

From: [Rhiannon Gregoire](#)
To: [Plan Commission Comments](#)
Subject: Funeral Home Proposal
Date: Thursday, September 14, 2023 6:47:11 PM

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Hello,

I am a resident of District 7. I have looked over the proposal for the funeral home on McKee and read opposing public comments. I do not consider a funeral home to be detrimental to the neighborhood. It is not a factor I considered when recently moving to the area. The opportunity to support a local Madison company and create job opportunities through construction and hiring for the new funeral home only helps Madison's economy.

Thank you,

R.G.

From: [Dean Davenport](#)
To: [Plan Commission Comments](#)
Cc: [All Alders](#)
Subject: Funeral Home Development on McKee and Golden Copper Ln (near Maple Grove Rd)
Date: Tuesday, September 12, 2023 11:00:15 AM

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I am unable to attend the upcoming meeting and wanted to voice my disapproval of the funeral home proposal on McKee Rd.

Sincerely,

Dean Davenport

From: Pam Snyder
To: Plan Commission Comments
Cc: Wehelie, Nasra H
Subject: Comments for 6853 McKee Road (aka 6728 Mader Drive)/ Ryan Funeral Home
Date: Wednesday, September 6, 2023 3:18:08 PM

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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](https://www.realtor.com) and [houseely.com](https://www.houseely.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