

CAPITOL NEIGHBORHOODS, INC.

Minutes of Executive Council Meeting Held February 24, 2015

MEMBERS PRESENT: Vercauteren (President), Queensland, Mohs, Plotkin, Fabick, Stitt, Fisher, Warman, Ostlind, Ingebritson, Montes-Tydrich, O'Brien, and Ald. Verveer.

GUESTS PRESENT: Rick Broughman, Adam Brabender, and Adam Plotkin's mother.

- I. MEETING CALLED TO ORDER by Vercauteren. There is a quorum.
- II. MINUTES of January EC meeting (with minor changes to be made by O'Brien), are APPROVED; on MOTION by Mohs, SECOND by Plotkin.
- III. DOWNTOWN POLICE REPORT. No one present.
- IV. TREASURER'S REPORT. Plotkin reports a current bank balance of \$13,072.50, consisting of \$8,732.48 in CDs, and \$4,340.02 in checking. Plotkin notes that we have been rotating six-month, one-year, two-year and three-year CDs. They will all be coming due within the next two weeks. Plotkin has asked the bank to let them all mature and he will deposit the proceeds into the checking account for possible use towards next year's budget.
- V. NEW BUSINESS

New Mifflin West Neighborhood Representative on the EC.

Vercauteren reports that Trish Codde has notified him she is voluntarily resigning from the EC. This opens up a position on the EC in Mifflin West. The EC has the authority to make an interim appointment to fill the vacant seat until the June Annual Meeting when the appointee will have to stand for election. Mifflin West resident Adam Brabender announced that he is willing to fill the vacancy.

There is also a second vacant seat in Mifflin West. Mifflin West resident Rick Broughman announced that he is willing to fill that vacancy.

A MOTION by Mohs, with a SECOND by Warman, that the EC appoint Adam Brabender to temporarily fill the seat left vacant by Codde until the next election, is APPROVED.

A MOTION by Plotkin, with a SECOND by Brabender, that the EC appoint Rick Broughman to temporarily fill the second vacant Mifflin West seat on the EC until the next election, is APPROVED. This now fills all seats in Mifflin West. Vercauteren noted that quorum for EC meetings will now be eleven.

Upcoming opportunities and potential programs.

Vercauteren reported on several upcoming opportunities for CNI involvement.

(1) Madison College representatives want to meet with us to discuss their long-term facility plans and the future of their downtown campus. Mohs noted that he and Gene Devitt spoke with them

last fall. The college could potentially be a very valuable institution downtown. Mohs believes we should stay very involved because what happens with the college could be very good or very bad for downtown. We need to stay on top of this. Mohs is willing to be a coordinator in the process. Montes-Tydrich also volunteered to take part. Vercauteren said he will get the ball rolling and notify them of our interest.

(2) Sam Breitenbach, a board member for the Madison Trust for Historic Preservation is interested in having the trust do a CNI program on the benefits of historic preservation and available tools, such as tax credits, for preserving historic homes. The trust wanted to do a DMI breakfast program on this, but DMI was booked. Ostlind asked who would speak. Vercauteren said it would be the representative from the State Historical Society who spoke at Goodman Community Center last summer. Mohs said this would help create a market for historic homes by getting the word out about these available benefits. Ingebritson and Brabender volunteered to help set up the program. Vercauteren will send out an e-mail.

(3) Marquette and Tenney-Lapham Neighborhood Associations want CNI to participate in two programs. The first would be a mayoral candidates' debate focusing on downtown and east side neighborhood issues. The second, an "Open House" March 11 or 12 at East High with representatives from the School District to discuss the referendum in the upcoming April election to authorize spending for improvements to East High. Our role would simply be to promote the "Open House" to our members.

Marquette has taken the lead on setting up the mayoral candidate forum. This is still up in the air. The debate sponsored by *The Capital Times* takes place next Monday (March 2). Should we get involved, Vercauteren asked? Mohs suggested that this would cover a lot of the same territory as other debates. Brabender noted that another debate sponsored by the Dane County Democratic Party is set for March 4 at the Concourse. Stitt does not see the need to do another debate. Fisher believes seven debates is enough. Ostlind suggested that if they set up the debate, we could co-sponsor it. Stitt agrees, so long as we don't have to take the lead. Vercauteren suggested that we could funnel questions at the debates on issues of concern to us. Stitt agreed, and suggested the candidates address the issue of development in historic districts.

Warman asked whether CNI might take part in the "Make Music Madison" festival June 21st. He volunteered to work on it. Vercauteren noted that Bassett neighbors were concerned about noise issues and non-official venues in yards last year. He asked whether we should bring this up with the organizers. Stitt commented that we want downtown to be livable and if noise in the next door yard is intolerable, that is not a good thing. He asked whether the organizers have measures to deny a permit this year to a performer who did not abide by the rules last year. Warman will follow up and report back at the next EC meeting.

