

CAPITOL NEIGHBORHOODS, INC.

MINUTES of Executive Council Meeting Held May 26, 2015.

MEMBERS PRESENT: Vercauteren (President), Mayer, Mohs, Fabick, Cooper, Ostlind, Fisher, Ingebritson, Warman, Negrin, Broughman, Kamps, O'Brien, County Supervisor Mary Kolar, Ald. Verveer.

- I. Meeting called to order by Vercauteren. There was not a quorum at the outset.
- II. DOWNTOWN POLICE REPORT. No one present. Police have also not attended recent Bassett district meetings. Cooper noted that neighborhood officers are normally off on Mondays.
- III. COUNTY SUPERVISOR'S REPORT. Mary Kolar reports that the County Board passed a jail reform resolution. It created three facilitated working groups to study the following issues: (1) length of confinement; (2) mental health issues; (3) alternatives to incarceration. Kolar encouraged anyone interested in participating in any of the working groups to apply on the county's website. The next County Board meeting is June 4th.

Kolar reports that the Zoning and Land Use Regulation Committee has approved a conditional use permit for expansion of the Embridge pipeline, but with the condition that Embridge obtain \$100-125 million in environmental impact liability insurance. According to Kolar, Dane County is the first county to require that Embridge provide insurance. Embridge is appealing the decision. The appeal will be heard at the June 4 County Board meeting. She notes that there was a \$1 billion spill in Michigan. The county selected the \$100-125 million limit because Embridge cannot obtain any liability insurance greater than that Mayer asked what it will cost Embridge to get insurance. Kolar said Embridge claims it will cost "six figures," but others believe it will cost less.

Kolar reports that items in the governor's budget bill if approved will adversely affect Dane County by singling it out with respect to DNR water regulations and allowing towns in Dane County to opt out of Dane County zoning regulations. She said the Dane County Towns Association is behind the effort to opt out of zoning regulations even though there has rarely been any conflict over zoning. The Wisconsin Counties Association supports Dane County's position and has sent a letter in support of it.

Vercauteren thanked Mary Kolar for lining up State Rep. Chris Taylor to be the featured speaker at the CNI Annual Meeting June 30. Kolar will introduce Taylor at the meeting.

[There is now a quorum).

- IV. MINUTES of April EC meeting are APPROVED; on MOTION by Ostlind, SECOND by Cooper.
- V. TREASURER'S REPORT. Plotkin was not present but sent his report in an e-mail. Our current bank balance is \$13,439.67.
- VI. NEW BUSINESS

Annual Meeting. Vercauteren reports that the Annual Meeting is set for **Tuesday, June 30, 2015, 7:00 p.m. at Monona Terrace.** Food and a cash bar will be available as in the past. State Rep Chris Taylor is the featured speaker and she will be introduced by County Supervisor Mary Kolar. The election of EC representatives will also take place. Vercauteren reminded district chairs to compile lists of neighborhood representatives up for election and nominees to fill vacant seats. Vercauteren included with tonight's agenda a list of who he believes are the candidates in each district. District chairs should let him know if there are any changes or corrections.

Planning for "Make Music Madison." Vercauteren reports nothing new beyond what Warman reported at the last EC meeting. The event is Sunday June 21st.

Planning for "Shake the Lake." Vercauteren reports that representatives gave a presentation at the recent First Settlement meeting. No serious concerns were raised and people seemed to be okay with the plans for the event so far.

VII. OLD BUSINESS

Further discussion of MATC proposal to close its downtown campus.

