

**From:** [Nicholas Davies](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Auto-oriented development in TOD zones  
**Date:** Monday, October 3, 2022 10:15:57 AM

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Dear Plan Commission,

On your agenda this week are two developments that include auto-oriented features located along the BRT corridor and planned Transit-Oriented Development overlay area.

The Planning Division has found that the submitted plans meet current requirements, and they may try to dissuade you from considering TOD requirements, but given the timing, these two projects may be decisions you shortly regret.

For the Mineral Point / Pizza Hut project, I think there's a good case for approval:

- \* The setback from the street is preexisting
- \* The drive-through window on the side is not designed to interfere with non-car access from Mineral Point Rd
- \* Plans include walkway connections to public sidewalk and bike racks
- \* The proposed building takes land away from surface parking and turns it into for additional space for businesses, adding more amenities within walking distance
- \* While drive-throughs are generally auto-attractive, Madison ordinance requires businesses to serve cyclists (for example) who go through the drive-through
- \* Pizza Hut is a type of business that can be used by drivers and non-drivers alike

On the other hand, the E Wash / car wash project boasts few of these advantages:

- \* The plans fail to include required bike parking for employees who choose to bike to work
- \* The plans include no safe/marked approaches for pedestrians
- \* This business is not intended to provide any walkable amenity to neighborhood residents or to someone stepping off of BRT, and there will be a BRT station at Melvin Ct
- \* In fact, the entire E Wash frontage is planned to be a wall of shrubs. "Move along, there is nothing for you here" is the clear message

Since the E Wash / Melvin Ct plan is before you, you have an opportunity to make it consistent with Madison's short-term and long-term future. We are not going to look back on 2022 and feel good about approving a bigger spiffier car wash in this location!

Thank you,

Nick Davies  
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