

CAPITOL NEIGHBORHOODS, INC.

MINUTES of Executive Council Meeting Held March 24, 2015.

MEMBERS PRESENT: Vercauteren (President), Cooper, Mayer, Plotkin, Broughman, Brabender, Fabick, Skrentny, Mohs, Fisher, Warman, Stitt, Kamps, Devitt, Ingebritson, Mary Kolar, O'Brien, and Ald. Verveer.

GUESTS PRESENT: Madison Police Officer Jessica McLay, Samantha Negrin.

I. MEETING CALLED TO ORDER by Vercauteren. There is a quorum.

II. DOWNTOWN SAFETY REPORT. Madison Police Officer Jessica McLay introduced herself as the new State Street/Capitol Square Neighborhood Officer. She reports that, with the weather warming up, problems will begin to spring up. Police have already received complaints about noise, drinking, public urination, etc. She encouraged us to report problems that we see because police need to document what's going on. McLay encouraged us to report disruptive or obnoxious behavior at the top of State/Mifflin Sts. in particular. Mayer asked whether we should call "911." McLay answered, yes, if it is to report a fight. Otherwise, call the non-emergency dispatch number. Mayer reports that the owners of "Teddy Wedgers" spoke at a recent Downtown Coordinating Committee meeting. They do not call police for fear of reprisals from those who might see them making a call. McLay said she sympathizes with them. Stitt suggested that the owners be given a direct text message line to police. McLay thought that was a good idea and she will talk to her captain about doing that. Stitt asked whether the city can create an outdoor "no smoking" area near the library. McLay answered that the "no smoking" area already extends 25 ft. from the library. She will have officers check to make sure they are not smoking within 25 ft. of the library, and are not drinking or blocking the sidewalk there. Stitt suggested that the city draft an ordinance to extend the "no smoking" area. Fisher noted that he always reports individuals he sees drinking behind the library. Fisher commented that people with children do not want to come to the library because of the disturbances outside. Again, McLay urged us to call when we see such activity and provide police with a description. She also urged us to call when we see aggressive panhandling. In response to Fisher's question, McLay said the fine for aggressive panhandling is \$425. She added that the more police ticket, the more likely it is that they can get a warrant. McLay said officers differ on whether to make arrests and issue citations. She favors arrests and citations. Cooper asked about the process for banning problem individuals from the area. McLay said that would apply to those charged with criminal offenses or on probation. The areas where bans could be enforced include Philosopher's Grove, State St., and runs from Wisconsin Ave. to W. Wash. Ave., including the outer loop.

According to McLay, police are "100%" aware of the issues at the top of State St. and it is an "uphill battle." Mayer reports that the Downtown Coordinating Committee, on which he serves, recently approved changes to the Philosopher's Grove area that would involve removing stones in the center to create a pathway. McLay believes that will help somewhat. In response to Warman's question, McLay said her hours vary, but she generally works from 10:00 a.m. to 6:00 p.m., later on weekends. She said that e-mail is the best way to reach her.

III. MINUTES of the February EC Meeting, with only one minor change, are APPROVED; on MOTION by Kamps, SECOND by Plotkin.

IV. TREASURER'S REPORT. Plotkin reports a bank balance of \$14,778.67. The money is now all in checking after all the CDs matured and Plotkin closed them out.

V. NEW BUSINESS.

Interim Appointment of Samantha Negrin to the EC.

Vercauteren nominated Bassett resident Samantha Negrin to temporarily fill a Bassett neighborhood representative vacancy on the EC. Negrin works at EPIC and has been very involved in Bassett District issues. She will have to run for election at the June Annual Meeting. A MOTION by Brabender, with a SECOND by Cooper, that Samantha Negrin be appointed to temporarily fill the vacant Bassett seat on the EC until the June Annual Meeting, is APPROVED.

Review of CNI Website Proposals and Selection of Vendor.