According to Vercauteren, the MATC Board voted at its most recent meeting to defer action on its proposal to close the downtown campus. It may be taken up again at their July meeting. Mohs noted that all of the downtown alders came out in favor of maintaining the Downtown Educational Center (DTEC). Also, Madison Ald. Shiva Bidar-Sielaff will become a member of the MATC Board in July. Mohs summarized what occurred at the recent board meeting. Those present were only allotted two minutes each to speak. He described the presentations, including those by Aids. Verveer, Zellers and Rummel as "powerful." He believes the Board members saw it as "Madison speaking." Mohs added that, although MATC President Dr. Jack Daniels also gave a powerful speech in support of closing DTEC, it did not seem that Board members were buying it. They questioned the description of the condition of the existing building and the high cost estimates for renovating it (Mohs described it as "egregiously expensive"). Engineers who had toured the building questioned the cost estimates of repairing it. Some Board members believe that Daniels may have overstated the costs of renovation. According to Mohs, the question before the Board is whether South Madison is the right place to go to handle underserved communities, especially minorities. He notes that many African-American students living in southwest Madison already have direct bus access to the downtown campus, whereas the proposed site at Thorstad Chevrolet on S. Park St. is not as easily accessible by bus. The new proposed site is also not far from the downtown campus, but only the downtown campus is easily accessible from all communities by bus, often without transferring. A map prepared by the Mayor's office, and shown at the meeting, revealed that the areas where underserved minorities are located keep changing. They are not confined to one part of town.

Mohs believes this matter is "not over by a long shot." It will get a more thorough review. Vercauteren added that we succeeded in what we set out to do by drafting and presenting our position statement. It got good press for CNI and helped get the conversation going. Vercauteren asked what else we should do before the July Board meeting. Warman asked whether there will be any public meetings

before the July Board meeting. Verveer answered, no. Warman then suggested trying to get more public input at the July meeting. Mohs believes that will be difficult given that only two minutes are allotted per speaker, but agreed it would help if many citizens showed up expressing different points of view. It will also be important to show that the underserved are more mobile than assumed. Vercauteren noted that at the recent EC meeting with Mayor Soglin, we asked him to send a letter to the MATC Board. Mohs added that Jonathan Berry, a member of the state technical college board, spoke with Mayor Soglin. Soglin's office then prepared the map showing the distribution of minority communities in the area. Mohs added that Berry was sympathetic to Daniels. In response to a question by Ostlind, Vercauteren was not sure whether there are any MATC staff reports or presentations that could be distributed, but he will try to get the power-point that Daniels presented at our recent membership meeting and anything else he can find.

Mohs referred to the "heroes in this." He mentioned the letter drafted by Vercauteren that cited to an Eau Claire campus that was kept downtown. He mentioned the three women professors who taught at the MATC downtown campus and spoke in opposition to closing it. Mohs described those professors as intelligent and tireless. He said they "don't buy it" and are willing to take on this task. Broughman suggested that MATC and the city could subsidize bus fares for its students like UW does to help get them downtown.

Update on Membership/Communications System Upgrade.

Plotkin sent out a written report in which he stated that Wild Apricot raised its rates for the first time in nine years. To avoid that increase, we can lock in the current rate by signing up now for two years of service. The Finance Committee has decided to do just that; it signed up for two years rather than one. Also, Zark Labs (Davy Mayer's company) reports that the website upgrade is going well. Mayer hopes to have the initial design available for review within the week. The contract calls for an anticipated launch within 60 days of signing the contract, or around June 9th.

Vercauteren reports that Scott Kolar performed a "test drive" of the new membership tracking system. It went well and "so far, so good." Ostlind asked, who does it send reminder notices to. Mayer answered that it only goes out to current members. Vercauteren added we could do outreach to past lapsed members. Mayer pointed out that with the old system, members would get one renewal notice in the mail, whereas with this system members will get multiple notices.

VIII. DISTRICT REPORTS

First Settlement. O'Brien reports that the soon-to-be new owners of the Progressive Building, the Hawks & Quindel law firm, have proposed renovating and expanding the building at 409 E. Main. They intend to renovate the building with a historic design, add meeting space in the basement and add a third floor on top of the building. The new owners and their architect, Destree Design, have met with district residents twice so far and have also done a walk-about the premises with neighbors. The process has been smooth so far. Neighbors are pleased that they were included in the process from the outset.

