



City of Madison

Conditional Use

Location
9809 Trappers Trail

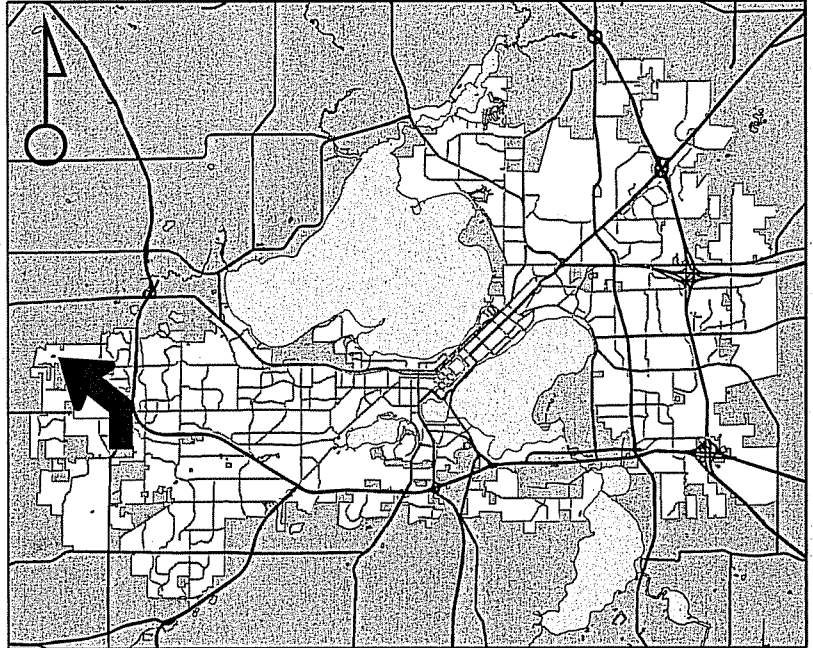
Project Name
Gialamas Residence

Applicant
Aris & Marta Gialamas/Hart DeNoble-
Hart DeNoble Builders, Inc

Existing Use
Vacant land

Proposed Use
Construct building (single-family
residence) in excess of 10,000
square feet of floor area

Public Hearing Date
Plan Commission
04 April 2016



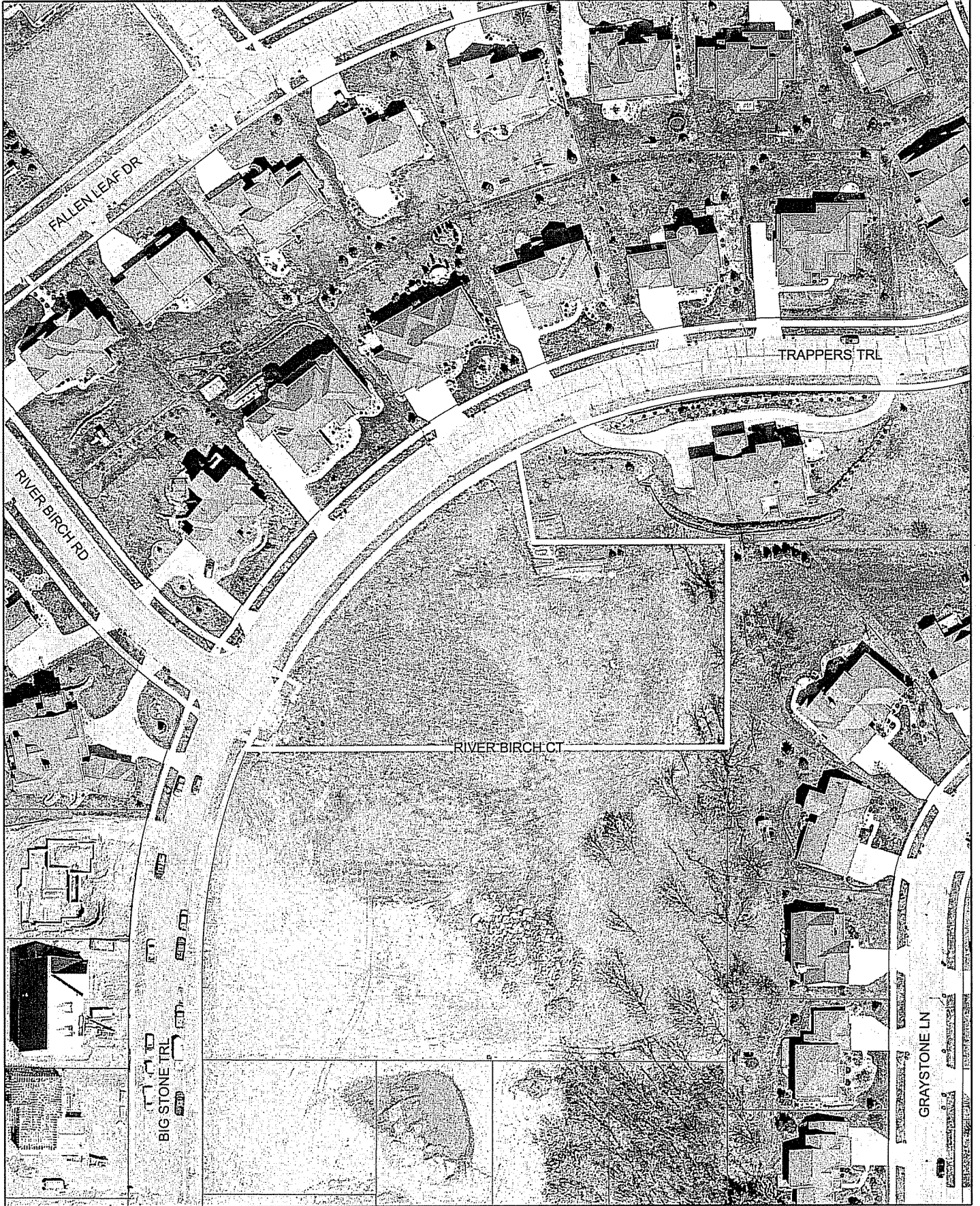
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 2016

6





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$700</u>	Receipt No. <u>13132-0007</u>
Date Received <u>2/17/17</u>	
Received By <u>PDA.</u>	
Parcel No. <u>0708-163-0628-1</u>	
Aldermanic District <u>9 - SKIPMORE</u>	
Zoning District <u>SR-C1</u>	
Special Requirements <u>—</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 9809 Trappers Trail
Project Title (if any): New single family home

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Hart DeNoble Company: Hart DeNoble Builders Inc.
 Street Address: 7923 Airport Rd. City/State: Middleton WI Zip: 53562
 Telephone: (608) 831-4422 Fax: (608) 831-8272 Email: hart@denoblebuilders.com

Project Contact Person: Hart or Jason DeNoble Company: Hart DeNoble Builders Inc.
 Street Address: 7923 Airport Rd. City/State: Middleton, WI Zip: 53562
 Telephone: (608) 831-4422 Fax: 608 831-8272 Email: hart@denoblebuilders.com

