

***CAPITOL NEIGHBORHOODS, INC.***

**MINUTES of August 26, 2014 Executive Council Meeting.**

MEMBERS PRESENT: Vercauteren (President), Queensland, Mayer, Cooper, Fabick, Stitt, Montes-Tydrich, Plotkin, Mohs, Ostlind, Kamps, O'Brien, Ald. Zellers and Ald. Verveer.

GUEST PRESENT; Madison Police Sgt. Ed Marshall and Sgt. Scott Kleinfeld; Rosemary Lee.

- I. MEETING CALLED TO ORDER by Vercauteren. There was not a quorum at the outset.
- II. DOWNTOWN POLICE REPORT. Sgt. Ed Marshall reports there has been an uptick recently in burglaries from autos. An arrest was made for the recent sexual assault on Park St. The suspect may be connected to other sexual assaults. According to Sgt. Kleinfeld, video cameras played a "huge" role and were "extremely valuable" in helping to identify the suspect.

With the return of students, the Community Policing Team is engaged in an educational outreach program targeting student housing areas downtown often hit hard by burglaries. They are going door-to-door with handouts describing crime prevention strategies to help prevent burglaries, thefts and other "crimes of opportunity." They caution against leaving doors unlocked and leaving valuables in plain view from outside. When Kleinfeld was going door-to-door last week, he saw five apartments with windows open and valuable items in plain view separated only by a screen. He passed around the flyer and encouraged us to help get the word out. The more information we share, the less crime there will be. According to Sgt. Marshall, Madison Police Officer Kelly is also working with fraternities. Cooper asked whether police have difficulty gaining access to multi-unit buildings when doing outreach. Kleinfeld answered that he is meeting with residents of the "Lucky" tonight. In response to a question by Stitt, he added that police have set up a Twitter account. Police also tell residents what to do to avoid having police called to their parties. Stitt suggested that this crime prevention information could also be put on the CNI website. Police are also working with bars to address underage drinking and have posted information on the MPD webpage. Kleinfeld added that the CPT's bicycle officers are sponsoring a community bike ride tentatively scheduled for Wednesday September 10, from 6-7:00 p.m., starting at "Old Town Cycle" on Johnson St.; on Sept. 17 starting at Budget Cycle on Regent St.; and future rides from Machinery Row, Revolution Cycles and Harrick's cycles. This has been done successfully in other cities. Police will conduct tavern safety training Sept. 24 at the Senior Center. It is open to the public.

Verveer inquired about a recent e-mail from Capt. Gloede discussing an out of control party at a penthouse on Gorham St. Marshall said the party occurred at "La Ville" on Gorham St. and it was "enormous." He believes some gang members were involved. Some 250 people were there, many who were fighting. Mohs warned that a similar situation could arise at the new building on Iota Court and Langdon St that also has a penthouse and large pool area for parties. He suggested that police warn the building's owners. Kleinfeld said he would notify Officer Kelly. He added that it is better when people hire private security for these events.

According to Ald. Verveer, there is a proposal to declare the space at State and Mifflin Sts. a city park as was done years ago with Peace Park on State St. It could then be closed at a specific hour, like 10:00 p.m. Verveer asked whether police get a lot of calls there after 10:00 p.m. Kleinfeld answered that most problems tend to arise between 5:00 and 10:00 p.m. He said a drug deal occurred in plain view while three officers were on duty last Friday. One suggestion was an “environmental design” change – removing places to sit on the site (the “Philosopher’s Stones”). But police believe that will only cause people to move elsewhere downtown. Kleinfeld agrees that it doesn’t have to be downtown and opening a day shelter away from the downtown would be crucial. Stitt asked whether police can explain the relative lack of problems at Peace Park. Kleinfeld believes the redesign there has helped. Stitt commented that the information booth at the corner of State and Mifflin is “trash” and it attracts problems. Kleinfeld worries that the homeless will return to Peace Park if the Philosopher’s Stones are removed, however.