Plotkin reports that we received three bids for updating our website and integrating it and our membership list into Wild Apricot. The bids were from Davy Mayer, DeviceNow and Elaine Meszaros. The Finance Committee e-mailed out the bids for our review and asked EC members to rank the three according to preference. Plotkin reports that the vote resulted in a tie between Mayer and Meszaros at the top, with DeviceNow third. This led to a discussion about which of the two to choose. Vercauteren noted that Meszaros' projected cost was lower for the same amount of work, but Mayer's hourly rate was lower. Vercauteren said he and others were skeptical about the low number of hours Meszaros said she would need to complete the work. They believed the number of hours projected by Mayer to complete the work were more realistic. Meszaros will charge \$50 per hour, whereas Mayer will charge \$30, but for more hours of work. Nonetheless, Vercauteren said, we may end up paying Meszaros more if it turns out that she will need significantly more time than estimated to finish the work. Skrentny agreed. He also believes Meszaros underestimated the amount of time this will require. Mayer's proposal is a fairer assessment of the actual time needed to do the work. Skrentny commended Meszaros for raising good questions for us to think about in assessing our needs and about the scope of the work. Like Vercauteren, Skrentny also fears her costs may go up over time. Mayer also believes that Meszaros underestimated the scope of the project. Mayer said his bid estimated high on the amount of work needed, and it includes two years of putting the newsletter on the site for free. Plotkin added that we would have an ongoing personal relationship with Mayer, who is familiar with our needs. Cooper commented that Mayer's advice to the committee before it considered his proposal was good. Warman asked how much we are budgeting for this. Plotkin answered that there is no preset budget for this, it is left open. The committee had agreed to bring a proposal before the EC. The maturing CDs give us sufficient cash on hand to do this. Also, Plotkin noted, the EC has already approved \$700 to convert to the Wild Apricot membership system. So, we will budget \$700 plus whatever we approve here. Vercauteren added that M G & E may provide some funding and he proposed that they cover the \$600/yr. Wild Apricot membership cost. Vercauteren suggested that we do the website redesign first, and then figure out how to incorporate other changes such as displaying business memberships on the

website. Plotkin noted that even if M G & E does not cover it, the Wild Apricot annual cost is a “net zero” for us because it was the same as past annual website expenses.

A MOTION by Stitt, with a SECOND by Skrentny, to accept Davy Mayer’s proposal for the CNI website update and conversion into Wild Apricot for an amount not to exceed \$3,600, led to the following discussion.

Devitt asked what we do if it ends up costing more. Plotkin answered that Mayer would ask permission from us before exceeding the cap. Fabick asked whether Mayer would manage the website as “host.” Mayer answered that he would, but he would not have control of the domain. This, he added, will all be addressed in the agreement. Plotkin added, if the motion passes, he as Treasurer will have the authority to write checks for up to \$3,600. And, since we already pay a \$50 hosting fee, Mayer’s hosting fee would already be in the budget. Broughman asked whether the website would replace the printed newsletter. Vercauteren answered that it could, but we haven’t had that conversation yet. Plotkin added that we discussed it in budget talks and decided to keep the printed newsletter, but members could opt-in to receive it electronically.

The discussion concluded, and the MOTION was APPROVED (Mayer abstained).

Ad Hoc Downtown Public Restroom Committee Report.

Mayer reports the committee is prepared to submit a resolution to the city council with its recommendations regarding public restroom facilities downtown. The committee believes that a single, stand-alone restroom will be too expensive and it is not clear where best to locate it. Other restroom options should be taken into account. The city could extend the hours of the restroom at Peace Park and elsewhere, signage could be improve, and funds will be needed to implement any recommendations. Mayer noted that it would cost \$100,000 for 24-7 staffing of the restroom at Lisa Link Park. Devitt suggested putting public restrooms in parking ramps because they are strategically located and could be monitored. He added that stand-alone toilets in other cities have had drug problems and are unsightly. Verveer notes that three porta-potties have already been put inside parking ramps. Devitt said they should be permanent. Verveer has recommended that any public works development should include public restrooms. Devitt believes that people will use restrooms in parking ramps that are visible and well-lit, but they should have a “panic” alarm button. Stitt commented that it makes sense to get serious about this and to put permanent, well lit restrooms that look good in parking ramps. They should be made to look like a place to be respected. Devitt added that the restrooms could be put within the view of the parking attendant on duty. Stitt agreed and said there should be a regular cleaning schedule, perhaps hourly. Devitt notes that the closest restroom with handicap access in James Madison Park District is at MATC. Devitt also suggested installing public restroom facilities at fire stations because they are staffed 24-7. Another suggestion, according to Mayer, was for businesses (such as Overture) to keep restrooms open to the public. Devitt noted that places like the UW Memorial Library are open all night. He added that the Planning Department needs to be made aware of the need to include public restrooms in future projects. For example, Judge Doyle Square could have outside access to a public restroom as could the Hub II project. The committee reviewed how other cities have addressed this.

Vercauteren believes the committee is on the right track to recommend against a stand-alone facility. Mayer said he suggested strategically locating porta-potties with a people counter to determine the areas of higher usage for a future permanent structure. In response to Skrentny's question, Mayer said there are higher quality porta-potties available that have running water and are easily replaced. It would be a good short-term solution. Vercauteren said there is no need for action by us, but Mayer now has our comments for the committee to consider.

