

## Prusak, Sydney

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**From:** Pat Laubach <patcanada48@yahoo.com>  
**Sent:** Saturday, March 09, 2019 2:27 PM  
**To:** Prusak, Sydney  
**Subject:** Road proposal in Sunset Memory Gardens Cemetary

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, I am an owner in Tamarack Trails along the cemetary/Tamarack property line. I have strong concerns about allowing this road to proceed without having a full watershed study completed and plan in the works. I have video of torrents of rainwater rushing down the cemetary greenspace towards Randolph with nowhere else to go. Some owners have been dealing with water run off in their basements for years. This will only make it worse. What recourse will we have in the future if this is allowed? I am very concerned about the loss of tree height at the very least and potential loss of trees altogether in the worst scenario. This is unacceptable to me. I live further down towards Randolph and have to look at a pile of dirt that the cemetary mounds there because there are no trees to obscure the view. Please consider these factors when making your recommendation to the commission. Thanj you, Pat Laubach, 7415 Tree Lane

Sent from Yahoo Mail on Android

## Prusak, Sydney

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**From:** Susan Abbey <abbeySusan@rocketmail.com>  
**Sent:** Wednesday, March 13, 2019 1:57 PM  
**To:** Prusak, Sydney  
**Subject:** Sunset Jewish Cemetery Project

Hi Ms Sprusak,

As a Tamarack Trails condo owner, I'm concerned about the Jewish Cemetery Project as it's currently proposed. Please consider my perspective:

For three years, I've been the owner of a condo in Tamarack Trails that abuts Sunset Memory Gardens. I've been waiting for the planned analysis and resolution of drainage problems, which I understand is planned. Now I'm learning of a poorly planned modification to the Jewish Cemetery. Not only will it increase drainage, safety, property values and privacy issues, it adds to the drainage problems across the whole Tamarack/Sunset border without addressing the underlying issue.

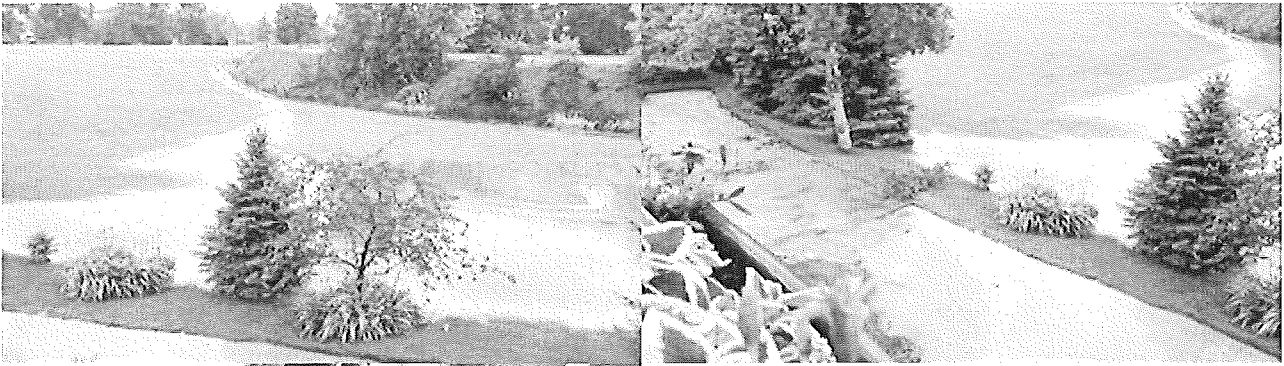
Other Tamarack owners have addressed the safety and aesthetic issues, so I won't detail those again. I do want to address the options for improved access to the Jewish Cemetery. I'm a regular visitor there, so I'm aware that current access is a problem. Of course, I don't support moving graves. The area in front of the Jewish portion of the cemetery isn't highly populated, and an attractive meandering access leading into the current paths is reasonable. Tamarack owners, who have been good neighbors to the cemetery, deserve more consideration of the views from our property lines other than killing our mature trees, replacing them with short shrubs and the offered resolution of a metal fence.