[There is now a quorum]

III. MINUTES of the June Annual meeting are APPROVED without change on MOTION by Queensland, SECOND by Cooper.

MINUTES of July EC Meeting are APPROVED, with minor changes e-mailed by Ostlind to O’Brien, on MOTION by Stitt; SECOND by Montes-Tydrich.

IV. TREASURER’S REPORT. Plotkin reports a bank balance of \$14,733.72; consisting of \$8,726.07 in CDs, and \$6,007.65 in checking. Montes-Tydrich asked on behalf of Ilse Hecht how much is in the James Madison Park Garden Fund. Plotkin believes the balance was \$250 or \$275, but we have received additional donations recently, increasing the fund to around \$400 to \$450.

V. NEW BUSINESS.

**Appointment of Former CNI President Mayer to the EC.** On a MOTION by Mohs, with a SECOND by Plotkin, the appointment of Davy Mayer as a voting member on the EC, in his capacity as now a Past-President of CNI, is APPROVED.

**Bassett Little Free Library.** According to Cooper, a resident in Bassett won a little free library and wants to donate it to the district. It would likely be installed in Brittingham Park at North Shore Drive and Prouditt. Cooper said CNI, as the official neighborhood representative, must authorize its placement in the park by signing the paperwork with the City Parks Dept. Cooper would then sign it on behalf of CNI as the official CNI representative for the district.

A MOTION by Ostlind, with a SECOND by Mohs, that the EC authorize Jonathan Cooper as Bassett District Chair to sign documents on behalf of CNI with the City Parks Dept. for location of the Little Free Library in Brittingham Park, led to the following discussion. Montes-Tydrich asked whether this will require insurance on our part. Cooper does not believe so based on past projects. Vercauteren believes liability would still be with the Parks Dept. Plotkin pointed out that we have joint and several liability insurance to cover this. With that assurance, the motion was APPROVED.

**CNI Representative on Downtown Public Restroom Committee.** According to Vercauteren, the new City Park Superintendent, Eric Knepp, would like to continue having a CNI representative on the city committee looking into the location of a new public restroom downtown. Mayer has served on this committee up until now and Vercauteren would like for him to continue. Mayer has agreed to do so. A MOTION by Mohs, with a SECOND by Queensland, to have Mayer continue serving as the CNI representative on the public restroom committee, is APPROVED.

**CNI Strategic Plan for 2014-15.** Vercauteren circulated a proposed strategic plan for 2014-15 establishing our priorities and action items. The primary objectives are: (1) coordination with other organizations and outreach to the community. We have done well so far in this area and should increase our efforts; (2) programming and membership outreach. We have a number of program scheduled in the coming months (including tomorrow's program with Sheriff Mahoney) and Vercauteren would like to have a permanent Program Committee chair; (3) Communication. Vercauteren spoke with Scott Kolar about moving from paper to electronic communications. They will explore the cost-effectiveness of doing so.

Mohs commented that communication is "extremely important." When we "look real" to people, they will accept us as the leaders of the community. Mohs is grateful to Scott Kolar for his contributions in this area and for staying within budget. Mohs added that coordinating efforts with other neighborhood associations is very important. We are stronger when we join together. Montes-Tydrich believes we should go digital and on-line so that we can be found on Google. Vercauteren favors having membership on-line. He referred to other organizations that have automatic on-line membership systems that would send out an e-mail at renewal time. This, he believes, would save on paper, postage and time. We will need to check into the cost of setting up such a system. Stitt asked about also having automatic posting of program notices for members. Vercauteren believes that could be done as well with "e-mail blasts" announcing programs. Cooper notes that the current CNI website is missing reports that were included on the old one. It is "critical" that we have a system that would allow us to bring the website up to date and to add information.

Stitt believes the proposed strategic plan is critical and should be adopted. Vercauteren added that its objectives fit neatly into the work of three of our committees. We now need people to step up and work on the committees. A MOTION by Mohs, with a SECOND by Queensland that the proposed Strategic Plan be adopted, is APPROVED. Vercauteren will follow up individually to find people willing to work in these areas. He encouraged anyone willing to participate to do so.

