

CAPITOL NIEGHBORHOODS, INC.

MINUTES of Executive Council Meeting Held Tuesday April 22, 2014.

MEMBERS PRESENT: Vercauteren (chaired the meeting in Mayer's absence), Plotkin, Mohs, Queensland, Scott Kolar, Ostlind, Cooper, Stitt, Kamps, Warman, Fabick, O'Brien, Alders Zellers and Verveer.

GUEST: Madison Police Sgt. Kane.

- I. MEETING CALLED TO ORDER by Vercauteren. There is a quorum.
- II. MINUTES of March EC meeting, AS AMENDED to reflect changes suggested by Zellers (and incorporated into the copy on the CNI website), are APPROVED; on MOTION by Mohs, SECOND by Ostlind.
- III. DOWNTOWN SAFETY REPORT. Sgt. Kane reports that police staffing is set for the Mifflin Street Block Party, beginning at 10:00 a.m. on May 3, until 3:00 a.m. on May 4. Although the city hopes the party will be a non-event, police will staff as if there will be a party. The UW will host a party on the same day at the student union. There were a large number of "Final Four" parties in Bassett and Mifflin districts the weekend before last. Kane compared it to the block party but she said things went fairly well.

Police are facing issues with "open carry" of weapons, and believe this might be due to bating by advocates. Kamps reports he saw someone on the Square on a Sunday carrying an openly displayed weapon.

Kolar asked about the report of a dead body found in the road on a recent Saturday near the Senior Center parking garage on Mifflin St. Kane answered the autopsy revealed nothing suspicious.

The man seen around town with two mules is doing publicity for a start-up company. Planning continues for "Rhythm & Booms" downtown this year.

- IV. TREASURER'S REPORT. Plotkin reports that we have (as rounded to the nearest dollar) \$6,700 in checking and \$8,700 in CDs, for a total bank balance of \$15,400.

Budget Update. As part of the budget discussion, we are looking for an alternative to renting office space at the Bellevue. Queensland reports he spoke with Curt Jacobson, owner of the self-storage units at 615 W. Washington. Jacobson told him they only have 5' x 5' units available at this time, but offered to update us if a larger unit becomes available, such as an 8' x 8' unit at a cost of \$110 per month. Queensland told Jacobson we might be able to work out a deal where we would offer him a business membership or newsletter advertising in exchange for a reduced rate for storage space. Kolar suggested we might be able to make use of a 5' x 5' unit. Mohs offered space in the basement of his office building on the Square once it opens up. He believes it is better to have space large enough to hold a table and chair. Mohs volunteered to work on this. Cooper agreed we could probably get by with a 5' x 5' unit, but an 8' x 8' unit would allow for more work space. Queensland added that multiple

people could have access to the storage unit. Plotkin believes 4 or 5 people would want to have access. Vercauteren ended the discussion and said we should take this up at the next EC meeting.

V. NEW BUSINESS. Nothing to report.

VI. OLD BUSINESS.

Annual Reports. Kolar announced that the deadline for district chairs to submit their reports for inclusion in the Annual Report is May 1st. He has received only the Financial Report so far.

VII. DISTRICT REPORTS

Mifflin West. Mohs reports that he and Ald. Zellers met with Robert Dunne and the new manager of the Edgewater. They discussed plantings on the public terrace and next to the driveway. Plans were originally to plant 15 trees at the end of Wisconsin Ave. but this would block the view of the lake from the street. They are now considering planting lower bushes to preserve the view. They also discussed the Edgewater's liquor license application that comes before the ALRC tomorrow (4/23). The Edgewater wants to provide outdoor entertainment, and serve food and alcohol. This would be on the terrace near the restaurant, at a brat stand under the driveway facing the lake. and along the whole lakefront. Mohs said there were no problems with the outdoor plans, but there were concerns about amplified music. Mohs said the Edgewater people were reminded that people live right next door to the public area along the driveway. There were also issues concerning hours of construction work, but the extended hours were needed due to the harsh winter. Mohs described the meeting as a "good talk" that went well. He and others will attend the ALRC meeting.

Mohs commented that the neighborhood has accomplished a transition from the undergrad student housing of the 1970s to a more diverse, quieter group of people living there. It has worked well and brought in new people. Ostlind asked whether they discussed hours for outdoor activities at the Edgewater. Zellers did not think so, but she'll look into it. Closing hours for the general public have been established. They discussed as a condition of the license that amplified music outdoors end at 10:00 p.m. during the week and 11:00 p.m. on weekends. The Plan Commission would have continuing jurisdiction over the entertainment license. Another condition might be not allowing outdoor alcohol service in front of the ice-skating rink on Langdon St. Mohs agreed there should not be a bar on Langdon St. They assured him a bar would not be located there. Mohs commented that the outdoor renderings made him "nervous." These included post lamps over the lake that would disrupt the view and disturb neighbors. But, he said, they assured the attendees that the lamps would not be installed. Zellers noted that the city neglected to include the Edgewater entertainment license on the ALRC agenda, but she made sure it is included now. She also commented that the new manager's prior work experience was not in such an urban environment.