De Paul University Study Trip on May 1.

We were recently contacted by a representative from DePaul University. A group of students are interested in coming to Madison May 1 and meeting with us to discuss downtown issues and perhaps tour our neighborhoods. Vercauteren asked whether we should host an event for them. Mayer, Stitt and Brabender agreed to serve as a hosting team. Warman asked whether money will have to be budgeted for this. Stitt said they will decide what they need after they meet. Vercauteren will let the people at De Paul know.

Other.

Brabender reports that the city's Equal Opportunities Commission recommended to the city council that "Atheism" and "Homeless" be deemed "protected classes."

VI. OLD BUSINESS.

CNI Program Thurs. 3/26.

The President of Madison College, Jack Daniels, and Special Assistant to the President, Tim Casper, will speak at our next program this Thursday, March 26, 7:00 p.m., at the Central Library, third floor. The topic will be the future of Madison College downtown. Devitt noted that he and Mohs have already met with Daniels. There was some discussion about rescheduling the event because it conflicts with the UW NCAA basketball game that night. We decided to keep it as scheduled, unless the presenters say they wish to reschedule.

Make Music Madison Report.

Warman spoke with the two coordinators of the music event to be held citywide June 21 from 7:00 a.m. to 9:00 p.m. He said they were willing to attend tonight's meeting, but there was not enough room on the agenda. They are willing to make a presentation at the April EC meeting. Warman believes we should participate in this event as so many activities will be taking place downtown. People can participate as performers or can provide a venue for performers. Examples of venues where CNI might participate in some fashion include Cooper's Tavern or the Marsden Insurance office on the Square. Warman raised concerns about noise complaints from last year. The organizers said there was one noise complaint in each of the first two years. The one complaint last year was in Bassett. They explained that the hosts of the venue are responsible for shutting it down by 9:00 p.m. If there are violations, neighbors are encouraged to tell them to stop, or to call police. Cooper noted that the problem in Bassett last year was a venue that hosted a loud house party all day long. He recommends that the

organizers be very careful about approving a house party venue, as opposed to other public venues. Warman suggested that if we participate, we can make sure these concerns are raised and events are properly monitored. Mayer added that the event encourages the use of front porches and private yards as music venues. There will be noise issues when you put a band on a porch. Devitt asked whether the city noise ordinance will be enforced. Warman answered that he would bring it up with the organizers. Vercauteren asked whether we should have someone from "Make Music Madison" address us. Stitt believes it would be a good idea. Vercauteren agreed to have them give a presentation at the April EC meeting. Warman will invite them.

VII. DISTRICT REPORTS

Mifflin. Kamps reports that the CA Ventures development proposal at the old Container plant site on Mifflin and Bedford Sts. received unanimous Plan Commission approval last Monday. The new Freedom From Religion Foundation Building on W. Wash. is now complete and the renovation of the old building is underway. The top floor will include an event space. The renovation of the Hovde Building on W. Wash continues. The work includes asbestos abatement and redoing the plaza. He reports that a software company will be moving in bringing 100 jobs. Mayer asked whether Hovde still seeks TIF money even though construction is underway. Kamps said, yes, they still seek TIF. Verveer noted that the city council approved \$2,050,000 in TIF for Hovde last Tuesday for this project that is valued at \$21 million. Verveer said he asked why they are doing so much construction work while their TIF application is still pending. He said they then pulled the contractor for a month. There have also been issues with sidewalk closure on W. Wash. The sidewalk is to reopen tomorrow (3/25) for several months. They received land use approvals 6-8 months ago and the UDC has approved the exterior design modifications. They are now seeking approval for a mural over the front entrance. Verveer notes that the new TIF district that would include the Hovde and Anchor Bank projects has not yet been created. It will not go before the city council for another month or so and, if approved, city funds won't be available until 2016..

Kamps reports that the "Domain" and "Ovation" buildings have "topped out" and interior work is underway in both. The fire station has relocated temporarily. The left lane at the top of Broom St., closed for two years, is finally reopened. Kamps called this an "exciting time" for the district.

