

From: [Kaleb Haugen](#)
To: [Plan Commission Committee](#)
Subject: Opposition: 78197 & 79049
Date: Monday, August 20, 2024 5:28:42 PM
Attachments: [image001.png](#)

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Good evening,

I would like to submit my opposition to agenda items 13 and 14, 78197 and 79049 respectively.

~~as 3913 Lien Road, District 3.~~

Note: Items 13 & 14 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

13. [78197](#) 3913 Lien Road; District 3: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a car wash; and consideration of a conditional use for a major alteration to an existing planned multi-use site per MGO Section 28.137(2)(e), all to allow construction of a car wash.
14. [79049](#) Approving a Certified Survey Map of property owned by Club Car Wash Operating, LLC located at 3913 Lien Road; District 3.

Note: Items 15 & 16 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

15. [79017](#) ~~1222 Bogert Street, District 12: Consideration of a demolition permit to~~

The intersection of Lien Rd at East Washington is a very dangerous intersection for all users, especially pedestrians and cyclists. This is due in large part to the slip lane off northbound E Washington meeting the left eastbound lane of Lien right before the driveway for the gas station as well as the shared drive for Aldi and the former Howard Johnson. Traffic routinely changes lanes crossing solid lines to access these businesses, likewise traffic leaving the existing businesses is unsafe making a right turn and extremely unsafe when trying to turn left.

Without significant adjustment to this intersection the city must not approve any uses that will increase traffic here.

Kaleb Haugen (he, him)

c. kaleb@haughn.us

(Composed on my mobile)

From: [Erik Paulson](#)
To: [Plan Commission Comments](#)
Subject: comments on 3913 Lien Road legistar #78197, agenda item 13 for 8/28/2023
Date: Sunday, August 27, 2023 2:10:46 PM

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Hello Plan Commissioners (Bcc'ed)-

I wanted to share some thoughts on the Conditional Use for 3913 Lien Road. I think this is a tough call but I would urge you to deny the application. Here are some reasons why I believe a denial is appropriate:

1. Condition 4 of the approval standards is not met, "4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district." A car wash is at the very far end of what is appropriate for a commercial district, especially a more "industrial scale" car wash that is being proposed. The CMU uses planned for the area, with more intensive housing, will be more difficult to achieve with a large car wash at this site. Across the street is a prime location for more intensive housing, however, given inflation and cost growth in construction, it will be difficult for projects to make economic sense if the rents their units can command will be depressed by having a car wash so close.
2. Condition 6 of the approval standards are not met. "Measures<...>designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets. " This project's location on E Wash, in a transit corridor, makes this condition hard to meet. There will be times of high demand where the ingress from East Wash backs up onto E Wash and disrupt traffic there, including the orderly functioning of a BRT stop. The part of the business model that makes a club car wash so successful will actually exacerbates this problem - because members pay much of their costs in advance it is less likely that they will seek out a different car wash, and since car wash days are correlated (e.g. warm spring days after a messy snowstorm) congestion is higher at club car washes. Unfortunately traffic modeling software is not sophisticated enough to be able to detail this specific of a scenario so for evidence you will have to apply your own analysis of how car washes in Wisconsin work and how traffic here will work.
3. Further with Condition 6, and combined with our TDM and TOD goals, the use fails to reduce traffic congestion. By design the only service on site is a car wash, and trips here will be disproportionately single-purpose trips. At other car washes a trip is more usually combined - car washes at gas stations or grocery stores are usually afterthoughts to a trip that was already planned. One of Madison's challenges is that the geography of our isthmus limits our ability to expand transit corridors and we must cut down on vehicles traveled on East Wash. Allowing such an auto-oriented use in a corridor we're desperately trying to increase in efficiency impacts many many people in the City.
4. This use at this location is not consistent with our existing plans. After due consideration of those plans, you will find that we intentionally set out to increase intensity of use, i.e. more people - in the transit corridors and near our infrastructure. This project sets those goals and strategies back. For one, as an employment center, it is extraordinarily light. The beauty of this business is that it is largely automated and there are very few people on site. This business will

by definition generate no pedestrian use and it's literally impossible for a customer to use transit to use this service. Even if 100% of the employees use transit to get there, this 1.34 acre site - steps away from a BRT stop - will generate at best single-digit trips per day. Standard #2 of the conditional use requires you to balance the city's ability to provide municipal services while applying "due consideration of the cost of providing those services." - this is not a good return on investment on the BRT. In previous city service one of the things I was most concerned about was the ability of Madisonians who have limited mobility to be able to have equitable access to transportation - if you use a wheelchair, finding a place to rent and finding a job that are both near transit is an especially high hurdle, and using a parcel that certainly ranks in the top 1% of transit access for an auto-centric, no housing, (essentially) no employment, no retail, no recreation, indeed nearly no activity at all, would be just a heartbreaking disappointment of those plans and opportunities.

Again I recognize that this will be a difficult call for the commission to make. One saving grace is that car washes are less forever than other uses, so perhaps a disappointment now will be a new opportunity in not too many years.

I wish you all the best with your deliberations. Thank you all for your service to Madison.

-Erik Paulson
202 DeMilo Way Madison (District 3)

From: [Harald Kliems](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 13: Consideration of a conditional use in the Commercial Corridor-Transitional (CC-T) District for a car wash
Date: Monday, August 28, 2023 8:00:42 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Plan Commission:

On your agenda today, you have a request for a conditional use for a car wash on E Washington Ave/Lien Road. I am writing in opposition to this request.

As the staff analysis states, "staff does not believe that establishment of an auto-oriented use, such as a car wash, is the intensity of use that is encouraged by the adopted plans. The auto-oriented development itself is not believed to significantly complement or directly support transit in the area."

The TOD ordinance that you developed was intended to remove car-oriented uses from high-capacity transit corridors, and the Comp Plan also demands that community-mixed use development should be transit oriented. A car wash is clearly not that.

Please do not approve this conditional use request. We're self-sabotaging our transit system by creating car-oriented (and therefore pedestrian and bicycle-hostile) spaces along our precious BRT corridors.

Thank you for your consideration.

Harald Kliems
6 N Allen St.

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Subject: No to 78197 (Yet Another Car Wash in a TOD Zone)
Date: Sunday, August 27, 2023 8:57:16 PM

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Dear Plan Commission,

Last time a car wash on E Wash came before you, the excuse was that it was submitted before TOD took effect. It's really disappointing that now we're about to keep approving car washes on E Wash, and the latest excuse involves a creative--and severely weakened--reinterpretation of TOD standards. How exactly is a transit rider--or anyone arriving on foot or bike or wheelchair--going to patronize a car wash?

It's especially hostile to people approaching on foot that they would have to cross the stream of vehicle traffic to approach the entrance. The building is going to be adjacent to the sidewalk on E Wash, but the public entrance isn't. There's really no need for that.

The plans also lack bike parking for employees, customers, or people who may come for the rentable office space upstairs. 2 bike parking spots are required, and none (zero) are included in the plans. This shows just how little the developers of this plan are interested in complying with our laws or meeting our community's needs.

Thank you,

Nick Davies
3717 Richard St