

(Note: These minutes are the first draft and have not been approved by the Executive Council. Please see next months minutes for any corrections.)

CAPITOL NEIGHBORHOODS, INC.

MINUTES of Executive Council Meeting Held November 24, 2009.

MEMBERS PRESENT: Mayer (who chaired the meeting in Plotkin's absence), Mohs, Fisher, Megan Christiansen, Meean, Patterson, Ostlind, Cooper, Zellers, Yarborough, Steakley, Skrentny, Paulson, Broughman, Wurl-Koth, O'Brien, Joe Schnick (First Settlement), and Lupe Montes-Tydrich (James Madison Park).

GUEST PRESENT: Madison Police Sgt. Jennifer Krueger Favour.

I. The meeting is called to order by Mayer. There is a quorum.

II. MINUTES of the October EC meeting are AMENDED to reflect, towards the end of the Alderpersons' report discussing the development proposal for the old Eduardo's Pizza site on Bassett and Johnson Sts., that Zellers talked to the president of the State/Langdon Neighborhood Association, Scott Resnick, about issues related to granting demolition permits based on neglect of property and when there is no proposal for developing the property; to reflect in the next sentence that Ald. Verveer discussed this with Resnick (not, as incorrectly reported, with "the developer") and said he is not inclined to support the proposal. As so amended, the minutes are APPROVED; on MOTION by Mohs; SECOND by Ostlind.

III. TREASURER'S REPORT.

Christiansen reports a bank balance of \$16,122.72; \$8,015.36 is in the checking account. The rest is in CDs.

IV. REPORT ON SAFETY/CRIME DOWNTOWN.

Sgt. Krueger reports that Halloween went well overall, but with a few reports of batteries that "trickled in" days after the event. Police hope the success continues in coming years. Ostlind asked whether police envision using fewer officers next year. Krueger believes that could be so, but would recommend against cutting back on Saturday night, especially around University Ave. Paulson noted that next year Halloween falls on a Sunday and asked if that will make a difference. Krueger said it does not matter what day of the week it is. Wurl-Koth was impressed with the way officers performed and maintained control. Mohs added there was little evidence of damage and litter in Mansion Hill. Krueger commented the officers downtown "know the streets" and had special "strike teams" of 10-20 officers patrolling the area to focus on problems.

Sgt. Krueger urged everyone to take precautions against theft in the holiday season by locking doors, securing outdoor displays, and not placing gifts in sight of windows. There is also usually an increase in auto break-ins this time of year.

Sgt. Krueger reports a juvenile responsible for a recent graffiti spree has been arrested. Fisher would like to see the fine increased for graffiti.

V. ACTION ITEMS/NEW BUSINESS.

The next EC meeting will remain as scheduled for Tuesday December 22, 2009. Zellers notes the new bylaws allow us some flexibility in changing meetings.

VI. OLD BUSINESS.

Demolition Protocol Update.

Ostlind reports that former Ald. Brenda Konkel joined the DROC discussion of creating a demolition protocol. Konkel had helped draft a demolition ordinance that did not address the issue of demolition by neglect. Zellers added that they discussed whether to adopt a standard or policy to ensure there is a development proposal in place before demolition is approved. Ostlind said there is still opportunity for feedback on this. There are two new members on the DROC from First Settlement: Joe Schnick and Pete Harrod.

VII. DISTRICT REPORTS

James Madison Park.

Steakley reports a committee is meeting weekly to draft a neighborhood plan that would mesh with the downtown plan. A draft was completed last Sunday, but Steakley is not sure if it will be submitted for more feedback. Wurl-Koth said they intend to submit a draft to the rest of the neighborhood for discourse.

Paulson reports the APEX steering committee continues to meet. They received background information regarding the history of the Lamp House from Jack Holtzueder of the State Historical Society. They have also received background information from representatives of the Planning Dept. and the Parking Utility. The committee will review the draft of the district plan at its next meeting. It will then ask APEX to meet with the committee before the end of the year. What happens after that depends on APEX. They have no specific proposal at this time.

Zellers asked whether the city is interested in selling air rights over the McCormack ramp to APEX. Paulson explained that the Parking Utility owns the air rights and they would have to do a RFP. The developer would not be able to drill through the floor of the parking ramp. Steakley added, while it would be difficult to build on top of the ramp, it is not insurmountable. There are more obstacles to building on the Lamp House side of the street than above the parking ramp because the ramp was designed with the idea that it might be built upon. Paulson said the city sold the air rights once before and bought them back. He believes the city would look into what they are worth and negotiate from there. According to Paulson, the city views this as a “transitional block” between the high rise buildings closer to the Square and the low rise buildings in James Madison Park district. Ostlind commended Paulson and the committee for educating themselves with so much background information from diverse sources.

