

***CAPITOL NEIGHBORHOODS, INC.***  
**MINUTES of Executive Council Meeting Held October 24, 2017.**

MEMBERS PRESENT: Negrin, Broughman, Herring, Fisher, Vercauteren, Light, Stitt, Ostlind, Mayer, Ingebritson, Ostlind, Cooper, Kamps, Mohs, O'Brien and Verveer.

GUESTS: John Morgan, Madison Police Officer Jason Freedman.

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

II. DOWNTOWN POLICE REPORT.

Officer Freedman reports that police are in "Freakfest mode" for this weekend's Halloween celebration on State St. Police expect it to be a long night, but they will have plenty of resources.

Negrin asked for an update on the shooting incident in the parking lot on E. Wilson St. across from the Nomad World Pub in late August that was discussed at the last EC meeting. Freedman said the altercation started in the pub and police have now gotten everything they need, but have been unable to identify a suspect. This, he said, is another shooting that will go unsolved unless someone comes forward. Freedman blamed the initial delays in obtaining information from the bar to miscommunication and technical problems with the video equipment. According to Freedman, the owner, Michael Eitel, and Officer Chaney-Austin had a long telephone conversation about this. He believes that changes the bar has made since the incident should prevent a similar incident from happening. He noted that police are trying to get an ordinance passed that tells bar owners there will be a consequence for the establishment if video technology fails. In this case, there was a change in management right before this occurred and the person on site could not operate the video equipment. It then took several requests before the bar turned over the video. Freedman said police may not have conveyed a sense of urgency and the bar has now addressed the situation. Stitt complained that, as a neighbor, he tried to find out information from police but they never got back to him. He believes we should have a meeting at the bar with residents, police and the owner to discuss the situation. Freedman said he encouraged the owner to meet with neighbors and he is agreeable to it. Stitt asked what he should do to follow up. Freedman answered that someone from the police department will follow up with the owner. We could also ask Ald. Rummel to reach out to him. Stitt added that he knows the owner, he has tried to contact him, but he has not responded. Verveer said the owner, Mike Eitel, is very concerned about this. He also hopes to open a second location downtown. Stitt will follow up on this.

Herring asked about the backlog in prosecutions at the District Attorney's Office recently reported and what effect it has on police. Freedman answered that police are "frustrated" by the backlog. Verveer, who was formerly a Dane County Assistant District Attorney, explained that prosecutors are employed by the State

but the County could also fund positions. The Dane County DA's Office has been short-staffed for 15 years and district Attorney Ozanne is asking the County Board to fund several attorney positions because the State will not.

III. MINUTES of the September EC meeting are APPROVED without change; on MOTION by Mohs, SECOND by Cooper.

IV. NEW BUSINESS

**CNI Holiday Party.**

Cliff fisher offered to have the party at the Rigby Tavern again this year. A tentative date of Thursday, December 7, was set. Fisher will check on availability at Rigby's. Negrin said we will decide on a firm date in time to get the announcement into the next newsletter. We spent \$600 last year on the party at Rigby's. Everyone was pleased with how it went last year. We will proceed.

V. OLD BUSINESS

**CNI Presidency.**

Negrin announced that she has decided not to take over as President. She opened this up to the floor for discussion. Ostlind believes it would be good to find someone with the time to take on outreach and leadership roles. Stitt noted that EC meetings are well attended and we do good work as an organization, but he finds it "interesting" that no one is willing to take over as President. The organization is running fine at the moment, but he asked how much better we could be with an active President. He suggested rotating the chairing of EC meetings if that would help. Negrin responded that chairing the meetings is not a problem for her and she is also willing to send out the agenda. She discussed dividing up the President's responsibilities for the time being and she referenced the job description prepared in the past by Vercauteren. Those duties include: (1) chairing EC meetings; (2) serving as the CNI representative on the DMI Board; (3) e-mail meeting agendas and other correspondence; (4) writing a monthly cover article for the newsletter; (5) providing direction for other activities by CNI.

