

CAPITOL NEIGHBORHOODS, INC.

MINUTES of Executive Council Meeting Held April 26, 2016

MEMBERS PRESENT: Negrin (Vice-President), Ingebritson, Mohs, Plotkin, Warman, Stitt, Cooper, Kamps, Mayer, Broughman, Ostlind, Brabender, Fisher, O'Brien and Ald. Verveer. The meeting was hosted by Negrin in Vercauteren's absence.

GUESTS: Madison Police Captain Gloede, Madison Police Officers Charne and Berkowitz.

I. Meeting called to order by Negrin. There is a quorum.

II. OLD BUSINESS

Planning for Annual Meeting (This item was moved up on the agenda at Stitt's request, as he had to leave early).

Stitt reports that he has been unable to get in touch with John Gurda to ask him to speak at the June Annual Meeting. He will try to find someone else sooner rather than later. Negrin noted that Vercauteren had suggested the new BID Director, Tiffany Kenney. Bert agreed that she would be a good choice and he will contact Kenney.

III. DOWNTOWN POLICE REPORT.

Madison Police Captain Gloede reported on preparations for the April 30 Mifflin Street Block Party. He referred to Chief Koval's blog post last night (4/25) discussing the event. Police will increase staffing this year. The Dane County Sheriff's Department will provide around 20 officers as well to help with crowd control during peak times. Police anticipate a bigger event because the UW Revelry event is much smaller this year due to construction and budget cuts. It will be held at the Orpheum Theater. An arrest processing site will be set up at the School Administration Building. It will provide a more controlled and safer environment. Officers are now doing the education component, contacting residents on how to have a safe party. Warman asked whether police will "crack down" on violators this year as they did four years ago. Gloede said they would not. Rather than having a "zero tolerance" policy, police are focusing on "education and compliance," letting people know what the rules are in advance, focusing on keeping people off the public areas, and helping them avoid dangerous behaviors. Police will exercise discretion. The street will remain open for parking and traffic. In response to a question by Warman, Gloede said there has been "almost zero" social media activity in advance of the event at least up until the last couple of days. Officer Berkowitz said they want to get most of the properties posted with "no trespassing" signs before the event. Gloede said police will be canvassing the area all this week. They will also use this as an opportunity to remind residents about the risk of thefts and burglaries; telling them to keep doors, windows and cars locked. Berkowitz passed around the pamphlet police will be distributing to residents this week. According to Gloede, most of the property crimes are drug related. Heroin overdoses have become a daily occurrence throughout the city. Police have saved lives by treating overdose victims with the drug that revives the user and brings him/her out of danger.

Ingebritson asked whether police will be present to deal with problems at the “Waterfront” apartments in Mansion Hill. Mohs added that eggs and beer bottles have been thrown from the building and management “couldn’t care less.” According to Gloede, the owners are not local and don’t seem interested in holding culprits responsible. Mohs said the owners are from the outskirts of Madison and like to “party” with the tenants. Gloede said a team of officers will be in that area. Gloede and Verveer both discussed the police “strike teams” that will patrol downtown areas beyond Mifflin St. where parties are also expected to take place on Saturday. In all, there will be 12 strike teams, with a sergeant and 4-5 officers in each team to provide a presence in these areas from 9:00 a.m. to 3:00 a.m. Gloede also noted that the “Crazy Legs” run takes place this Saturday (4/30). In response to Verveer’s question, Gloede said 60 Madison Police officers will be available in addition to the “strike team” officers, Community Policing Team officers, and the 20 Dane County Sheriff Deputies.

Gloede, who is a member of the ALRC, reports that Kabul restaurant on State St. has been barred from having any entertainment on its premises until further review by the ALRC because of repeated violations, including a sorority party last weekend where they “broke all the rules.” He reports that many establishments have had success with 21 and over licenses that allow 18-21 year-olds on the premises.

Ingebritson asked about problems caused by construction on the Square that make her feel “less safe.” Gloede agreed that it causes congestion, constricts traffic flow and creates “dead zones.” He notes that we are coming upon the busiest time of the year downtown with many concerts, markets, runs and other events. With all of the construction, we can expect abnormal traffic. Cooper added that the construction causes bottlenecks.

