

Date: July 31st, 2025

To: Leslie Marshall

From: Joy Newmann

Re: Our adjacent properties

I thought it would be helpful to write up some history of our respective properties and modifications of the area between them. Jeanne Boydston and I purchased our home at 741 Jenifer Street from Carol Ann Crabs on June 15th, 1990, the formal settlement date. Much like yours, it needed considerable work to repair structural problems due to age and modifications since first constructed. The front porch had been removed in the 1940s-50s, the clapboard siding and some windows had been covered with shingles, which still exists on the sides of the house, and the front and west facing walls were pulling away from the foundation resulting in a waterfall behind our electrical unit when it rained. So we spent the first two years hiring contractors to install a French drain and consulted with our new neighbor, Richard Wagner about a repair strategy for the wall continuing down the west side of our house.

We knew that Richard and Carol Crabs had written an agreement 10 years earlier (February 27th, 1981) to share a paved sidewalk starting mostly in Richard's front yard and ending mostly in Carol's back yard. It was approximately 2.6 feet in width "providing a route of ingress and egress to portions of both properties" that made it possible to walk between their two houses from the front yard to the back. By 1990 the pathway, which was closest to Richard's house and mostly used by his renter to reach his apartment and Richard to reach his lush gardens lakeside, had disintegrated considerably. The remaining portion of land between our two houses was mostly untended and covered with tall weeds.

This was the mid 90s, a moment when Jeanne and I began exploring the possibility of building a parking pad on the west side of our house since on- street parking was difficult. As with most remodel efforts, we consulted with Richard about a parking pad. He was intimately involved in city committees and, I think, was Chair of the Landmarks Commission around that time. So, he knew a lot about what we needed to do to build a parking pad and was quite enthusiastic about the project. We hired A-1 Concrete & Masonry to build the parking pad, complete the repair of our front wall, and repair the shared pathway between Richard's house and ours. Because he was so helpful to us, we told him we would pay for the shared sidewalk repair, which was completed under his advice and instructions. It has benefitted us both enormously over the course of the past thirty years, including his tenant, Dan Curd, who lived in the lower apartment for most of those years.

You are lucky that Richard took a liking to you and decided to sell you his home even though many of his friends and associates were pressuring him to “keep it in the family.” He was a good man and a good neighbor these past thirty-five years. He was a historian at heart and loved everything we did to return our home to its former style.



He would love the work you are doing on his house to repair the damaged sandstone



foundation:



He would also want you to keep the share



d stairway we built together from top to bottom:



He would welcome the deconstruction of all things blue—which includes the parts added to the house over the years.





I don't know how he would feel about the new parts as designed. But I do not think he would like the placement of the new stair well and its exit door. It would look better if it could come below the shared pathway and positioned like the door you replaced so that the ingress and regress to the back yard is not narrowed.



OK, sorry for the difficulty making these pictures smaller but I think you get the main points I am trying to make. I look forward to Kevin's analysis of your architect's design of the stairs and door. It looks like its going to come in the middle of the last two steps of the pathway. I hope I am wrong. See you soon! Joy

Bailey, Heather

From: Joy Newmann <jnewmann@wisc.edu>
Sent: Monday, August 4, 2025 1:38 PM
To: Bailey, Heather
Subject: 88974
Attachments: 739 Jenifer Exhibit_Lower Level Entry_08.01.25.pdf; Survey 739 Jenifer with East Side Easement shaded.pdf

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

This is my summary of the only face to face meeting we have had regarding the door addition:

Begin forwarded message:

From: jnewmann <jnewmann@wisc.edu>
Subject: Fwd: PLANS
Date: August 2, 2025 at 7:07:38 PM CDT
To: Leslie Marshall <ljmarshall1111@gmail.com>
Cc: "jnewmann@wisc.edu" <jnewmann@wisc.edu>, Kevin Sorg <ksorg@bachmannconstruction.com>

