to the survey said parking lot availability would help; many would like for there to be a "camping" area of sorts. The hope is to obtain the use of both university and city lots for this one night.

As Holloway pointed out, neither CNI nor ASM can legally tell renters they can sleep in their cars overnight when parked in the lots. Holloway noted that, while this primarily affects students, it affects all of downtown with traffic issues, safety, and the like. Holloway said that Karns will contact the Chancellor's office to see about the availability of university-owned lots, and Holloway will check with the city. Megan Christiansen agrees this is a great idea, but wonders whether the fact this falls on a Friday night creates additional concerns. Holloway answered that this might actually make things easier, as there is no football game or other major event that weekend. Christiansen noted that the Farmer's Market will happen on Saturday morning. Recognizing that the downtown is busy every weekend, Berger asked about parking locations outside the downtown. Berger also asked about the idea of using "PODS" ("portable on demand storage"), described by her as akin to a "big U-Haul," to deal with larger items and to protect renters' property from the elements. Patterson also pointed to the need for porta-potties and noted that approval from the Parks Dept. would be required for the use of any park space. Cooper suggested we could help provide volunteers to patrol lots that night for security purposes (to "keep an eye" on things). Dory Christenson pointed out that

international students find housing provided for 2-3 days every year by “Madison Friends for International Students.” Perhaps some of us could offer housing for this one night. Holloway added we might be able to find housing for “special needs” students. Skrentny noted that many students rent U-Haul’s to store their things, but have nowhere to park. Perhaps the city could refrain from ticketing for the few additional hours beyond the time they would be legally parked that evening. Holloway noted, however, that car parking on the streets that night is already dense. Patterson asked whether anyone has checked with Ald. Verveer about these issues. Holloway answered that an e-mail has already gone out to him. Patterson also suggested contacting Al Fish at UW and asked about the availability of UW athletic facilities for that night. Karns said it would cost \$100,000 in liability insurance for the use of the Kohl Center. In response to a question by Ostlind, Karns favored the use of surface lots over parking ramps; she would also discourage people from sleeping in ramps for safety reasons.

A MOTION by Cooper, with a SECOND by Patterson, to support the joint effort of ASM and CNI to help accommodate students and other renters on move-in/move-out night August 14-15 (otherwise known as “Move-out Mania”), is APPROVED.

Geranium Sale/Garden Tour.

Dory Christenson distributed a list of twelve gardens already booked for the tour. There are three additional but as yet unconfirmed locations: Monona Terrace rooftop, Capitol Square gardens and trees, and Fourth Ward Lofts (which is in the process of seeking the approval of its board). Klema agreed to assist in the preparation of maps locating the gardens. Carrie Scherpelz is assisting with advertising and publicity. Christenson reports media contacts have been made and there has been advertising for both the geranium sale and the garden tour on Craig’s List and Facebook. Joe Bonardi is working on a *State Journal* contact. Route signage will also be needed. Many volunteers are needed because there will be two shifts on the tour. Dory Christenson is concerned about handling cash with ticket sales at each location on the tour.

The geranium sale will take place Sunday May 17th from 11:00 a.m. to 4:00 p.m. at the Madison Senior Center courtyard, The CNI Garden Tour is Saturday June 27th with a rain date June 28th. Cooper asked whether we have informed DMI, with whom we jointly host the Downtown Living Tour, about our separate garden tour. Yarborough said DMI has been notified, they seem to be o.k. with it, and John from DMI offered advice regarding sponsors.

With regard to the geranium sale, Yarborough urged us to sign up to help out. They have raised \$3,250 from sponsors so far (including Fred Mohs and M&I Bank), which provides a cushion and allows Carrie Scherpelz to be paid for her media design work. Yarborough asked for our help in taking orders for geraniums. She urged those of us living in condos or apartment buildings to see whether our buildings can budget for geraniums. Yarborough noted that Metropolitan Place has ordered 17 large plants.

There will be a “kick-off” for both events April 4th from 2:00-4:00 p.m. at the Central Public Library.

Yarborough announced that Diane Broughman will organize the CNI Farmer’s Market table this year. She will have order forms and tickets for the events at the table. Volunteers are also needed to fill time slots at the table. Ostlind cautioned that there are

restrictions on the sale of items at the Farmer's Market. This might prevent us from selling geranium orders or tickets to the garden sale at the market.

Yarborough said we can drop off order forms at the State Farm Insurance office on the Square. She will then pick them up and get them off to the nursery. At Holloway's suggestion, Yarborough will e-mail this information to us.