Property Owner (if not applicant): Aris + Marta Gialamas
 Street Address: 817 Silver Sage Trail City/State: Madison, WI Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New single family home in the Blackhawk subdivision
 Development Schedule: Commencement March 2016 Completion November 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Paul Skidmore notified 9-1-15, Neighborhood Association support email attached.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: 2-15-16 Zoning Staff: _____ Date: 2-15-16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Hart DeNoble Builders Relationship to Property: Builder

Authorizing Signature of Property Owner [Signature] Date 2/17/16

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,

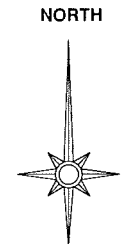
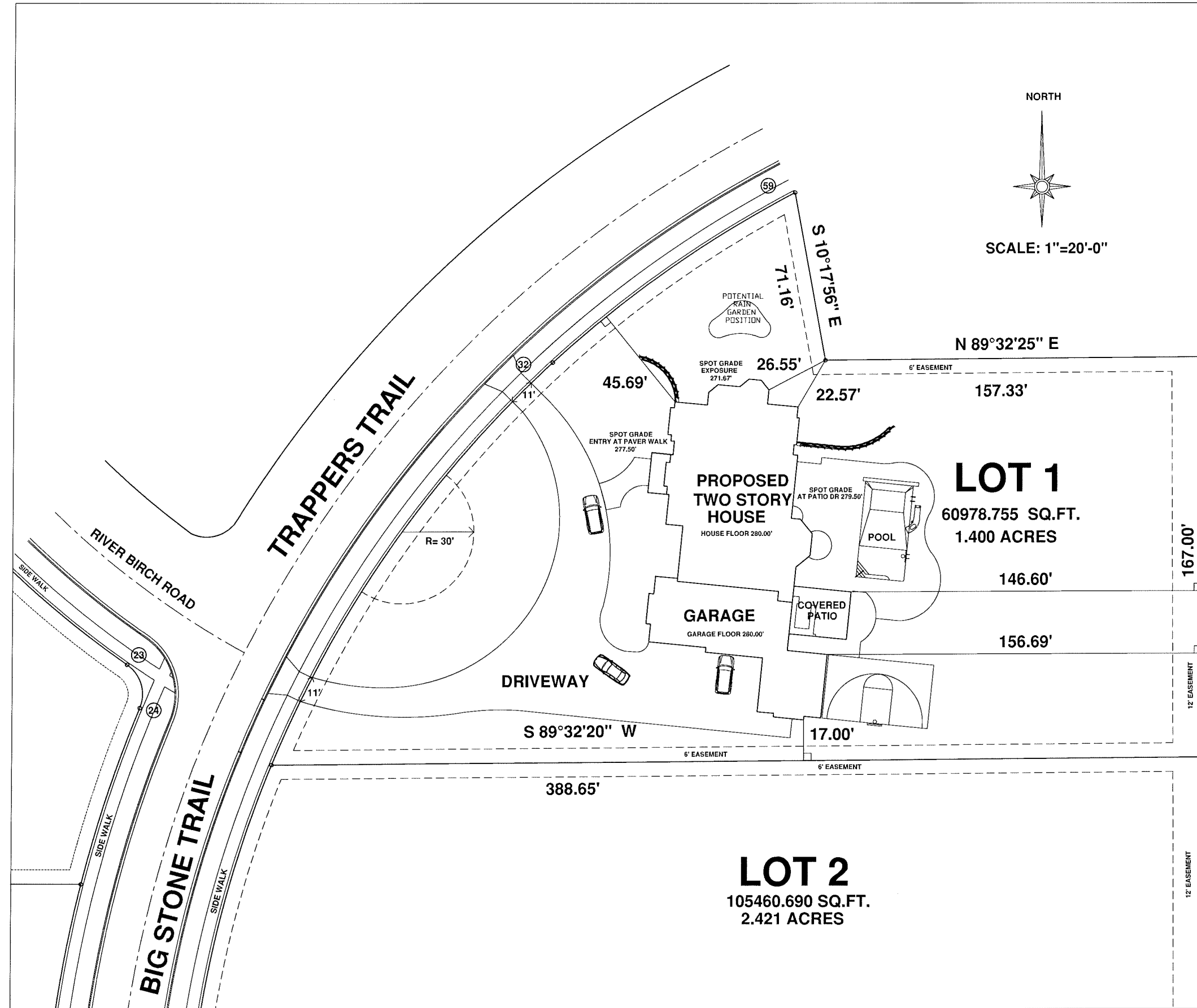
Respectfully Submitted,



Aris & Marta Gialamas
Property owner



Jason DeNoble
Hart DeNoble Builders, Inc



SCALE: 1"=20'-0"

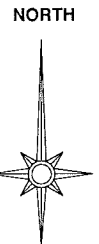
NEW RESIDENCE FOR:
MARTA AND ARIS GIALAMAS
9809 TRAPPERS TRAIL
BLACKHAWK SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN

DESIGNED BY
SEVEN FRESH
THE DESIGN GROUP
HART DENOBLE BUILDERS, INC.
1000 UNIVERSITY AVENUE, SUITE 200
MADISON, WI 53706
TEL: 608.261.1111
WWW.HARTDENOBLEBUILDERS.COM

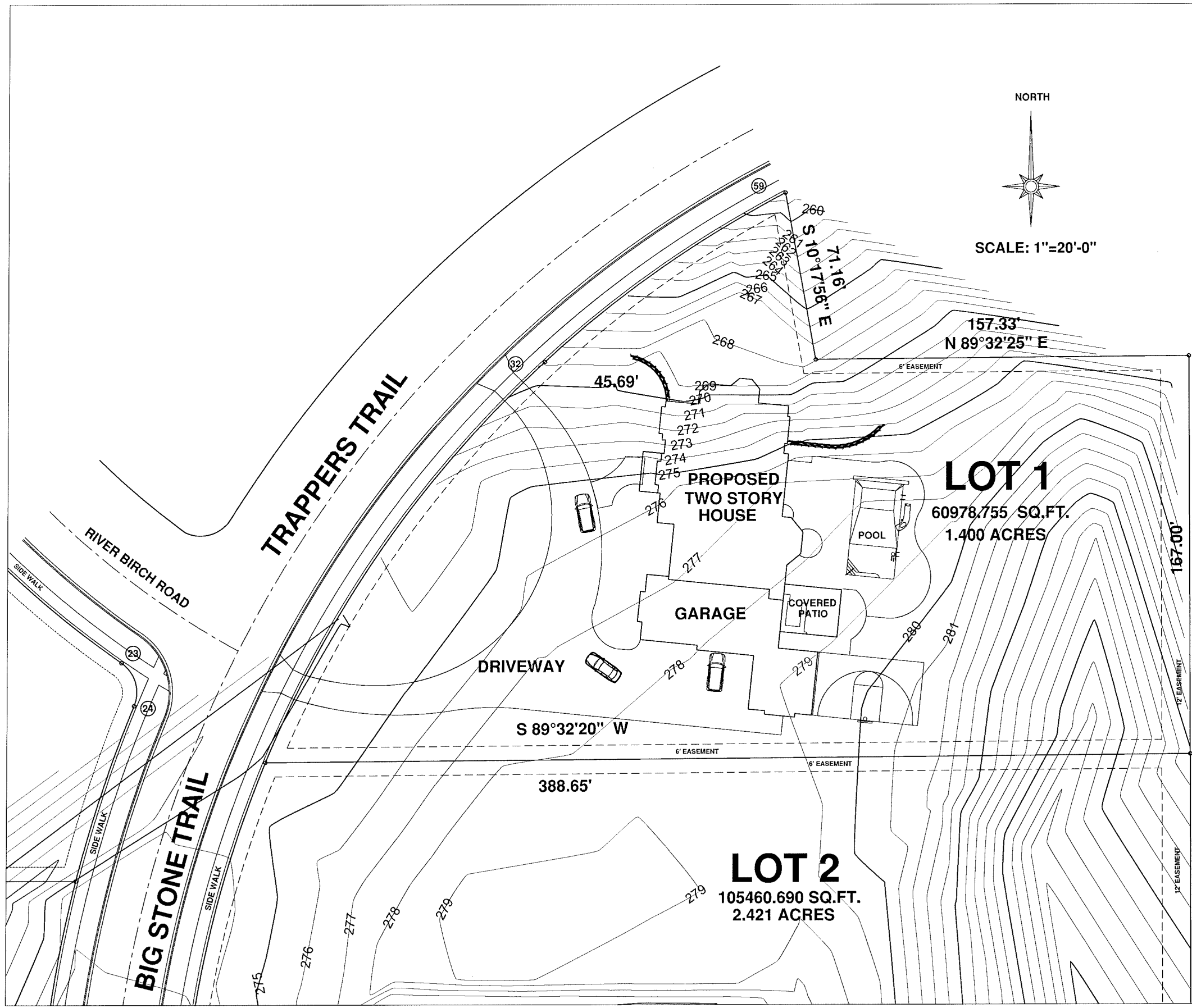
PROPERTY OF
HART DENOBLE BUILDERS, INC.
1000 UNIVERSITY AVENUE, SUITE 200
MADISON, WI 53706
TEL: 608.261.1111
WWW.HARTDENOBLEBUILDERS.COM