Vercauteren reports that he and Steve Fabick also met with the Edgewater general manager a few weeks ago and discussed how they could integrate with the neighborhood. The manager said he would like for us to coordinate with opening events in August. Vercauteren is confident that they are

committed to being good neighbors and to working with us. Fabick noted that the Edgewater will have an interactive historic display in the lobby.

Mohs reports that the appeal of Steve Brown development proposal to the full city council failed to get the necessary votes. He said building code orders have been issued for Brown to fix up one of the buildings, as expected. Brown said he will not present another development proposal for downtown unless the Landmarks Ordinance is changed. To this, Vercauteren added that he attended the recent "Smart Growth" conference where changes to the Landmarks ordinance were discussed. Zellers noted that the Landmarks Commission has been reviewing the ordinance for the past couple of years. Mohs commented that the issue becomes whether people will value and buy houses in the historic district or did we "mess up;" Will these changes result in a successful historic district or will we water it down to "a joke?" he asked.

Bassett. Vercauteren reports that Bob Keller's "Tuscan Phase II" proposal went before the UDC for an informational presentation last week. The project is moving forward and there are no major issues at this point.

The WORT Block Party is scheduled for May 18, but they haven't gotten a street use permit for Doty St. next to the station because several residents in the Fourth Ward Lofts oppose it. They need 75% of residents on the block for approval.

Mifflin West. Kamps reports the 300 block of W. Mifflin St. is slated for re-surfacing. Tree removal and replacement for Emerald Ash Borer is beginning.

A representative from the Boldt Co. attended the recent district meeting to discuss their proposal for an 8-story building at the end of Mifflin at Bedford Sts. It would include apartments and an inter-city transit terminal, with underground parking. Kamps said a steering committee will be formed when appropriate.

Scott Kolar is heading up a steering committee for the Les Orosz development proposal on Johnson and Broom Sts. Kamps reports there have been some changes. They no longer plan to provide automated parking for the 160 stalls on two levels; opting instead for conventional parking. This will go before UDC on May 7, and the Plan Commission on May 12 for final approval. Kamps believes it is a nice design and noted that the developers made improvements after consulting with the steering committee and city staff. Kamps believes the process worked well, but is disappointed with the loss of the automated parking. It's a "missed opportunity," and the parking will just go deeper underground, he remarked.

The Freedom From Religion Foundation building on W. Wash. has been "topped off" and will be completed this summer. Several other district projects are at various stages. Vercauteren reports that he, Kolar and Rosemary Lee toured the site of the new "Ciento" restaurant across from Overture last week. It will open in June and should be great, he added.

First Settlement. Stitt reports that Lance McGrath's high-rise development proposal at 137 E. Wilson next to the Marina condos was approved, but Marina owners are now suing the city and the developers to stop the project. There are no recent developments regarding the six-story apartment building proposed for the corner of Wilson and Hancock Sts. Stitt notes that the project includes five parking spaces, but there is a city limit on the number of on-street spaces available. He also reports there was a proposal by Marty Rifkin to develop four houses owned by Bob Worm on Blair St.. The developer came to the neighborhood early on to see what the neighborhood wanted done. Rifkin decided not to go forward with the project due to height restrictions in the historic district. The neighbors prefer that the houses be upgraded rather than demolished. Stitt commented that he is impressed with the number of traditional residential homes with families now living in them in the district.

Zellers asked for an update on Crowley Station. Stitt answered that a city grant has allowed the downtown garden committee to plant an urban garden on top. Jim Skrentny has been involved in this but is concerned whether they have the people power to pull it off. Verveer reports there are sufficient Water Utility funds in the 2014 for the garden project.

O'Brien asked why all the trees on the 100 block of E. Main St. were cut down as part of the street construction project. Verveer explained that these were ash trees and that plans are to widen the sidewalk, as well as the sidewalk along King St. Vercauteren asked whether the small restaurant at the Cardinal Bar along E. Wilson St. will reopen. O'Brien said there is talk about it reopening, but nothing definite at this time. There is some on-line discussion about a boutique hotel possibly being built on the small, triangle-shaped parcel on King and Webster Sts. Stitt reports that, according to the owners of the Madison Youth Hostel on Butler St., Youth Hostels International wants there to be a more significant hostel in Madison. The Madison hostel is making money and the owners are encouraged. They would like to see a new hostel incorporated into a larger development. Zellers added that the hostel owners have talked about expanding for a while. Stitt reports the Progressive Building on E. Main St. has a new owner. She is taking the property seriously and cleaning it up, he added.

