

***CAPITOL NEIGHBORHOODS, INC.***  
**MINUTES of Executive Council Meeting Held September 26, 2017.**

MEMBERS PRESENT: Negrin (who chaired the meeting in Vercauteren's absence), Mohs, Warman, Ostlind, Fisher, Broughman, Cooper, Ingebritson, Light, Kamps, O'Brien and Verveer.

GUESTS PRESENT. John Morgan, Madison Police Officer Chaney-Austin and Chris Harp (N. Blair St. resident).

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

II. MINUTES of August EC Meeting are APPROVED without change; on MOTION by Mohs, SECOND by Ostlind.

III. DOWNTOWN SAFETY REPORT.

Officer Chaney-Austin reports that he attended the recent lengthy ALRC meeting where the Edgewater entertainment license and noise complaints by neighbors were discussed. He said police are working with residents, with Ald. Zellers and with the business to impartially respond to everyone's concerns. He believes police will still likely have to respond to service calls there even with new license restrictions. Officer Sean Kelly will continue to work with residents. Chaney-Austin noted that police may still deem the noise to be "unreasonably loud." Mohs said he has not made a noise complaint in two years because he thought it would not do any good and he does not want to inundate the police with noise calls. Chaney-Austin answered that police try to be consistent in how they respond to these calls, although sometimes officers from other districts are assigned to this district and are not aware of how the regular officers normally handle them. He encouraged residents to use their discretion and to "please call" if they believe the noise is at an unreasonable level.

According to Chaney-Austin, we are doing better than two years ago regarding behavior issues at the top of State Street due to initiatives and the work of the BID. Service calls have dropped but behavior issues remain. It also appears that problems are moving to other areas such as James Madison Park and Reynolds Park. Behavioral problems persist around the 600 block of University Ave. and Frances Sts. especially around bar time. Police are working with bar owners and city committees to make physical changes and address other issues to help alleviate problems there. The problems persist due to alcohol and high-density bars letting out at the same time ("Liquid" for example has a capacity of 700). Nothing tragic has happened so far but, Chaney-Austin said, we have "come close." Fisher asked whether the city could reduce capacity in the bars. Verveer answered that the ALRC could do so. According to Chaney-Austin, there have been two meetings with bar owners so far, and a third is scheduled. He added that police want to be part of the solution, but they cannot fix it. These problems also affect the ability of police to

respond to calls elsewhere. He called this a “work in progress” and believes the “ball” is in the court of the city and the bar owners.

Broughman recalled that the city had hired a consultant to look into police department policies regarding use of force and asked for an update. Verveer answered that a consultant (“OIR Group”) was hired and they are in the final phase of their review. He expects a report within a month or two. Broughman hoped that they would address problems like this. Verveer called it “alarming” that in the past few weeks police have had to use pepper spray to break up fights in that area. He said the city paid the consultant \$400,000 to look into the department’s “use of force” policy.

O’Brien asked for an update on the recent report of shots fired in the parking lot across from the Nomad World Pub on E. Wilson St. Several parked cars were struck by the bullets, including one with a person sleeping inside. Chaney-Austin said this is an “ongoing investigation,” police do not yet have a suspect, and there have been challenges in obtaining surveillance video from the Nomad where the dispute apparently started during an event there. He believes this is due largely to the fact that the bar’s management is in Milwaukee, and he added, renting the space and control over the event to an outside promoter may have been a factor in the disturbance. O’Brien was concerned that this occurred a month ago and nothing seems to have been done. He is especially concerned that the Nomad has not cooperated by releasing their video to police before now. He added that neighbors need to know what happened, what is being done and why there has been such a delay in obtaining the surveillance video. Verveer pointed out that city ordinance requires licensed establishments to turn over videos immediately. Any delay could adversely affect their license. Warman suggested that this issue be put on the agenda for an update at the Oct. EC meeting and that First Settlement should pursue it too.

#### IV. TREASURER’S REPORT.

Warman reports a September 26, 2017 checking account balance of \$19,250.92, of which \$15,985.27 is in the General Account. The remainder is divided as follows: \$1,103.68 in the Period Garden Account; \$368.98 in the James Madison Park Account; and \$1,792.99 in the Emerald Ash Borer Account. Since the last report, we have income of \$390.70 and expenses of \$600 consisting of: \$300 for tickets to the “Off the Square Club” fundraiser, \$100 to James Madison Park and \$200 to Period Garden.

#### V. NEW BUSINESS **CNI Presidency.**

Negrin noted that we selected all other officers at the last EC meeting, but left open the question who would fill the vacancy caused by Vercauteren’s decision not to seek another term. Mohs suggested that Negrin fill the vacancy. Negrin said she would think about it, but for now will serve only on an interim basis.