My condo is closer to the Randolph Drive end of Sunset. The view from my condo is a pile of dirt the height of second floor windows. It's reached that height because more dirt than is allowed is being dumped annually. There are noxious weeds growing along the dirt pile. The ground in the cemetery area isn't comprised of common soil. The ground doesn't absorb water and stays wet for the majority of the year. I'm attaching photos showing how water runs down toward Tamarack during rain. The rain also runs into the Madison sewer system. They're taken during different years and seasons.

Thanks for taking my concerns into consideration

Susan Abbey

7411 Tree Lane



**From:** Georgia Taylor  
**To:** Prusak, Sydney  
**Cc:** Stouder, Heather  
**Subject:** LNDUSE-2019-00017  
**Date:** Wednesday, March 13, 2019 3:02:40 PM

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Ms. Prusak:

I am writing to voice my opposition to the application (LNDUSE-2019-00017) submitted in February by the Jewish Burial Association of Madison (JBAM) for a one-way, 8-foot paved (non-permeable) road from Westfield Road along the shared property line with Phase VI of Tamarack Trails Community Services Association (TTCSA) where I've lived in my home for 28 years. Please confirm receipt of this message and that it will be included in your report to the Plan Commission prior to their upcoming hearing scheduled for April 8th at 5:30 pm.

The City Engineering Department placed a hold on the entire northern portion of Sunset Memory Gardens (Sunset) in approximately 1990 requiring a master drainage plan being submitted by Sunset to address the drainage issues resulting from their storm water runoff onto TTCSA Phase VI property before the issuance of any building permits. Greg Fries with City Engineering has stated that this area is part of a larger drainage study being completed in house, but that the study will not likely be completed until late summer. He goes on to state that the report will likely have recommendations for this area long term. He also states that there is a need for a full watershed study for our entire area including the High Point Road and Old Sauk Road area, but that would likely take years to see to fruition with budgeting and approvals by agencies and neighborhoods necessary.

- **Wouldn't it make sense to delay any decision on JBAM's proposed road until late summer after the drainage study is completed by City Engineering?**

As a homeowner, the following are some of my questions and concerns:

Edge Consulting Engineers, Inc., (Edge) on behalf of JBAM has not completed an updated survey to show exactly where the property line is. Instead, they have relied upon a Sunset plat dated 08-11-88. No one that I'm aware of in TTCSA's administration knows exactly where the property line is nor where we Phase VI homeowners can obtain the relevant documentation.

- **Would an updated survey be a reasonable request?**
- **Why is JBAM's property zoned CC (Commercial Center District) while Sunset's property is zoned CN (Conservancy District)?**
- **Are there any City setback requirements for this road as there were for Phase VI buildings?**
- **Will this road eventually be extended all the way down to Randolph Drive?**

Engineering Mapping and Records has requested a copy of any agreement permitting the placement of storm sewer pipe and discharge point on adjacent TTCSA lands.

- **Would a letter of support from TTCSA's Board of Directors be considered an agreement for such an arrangement?**
- **Phase VI homeowners have the right to be polled for their input, which the TTCSA Board has not done thus far.**

There are numerous underground utility lines along the shared property line. We assume those lines will need to be lowered for the road and asked JBAM representatives about the disruption Phase VI homeowners could expect. We were given no definitive answers.

- **Who will absorb the cost for lowering the utility lines?**
- **Will that work cause disruption to Phase VI homeowners' utilities?**
- **During the excavation and installation of the proposed road, will TTCSA property and landscaping be disturbed?**

We have suggested walking paths throughout JBAM's property or placing the road further away from Phase VI utilizing Sunset's existing roads for parking vs. their road but were told that there are existing graves that they cannot move according to Jewish law, which we accept. We also questioned the sense of a narrow, one-way road that may cause their visitors to become trapped between other parked cars and have been assured that their visitors will be patient about waiting.

