

February 20, 2019

City of Madison Zoning
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

**SUBJECT: LETTER OF INTENT
SUNSET MEMORY GARDENS DRIVEWAY FOR JBAM
MADISON, WISCONSIN**

INTRODUCTION:

The Jewish Burial Association of Madison (JBAM) is proposing the construction of a new paved driveway into Sunset Memory Gardens cemetery. This will provide direct access to the Jewish Section of the cemetery so mourners and visitors can reach the graves rather than walking long distances through the cemetery. It also provides an entry so cemetery visitors do not walk on neighboring property, and parking to help relieve street congestion during funerals. See additional information regarding the proposed site work on Page 4.

Existing drainage concerns along the northern property line between the cemetery and Tamarack Trails Condos will also be addressed with this project. Surface flows from the cemetery will be intercepted, redirected, detained, and slowly released onto the condo property. See additional information regarding the proposed stormwater controls on Page 5.

PROJECT TEAM:

Applicant: Jewish Burial Association of Madison
Temple Beth El, 2702 Arbor Drive
Madison, WI 53711
Contact: Jim Stein, President
Phone: 608-827-5216
Email: jhstein18@gmail.com

Landowner: StoneMor
1500 Hwy 310
Manitowoc, WI 54220
Contact: Ted Dirkman
Phone: 920-629-8736
Email: tdirk@stonemor.com

Engineer: Edge Consulting Engineers
624 Water Street
Prairie du Sac, WI 53578
Contact: Brian Beaulieu, P.E.
Phone: 608-644-1449
Email: bbeaulieu@edgeconsult.com

PROJECT LOCATION:

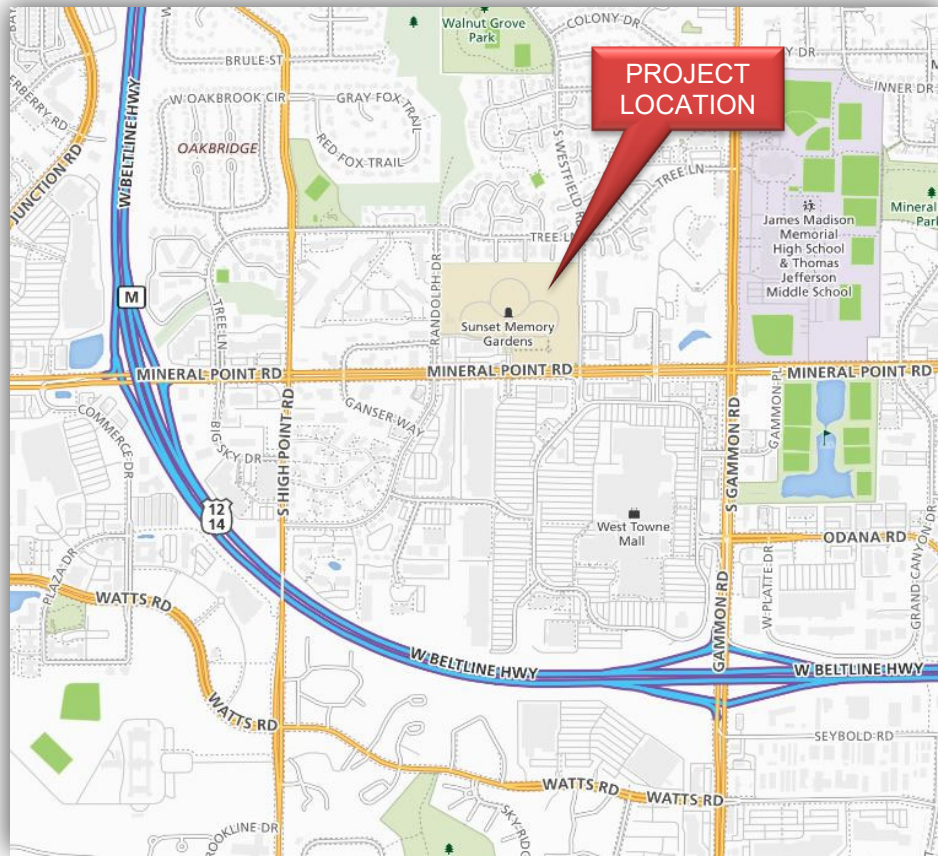
The project is located primarily within the Jewish Section of Sunset Memory Gardens cemetery where JBAM owns burial rights to 1,272 grave plots. The cemetery is bounded by Randolph Drive on the west, Westfield Road on the east, Mineral Point Road on the south, and Tamarack Trails Condos on the north.

