

(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 Tuesday October 27, 2009.

MEMBERS PRESENT: Plotkin, Zellers, Stitt, Patterson, Mayer, Steakley, Fisher, Sheean, Mohs, Yarborough, Megan Christiansen, Cooper, Phelps, Kaufman, Ostlind, O'Brien Berger and Verveer.

GUESTS PRESENT: Erik Paulson, Capitol Police Sgt. Lisa Kaufman, Capitol Police Officer Jeff Calhoun, Antonio Estrada.

[Without a quorum, as some members arrived late, the meeting was called to order.]

I. TREASURER'S REPORT.

Megan Christiansen reports a bank balance of \$13,330.13, consisting of \$5,222.77 in checking and \$8,107.36 in CDs. These figures do not yet include CNI revenue from the Downtown Living Tour.

II. REPORT ON SAFETY/CRIME DOWNTOWN.

Plotkin announced that he has asked the Chief of the Capitol Police to end a representative to EC meetings as the Madison Police Dept. currently does. Sergeant Lisa Kaufman attended and expressed her department's willingness to appear at EC meetings to discuss safety, crime, homelessness and other issues. Zellers asked what is the jurisdiction of Capitol Police. Kaufman answered that the jurisdiction of Capitol Police is the same as that of Madison Police. They also have jurisdiction on state properties throughout the state and can make traffic stops anywhere. Their primary focus is on some 50 state office buildings in the Madison area. In response to a question by Stitt, Kaufman said her department meets regularly with Madison Police; detectives meet each week and they meet to discuss projects such as Halloween. Mohs complimented the department on how under control the Capitol grounds appear to be. Kaufman responded that they get a lot of calls and deal regularly with homelessness issues. She said they try to be proactive to avoid problems and are willing to help Madison police if there is a problem across the street.

Capitol Police Officer Jeff Calhoun arrived later. He apologized on behalf of Chief Tubbs who could not attend. Calhoun offered his department's full cooperation with CNI and welcomes our ideas for improving services.

[There is now a quorum.]

III. MINUTES of September 22nd EC Meeting, AS AMENDED to reflect the following corrections: in the Mansion Hill report, under "The Edgewater," to reflect the correct spelling of John "Martens;" in the same report, to reflect that it was Mohs (and not "Zellers" as erroneously reported), who said this could end up in circuit court; in the James Madison Park report, to reflect that Ostlind is not on the APEX steering committee as erroneously reported; and to reflect that Brendan McGrath and Rick Broughman were

erroneously listed as “Guests” at the meeting when in fact they are now EC members. AS AMENDED, the Minutes are APPROVED; on MOTION by Mohs, SECOND by Cooper.

IV. ACTION ITEMS/NEW BUSINESS.

EC Retreat.

This will take place at the Mohs Farm Sunday, November 15, 2009. Plotkin will send out an agenda later in the week.

November EC Meeting Date.

Plotkin noted that the next EC meeting is scheduled for Tuesday November 24th, two days before Thanksgiving. He asked whether this would pose a problem for anyone. Verveer and Stitt said they would be gone. No one else had a conflict. The meeting will go on as scheduled.

Topics for EC Meeting with the Mayor.

The next meeting with the Mayor is scheduled for Tuesday November 4, 2009. Plotkin asked for topics to discuss with him. Stitt suggested the Edgewater. Patterson, suggested the hotel situation in general downtown. Mohs agreed and suggested the mayor provide an update on the convention hotel situation. Ostlind suggested the new library proposal. Patterson suggested asking for the Mayor’s view on proposals for Mifflin St., causing Stitt to suggest that someone from Mifflin West should attend the meeting. Verveer then offered the broader topic of the downtown plan as it relates to the zoning code. Verveer also noted that the selection process is underway again for the position of Preservation Planner. The goal is to have someone in place by the first of the year.

CNI Demolition Protocol Update.

Ostlind referred to the minutes of the recent Development Review Oversight Committee meeting where this was discussed. This may be the topic of a future CNI program.

As reflected in those minutes, the current city demolition ordinance was a primary topic of discussion at the meeting. The ordinance does not adequately address “demolition by neglect” and, in some cases, permits demolition when there is no plan to replace the razed structure. While building maintenance is required and is enforced by the Building Inspector, that is complaint-driven only; therefore, residents must be vigilant to report inadequately maintained buildings. At that, enforcement is slow and tedious, allowing deteriorating buildings to stand unmaintained for long periods of time. The committee will invite someone who worked on drafting the current demolition ordinance to the next meeting to discuss these issues.