PROPOSED HOME SITE PLAN

DATE	1/15/2015
SCALE	1"=20'-0"
PROJECT	1
VER.	15



SCALE: 1"=20'-0"



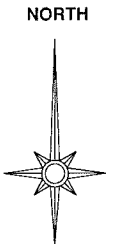
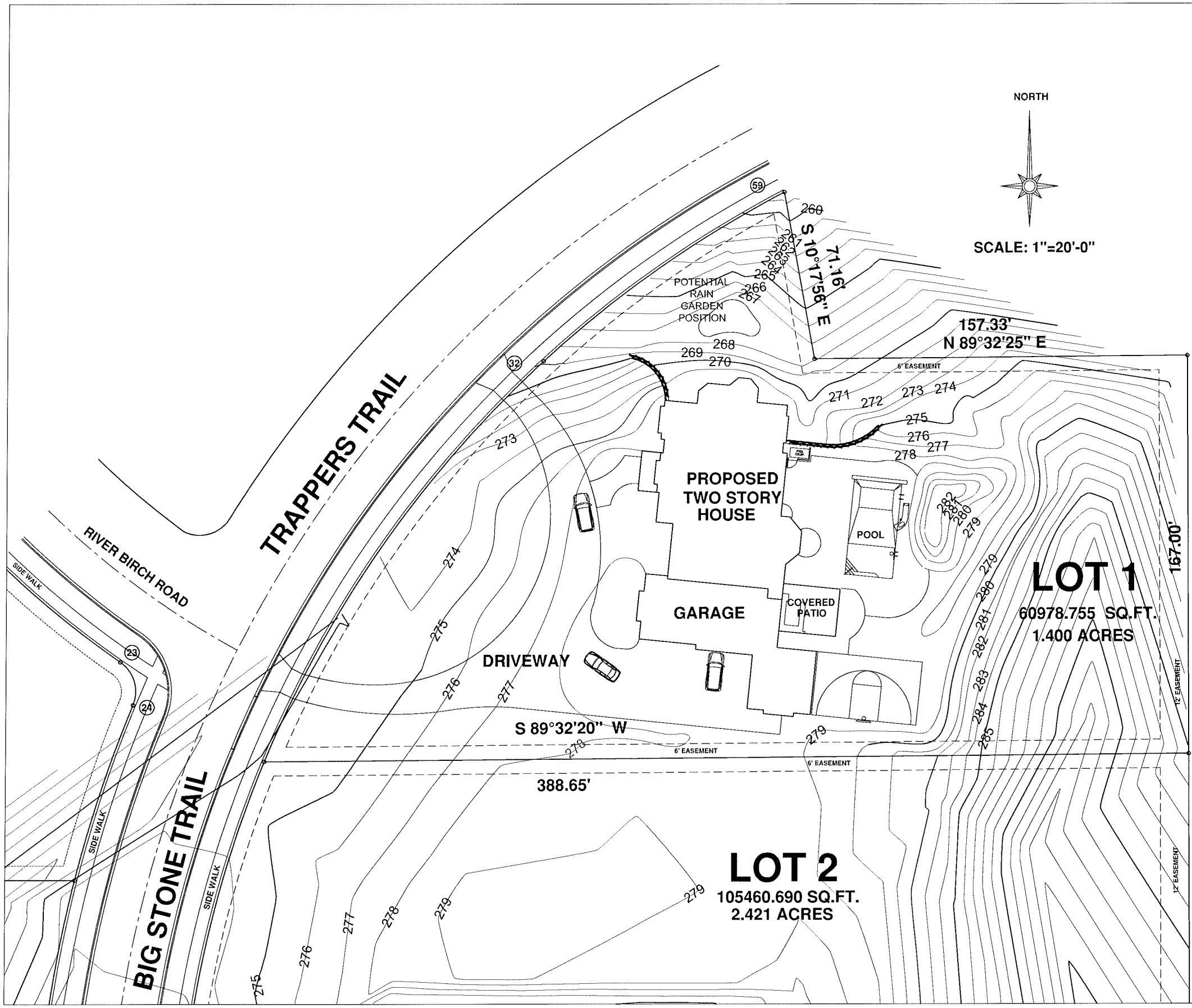
DATE	11/11/2011
BY	11/11/2011
PROJECT	1
VER.	15

EXISTING SITE CONTOURS



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NEW RESIDENCE FOR:
MARTA AND ARIS GIALAMAS
9809 TRAPPERS TRAIL
BLACKHAWK SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1"=20'-0"