Kamps also said they plan to weigh in on the "Hub II" project, although it is not in the district. In response to a question by Brabender, Kamps said a steering committee for "Hub II" has not yet been formed. They are waiting to be invited to participate. Verveer notes that the project is now called "Hub Squared." Vercauteren asked for a list of those interested in serving on the steering committee. He will then turn that list over to Brian Murphy of Vande Wall and Associates who are working with the Chicago developer on the project. They've submitted a land use application and will go before the Plan Commission in mid-May. There has been one public meeting so far, and there will be at a minimum two more. In response to a question by Vercauteren, Verveer said this project has been referred to Landmarks at his request. The developers have, he said, announced that it will be "affordable," with fewer amenities than "Hub I." When Verveer reported that only 1/3 of the units in Hub I have been rented so far, Skrentny asked whether this is because the rental market is changing or because those are

high-end units. Most likely the latter, Verveer answered. Warman reports that at a recent meeting of the Southeast Campus Community, they discussed how this might affect student housing on campus.

Kamps suggested that the district, now named “Mifflin,” and once named “Mifflin West,” should be named “Miffland” to better reflect its history and character. The new name could be coupled with signage similar to that used in Bassett. Vercauteren said this should be included in the Action Items for the April EC meeting.

Mayer asked why the generator behind the A T & T building on Mifflin St. has not been removed by now. Kamps said he believes they had used a temporary flatbed generator before, and the one that is there now is permanent. Verveer will check on this. Cooper commented that if it is permanent, the enclosure should be higher.

Bassett.

Cooper reports that city staff discussed TIF districts at the most recent district meeting. It was a good discussion about TIF in general, and about creation of a TIF district for the area that includes the Anchor and Hovde projects (discussed above) in particular. He reports that Urban Land Interests intends to go ahead with its SIP for the component of the Anchor Bank project that would replace the parking structure. They will begin the approval process in April. A public meeting to discuss that component of the project will be scheduled. Verveer added that ULI made an official submission for the office building and underground parking on the current parking ramp site. There are some design issues and discussion about how it will relate to the adjacent Jackman and Baskerville buildings. There will be time to form a steering committee and to set up a public neighborhood meeting.

Cooper announced that Brittingham Boats, which now rents canoes and kayaks, will be renting pontoon boats this year. They will present at the April district meeting. He commented that they seem to be “thriving” there. Cooper also reports that district representatives met with a representative from Delta Properties to discuss their request to rezone their properties at 633 W. Main St. and 624 W. Doty St. They want to combine the two properties and have them rezoned from the current DR-II, Residential, to UMX – Mixed Use. Cooper said the city apparently agrees that the property on Main St. had been zoned residential in error and should be rezoned UMX, but the city is not sure whether the property on Doty should also be rezoned. According to Verveer, Delta and its architect met today (3/24) with the city, but he does not know what transpired. Cooper commented that Delta has “drummed up” support for the zoning change, but as yet has no plans for development of the property. This raises an issue whether, if they combine the properties and get them rezoned UMX, they will come forward later with a proposal that will not allow for much neighborhood input because of the zoning change. Mayer said that this was his biggest concern as well. He is comfortable with the current use, and suggested that they tell us what they propose to do with the property and we will work on it. He agrees that rezoning now will allow for less neighborhood input later. “Something is missing,” Mayer observed. Skrentny asked how the city determined that the zoning was “wrong” for one parcel but not for the other. Cooper answered that both parcels were zoned DR-II on the belief that they were both surface parking lots and the downtown plan encourages residential development on open parcels. Delta argued, however, that the

Main St. parcel had an existing office building on it along with a parking lot, whereas the Doty St. parcel had only a parking lot. Skrentny commented that when they redid the zoning maps, prior zoning helped determine what went onto the new maps. He believes this will set a precedent for more requests for rezoning that will eat away at DR-I and DR-II. He cited as an example private homes on property zoned “residential” in First Settlement that also have a commercial use in them. Cooper noted this is the second request Delta has made to rezone a property from DR-II to UMX. They made the same request for another property, the former grocery store on Bedford and Mains Sts., also without any plans for the property when the request was made. Cooper added that Delta has been an excellent neighbor but he, too, wonders what will happen if the property is rezoned and they then sell. Stitt revealed that, regarding the old grocery store on Bedford and Main Sts., Delta told him that they intended to tear the store down. Stitt said he advised them that would result in a fight and they decided to remodel the store instead.

First Settlement.

Skrentny reports that a law firm is purchasing the Progressive Building at 409 E. Main St. and intends to expand it. Representatives of the law firm and their architect met with district residents last night (3/23) to discuss their preliminary plans. Skrentny was pleased that they met with the neighborhood early in the process before any definite plans were made. They want to add at least one story and recreate the façade. Vercauteren revealed, in the interest of full disclosure, that he is working with the law firm on the Progressive Building proposal.

Skrentny reports that the Crowley Station garden group is excited about the upcoming first full gardening season. Verveer had nothing new to report on the proposed King Hotel on King and Webster Sts. since the public meeting held in February. He also reports that the owners of Madison’s bar are working on a deal with ULI to open a restaurant and bar in what is now the Isthmus Building that they recently acquired on King and Pinckney Sts.

