

From: [McNabola, Lisa](#)
To: [Plan Commission Comments](#)
Subject: FW: Plan for funeral home
Date: Tuesday, September 19, 2023 8:11:26 AM

Please add to Legistar.

Thanks,

Lisa

From: Wehelie, Nasra H <district7@cityofmadison.com>
Sent: Monday, September 18, 2023 4:49 PM
To: McNabola, Lisa <LMcNabola@cityofmadison.com>
Subject: Fw: Plan for funeral home

Here is another one

[Nasra Wehelie](#)

Nasra H Wehelie

Madison Common Council - District 7 Alder

district7@cityofmadison.com

(608) 571 4919

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From: Jesus Lopez <jlopez99@gmail.com>
Sent: Monday, September 18, 2023 4:39 PM
To: Wehelie, Nasra H
Subject: Plan for funeral home

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Hello Miss Wehelie - I would like to express my point of view regarding the plans to develop a funeral home at the location of **6853 McKee road**, I've lived in this for half my life and seeing new apartment complexes going up gets me all excited. However, seeing the plans for a funeral home does not make me too happy, this specific area needs to be utilized in a way we can add more housing for the thin housing market we currently have in Madison. That being said, I highly oppose the plans.

I hope you can relay my voice at the next meeting regarding these plans..

Have a good rest of your day

Regards
Jesus Lopez

From: [Wehelie, Nasra H](#)
To: [Plan Commission Comments](#)
Subject: Fwd: Proposed Development at McKee and Maple Grove
Date: Monday, September 18, 2023 3:09:50 PM

Nasra H Wehelie
Madison Common Council - District 7 Alder
district7@cityofmadison.com
(608) 571 4919
www.cityofmadison.com/council/district7

From: alitimgreen <alitimgreen@yahoo.com>
Sent: Monday, September 18, 2023 2:36:00 PM
To: district7@cityofmadison.com <district7@cityofmadison.com>
Subject: Proposed Development at McKee and Maple Grove

My name is Nichole Green and I live in the Maple Grove Commons Complex on Golden Copper Lane.

I want to let you all know I flat out OPPOSE the plans for the parcel of land across the street. I moved here right after this complex was built. It is quiet for the most part. I work from home from early morning to the evening. I also have a 31 year old daughter that lives with me who has cognitive delays as well as a permanent hearing loss in one ear.

Why do we need another funeral home when there are at least 3 of them within a mile of this area?

I enjoy watching the wildlife that we are able to see and hear on a daily basis that lives in that area.

Soooo much of our city has lost even the smallest of greenery to buildings for housing or retail.

There are native plants that bring in pollinators and other species to live there.

Where will the entrance and exit be? Do you all know how congested McKee and Maple Grove are in the morning and mid afternoon through the evening?

I don't think this plan has been thoroughly thought through. We have traffic on Golden Copper Lane from cars cutting through already to get either to apartments on Brader or cut through to get to Maple Grove when traffic is backed up on McKee.

I know my opinion won't mean anything or stop it, but dang sometimes peace and quiet and natural beauty is worth more than a building.

Sincerely
Nichole Green

Sent from my T-Mobile 4G LTE Device

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 9:44 AM
To: Fields, Debbie
Subject: Fw: [D7] Proposed Funeral Home at McKee Rd Development

Nasra Wehelie

Nasra H Wehelie
Madison Common Council - District 7 Alder
district7@cityofmadison.com
(608) 571 4919
[Subscribe to District 7 blog](#)

From: rdemick83@gmail.com
Sent: Thursday, June 15, 2023 11:37 AM
To: Wehelie, Nasra H
Subject: [D7] Proposed Funeral Home at McKee Rd Development
Recipient: District 7, Nasra Wehelie

Name: Rory Demick
Address: 7014 Rockstream Drive, Madison, WI 53719
Email: rdemick83@gmail.com

Would you like us to contact you? No, do not contact me

Message:

Hello! I'm writing to voice my strong opposition to the proposed development by Ryan Funeral Homes at the corner of McKee Rd and Golden Copper Ln. It appears to be part of a larger development file #73955 that was approved by the Urban Design Commission, but I believe that building a funeral home on that lot is the wrong decision.

The plan for the adjacent land parcel is apartments a funeral home is not an ideal view for the west-facing units and I imagine it will be difficult to rent those out compared to others in the building. In addition, the development plan calls for 100+ units. A funeral home would be wasted on this lot a restaurant/café or retail space would be far more advantageous and enjoyed by the community considering the pedestrian- and bike-friendly neighborhood that surrounds the development.