DATE	11/15/15
SCALE	1"=20'-0"
VER.	15
NO.	1

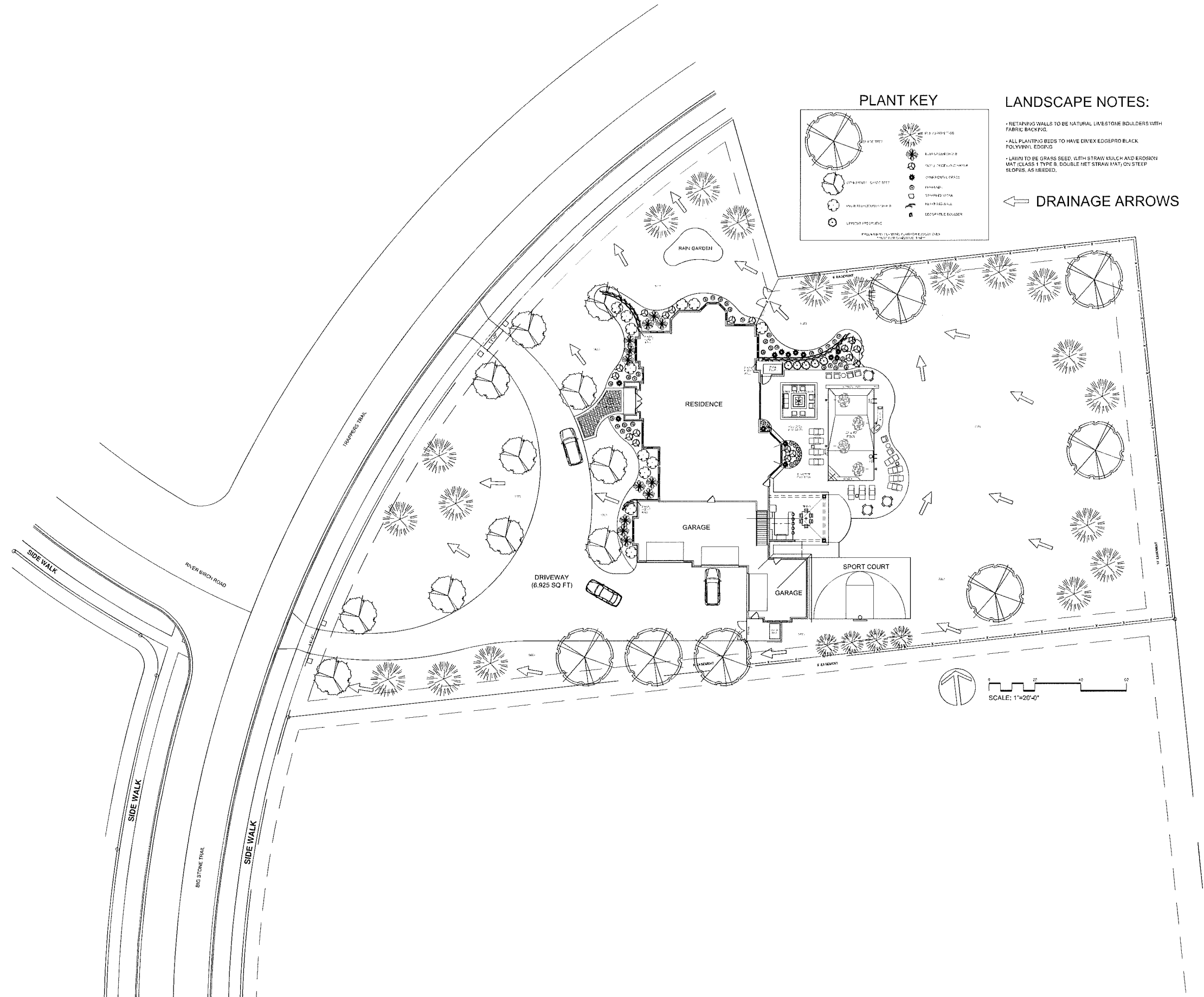
PROPOSED CONTOURS



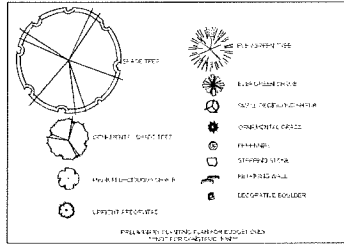
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NEW RESIDENCE FOR:
MARTA AND ARIS GIALAMAS
9809 TRAPPERS TRAIL
BLACKHAWK SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN

The GIALAMAS Residence
Trappers Trail
Madison, Wisconsin



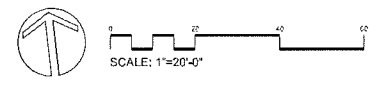
PLANT KEY



LANDSCAPE NOTES:

- RETAINING WALLS TO BE NATURAL LIMESTONE BOULDERS WITH FABRIC BACKFILL.
- ALL PLANTING BEDS TO HAVE DIXEY EDGEPRO BLACK POLYPROP. EDGING.
- LAWN TO BE GRASS SEED, WITH STRAW MULCH AND EROSION MAT (CLASS 1 TYPE B, DOUBLE NET STRAW MAT) ON STEEP SLOPES, AS NEEDED.

