



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes - Approved TRIANGLE AND MONONA BAY NEIGHBORHOOD PLAN AD HOC STEERING COMMITTEE

---

Wednesday, January 16, 2019

6:05 PM

Bayview Community Center  
601 Bayview, 53715

---

### CALL TO ORDER / ROLL CALL

**Present:** 7 - Jared J. Pelski; DeWayne T. Gray; Elizabeth (Betsy) Johnson; Curtis V. Brink; Mike Brasser; Sariah J. Daine and Alexis London

**Excused:** 3 - Maria Espinoza; Yvette Jones and Dia Xiong

**Also in attendance:** 2 - Planning Division staff: Linda Horvath, and Angela Puerta

### WELCOME AND INTRODUCTIONS

### APPROVAL OF November 7, December 5, and December 17, 2018 MINUTES

**A motion was made by London, seconded by Brasser, to Approve the December 17, 2018 Minutes. The motion passed by voice vote/other.**

**Approval of November 7, and December 5, 2018 minutes postponed to the next meeting.**

### PUBLIC COMMENT

Tyler Leeper, Brittingham Boats co-owner, indicated that the beach house he leases in Brittingham Park is at the end of its life; the structure is not in optimal condition. City Parks is planning future rehabilitation of the building. Brittingham Boats' mission is to connect people to nature and be a space for community engagement programs. It is important to keep the facility active. A team of UW students will work on a plan for potential improvements to the beach house. It will take about two years. A similar plan was undertaken at Warner Park.

### DISCLOSURES AND RECUSALS

None

#### 1. [51453](#) Plan Development

SC members reviewed and discussed draft land use and urban design recommendations:

- Bayview
  - Plans should be in alignment with the Bayview Plan.
  - Building height limit of 3 stories.
  - Potential iconic building at Regent St. and W. Washington Ave. - first define "Iconic"

Gateway Building" - building should complement and enhance the character and context of the neighborhood, and have interesting and unique architecture.

- Neighborhood should define iconic gateway building for the corner of Regent/W. Washington. Should have a height limit of 3 stories. City policymakers will use this definition to review and approve proposed buildings.
- Some disagreement with proposed north-south street from Regent St. to W. Washington Ave. Community is very small and people feel safe; a new street could bring problems such as damaging existing infrastructure.
- Some agreement with proposed new street from Braxton Plc. to W. Washington Ave. only - would help improve wayfinding and access to homes. Half of the proposed street would be on CDA and half on Bayview property.
- SC member requested using the RESJI analysis on proposed street. SC agreed; Staff to follow up with City RESJI team.

- CDA area

- Any new development should maintain enough housing for the existing number of residents; and consideration should be given to adding units so that even more people can benefit from CDA housing.
- Important to site buildings so that there are no long, dark pedestrian corridors between them.
- Recommend changing residential parking permit ordinance so that Triangle residents will have parking preference. It is hard for residents to find parking during major UW and downtown area events.
- Provide adequate parking onsite with any new development.
- Recommend Medium Residential for Gay Braxton and Bayview; High Residential for Karabis, Parkside, and Brittingham Tower to maximize greenspace and allow option to add housing units and provide more people the opportunity to live in CDA housing
- Transition higher scale buildings to lower scale - match surrounding neighborhood context.
- All buildings should be architecturally pleasing and complement surrounding context.

**A motion was made by Johnson, seconded by Gray, to extend the meeting to 8:30 p.m.  
The motion passed by voice vote/other.**

- Park View Area - High Residential

- Apply previously noted definition of iconic gateway building for Bayview, to corner of W. Washington Ave./Proudfit St.
- Retail on first floor of iconic gateway building is not likely to succeed; do not include it in recommendation.
- Disagreement with reserving a public easement, east-west through Park View property to connect to W. Washington Ave. and across to Bayview; suggest applying RESJI tool to analyze.

- Monona Bay - Low/Medium and Low Residential

- Low-Medium Residential at the corner of Proudfit St. and W. Main St. should be changed to Low Residential. The neighborhood opposed Low-Medium during the Comprehensive Plan Process.

2. [50249](#)

## Planning Process

**Referred to next meeting due to time.**

3. [50796](#)

Next Steps

- City staff will provide SC examples of "Iconic Gateway Buildings" by email.
- City staff will send around potential dates for final SC meetings and Open House.

**ADJOURNMENT**

**A motion was made by Brasser, seconded by Johnson, 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/>