Thank you Leslie for meeting with me and clearing up some confusion I have had on the design of the ground level of your remodel plan, especially why you would locate a door on what I assumed is our shared pathway with a large overhang that would diminish the width of the pathway? You explained that it was a doorway under the stairs you were adding, much like my outdoor closet under my outdoor stairs. You also explained that the overhang was to protect you from rain and bad weather when you were making your way in. My suggestion that you put the new door where the old door into Dan Curd's apartment is located was not possible given your overall design and would cost a great deal more than doing it this way. I concluded that the door, if located there, which is inside your property, although on the current shared pathway, would be acceptable to me. But, I questioned the size and height of the overhang as I thought it would impair the point at which one leaves the shared pathway at the end of the parking pad. Furthermore, two complicating issues emerged as we discussed the placement of the door. Many drawings show 3-4 lines indicating steps to be added to the existing shared pathway before the door. This adjustment is apparently to get to a lower level that you have established for the door. Again, this would come at the last long section of the shared pathway, all of which are changes to a shared pathway we have lived with for the past 30-40 years. One of the nice things about the shared pathway as it exists is it is easier to carry heavy objects, such as clay to my studio or flower pots to the lower garden, with a wheelbarrow or cart on long sections of the stairway than navigating short steps. We agreed that you need to rethink not only the issue of the placement of the door, but whether you need a large overhang and more steps to get down to it, as both could create hardships in navigating a convenient pathway from the front of our houses to our back yards. Which brings me to a related concern/ question that we grappled with: What is ground level at the end of the pathway? This is an important question to answer as you discovered in your research,

Leslie, is that a big chunk of land at the end of the parking pad is designated as part of the sidewalk easement. In your remodel plans you have to dig down another two feet to get a proper wall height for what will be changed from a rental apartment into the basement floor of a single family home. While I think that is a great idea, you and I need to create a whole new and integrated ground level where our properties meet in a manner that nurtures our shared Norway Maple and leads to our back doors with as much ease and comfort as possible.

Thank you for meeting with me and I appreciate your willingness to address these questions and concerns with me. These can all be resolved if we work together to address them. Joy

Begin forwarded message:

From: Leslie Marshall <ljmarshall1111@gmail.com>
Subject: Fwd: PLANS
Date: August 2, 2025 at 3:05:57 PM CDT
To: Joy Newmann <jnewmann@wisc.edu>, Joy Newmann <joynewmann@gmail.com>

Hi Joy,
Thank you for taking the time to discuss my project.

Here are the two plans I provided electronically.

I will reach out when I have additional information with respect to the two issues:

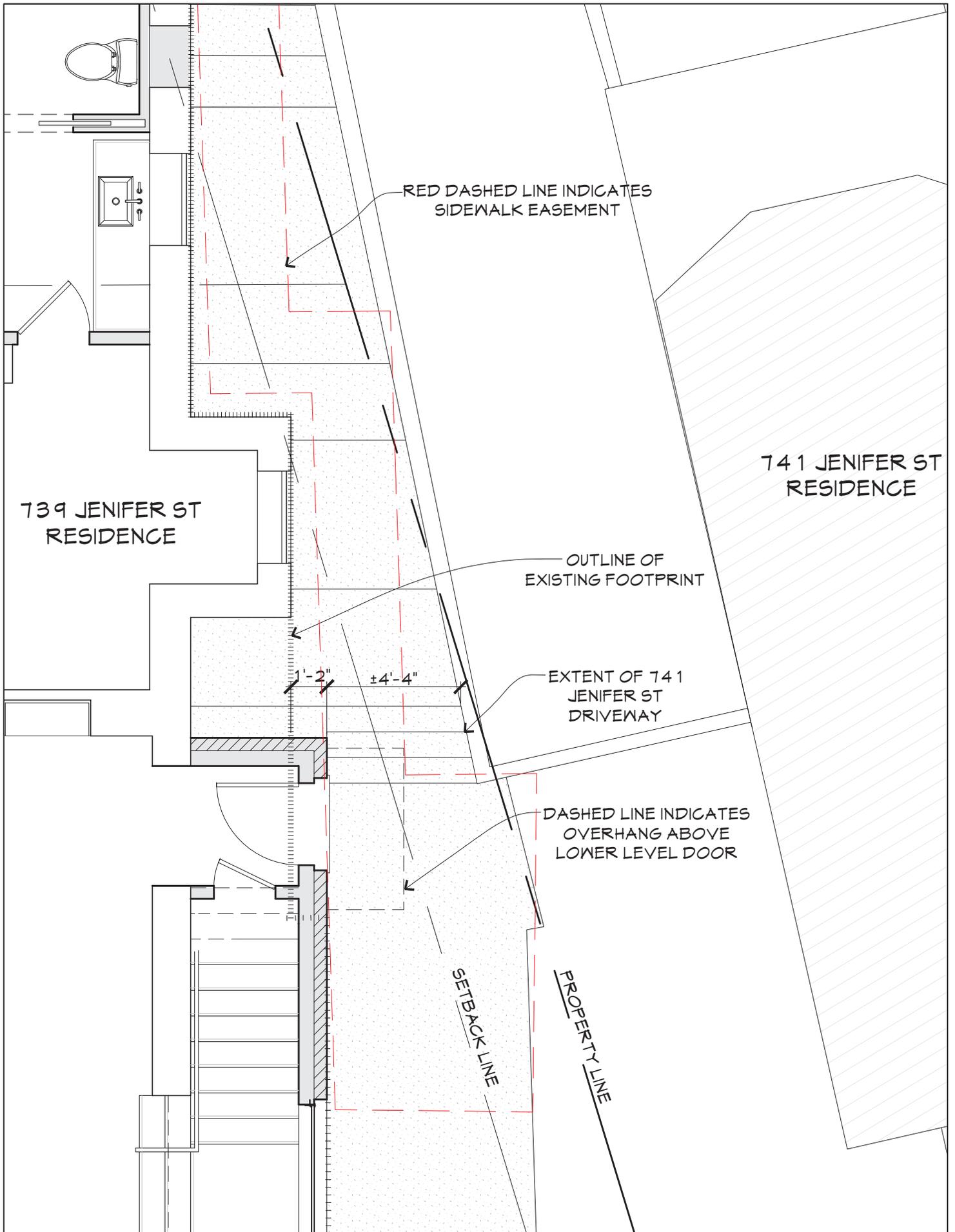
1. Overhang height
2. Stairs - Are there additional stairs and the placement.