V. DISTRICT REPORTS

James Madison Park.

Steakley reports the main focus right now is on the neighborhood plan.

Erik Paulson reports that the APEX project steering committee is an active group that meets every other week. They met last night (10/26). There have been four meetings so far. They are reviewing two separate proposals by APEX for the 200 block of E.

Mifflin St.: (1) to demolish existing houses and build a tower on the south side of the block; and (2) to build atop the McCormack ramp. There have been meetings so far both

with and without the developers present. At a meeting last week, APEX and its architect floated two new ideas: (1) move the Lamp House to the corner of either Mifflin and Butler or Mifflin and Webster Streets; or (2) move the Lamp house to somewhere else in the city, such as University Heights. The committee will discuss all of this and meet again with APEX in a month or so. They hope to have Frank Lloyd Wright experts speak to the committee about the Lamp House. There will be a community-wide meeting in the future. Plotkin noted that Paulson has a blog devoted to this project. Paulson welcomes feedback for the blog. Zellers commended the committee for its efforts to get information from many different sources. In response to Zeller's question, Paulson said Capitol Point residents are well-represented on the steering committee; Verveer added that Capitol Point has even set up its own steering committee. Paulson said he hopes to engage them on other issues as well in the future.

Stitt asked about the status of the district plan. Steakley responded that they are working off of a ten-year-old plan from Old Market Place. He added they have been told to create a district plan using the two-year-old Tenney-Lapham plan as a template. Stitt suggested that the plan might be better if Capitol Point were included in the boundaries of James Madison Park rather than in Mansion Hill.

Mansion Hill.

Holy Redeemer.

Zellers reports the proposal to develop the parking lot was presented in its initial informational form to UDC and will go before Landmarks Commission Monday Nov. 2nd. She commented that the parishioners have many issues with the proposal.

The Edgewater.

An article in today's *State Journal* discussed proposed changes by the developers to the project that would include removing the 1970s-era addition to the hotel at the end of Wisconsin Ave. The height of the tower would also be reduced somewhat. Mohs states the proposed changes still do not address the major concerns: (1) the 50 ft. height limit; (2) the setback from the Wisconsin Ave. right-of-way; (3) bad precedent for historic districts; (4) other issues that have been raised.

The next neighborhood meeting to discuss this project is Thursday November 12, 2009 at the Concourse Hotel.

In response to a question by Berger, Zellers said the neighborhood has not yet discussed the parking impact, but commented that on-street parking for the hotel and traffic issues are of major concern. Mohs added that parking is under-appreciated; there will be 500 employees looking for parking every day. Also, the end of Wisconsin Ave. will have to serve the entire project; there are no other streets. These are serious issues for a residential district for which there are no solutions in the plan. Patterson suggested the hotel provide its employees free Madison Metro passes to help alleviate parking problems. In response to a question by Steakley about the future of the National Guardian Life Building, Zellers said Hammes Co. has come up with a plan for the whole block, including that building. Some drawings include demolition of that building, but that is not part of this proposal for the Edgewater.

Other News.

The MATC Campus is considering a development proposal in the district. Keep posted.

District residents will meet with the city to discuss the downtown plan as it will affect Mansion Hill November 4, 2009.

Bassett.

Ostlind reports the former Badger Bus Depot is now a hole in the ground. The Delta Warehouse renovation is taking place next door.

Two steering committees are operating: (1) Brendan Cook's proposal to renovate two older homes at 115-117 S. Bassett and to construct a new carriage house in the rear of 400 W. Dayton St. The proposal has received a favorable response from UDC and, according to Verveer, will go before the Plan Commission on November 14th; (2) the APEX proposal for a hotel at Wilson and Henry Sts. It calls for a 14-story building with a mixed-use hotel, office, retail and residential. The last meeting reviewed the massing and scale of the project. In response to a question by Zellers, Ostlind said the developers now control most of the property and plan to build around the parts they do not control.

Mifflin West.

Yarborough reports a recent meeting at the university organized by the Associated Students of Madison (ASM) for students to discuss the downtown plan attracted only 10 students (35 had turned out for a previous meeting). Those who attended said they like Mifflin St. housing as is. A position paper is being drafted. Erik Paulson reports that students were "furious" with the university because they were not notified of the meeting with City Planning representatives; the word didn't get out. Apparently, he added, ASM could not publicize it because they were in the midst of elections and could not do a mass e-mail. Verveer concurred that UW communications did not get the word out. Stitt suggested this might be the product of the university's position favoring demolition of Mifflin St. Stitt also pointed to Chancellors Wiley's and Ward's refusal to cooperate in encouraging faculty and staff to live downtown.. Verveer noted that DMI pushed the idea that Mifflin be re-developed as part of the UW development plan. Patterson added that Al Fish had pushed in the past for faculty and staff to live in the Vilas area.