- **Would it be a reasonable request to request a map showing the location of existing graves, as Phase VI residents see considerable unoccupied space?**
- **Therefore, existing graves means occupied vs. merely purchased for future use.**

JBAM plans to remove 30-foot primarily fir trees behind buildings 1 and 2 or trim them up 12 feet to accommodate the height of cars/trucks, which according to TTCSA's Landscape Supervisor will kill the trees along with the disruption of their roots due to the installation of the road. JBAM then stated that they will plant 3-foot arbs to run the entire length of the proposed road to restore the privacy of homeowners at the back of buildings 1-3, but also that they don't have to do anything or could just put up a chain fence.

- **We do not believe that 3-foot trees or a chain fence will replace privacy and the aesthetic value of 30-foot trees.**
- **Is there City Code requiring the enhancement of green infrastructure to help reduce storm water runoff issues?**
- **We do not want to risk a decline in our property values with the addition of this road within feet of our homes vs. the serene green space that was a huge consideration and plus when purchasing our homes.**

Homeowners living along the shared property line have been approached by the homeless coming out of the cemetery wanting a place to get out of the cold, criminals have stolen bronze vases in this corner of the cemetery in the past, there has been constant foot traffic by strangers cutting through Phase VI to get to Mineral Point Road and points beyond and there are young children living along the proposed road whose safety we must consider. Therefore, we are concerned that in this day and age of increased crime in our area, this dark road at the back of the cemetery will have a negative impact.

- **We do not want our safety and security negatively impacted.**
- **We do not want our home's resale values negatively impacted.**
- **We do not want this road to become a place for nefarious activity, particularly after dark.**

JBAM plans only a simple chain locked gate at the entrance on Westfield Road. The other end of their road that will connect to existing roads within Sunset will have no gate. Therefore, strangers will be able to get to JBAM's road at the back of the cemetery via Mineral

Point Road. Homeowners suggested a second gate to JBAM where their new road meets the existing sunset roads to prevent drive-throughs, but received no response.

- **Does JBAM have additional security measures planned besides one simple chain lock at the Westfield entrance?**
- **Does JBAM plan to post Private Property signs on the common border to keep strangers out of TTCSA property?**

There is a detention pond currently included in JBAM's road plans behind buildings 3 and 4 that will drain onto the common area between those two buildings that has flooded with every rainfall for decades. Phase VI homeowners were first told that there would be a slight increase in the flow rate due to the road and then that the flow rate would merely be slowed down with the pond, which our current swales should handle if properly maintained by TTCSA.

- **Any increase in runoff is unacceptable, a slowing of the runoff is also unacceptable and the goal should be to completely eliminate it.**
- **Doesn't City Ordinance 37.05 require JBAM to implement a stormwater practice that does not exceed existing volumetric discharges?**
- **What recourse do Phase VI homeowners have going forward from JBAM for damages and expenditures resulting from continued runoff?**
- **Will the pond hold water for long periods of time just as the cemetery turf itself does creating health hazards such as a place for mosquitoes to breed?**
- **Will the detention pond create an unsafe temptation for children?**

The Engineering Department has told us that JBAM's road behind buildings 1-3 will have no affect on the storm water runoff behind the western half of the northern property line behind buildings 4-8 and therefore, despite the City hold on the entire northern area of the cemetery, no master drainage plan will be required of Sunset for the western half. The green space runs downhill from building 4 and homeowners have all seen and taken pictures and videos of the "rushing river" that exists there every time it rains. Sunset has also dumped fill behind their office for years that results in erosion and sediment deposits on the city sidewalk along and into Randolph Drive.

- **Will the City reconsider their position and require a master drainage plan for the western half of Sunset also (now owned by StoneMor Partners, LP)?**
- **Doesn't City Ordinance 37.07 prohibit erosion, tracking or dropping of dirt or sediment on adjacent land and public streets by JBAM and/or Sunset?**
- **Would Sunset consider building a berm along the property line with the fill they have dumped behind their office for years?**
- **Phase VI homeowners would like to see this addressed now, as StoneMor is the subject of numerous law suits and is in financial trouble (possible bankruptcy) as confirmed by TTCSA's Board of Directors.**

Please find attached several photos of typical storm water runoff from Sunset to TTCSA property to help you understand the volume of water we've had to deal with for decades. Feel free to contact me if you have any questions on any of my statements. It is my sincere hope that the Plan Commission will delay any decision on this matter until after the Engineering Department completes their drainage study and offers some long term recommendations.