**Landmarks Ordinance Contact Person for CNI** (Vercauteren did not participate due to the potential conflict of interest with clients in his law practice. See the full discussion of that issue in the minutes of the July EC meeting). This discussion was led by CNI Vice-President Queensland. It concerned who should serve as CNI press contact on issues related to the landmarks ordinance process. Montes-Tydrich nominated Pete Ostlind to serve in that capacity. Mohs concurred, adding that we need someone who understands what is going on and who can speak on behalf of our historic districts. Stitt suggested Ald. Zellers for the role, but Zellers declined due to her work on the city council. Ostlind suggested that we have more discussion about what the person's role would be, noting that the EC

often has not taken positions on issues like these; that would normally be for the CNI Policy Committee. Queensland explained that how we respond depends on future events. The contract person would direct inquiries and reach out to the rest of the organization. Ostlind believes we would likely not respond directly to, "What do you think?" but we would get input from others to develop a position for CNI. Stitt noted that Vercauteren does not want to be the "face" or the "voice" of CNI on the landmarks ordinance because of the potential for conflict with his clients. Ostlind would be a good choice, he added, as would the Vice-President, Queensland. Plotkin asked whether Ostlind would be willing to appear at city committees and speak on behalf of CNI if we decide to take a position. Ostlind admitted he would not be as willing, but would do so. Cooper asked whether Queensland would be willing to serve in this capacity. Queensland is "hesitant" to do so because of his regular work for a state agency and his lack of experience in dealing with the city council. Ostlind said he is willing to take on this role.

A MOTION by Montes-Tydrich, with a SECOND by Mohs, that Pete Ostlind be appointed to serve as the CNI Contact Person with regard to the landmarks ordinance, is APPROVED.

#### IV. OLD BUSINESS.

**CNI Storage Space.** Mayer reports that the "100 State" organization is moving its offices to the Veterans Museum Building at 30 W. Mifflin. He will contact them to see whether they would have storage space available for us there. Mohs has space available in the basement of his building, but without easy access at this time. Access might become available in a couple of months and, if it is, Mohs would be happy to provide that space to us. Vercauteren said we will maintain the status quo at the Bellevue for now.

#### V. REPORTS OF THE ALDERPERSONS.

Zellers reports the developers of a proposed hotel on the Pahl Tire site gave an informal presentation before the UDC and will go before the Plan Commission on Sept. 22. The developers are working with the UDC and staff to address several issues. Work is now underway on construction of the Rouse apartment project on Webster St. Concerns have been raised about how close the shovels are coming to the base of the historic Lamp House.

A proposal to expand the boundaries of the Small Cap TID district will be taken up in September to make more properties available. She said the parameters have changed. It now allows for non-owner/occupants to purchase the home, rehab it and sell to an owner/occupant. The dollar amount of the Small Cap TIF loan has also been increased. In response to Mayer's question, Zellers said up to \$100,000 would be available for the purchase of a three-unit home.

The proposal for a new public market has "a long way to go" according to Zellers. The first choice of the committee was to locate it at First St. and E. Wash. Ave. That recommendation will go before the full city council on Sept. 2. Others have raised the issue whether a South Park St. site would be better in that it would serve racial equity goals.

Kamps asked about the proposal for a large concert venue in the 1000 block of E. Wash. Zellers reports that Frank Productions is working with Stonehouse Development on the project that would include affordable housing on Mifflin St. facing the school, and a five-story office building, five-story parking structure and a 2,500 seat entertainment venue facing E. Wash. Zellers notes that the steering committee is meeting tonight after this meeting is done and she will attend. There are many issues and lots of resistance. The main concern is parking for the venue. Residents are concerned that event attendees will use residential streets. Another concern is noise. Mohs commented that our interests are advanced if the east Isthmus is a success. There is a great inventory of single family homes in that area along with a school. We are linked to the success of that neighborhood and should not do anything to make it any less of a pleasant place to live. Zellers agrees, adding that the school is so important to the health of Tenney-Lapham and Marquette Neighborhoods. In response to a question by Plotkin, Zellers said Frank Productions feel they have found a market niche that is not filled by venues such as the Overture and the Majestic. Verveer added that the President of Overture is not overly concerned, but other venues like the Majestic and the Barrymore are very concerned.

