

CAPITOL NIEGHBORHOODS, INC.
MINUTES of Executive Council Meeting Held May 23, 2017.

MEMBERS PRESENT: Ostlind, Warman, Cooper, Ingebritson, Kamps, Mohs, Broughman, O'Brien, and Ald. Verveer.

GUESTS PRESENT: Madison Police Officer Brian Chaney-Austin, John Morgan, Maddy Light (Miffland).

I. Meeting called to order by Ostlind (Vercauteren was not present). There is no quorum.

II. Downtown Police Report.

According to Officer Chaney-Austin, there were 70 arrests at the Mifflin St. Block Party. These involved mostly citations for underage drinking, carrying glass containers and fighting. Madison police had to call in help from Janesville police. Police Chief Koval almost got hit with a thrown bottle. It shouldn't have to come to this, Chaney-Austin said. The main problems were with house parties. Police intend to issue "nuisance" citations both to residents and property owners under the "nuisance party" ordinance. This will result in face-to-face meetings involving police, the city attorney and property owners with the goal of curbing violations for next year. Violators could be subject to a lien on their property under the ordinance. In response to Ostlind's question, Chaney-Austin said most of the problems were in the 400 block of Mifflin, but there were also problems on Bassett and Broom Sts. It involved a "handful" of properties managed and owned by the same few persons. He would not reveal their names because police are still in the process of meeting with the owners, he has not gotten permission from the City Attorney to release the names, but Ald. Verveer has the list. Mohs lauded police for their efforts, noting that it could get worse if they do not act now. Noting that he worked the "Crazy Legs" run earlier that day and had to transition from that to Mifflin St. Chaney-Austin worries what might happen if a major event occurred in light of the already stretched resources. We have to find alternatives, he added. One alternative might be lease provisions restricting or not allowing house parties.

Chaney-Austin reports that things are going fairly well at the top of State St. for the time being, due to the efforts of police but also recent bad weather. Police are continuing with their education/enforcement strategy, supplemented with overtime officers. Also, the State St. officer is working on camera duty and reporting incidents to police on the ground. There have been some recent significant incidents, including a heroin overdose and an attempted stabbing. Police have checked with the library and the Children's Museum to make sure problems have not spread there. They haven't so far, but the area of Frances and State Sts. has become a problem area, including animal control issues. In response to Cooper's question,

Chaney-Austin said police respond to several overdose reports daily citywide; police use a lot of Narcan and, he said, even heroin users carry Narcan. He added, in response to Mohs's question, that it is hard to catch heroin dealers because their customers need it so badly they will not name them. Police are also starting to see Methamphetamine coming into the city.

Chaney-Austin reminded everyone of the "Madtown" half-marathon and runs this Saturday night and Sunday on the Capitol Square (5/27 and 28).

III. TREASURER'S REPORT.

Warman reports a bank balance of \$19,719.65, of which \$15,820.13 is available to spend. The remaining funds are set aside for Period Park, James Madison Park, and the Emerald Ash Borer treatment fund, along with a bill recently sent out to Xerlith Printing for the Annual Meeting postcards. Warman reports that we have \$1,300 more available to spend than last month due in large part to advertising revenue for the newsletter.

IV. ACTION ITEMS

CNI Annual Meeting. Preparations are underway for the Annual Meeting to be held at Monona Terrace on Tuesday June 13, 6:30-8:30 p.m. The topic of discussion will be the urban forest. Warman will finalize the food arrangements after this meeting. We have been authorized to spend up to \$600 (the same as the holiday party) on the event. There will also be a cash bar. Warman will order cheese and veggie trays, and will consider ordering cookies again this year. He will check with Vercauteren tomorrow about the food. Ostlind said we have been upgraded to a larger room. We should encourage others from around the city interested in the urban forest to attend. We should send out press releases and notices to other neighborhood associations, and get the meeting included in the "Isthmus" weekly listings. District chairs will have to determine who is up for election as neighborhood representatives on the EC in each district and provide a slate of candidates for approval at the meeting. Kamps suggested looking to last year's elections at the annual meeting to determine who is up for election in each district this year. It appears that Ostlind and Negrin were both elected in 2015 and Herring was appointed to an open seat after last year's meeting, meaning that everyone in Bassett is up for re-election this year. Warman noted that the district membership elects the district chairs. Ostlind said he has agreed to pay mileage expenses for one of the speakers.