Mayer is concerned about cars illegally crossing the bike path at the Doty St. dead end. Mayer also asked whether police are enforcing rules against unauthorized vehicles on State St., such as Uber and Lyft. Gloede said police believed they could issue tickets to Uber and Lyft drivers, but have now been told that they must be treated the same as taxicabs; meaning that they can drive on State St. from 10:00 p.m. to 4:00 a.m., and can only enter and exit from the nearest street between 4:00 a.m. and 10:00 p.m. He added that Mayor Soglin has proposed an ordinance change to restrict these vehicles to cross-streets only. Verveer reports that the ordinance change has been approved and will be enforceable soon. Gloede added that they are also tweaking the ordinance to restrict the times that delivery vehicles can be on State St.

IV. COUNTY SUPERVISOR’S REPORT. Mary Kolar is not present.

V. MINUTES of March EC Meeting are APPROVED without change; on MOTION by Brabender, SECOND by Mohs.

VI. TREASURER’S REPORT.

Plotkin reports a current bank balance of \$12,938.61. Plotkin announced that he intends to step down as Treasurer at the end of his term. A MOTION by Mohs, with a SECOND by Cooper that the CNI Executive Council expresses its appreciation for Adam Plotkin’s years of service as Treasurer, is APPROVED.

VII. NEW BUSINESS

Election of New Treasurer.

Negrin asked for either a nominee or a volunteer to replace Plotkin as Treasurer. Plotkin said he is willing to continue to serve until someone is chosen to replace him, but after May 21 he will have to do the work by e-mail. Ingebritson suggested sending an e-mail to the full membership to see whether anyone would be interested in serving as Treasurer. Brabender nominates Larry Warman for the position. Warman did not decline, but said he would have to think about it. Mayer suggested having Plotkin serve until the new officers are elected at the July EC meeting. Plotkin noted that, as a Past-President, the bylaws make him a member of the EC forever even if he moves out of the downtown.

A MOTION by Ingebritson to send an e-mail to the general membership soliciting volunteers to serve as Treasurer, AS AMENDED by Warman that because the Treasurer must be an EC member, we send an e-mail to the membership with a general call for EC members to fill the several vacancies among the districts as well as a call for a new EC member willing to serve as Treasurer, with a SECOND by Brabender, is APPROVED. Plotkin said he would be happy to answer any questions by whoever is interested in replacing him. He also has a number of boxes of CNI materials from the Bellevue to get rid of.

Interim Election of First Settlement District Representative.

Jim Skrentny has announced his intention to step down as district chair but wishes to remain as a district representative. Someone must be selected to replace him. Skrentny is not present. This will be TABLED until the May EC meeting.

MATC Downtown Campus Update and Action.

Negrin, Ingebritson and Mohs attended a meeting held at the MATC downtown campus to provide education and public input regarding its future. Ingebritson was impressed with the input from faculty members. They knew what they were talking about while the administration could not provide figures or answers to specific questions. They seemed not prepared. Mohs agreed. They did not have basic facts. He believes the staff has always wanted "to get rid of" the downtown campus ("DTEC") and to construct a new building. He believes the college Vice-President, Tim Casper, is behind this. According to Mohs, the DMI Economic Development Committee addressed this issue last week, and Casper is on the DMI board. When they were allowed to build at Truax, which required a controversial referendum, the school agreed to maintain DTEC and the referendum passed. Mohs believes the building is in good shape, but they just don't want to deal with it anymore. He said the school commissioned a study 4 or 5 years ago to bring the building up to LEED "silver" standards, something that would be difficult and very costly to do. They decided that it can't be done and, so, they'll have to sell. He believes they want to get the money out of the building to spend more on the Truax campus. He does not believe their new proposal to build another campus on the south side is a sound one. DTEC and Truax would both be more convenient for students. He has heard comments from people on the south side who believe a new campus there will not attract people from outside that area, citing Wright Middle School as an example. He believes people understand these points but are afraid to touch the issue because it has racial aspects.

The MATC Board will vote on the proposal to sell DTEC May 4, 2016, at 5:30 p.m. Time will be allotted for public comments. According to Mohs, there were so many people who wanted to speak last time that each speaker was only allowed one minute. When the Board voted on this last year, it resulted in a 4-4 tie. This year, there are nine votes. Mohs notes that the board will be in the position of defying President Daniels if it votes to keep DTEC. Verveer testified last time and said he will testify again this week. Mohs commented that the board showed great respect to Verveer when he spoke last time. Verveer said he will also speak to Mayor Soglin in advance of the meeting in hopes of getting him involved.