Jim Skrentny, not present, also submitted a written district report. Vern Stenman of the Madison Mallards spoke at the most recent bi-monthly district meeting to discuss the “Shake the Lake” fireworks show set for June 27. According to Skrentny, neighbors seemed to be comfortable with the plans for the event and appreciated its community focus. As discussed above, neighbors met on May 20 with members of the Hawks & Quindel law firm, and Destree Design Architects, to discuss their plans for the Progressive Building. Skrentny reports that Bert Stitt is working with Carole Schaeffer to arrange a neighborhood meeting to discuss “The King” hotel proposed at King and Webster Sts. They had an informational presentation before UDC on May 20. In response to a key concern raised by residents, the developers have agreed to eliminate balconies proposed for the Webster St. side. Crowley Station will be one of the venues for “Make Music Madison” on June 21. Also, the Crowley Community Garden Group is hosting an Herb Workshop June 13 at 4:00 p.m. It is \$5.00 for non-members. Skrentny is still looking for someone to fill the vacant neighborhood representative seat on the EC before the June Annual Meeting. He will send out a request to neighbors soon.

James Madison Park. Vercauteren reports that Mike Queensland and his wife had a new baby boy last Friday. Fisher had nothing new to report in the district.

Mansion Hill. Mohs reports that district residents have complained about the newly installed safety system on buses that beeps loudly and repeatedly whenever the bus turns right. Residents living near bus stops hear these beeps throughout the day and well into the night. Mohs described this as a “livability issue” for residents. He and others will appear at the city’s Transportation Committee meeting to voice their concerns. Mayer added that the beeps also occur every time a bus pulls up to a bus stop. Ostlind notes that residents in other neighborhoods have also complained about the noise. Kamps believes that Metro will argue it is needed to fend off liability issues. Mohs asked whether this really is necessary.

Mohs believes it would be useful for the CNI EC to ask Madison Metro to explore alternatives to the beeper system. To that end Mohs made a MOTION that the CNI EC, hopefully along with other neighborhoods, suggest to Madison Metro that it would be useful and appropriate to explore alternatives to the current bus beeper system for making safe turns; with a FRIENDLY AMENDMENT by Ostlind that the motion is brought to alleviate the livability concerns that the beeper system has caused. This led to the following discussions:

Vercauteren noted that this topic was not on the EC agenda for tonight’s meeting. We could include it as an Action Item for the next meeting. Mohs believes that will be too late because this issue will be taken up next week by the Transit and Parking Commission. Verveer added that there is a compromise proposal whereby the beepers would be silenced between 7:00 p.m. and 7:00 a.m. Kamps noted, however, that the fatal bus/pedestrian collision that brought about the beeper system occurred at 6:15 a.m. Ostlind suggested drafting the motion and sending it out for EC approval by e-mail within the next week. We would then send it on to city staff if approved. Verveer suggested that one of our members attend the meeting to present the motion, or circulate it and ask Ald. Zellers, who is representing a complaining constituent, to read it. Vercauteren agreed that the motion should be

finalized and he will then circulate it to EC members by e-mail for a vote. He would like to see one of our members appear at the meeting and formally present the motion if approved.

Vercauteren reports that he, Ingebritson and Ostlind attended the Madison Trust awards last Thursday. He suggested that Mansion Hill residents come up with a list of buildings in the district as nominees for future awards. Ingebritson said several residents have suggested nominating Fred Mohs's house. Ostlind suggested nominating the Steensland House that was recently moved off of Carroll St. and will be renovated.

Miffland. Kamps reports the first weekend in May, with house parties on Mifflin St. and "Revelry" at UW, "went off without a hitch." The folks who attended parties in the 500-600 blocks of Mifflin were exuberant but congenial and well-behaved. There has not yet been a report on police costs for the weekend. Kamps is concerned about unbudgeted costs incurred, but believes it was a success this year. Some new development proposals are rumored to be in the works. More will be learned at next week's district meeting.