Thank you,
Leslie

Sent from my iPad

Begin forwarded message:

From: Leslie Marshall <ljmarshall1111@gmail.com>
Date: August 2, 2025 at 8:04:05 AM CDT
To: Leslie Marshall <ljmarshall1111@gmail.com>
Subject: PLANS



RED DASHED LINE INDICATES
SIDEWALK EASEMENT

741 JENIFER ST
RESIDENCE

739 JENIFER ST
RESIDENCE

OUTLINE OF
EXISTING FOOTPRINT

EXTENT OF 741
JENIFER ST
DRIVEWAY

DASHED LINE INDICATES
OVERHANG ABOVE
LOWER LEVEL DOOR

1'-2"
±4'-4"

SETBACK LINE

PROPERTY LINE

739 JENIFER ST - LOWER LEVEL ENTRY

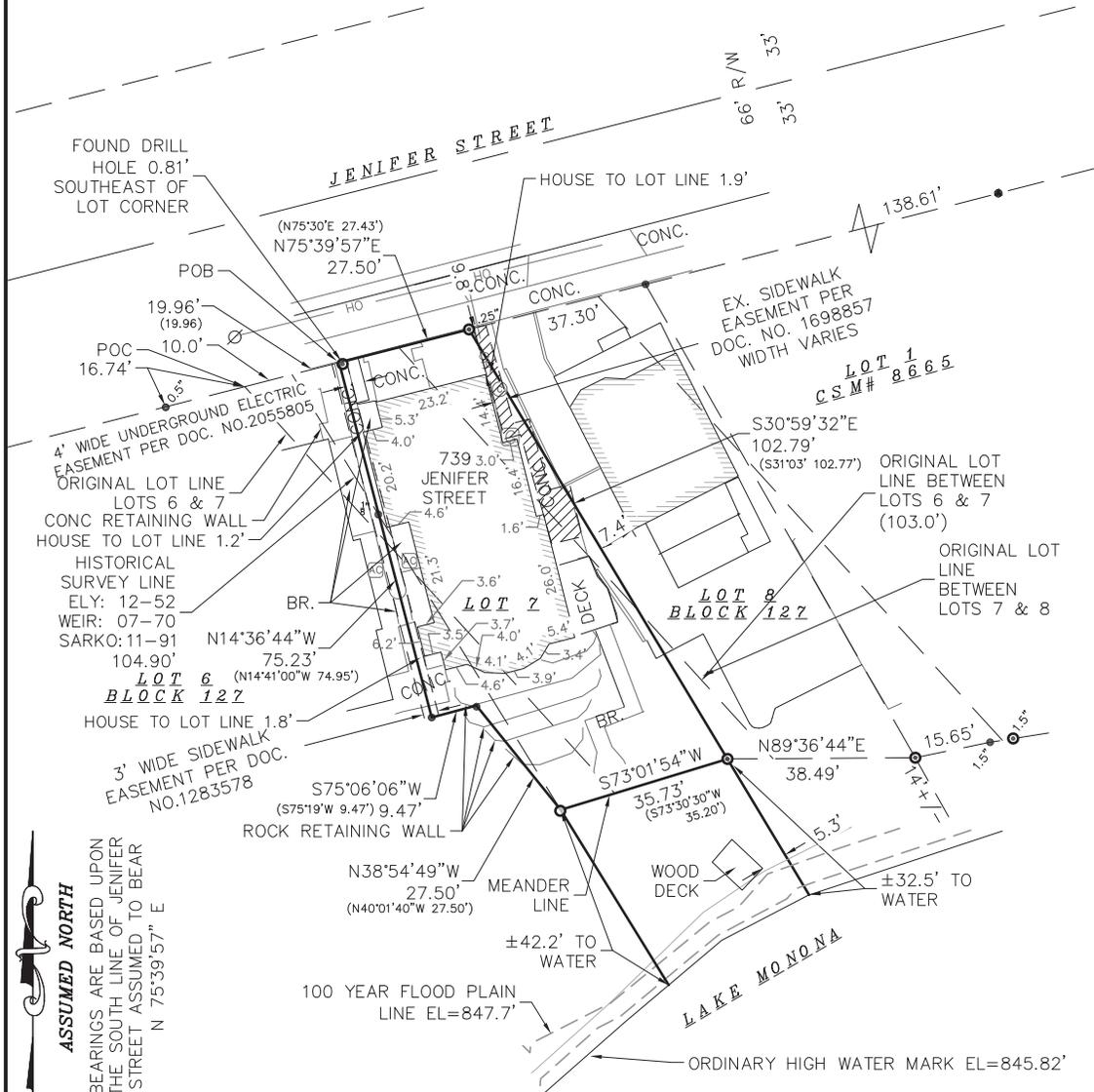
SCALE: 1/4" = 1'-0"