← DRAINAGE ARROWS

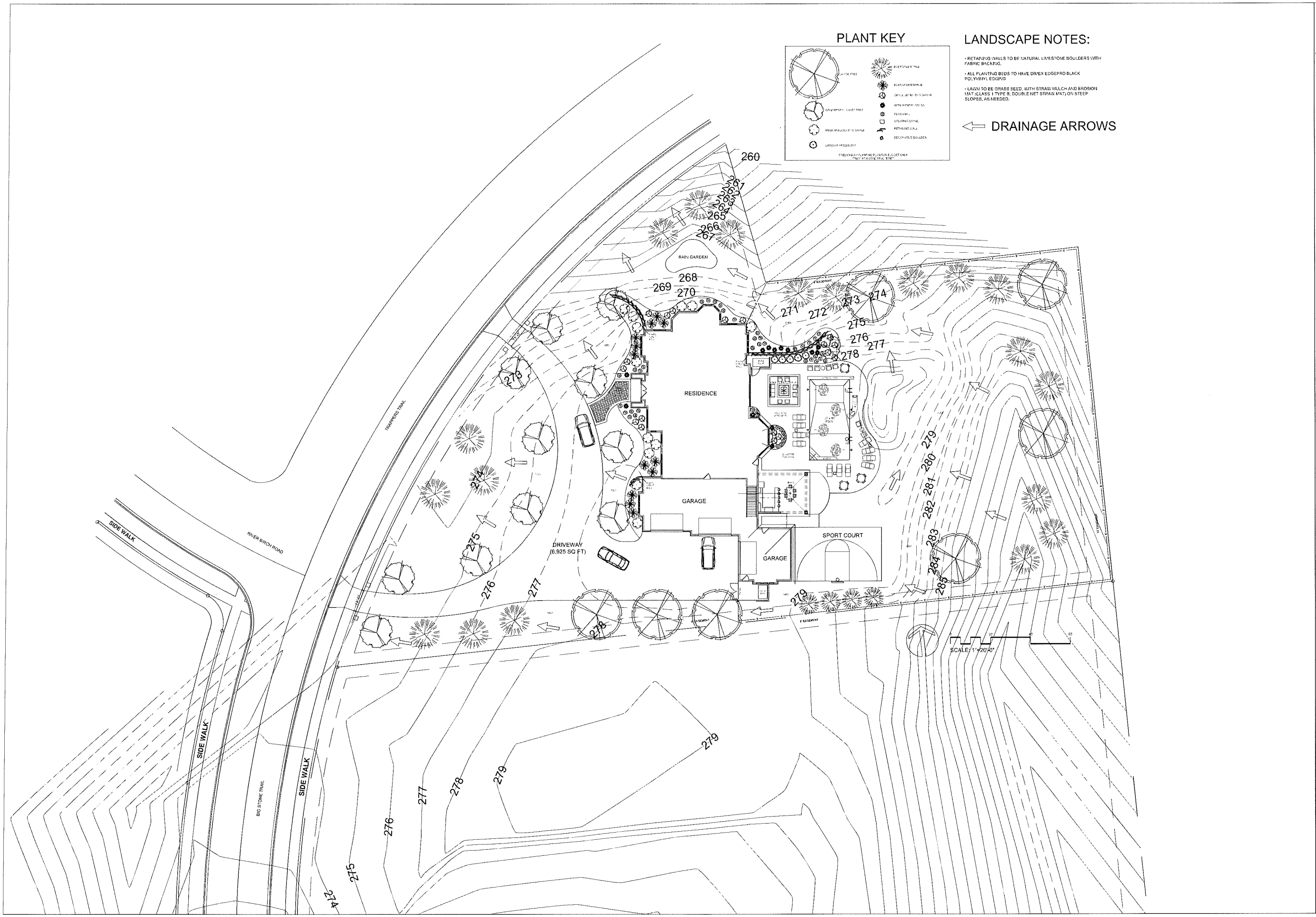


Date: 1-11-16
Scale: 1"=20'-0"
Designer: BNF
Job # 5981

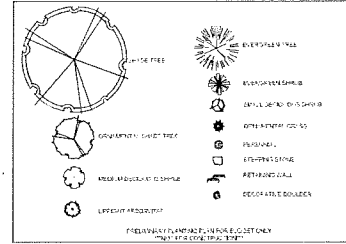
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "bidable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
February 12, 2016
February 17, 2016

Reference Name:
DeNoble



PLANT KEY



LANDSCAPE NOTES:

- RETAINING WALLS TO BE NATURAL LIMESTONE BOULDERS WITH FABRIC BACKING.
- ALL PLANTING BEDS TO HAVE DIMEX EDGEPRO BLACK POLYETHYLENE EDGING.
- LAWN TO BE GRASS SEED WITH STRAW MULCH AND EROSION MAT (CLASS 1 TYPE B, DOUBLE NET STPAW MAT) ON STEEP SLOPES, AS NEEDED.

← DRAINAGE ARROWS



3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

The GIALAMAS Residence
Trappers Trail
Madison, Wisconsin

Date: 1-11-16
Scale: 1"=20'-0"
Designer: BNF
Job # 5581

Send:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
February 12, 2016
February 17, 2016

Reference Name:
DeNoble

FLOOR PLAN REV 15 2/15/16



STONE ARCHITECTURAL SHINGLES

STUCCO

STUCCO

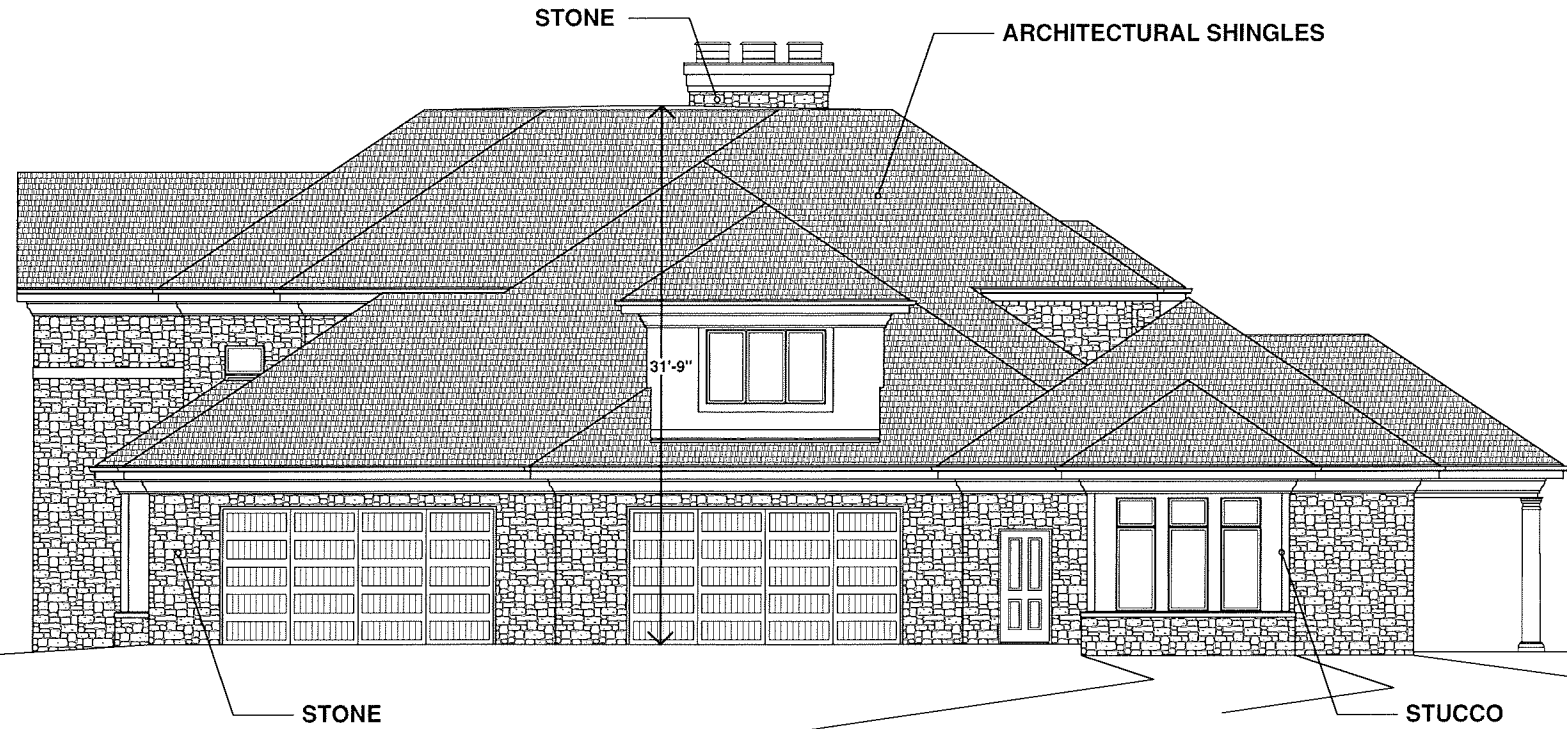
STONE

STUCCO

STUCCO

WEST ELEVATION

34'-3"



STONE

ARCHITECTURAL SHINGLES

STONE

STUCCO

SOUTH ELEVATION

31'-9"

NEW HOME FOR:
MARTA AND ARIS GIALAMAS
 9809 TRAPPERS TRAIL
 BLACKHAWK SUBDIVISION
 CITY OF MADISON, DANE COUNTY, WISCONSIN

DESIGNED BY:
 STEVEN L. HENNER
 THIS DOCUMENT IS THE PROPERTY OF
 HART DENOBLE BUILDERS, INC.
 7923 Airport Road
 Appleton, WI 54912
 WWW.HARTDENOBLEBUILDERS.COM
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 Appleton, WI 54912
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 7923 Airport Road
 Appleton, WI 54912
 WWW.HARTDENOBLEBUILDERS.COM