Paulson said they will try to bring Bill Fruhling back for another meeting with students at a better time. The goal is to get the students to weigh in on the downtown plan and on conservation of historic districts, acknowledging that this will be a challenge due to the large turnover of the student population. There are plans for a "door drop" in the Mifflin neighborhood. Cooper is glad they are focusing on Mifflin, but suggested they also consider the Langdon, State and Bassett student populations. Paulson agreed, "absolutely," but they must do first steps first. He added that many students are learning about city processes. Zellers suggested "piggy-backing" the work with students on to the work of the districts, while still providing them input.

First Settlement.

Megan Christiansen reported on the recent district meeting with Bill Fruhling to discuss the downtown plan. Concerns included building heights. She said some fears were allayed and people are willing to listen. Stitt concurred there was some comfort at the meeting and noted that the historic district has some leverage over the comprehensive

plan because it is in an ordinance; but the state's mandate for a comprehensive plan could also have an impact. Stitt also notes there is a new resident in the district who is a planner and understands much of this. His expertise will be valuable.

VI. REPORT OF THE ALDERPERSONS.

Verveer reports the downtown plan is behind schedule. He said city staff is meeting three times per week to come up with recommendations. They are working with the Plan Commission which has been the lead committee on this. The next public "Downtown Plan Working Session" is Monday November 9, 2009, 5:30 p.m., in Room 300 of the Municipal Building. Public testimony will be allowed; this is an opportunity for us to speak. Zellers encouraged as many of us to attend and testify, noting that DMI will have its professional planners there to testify. Mohs added that the DMI economic development committee draft report is very "anti-neighborhood." Stitt suggested we draft a formal written response to that report. Stitt noted that they do not live downtown and represent real estate interests and developers. Mohs said he has already drafted a formal letter in response and it has had an effect, making the draft more benign.

Zellers reports that the zoning code re-write has stalled as it relates to zoning downtown because they are waiting for the downtown plan. She believes this is a disservice to downtown. Verveer added that city staff is going through the committee process in piecemeal fashion with the downtown not included. Berger said her committee has not yet seen anything from the Plan Commission. In response to Berger's question, Verveer said city staff will make no recommendations at the Nov. 9th meeting; they will just "float ideas" with the Plan Commission. They will not "show their cards" as to the final recommendations at this meeting. That may happen at a public meeting at the Overture in December, he added. Verveer believes there will be a second public "working session" in late November. He emphasized that staff recommendations are "critical" in the process. Verveer is also excited about the involvement of ASM in this process.

The City Council will soon take up the city's Capital and Operating Budgets for next year. The inclusion of TIF monies in the budget for the Edgewater proposal will be debated by the council November 10, 5:30 p.m., in the Council Chambers, Rm. 201 of the City-County Building. By including it in the budget they will need only a simple majority of 11 for approval of TIF funds rather than a "super-majority" of 15 if it is removed from the budget. Verveer believes the vote will be close. Mohs asked what we can do. Verveer suggested inviting the alders to meet with the steering committee and to show them the model. As volunteers, we do not need to register as lobbyists, he noted. Zellers asked whether the alders are aware that Hammes Co. has taken UW students to Lambeau Field to attend Packer games in hopes of winning them over. Verveer is not sure, noting that this was mostly reported in the student papers. Mohs commented that the Planning Department is aware of this and they are not happy about it.

Also to be taken up at the council hearing November 10th is the request to include funds for the proposed new Central Library in the budget. Verveer is optimistic that this will be approved.

Also to be included in the budget is \$2 million for finishing the Capitol Square renovation on the city side of the Square. This will include a plaza in front of the new Children's Museum, a new irrigation system, new plantings, new trash cans, bike racks,

and more. There will also be new benches without dividers. Dividers had been installed on the old benches at the request of the BID and were perceived as a device to keep homeless people from sleeping on the benches. The new benches have no dividers. They are shorter and made of metal. In response to a question by Cooper, Verveer said this project will also include work on the fountains.

The Peace Park renovation is on schedule. It will need final city council approval in December.

