

August 19, 2022

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for new home construction exceeding 10,000 GSF at 817 Big Stone Trail.

Dear Plan Commission Members:

This submittal is for construction of a new residence exceeding 10,000 gross square feet for the property located at 817 Big Stone Trail in the City of Madison. The existing boathouse would have a new façade applied to blend with the new home construction. The planned new dwelling is a 6-bedroom home, with an attached four car garage.

Existing Conditions:

The lot is an unimproved site that is 52,751 Sq/Ft

Development Schedule:

Subject to the receipt of the necessary and appropriate approvals, the intent is start construction of the new single-family residence in November 2022. The new dwelling, once started, will take 8 to 10 months to complete.

Parties involved:

The following parties are involved in the redevelopment of the site:

Owner: Abbey Wentland
9819 Fallen Leaf Drive, Middleton WI 53562

Builder/Designer: Hart DeNoble Builders, Inc., 7923 Airport Road, Middleton, WI 53562
Office Phone (608)-831-4422

Lot size: 52,751 square feet
New Home Finish space info: Main level 4,257 sq/ft, upper level 2,932 sq/ft, lower level finished 2,417
New home Gross Sq Footage: 14,195 GSF (including garage, stoops, screen porch and all interior footage)
Garage stalls: Three

Parcel Number: 251/0708-163-0630-6

Thank you for your consideration,

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "J. DeNoble". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

Jason DeNoble
Hart DeNoble Builders, Inc
Abbey Wentland
Property Owner