Patterson suggested getting the names of media contacts from Ledell Zellers. Dory Christenson responded that they already have names of contacts at the *State Journal* and the *Capital Times*. Stitt suggested that Scherpelz send out an e-mail version of the poster she has prepared so that we can send it on to friends. Patterson added it could be put into PDF files and posted on the website for people to print out; he will help with this.

Stitt said tickets should be sold and cash collected at each site by the volunteers working there. Holloway added this is what has been done at the Downtown Living Tour and, Skrentny noted that DMI provides change for each table. Stitt suggested having a "bank" at a central location with someone coming around to collect money every two hours. Holloway thanked the committee for all of its work on these projects.

Reconsideration of Resolution Authorizing Alcohol Issues Committee (AIC).

Ostlind opened the discussion by noting that he had advocated at the February EC meeting to allow the AIC to take positions on issues before the ALRC without advance EC approval in a similar fashion to how the Development Review Oversight Committee operates. This, he said, was due in large part to time constraints the committee faces when appearing before the ALRC. He also noted that in 2006 we adopted criteria for the AIC to follow when reviewing license applications pending before the ALRC. As reflected in recent e-mail exchanges, it appears to Ostlind that the AIC is not following the criteria when reviewing license applications and, in his view, the responses by the AIC have done more of a disservice in providing input into ALRC review of the applications than they have contributed. Consequently, Ostlind suggested removing the function of ALRC license review from the purview of the AIC. Stitt suggested the EC do a round before any motion is taken up. The round proceeded as follows:

Klema produced a transcript of the most recent ALRC meeting, where the quality of CNI's input was discussed. In his view, the transcript reveals that CNI is perceived by at least some ALRC members as "marginalizing" itself and losing credibility. Klema asked that the transcript be included in the minutes [a copy is included at the end of these minutes]. Klema also insisted that the AIC adhere to the established criteria and present a unified front to the ALRC.

Dory Christenson agrees our guidelines need to be followed. She also asked who will do this work if we terminate the AIC. She added we may need to revise the whole process.

Yarborough argued that, if a committee is giving CNI a bad name, it should be terminated. The issue then becomes whether the committee can be replaced and by whom: DMI, perhaps?

According to Skrentny, the transcript of the recent ALRC meeting shows there is a serious issue regarding CNI's image. He believes this situation shows that CNI committees have taken responsibilities away from district chairs, making the jobs of the President and of committee chairs more demanding. He suggested that district chairs should have primary responsibility over matters such as liquor license applications in

their districts. The committees should be there to provide support to the districts; the focus of the committees is to come up with procedures and policies to guide the district chairs in formulating a response. He cited the example of the DROC, which guides the district in making a response to a development proposal; the district ultimately responds, rather than a centralized committee.

O'Brien agrees with Skrentny's view that these matters should ultimately be the responsibility of the districts. He also objects to having the EC act in effect as a "committee of the whole" on each liquor license application.

Hecht had no comment.

Plotkin agrees with Skrentny's view, but notes that it will add another step in the process; it might become more cumbersome. He also asked whether taking this issue up at an EC meeting is the best way to resolve it.

Berger agrees with Ostlind. She had seen a video of the recent ALRC meeting and believes the AIC should be suspended from making license recommendations until we decide how to do it correctly. In response to Skrentny's suggestions, Berger pointed out that time constraints in the application review process would make district-level decisions difficult; we will still need a central committee to partner with the districts to provide ALRC input.

Stitt expressed sadness about these developments. He reminded us that CNI and the downtown in general have a huge stake in the issue of alcohol consumption. Stitt had suggested 4-5 years ago that we need to address the "culture of alcohol" downtown (as an aside, Stitt noted that the new "Bayou" Bar in First Settlement has a large machine at the bar with hoses for "beer bongs"). Stitt expressed great disappointment at the tone taken by the AIC in its responses to ALRC applications and agrees that it should be suspended until we can find our way. Stitt hastened to point out that the AIC has already made its mark by championing the alcohol density zone concept and the ALRC has improved because of our efforts. But, in his view, the AIC has "gone over the top" with its "unacceptable" tone taken before the ALRC. Stitt is distrustful of citizen committees that assert they have a veto power over what a government body does. Rather than terminating the AIC, Stitt urged a temporary suspension or "hiatus."

Megan Christiansen said she was "disheartened" by these developments. This committee had such promise but has not lived up to it, she added. She agrees the AIC should be suspended. She noted that the schism with State/Langdon had to do in large part with CNI's approach to alcohol issues.

Cooper agrees that a suspension is needed until we can devise a better approach because the system we have in place is not working within the guidelines we set, resulting in damage to CNI's reputation.