Broughman asked whether it would encourage Negrin to run if we held EC meetings every two months rather than monthly. He noted that the districts meet monthly and we can call special meetings if an issue requires immediate attention. Cooper believes we would have to change the bylaws to hold bimonthly meetings. Warman believes ten meetings per year are required. Ostlind commented that having to chair the EC meeting once a month would not discourage him from running. Negrin said that chairing EC meetings every month is not a problem, but she is hesitating because a long-term vision for CNI is a challenge for her. Mohs asked Negrin to continue in an interim capacity for now. Negrin added that she will need the guidance and the wisdom of those who have been here. Ostlind suggested inviting people from the outside to attend EC meetings so they can see what it is like and they might become interested in serving on the EC and as President. Negrin said we will keep this on the agenda under “Old Business” until it is resolved.

#### **CNI Newsletter Editor.**

Scott Kolar recently announced that he will resign as newsletter editor in six months. He has served as editor for eight years. He will resign after publication of the April/May, 2018 newsletter. He will continue to serve on the membership committee. Kolar suggested outsourcing the newsletter if we cannot find someone to replace him. Warman said he would be willing to consider it. He believes the content could be improved to include more news about the downtown and more from the districts, adding that district representatives could write articles for each newsletter. Cooper believes the newsletter is part of a larger communication issue, noting that we do not post much news on our website either. Our communication efforts in general need to be improved and he suggested forming a committee to look at the bigger picture. Ostlind suggested promoting the idea of working on the newsletter and the website at district meetings to attract more active, energetic people. Chris Harp noted that Tenney-Lapham has a successful newsletter that comes out quarterly and would be a good model for us. Negrin agrees it would be useful to contact Tenney-Lapham. Verveer noted that Marquette Neighborhood recently discontinued its newsletter. Ostlind pointed out there are multiple free publications in Marquette. Light commented that it may not pay to have a written newsletter anymore; everyone is moving to the web. Cooper suggested putting this on the agenda for the next EC meeting. Warman and Cooper agreed to work on this. Warman is willing to do it, but it will be a “slow process.” Cooper likes the idea of raising this issue at district meetings.

#### **CNI Program on the Future of the Dane County Jail.**

According to Cooper, Baskerville residents raised their concerns about the future of the jail in a statement they presented at the August Bassett district meeting. Dane County Supervisor Mary Kolar agreed to take part in a community meeting organized by CNI to discuss the future of the jail that would include Sheriff

Mahoney and County Supervisor Paul Rusk, the chair of the county's Public Protection Committee. The meeting is scheduled for Tuesday, October 17, 2017, at Capitol Lakes, 333 W. Main St., from 7:00-9:00 p.m.

Negrin asked how we should publicize the event. We could post it on CNI e-mail and district lists. Verveer said he is able to help with notification except in James Madison Park district. Cooper volunteered to work with Vercauteren on a press release and Scott Kolar can include a notice in the newsletter. We should also contact City Cable TV. Verveer e-mailed the City Cable contact to Cooper. Ostlind offered to help as well. Verveer noted that he pitched the program in a current *Isthmus* article. Negrin agrees that a press release is a good idea. We should publicize it with a press release, e-mail, on the website and in the newsletter. Ostlind remarked that the website needs to be updated.

## VI. OLD BUSINESS.

### **“Off The Square Club” Fundraiser.**

Ingebritson announced that she has three tickets left for seats at the CNI table purchased for the club's fundraiser this Thursday (9/28).

### **MATC Downtown Campus Development Update.**

Mohs reports that Hovde Co. is moving ahead with what he called their “disagreeable” plan. According to Verveer, Hovde wants to build a 10-story office tower on Wisconsin Ave. and convert the existing building into a hotel. At a meeting on September 6, the UDC insisted on a setback. Ingebritson was pleased that the UDC seemed to listen to the concerns of neighbors. The steering committee has not yet met, although 13 signed up to serve on it at a neighborhood meeting in August. Verveer believes the committee should be chaired by a downtown resident, and preferably one from Mansion Hill. Ostlind noted that our development protocol allows for non-residents to serve on steering committees and the committee members could select a non-resident chair so long as that person is not pushing an agenda and is capable. But, he added, CNI represents downtown residents and that should be the objective. He believes that anyone who is interested in the Downtown Plan should be interested in this project and, he asked: “Do we walk away from the plan?” He suggested that, if Hovde is considering revising their proposal in response to the UDC's concerns, we should bring the steering committee together to meet with them. Mohs agreed, adding that we should let Hovde know what we want regarding setbacks and height. Mohs believes we should meet with them ahead of time to discuss any revisions and he offered to host the meeting at his law office. Verveer said the steering committee should meet and elect a chair. We can then set up a date for a meeting with Hovde.

### **West Washington Corridor Plan.**

Kamps reports that we are nearing the fourth quarter of the year when city planning resources will be made available for this process. Residents are working to

initiate a more formal process when that occurs. They will meet next Wednesday (Oct. 4). Residents have walked through the area to be included in the plan and, Kamps believes, they have a good base of information and opinions to begin the process. The planning area includes not only the W. Wash. corridor, but also blocks on W. Mifflin and Dayton Sts. Kamps believes it will take six months to a year to do this properly. Kamps will reach out to Bill Fruehling in city planning regarding the city resources that should be available soon.

