5.27.2025

Aleckson: 1626 Baker Ave Madison, WI 53705

Subject: Letter of Intent - Proposed Land Division at 1634 & 1626 Baker Avenue

Dear City Planning Commission Members,

This letter of intent is to present a proposal for a "land division" related to our property at 1626 Baker Avenue ("1626") and the adjacent property at 1634 Baker Avenue (currently owned by Tyler and Stacey Novogoratz) ("1634") in Spring Harbor subdivision in Madison.

Our proposal is not to further divide land but simply move a boundary line between 1626 and 1634. No new lots will be created. Our proposal is to add part of the land that is now part of 1634 and make it a part of 1626, as described below.

The boundary line adjustment/land division ("Division") will be formalized through a Certified Survey Map (CSM) prepared by Don Carrol, WI Registered Land Surveyor. Both 1626 and 1634 are zoned residential. The purpose of the Division is to make an accessory outbuilding located on 1634 ("Outbuilding") and surrounding area part of 1626 (see enclosed maps).

Currently, the property at 1634 is owned by Tyler and Stacey Novogoratz and contains a single-family home and the Outbuilding in the rear. The Outbuilding has an existing conditional use permit, approved in 2013, for use as a photography studio (a home occupation). Both the 1634 and 1626 are zoned SR-C2 (Suburban Residential - Consistent 2). 1626 and 1634 share a common driveway. The Division will take that part of 1634 which was originally Lot 26 from the 1941 Mendota Beach layout to become part of 1626. We are fully prepared to address any remaining utility considerations to ensure a smooth transition.

This proposal is desired by the owners of 1626 and 1634, and it offers several key benefits, and we respectfully request the Commission's approval for the following reasons: The proposed property line adjustment is not expected to have any adverse effects on the surrounding neighborhood, and no impact on other properties, primarily affecting 1626 and 1634 and sharing a boundary with city-owned land. We have gathered signed support from several neighbors in the area, underscoring the lack of community impact. The Outbuilding is a unique structure with specific design elements that require dedicated owners, such as ourselves, to ensure its proper maintenance and preservation. The owners of 1626 and 1634 had contemplated this adjustment at the time 1634 owners purchased 1634, and this request serves to carry out a desire of both parties.

Beyond these points, the acquisition of this Outbuilding holds significant personal value for our family. As we both work from home, having dedicated office space separate from our main residence has proven to be a tremendous asset, greatly enhancing our productivity and work-life balance. We envision the Outbuilding not only as a workspace but also as a valuable extension of our home. We plan to utilize it as a place where our children can enjoy activities such as watching movies, playing cards with friends, and pursuing hobbies. This arrangement would significantly improve our family's quality of life and allow us to more fully utilize our 1626 property.

We understand that the proposed configuration may not align with lot design requirements for strictly square lots; however, we are respectfully requesting an exception to this rule. We also believe this request is not inconsistent with the guidance provided in Madison Subdivision

Regulations at §16.23(3)(e)3., which loosens the design requirements for divisions of less than five (5) parcels. Both 1626 and 1634 are exceptionally large, almost an acre in size, and as noted, there are no issues with setbacks or negative impacts on the neighborhood. We believe this unique situation warrants consideration given the specific circumstances and lack of adverse effects. Furthermore, we want to emphasize that all lenders involved in the financing of 1626 and 1634 property are aware of this proposed land division and support its completion.

The current owners of 1634 fully approve of this proposed land Division and strongly desire its approval (see letter from Novogoratz). Their support is crucial, as the timely completion of this transaction is important for all parties' financial planning.

This project does not require a phasing schedule and the land division can be completed in a single step upon approval of the CSM.

In conclusion, we firmly believe that this proposal offers a clear and logical solution to a complex situation. We are committed to cooperating fully with the City Planning Commission to ensure that this land division complies with all applicable regulations and serves the best interests of all parties involved. We respectfully urge the Commission to carefully consider the points outlined above and grant approval for the proposed Certified Survey Map.

Thank you for your time and consideration. We welcome the opportunity to discuss this proposal further.

Sincerely

Jake & Jennifer

5.27.2025

Novogoratz: 1634 Baker Ave Madison, WI 53705

Subject: Letter of Intent Addendum - Proposed Land Division at 1634 & 1626 Baker Avenue

Dear City Planning Commission Members,

We, Tyler and Stacey Novogoratz, are writing to express our continued and enthusiastic support for the proposed land division at 1634 and 1626 Baker Avenue.

When we purchased the property at 1634 Baker Avenue, it was with the clear understanding and expectation that the outbuilding and a portion of the land associated with it would be conveyed to the owners of 1626 Baker Avenue. This was a significant factor in our decision to purchase the property, as we have no practical use for the outbuilding ourselves.

We believe that the proposed land division offers the most sensible and mutually beneficial solution for all parties involved. It allows the Aleckson's to acquire property they intend to maintain and utilize, while aligning with our original intentions for the property. We have cooperated fully with Aleckson's in pursuing this solution and are eager to see it come to fruition.

We respectfully request that the Commission carefully consider and approve this proposal. We believe it represents a positive outcome for the neighborhood and facilitates the responsible use of the properties involved.

Sincerely,

Tyler and Stacey Novogoratz