Programming for Philosopher's Grove at the top of State and Mifflin Sts. is also in the works. Kamps noted that when events take place there, such as "Jazz at Five," there is a positive effect on behavior. He urged us to be present there to keep tabs on and discourage bad behavior. Mayer commented that, although the stones were moved, people still are hanging out there and they are blocking the new pathway. Kamps agreed that there is still much to do there. Verveer added that the programming begins next week. On June 4, the Mad-City Bazaar pop-up flea market will take place on both sides of the street from 12:00 to 7:00 p.m. The market will be there nearly every week through the end of September. There will also be a bicycling resource fair on both sides of the street June 7. Verveer reports that this programming was funded with a \$25,000 grant from the city to the BID, which then matched the city's funds. The BID has already hired a full-time person to put together programming for the site. Verveer also reports that the city is looking into how to enforce the ordinance that is being violated by those who are giving away food on that site without permits. Mayer commented that the vacant Hovde properties nearby have helped contribute to the problems there.

According to Verveer, the city is also considering removal of the bus stop at the top of State St. where behavior problems persist. Buses will stop only at the stop around the corner on Carroll St. in front of Fred Mohs's building. Mohs voiced strong opposition, noting that a new restaurant will be opening their soon with outdoor seating. He believes the bad behavior at the State St. bus stop will simply move to the stop in front of his building. Verveer said this was "not set in stone." He also explained that bus shelter maintenance is done by the city and not by Madison Metro. The shelters are considered to be public art, because they were designed by an artist in a competition some time ago.

Verveer also reports that the Madison Development Corp. is proposing to demolish two houses in the 400 block of W. Mifflin St. and build an apartment building there.

Bassett. Cooper attended the Urban Land Interest open house at the Lannon-Hill home that was recently moved from Bassett and W. Main Sts. to Lorillard Ct. and Prouditt St. It has been rehabilitated and will be rented as a private residence with the help of Bob Keller. It is nice to see the

house saved, Cooper remarked. Verveer added that there are good photos of the move down Main St. on the *Capital Times* website.

Cooper reports that the TID district for the ULI Anchor Bank redevelopment received final approval. According to Verveer, Anchor Bank also got final land use PUD approval May 19 by the city council, after the Plan Commission approved it a week earlier. Both, he said, were non-controversial. ULI will begin work with demolition of the parking ramp sometime this summer. Cooper added that there will be five levels of underground parking, and Carroll St will be closed. Also, the skin of the existing Anchor Bank building will be rehabilitated and an addition will be built in the rear. Verveer also reports ULI representatives will attend the next Bassett district meeting to present their proposal to bring their properties at Lorillard Ct. and Feeney Ct., off of Prouditt St., all under one PUD.

Kamps asked for an update on the Inn on the Park renovation. Verveer answered that their plan is to wait until later in the year to begin work. Ostlind commented that this will “dramatically” change the exterior. Cooper said the hotel plans to maintain operations throughout construction. Vercauteren reports that the owner of the wine shop on Bassett St. is moving his business across the street into Bob Keller’s new building on Bassett and Main Sts.

Mayer reports that the steering committee for the HUB-II apartment building proposal has been meeting. He said the developers received approval from Landmarks to make changes to the historic façade on Gilman St. The committee will meet one more time to make recommendations to the Plan Commission.

IX. PRESIDENT’S REPORT. Vercauteren reminded everyone that there will be no regular EC meeting in June because the Annual Meeting will take place on June 30. He again reminded district chairs to provide a full slate of candidates for neighborhood representative positions on the EC.

There is a CNI program this Thursday (5/28) featuring a presentation by the Madison Trust for Historic Preservation, 7:00 p.m., at the Central Library Ground floor. The topic will be historic preservation tax credits.

X. ALDERPERSONS’ REPORTS.

Verveer reports that the HUB-II apartment building proposal received initial UDC approval, while Landmarks gave an advisory recommendation on incorporating the existing art-deco façade into the new building. Landmarks issued a statement “regretting demolition” of the existing building, but expressing appreciation for the “facadeomy” to be done instead. The project goes before the Plan commission June 8th.