Holloway said his response would echo almost everything he has heard so far. He pointed out that the AIC has two functions: (1) review liquor license applications, and (2) express concern about the over-consumption of alcohol. Holloway believes this second function got us into trouble. While it is an important and laudable goal to reduce alcohol consumption, it is an issue that is bigger than CNI. Holloway suggested this larger discussion should be taken up by an independent entity that does not speak for CNI, but has CNI representation on it. Holloway suggested some sort of initial screening of license applications to see whether there are some we can proactively support. He cited the example of the license application for *Savior Faire*, where the owner, whose gift shop

had previously been located downtown and wine had been sold there, is now trying to relocate from the west side onto the Square. In seeking ALRC approval to sell wine again, she was so fearful of CNI that she hired a lawyer to pursue the application. This just should not happen, Holloway remarked.

A MOTION by Stitt to temporarily suspend the AIC until we can figure out what we want to do next, was not seconded. Instead, Skrentny asked whether the motion should include a provision that the license applicant go through the district chair during the period of suspension. Stitt responded that we should go through a period now where we simply do not respond to any license application until we figure this out. Stitt withdrew his motion.

Verveer (who arrived during the discussion) was asked for his views as a member of both the EC and the ALRC. Verveer revealed that he has felt very uncomfortable about these issues for several years. At times, it has been difficult for him to defend positions taken by CNI before the ALRC; at times, it has been ‘an embarrassment.’ He also revealed that the ALRC has had a “big problem” determining who speaks for the downtown, and communications from the AIC have been at times ignored. Verveer cited the examples of the license application for “Chaser’s” which replaced Quinton’s after the AIC successfully challenged Quinton’s for not having the proper percentage balance of alcohol and food. Despite this history, the new license applicant was unable to get hold of anyone from the AIC. Moreover, the memorandum prepared by the AIC for the February ALRC meeting was silent with respect to “Chaser’s” application even though the committee had been so involved with Quinton’s license. Verveer respects and understands that everyone is a volunteer here, but it has been a struggle dealing with the AIC on both license and policy issues. He cited the example of the AIC’s pushing for an “arrest quota” for underage drinkers on campus. It created problems for former Ald. Eli Judge, he added. Verveer concluded by stating: “something has to change.”

Stitt asked Ostlind to clarify what he meant when he suggested the AIC be suspended from performing “all of their activities.” Ostlind explained that he initially favored suspending only its review of license applications but has heard from others who prefer having all of AIC’s activities suspended.

A MOTION by Ostlind, with a SECOND by Klema, that all activities of the AIC be suspended until such time as the EC shall affirmatively reactivate it to perform its activities, led to the following discussion.

Holloway suggested delaying the vote until the April EC meeting at which time there may be a larger group present. Verveer noted that the next ALRC meeting, on April 15th, will precede that EC meeting (April 28th). Ostlind urged that we proceed with the vote, noting that he has spoken to four EC members not present who would agree with a vote to suspend the AIC, and pointing out we can always reconsider. Stitt urged us to keep this on the agenda. Holloway said we must communicate how to redefine or reshape the policies and procedures. At Klema’s request, we made sure there is a quorum present for the vote. Verveer pointed out that the vast majority of license applications are in non-residential areas (State St, University Ave, etc.). When the applications are in or near residential areas, he has the applicant meet with the district. When they are not in residential areas, it will be difficult to do on a district level. He noted, for example, that State/Langdon is in a state of flux. Stitt responded that the effects of issuing licenses in

non-residential areas nonetheless bleed into all of our districts. Verveer agreed, and noted the alcohol density plan is now the law.

Stitt called the question. The MOTION brought by Ostlind to temporarily suspend all activities of the Alcohol Issues Committee until such time as the EC reactivates it is APPROVED unanimously.

Replacing Bob Holloway as CNI President.

As noted at last month's EC meeting, Holloway is stepping down as President effective this meeting. No one has yet stepped forward to replace him. Holloway offered that whoever steps forward will be able to set the conditions for taking the position. For example, the person could serve as a "conduit" to those who take on various responsibilities, or one who facilitates the ongoing operations and the work that the organization is willing to do. He acknowledged we must all embrace the idea that sometimes something will not get done.

Holloway announced that Patsy Baynard has agreed to serve as Vice-President of CNI to take over in mid-summer. She will assume many of the duties informally assumed up to now by Melissa Berger. As for the presidency, Holloway asked whether anyone is willing to be the "face" and "coordination point" of the organization. Berger agreed to serve in the interim on condition that there be a list of the President's duties, based on the list Holloway has prepared, specifying what she can and cannot do, and determining what duties others can take on. Berger emphasized she can "only do so much."