James Madison Park. Queensland reports the construction on E. Johnson St. has caused a lot of traffic issues. Zellers announced there will be a meeting to discuss the Johnson St construction for residents and businesses at Lapham Elementary School April 30, 6:00 p.m., followed by regular weekly meetings thereafter. There are also e-mail updates. The construction will go on at least until November. According to Queensland, the Pinkus McBride Market lost business at first, but has improved once sidewalk space opened up. Zellers reports that Tenney-Lapham Neighborhood Assoc. got a city grant to help promote businesses on Johnson St. during construction. Stitt reports he met with Johnson St. business people today and agreed construction will take a toll on their businesses, but it will be a nicer business district when done. They are using the Williamson St. reconstruction a few years ago as a model. Zellers notes that one lane on Johnson St will remain open, the same as was done with the Willy St. reconstruction. Ostlind suggested that we include any promotion drafted by Tenney-Lapham for Johnson St. businesses in our newsletter.

VII. PRESIDENT'S REPORT. Vercauteren has nothing to report in Mayer's absence.

VIII. ALDERPERSONS' REPORTS.

Ald. Zellers reports that the apartment development on Webster St. was approved and construction will begin soon. This project will include all the properties on Webster except Pahl Tire and the house next door. Marriott is looking at that property for a hotel site. This is only at the informational presentation stage so far. This is a small parcel and parking will be a challenge. It will have to be a PUD because they want 10 stories, which exceeds the height limit for the house, according to Zellers.

Zellers noted that the city prohibits developers from providing on-street parking permits for residents of new buildings because of over-subscription. Verveer explained that this issue came up during the discussion of the Holy Redeemer apartment proposal. According to Zellers, the City Attorney said this restriction did not require Plan Commission approval under the new zoning code. Now, no RP-III permits will be issued to new developments that do not have one parking stall for each unit. Zellers pointed out the Plan Commission recently added this condition to the Findorff project before it was approved. Ostlind observed that simply making more parking available in new projects does not necessarily help the situation if parking is not included in the rent. He cited as an example the new "Constellation" high-rise on E. Wash., where on-site parking is available but residents prefer to park on the street due to the cost of parking in their own building. According to Cooper, parking at Capitol West costs \$125 per month.

Zellers reports that the Landmarks Commission is reviewing non-specific parts of the Landmarks ordinance. An aldermanic committee, similar to the committee that was formed to review TIF policy in the past, will then review the ordinance. She advised the First Settlement and Mansion Hill Historic Districts to pay close attention as this Landmarks ordinance review proceeds.

Verveer reports that the Alcohol License Density Ordinance (ALDO) has been replaced after a unanimous vote of the city council. As a result, the ALDO maps no longer include the whole of the downtown, but only the 500 and 600 blocks of State St. as well as the connecting side streets. No new taverns will be allowed in those areas unless they are replacing an existing one within one year. Also, new night clubs will be deemed "conditional uses" under the zoning code, giving the Plan Commission jurisdiction over the licenses, resulting in more public hearings on liquor license related issues. The new ALDO ordinance takes effect July 1st. Zellers asked whether the Plan Commission would also be reviewing applications for outdoor patios. Verveer said yes, but only for patios on private property; not on public sidewalks.

The South Capitol Transportation Oriented District (SCTOD) process continues, according to Verveer. Mayer and Skrentny are on the committee. They are discussing the proposal for a transit center on the Boldt property on W. Mifflin, improvements to the "hairball" intersection at Blair, John Nolen, Wilson and Williamson Sts., and improved access to Lake Monona. They are in the "home stretch." The next meeting is Thursday, May 8, 5:00 p.m., at the Municipal Building. It may be the last, but Verveer believes the recommendations need more work.

Verveer reports the Board of Estimates has provided more funds for chemical treatment of Emerald Ash Borer as well as for tree removal. This will be taken up by the city council next week.

Vercauteren asked whether there will be more funds to treat trees in city parks. Verveer answered that there will be, but most of the funds are for street trees. Zellers added that the city does not intend to do chemical treatment of trees in city parks unless they are adopted as part of the city's "adopt a tree" program. Verveer agreed, stating that otherwise chemical treatment funds are only for street terrace trees. Zellers is concerned about the lack of communication with property owners who have ash trees on their private property. She fears owners will realize they have an ash tree after it's too late. Zellers believes Milwaukee is doing a better job of communicating with private property owners about EAB.