Respectfully,

Georgia Taylor  
7347 Tree Lane  
Madison, WI 53717  
833-1642









## Prusak, Sydney

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**From:** Debbie Knuth <drkyoga@yahoo.com>  
**Sent:** Sunday, March 24, 2019 7:00 PM  
**To:** Prusak, Sydney  
**Subject:** Cemetery Road - Concerns from Tamarack Trails resident

Hello Ms. Prusak,

I live at 7409 Tree Lane in Tamarack Trails - and while I understand the road in question will not extend far enough to directly affect my unit/area, I do have concerns regarding additional plans to possibly extend the road some time in the future - as well as the following general concerns:

- Haste involved in this road being built without proper/complete city/community research/inspection of potential and known negative impacts - including
  - alternatives to cutting down established 30 foot trees
  - securing a functional master drainage plan
  - confirming property line
  - confirming StoneMor's financial stability before embarking on something that will most likely require additional funding
- Need for further discussion/consideration of a chained fence/security system that may actually promote/attract criminal activity.
- Consider more options for open walkways/paths or alternate roadways that wind through the cemetery, etc.

Thank you for taking into consideration,  
Debbie Knuth

## Prusak, Sydney

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**From:** Georgia Taylor <Georgiataylor1962@outlook.com>  
**Sent:** Tuesday, March 26, 2019 2:49 PM  
**To:** Prusak, Sydney  
**Subject:** LNDUSE-2019-00017

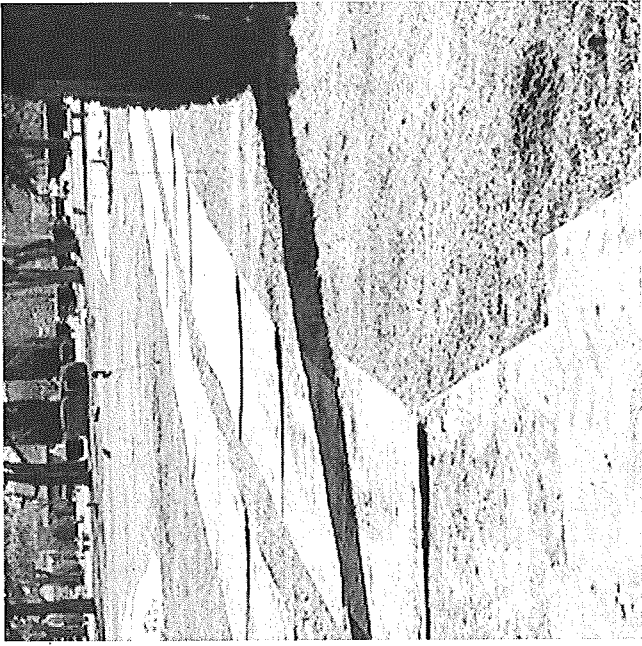
Sydney:

A Tree Lane neighbor shared these photos she took this weekend of the Jewish cemetery's temporary road that they lay out frequently for their funerals. It connects from the existing road within Sunset and heads north to accommodate both cars and people on foot, contradicting what they told us about their inability to place their road or walking paths further south on their property due to the current occupancy of graves. If, as they say, they want to be good neighbors to Tamarack, why can't they make this a permanent road without disruption to the common border with Tamarack, existing trees and the homeowners living there?

Please include these photos in the Plan Commission's report. Thank you.

Georgia Taylor  
7347 Tree Lane  
833-1642





Sent from my iPhone

## Prusak, Sydney

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**From:** Mary McFarlane <mpmcfarlane@gmail.com>  
**Sent:** Saturday, March 30, 2019 12:46 PM  
**To:** Prusak, Sydney  
**Cc:** Laura  
**Subject:** Proposed road in Sunset Memory Gardens at 210 S Westfield Rd

Dear Planning Commission:

We are residents of Tamarack Trails, 7339 Tree Lane. Our unit is extremely close to the cemetery. We have concerns in three areas regarding the road that the Jewish Burial Association of Madison (JBAM) proposes constructing on the property line between our property and the cemetery: drainage, security, and loss of privacy/property value.