The Sedona Wine Shop on S. Bassett St. is one of those Class A licensees (stores that sell alcohol off premises) that will be up for annual review at the June 1 ALRC meeting. A Class A license condition that has existed for years is that stores in the 4th and 8th districts cannot sell single cans or bottles of beer to a customer. Verveer said the ALRC is trying to extend this condition beyond those districts. The extension would be based on police sectors rather than aldermanic districts. Some merchants have

complained about the restriction because they want to sell single bottles of craft beers. Verveer said he opposes liberalizing the rule. He noted that Kelly's Market experienced problems with single-bottle sales before these conditions were imposed, and that CVS also agreed to these conditions when they opened.

There is a public meeting at Monona Terrace June 2 at 5:00 p.m. to discuss Judge Doyle Square. The JDS and Exact Science team will present their proposal. It will include a question and answer session. The city council voted to approve exclusive negotiations with the JDS and Exact Sciences team. This project will also be taken up at the June 8 Board of Estimates meeting.

The proposed TIF-45 district is going through the approval process. It includes the Anchor Bank construction, AT & T building renovation, Inn on the Park renovation and the State Historical Museum project. This has gone before the Plan Commission. The TIF Joint Review Board will take up the final vote. This TIF district will fund \$4 million for Capitol Square reconstruction in the summer of 2016. According to Verveer, Larry Lichte, the owner of properties in the 100 block of W. Main St between the Square and Fairchild St. is upset that his properties are not included in the TIF district. In response to a question by Vercauteren, Verveer said some of his properties are landmarked. In response to a question by Cooper, Verveer said the TIF Joint Review Board has not yet voted. They just recently had their organizational meeting, he added.

According to Verveer, Bert Stitt is the chair of the steering committee for the proposed King Hotel on King and Webster Sts. Anyone willing to serve on the committee should let Verveer know. The project will require a zoning amendment to exceed the height limit and the setback requirement. There is still time to work on these issues, he added.

When told that no one from the police dept. appeared at today's meeting, Verveer said he had told Capt. Gloede that officers have not been attending this or the Bassett meetings recently. Verveer will let Gloede know that no officer attended today's meeting.

Verveer attended the First Settlement meeting where Vern Stenman gave his presentation about "Shale the Lake." Verveer asked whether we think there should be another public meeting. Vercauteren answered that most seem to be comfortable with plans for the event, but he has not heard from Marquette Neighborhood Assoc. Ostlind suggested having a public meeting *after* the event to discuss how it went. Verveer agreed that would be a good idea.

The first outdoor movie of the season, "Battleship," will be shown Friday May 29, 8:30 p.m., on the lawn in Peace Park. "Ride the Drive" is set for Sunday, June 7, from 10:00 a.m. to 3:00 p.m. Note: there will be street closures downtown for the event.

Warman asked if Verveer would publicize the MATC Board meeting in July to get more people to show up. Verveer answered that he will do anything to help. He added that the downtown alders will meet next week with the DTEC faculty who are fighting the closure of the downtown campus. Verveer also noted that the CNI position statement was e-mailed to each board member and was well-received.

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

NEXT EC MEETING: [NOTE: There is no EC meeting in June]

Tuesday July 28, 2015, 5:15 p.m., Central Library Third Floor.

AGENDA for July 28 EC Meeting

- I. CALL TO ORDER AND DETERMINATION OF QUORUM (Vercauteren).
- II. REVIEW AND APPROVAL OF MAY EC MINUTES.
- III. TREASURER'S REPORT (Plotkin).
- IV. DOWNTOWN POLICE REPORT.
- V. COUNTY SUPERVISOR'S REPORT (Mary Kolar).
- VI. ACTION ITEMS/NEW BUSINESS:
 - Annual Meeting Report;**
 - Newly-Elected EC Members;**
 - Election of EC Officers;**
 - Other.**
- VII. OLD BUSINESS
 - Update on membership/communications system upgrade;**
 - Madison College Downtown Campus update;**
 - "Shake the Lake" report;**
 - "Make Music Madison" report;**
 - 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.**