Verveer announced that Marla Eddy of City Forestry has invited everyone to the Arbor Day celebration at 2:00, May 1, on Martin Luther King, Jr. Blvd. This is the 25th anniversary of Madison being named "Tree City U.S.A." City Forestry will use this occasion to replace trees on MLK Blvd that need it. Ostlind commented that the decision to treat street terrace trees for EAB represents a major shift in city policy. Verveer agreed, stating that the mayor stepped up and made funds available. Zellers commented that we could still have a more aggressive treatment schedule. She reported that the city will be treating 1/3 of the trees this year, 1/2 next year, and the rest the year after. She added that the city will only treat terrace trees they deem treatable, and will not treat trees that are under power lines, greater than ten inches in diameter, or stressed. Trees slated for removal have yellow dots painted on them. The trees in the 300 block of W. Wash., for example, all have yellow dots. Ostlind asked whether trees under power lines will be taken down even when undergrounding capability is already installed. Verveer did not know but will look into it.

Verveer reports there will be a police presence all day for the Mifflin Street Block Party Saturday May 3, but it will not be as conspicuous as in the past. He expects around 100 police officers downtown all day. There will be no parking restrictions.

Verveer reports that planning for "Rhythm & Booms" over Lake Monona along John Nolen Dr. on June 28th remains on schedule. The beer permit was approved by the ALRC. They still need street-use approval and are working on the map. Verveer suggested that Rita Kelleher of Madison Festivals, Inc., be invited to appear before the EC.

Verveer said he passed on to new Police Chief Michael Koval the CNI press release drafted by Vercauteren congratulating Koval on his appointment. Verveer said Chief Koval has accepted the invitation to appear before the EC.

City staff is working on developing a park in Mifflin district. They are now looking for property where the park can be located. There are proposed improvements to Brittingham Park, but issues remain regarding the railroad crossing at North Shore Drive. The 300 block of W. Mifflin St will be reconstructed, along with the 400 block of N. Henry St. Work will last eight weeks, beginning the week of May 5.

According to Verveer, the WORT-FM Block Party, scheduled for May 18 in front of the station on W. Doty St., has run into opposition from neighbors and may have to be moved if 75% of its neighbors do not approve it soon. If not, the city will allow for an alternative location on Martin Luther King, Jr. Blvd. Verveer said the ALRC will consider both locations at the meeting tomorrow (4/23). The Overture

Center is planning a street festival to celebrate its 10th anniversary September 27, 2014. It will have a circus theme that will include wagons from the Circus World Museum. Mifflin and State Sts. will be closed for the event.

IX. COMMITTEE REPORTS

Finance. Plotkin reports the budget summary was sent out. Revenue is higher and expenses are lower than expected in the first quarter. We are on track, he remarked.

Policy. Vercauteren announced the committee will meet next Tuesday, April 29. They will discuss what to do with the article recently drafted by the committee along with Hovde Co. regarding the neighborhood development review process. They are considering an offer from "In Business" magazine for publishing the article in the on-line version of the magazine. The committee will also discuss goals for the remainder of the year.

Program. Mary Kolar is working on a program for the last Thursday of May (5/29), involving a tour of the State Historical Museum, 30 N. Carroll St.

Judge Doyle Square. According to Verveer, the city is in negotiations with the developers of the project. He believes that a citizen's group opposing the project will try to get a referendum on the ballot regarding whether to approve TIF funds for it. Vercauteren added that Steve Cover is confident negotiations will be concluded by August.

MEETING ADJOURNED

NEXT EC MEETING: *Tuesday May 27, 2014, 5:15 p.m., Central Library.*

AGENDA for May 27 EC Meeting

- I. CALL TO ORDER AND DETERMINATION OF QUORUM.
- II. REVIEW AND APPROVAL OF APRIL EC MINUTES.
- III. TREASURER'S REPORT.
- IV. DOWNTOWN POLICE REPORT.
- V. ACTION ITEMS/NEW BUSINESS:
 - Approval of CNI Budget;**
 - CNI May 29 Program;**
 - Annual Membership Meeting in June;**
 - Annual Election of Neighborhood Representatives;**
 - Other.**

VI. OLD BUSINESS

Newsletter;

Rhythm & Booms;

CNI Storage/Office Space;

Homelessness;

South Capitol Transit Oriented District (SCTOD) Process;

Other.

VII. DISTRICT REPORTS: **Mansion Hill, Bassett, Mifflin West, First Settlement, James Madison Park.**

VIII. ALDERPERSONS' REPORTS.

IX. PRESIDENT'S REPORT.

X. COMMITTEE REPORTS: **Program (open), Membership/Media/Development (open), Policy (Vercauteren), DROC (Ostlind), Finance (Plotkin), Physical Linkages (Mayer), Garden (open), Education and City Issues Monitoring (open), Judge Doyle Square (Plotkin).**

XI. ADJOURNMENT.

***Agenda subject to change by Mayer.**