Broughman reports there is a meeting Monday March 9, 7:00 p.m., at Capital Lakes to discuss the new TIF District.

VI. OLD BUSINESS

Membership/Communication System Upgrade.

Plotkin reports the Finance Committee will meet with Scott Kolar and Davy Mayer March 3 to consider the various options for a CNI membership and communication system (discussed at the January EC meeting) and work on recommendations to present to the EC. Plotkin will send out the details to anyone who wants to attend.

VII. DISTRICT REPORTS

Bassett. Ostlind report there has been a spike in attendance at recent district meetings. There was a presentation by Urban Land Interest about its development proposal for the Anchor Bank parking ramp site. They have been in discussions with owners from the nearby Baskerville condominiums. According to Vercauteren, ULI will submit the SIP in March. Ostlind added that the GDP was approved previously. They plan to construct 80 apartments. Vercauteren noted there will also be seven new retail spaces. At the next district meeting, 7:00 p.m. March 9 at Capital Lakes, Ald. Verveer has arranged for two city staff members to discuss "TIF 101." They will discuss how districts are created, how the funds are used, etc. They will also discuss the creation of a new TIF district to encompass the Anchor Bank project, and the request by Hovde to expand the new district to include the A T & T building. Vercauteren noted that the TIF district would also include the State Historical Museum property. At that March 9 meeting, according to Ostlind, there will also be a presentation by representatives from Delta Properties who want the city to rezone their two parcels on Doty and Main Sts. to UMAX even though they have no specific proposal in mind. Ostlind noted that Delta was unsuccessful when they made a similar request for their parcel on Main and Bedford Sts. several months ago. It has been suggested to Delta that they come up with a specific proposal for the property along with the rezoning request, Ostlind said.

First Settlement. Stitt reports that the new apartment building proposed for 330 E. Wilson (at Hancock) is ready to go. The Lance McGrath proposed high-rise apartment building next to the Marina Condominiums on E. Wilson is on hold. McGrath will wait to see what happens with the pending lawsuits to block it.

There have been recent discussions about using part of the Brayton Lot for a homeless facility. Stitt reports that seven residents attended an informal meeting with Ald. Zellers and a county supervisor to discuss this; he described it as a "beginning conversation." There are many complexities. Vercauteren believes this should be part of a broader conversation about the Brayton Lot. Stitt agreed and said that is how they see it. Stitt noted that district residents many years ago paid \$15,000 to develop a comprehensive plan for Brayton Lot. A homeless facility could fit within that plan, but Stitt is concerned that the politicians want district residents to "carry the water" on this because it is too controversial for the politicians to handle. He believes the success of any such facility will depend largely on the design. He notes that former Ald. Maniaci focused on the Salvation Army property as a possible site. Stitt believes the city needs to get smarter on this issue.

Stitt reported on the recent meeting hosted by Ald. Verveer at the Majestic to discuss the proposed hotel for what is now the parking lot at King and Webster Sts. Stitt described it as less of a

neighborhood meeting and more of a “sales presentation.” There will have to be a real neighborhood meeting before this moves forward. He objected to the fact that they served free drinks to those in attendance. Stitt was, however, impressed by the number of young people in attendance, similar to the attendees at the recent Mayoral candidate forum. This, he said, bodes well for the future of downtown. As far as the hotel’s design is concerned, Stitt lamented the “god awful” balconies proposed for the Webster St. side. He believes they will likely be removed from the final proposal. He is also encouraged by the interest that area business leaders have expressed in having a more cohesive business organization. Stitt has explained to them that they are already in a BID district and can have their own budget. No steering committee has yet been formed to review this project.

James Madison Park. Fisher commented that he “got kicked around” at last night’s Plan Commission meeting regarding what he can put into his building. Queensland reports that Ald. Zellers sent an e-mail announcing that the Pahl Tire development proposal goes before the city council tonight (2/24). Ostlind explained that the proposal passed the Plan Commission on a split vote and now goes before the full council for final approval. Vercauteren added that approval will require rezoning.

According to Queensland, the Parks Commission is considering a request by the “Wisconsin Park Corps” to use James Madison Park for their jubilee in August. This would involve an obstacle course and “slack-lining” where participants would balance on a rope stretched between two trees. Vercauteren asked if there was any news on the formation of an East Johnson St. Business Association. He believes it would be good for us to get connected. According to Ostlind, a business organization was formed during the Johnson St. construction.

Mansion Hill. Ingebritson reports that the Landmarks Ordinance Review Committee last met January 31. They will present a draft ordinance. Ingebritson and Mohs are on the ordinance review committee of the Madison Alliance for Historic Preservation. They have several concerns about the draft ordinance. She explained that everyone has to agree on the intent of language used in the draft so that developers are not later interpreting language one way, and others another way. A major issue is how the draft addresses the balance struck between the public interest in preserving contributing historic properties with the public interest in not preserving those contributing properties. She believes the language in the current ordinance regarding such property may be preferable. The next meeting is Thursday March 12.