Parcel Number: 251/0708-234-1402-7

Legal Description: Part of Section 'G' of the Sunset Memory Gardens Plat; and Part of Lot 2 of the Mineral Point Road Commercial Plat; all within the SW ¼ of the SE ¼ of Section 23, T7N, R8E, City of Madison, Dane County, Wisconsin

Address: 210 South Westfield Road, Madison, WI 53717

Zoning District: CC (Commercial Center District)



PROJECT SCHEDULE:

<u>Activity:</u>	<u>Timeframe:</u>
Submit Conditional Use Application	February 20, 2019
Plan Commission Meeting	April 8, 2019
Start Construction	Spring 2019
Finish Construction	Summer/Fall 2019

EXISTING SITE CONDITIONS:

The existing project site consists primarily of mowed turf grass, evergreen trees, and grave stone markers (see Pic 2 below). No grave stones or occupied grave plots will be impacted by this project.

A group of one-way gravel and asphalt loop drives are present to the south of the project area (see Pic 4 below). These drives are primarily accessed from the main cemetery entrance on Mineral Point Road, which is shared with the Cambridge Court Shopping Center.

In the area where the new driveway will enter Westfield Road, there is currently an asphalt parking lane with curb and gutter. No sidewalk is present on the west side of Westfield Road for the entire block from Mineral Point Road to Tree Lane (see Pic 1 below).



Pic 1: Looking south on west side of Westfield Road.



Pic 2: Looking west along northern cemetery property line.



Pic 3: Existing drainage ditch at west end of project.



Pic 4: Looking east at existing gravel loop drive in cemetery.

PROJECT WORK DESCRIPTION:

This project includes construction of an asphalt driveway approximately 760-feet long from Westfield Road to an existing gravel loop drive in the cemetery. An overview of the driveway route is shown in Pic 5 below. No grave stones or occupied grave plots will be impacted by this project since the driveway is being placed in platted open space in the cemetery

The driveway will consist of asphalt pavement over a compacted gravel base. A 24-inch wide concrete curb and gutter will be placed along the north side of the driveway near the north property line. The clear width of the driveway will be 10-feet to allow for one-way use.

