

From: [Marina Drake](#)
To: [Plan Commission Comments](#)
Subject: Deny Agenda Item 7 to rezone 1017 N. Sherman Ave
Date: Monday, December 13, 2021 5:58:07 PM

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

To the Plan Commission:

From: Marina Drake

Address: 46 Dixon St, Madison WI

Request: Oppose Agenda Item 7 to rezone 1017 N. Sherman Ave.

This area is adjacent to the 16 area historic wetland and upland natural area that has already been approved as a future City of Madison Park to help protect the natural assets for future generations. The adjacent commercial property being requested for rezoning is partly within the legal wetland and setback boundary. This public interest and environmental interest must be protected.

The current zoning is IG-W Industrial - General with Wetland Overlay because wetland restrictions apply. It includes areas for proposed improvements for vehicular access and parking behind the building that are literally almost level with the wetland pond and historically flooded during parts of the year. It should not be rezoned or approved in any manner that would permit illegal wetland and wetland setback area filling or improvements.

Please Deny Agenda Item 7 to rezone 1017 N. Sherman Ave. Thank you.

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["I see no logical argument for treating animals as if they don't suffer or as if they are without emotional needs. One cannot logically be disgusted by the slaughter of dogs or dolphins for meat but fine with the torture of pigs, cows and egg-laying hens. So given that our bodies can be beautifully nourished without animal products it only seems logical to be vegan." -- Karen Dawn](#)
[This website will help you get started: http://www.howdoigovegan.com/](http://www.howdoigovegan.com/)

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"Remember to be gentle with yourself and others. We are all children of chance, and none can say why some fields will blossom while others lie brown beneath the August sun. Care for those around you. Look past your differences. Their dreams are no less than yours, their choices no more easily made. And give, give in any way you can, of whatever you possess. To give is to love. To withhold is to wither. Careless for your harvest than for how it is shared, and your life will have meaning and your heart will have peace." --- Ken Nerburn

**From:** [Lynette Jandl](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Reject proposal to rezone this property  
**Date:** Tuesday, December 14, 2021 7:38:41 AM

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**Greetings to members of the Plan Commission:**

**I serve on the board of the Sherman Neighborhood Association (SNA) within whose boundaries this 1017 N. Sherman Avenue property lies.**

**Please reject any proposal to rezone this property.**

**Our board has just this morning learned that the communication to our neighborhood about these issues got lost in a spam folder so there has not been any opportunity as yet for our board or our members to review this proposal, meet with the new owner of the property about proposed redevelopment, or discuss at all. For this reason, I urge you to reject any proposal related to this property at this time.**

**Thank you for your time and attention,**

--

**Lynette**

Lynette Jandl

Home [608-244-2858](tel:608-244-2858)

Mobile [608-335-9493](tel:608-335-9493)

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**From:** [Barbara Noeldner](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Planning commission meeting tonight Item 7  
**Date:** Monday, December 13, 2021 12:45:32 PM

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I oppose item #7

This area is adjacent to the 16 area historic wetland and upland natural area that has already been approved as a future City of Madison Park to help protect the natural assets for future generations. The adjacent commercial property being requested for rezoning is partly within the legal wetland and setback boundary. This public interest and environmental interest must be protected.

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Thank you,  
Barbara Noeldner  
136 Kensington Dr.  
Madison, WI 53704

**From:** [Kester, Dolores](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Abbas, Syed](#)  
**Subject:** please table rezoning issue involving 1017 N. Sherman Avenue until our Sherman Neighborhood Association can review and discuss this proposal  
**Date:** Monday, December 13, 2021 12:05:30 PM

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**Greetings to members of the Plan Commission:**

**I serve on the board of the Sherman Neighborhood Association (SNA) within whose boundaries this 1017 N. Sherman Avenue property lies.**

**Please reject any proposal to rezone this property.**

**Our board has just this morning learned that the communication to our neighborhood about these issues got lost in a spam folder so there has not been any opportunity as yet for our board or our members to review this proposal, meet with the new owner of the property about proposed redevelopment, or discuss at all. For this reason, I urge you to reject any proposal related to this property at this time.**