## VI. DISTRICT REPORTS

**Bassett.** Cooper reports things are in good shape after “Move-in/Move-Out” day. Verveer announced the exciting news that Urban Land Interests has agreed to relocate the Civil War era house at Basset and Main St. (502 W. Main) to 151 Prouditt St. He is “99%” sure of it happening. The move would take place in late Sept. during the middle of the night. They are awaiting approval of a demolition permit for a neighboring house. ULI will rent out the house as a single-family two bedroom home. This will allow the Keller development project at 502 W. Main to proceed on schedule.

Verveer reports that City Forestry will remove a half dozen ash trees on W. Main St. in mid-Sept. Replacement plantings for those six trees will be done by Halloween. Another tree at 522 W. Main St. will be saved. Work on Prouditt and North Shore Dr. where the Little Free Library would be located, will be mostly complete by this fall. There are discussions with Wisconsin & Southern Railway regarding extending the sidewalk across the railroad tracks to Bedford St. They have until 2015 to decide.

Delta Properties is complaining about a zoning error that affects their property at Bedford and Main Sts. City staff is considering a “map correction” to make it UMX, but it will likely be held up to allow for neighborhood discussion. Verveer said Delta representatives will attend the Sept. Bassett district meeting to discuss it, adding that they have no plans to develop the property at this time.

Vercauteren reports that the Anchor Bank development proposal’s parking ramp component went before Landmarks in July because it is adjacent to landmarked buildings. Landmarks decided that it would not have an adverse impact on those buildings. There is a proposed connection to the Jackman Building, but the City Attorney is looking into the legal issue whether the connected new building would be under Landmarks jurisdiction. Verveer added that ULI is going ahead with a GDP for the apartment building at the site of the current ramp with underground parking under Carroll St. This is scheduled for public hearings before UDC and the Plan Commission in September. The developers are seeking TIF and lease revenue bonds as was used for the development of Block 89. They hope to close on the Anchor

Bank property by Dec. 1<sup>st</sup>. They will then go before the neighborhood and the city with an SIP. Verveer wants a Bassett district meeting before then.

**First Settlement.** Verveer reports that the Zoning Board of Appeals rejected variances for the apartment project at 330 E. Wilson and city Planning staff is opposed as well. It was referred indefinitely last night (8/25). The main concern is the proposal to put ground-level parking on the first floor. O'Brien noted the recent article on the Madison Water Utility website celebrating the improvements to Crowley Station. Verveer announced that the Crowley Station Community Garden Grand Opening will take place Sunday, September 7, 2014. He will send out a notice of the event. Stitt commented that Crowley Station looks quite nice so far. In response to a question by Kamps, Stitt has no recent news about the McGrath Union Transfer development proposal, other than that a lawsuit is pending. Verveer added that two separate lawsuits are pending brought by Marina residents. The project is now held up and no longer on the fast track. McGrath is not moving forward with it at this point.

**James Madison Park.** Queensland reports that "Move-in/Move-out" went well. Construction continues on E. Johnson St. Both lanes at N. Hamilton St. have finally been opened, and it has helped.

**Mansion Hill.** According to Mohs, David Molenhoff has helped greatly with regard to the landmarks ordinance re-write. Mohs reports that the Edgewater Hotel is nearing completion and the building "looks great." Zellers and Mohs met recently with Bob Dunn and the new manager. Mohs said they agreed not to block the lake view with trees, and will plant lower bushes. They have received approval from the DNR for a 36-boat floating marina and filling station. They hope to open very soon and their employees are working overtime to get there.