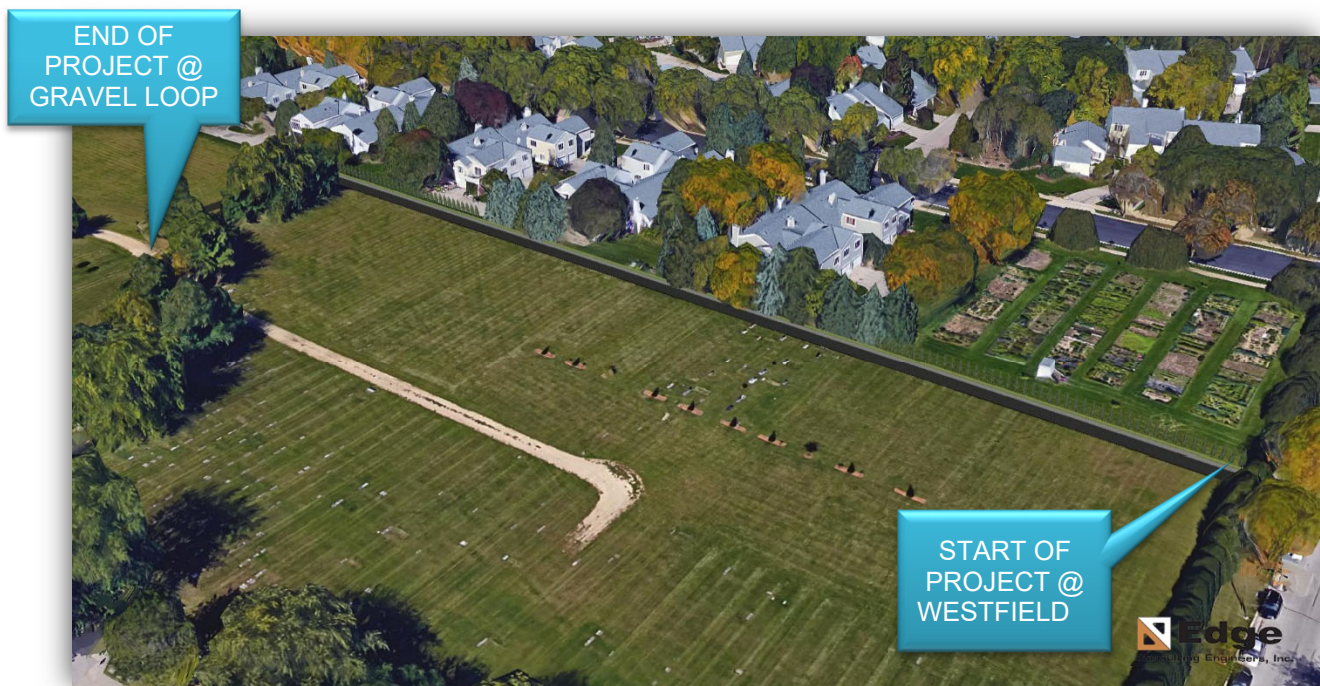
New evergreen landscaping will be installed along the northern property line of the cemetery to provide year-round screening. Three existing trees along the northern cemetery property line, and two trees along the eastern cemetery property line will need to be removed to accommodate the driveway section. Several other existing trees in these areas will need to have branches trimmed to provide sufficient vertical clearance for vehicles and pedestrians using the driveway.

A new concrete driveway apron and curb cut will be provided at Westfield Road. There is not an existing driveway in this location. A post and chain gate is planned for the Westfield end of the driveway to provide some control of entry.

A segment of sidewalk will also be installed through the driveway to prepare for future sidewalk installation on the west side of Westfield Road (none currently exists).

No exterior lighting will be installed with this project.

Several stormwater controls will be installed with this project including a detention basin and small diameter culvert pipes. These stormwater controls are discussed in more detail in the next section on Page 5.



Pic 5: Aerial rendering of driveway project looking northwest.

PROPOSED STORMWATER CONTROLS:

During discussions with the City Engineering Department we were made aware of a drainage concern that exists between the cemetery and Tamarack Trails Condos. This has led to the City placing a hold on construction permits in the cemetery unless the proposed work includes stormwater controls along the shared property line. This project will include stormwater controls for the length of the proposed driveway.

The drainage concern involves surface water coming from a portion of the cemetery that flows north towards Tamarack Trails, which then contributes to a standing water problem on condo property. There are areas on condo property where the ground is too flat to provide adequate drainage away from their foundations which has led to water infiltration issues. It appears the ground was held flat and low along the sides of the buildings to allow for full-size basement windows and flatter approaches to the garages.

In order to contribute to the solution of this drainage concern, this project proposes to install stormwater controls to intercept, redirect, detain, and slowly release the surface water flows from the portion of the cemetery that drains across the new driveway. These stormwater controls include the following:

1. Concrete curb and gutter
 - a. To intercept and redirect surface water flows to the detention basin.
2. Detention basin
 - a. To store the surface water flows before release onto condo property.
 - b. This basin will be installed in the same general area as an existing large grass ditch on cemetery property (see Pic 3 on Page 3)
3. Small diameter culvert pipes (4" to 8" diameter)
 - a. To force a slow release rate of water from the basin by restricting the pipe capacity.
 - b. These pipes then discharge into an existing condo swale that flows north towards Tree Lane.

The main benefits of these stormwater device installations will be:

- A. Much less surface water will freely flow from the cemetery onto condo property across the shared property line.
- B. No increase in flow rate of water flowing from the cemetery into the condo swales.
- C. For nearly all rain storms, the grass swales on the condo property will see a decrease in the flow rate coming from the cemetery.

Future projects undertaken by Tamarack Trails or the cemetery can then continue improving the drainage along their shared property line heading west towards Randolph Drive.