According to Mohs, the city required the Edgewater to remove their bright outdoor lights as of last August 15. They have not yet done so. The replacement lights are now on the premises, but have not yet been installed. Otherwise, things have been quiet there, other than that contractors’ liens have been filed.

Mifflin West. Broughman reports that the developers of the “Johnson Bend” project have cleared up some pitfalls and intend to go forward. According to Vercauteren, the proposal by C. A. Ventures for their Bedford and Mifflin St. project has evolved. There are some design issues with city staff but no major concerns. It will go before UDC in two weeks. He believes the steering committee will issue a favorable report. A draft is now being circulated.

There was a meeting last night (2/23) to discuss the proposed "Hub II" high-rise apartment proposed for Gorham St. and University Ave. Ostlind attended and said traffic issues were raised. The developers want a fast approval process. Ostlind described it as a "presentation" and not a "neighborhood meeting." Verveer added that the owner of Porta Bella restaurant, who will be surrounded on two sides, attended and expressed his concerns. Last Monday (2/16), Landmarks Commission issued an advisory statement that the "Laundry 101" building on Gorham St., to be demolished as part of the proposal, is not a "landmark" but it has "historic significance." The developers may preserve the facade. This goes before the UDC Wednesday (2/25). The developers want to do the same as they did at 529 W. State. Verveer will propose that it be referred to Landmarks for an advisory opinion. We need CNI volunteers for a steering committee, he added, because the State/Langdon association is "defunct" and the project is a block from CNI's boundary. Brabender volunteered to serve. Vercauteren will follow up with an e-mail to the full CNI membership.

Stitt reports that he was contacted "from nowhere" by an *Isthmus* reporter to discuss the possibility of land being set aside downtown for a park. According to Verveer, Zellers forwarded the minutes of the last EC meeting to the reporter. Verveer said he raised the issue of providing green space in their project with the HUB-II development team. Stitt pointed out to the reporter the value of having green space downtown and the value of fees set aside for park space.

Broughman has obtained the permit for a CNI table at this year's Farmer's Market. He will want current issues of the newsletter to distribute.

VIII. ALDERPERSONS' REPORTS

Verveer reports that Hovde representatives will present at the next Mifflin West meeting March 4, 6:00 p.m., at the Central Library. They will provide an update on the renovation of the A T & T building and on their request for TIF funds. This will include a report on changes to the building that were approved by the UDC several months ago. Hovde is going through the TIF application process now. They will address neighborhood concerns about the creation of an adjoining TIF district. He noted, as discussed above, that city staffers will give a "TIF 101" presentation at the March 9 Bassett meeting at Capital Lakes. This will include a discussion of the creation of a new TIF district that would include the Anchor Bank project, the Inn on the Park Hotel renovation, and the A T & T building renovation. Verveer encouraged Mifflin residents to attend the March 9 Bassett meeting. In response to a question by Stitt, Verveer said the blocks in the TIF district are connected. A map will be produced once the "blight" study is done. Verveer notes that the sidewalk in front of the A T & T building has been reopened. They had closed it prematurely.

IX. COMMITTEE REPORTS

There was nothing more to report from any committee beyond what has been reported earlier.

Mayer reports that he and Verveer attended the recent ad hoc downtown restroom committee meeting. The city council will discuss at its March meeting a resolution addressing how to spend the \$300,000 allocated by the city for providing restroom facilities downtown.

X. PRESIDENT'S REPORT

Vercauteren has nothing to add.

XI. OTHER BUSINESS

Brabender suggested that we arrange a meeting with County Executive Parisi to discuss issues such as the proposed renovations to the Dane County Jail and race relations. Vercauteren agreed this would be a good idea if there is interest in setting up such a meeting. Stitt believes it would be worthwhile for us to meet with the County Executive at least once a year. Parisi was the featured speaker at our Annual Meeting last June.

Fisher asked why we did not reschedule the mayoral candidates' debate, co-sponsored by CNI and DMI before the primary, so that Mayor Soglin could attend. It made us look bad, he remarked. Vercauteren answered that this subject had been addressed back and forth at length in e-mails and at the last EC meeting. Ostlind commented that everyone shares blame for this including the mayor's office, but it happened and now it's over. Stitt asked Fisher what he wants done about it now. Fisher suggested that perhaps Vercauteren should not serve as President.

MEETING ADJOURNED (on MOTION by Brabender; SECOND by Queensland).

NEXT EC MEETING: *Tuesday March 24, 2013, 5:15 p.m., Central Library (Third floor).*

AGENDA* for March 24 EC Meeting

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

CNI Storage/Office Space;

Recommendation from Finance Committee regarding CNI Website/Membership Changes ;

Madison College Meeting Update (Vercauteren);

"Make Music Madison" Update (Warman);

Madison Trust Program;

Other.

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

VIII. ALDERPERSONS' REPORTS.

IX. PRESIDENT'S REPORT (Vercauteren).

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.**