Mansion Hill.

Mohs reports that a \$16,000 model of the proposed Edgewater Hotel tower and the four blocks around it has been constructed at his own and others' personal expense. The Landmarks Commission will meet soon to take this up for the third time Monday Nov. 30th. Mohs explained that the Dunne Corp. is requesting a “hardship” variance from the historic district ordinance to allow for greater mass and volume than the ordinance will allow. They are asking for a “Certificate of Appropriateness” to send to the city council. Zellers commented that many knowledgeable people have stated this is not a

credible application for a variance. Mohs noted that Ald. Marsha Rummel, who is also a member of the Urban Design Commission, led a tour today (11/24) of the Edgewater. Zellers urged anyone who cares about this issue to show up at the Landmarks Commission meeting. Mohs commented that if they are allowed to do this, then historic districts are almost worthless because there are no longer any rules; it would become the "Wild West." In response to a question by Fisher, Mohs said the economics of this are not good. They propose to add 80 rooms for \$16 million and will have 400 employees. Steakley said this was also discussed with Ald. Maniaci at the James Madison Park committee meeting the previous week. Although everyone was opposed to it, Ald. Maniaci tried to persuade them all to support it. Patterson commented that we would have to subsidize Monona Terrace even more because the new Edgewater will take business away from it.

Bassett.

Ostlind reports the proposal for 115-117 S. Bassett St. has cleared the UDC and is going before the Plan Commission Dec. 14, 2009. It involves the renovation of two houses on the street and the construction of an apartment building in the rear yard. More moped and bike parking has been added. It received a "lukewarm" reception according to Ostlind.

The developers of the APEX hotel proposal do not wish to meet until January.

Mayer reports there is now a hole where the badger Bus Depot used to be on W. Wash. Ostlind added that they tore down the connection with Delta Warehouse and turned that space into a parking lot between the two buildings. He was told by the Zoning Dept. they did not need a demolition permit to do this because it involved an "accessory building" or an "addition." Patterson noted there is no longer any Greyhound Bus service downtown; one has to go to Stoughton Rd. to catch the bus.

Mifflin West.

Yarborough reports the most recent district meeting was November 11th. They decided to put off the neighborhood signs for another year and apply for a city grant at that time. The CNI banner for the Farmer's Market table and other CNI events proposed by Rick Broughman should be funded this year.

Broughman reports there was a walk-through of the neighborhood to develop a position statement on what the Mifflin West/Dayton corridor could be. There were some "eye opening" items, he said. Of particular note was the backyard parking on dirt lots with junk strewn all over. He suggested demolishing some of these homes and replacing them with medium-size units and underground parking. He called it "urban blight." Mayer commented that much of this is commuter parking. Patterson explained that there has been an ordinance outlawing backyard parking but it was not enforced; there was a moratorium on enforcement at the request of DMI. At this point, commuter parking is illegal. Those who park in rear yards must live in the area. Zellers suggested they look at Block 49 where Pasdo and McGrath rehabilitated old homes and provided central parking. Cooper agreed Block 49 is a good model for Mifflin West. Zellers added that "demolition by neglect" comes into play here. Mohs commented that these problems can be fixed with landscaping and design once someone decides to do it. He noted the long history on the issue of backyard parking and suggested this would be a great place to use

TIF money. Landlords are required to preserve 20% for green space set aside, but many have gone back to 100% parking. Ostlind urged residents to complain about this to the City Building Inspector. Zellers added it is easy to do on-line. Eric Paulson urged the district not to “throw the baby out with the bath water;” there is value in preserving the old homes on Mifflin St. Broughman commented that there’s a mix of run down houses and nice apartments. He is concerned about safety issues. It just cannot continue this way, he concluded.

First Settlement.

Skrentny reports residents met last month with Planning Dept. staff to discuss the downtown plan and its effects on First Settlement. One major concern is protecting the street-end views of the lake. Another was to ensure that the district is not walled off by large buildings. The desire is to create a stronger identity for the district. Appropriate in-fill or moving historic buildings from other neighborhoods was discussed. Skrentny said the tone was positive and reassuring.