Mohs, who already serves on the DMI Board, offered to also serve in a dual capacity as the CNI representative on the Board. Kamps said he was a DMI member and would be willing to serve as the designated CNI representative. But, Kamps believes the President should serve on the DMI Board. Ostlind noted that the President may appoint a designee to the Board. Vercauteren said he is willing to continue to serve on the DMI Board. Mohs said the two of them could collaborate. Stitt remarked that he likes the continuity of having Vercauteren remain on the Board. For now, both Mohs and Vercauteren will continue to serve. Stitt commented that the President's newsletter article provides a very important voice in the community. Negrin asked who would be willing to write the article for at least the next three newsletters. Kamps suggested rotating the article. He offered to do an article on the W. Wash. Corridor Plan. Negrin accepted his offer and Kamps will

write an article for the next newsletter on the W. Wash. Plan. Negrin will continue to chair the EC meetings and send out the agenda for now. We will keep this on the agenda.

### **The Future of the CNI Newsletter.**

Negrin reminded us that there are only three more newsletters before Scott Kolar steps down as Editor. Cooper urged district representatives to reach out at district meetings to those who might be interested in working on the newsletter and on CNI communications. We should also reach out to other neighborhoods for ideas. Cooper said a Baskerville resident is interested in working in a part-time capacity on the newsletter and Cooper hopes to connect him with Kolar.

### **MATC Downtown Campus Development Steering Committee.**

Ingebritson noted that 13 people signed up to serve on the committee and they are trying to arrange a first meeting date. Verveer had nothing new to report about the project from last month. He believes that Hovde's focus now is on negotiating the lease with the college and they have not yet submitted a land use approval application. Verveer hopes that he and the committee can agree on a meeting date soon.

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

Cooper has nothing new to report, but expects that they will get active again soon. Kamps is encouraged that the Mifflin/W. Wash. initiative is in the city budget. Verveer added that the Planning Division Director called this process a "major initiative" and planning staff is willing and able to meet with neighbors. Mohs commented that Mansion Hill has some of the same interests. Residents there want to preserve the Wisconsin Ave. corridor just as residents in Miffland want to preserve the W. Wash. corridor. He believes they should be part of the same conversation and there should be collaboration on the vision for those streets. Stitt asked what has happened with the houses on W. Wash. and Broom that were threatened with demolition a few years ago. Verveer answered that the houses were purchased in the last eight months by a Waukesha CPA firm. Verveer does not know much about them. Stitt commented that it seems as if the new owners have put a lot of money into those houses, and he would like to see W. Wash maintained in its current profile. Stitt wants someone to arrange a meeting with the new owners. Verveer noted that this planning process for the W. Wash./Mifflin corridor was one of the key recommendations in the Downtown Plan.

### **Future of the Dane County Jail Program Report.**

Cooper reported on the program sponsored by CNI on the future of the jail held October 17 at Capitol Lakes. It was attended by 50 people. Presenters were County Supervisors Mary Kolar and Paul Rusk, and Sheriff David Mahoney. They discussed current plans for the jail. The timing was good, as the county board held a

public hearing on the future of the jail the next night. According to Cooper, attendees thought the information was useful and timely. Vercauteren agreed, and thanked Coper for spearheading the effort to arrange the program. The county now wants to get it through the budget process. After that is done, it would be time for a follow-up neighborhood meeting and involvement in the process. According to Coper, the proposal is to add four floors to the Public Safety Building, to close the jail on the top two floors of the city-County Building, and to relocate the Huber Center downtown. Cooper noted that closing the top two floors of the City-County Building was a main motivating factor for this. He does not know what the future plans are for those two floors. Stitt commented that he wants to see a better interface with the jail's surroundings; more thought should be given to an "architectural interface" with the rest of the community. Cooper responded that one of the attendees at the meeting raised the issue of the building's appearance. According to Cooper, Ald. Verveer had a discussion with Baskerville residents after the meeting and they are working on arranging a meeting date to set up a neighborhood process if the proposal survives the budget process next month. He explained that the county will be treated in this process like any other private developer and a steering committee will be formed to review the project. Cooper also noted that this will not be a "slam dunk" as the jail proposal goes through the budget process, because it faces some opposition.

### **"Off the Square Club" Fundraiser Event Report**

Negrin, Ingebritson and Warman attended the fundraising event last month at which CNI sponsored a table. Ingebritson described it as a "fun" event, and had there been more time to publicize it, more people would have gotten involved. Negrin agreed that it was an interesting and worthwhile event.

## **VI. DISTRICT REPORTS**

### **Bassett.**

Cooper thanked Vercauteren and Mayer for their work on helping to publicize the county jail program. Madison Officer Chaney-Austin is now a regular attendee at Bassett district meetings and his report is a highlight, according to Cooper. His presence is appreciated.

