



Becky Timm &lt;becky.timm@nokomiseast.org&gt;

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**Re: Intent to Divide 5540 and 5548 26th Avenue South to create a new address: 5544 26th Avenue south (lot 12)**

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Ryan Padilla &lt;ryan@wcimn.com&gt;

Thu, Jan 28, 2021 at 6:04 PM

To: Kristine Lamoureux &lt;communityspllc@gmail.com&gt;

Cc: nena@nokomiseast.org, Jeremy.Schroeder@minneapolismn.gov, Ryanlamoureux@gmail.com, "Lamoureux, Kristy" &lt;KLamoureux@cbburnet.com&gt;

Hello all,

There is a typo in the second paragraph of the email that should be clarified.

The new Address will be

[5544 26th Ave. South](#) and will be placed on lot 12 (not lot 13).

The two existing properties,

[5540 26th Ave. S](#) and [5548 26th Ave S](#). Hold Lot 11 Lot 12 and Lot 13 per original plot lines. Our mini subdivision is to subdivide the two lots into the three lots represented on the survey.

Thank you,

Ryan Padilla  
612-251-3975

On Jan 27, 2021, at 2:03 PM, Kristine Lamoureux &lt;communityspllc@gmail.com&gt; wrote:

Hello Council and NENA Members!

We are writing to inform you of our intent to create a new lot on 26th Avenue South, between 5540 (lot 11) and 5548 (lot 13), in the Wenonah neighborhood.

The new address shall be [5544 26th Avenue South](#) (on lot 13). Our subdivision application is being submitted to the City of Minneapolis today!

Both 5540 and 5548 are "lot and a half", with .18 acres each and 60 feet of road frontage. The average lot size in this area of Wenonah is approximately .12 acres with 40 feet of road frontage. With the subdivision, all three lots (5540, 5548 and the new lot at 5544) will each have .12 acres and the same front dimensions of 40 feet.

The existing homes on 5540 and 5548 will not need to be removed. The fence and pergola will need to be modified to create this third lot.

The purpose of dividing this lot is to eventually build a new home at 5544, which will align with current setback and architectural requirements.

At this time, to our knowledge, no additional land use applications are needed for this subdivision.

The property addresses impacted are in the Wenonah Neighborhood:

[5540 26th Avenue South](#) - existing lot #11[5548 26th Avenue South](#) - existing lot #13This application is being submitted jointly by neighbors/owners at 5540 and [5548 26th Avenue South](#). Please do not hesitate to reach out with any questions, comments, or concerns!

&lt;Screen Shot 2021-01-27 at 1.58.34 PM.png&gt;

**Kristy and Ryan Lamoureux** (Neighbor at [5548 26th Ave South](#))

(651)246-4554

[communityspllc@gmail.com](mailto:communityspllc@gmail.com)**Ryan Padilla** (Neighbor at [5540 26th Ave South](#))

(612)251-3975

[ryan@wcimn.com](mailto:ryan@wcimn.com)