**Thank you for your time and attention,**

**Dolores Kester  
1818 Winchester Street  
Aldermanic District 12**

**From:** [Paul Noeldner](#)  
**To:** [Plan Commission Comments](#); [Abbas, Syed](#)  
**Subject:** PROTECT THE WETLAND - OPPOSE DEC 13 2021 PLAN COMMISSION AGENDA ITEM 7 TO REZONE 1017 N SHERMAN AVE.  
**Date:** Monday, December 13, 2021 11:55:48 AM

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

To the Plan Commission:

Name: Paul Noeldner  
Address: 136 Kensington, Maple Bluff

Request: Oppose Agenda Item 7 to rezone 1017 N. Sherman Ave.

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Please Deny Agenda Item 7 to rezone 1017 N. Sherman Ave. Thank you.

Paul Noeldner  
Volunteer Madison FUN Coordinator  
Wisconsin Master Naturalist Instructor  
136 Kensington Maple Bluff  
[paul\\_noeldner@hotmail.com](mailto:paul_noeldner@hotmail.com)  
[608 698 0104](tel:6086980104)

Public Ethics, Facts and Fairness Trump Personal, Family and Religious Values and Profits in Public Decisions in Democratic Government, Laws and Institutions in a Free Civil Society. Simply put being civil is just like sports. Fair rules mean everybody can play hard and cheer for our team, but not keep some people out of the game, skip paying our fair share, wreck the playing field, or cheat to win.

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**From:** [Larissa Duncan](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Re: Please protect the wetland off of N. Sherman Ave.  
**Date:** Monday, December 13, 2021 12:55:55 PM

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December 13, 2021

Re: Request to Oppose Agenda Item 7 to rezone 1017 N. Sherman Ave.

Dear Plan Commission:

Please deny agenda item 7 to rezone 1017 N. Sherman Ave. This area is adjacent to the 16 area historic wetland and upland natural area that has already been approved as a future City of Madison Park to help protect the natural assets for future generations. The adjacent commercial property being requested for rezoning is partly within the legal wetland and setback boundary. This public interest and environmental interest must be protected.

The current zoning is IG-W Industrial - General with Wetland Overlay because wetland restrictions apply. It includes areas for proposed improvements for vehicular access and parking behind the building that are literally almost level with the wetland pond and historically flooded during parts of the year. It should not be rezoned or approved in any manner that would permit illegal wetland and wetland setback area filling or improvements.

Please Deny Agenda Item 7 to rezone 1017 N. Sherman Ave.

Thank you,  
Larissa Duncan  
41 Farwell St.  
Madison, WI 53704

**From:** [Jennifer Argelander](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Reject the Re-zoning request for Legistar 68639  
**Date:** Monday, December 13, 2021 12:04:50 PM

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

I have major concerns about legistar item 68639, the rezoning of the old Fox Water building and the 2000 sq ft addition. Currently the area which the new owners bought from Kraft is zoned as IG-W which means there is a wetland overlay. By changing to CCT, will the overlay still be in effect?

The Sherman Neighborhood Association members did not learn of this application (it got lost in spam) so consequently there was no discussion about this request. There are issues that the membership would like to discuss with the new property owners.

The Fox property back drive and parking is unsuitable to fill and build. It is clearly very close to and often within seasonal levels of the wetland pond and in the wetland boundary. Parts of the Fox back drive and parking area are literally under water for a portion of every year. I have actually watched the birds swim there when I have been out walking my dog.

Approval of this zoning request would set a precedent for any one entity to expand into the wetland without regard to the state and county required setbacks. It is important that legal due diligence is done regarding the wetland boundary and legal setback requirements for this current request and for any future planning to ensure the wetland designation is integrated into city plans and funding related to any future use.

**I am requesting that the rezoning request be denied.** Thanks for your consideration of my concerns.  
Jennifer Argelander

Thanks for your consideration of my comments.