Verveer wants the CNI EC to reaffirm its position statement presented to the board last year urging the board to keep the downtown campus open. An EC representative could then read the statement and distribute copies at the meeting. In response to Cooper's question, Mohs clarified that the plan is now for the school to lease DTEC, rather than sell it. Cooper suggested that our position statement should decouple the two issues of DTEC and a south side campus. We should add language to the statement strongly opposing the closing, leasing or selling of DTEC, but without discouraging the development of a south side facility. Closing DTEC is not necessary for exploring further development of a south side campus, he insisted. Mohs said the sale or lease of DTEC could ultimately lead to its demolition and they won't explore plans for a new south side building until after closing DTEC is approved. Mohs agrees the two issues do not have to be linked and they indeed already have a south side presence at the Villager Mall. Negrin said the school has decreased the number of classes at and the usage of DTEC. Mohs pointed out, however, that DTEC's use will increase this fall because they just closed the west side campus; DTEC will remain full for a couple of years. Cooper suggested pointing this out in the statement as well. O'Brien noted that there are at least four colleges and universities, including its own MATC, situated in or near downtown Milwaukee. Mohs welcomed anyone with ideas or suggestions to send him an e-mail. Negrin will circulate last year's position statement in the next few days via e-mail and she invites suggestions. It will then be finalized and delivered by an EC member at the May 4 meeting.

A MOTION by Negrin, with a SECOND by Cooper, that the EC draft and approve a position statement reconfirming the CNI Executive Council's opposition to closing, leasing or selling the downtown campus, but encouraging further exploration of a south side campus; the statement to be circulated, reviewed and approved by the EC in time for presentation and distribution at the May 4 MATC board meeting, is APPROVED.

State Street Study and Potential Action.

According to Verveer, Mayor Soglin is proposing a moratorium through 2018 on new bars, restaurants and coffee shops in the State St. area. In conjunction with that, the city will commission a study of current and future business uses in the area with an eye toward creating more of a lasting retail mix with food and beverage consumption. A Minnesota consulting firm would be paid \$50,000 to do the study that would be followed by public meetings. The Downtown Coordinating Committee, on which Plotkin and Davy Mayer serve, will be assigned to work on this. One proposal is to remove busses from State St. The proposal is informal so far and is in its early stages. Verveer believes it would be premature for CNI to take a position at this point.

The mayor is hosting a meeting of various city committees to discuss this proposal on Thursday (April 28) from 2:00-4:00 p.m. at the Municipal Building. It is open to the public. In response to Negrin's question, Verveer said the time for feedback from CNI would be in a month or so. Warman agreed that we should not take a position until there is a formal proposal. Verveer suggested that, in taking a position, we should consider what the future is for State St. and what our vision is for the future of State St. He added that the proposal would also include the Capitol Square and the two blocks in each direction off of State St. Ostlind suggested that, as more information comes out, CNI should host a program to discuss the proposal. Negrin wants this put on the agenda for the May EC meeting when we will presumably have more information.

VIII. OLD BUSINESS (continued from above)

Update on Relocation of Downtown Post Office.

Mohs reports that the lease has been signed opening the way for relocation of the post office to the Manchester Building on the Square.

IX. DISTRICT REPORTS

Miffland

Kamps reported on last night's public meeting (4/25) regarding the development proposal for W. Washington Ave. and Broom St. by "Up Urban Properties." They propose the demolition of several existing homes and construction of a six-story apartment complex. The steering committee that includes Kamps, Warman, Ostlind and Broughman has been meeting with the developers. There are varying levels of support and opposition as the project has evolved, according to Kamps. Warman said the building's height is the main issue. It is zoned "DR-II" for four stories, they are requesting two additional "exceptional" stories, but they have not met "exceptional" standards. The committee also believes the setback on W. Wash. should be at least 20 ft. while the developer is pushing for 12 ft. The UDC will review the project May 11. Broughman said that a "line of demarcation" could be drawn here by those who oppose six stories. Ostlind explained that these two blocks of W. Wash. were separated out in the downtown plan to protect the view coming into the downtown. He called this a "challenging" proposal. Ostlind believes there is a "disconnect" with the six-story and small setback requests, and this proposal must be "seriously debated." Broughman added that the proposal was at first ugly, but has improved. Mohs commented that W. Wash. Ave. is an "extremely important" street and it should look "fabulous." He complained that we always get sucked into the developers' claims that the economics of the project won't allow for fewer stories, greater setback, etc. There is also a shortage of parking with this project. Mayer noted that the building at 425 W. Wash. was awarded two bonus stories even though, as built, it did not cross the "exceptional" threshold.