**PROPOSED
 NEW RESIDENCE**

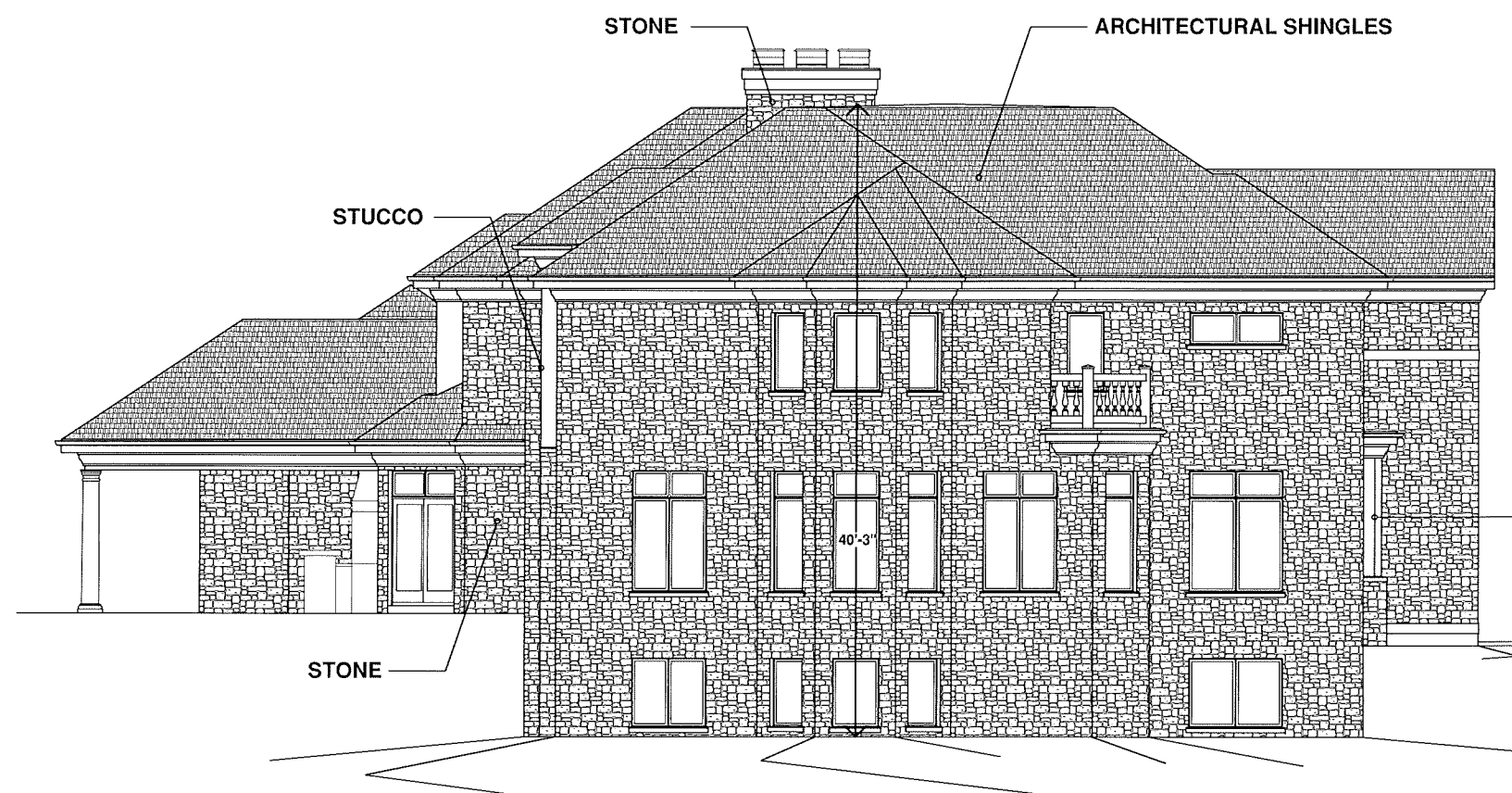
LOWER LEVEL FINISHED-	4674 SQ. FT.
MAIN LEVEL FLOOR PLAN-	4282 SQ. FT.
UPPER LEVEL FLOOR PLAN-	3154 SQ. FT.
TOTAL FINISHED-	12110 SQ. FT.
LOWER LEVEL UNFINISHED-	2555 SQ. FT.
GARAGE -	2295 SQ. FT.
COVERED FRONT PORCH-	116 SQ. FT.
COVERED PATIO PORCH-	480 SQ. FT.

DATE	11/15/15
SCALE	1/4" = 1'-0"
REVISION	
VER. 15	1
	5

FLOOR PLAN REV 15 2/15/16



EAST ELEVATION
ELEVATION



NORTH ELEVATION
ELEVATION

LOWER LEVEL FINISHES	1674 SQ. FT.
MAIN LEVEL FLOOR PLAN	4582 SQ. FT.
UPPER LEVEL FLOOR PLAN	3154 SQ. FT.
TOTAL FINISHES	11009 SQ. FT.
LOWER LEVEL FINISHES	2669 SQ. FT.
GARAGE	1286 SQ. FT.
CONCRETE FOUNDATION	116 SQ. FT.
COVERED PATIO PORCH	180 SQ. FT.

NEW HOME FOR:
MARTA AND ARIS GIALAMAS
 9809 TRAPPERS TRAIL
 BLACKHAWK SUBDIVISION
 CITY OF MADISON, DANE COUNTY, WISCONSIN

