



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved TRIANGLE AND MONONA BAY NEIGHBORHOOD PLAN AD HOC STEERING COMMITTEE

Wednesday, October 3, 2018

5:30 PM

Brittingham Apartments Cafeteria
755 Braxton Place

CALL TO ORDER / ROLL CALL

Present: 9 - Jared J. Pelski; DeWayne T. Gray; Elizabeth (Betsy) Johnson; Curtis V. Brink; Mike Brasser; Sariah J. Daine; Alexis London; Yvette Jones and Dia Xiong

Excused: 2 - Chad J. Ruppel and Maria Espinoza

Also in attendance: 3 - Planning Division staff: Linda Horvath, Ryan Jonely, and Angela Puerta. 1 - Human Resources staff: Karl van Lith.

WELCOME AND INTRODUCTIONS

PUBLIC COMMENT

Kalena and Mikey - two teens who have lived at Bayview for 17 years expressed concern about a potential street going through the Bayview property, indicating that it would not be safe for kids and it would be too congested during the football games, and other nearby events. They do not see the need for a new street in their neighborhood.

Sue Hoffenberg - expressed the need for a written policy stating that all current CDA residents on the Triangle will have the right to return to their buildings. Some of the federal regulations she has looked into for public housing confuse her. She also feels some residents do not understand the main idea of this planning process, partly because most residents do not come to planning meetings. Gray stated that people will not be relocated to another area outside the Triangle.

W. Burrell - represents the Triangle Plus Citizens Action Council. Did not speak at this meeting. Would like there to be a written Right to Return agreement after redevelopment for all CDA residents.

David Katz -shared a document that describes how historic icons of urban design, such as Frederick Law Olmsted and John Nolen, helped transform cities such as Madison and Chicago. He emphasized the importance of recognizing our history.

John Terry - feels there are too many events in the area. He has mobility limitations and thinks there should be a bench installed at the bus stop on W Washington Ave. London said that different accommodations should be considered in the area as the population is aging.

Pat McCaughey -indicated that he owns property in the planning area including the Erin Square building with Dunkin Donuts on S. Park St. He attended the meeting to

learn more about the neighborhood plan and to hear from other speakers.

Steve Jacobson - would like to know what input Triangle residents have shared during city plan meetings.

DISCLOSURES AND RECUSALS

None

APPROVAL OF September 5, 2018 MINUTES

A motion was made by Pelski, seconded by Brasser, to Approve the September 5, 2018 Minutes. The motion passed by voice vote/other.

1. [50250](#)

Background Data and Information

- London presented Bayview Site Plan 2.0
 - Bayview has gone through a 6-month engagement process. Around 104 out of 287 residents filled out a survey, and Bayview has conducted 14 meetings with their residents. Approximately 70% of Bayview residents have participated in the outreach process.
 - Main topics addressed during Bayview site design process: parking, sense of community, comfort, accessibility, walkability and open spaces.
 - Bayview, with the help of the Kubala Washatko Architects, have generated two site plans with the following features:
 - Higher number of residential units. Mostly townhome style units with gardens and open spaces for each of the units.
 - A building with traditional apartment units at the corner of Regent St. and W Washington Ave. A mix of 1, 2 and 3-bedroom units.
 - A more visible community center on W Washington Ave.
 - Sense of connection and character for all the units
 - Permeability and connectivity to surrounding areas.
- Brasser presented an update from Meriter Hospital
 - Last year, Meriter Hospital and UW Hospital entered into a partnership agreement that, among other things, allows them to share some of their services. They are in the process of finalizing a 10-15 year master plan. Buildings like 20 S. Park St. are approaching the end of their useful life. Braxton parking lot may eventually become clinic space. However, there will still be a need more parking stalls as the parking ramp behind the current building on S Park St. is over capacity. There is also need to improve access and directional signage for pedestrians who walk up to the hospital from S. Park St. Brasser is committed to incorporating comments from the Steering Committee into the Meriter master plan process.
- Tom Conrad, Interim Director of CDA Housing Operations, restated that CDA is not making any plans separately from the Triangle Monona Bay (TMB) Neighborhood Plan. CDA is waiting for the outcomes of the TMB plan in order to set CDA plan parameters. Current buildings at the Triangle are aging and CDA is committed to improving/replacing some buildings. They are looking for more financial resources but it is unlikely that buildings like Parkside tower and Brittingham apartments will

be replaced, as they are very tall and replacement cost may be prohibitive. CDA is currently improving the heating system of Parkside tower.

- Horvath presented highlights from property owner interviews. Staff will share a summary on potential property changes, which among other things, could affect types and sizes of commercial development and related transportation changes. One larger property where commercial use may be added is the surface parking lot behind the office buildings along Regent St.

2. [50249](#)

Planning Process

- Horvath presented a refresher on Steering Committee and city staff roles: City staff's role is to prepare the neighborhood plan and the Steering Committee's role is to advise staff in preparing the plan.
- A potential path forward could include: 1) complete a base layer of draft future land use for the whole planning area; then 2) complete 2 to 3 alternative layouts with future land use, layers of movement, and building configurations.
- If there are differences between City staff and Steering Committee plan recommendations, these differences may be resolved by policymakers during City Committee, Commission and Board review and adoption of the neighborhood plan.
- Karl Van Lith from City of Madison Human Resources explained the importance of understanding how the TMB Neighborhood Plan will be a framework for future changes in the area.
- London expressed a lack of validation during the planning process about accessibility concerns as they relate to community cohesion.
- Pelski proposed that a future SC meeting include more time for the SC to discuss as a group, and less informational presentation by City staff.
- Brink has heard some comments from people saying they feel safe now and are concerned about a new street being proposed for the Triangle area.
- The Steering Committee decided to finish upcoming meetings with "Points of Agreement" and "Next Agenda Items."

3. [51453](#)

Plan Development

No action was taken.

4. [50796](#)

Next Steps

The Steering Committee added a meeting on Tuesday October 16th, 5:30pm at Brittingham Cafeteria. City Planning and Traffic Engineering staff will attend the meeting as resources to the Committee during their draft neighborhood layout discussion. The regular monthly meeting will still occur on November 7, but it will be at Bayview Community Center, 6:00 p.m.

ADJOURNMENT

A motion was made by Jones, seconded by Gray, to Adjourn. The motion passed by voice vote/other.

All materials prepared for this Steering Committee will be available at the following link:
<http://www.cityofmadison.com/dpced/planning/triangle-monona-bay-plan/2569/>