

April 18, 2018

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

RE: Letter of Intent for Construction of a new residence exceeding 10,000 gross square feet

Dear Plan Commission Members:

We are submitting an application for the plans of a new home located at 815 Big Stone Trail in the Blackhawk subdivision in the City of Madison. This application is for a conditional use permit for a home that exceeds 10,000 gross square feet. The site will also include a pool as well as a pool cabana. A home design and conditional use were approved for a home exceeding 10,000 gsf in February of 2013. That approval has since expired. The parcel is currently zoned R-1 for a single family residential dwelling.

Development Schedule:

Subject to the receipt of the necessary and appropriate approvals, the intent is to start construction in June of 2018. The home will take 12 months to build from groundbreaking to completion.

Parties involved:

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

Owner: Paul & Tamara Berns, 9906 Fallen Leaf Drive, Middleton, WI 53562

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

House & lot info:

Parcel Number: 0708-163-0629-9

Lot size: 2.4 acres

Square Footage: Finished footage is 14,817. Garage footage is 2,723. Unfinished basement is 3,268. In addition, the front covered porch is 179 square feet and the upper sun deck is 333. Total gross square footage is 21,320. In addition, the pool cabana will be approximately 800 sq ft.

Landscaping:

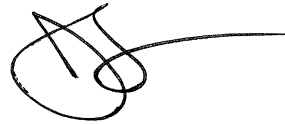
Landscaping on the property is planned to ensure positive drainage away from the residence, while preserving existing elevations at property lines. Storm water runoff will be directed into drainage swales and sheet flow patterns to minimize impact on neighboring properties, and maximize infiltration. Proposed plant material is intended to soften views into the property and increase privacy between the proposed residence and existing homes. The home is proposed with natural stone and stucco façade, with tile roofing on sloped roofs.

Thank you for your consideration,

Respectfully Submitted,



Paul & Tamara Berns
Property owners



Jason Franzen
Hart DeNoble Builders, Inc