V. DISTRICT REPORTS

Miffland. Kamps reports that the walking tour of the area encompassed in the Miffland/Bassett joint planning effort will take place soon. He and Cooper will schedule the next committee meeting in the next week or so.

Kamps reports that a follow-up letter was sent to city staff and alders after the most recent meeting discussing the location of a downtown park to advocate and express support for a park, to list site preferences and to encourage the acquisition of property or properties in the desired areas as they become available. He noted that most of the sites being considered are further away from where a park is most needed (i.e., the “canyon” area off of Bassett, Gorham, etc.). Broughman said he preferred locating the park near the HUB-II apartments and the hotel. Verveer agreed that the city should look for park sites where the need is greatest. Cooper pointed out that the downtown plan had identified that area as a site for a park. As time passes, we lose the opportunity to locate a park there, adding that residents supporting a park will “keep the pressure on” even if they have to acquire it “piece by piece.”

According to Kamps, the Mifflin St. Block Party started early in the morning in the rain, and there were many cold, wet and drunk people. Police did a good job and it was relatively quiet on his end of things. The street remained accessible at all times.

Kamps attended the first steering committee meeting for the proposed hotel on State St. He described it as positive, with good conversation. The development team and the architect seemed receptive to neighborhood feedback, but there is a long road ahead.

According to Warman, residents will send a letter to Hovde Co. asking them to spruce up their properties on Mifflin St., perhaps with artwork, and clean up the windows. They hope this will start a dialog with Hovde. Mohs noted that the Hovde buildings were to be part of the new State Historic Museum project and the delays in that happening are not their fault. He suggested that residents offer to do the sprucing up themselves. Warman responded that they would start the dialog first.

Bassett. According to Cooper, last Saturday marked the 13th annual Bassett neighborhood cleanup day. A small but dedicated group of volunteers accomplished a lot despite the rain. The amount of trash collected has decreased over the years. It shows what a difference neighbors can make.

The “Quarter Row” apartment building at Bedford and Main Sts. is almost complete, with July occupancy expected. There is no further word on plans for the Heartland Credit Union building.

Mansion Hill. Mohs reports that noise problems with the Edgewater persist. He believes the rock music, movies, and loud parties are unnecessary for what is supposed to be a luxury hotel.

With regard to the proposed Hovde hotel on the MATC site, Mohs believes we should be committed to maintaining Wisconsin Avenue as the last grand avenue incorporated into Madison's first plan. The proposed ten-story hotel with no setback is contrary to that plan. Verveer reports that Hovde now has an accelerated timeline. Though the MATC campus would remain open until 2019, and the hotel would not open until 2020, Hovde and the developer want to start work on the office building and underground parking components in 2018. Verveer said Hovde wants to start meeting with a CNI steering committee this summer. Mohs responded that this is okay; we have to engage with them and we might as well start now. Verveer added that they are seeking four levels of underground parking on one-half block. Calling this a city issue because of its impact on Wisconsin Avenue, Ingebritson said she is sending the word out to others around the city. Ostlind encouraged that, adding that Mansion Hill and CNI can take the lead on this.

Mohs reports there was a meeting last Saturday (5/20) to discuss the availability of Small Cap TIF money for prospective homeowners in the east Isthmus. Many people are interested and Joe Lusson gave an excellent presentation on how he was able to use it.