### **First Settlement.**

Stitt reports that a couple has purchased the small home next door to the Nomad pub on Franklin St. and are restoring it. The home next door to that one is also being reconfigured by its owner. There have been no problems so far with the Hail Mary Sports Pub located in the old Monastery/Bellini's site. There is an application before the ALRC to open a Mexican Cantina in the old Bayou tavern site on S. Butler St. There was a recent neighborhood meeting with the new owners. Stitt described it as interesting; neighbors expressed concerns about problems caused by the previous establishment and they do not want it to become a late night

“scene.” The hope is that the bar will become a healthy part of the neighborhood. Verveer reported that the ALRC granted them an alcohol and entertainment license last week. He is happy to report that the owners agreed to all of the conditions, including that they close by 11:00 p.m. on Sunday through Wednesday; 1:00 a.m. on Thursday; and 2:00 a.m. Friday and Saturday. They will have acoustic music only, except on Cinco de Mayo and New Year’s Eve.

Stitt reports that the Beacon day resource center for the homeless recently opened in the 600 block of E. Wash. He believes they did a great job of building it out, and management seems to be responsive to neighbors’ concerns. Even so, Stitt said, neighbors have legitimate concerns about its impact on the surrounding neighborhood. The facility’s management will have to stay on top of that. Vercauteren noted that he is on the Beacon’s community advisory team. He said the first week’s numbers were “incredible” and far exceeded anyone’s expectations.

### **James Madison Park.**

Fisher reports that traffic is blocked on Mifflin St. due to the bike lane reconfiguration and residents do not like it. He said there is no one to contact about it. Fisher took photographs of someone he saw going through cars in the neighborhood. Verveer encouraged him to share the photos with police. Fisher is still working with the city on his development proposal on N. Butler St. He hopes to get it moving in the next few months.

### **Mansion Hill.**

Mohs reports that issues persist over noise from the Edgewater, but with winter coming, things should improve. They hope to find a solution. Verveer reported that the city council recently took up the Edgewater entertainment license and it approved the ALRC’s recommendation which, he said, “pleased no one.” This will, however, be revisited at license renewal time in May. Ingebritson asked whether people have thought about what it would be like to live in a residential neighborhood with loud sounds from the hotel 3-4 nights a week. She said residents have discussed inviting people to come and listen. Perhaps by hearing it firsthand, they will become more conscientious. She hopes that the band shell concept will work and called this a “work in progress.”

Mohs asked what Wisconsin Ave. will look like in light of the MATC campus proposal that threatens the “grand avenue” concept. He reiterated that Wisconsin and W. Wash. Avenues are the most intact of the grand avenue concept for the four major avenues leading off of the Square, with their broad terraces and setbacks from the sidewalk. According to Mohs, the developers want to build a ten-story building with no setback from the sidewalk on Wis. Ave. He believes they should redesign it with a setback and build it out to Dayton St. instead. The setbacks should remain on both the Wis. Ave. and Johnson St. portions of the campus. Mohs noted that setbacks have also been preserved on Martin Luther King Blvd. (formerly

Monona Ave. and before that S. Wisconsin Ave.) Other major cities have preserved their wide avenues with setbacks, he added.

Mohs reports that the new owners of the old Governor's Mansion on E. Gilman St. are hard at work on turning it into a Bed and Breakfast and are seeking tax credits to help them improve the building. They are working with neighbors to address parking issues and to prevent excessive noise. Mohs said the Verex Corp. agreed to lease parking to them on weekends.

According to Ingebritson, Ald. Zellers has said that the city will budget money for a study to look into the feasibility of having the boundaries of the national historic district and the local Mansion Hill historic district be the same. Ingebritson believes the benefit would be to make available tax credits for both to a property owner within those same boundaries. It would also eliminate confusion. Mohs added that it would also enhance preservation efforts. Stitt noted that the same issue has come up in First Settlement where the national and local historic district boundaries are also not the same, adding that the local district has more protections than does the national district.

