

From: [Jessi A](#)
To: [Plan Commission Comments](#)
Cc: [Field, Derek](#)
Subject: Oppose 822 Pulley Rezone
Date: Thursday, April 23, 2026 3:55:57 PM
Attachments: [image.png](#)

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Hello Planning Commissioners,

I'm Jessi, I live at 821 Bewick Dr., my backyard abuts the backyard of 822 Pulley Dr. I'm writing to express opposition to the rezoning amendment request which aims to split the lot on Pulley into two separate properties.

My opposition does not reflect any sentiment toward the new owner's plans, but rather care for our neighborhood's landscape.

Tucked away on Madison's far East Side, Burke Heights is defined by its modest homes with relatively large and spacious yards. Along Pulley Dr., **all properties exceed 10,000 square feet, with many ranging from 20,000 to over 30,000 square feet.** The two proposed lots, approx. 6,000 and 8,000 square feet, would be noticeably smaller than what currently exists and it is evident that they would stand out as inconsistent with the overall character of the area. In some cases **the new lots would be more than four times smaller than other properties on the same street.**

I respectfully ask that you uphold the current zoning designation, SR-C1.

Thank you for your time and consideration,
Jessi

CN
*Sycamore
Park*



From: [Darlene Ruskowsky](#)
To: [Plan Commission Comments](#)
Subject: Re: Rezoning of property ar 822 Pulley Drive, Madison, WI
Date: Thursday, April 23, 2026 2:27:39 PM

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Dear Planning Committee Members:

RE: Rezoning of the property at 822 Pulley Drive Madison WI

We are Peter and Darlene Buckner at 813 Pulley Drive.

We disagree with splitting the property into two properties. It is a small lot with no room for street parking the way the new owner intends for it to be developed. Their driveway is on the access road (Nakoosa Trail) between Pulley Dr and Bewick Dr. One can't park on the gravel access road (Nakoosa Trail). On Pulley Dr there is a fire hydrant on the corner so there's not much room for parking there. We also have people park on our street (Pulley Dr) to take their dogs to the dog park along with others using the dirt bike track. Many of us have an extra car or occasionally company that parks their cars on the road. We bought this house and property because of the large lots and seclusion. All the homes in this particular area are private homes primarily inhabited and cared for by owners they are not duplexes or divided properties built with the intention of a quick profit. The new owner's plans are all plans to maximize their own profit at the expense of the rest of the neighbors and the neighborhood. We have concerns as to how the plans or schemes this new owner has will affect the values of the surrounding properties.

From: [Kathy](#)
To: [Plan Commission Comments](#)
Subject: Oppose the rezoning of 822 pulley dr
Date: Thursday, April 23, 2026 1:08:08 PM

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I have lived on pulley dr since 1977. Our neighborhood is not the place to have a duplex or 2 house at 822 pulley. Next they will want a rode, also it will make the value of property's go down. Kathy Pond 806 Pulley Dr, Madison, WI 53714. Thanks for listening.

From: [Jacqueline Edmunds](#)
To: [Plan Commission Comments](#)
Subject: Opposing 822 Pulley Dr. Rezoning Amendment Request
Date: Thursday, April 23, 2026 7:52:36 AM

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Dear Plan Commission Members,

My name is Jackie Edmunds (Sandberg), the homeowner at 718 Pulley Dr, Madison, WI 53714. I've been a resident of the Burke Heights Neighborhood since 2018 when the home was purchased. This email is being sent in opposition of the rezoning request for the property at 822 Pulley Dr, Madison WI 53714.

I can understand the interest behind splitting that parcel, as financial gain towards the new owner, but it does not seem beneficial to those living on our street. One of my favorite parts of living in this neighborhood is the larger lot sizes. It's also a neighborhood with wonderful old trees and open space next to Sycamore Park. Even if the older house at 822 were to be demolished and rebuilt as two homes on two different lots, it would feel extra-compact in that space. I think it would be a bit of an eyesore, probably uncomfortable for the people around them, and detract from the overall beauty of the neighborhood (having extra room).

If I owned that property, and if the house truly needed to be demolished and rebuilt, why not rebuild it bigger instead? Or consider an addition instead of having two separate lots? If you drive by to assess it yourself, I think you'll see why separating it into two sections doesn't really work.

Just wanted to share my opinion before discussions happen - please let me know if you have any questions!

Thank you,

Jackie

Jacqueline Edmunds (CWR, M.S. CBSO)

Wildlife Program Manager

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