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 9:37 AM
To: Fields, Debbie
Subject: Fw: 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home

Nasra Wehelie

Nasra H Wehelie
Madison Common Council - District 7 Alder
district7@cityofmadison.com
(608) 571 4919
[Subscribe to District 7 blog](#)

From: Dave Esser
Sent: Wednesday, September 6, 2023 2:05 PM
To: Wehelie, Nasra H
Subject: Re: 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home

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Hi Nasra,

Yes, my concern was a smaller turnout as we were out of state at the last meeting.

I've heard from my neighbors in the Country Grove subdivision and NO one is pleased with a funeral home to occupy that prime real estate. Brick and mortar Funeral home placement in Madison has become as common as banks and Walgreen stores. This building will only be used for limited hours each week.

What the Maple Grove neighborhood needs is a restaurant for breakfasts, lunches and dinners and for families.

Funeral home buildings can be placed anywhere as people only frequent the business on rare occasions at best.

At one time this property was to be used as a DOT license renewal building. Again, a complete misuse of such a prominent corner of real estate.

What is the degree of complaints that is necessary for the city to turn down this plan?

How many residents have expressed actual approval for a funeral home on this property? Is this already a done deal?

Thank you Nasra.

Appreciatively,

Dave & Amy Jo Esser
3214 Tanglewood Drive
Madison, WI 53719

Sent from my iPhone

On Sep 6, 2023, at 1:51 PM, Wehelie, Nasra H wrote:

Good afternoon District 7 Residents,

Thank you to all who participated in my June 22 virtual neighborhood meeting about Ryan Funeral Homes' proposal to develop the vacant property at the corner of McKee Road and Golden Copper Lane into a 9,000 square foot, one-story building with a two-story component that would be a funeral home with chapel, social room, and office space. Perhaps due to busy summer schedules, there was limited turnout, and I would like to gather more feedback from the district. If you were unable to attend the meeting and are interested in providing your input, please email your comments to me at district7@cityofmadison.com after viewing [the recording of the virtual meeting](#).

The approval timeline for the project is as follows. Please mark your calendars with these important dates and send your comments to the email addresses below.

Plan Commission (virtual meeting)

- Monday, September 18, 2023 - 5:30pm
- A few days before the meeting, you'll find the agenda, instructions for registering for the virtual meeting, and options for viewing the virtual meeting [here](#).
- You may also submit written comments to the Plan Commission at pccomments@cityofmadison.com.

Common Council (hybrid meeting)

- Tuesday, October 3rd, 2023 - 6:30pm
- On the afternoon of Friday, September 29, you'll find the agenda and instructions for registering for the virtual meeting [here](#). If you prefer to attend the meeting in person, it's held in Room 201 of the City-County Building, 210 Martin Luther King, Jr. Blvd., Madison, WI 53703.
- You may also submit written comments to the Common Council at allalders@cityofmadison.com.

Please don't hesitate to email me with any questions or comments.

Thank you

Nasra Wehelie

Nasra H Wehelie

Madison Common Council - District 7 Alder

district7@cityofmadison.com

(608) 571 4919

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Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 9:43 AM
To: Fields, Debbie
Subject: Fw: [D7] Ryan Funeral Home.

Nasra Wehelie

Nasra H Wehelie
Madison Common Council - District 7 Alder
district7@cityofmadison.com
(608) 571 4919
[Subscribe to District 7 blog](#)

From: chase838@gmail.com
Sent: Monday, June 26, 2023 3:07 PM
To: Wehelie, Nasra H
Subject: [D7] Ryan Funeral Home.
Recipient: District 7, Nasra Wehelie

Name: Chase Fangmeier
Address: 7430 East Pass, MADISON, WI 53719
Email: chase838@gmail.com

Would you like us to contact you? No, do not contact me

Message:

Hi Alder Wehelie,

I would like to voice my opinion against building a funeral home on the corner of McKee and Maple Grove. On average, according to realtor.com funeral homes can drop property values 6.5%. Which would equate to homes in your district losing conservatively 10-20K in home values taking money out of your constituents pockets. People do not like having to drive by a building that reminds them of their own mortality on a daily basis.

This also does not fit a need in your district as Ryan Funeral homes current location in Verona is within a few minutes drive for most of your district.