James Madison Park.

According to an e-mail sent by Ald. Zellers, the city council gave final approval to the AC Hotel at the top of E. Wash and Webster. In an e-mail from the Parks Dept., James Madison Park is under consideration for a pilot study to allow more on-leash dog parks in the city.

Mansion Hill.

Ingebritson reports that issues persist with the Edgewater, especially the outdoor lighting and the need for stop signs on Langdon St. Ald. Zellers is attending a meeting to discuss the stop sign issue as we speak. Ingebritson described the lighting as “horrible.” They detract from the beautiful lights on Langdon St., are too bright all night long and are so high that they distort the view of the lake. Skrentny agreed that the lamp posts are poorly designed and block the limited lake view. They should be eliminated, he commented. In response to a question by Cooper, Ingebritson said they are trying to find out whether the lighting as it currently is had been approved by the city.

Ingebritson also reports that two meetings are scheduled in April for the Landmarks Ordinance Review Committee. Fabick reports that Pinckney St. is scheduled for complete reconstruction this summer from the Square to Gorham St. The work could back up traffic.

Verveer announced that the Jewish Student Center on 200 W. Gilman St. has purchased the house on Wisconsin Ave. between it and the parking lot. He said they intend to then demolish the house, even though it is a contributing structure within the Mansion Hill Historic District. They plan to expand the Jewish Center in its place. Verveer explained to them the district's concerns about demolition and urged representatives from the center to reach out to Devitt and Mohs, and to attend a district meeting.

Vercauteren reports that the owner of "Context" on King St. (Huber) is taking over the "Blue Marlin" space on Pinckney and Mifflin Sts. He intends to fix up the restaurant but maintain its existing seating and patio space. Vercauteren urged him to reach out to Capitol Point residents. Verveer noted that the property has been for sale for some time.

VIII. ALDERPERSONS' REPORTS

Verveer reports that the Downtown Coordinating Committee voted unanimously recently to renovate Philosopher's Grove at the top of State St. The plan is to remove several of the stones in the middle to create a pathway. There was a public meeting to discuss Philosopher's Grove a week ago, and the comments from that meeting were considered by the committee at its meeting last Thursday. They also plan to provide regular programming in the amphitheater space across the street on the other side of State St., at Carroll St. Work should begin in 1-2 months. Also, the owner of Teddy Wedger's may install an outside café on the Philosopher's Grove side. The owners of Ian's Pizza may do the same on their side as well. Verveer notes that the sidewalk café ordinance will have to be amended because it is near to a bus shelter. Skrentny suggested the Water Utility as a good space to relocate the stones from Philosopher's Grove. Verveer said other areas on State St. and on the Square are being considered for relocating the stones. They will be put in storage for now. Verveer noted that the City Council, the Madison Arts Commission and the artist will all have to agree on moving them. He added the artist has been very cooperative. Mayer said it will cost \$2,000 apiece to move the stones. Verveer agreed, adding that it will cost \$20,000 - \$25,000 to open up the space. Funding will come from the State St. TIF district. Stitt also wants something done about what he believes to be the poorly designed Ambassador's Information Booth on that site. Verveer said the State St. BID felt strongly that the booth failed when it was located across the street. Stitt retorted that it is not the placement of the booth, but its aesthetics that bother him. It lacks integrity, he added. Verveer said he has suggested to Hovde that they include a permanent Visitor's Center in the new State Historical Museum when it is built. Warman asked whether there would be any changes in lighting on the Philosopher's Grove site. Not in the short-term but hopefully soon, Verveer answered.

MEETING ADJOURNED (on MOTION by Warman; SECOND by Mayer).

NEXT EC MEETING: Tuesday April 28, 2015, 5:15 p.m., Central Library (third floor).

AGENDA for the April 28 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:
 - De Paul University Study Trip on May 1st;**
 - Possible Name change for Mifflin District;**
 - Annual Meeting.**
- VI. OLD BUSINESS
 - Update on membership/communications system upgrade;**
 - "Make Music Madison" Update (Warman);**
 - Update on recent and upcoming CNI programs;**
 - Other.**
- VIII. DISTRICT REPORTS:
 - Mansion Hill, Bassett, Mifflin West, First Settlement, James Madison Park.**
- IX. ALDERPERSONS' REPORTS.
- X. PRESIDENT'S REPORT (Vercauteren).
- XI. 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).**
- XII. ADJOURNMENT.
 - *Agenda subject to change by Vercauteren.**