## VII. DISTRICT REPORTS

### **Miffland.**

Kamps reports that the closure or relocation of Dorn Hardware Store was discussed at the last district meeting. There was strong support for keeping a hardware store within walking distance and they will reach out to the owners of Dorn Hardware to express their support.

Discussions continue about locating a city park in the district. Residents appreciate Verveer's advocacy for a park. Verveer announced the good news that Mayor Soglin included \$9 million in next year's budget for land acquisition for a downtown park. There were also no budget amendments, as there were last year, to remove funding for a downtown park. Verveer reports that two letters have already been sent to property owners in the Mifflin area asking if they would be willing to sell their property for use as a park. Fisher asked why the city does not use its own property at the site of the Madison Development Corp. for this purpose. Verveer explained that the city never owned that land and, even if it did, it is not a preferred location for a park. Kamps added that neighbors had agreed the initial site across the street was the best.

### **Mansion Hill.**

Verveer announced the Edgewater entertainment license will be taken up at the city council's October 3<sup>rd</sup> meeting. The small cap TIF district has ended because it was so successful and ran out of funds. He said the last grant was \$100,000 to a couple who plan to convert a rental property on Carroll St. into owner-occupancy.

Ostlind reports that the steering committee for the hotel proposal on 118-122 State St. will meet tomorrow (9/27) to review the formal application. Verveer noted that the developers are seeking the height exception. Kamps commented that the design has "evolved" based on feedback from the steering committee.

### **James Madison Park.**

Fisher believes the bike lane proposal for Blair and Mifflin Sts. will make it difficult to turn there and will create a problem where there now isn't one. He added that the roundabouts on Mifflin St. installed a few years ago, have only created a mess. Kamps said he encouraged the city to look into experiments such as the bike boulevard and he apologized if it is creating a problem. Fisher has no news about the McGrath proposal to build a hotel on E. Wash. and N. Franklin St. Fisher

reports that his own development proposal for apartments in the district is facing opposition because people on the steering committee do not like the design. He hopes to bring it back up soon.

**First Settlement.**

O'Brien reports that the "Beacon" homeless day resource center is scheduled to open October 18, 2017. He attended a recent meeting at St. Patrick's Church where the operators gave a presentation. They estimate that 150 people will use the facility daily, including for its lunch service. They encourage neighborhood input and involvement. The Hail Mary Sports Bar in the old Monastery/Bellini's site is up and running.

**Bassett.**

Cooper reports that, for the first time in his 17 years in the district, there are no major projects to discuss. Ostlind reports that the last 50 ft. of sidewalk on North Shore Dr. is finally in place

**VIII. ALDERPSON'S REPORT**

Verveer reported on four budget amendments approved last night (9/25) that are all favorable: (1) Money for work to improve the railroad crossing on W. Wash. near the bike path was approved. This is part of the W. Wash. reconstruction between Bedford and Regent Sts.; (2) \$350,000 was approved for an off-leash dog park in Brittingham Park; (3) money was approved to consider long-term improvements to Law Park and John Nolen Dr. to take advantage of the long-term proposals that are already out there; (4) money was approved for an urban forest pilot project on Jenifer St. to underground utility lines that would otherwise have impeded canopy trees. This would include partial undergrounding. If this works there, it could be done elsewhere.

Groundbreaking for Phase I of the Judge Doyle Square project is about to occur. This phase involves demolishing the Government East parking garage and replacing it. Phase II will involve construction of new apartment buildings.

MEETING ADJOURNED

**NEXT EC MEETING: Tuesday October 24, 2017, 5:15 p.m., Central Library, third floor.**

**AGENDA for the Oct 24 EC Meeting**

- I. CALL TO ORDER AND DETERMINATION OF QUORUM.
- II. REVIEW AND APPROVAL OF SEPTEMBER EC MEETING MINUTES.

- III. TREASURER'S REPORT (Warman).
- IV. DOWNTOWN POLICE REPORT.
- V. ACTION ITEMS/NEW BUSINESS:
- VI. OLD BUSINESS:
  - CNI Presidency;**
  - CNI Newsletter Editor;**
  - Madison College Downtown Campus Update;**
  - W. Washington Corridor Plan Update;**
  - State Historical Museum Project Update;**
  - John Nolen Dr./Blair/Willy/Wilson St. Improvement Proposal Update;**
  - Off the Square Club Event Sponsorship/CNI Table Report;**
  - State Street Retail Business Study and Potential Action;**
  - Judge Doyle Square Update;**
  - Proposal to re-incorporate State/Langdon District into CNI;**
  - Update on Homeless Day Resource Center;**
  - CNI Membership Outreach/Growth Strategy Next Steps;**
  - Update on Website/Membership/Communications System Upgrade;**
  - Securing CNI's Facebook Account from Hackers (Brabender);**
  - 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 (Warman), Physical Linkages (Mayer), Garden (open), Education and City Issues Monitoring (open).**
- XI. ADJOURNMENT.
  - \*Agenda subject to change.**