There are much better options such as apartments, restaurants or retail space that could fill this land to drive tax revenue for the city. Along with the ever growing need of housing in the city.

Please reconsider adding this funeral home to our district as it directly negatively financially impacts your constituents.

Thanks,

Chase Fangmeier

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 10:11 AM
To: Fields, Debbie
Subject: Fw: I support the Ryan Funeral Home project

Nasra Wehelie
Nasra H Wehelie
Madison Common Council - District 7 Alder district7@cityofmadison.com
(608) 571 4919
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From: Dan Gruett <daniel.gruett@gmail.com>
Sent: Friday, August 4, 2023 5:41 PM
To: Wehelie, Nasra H
Cc: info@RyanFuneralService.com
Subject: I support the Ryan Funeral Home project

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

Good afternoon Alder Wehelie,

I'm writing to express my support for the planned funeral home / celebration center which was discussed during virtual neighborhood meetings on 9/22/2022 (which I attended virtually) and 6/22/2023 (for which I watched the recording).

I was impressed by their presentations at both meetings. Their plans far exceed anything I would have expected (a) from a funeral home or (b) on that unsightly overgrown lot. And, I'm excited to have public meeting space, which our neighborhood sorely lacks.

Please pass my support along to the appropriate commissions/councils.

Thanks,

Dan Gruett

Apple Ridge neighborhood (Cosgrove Dr)

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 9:38 AM
To: Fields, Debbie
Subject: Fw: Ryan Funeral Home building feedback

Nasra Wehelie
Nasra H Wehelie
Madison Common Council - District 7 Alder district7@cityofmadison.com
(608) 571 4919
Subscribe to District 7 blog

From: El <elainepoche@gmail.com>
Sent: Wednesday, August 9, 2023 5:46 PM
To: Wehelie, Nasra H
Subject: Ryan Funeral Home building feedback

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

Hi Alder Wehelie,

My husband and I are constituents on Muir Field Rd, near the proposed Ryan Funeral Home building. Thank you for distributing the June 22nd meeting recording and soliciting further feedback from the community. I just got done watching it, and have to echo the sentiments already made expressing disinterest in a funeral home at that location. We'd also further support the desire for there to be more restaurant / dining space at that location, as there aren't many options in the immediate area. (Fellow commenter Sharon was not wrong - a nice breakfast place would be great!)

I don't particularly understand the reasoning behind this development, since by their own admission funeral home usage is down, even in this meeting being referred to using percentages of percentages. There are other funeral homes in the area, as there are plenty of other community gathering spaces. The idea of using a funeral home for anniversaries, weddings, or birthdays seems very far fetched. I'd prefer to keep polling places as much out of private businesses as possible.

To me, it doesn't seem like Ryan Funeral Homes has made any argument for the needed use of this space other than that they just want to build a new building. I didn't hear anything about the community being underserved in funerary services; I didn't hear anything about the community lacking community spaces. But I did hear them saying they want to build this building and then figure out how to market it as a good idea to the surrounding community later. 'Building first, then branding opportunities.'

I don't know if it is possible to stop this development from proceeding at this point. But that land would be better left as green space or developed for restaurants.

Thanks for your time and for keeping us all updated, El Poché

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 9:36 AM
To: Fields, Debbie
Subject: Fw: Ryan Funeral Home

Nasra Wehelie
Nasra H Wehelie
Madison Common Council - District 7 Alder district7@cityofmadison.com
(608) 571 4919
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From: Rory Rhinesmith <roryr.lab@gmail.com>
Sent: Monday, September 11, 2023 5:09 PM
To: Wehelie, Nasra H
Subject: Ryan Funeral Home

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Sure would be nice if we could get a different type of business like a microbrewery or restaurant to locate on that lot. It is surrounded by neighborhoods that need more gathering venues. In the absence we do not bring our neighborhoods together to feel like a community on the SW side of the city.

Rory Rhinesmith
2501 Scenic Ridge Drive
Madison, WI 53719 Sent from my iPhone

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 10:09 AM
To: Fields, Debbie
Subject: Fw: Comments for 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home

[Nasra Wehelie](#)

Nasra H Wehelie

Madison Common Council - District 7 Alder

district7@cityofmadison.com

(608) 571 4919

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From: Pam Snyder
Sent: Wednesday, September 6, 2023 3:17 PM
To: Plan Commission Comments
Cc: Wehelie, Nasra H
Subject: Comments for 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home

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

Hello-

I am writing to submit comments against the proposed building at 6853 McKee Road. Unfortunately, it is very unlikely I will be able to attend the virtual meeting on Monday, September 18, 2023 - 5:30pm.