Mohs described the proposed development of the Evans Scholar property on Langdon St., which would include an annex, as "hideous." Mohs spoke with the Western Golf Association who oversees the Evans Scholar program. He said they saw the design and told the architect to "go back to the drawing board" and to not add a fourth story.

First Settlement. O'Brien reports that the reconstruction of the old Progressive Building at 409 E. Main St. is now complete and the law firm has moved in. The McGrath high-rise development on E. Wilson St. is now underway despite opposition from residents of the neighboring Marina condominiums. Bob Worm's proposed development of the Essen Haus/Come Back Inn properties is on hold for now due to historic district, traffic, ingress-egress and other issues. Verveer added that the owners of the proposed "Hail Mary" Sports Bar, at the site of the former Monastery and Bellini's restaurants, are still seeking a liquor license after having been rejected. It will be taken up again by the ALRC this Thursday (5/25). Morgan noted that the restaurant is already open for lunch, serving food but no alcohol.

Warman reports that the Dane County Homeless Day Resource Center will open in October. There will be calls for volunteers to help the staff of Catholic charities in its operation.

According to Verveer, construction on the Square remains on schedule, to be completed at the end of July, and the “Concerts on the Square” will remain on King St.

James Madison Park. No one present. According to Morgan, the bathrooms in the park have yet to be remodeled and they are horrible.

VI. REPORTS OF THE ALDERPRNSONS.

Verveer reports there is an “open house” tomorrow (5/24) at the Madison Development Corp.’s new affordable housing development in the 400 block of W. Mifflin St. Verveer hopes there will be progress on undergrounding of utilities under a newer ordinance.

The Madison Community Foundation has awarded a \$30,000 gift to the Downtown Design Professionals Group (that includes Tim Anderson and David Molenhoff) in support of its visioning study for John Nolen Dr. The city’s ongoing study will wrap up in July with another public meeting. Perhaps, Verveer said, the two studies could converge, leading to serious conversations about future plans for the area.

The Children’s Museum, in Mansion Hill, is proposing to demolish its crumbling parking structure and add on to the museum. Jablonski is the architect.

Street reconstruction will be underway soon at Bassett, Gorham, University and W. Dayton St. Traffic signals will be installed at Bassett and University, and a contra-flow bike lane connecting up with the existing University Ave. lane will be installed on the two blocks of Bassett. Public alleys in that area will also be resurfaced.

The Board of Public Works has voted to proceed with construction work on the two blocks of W. Wilson, between the 300 block of S. Henry and the 200 block of S. Hamilton next to the Dane County Courthouse. The city will not construct a contra-flow bike lane down W. Wilson to E. Wilson at this time despite the protestations of bike advocates. The project is, however, delayed until next spring. The City is using expiring TIF money for it. The street will be rebuilt as is for now, and the issue of installing a bike lane will be revisited after Judge Doyle Square is completed. City staff will have to come up with a plan for a bike lane in 2020-21.

The State St. Retail Study will be taken up at the June 20 city council meeting. The Downtown Coordinating Committee is the last to take it up before then. Some of the study’s recommendations are already being implemented at the top of State St.

“Shake the Lake” takes place Saturday, June 24 on Lake Monona. Representatives from the Mallards attended the recent Bassett meeting. They plan no changes from last year.

Warman asked Verveer for the names of property owners in Mifflin whose house parties police said created problems at the block party this year. Warman and Kamps both said they would like to get involved in the process of addressing those problems. Verveer said the meetings with police and the City Attorney have not yet been scheduled. He will pass that information along to anyone interested when they are scheduled. Verveer noted that violators attending house parties and tenants have already received citations. This is a separate, more formal, track for landlords and property owners.

MEETING ADJOURNED

NEXT MEETING: CNI Annual Meeting, Tuesday, June 13, 2017, 6:30-8:30, Monona Terrace.

NEXT EC MEETING: Tuesday, July 25, 2017, 5:15 p.m., Central Library, Third Floor.