The "Uncommon" building at the end of Mifflin St. and the "Lux" (formerly "Johnson Bend") have both "topped off" and will be ready for occupancy this fall. Kamps said the steering committees worked hard on both of these projects and got decent results.

Residents are working on getting more streamlined "real time" access to crime statistics from the police department. Preparations are underway for the Mifflin St. Block

Party non-event and the Crazylegs run this coming Saturday (4/30). Kamps believe what happens at Mifflin will depend a lot on the weather.

Verveer reports that the proposed mural for the AT & T building on W. Wash. goes before UDC for final approval tomorrow (4/27). It will look like a waterfall going over the front of the building. Broughman is concerned that the pilot mural had bright lights that reflected on Capitol Lakes. Verveer reports the “Red Sushi” restaurant is moving from its current location on King St. into the AT & T building. The Plan Commission approved an outdoor patio that will be open until 10:00 p.m. with no amplified music.

Bassett.

Cooper reports that the Urban Land (ULI) proposed development for 2225 S. Bedford goes before the UDC tomorrow night (4/27). A steering committee is reviewing the project. Ostlind notes that the UDC staff report said the project fails to meet several design criteria for approval. Issues include height, the above-grade first floor, and the project’s cramming a lot into a small space.

Verveer reports that, to address concerns over the eyesore antennas on top of the AT & T building on Fairchild St., he introduced an ordinance last week to require the removal of obsolete equipment from rooftops citywide. In response, AT & T has agreed to remove the three microwave towers from their roof. They will need a crane to remove the towers, so the street will have to be closed when they are removed.

First Settlement. O’Brien had nothing else to report beyond the need to replace Skrentny as district chair.

James Madison Park. No one present.

Mansion Hill. Ingebritson passed around photographs taken in 1983 of the Chabad House on W. Gilman St. She said residents hope to convince the Rabbi not to demolish the house and replace it with an “industrial-looking” new building because it will set bad precedent for the area. One option might be to let them add on to the rear of the house. Verveer announced that there will be a meeting with Chabad representatives next Wednesday. They went before the UDC, for informational purposes only, several weeks ago. For now, he said, the project is on hold. Mohs said it is hard not to sympathize with their request because the Chabad House provides a great alternative space for students, but if we approve demolition here, how could we say “no” next time. Ingebritson contrasted this with photos she showed of the renovated Steensland House that the neighborhood helped save from demolition; it was relocated and renovated instead.

X. ALDERPERONS’ REPORTS.

Verveer reports that construction continues around the Capitol Square. Work must end each day by 7:00 p.m. The city has budgeted \$70,000 to the BID for programming throughout the downtown core area this summer from Library Mall to King St. The owner of Capitol Centre Foods is holding off on his request to expand the store into the parking lot until the summer.

There is a meeting Wednesday, May 4, 6:00 p.m., at Central Library, to discuss the UW Master Plan. UW Master planning staff will be there to discuss the entire campus plan. It includes a proposed surface parking lot behind the School Administration Building.

MEETING ADJOURNED on MOTION by Warman, SECOND by Mohs.

NEXT EC MEETING: Tuesday, May 24, 2016, 5:15 p.m., Central Library, third floor.

AGENDA for May 24 EC Meeting

- I. CALL TO ORDER AND DETERMINATION OF QUORUM (Vercauteren).
- II. REVIEW AND APPROVAL OF APRIL EC MINUTES.
- III. DOWNTOWN POLICE REPORT.
- IV. COUNTY SUPERVISOR'S REPORT (Super. Mary Kolar).
- V. TREASURER'S REPORT (Plotkin).
- VI. ACTION ITEMS/NEW BUSINESS.

New First Settlement Chair;

State Street Business Study and Potential Action;

Election of New Treasurer;

Other.

- VII. OLD BUSINESS:

Annual Meeting Planning;

Madison College Downtown Campus Update;

Post Office Relocation Update;

CNI Membership Outreach/Growth Strategy Next Steps;

Update on Website/Membership/Communications System Upgrade;

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.**