

***CAPITOL NEIGHBORHOODS, INC.***

**MINUTES of Executive Council Meeting Held September 23, 2014**

MEMBERS PRESENT: Vercauteren (President), Ostlind, Skrentny, Mohs, Fisher, Plotkin, Cooper, Ingebritson, Zellers, Queensland, Fabick, Warman, Mayer, Stitt, O'Brien, Ald. Zellers and Ald. Verveer.

GUESTS PRESENT: Madison Police Officer Sean Kelli, Adam Brabender (Capitol West resident and new CNI member).

- I. MEETING CALLED TO ORDER by Vercauteren. There is a quorum.
- II. MINUTES of August EC Meeting are APPROVED without change; on MOTION by Mohs, SECOND by Cooper.
- III. DOWNTOWN POLICE REPORT

Officer Kelli, assigned to the Langdon neighborhood, appeared on behalf of Lt. Donahue. Planning for "Freakfest" is "full steam ahead." No major changes are anticipated, but police are planning to staff for both Friday and Saturday nights as Halloween falls on a Friday this year. There have been no major issues on football weekends so far, although there was a lot of activity on Langdon St. for the LSU away game.

Kelly reports that there have been no major issues on Langdon St. other than with a couple of fraternities that are on the "outs" with the university. Zellers inquired about this. Kelly explained that one fraternity was placed on suspended status while the other will be moved to unrecognized status by the University. Police had problems with large underage drinking parties involving 200-250 people. They are at 251 Langdon St., 613 N. Frances and 614 Mendota Ct. Citations were issued and, according to Kelly, landlords have been responsive. He added that the fraternities voluntarily agreed to termination from the university and decided to continue on their own, unregulated by UW.

The Downtown Safety Initiative, providing extra police staffing on Friday and Saturday nights, will continue into December and can be beefed up as needed. "Harvest Fest," for legalization of marijuana, has obtained a street-use permit for early October and will be held at the top of State St. this year.

Kelli reports there was a recent strong armed robbery of a bank bag from an individual on Pinckney St. on the Square in mid-afternoon. A suspect has been identified with the help of video but no arrest has been made. Fisher noted that there was another recent robbery of a bank bag at Cousin's.

Mayer expressed concern about an incident last Saturday night where two people were attacked near Wisconsin Ave. and Johnson St., there were witnesses, but police did not seem interested in following up. This was frustrating because, according to Mayer, the suspects ran back toward State St. right past two mounted officers. The victims refused ambulance conveyance. Kelli explained that there is

a lag of a couple of minutes between the report and when police are dispatched. Also, the decision whether charges are brought often depends on what the victims want.

Stitt announced the sad news that former Madison Police Officer Kemmerer, who was known to First Settlement residents and instrumental in helping eliminate prostitution there, passed away recently.

#### IV. TREASURER'S REPORT

Plotkin reports a CNI bank balance of \$14,298.04; consisting of \$5568.75 in checking, and \$8729.29 in CDs. The Finance Committee will meet within the next month to review spending and gather ideas for the 2015 CNI budget. They will also discuss developing a policy that would allow CNI to sponsor events.

#### V. NEW BUSINESS

##### **Proposed Changes to Membership/Media/Development Committee.**

Vercauteren reports that committee members are considering Scott Kolar's suggested changes and a revised mission statement. Plotkin asked whether there is authorization for the committee to speak on behalf of CNI or to make expenditures independent of EC or Finance Committee approval. Vercauteren answered that the Policy committee would make statements on behalf of CNI and the EC would have to approve committee recommendations regarding website expenditures. Plotkin suggested adding both of those provisions to the written final product. Vercauteren agreed. He then asked who would be interested in working with Scott Kolar on this. Vercauteren offered to be interim Chair to coordinate and help find others interested in working on this initiative. Plotkin, as Finance Committee Chair, said he would be interested. Mohs asked what changes are contemplated. Vercauteren answered that the goal is to reduce the "man hours" now being put into the committee's work by Scott Kolar. To that end, the committee would look into moving from paper to web-based resources. Vercauteren will prepare a revised mission statement for the next EC meeting. He will send out an e-mail soliciting those interested in working on this and will schedule a meeting. Right now, he said, we are exploring possible savings if we switch to a new system. Mohs agrees that we shouldn't "sentence" someone (such as Scott Kolar and other great people we've had) to this amount of work. It is good to make this easier if we can.