The steering committee for the hotel proposed for 118-122 State St., chaired by Pete Ostlind, meets here at the library tonight (10/24) right after this meeting ends at 7:00. Ostlind reports that the committee met two weeks ago and provided the development team with a series of questions that they will discuss at tonight's meeting. The developers go before the UDC on November 8. There will be a neighborhood meeting the night before, Nov. 7, at 7:00 p.m. Verveer added that this will be a large, publicly-noticed meeting and he offered a room in the City-County Building for it. He said the developers have done significant re-design since the last public meeting. Mohs asked whether the height map is in the Downtown Plan. Verveer answered that the map is in the zoning code. Mohs commented that property owners relied on height restrictions but developers now treat those restrictions as only "suggestions." Vercauteren noted that the zoning code allows for developers to apply for height map modifications. In the case of this hotel, the map allows for four stories on State St. and six on the back side on Dayton St. The developers will keep four stories on State St., but want to go up to ten stories in the back. Verveer explained that this would be a PUD, which requires the vote of the full city council. There have been few PUDs since the zoning code re-write. Mohs emphasized that the problem is in setting bad precedent. If these modifications are approved, other property owners will soon seek modifications because the property values will go up with the increased development potential. Mohs remarked that it is a "slippery slope" that will threaten the historic look and character of State St., adding that State St. is not a "development site." The concern, Mohs believes, is that buildings will become worth more as "tear-downs" if this precedent is set.

### **Miffland.**

Kamps reports that "place-making" efforts are underway at several locations in the district. Residents met with Hovde representatives to discuss beautifying the

storefronts in the 200 block of W. Mifflin. They are working to beautify the public plaza east of Capitol Centre Foods in conjunction with the store's expansion plan. They have encouraged the owners of Dorn Hardware Store to relocate within the district once the store closes as part of the Capitol Center expansion. One suggested relocation site for Dorn is the first floor of Metropolitan Place Phase II on Mifflin St. Dorn representatives have been invited to the next district meeting. Verveer reports that he sent out letters from the city to property owners in the district inquiring whether they would be interested in selling their property for use as a city park.

## VII. ALDERPERSONS' REPORTS

Verveer reports that a "pre-construction meeting" for the Judge Doyle Square project will be held this Thursday, Oct. 26, 5:30 at the City-County Building. Representatives from the city and from J. B. Cullen Construction will discuss the impact of the first phase of construction. Groundbreaking is set for Halloween, Oct. 31, 10:00 a.m., behind the Municipal Building. According to Verveer, the Government East ramp will not be off-line until the project's first phase is complete and the new garage replacing it with underground parking across the street is ready. Only then will the Government East ramp be demolished as phase II gets under way. When complete, the two phases will contain a hotel, two apartment towers, retail space, and Pinckney St. will be permanently closed. In response to Mohs' question, Ostlind said the ratio of hotel rooms to parking will be less than one-to-one. Verveer noted that they do not yet have a hotel operator, and the underground garage will have both public and private parking.

Verveer reported on the city budget. The Finance Committee finished work on the budget last night (10/23). Included in the Capitol Budget approved last month was money for Law Park expansion and renovation; reconstruction of W. Wash. between Bedford and Regent Sts., including improvements to the railroad crossing; and a dog park in Brittingham Park. In the Operating Budget, Verveer sponsored an amendment to fund a full-time landscape architect position whose work would be dedicated to assisting zoning staff by looking more carefully at plans before they are submitted, and by reviewing applications for "early start" permits. The position would be funded by permit fees. Verveer said there was a tie vote last night on funding for additional police positions. The tie vote means there is no funding. They are, however, applying for a federal grant to fund more police positions. Final action on both budgets will be taken by the council in the second week of November.

MEETING ADJOURNED

**NEXT EC MEETING: Tuesday November 28, 2017, 5:15 p.m., Central Library, Third Floor.**

**AGENDA for the Nov. 28 EC Meeting**

- I. CALL TO ORDER AND DETERMINATION OF QUORUM.
- II. REVIEW AND APPROVAL OF OCTOBER EC MEETING MINUTES.
- III. TREASURER'S REPORT (Warman).
- IV. DOWNTOWN POLICE REPORT.
- V. ACTION ITEMS/NEW BUSINESS:
- VI. OLD BUSINESS:
  - CNI Presidency;**
  - CNI Holiday Party**
  - 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;**
  - State Street Retail Business Study and Potential Action;**
  - Judge Doyle Square Update;**
  - Proposal to re-incorporate State/Langdon District into CNI;**
  - 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 by Negrin.**