The district is otherwise quiet. The district supported the liquor license application for a new restaurant on Main St. and another new restaurant is coming soon, to be reviewed at that time. The district would also like to engage Kenton Peters on his development proposal for the Municipal Building lot and for the Rubins Furniture Building. Perhaps a community market could be discussed. Zellers noted that Peters called her at work inquiring about the Rubins Building. She suggested this might be a great location for a hotel.

In response to a question by Cooper, Skrentny said plans to develop the old O’Cayz Corral site fell through. He added that Ricardo Gonzalez intends to landscape the lot and might even allow for a community garden there. According to Skrentny, residents of Germania condominiums next door want to keep the lot as open space. The land is on the market for \$300,000 (or \$149,000 for each of the two separate lots), he added. Ostlind noted that there is a single family house for sale on S. Franklin St.

VIII. REPORT OF THE ALDERPERSONS.

No one present.

IX. COMMITTEE REPORTS

Garden. Yarborough reports there are now ten people on the committee. They are working on a mission statement. The next meeting is in January.

Program. Zellers announced the CNI Annual Holiday Party is Tuesday, December 3rd, 7:00 p.m., at Kennedy Manor.

The committee needs a new chairperson. Julie Wurl-Koth is considering taking it on. Zellers will continue to work on the programs that have already been scheduled.

Downtown Living Tour. Cooper reports the committee will meet with DMI after the first of the year. Next year’s tour will be in First Settlement. He urged everyone to get involved.

Development. Paulson hopes to have the beginnings of a plan regarding what we want to do as an organization now that we have 501(c)3 status.

Paulson attended the recent Mayor’s Neighborhood Roundtable. He discussed the session on safe and healthy neighborhoods. They discussed the use of software to unify

city services. Another topic was leaflets on doors. This can lead to break-ins when people are not home or individuals posing as leafletters scout out residences or try the door to see if it is unlocked. Concerned residents should call businesses to tell them to stop leafleting their homes. Citizens are encouraged to report bad landlords. Paulson said Madison has higher building code standards for receiving Section 8 funds than the federal standards require. The idea of a public market was discussed by a UW professor and by a representative of Commonwealth Development at the roundtable. It is still in the theoretical and concept stage. Zellers noted that CNI had a program on the proposal for a public market on the Brayton Lot in the past.

Finance. Christiansen reports we have received our Sales and Use Tax Certificate of tax exempt status from the IRS. We no longer need to pay sales tax.

We received a "Thank You" note from the Madison Theater Guild for our contribution.

The committee is working on a budget to present at the Dec. 22nd EC meeting.

There was food left over from the EC Retreat because five people did not show.

Zoning Code Re-Write. Zellers reports everything for downtown is on hold until the downtown plan is done. It will happen quickly once the plan is approved, she added, but we will no longer have the benefit of the consultant.

Physical Linkages. Mayer reports he also attended the Mayor's Neighborhood Roundtable. One topic of discussion was converting one-way streets downtown to two-way. He said all one-way streets are "on the radar," noting that one-way streets increase the number of vehicle miles driven.

X. PRESIDENT'S REPORT.

Mayer summarized the EC Retreat. Topics included the future of the Alcohol Issues Committee; what direction CNI should take now that it has 501(c)3 status; and the possibility of holding a spring retreat. O'Brien took minutes of the retreat (they are attached to the e-mail along with these EC minutes). Mayer thanked Mohs and his brother for the use of the Mohs property once again.

MEETING ADJOURNED (on MOTION by Mohs; SECOND by Christiansen).

NEXT EC MEETING: Tuesday December 22, 2009, 5:15 p.m., State Capitol Rm. 415 NW.

AGENDA* for Dec. 22nd EC Meeting

- I. CALL TO ORDER AND DETERMINATION OF A QUORUM.
 - II. REVIEW AND APPROVAL OF NOV. EC MINUTES.
 - III. TREASURER'S REPORT.
 - IV. REPORT N SAFETY/CRIME DOWNTOWN.
 - V. ACTION ITEMS/NEW BUSINESS.
 - VI. OLD BUSINESS
- CNI Demolition Protocol (Ostlind);
Housing Inventory – Candidates for Owner-Occupancy (Glen);
Parking (Devitt).**

VII. DISTRICT REPORTS

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

VIII. COMMITTEE REPORTS

ASM Student Liaison, Program, Membership/Media, Development, Finance, Development Review Oversight, Downtown Plan, Zoning Code Re-Write, Garden, Physical Linkages, Education and City Issues Monitoring, Downtown Living Tour, President's Report.

IX. ADJOURNMENT.

***Agenda subject to change by Plotkin**