Holloway expressed gratitude for Berger's generosity, noting that she has been accepted into graduate school this fall. He added that this provides an opportunity for CNI to "pare down" this job so people won't, as he put it, run from it.

A MOTION by Holloway, with a SECOND by Plotkin, to appoint Melissa Berger as CNI President effective upon Holloway's resignation, led to the following discussion.

Ostlind pointed out that the President can as the "point person" share responsibilities such as appointing others to chair these EC meetings. Holloway agreed that Berger might find others willing to chair these meetings. Dory Christenson thanked Berger and asked what will happen after June. She believes we need "new blood" and more members. Holloway said this will be on the agenda for the next EC meeting.

The MOTION brought by Holloway appointing Berger as CNI President is APPROVED unanimously.

Melissa Berger takes over as CNI President effective immediately, as Holloway steps down at this point. Berger assumes the chair for the remainder of this meeting.

Status of State/Langdon.

Holloway made a point of order to announce that State/Langdon has submitted the necessary materials to become an independent neighborhood association. Upcoming decisions will be made on how they will operate. They are now officially separate from CNI and will no longer be on our e-mail list. In response to a question by Dory Christenson, Holloway said this change will also change the boundaries on our map.

V. DISTRICT REPORTS.

Mansion Hill.

Plotkin reports talks are ongoing with the Mayor and the developer regarding the proposed redevelopment of the Edgewater Hotel.

The Mansion Hill Inn now owned by Trek Bicycles has reopened.

Bassett.

Ostlind reports the Eric Minton proposal for 425 W. Wash. was approved by the Plan Commission a week ago and will likely go forward later in the year.

A steering committee continues work on the development proposal for the Badger Bus site at 2 S. Bedford. The developers' application will be submitted to the city in a couple of weeks.

Urban Land Interest is presenting an SIP for a second building in their proposed development south of the Tobacco Warehouses. They plan to sell the adjacent house to a remodeling contractor who will then rehab the house.

James Madison Park.

Hecht has nothing to report.

Mifflin West.

Yarborough has nothing else to report.

First Settlement.

O'Brien announced that the Bayou Bar is finally open on S. Butler St., replacing Ken's Bar. Plotkin reports that the food is good. Verveer notes the ALRC will take up the Bayou's request for a sidewalk café license at the April meeting. The ALRC would be interested in the neighborhood's comments, he added. Cooper believes their request for outdoor seating is premature because they just opened.

VI. REPORT OF THE ALDERPERSONS.

Verveer thanked both Holloway and Berger.

Verveer suggested that the future of State/Langdon would be a great topic of discussion for the CNI Candidates Forum this Thursday night (3/26).

The city committee reviewing proposals for a new Central Library downtown will meet tomorrow (3/25) to consider the feasibility and cost of renovating the existing library.

Verveer met today (3/24) with the Mayor to discuss the Edgewater Hotel proposal.

VII. COMMITTEE REPORTS.

Membership/Media.

Klema announced member surveys will be received until tomorrow night (3/25). Over 50 responses have been returned on-line, and "a stack" of hard copy responses from the newsletter have also been received. The response has been good and the survey results will be announced at the April EC meeting.

Monica Harkey is spearheading the effort to overhaul the CNI website.

Efforts are actively underway to reinstitute developer-sponsored memberships in CNI.

Finance.

On 3/23/09, Megan Christiansen sent out minutes of the two most recent meetings held 2/13/09 and 3/13/09. Action items included: (1) authorizing Christiansen to transfer \$3,000 from the checking account into laddered CD's; and (2) approving a budget for the geranium sale/garden tour this spring.

The committee voted to recommend the following budget for the geranium sale and garden tour as proposed by Yarborough.

Revenue from both of \$9,700, consisting of: \$4,200 from plant sales; \$3,000 from tour tickets; \$2,500 from sponsors.

Expenses for both of \$3,643, consisting of: \$1,250 for publicity (including \$300 to Carrie Scherpelz for design work); \$1,952 for geraniums; and \$441 for "other." Net proceeds are projected to be \$6,057. Yarborough has already received sponsorship checks for \$2,000 from MG&E, and \$500 from Home Savings.

A MOTION by Holloway, with a SECOND by Ostlind, to approve the geranium sale/garden tour budget, is APPROVED.

Other items discussed in the report will be held over to the April EC meeting.

MEETING ADJOURNED, on MOTION by Klema; SECOND by Cooper.