There is a development proposal for the old Eduardo's Pizza site on N. Bassett and W. Johnson. It involves the demolition of vacant commercial buildings and four homes on W. Johnson, while two other homes would be renovated for occupancy. Zellers referred the developer to CNI's longstanding opposition to demolition requests based on "demolition by neglect." Verveer also mentioned this policy to the developer and said he is not inclined to support the proposal.

Plotkin thanked Verveer for his successful efforts to get positive items for downtown included in the budget.

VII. COMMITTEE REPORTS

Garden.

Yarborough reports there are eight members so far and they hope to add two more. The committee met last night (10/26). One topic was the committee's mission statement for inclusion in the bylaws. Plotkin pointed out that the committee can change the mission statement at any time. The EC will then vote on any changes. The committee meets four times a year on Sunday nights at Michelangelo's. Fundraising activities are being explored. They would like to see money raised in those activities set aside for garden projects.

Program.

Zellers reports the annual CNI Holiday Party is set for **Thursday, December 3, 2009, 7:00 p.m., at Kennedy Manor.**

The committee still needs a new chairperson. Zellers is handling things that have already been scheduled in the interim. Some programs have been scheduled for 2010. She added that this is an even more important committee now that CNI has attained 501(c)3 status. It serves our education and outreach functions.

Downtown Living Tour.

Cooper called the tour a success. Sixty more tickets were sold this year than last. We were not hurt by the separate home tour sponsored by the Madison Trust the same day, but it complicated efforts to get volunteers. We should try to avoid that conflict in the future, he added.

Cooper, Plotkin and Stitt held a follow-up meeting to discuss where we go from here. We must think about how CNI should approach this in the future. We must step up our commitment. Cooper favors creating a committee to oversee our involvement in the tour that operates throughout the year. He asked that this be discussed at the upcoming EC Retreat. Cooper also noted that, while the tour is still our big fundraiser, we now have other sources such as the garden tour and the geranium sale. Cooper also pointed out that, as district residents, we bring a lot to the tour, including putting some of our homes on

the tour. This is part of a bigger discussion regarding our relationship with DMI as co-sponsors of the event. Plotkin thanked Cooper and Stitt for all of their work on the tour.

Membership/Media.

Stanley Kaufman reports that letters were recently sent out to lapsed members. Efforts have also been made to contact them by phone and e-mail. He also reports a new system for distributing the "Downtown Dialogue" newsletter has been set up, and membership flyers will now be inserts in the newsletter.

The committee now has four members and more are needed.

Development.

Plotkin suggests we re-create the committee's role now that CNI has 501(c)3 status. The committee could explore how the 501(c)3 works in the real world. It could also initiate a CNI "Capital Campaign" for 2010.

Erik Paulson has agreed to be the new Chair of the committee. A MOTION by Plotkin, with a SECOND by Mohs, to appoint Erik Paulson as Chair of the Development Committee, is APPROVED.

Finance.

Megan Christiansen reports the committee met recently to discuss the budget process for 2010. They have the figures for year-to-date expenditures through September 30, 2009. They will send an e-mail soon and will ask for comments regarding expenditures and revenue. The budget will be discussed at a meeting in November and finalized in December. Also discussed at the recent meeting was implementation of the 501(c)3. There will have to be a continuous discussion with the attorney regarding what are allowable activities. Consequently, the budget will include a provision for ongoing consultation with the attorney. Plotkin suggested having the attorney attend an upcoming EC meeting to answer questions about the 501(c)3.

Downtown Plan.

Berger reports the next meeting is November 10, 2009. Issues related to the plan have already been discussed in Verveer's report.

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

NEXT EC MEETING: *Tuesday November 24, 2009, 5:15 p.m., State Capitol Rm. 415 NW.*

AGENDA* FOR NOV. 24 EC MEETING

- I. CALL TO ORDER AND DETERMINATION OF A QUORUM.
- II. REVIEW AND APPROVAL OF OCT. EC MINUTES.
- III. TREASURER'S REPORT.
- IV. REPORT ON SAFETY/CRIME DOWNTOWN.
- V. ACTION ITEMS/NEW BUSINESS.
- VI. OLD BUSINESS

- Report on EC Retreat.**
 - CNI Farmer's Market Table (Broughman).**
 - CNI Demolition Policy (Ostlind).**
 - Housing Inventory (S. Glen).**
 - Parking Committee (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.
- * *See* the separate Agenda sent out by Plotkin in an e-mail November 19th.