##### **CNI Statement on City Budget Priorities.**

Vercauteren notes that last year CNI issued statements regarding the Overture Center and the Downtown Safety Initiative items in the city budget. This year, two important areas to be addressed in the city capital budget are parks in general, and James Madison park in particular. Vercauteren believes we should make the city aware that residents want the \$250,000 earned in the sale of the city-owned homes near the park to be spent exclusively on parks in the CNI area. Zellers agrees that we need to support our parks. She prefers not to specify how the money is spent. Zellers spoke recently with the new head of the Parks Dept., Eric Knepp, and discussed with him the master plan for James Madison Park as described in the Downtown Plan. She notes that \$50,000 is projected to be set aside in the 2016

budget for the park, and \$1.6 million is to be set aside in the 2017 budget for the park shelter. She supports that. Zellers added that Eric Knepp is very supportive of planning and a new shelter for James Madison Park. Vercauteren asked whether Knepp is open to James Tye's idea of forming an *ad hoc* committee to determine how to spend the funds from the sale of the homes. Zellers is confident that this is how he (Knepp) would approach things. Vercauteren asked whether \$50,000 is sufficient for planning for the park. Zellers said this figure could be adjusted before the 2016 budget. Stitt hopes for a "robust" public engagement on this issue. Vercauteren suggested that our position statement be general. Zellers answered that it would be all right to specify our support for the planning provision in the 2016 budget, and for a new shelter in the 2017 budget. Zellers has submitted language for a budget amendment. Vercauteren commented it would be great to have a specific amendment that we could support. Warman asked whether there is money in the 2015 budget for James Madison Park. Verveer said that there is from the sale of the homes. ~~But, Zellers added, the city would look prospectively. Funds will be budgeted in the 2016 budget for a JMP master plan, and in the 2017 budget for a new shelter. from those sales would be set aside in the 2016 budget for planning, and in the 2017 budget for the new shelter.~~ In response to a question by Warman, Zellers explained that this would be set out in a 2015 capital budget amendment.

Verveer announced that the capital budget will be released Friday Sept. 26, to be reviewed by the Board of Estimates Sept. 30. Vercauteren also reports with respect to the city's operating budget that Police Chief Koval has proposed adding five neighborhood officers citywide. Each police district, including the Central District, would get one additional officer. Verveer encouraged us to support that. He is not sure whether it will be included in the Mayor's operating budget or in a council amendment. Mohs suggested that we express our support for this when we meet with the Mayor. Verveer concurred, adding that the Mayor's Proposed Executive Operating Budget will be released October 7, 2014. Related to this, Mohs suggested bringing up the policy issue of police response to people camping out on the streets. He notes that police walk past people camping on the streets, and remove them only if someone calls. He referred to Ald. Skidmore's protective services firm hired by local businesses to deal with this problem. He believes this is an important policy issue for the city, balancing the rights of the homeless with the rights of business owners and public safety. Vercauteren commented that the importance of having neighborhood officers is in improving communications with the neighborhood and property owners. That is good policy. Mohs responded that we might tell the mayor, here is why we want more neighborhood officers – so we don't have to have Ald. Skidmore hire more private security officers. Mohs stressed the importance of having people feel safe, noting that there was a recent "unnerving" attempted break-in next door to him in which the intruder broke through a window. It was the second attempted break-in this fall. Stitt asked whether there is an ordinance making it illegal to camp out. Verveer said there is, but it requires property owners to post "no trespassing" signs. He explained that Skidmore posts "no trespassing" signs and then calls police dispatch to report trespassers. Stitt urged the city council to take another look at this, commenting that "no trespassing" signs are not healthy. It should be understood, he continued, that it is against the law to do this. Mohs commented that Manchester Place has bilingual "no trespassing" with the entire ordinance printed out, and the ordinance appears in the windows of other stores, but police still do not respond. Stitt related how Canal Place, where he lives, had problems with people entering the rear yard some years ago. The

problem was solved after the residents put distinctive “Private” signs on the rear gates. Stitt believes that “no trespassing” signs make the downtown look desolate. He encourages better signage, and then enforcement of the law. Vercauteren summarized that CNI could issue a statement supporting funds for neighborhood officers in the budget, and we could still raise the topic at our meeting with the Mayor. Mohs suggested that we support funding for neighborhood officers, but also ask the city to take the initiative on trespassing.