NEXT EC MEETING: Tuesday April 28, 2009, 5:15 p.m., State Capitol Rm. 415NW.

AGENDA for April 28th EC Meeting.*

I. CALL TO ORDER AND DETERMINATION OF A QUORUM.

II. REVIEW AND APPROVAL OF MARCH EC MINUTES.

III. TREASURER'S REPORT.

IV. NEW BUSINESS.

Status of AIC.

Report on Meeting with the Mayor.

Update on Status of Presidency/Vice-Presidency.

New Downtown Alderpersons.

Other.

V. OLD BUSINESS.

Safety/Crime Downtown.

Geranium Sale/Garden Tour Update.

August 14-15 "Homeless" Night Update.

Housing Inventory (Glen).

Parking Committee (Devitt).

Other.

VI. DISTRICT REPORTS.

Bassett, Mifflin West, Mansion Hill, James Madison Park, First Settlement.

VII. REPORT OF THE ALDERPERSONS.

VIII. COMMITTEE REPORTS.

Report of ASM Liaison, Education & City Issues Monitoring, Program,

Membership/Media, Garden, Finance, Development, Development Review

Oversight (DROC), Physical Linkages, Ad Hoc Homeless, Ad Hoc State/Langdon, Alcohol Issues, President's Report.

IX. ADJOURNMENT.

*This agenda is subject to supplementation by CNI President Berger.

Partial Transcript from the ALRC meeting

March 18, 2009

Madison City Channel video, at time 5:48:34 to 5:52:35

<http://www.cityofmadison.com/mcc12/archive/lr031809.ram>

Discussion from agenda item 28, Report of the Alcohol Policy Coordinator on Adding a neighborhood representative to ALERT meetings

Tom Landgraf: Since we're talking about neighborhoods and since this request came from Capitol Neighborhoods, I as a member of the committee have a request. Seems like every committee meeting we have that there is some sort of a license that is being applied for downtown, there is some sort of a snafu at the Capitol Neighborhoods committee. Last month we had one that 'when was the notice in?' Here we had another one tonight. I would like to have someone from Capitol Neighborhoods show up here and actually talk to us about how they would expect we factor their input in. Because I think they are marginalizing themselves because they can't quite get it together. So A) not only do we not put them on, but B) I'd like to see somebody from there in here because they're the neighborhood association that most generally represents our density area. And if any neighborhood association ought to be running on all eight cylinders that one should. So, that's my thought.

Alderman Michael Schumacher: Mr. Chair I believe maybe Mr. Landgraf was not present at the meetings. We did have Bob Holloway here talking about this very specific issue and I think he's even been here twice on this. I believe he's no longer involved in this matter because he sent an email out, at least I got an email, where he requested initially for some feedback. I think some of the members are aware of that problem, I think we as a body have to hold them accountable in a sense that when there is an applicant that there is a timely response, they have a good procedure, but we also have to be mindful that we cannot take them to a higher level of standing that they now have some kind of super veto power over these application processes. It might be very helpful finding out who the new person is, who's handling this there, but as long as I am as confident as I've seen some of the process broken down, I just as an individual member, don't give them as much credibility as I may have done in the past.

Alderman Michael Verveer: You all know that Capitol Neighborhoods is my neighborhood association, in fact as Mr. Landgraf just pointed out they actually have boundaries that more or less are coterminous with our density area. I just want to say very briefly that the leadership of Capitol Neighborhoods Incorporated is aware of this issue. Mr. Holloway sadly has resigned as our president, I think in part because of these issues, to be very frank with everybody at this late hour. They're searching, I believe for a new chair person of the Alcohol Issues Committee, Ms. McCarville has said that she would like to give up that role. And unfortunately there are just no volunteers that I know of as of tonight that are willing to fill either Mr. Holloway or Ms. McCarville's shoes. And so those of us, and I know I am not the only member of CNI that serves on this committee, looking at my constituent Mr. Gerlach as I say this, I just want my colleagues to know that believe me that the leadership of CNI, and you saw one member of the Executive Council of CNI here tonight, telling you that the letter that we had on our desks was from one committee and not the organization as a whole. Those are all issues that we need to sort out. I have every reason to believe that the agenda of the Executive Council meeting next Tuesday will continue the discussion on this topic. They're well aware at this point that the ALRC, to use Mr. Landgraf's word is almost not taking them seriously and that they are marginalizing themselves, again to use Tom's word, marginalize. So I just want you all to know that people in CNI are aware of these issues and that they have to do better. And just keep in mind that they are all volunteers .