PLAT OF SURVEY

PART OF LOTS 6 & 7, BLOCK 127, CITY OF MADISON, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = THIRTY FEET



ASSUMED NORTH
 BEARINGS ARE BASED UPON THE SOUTH LINE OF JENIFER STREET ASSUMED TO BEAR N 75°39'57" E

SURVEYED FOR :
 LESLIE MARSHALL

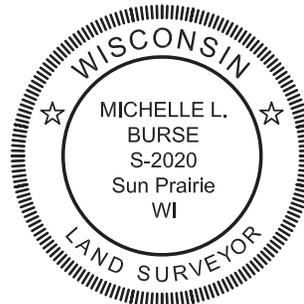
SEE SHEET 2 FOR LEGEND

SURVEYED BY :

Burse
 surveying & engineering INC.

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: August 01, 2025
 Plot View: 739 Jenifer
 \BSE2497\dwg\Survey\BSE2497V18.dwg



Bailey, Heather

From: Joy Newmann <jnewmann@wisc.edu>
Sent: Monday, August 4, 2025 1:49 PM
To: Bailey, Heather
Subject: 88974

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

This is my last note to Leslie after thinking through the questions we need to address about her remodel plans. The deeper I get into these design questions, the more concerned I am about the tasks before us.

Begin forwarded message:

From: jnewmann <jnewmann@wisc.edu>
Subject: Your house redesign
Date: August 3, 2025 at 4:37:34 PM CDT
To: Leslie Marshall <lmarshall1111@gmail.com>
Cc: "jnewmann@wisc.edu" <jnewmann@wisc.edu>, David Newmann <newmann david@gmail.com>

Leslie, I had a long discussion this morning with my son, David, about our meetings and the design issues that concern me. He thought the questions that need to be answered regarding the new door placement are:

1. How many new steps will be added to the shared walkway to accommodate the new door?
2. For the new steps, what will be the height of the risers, and the width and depth of the treads?
3. After the bump out for the new door, what will be the remaining width of the walkway at its narrowest point?
4. How will the excavation of the walkway in the vicinity of the new door impact the support for the parking pad? What will be required to reinforce the parking pad wall as a result of the renovation?

My remaining questions are:

1. What would be ground floor level for the point at which we step off the last shared pathway step?
2. What will be required to establish a shared end to the pathway once we reach ground level?

As I think about all of these questions, it strikes me that much of the design discussions have not dealt with the vertical changes that your remodel plan requires. It would be helpful if these dimensions can be addressed, including the ground work required to increase the height of rooms at the lowest level by two feet.

Thanks!

Joy

Bailey, Heather

From: Joy Newmann <jnewmann@wisc.edu>
Sent: Monday, August 4, 2025 2:20 PM
To: Bailey, Heather
Subject: 88974

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

There are many misrepresentations in the renderings of the Landmarks Commission Application prepared by Leslie's architectural firm, which I have discussed with Leslie. They include the disappearance of the large Norway Maple we share shown in the picture of my house on the left, and the inaccurate inclusion of my neighbors home on the right which is shown in the application as the East Adjacent Neighbor—Lakeside. I did tell Leslie these inaccuracies, along with the illusion that the new addition would be surrounded by landscaping rather than a concrete path and parking pad were misleading. The tree is a gift for both of us and well will have to work together to insure that this demolition and construction project does not destroy it. She agrees! My last entry for today's meeting. Thanks Heather! Heather



