

February 16, 2016

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

RE: Letter of Intent for Construction of a new residence

Dear Plan Commission Members:

We are submitting plans for a new home located at 9809 Trappers Trail in the Blackhawk subdivision in the City of Madison. The parcel is currently zoned SR-C1 for a single family residential dwelling.

The owners Aris & Marta Gialamas have lived in the Blackhawk neighborhood for nearly 10 years. Their family has grown considerably and they have outgrown their current home. This new home has been designed for their current needs and the possibility of taking in parents in the future. The home has been designed to blend well with neighboring homes; we have provided a 3D rendering as part of the plan submittal.

Development Schedule:

Subject to the receipt of the necessary and appropriate approvals, the intent is to start construction in the spring of 2016. The home will take 7 to 9 months to build from groundbreaking to completion; the owners have a target move in date of December 1st 2016.

Parties involved:

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

Owner: Aris & Marta Gialamas, 817 Silver Sage Trail, Middleton, WI 53562
Mobile phone number (608)-575-8000

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

House & lot info:

Parcel Number: 070816306281
Lot size: 60,979 Sq/Ft
Impervious surface 29.85% of lot area
Square Footage: Main level 4,262 sq/ft, Upper level 3,134 sq/ft, lower level 3,673 sq/ft

Landscaping:

Landscaping on the property is planned to ensure positive drainage away from the residence, while preserving existing elevations at property lines. Storm water runoff will be directed into drainage swales and sheet flow patterns to minimize impact on neighboring properties, and maximize infiltration into a proposed rain garden. Proposed plant material is intended to soften views into the property and increase privacy between the proposed residence and existing homes.

Thank you for your consideration,

Respectfully Submitted,



Aris & Marta Gialamas
Property owner



Jason DeNoble
Hart DeNoble Builders, Inc