



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

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

---

Thursday, February 28, 2019

5:30 PM

Brittingham Wellness Room  
755 Braxton Place

---

### CALL TO ORDER / ROLL CALL

The meeting called to order at 5:37 p.m.

**Present:** 6 - Jared J. Pelski; DeWayne T. Gray; Elizabeth (Betsy) Johnson; Curtis V. Brink; Sariah J. Daine and Alexis London

**Excused:** 2 - Mike Brasser and Yvette Jones

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

### WELCOME AND INTRODUCTIONS

### PUBLIC COMMENT

David Katz said the Common Council is leaning in favor of opening a new road across the Triangle connecting Park St. and W. Washington Ave., but this is against the wishes of neighborhood residents. It would be a safety hazard because of children. Motorists will exceed the speed limit. If the road goes through there must be police presence between 2pm and sunset every day except in the middle of the winter. The police do not have the resources to prevent bicyclists going up to 20 mph on the sidewalks. Cars will be going 35 miles an hour. A child could be injured or killed.

Mary Frickenstein made suggestions and comments for possible improvements at Brittingham and Parkside apartments:

- Paint the buildings
- New air conditioning for the summer
- She appreciates all the help from the Triangle Community Ministry
- Common areas like bike lanes, lighting, reconstruction of Brittingham Park shelter, expansion of the community garden, addition of fruit trees
- Additional street lights for safety, including in the park
- An emergency telephone system like on campus
- The new road could solve some problems about the turn in to Braxton Place

DeWayne Gray: would like to amend his comments from a previous meeting. He supports a street and a bike or emergency lane that will enhance the connectivity. For comments specific to the Bayview area, he has concerns that the safety of the kids should be addressed. A new street will have some implications for people who are using wheelchairs. A street should be considered that will connect Gay Braxton from Regent street, like a T shape. This will provided better access for emergency vehicles, as will give better access to Gay Braxton for residents. For the Triangle area, we still need to consider mobility issues so people with disabilities do not have to worry about traffic.

## DISCLOSURES AND RECUSALS

None.

## APPROVAL OF November 7, December 5, 2018 and January 16, 2019 MINUTES

Changes to the minutes:

January 16th:

Bayview Plan, first item: should say, "Plans should be in alignment with the Bayview Plan." (eliminate " . . . reflect the interest of Bayview residents and not the City as a whole.")

December 5:

On page 3, under "Draft Transportation Recommendations": "Also some residents cross mid-block to access bank, but generally about 1 time per month," should say, "Crossing from Bayview property to Summit Credit Union, many residents are crossing multiple times per day."

"Residents already have great access to bus routes and stops," should be removed. This was said but not debated.

November 7: Regarding the comments from Baltazar de Anda, add, "The bridge is the only safe way to cross West Washington, and there should be additional, safe, street level crossing."

Also add comment, "The bridge is not ADA and is dangerous for a lot of people."

**A motion was made by Johnson, seconded by Daine, to Approve the Minutes as Amended. The motion passed by voice vote/other.**

**Item # 2 was taken out of order.**

## 2. [50249](#)

### Planning Process

Horvath described the upcoming Open House for Wednesday, March 6, 6:00 - 8:00 p.m. at the Brittingham Cafeteria. Interpretation and light refreshments will be provided. She asked SC members to distribute flyers about the meeting. Stations with draft plan recommendations will be set up around the room and City staff and SC volunteers will be asking for input.

March 13, 5:30 p.m. will be the final SC meeting.

Horvath also reminded the Committee of their role as "advisory". During the adoption process / reviewing process for the Common Council, the group can prepare a memo about the things with which they do not agree, and this will be sent to the Council along with the draft plan.

Public question by David Hoffert: If the SC sends such a memo, will the staff team explain or justify why the comments from the SC were not approved and when the decision was made? Horvath responded that the memo accompanying the Draft Plan will explain why City staff disagreed with SC input.