### **Topics for the Upcoming Meeting with the Mayor.**

EC members will meet with the Mayor October 1 at 3:00 p.m. Topics of discussion will include:

*Neighborhood officers. See above.*

*Planning Dept.* Stitt suggested discussing what he described as the “policy shift” in the Planning Dept. that erodes public engagement in favor of a “top down” approach to planning. Mohs agrees. According to Stitt, Steve Cover and his assistants approach planning from a place of disregard for public conversation in favor of not consulting with the public. Vercauteren noted that we have discussed this issue with the mayor before, and he asked if there are recent examples we can present at the meeting to make this more concrete. Stitt cited the re-write of the landmarks ordinance that, he said, involves behind-the-scenes orchestration of less public involvement rather than more. This is based on what Stitt has observed at meetings. He believes we must bring this to the mayor’s attention “again and again.” Mohs cited as another example approved changes to the Edgewater even though they were not part of the original approved plans. He asked how the changes got approved after residents had worked out a deal. Mohs believes that this is worth complaining about, adding that this frustrates citizen involvement – something that great neighborhoods have. Mohs believes that developers should want to own property in highly involved neighborhoods. Ostlind commented that Stitt’s concern is related to, but different from, the planning issues we raised previously. It is worth bringing up now. Vercauteren cited the changes to the plans for the development at 425 W. Wash. made after the neighborhood process was complete. He worked on the steering committee for that project. There were six meetings and several plans. The developers made changes that were approved by the Plan commission without neighborhood involvement just before sign-off.

*Rhythm & Booms.* Cooper wants the mayor to know that we tried without success to engage Madison Festivals, Inc. to provide neighborhood input. We could broaden this topic to include all downtown events. Cooper wondered how the WORT-FM Block Party can be shut down by a few Fourth Ward Lofts residents while other events can close down major streets without residential input. There is a lack of balance. We should be able to voice our concerns, Cooper added. The issue should be: how can downtown residents be more engaged in decision-making? On a related note, Vercauteren reports that he recently spoke with Ann Monks about the recent efforts by the BID and neighbors to address these issues. Plotkin reports there was a presentation by Kelly Lambert at last week’s Downtown Coordinating Committee meeting about how decisions are made to issue street-use permits and how events are approved by street-use staff. City ordinance requires that the street-use applicant notify the neighborhood association, but it is only part of the application and not part of the planning. There

seems to be no enforcement of the requirement. Cooper addressed the related issue of noise from events, citing noise from the recent "Ironman" competition as an example. Zellers added that there seemed to be more complaints this year about noise from "Ironman" than in the past. Mohs cited the four hours of highly-amplified music at the Edgewater's recent post-Badger game party. Stitt remarked that this is about common courtesy. He believes the mayor and the council should support a requirement that organizers of events consult with the neighborhood organizations. Consulting goes a long way toward ameliorating negative feelings. Mohs commented that this would involve consulting, rather than asking for permission. Cooper complained that he had asked for consultation from Madison Festivals, Inc., but only got lip-service regarding Rhythm & Booms. Ostlind asked whether alders have to sign off on events. Verveer answered that alders are supposed to be notified, but he has been "slighted" too. Zellers notes that she sends out weekly updates **which include notification of Street Use Staff Commission meetings if they will be considering things impacting district 2.** The meetings are open to anyone who wants to attend and comment. They are held every other Wednesday at 10:30 a.m. Verveer added that Kelly Lambert is in charge of these events and sends out an e-mail list of events every Wed. or Thurs. Vercauteren suggested that Verveer forward the list through the CNI President's e-mail and he will then forward it to the full EC.

#### **CNI Holiday Party.**

According to Vercauteren, we have budgeted \$1,000 for the party to be held the second Thursday of December. We need to decide where to hold it. Mayer, who planned the last three parties, volunteered to do it again this year. It has been held in recent years at Kennedy Manor. Several venues were discussed. Fisher favors the one that will give us the best deal. Mayer said Kennedy Manor gave us the best deal in the past. Vercauteren offered to help facilitate a contact for Mayer.

#### VI. OLD BUSINESS

##### **CNI Storage Space.**

Plotkin reports we are current on our rent at the Bellevue. We never had a lease or a schedule of payments before now, and we were told by the Madison Trust and the Frank Lloyd Wright Foundation, also tenants there, that we were behind on our rent. We are now paid through 2014. We must decide what to do for 2015. Options include remaining at the Bellevue with payments of three installments of \$400; or \$100 per month. We have decided to pay \$100 per month while searching for alternative storage space. Plotkin, Vercauteren and Scott Kolar cleaned up and organized the Bellevue space to position us for a change. Plotkin will house the bulk of those items at his office. An e-mail list of items available for anyone who wants them was sent out recently. Vercauteren said the Madison Trust asked to use our sandwich boards and he allowed them to do so. The Trust also asked if we would donate the boards to them. Mohs reports that he will have a new downstairs tenant at 18 N. Carroll and an architect is coming in to work on it. There will be a large basement with an entrance to Carroll St. Mohs is willing to donate a room to CNI in that space with a key in three months or so. Vercauteren will make arrangements for distributing the remaining items, he'll evaluate what's left at the Bellevue, and

look for a long-term solution. Stitt suggested that we let the Madison Trust take the sandwich boards, but ask that they let us use them when we want.