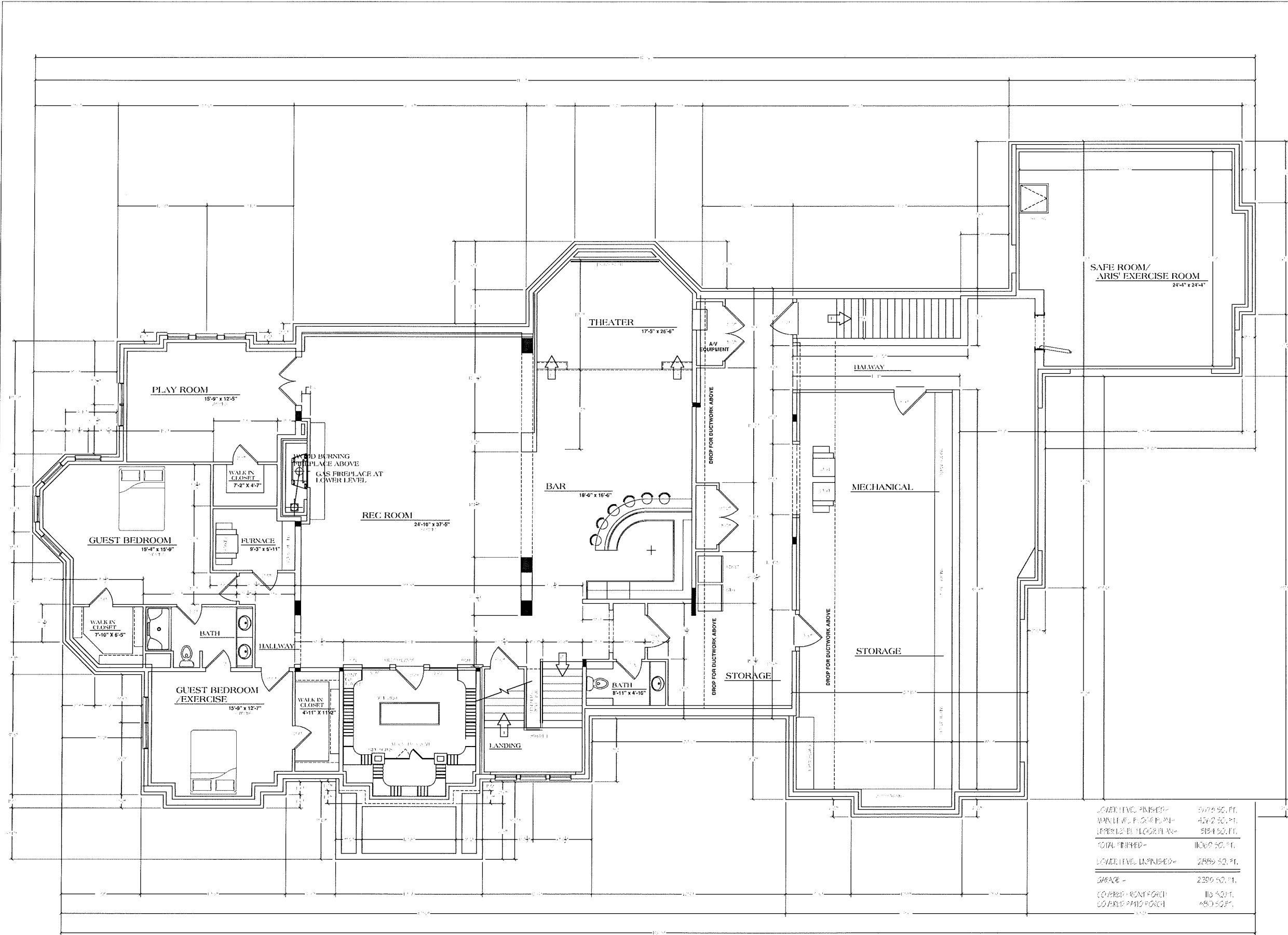
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 Appleton, WI 54912
 www.hartdenoble.com

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 Appleton, WI 54912
 www.hartdenoble.com

**PROPOSED
 NEW RESIDENCE**

DATE	REVISED BY	DATE
VER. 15	2	5

FLOOR PLAN REV 15 2/15/16



CONCRETE FINISH-	5779 SQ. FT.
WALL & FLOOR FIN-	4262 SQ. FT.
CEILING FLOOR FIN-	5194 SQ. FT.
TOTAL FINISH-	11069 SQ. FT.
LOWER LEVEL UNFINISH-	2899 SQ. FT.
GARAGE -	2299 SQ. FT.
COVERED FRONT PORCH	116 SQ. FT.
COVERED PATIO PORCH	480 SQ. FT.

LOWER LEVEL FLOOR PLAN
1/2" = 1'-0"

NEW HOME FOR:
MARTA AND ARIS GIALAMAS
9809 TRAPPERS TRAIL
BLACKHAWK SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN

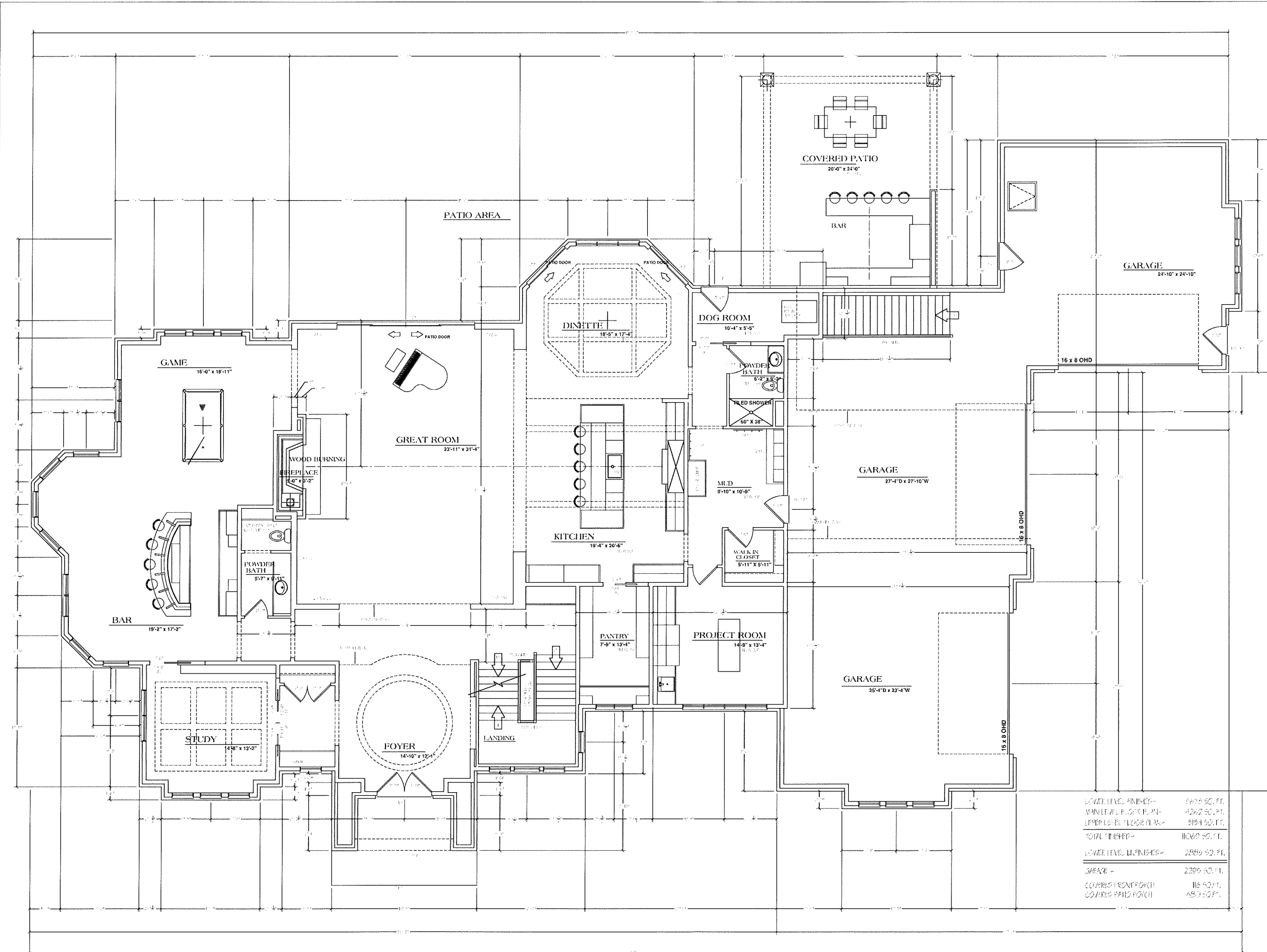
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Hart DeNoebie Builders, Inc.
2250 W. COUNTY ST. MADISON, WISCONSIN 53705

Property Of:
HART DENOEBIE BUILDERS
77025 Alder Road
Madison, WI 53718
Phone: (608) 833-4422
Fax: (608) 833-8272
www.hartdenoebie.com

**PROPOSED
NEW RESIDENCE**

LOWER LEVEL FLOOR PLAN	
DATE:	REVISED: 02/15/16
SCALE:	1/2" = 1'-0"
REVISION:	DATE
VER. 15	3

FLOOR PLAN REV 15 2/15/16



LOWER LEVEL FINISHED	3479 SQ. FT.
MAIN LEVEL FLOOR PLAN	4292 SQ. FT.
LOWER LEVEL FLOOR PLAN	3194 SQ. FT.
TOTAL FINISHED	11069 SQ. FT.
LOWER LEVEL UNFINISHED	2899 SQ. FT.
GARAGE	2295 SQ. FT.
COVERED FRONT PORCH	118 SQ. FT.
COVERED PAVED PORCH	480 SQ. FT.