I have previously submitted these comments to my Alder.

I would strongly encourage a mixed retail & housing development in this area instead of the proposed building.

1. Funeral homes will **reduce property values** by an average of 6.5% [realtor.com](#) and [housesly.com](#)
2. The location is **too close to residential properties**.
3. The **traffic issues** it would cause on McKee would be unavoidable and constant. McKee is a major artery and is only going to become more important in the future. The Company insists that they would use side streets to exit the property, but those side streets lead to our major artery within a block.
4. **The current zoning PD is what our neighborhood represents and should strive for.** A Planned Development PD zone, which is defined as the city of Madison to "*facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations*". <http://legistar.cityofmadison.com/attachments/4e0ae4bf-f8be-425f-848c-a034e91f3a23.pdf> I encourage you to read the "Statement of Purpose" for the PD Planned Development District. This should be an opportunity to our neighborhood and changing the zone would mean **our neighborhood would miss the opportunity for a development that would bring far more community value in a time when it's desperately needed.** In such a difficult housing shortage and high prices, our climate crisis, a divisive political environment, and being at the cusp of innovative, green design, **we should stick with the values of this zoning district and**

envision a place for our whole community to thrive. The plans for this funeral home are entirely the opposite and should not be considered at this beautiful location.

5. Environmental impacts: the amount of pavement for a one story building & vehicle space, and the runoff it would create, should be taken into serious considerations as there are child care and school facilities nearby. Additionally funeral homes use formaldehyde and glutaraldehyde, produce needles and sharps that could cause harm to residents in the area. To the South Upper Badger Mill Creek, with schools and a connection to the Sugar River and may be reclassified to a fish and aquatic life use - cold water stream <https://dnr.wi.gov/water/waterDetail.aspx?key=13654>.

6. After other new business, Romantix, moved in at the corner of McKee and Maple Grove, and Madison Verona Self Storage on Maple Grove and Nesbitt, it's important to reconsider undesirable commercial development and businesses that reduce the neighborhood's appeal, and to keep our neighborhood beautiful, and appealing for the years to come. **This business will change the tone and appeal of the entire neighborhood.**

Thank you,
Pam

Fields, Debbie

From: Wehelie, Nasra H
Sent: Monday, September 18, 2023 9:37 AM
To: Fields, Debbie
Subject: Fw: 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home

[Nasra Wehelie](#)

Nasra H Wehelie
Madison Common Council - District 7 Alder
district7@cityofmadison.com
(608) 571 4919
[Subscribe to District 7 blog](#)

From: Janice Uhrig
Sent: Wednesday, September 6, 2023 4:28 PM
To: Wehelie, Nasra H; McNabola, Lisa; jvaughn@cityofmadison.com
Subject: Re: 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home

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Response to Ryan Funeral home being built on McKee and Maple Grove Road

Thank you Nasra for sending out the recorded meeting that I knew nothing about. This is the first that I have heard of Ryan building in this location.
I am very disappointed in the city of Madison in not sending a flyer out to a 5 mile radius of buildings that are going in and when meetings are going to be held.
I always feel that by the time I hear about them it is already a done deal... like the Romantix store. I'm so disappointed in the companies you are putting in our community.
What happened to finding a coffee shop, neighborhood library, small sit down restaurant like Monroe Street has or even a place for the Food Carts to come would be better.
I really feel that Romantix and Ryan Funeral Homes will not help the value of our homes increase... which gives the city more taxes; We want a place for the community to be involved in, since you are located in our neighborhood, which I have been living in for 30 years. The large room at Ryan's is not going to persuade me.
I'd even enjoy a community room for kids to learn skills...bike repair, some IT, STEM work over a funeral home. I am totally against this being on the site.

I am voicing my opinion here and hope it will be shared as I will not be able to attend the Sept. 18 meeting.

Very Concerned Neighbor,
Janice Uhrig

On Wed, Sep 6, 2023 at 1:51 PM Wehelie, Nasra H <district7@cityofmadison.com> wrote:

Good afternoon District 7 Residents,

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- You may also submit written comments to the Common Council at allalders@cityofmadison.com.

Please don't hesitate to email me with any questions or comments.

Thank you

Nasra Wehelie

Nasra H Wehelie

Madison Common Council - District 7 Alder

district7@cityofmadison.com

(608) 571 4919

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