#### VII. PRESIDENT'S REPORT.

Vercauteren reports that the August 27 program featuring Dane County Sheriff Mahoney went well and there was a good turnout. Last night's program featuring a presentation by Madison Design Professionals, "A Vision for John Nolen Drive and Law Park," was attended by 30 or so. It was a good question and answer session. He reports the presenters sent a follow-up e-mail stating that things went well at the meeting and they are open for future discussion. City Forester, Marla Eddy, will present on the "Urban Forest" at a program to be held Monday October 20, 7:00-8:30 p.m., at the Central Library.

According to Vercauteren, it will be impossible to book a mayoral candidates forum in January. Whenever it is held, we may need to split the costs with DMI for meeting space.

New resident bags that are being distributed by the BID include CNI membership brochures. They will be distributed again in the spring.

Vercauteren and others went with an architectural group to explore conceptual designs for how best to use the municipal and city-county buildings in the future.

Vercauteren reports that the Neighborhood Conference two weekends ago was excellent and that Bert Stitt gave an "outstanding" presentation along with David Molenhoff. Stitt commented that this was "one of the best neighborhood conferences ever." He only wished that CNI had more of a presence there. Stitt added that they needed more space; there were too many chairs in the room. Mohs commented that Dick Wagner gave his presentation in a circle and it was very engaging.

#### VIII. DISTRICT REPORTS

##### **First Settlement.**

Skrentny reports that the first programmed public event at Crowley Station is set for Friday, Sept. 26. There will be jazz performances from 4:30 to 8:00 p.m. The event is being held in conjunction with the Madison Jazz Consortium. He also reports that tomatoes, peppers and other plants are growing in the new planters at Crowley Station even with the short season. Residents have expressed pleasant surprise at being able to grow fruits and vegetables in such a small urban space. Skrentny thanked Aids. Verveer and Rummel for helping make this all possible.

The proposal for a six-story apartment building at 330 E. Wilson is on hold after the Zoning Board of Appeals denied variances requested by the developers. According to Skrentny and Stitt, there are two single-family homes for sale on S. Franklin St. Vercauteren reports that Brian Egan has moved back to Madison to attend law school and is living in First Settlement. He attended the last district meeting and may be willing to get involved.

##### **James Madison Park.**

Queensland reports that construction continues on E. Johnson St. It is expected to be completed on time but is "getting old." Fisher reports the city issued citations to Brenda Konkol for allowing homeless to sleep on her porch. Fisher also reports that the "Market Basket" convenience store was selling pint bottles and "pocket rockets" to customers. Zellers responded that the owner was okay with the liquor license condition that he not sell those items, Verveer added that the owner was apologetic for not contacting Zellers or Police ~~Capt.~~ ~~Sgt.~~ Gloede. Although he wanted a full liquor license, the owner is willing to sell only wine and beer. Zellers added that she and Gloede met with the owner. He seemed to be okay with conditions. He agreed to the same conditions as before, with some restrictions. It will go before the city council.

### **Mansion Hill.**

Mohs reports that the Edgewater Hotel held its grand opening with loud music that prompted him to send an e-mail and speak to the manager relaying the message that residents have worked to maintain a quiet neighborhood. There are some disappointments and the lighting is "garish." The tent blocks the view on Wis. Ave. We will work through it, he assured. Skrentny asked what is considered the "public space" at the Edgewater. Mohs answered that it is all public. People can walk everywhere, even inside the tent. Zellers notes there are some areas they can block off but only a few times a year. Verveer said there is a written public access agreement. Zellers offered to send it out. Vercauteren suggested that the Edgewater might want to host our holiday party or summer party.

With respect to the landmarks ordinance re-write, Mohs believes we need "robust" protection of the historic districts. He announced that a coalition of neighborhoods with historic districts headed up by David Molenhoff has been formed.

Verveer announced there will be a public meeting Wednesday, October 1, 2014, 7:00 p.m., at MATC to discuss the relocation of the Steensland House from Carroll to Gorham St.