NEW HOME FOR:
MARTA AND ARIS GIALAMAS
 9809 TRAPPERS TRAIL
 BLACKHAWK SUBDIVISION
 CITY OF MADISON, DANE COUNTY, WISCONSIN

DESIGNED BY:
 STEVEN L. HENDER
 THIS DOCUMENT IS THE PROPERTY OF:
Hart Denoble Builders, Inc.
 1000 W. MONROE STREET, SUITE 200
 MADISON, WISCONSIN 53706
 TEL: 608.261.1234 FAX: 608.261.1235
 WWW.HARTDENOBLE.COM

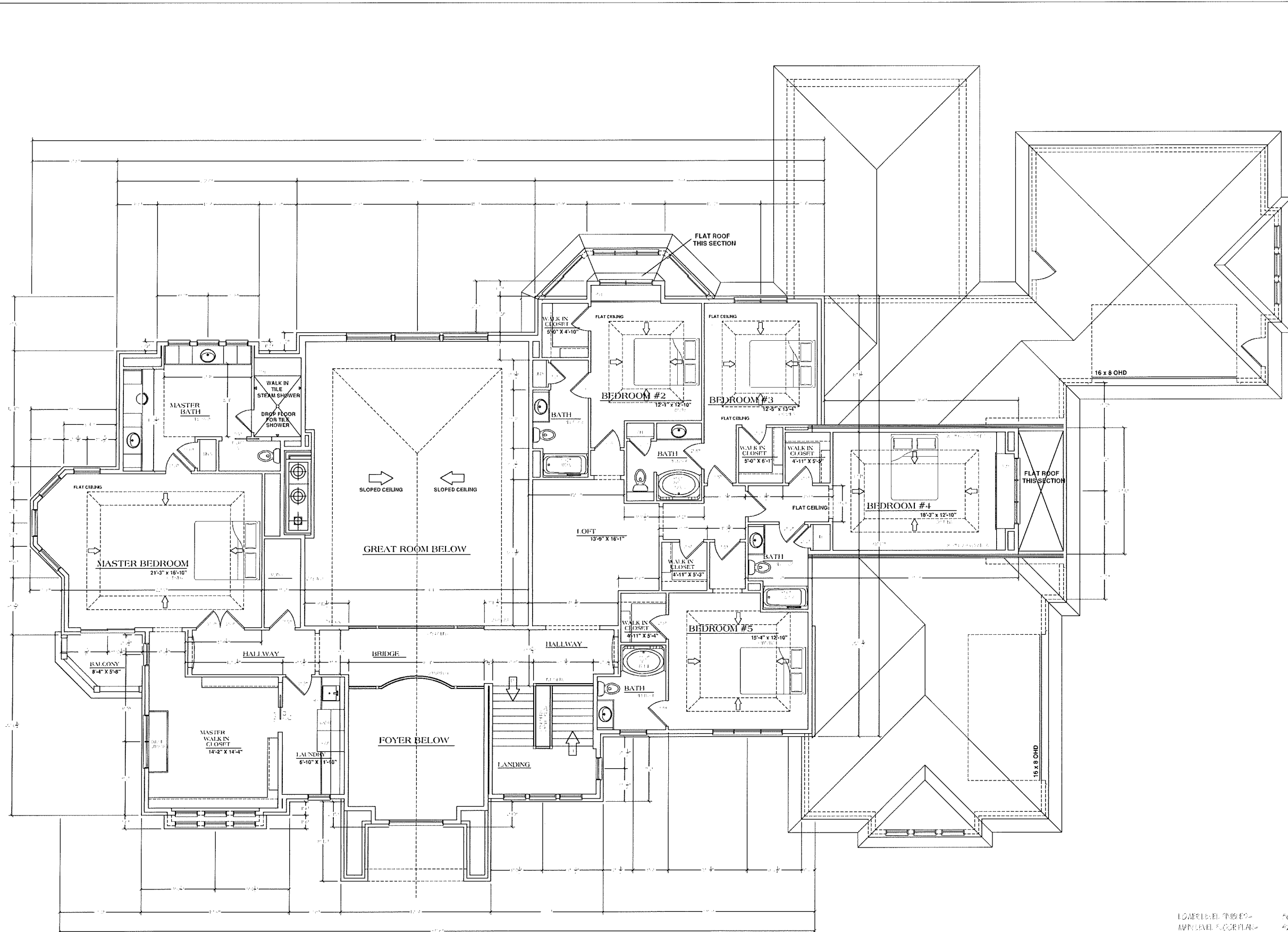
PROPERTY OF:
HART DENOBLE
 1000 W. MONROE STREET, SUITE 200
 MADISON, WISCONSIN 53706
 TEL: 608.261.1234 FAX: 608.261.1235
 WWW.HARTDENOBLE.COM

**PROPOSED
 NEW RESIDENCE**

DATE:	02/15/2016
SCALE:	1/8" = 1'-0"
REVISION:	5
VER. 15	4

MAIN LEVEL FLOOR PLAN
 1/2" = 1'-0"

FLOOR PLAN REV 15 2/15/16



UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

LOWER LEVEL FINISHED	2675 SQ. FT.
UPPER LEVEL FLOOR PLAN	4282 SQ. FT.
UPPER LEVEL FLOOR PLAN	3154 SQ. FT.
TOTAL FINISHED	11384 SQ. FT.
LOWER LEVEL UNFINISHED	2559 SQ. FT.
GARAGE	9236 SQ. FT.
COVERED FRONT PORCH	114 SQ. FT.
COVERED PATIO PORCH	180 SQ. FT.

PROPERTY OF:
NATALIE L. BURR
THIS DOCUMENT IS THE PROPERTY OF:
Hart Denoble Builders, Inc.
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Hart Denoble Builders, Inc.
www.hartdenoblebuilders.com

PROPERTY OF:
HART DENOBLE
7024 North West Road
Madison, WI 53718
www.hartdenoblebuilders.com

**PROPOSED
NEW RESIDENCE**

ISSUED FOR:	1/27/16
DATE:	1/27/16
SCALE:	1/8" = 1'-0"
REVISION:	
VER. 15	5

NEW HOME FOR:
MARTA AND ARIS GIALAMAS
9809 TRAPPERS TRAIL
BLACKHAWK SUBDIVISION
CITY OF MADISON, DANE COUNTY, WISCONSIN