**Drainage:** There has been a long-standing issue with drainage from the cemetery onto Tamarack Trails property. It's our understanding that JBAM/Edge Consulting Engineers, Inc. are proposing that the road would include a curb, gutter and detention pond to help address the issue. We are concerned that this might not be adequate and that we could see increased run-off. From what we hear, the City is conducting a watershed study of this area. It seems to us that it would be better to postpone the construction of the road until after the study is completed so the best solution for this area could be determined. If the road project proceeds as proposed and we see increased drainage onto our property, would we have any recourse? Since the road would be directly on the property line, would snow from the road be piled on our property beyond the curb and gutter such that it would drain onto our property when melting?

**Security:** We're very uncomfortable with having a road at the back of the cemetery so close to our home that could provide easy access for persons with nefarious intents to park their cars and enter our area. The road would be dark at night and quite a ways back from Mineral Point Rd and shielded from Westfield Rd by large shrubs so persons could go unobserved there. JBAM has proposed installing a chain gate at the Westfield Rd entrance to the road that would be locked at night. While this is an improvement, the road could still be accessed by entering through the main cemetery entrance on Mineral Point Rd .

**Loss of privacy/property value:** One of the things that we most love about our home is the privacy of the location. It is one of the main reasons we bought our unit. We like being a neighbor of the cemetery but also love the mature trees that separate us from it providing more privacy. We would hate to see the trees removed. While JBAM does not propose removing all of the trees, they intend to trim several of them up twelve feet. It's our understanding from the Tamarack Grounds Supervisor that this trimming along with root disruption from the road construction would likely kill the trees.

Also, as mentioned earlier, the road would be extremely close to our home. It's surprising to us that City regulations allow a commercial road to be constructed right on the property line but apparently that's the case. While one would expect that there wouldn't be a lot of traffic on the road except during a burial or infrequent visitors to the graves in the area, we're afraid that since the road would run from Westfield Rd to the existing cemetery road, some may start using it as a way to avoid the traffic light at Westfield and Mineral Point. People currently often walk along that edge of the cemetery, especially walking dogs, and the presence of a road could also increase the amount of foot traffic. Since the road would be paved, we expect that bicyclists would also use it. The loss of trees would make that even more uncomfortable for us. We feel quite certain that the loss of privacy and presence of a road so close would greatly decrease the value of our property.

We're sympathetic to JBAM's desire for a road but wish that it could be located much further into the cemetery (assuming that drainage issues were addressed). The road as proposed would impact us greatly.

Thank you.

Mary and Laura McFarlane  
7339 Tree Lane

Elaine Rosenblatt

7377 Tree Lane

Madison, Wi 53717

[Elainer49@gmail.com](mailto:Elainer49@gmail.com)

April, 1, 2019

Re: Sunset Memory Gardens Project and Tamarack Trails

Dear Ms. Sydney Prusak,

I would like to express my concern about the above mentioned upcoming project and its effect on my home and other's whose condo are on Tree Lane. My condo is the topmost in my 5-condo building, so facing the cemetery. In fact, it's the condo that is pictured on the letter of intent posted on the [www.Madison.legistar.com](http://www.Madison.legistar.com) website. Over the years I have had concerns about the existing drainage issues and the river that runs between my building and the building just east of my cul-du-sac after heavy rains or melting of significant snow. I'm concerned about the existing drainage, which might now increase, if not properly engineered, during the construction of the road and once the road is built. I'm concerned about my property value with pipes (especially if visible), the increased traffic with a road at that end of the cemetery, and, if there is a fence built, the loss of my view of greenspace.

I am unable to attend the 4/8/19 hearing, but do hope those involved take the time to make sure that the Temple needs are met, as well as those just north of the cemetery who can be impacted during and after the construction of this project.

Thanks for your attention

Elaine Rosenblatt

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