Betsy requests that the Plan go later to the Council, to give the SC time to comment.

Horvath noted that the Council will refer the Plan to various City committees for review and approval. SC members can help present the draft plan and/or provide public comments at these meetings.

1. [51453](#)

Plan Development

Items:

1. Page 4, par. 2 mentions that the Dude, the Ideal and 8TwentyPark as “market-rate and affordable housing,” but the published rents for those developments are not affordable.

Tom Conrad (Housing Authority) said that developments that receive low-income housing tax credits have to include some affordable units. The statement from the draft plan is true, but there are different definitions of affordable.

2. Page 6, second column, first paragraph says, “Many Triangle residents are vulnerable people.” similar language should be deleted and replaced with something like “Triangle residents deal with a diverse range of challenges.”

3. Page 9, 2nd column, first paragraph, “HR” (high residential) does not match “maintaining existing scale and character,” because currently it is low residential. Suggest deleting “. . . of maintaining existing scale and character, while adding housing.”

4. Regarding p. 10: The dotted lines on the map, which represent possible public pathways should be described as “primary” or “accessible” paths instead of public easements. There could be confusing liability issues if these are public paths on private property. Additionally, add a description of the character and nature of these paths.

5. p. 11: (East Campus Mall Extension), the City should provide street and bike path lighting for any “missing” blocks on W. Washington Ave.

7. pp. 13-15: When current buildings are replaced with taller buildings, the new buildings should be stepped back.

There was a discussion of possibilities for affordable ownership in the Triangle. The committee’s thoughts:

- Affordable ownership in the residential area near the Bay would be good.
- Requiring affordable rent-to-own units in new developments can be difficult or very restricted.
- A vital part of ownership is being able to build up equity.
- It would be good to provide a way for current residents to have a rent-to-own option.
- (Tom Conrad): The CDA’s high-density structures such as those on the Triangle benefit from having single-family-home ownership nearby. Ownership is not the mission of the CDA in the Triangle, but there are ways for people in subsidized housing to move to home ownership by changing their housing subsidy into a mortgage subsidy.
- Consider the community revitalization plan from Monona Bay.

**A motion was made by Johnson and seconded by Gray to extend the meeting beyond its regular time.**

p. 18 under “Why?”

- Bayview’s goal is to expand affordable and accessible housing. They are adding one-bedroom units to their unit mix.
- Regarding the idea of an “iconic gateway,” (3rd bullet point under “Why?”), it would be good to provide some kind of info-graphic in the document.
- Public east-west sidewalk and paths, again, “public” should not be emphasized.

p. 20 There should be a beacon (Rapid Flashing Beacon) to mark the Regent St. crossing discussed earlier, and another safe pathway going through Bayview's property towards the bank.

Regarding proposed north-south street and intersections with W. Washington Ave. and Regent St.:

- Puerta said graphics could be added to illustrate how the proposed street would intersect with W. Washington Ave.
- CDA agreed with adding the proposed street as shown in the draft plan. It would allow access for emergency vehicles and better access for residents.

p. 23. Second paragraph could be altered to say that there is a possibility of having both a specialty grocery such as Asian Midway and full service grocery.

p. 24

The illustration of a proposed building at W. Washington and S. Park St. should include more façade articulation for a more welcoming corner.

p. 28

- Puerta explained that the graphic of S. Park St. and W. Washington Ave. intersection includes recommendations for bike paths on both sides of W. Washington Ave., a new alignment of the crosswalk on S. Park St., and larger median and pedestrian refuge areas by eliminating a south-bound lane from W. Washington Ave.
- The intersection would have new features like tabletops at crossings, continental markings, and a landscape buffer on both sides of W. Washington Ave.

SC and city agencies will review the Monona Bay Neighborhood Association community revitalization plan and consider adding the recommendations to the draft neighborhood plan.

3. [50796](#)

Next Steps

**ADJOURNMENT**

**A motion was made by London, 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/>