Zellers continues work on expanding the availability of Small Cap TIF to the district. The ALANON house at 511 N. Carroll has been restored with the help of a \$10,000 façade grant from the city. Mohs commented that this represents a "real step up" and it is "the nicest" the house has ever looked. Kamps inquired about a recent demolition notice that was sent out regarding the Steensland house. Verveer clarified that this notice was simply to permit moving the house – not its demolition. He added that the Bethel team will come to the Mansion Hill district meeting on Sept. 3<sup>rd</sup> at MATC and will present their plans for moving the house around the corner to W. Gorham St. later this year. They will also update everyone on the timeline for their development project on the current site. Their city land use permit application will go before Landmarks and City Planning in October, he said. Verveer hopes to hold a large neighborhood meeting before then.

**Mifflin West.** Kamps reports that a number of construction projects are underway. They seem to start earlier each day and are loud, he remarked. "Move-in/Move-out" went off without incident. Trash pick-up continued all night long and streets were cleaner. He praised city crews for doing a great job.

Verveer provided updates on two development proposals in the district. The dormant Les Orosz apartment project at 400 W. Johnson is active again after a year. Orosz wants to break ground by the end of the year. He has been invited to the next Mifflin district meeting. The AT & T building on W.

Wash. is being sold to Hovde Properties. They plan extensive renovation and will seek financial assistance from the city. The rear of the lot will still be owned by AT & T. Verveer reports that several potential sites for a new city park in Mifflin West, as called for in the new downtown plan, are being considered. Money is not the issue; site selection is. In response to a question by Stitt, Verveer said city parks money is available for a fence around the dog park on Broom St. It is on a list of parks improvements. Verveer will follow up on this. Ostlind stated that the restoration of the Madison Development Corp. on W. Wash. and N. Bedford is almost done and looks good.

VII. PRESIDENT'S REPORT.

Vercauteren reports that Mary Kolar will host tomorrow night's (8/27) program featuring Dane County sheriff Dave Mahoney at the Central Library. Vercauteren thanked Ostlind for helping put together upcoming programs. The next programs are:

- Monday Sept 22, 2014, 7:00-8:30 p.m., "A Vision for John Nolen Drive and Law Park," presented by the Madison Design Professionals Workshop, at Central Library;
- Monday Oct. 20, 2014, 7:00-8:30 p.m., "The Urban Forest," presented by City Forester Marla Eddy, at Central Library.

There will be a CNI holiday party in December, and other programs are in the works for early next year. There will also be a public meeting September 2<sup>nd</sup> with Aids. Zellers and Resnick to discuss city budget issues. We are also in discussions with DMI to host a joint mayoral candidates forum in January. Vercauteren would like our support for funding to enable us to hold the forum in a larger space and to hire a moderator. If we wish, we could host our own CNI candidates forum next year after the primary as well. Mohs believes this is a good idea but we should make sure we get equal billing with DMI. Stitt agreed. Vercauteren said we would work together in the same way we did with the program featuring Police Chief Koval. Verveer added that CNI got a lot of favorable press after the candidate forum we hosted at Capitol Lakes.

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

**NEXT EC MEETING: *Tuesday September 23, 2014, 5:15 p.m., Central Library (3d floor).***

AGENDA for Sept. 23 EC Meeting

- I. CALL TO ORDER AND DETERMINATION OF QUORUM (Vercauteren).
- II. REVIEW AND APPROVAL OF AUGUST EC MINUTES.
- III. TREASURER'S REPORT (Plotkin).
- IV. DOWNTOWN POLICE REPORT.
- V. ACTION ITEMS/NEW BUSINESS:
- VI. OLD BUSINESS

**CNI Storage/Office Space;**

**Other.**

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

VIII. ALDERPERSONS' REPORTS.

IX. PRESIDENT'S REPORT (Vercauteren).

- Selection of topics for September meeting with the Mayor;

- Mayoral Candidates Forum;

- CNI Programs for September and October;

- Other.

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 Vercauteren.**