### **Mifflin West.**

Warman presented the report for Tim Kamps, who is on his honeymoon. The next district meeting is Wednesday, Oct. 1, 6:00 p.m., Central Library, first floor. According to Verveer, the design team for the Hovde property will discuss at the meeting the façade improvements to the AT & T building. The stalled proposal by Les Orosz to build a 12-story apartment building at 400 W. Johnson will be resubmitted. It will again include an automated parking garage. The project will go through the city approval process over the next few months.

### **Bassett.**

Cooper reports that the historic Civil War-era house and store was moved late last night/early this morning from Main and Bassett Sts. to its new location on Proudftt St. and Lorillard Ct. It will be restored and made into a single-family home by Urban Land Interest. Zellers and Verveer were among those who watched the move in the early morning hours. Zellers called it "amazing." Mohs commented that if people start wanting single-family houses downtown, it will be great for us.

Cooper reports that the Plan Commission late last night (9/22) approved the expansion of the Anchor Bank Building, the demolition of the parking structure across the street, and underground parking under Carroll and S. Hamilton Sts. He said the owners of the Baskerville support the project, but have concerns about the entrance to the underground parking and the exhaust fan for it. The proposed 8-story building with commercial space on the first floor was approved only as a general concept for now. Verveer noted that ULI wants several million dollars in TIF assistance. He agreed that the Baskerville owners had concerns about the entrance and exit for the underground garage, and traffic safety. To that end, the staff report recommended, and the Plan Commission added, a requirement that Traffic Engineering issue a report with findings discussing ways to mitigate safety concerns. He said the Plan Commission voted at 1:30 a.m.

#### IX. ALDERPERSONS' REPORTS.

Zellers reports that the Plan Commission last night considered the proposal for construction of an AC by Marriott Hotel at N. Webster and E. Wash. Traffic Engineering and residents raised a number of traffic concerns. The development proposal at 15 N. Webster has raised concerns about the impact of shadowing on the Lamp House. The Lamp House Committee had recommended a six-story building, but the developers want ten stories. This again raises the issue of what is considered an "exceptional design" for bonus stories. According to Zellers, there was a split vote in the UDC, with the Chairman voting in favor of the bonus stories but without a clear finding of "exceptional design." There was confusion and differing opinions among the staff. The vote was not to approve, but to refer it to the Oct. 27 Plan Commission meeting. That will give the UDC a chance to review it again, Zellers said.

Zellers reports there will be a meeting of the Joint Review Board to discuss expanding the geographic area included in Small Cap TIF. This is a good opportunity for those interested in becoming owner-occupants in Mansion Hill, James Madison Park and Tenney-Lapham neighborhoods. Prospective home buyers will be eligible for a \$100,000 forgivable ten-year loan and historic tax credits. The proposal extends the "half-mile" rule which allows Small Cap TIF to extend a half mile out from the existing boundaries. Verveer noted that most of First Settlement is not in a TID.

Zellers reports that Madison Metro proposed eliminating some bus stops on Gorham and Johnson Sts. She said Madison Metro was "wonderful" in responding to complaints from residents and from Yahara House. Madison Metro suspended cancellation to gather more information after meeting with Yahara House residents. They will consider reinstating those stops. In response to a question by Warman, Zellers said discussions are ongoing regarding the Uber and Lyft taxi services. Verveer added that rival ordinances have been proposed by the Transit and Parking Commission subcommittees.

Verveer reports that the 2015 Capitol Budget Amendments will be released Friday Sept. 26. The Overture Center's 10<sup>th</sup> Anniversary celebration is this coming weekend (9/27-28). The streets around Overture will be filled with performers and wagons from the Circus World Museum.

Vercauteren announced that he has been hired by the Whyte & Hirschbeck law firm. His work will include representing developers throughout the city, including those in the E. Washington Ave. corridor.

MEETING ADJOURNED (on MOTION by Mohs, SECOND by Warman).

**NEXT EC MEETING:     *Tuesday October 28, 2014, 5:15 p.m., Central Library third floor.***

**AGENDA for Oct 28 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;**  
  
      **Report on Oct. 1 Meeting with the Mayor;**  
  
      **Proposed Changes to Membership/media/Development Committee;**  
  
      **Location for CNI Holiday Party;**  
  
      **Other.**
- VII.   DISTRICT REPORTS: **Mansion Hill, Bassett, Mifflin West, First Settlement, James Madison Park.**
- VIII.  ALDERPERSONS' REPORTS.
- IX.    PRESIDENT'S REPORT (Vercauteren).  
  
      - Mayoral Candidates Forum;  
  
      - 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.**