



Location
1816 Adams Street

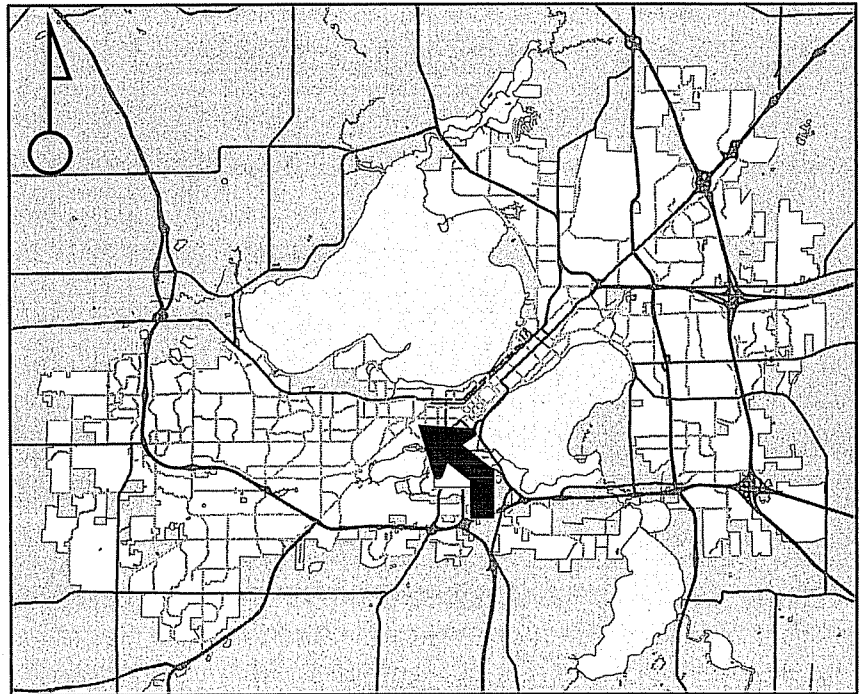
Project Name
Nimbus Rebuild

Applicant
David Herkert – Nimbus Properties

Existing Use
Single-Family House

Proposed Use
Demolish Single-Family House
and Build New Single-Family House

Public Hearing Date
Plan Commission
17 September 2007



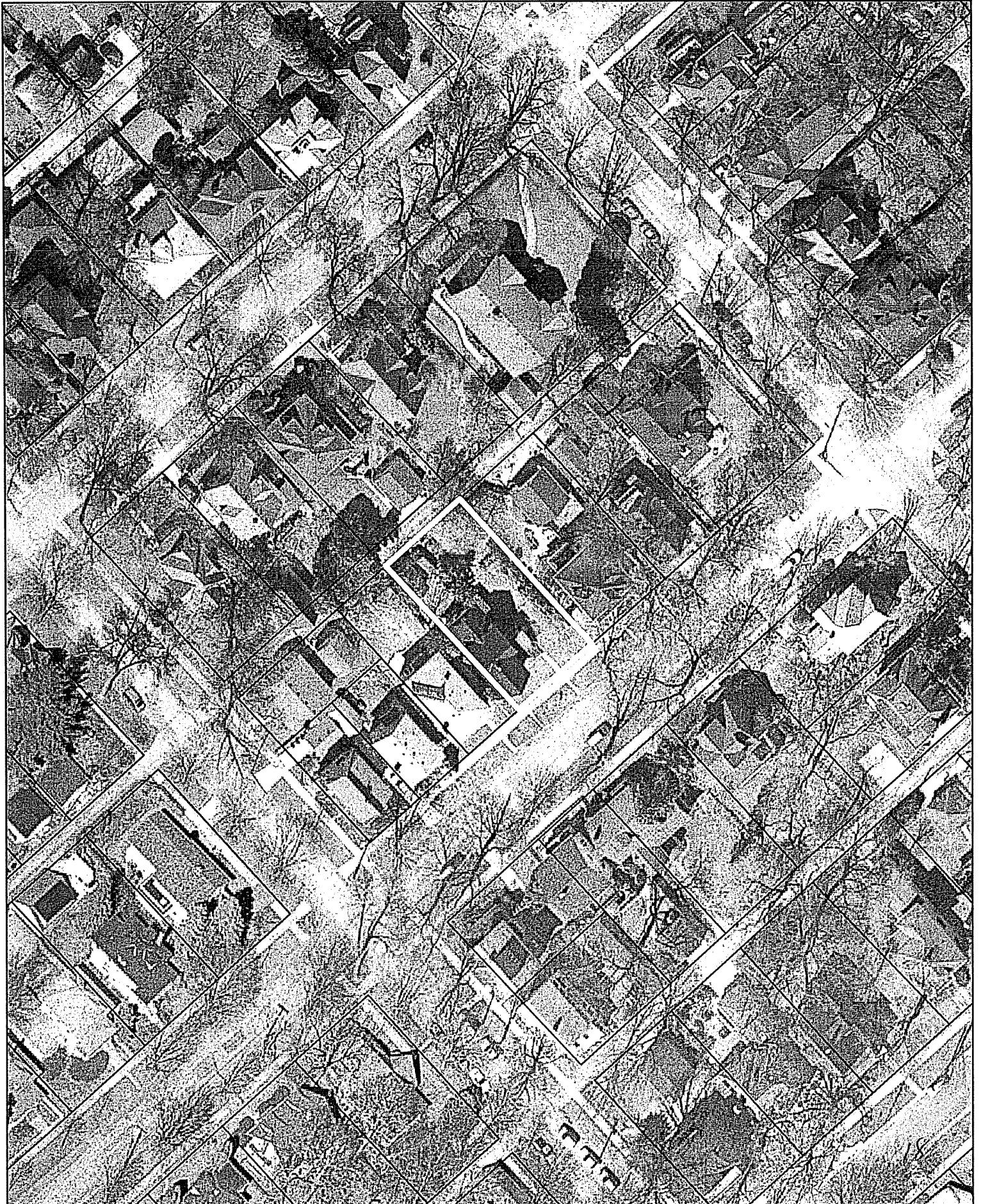
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635





City of Madison

1816 Adams Street



Date of Aerial Photography : April 2005



LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>500-</u> Receipt No. <u>84038</u>
Date Received	<u>8/1/07</u>
Received By	<u>JS9P</u>
Parcel No.	<u>0709-223-3010-8</u>
Aldermanic District	<u>13 Julia Kerr</u>
GQ	<u>Natl. Register</u>
Zoning District	<u>R2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	<input type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>8-1-07</u>

1. Project Address: 1816 Adams Street Project Area in Acres: 7200sqft

Project Title (if any): _____

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: David Herkert Company: Nimbus Properties, LLC
 Street Address: 1122 Stewart St. City/State: Madison/WI Zip: 53713
 Telephone: (608)271-6090 Fax: (608)271-6090 Email: davidh@nimbusconstruction.com

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Raze existing structures & build new single family home & detached garage

Development Schedule: Commencement Upon receipt of permits Completion Projected Spring 2008

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper 14-
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee:** \$ 550 - See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to papplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the: MADISON Comprehensive Plan Plan, which recommends:
Low Density Residential for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder: ¹⁰¹ Julia Kerr, Vilas Neighborhood Association, Rosemary Bodolay Pres.

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

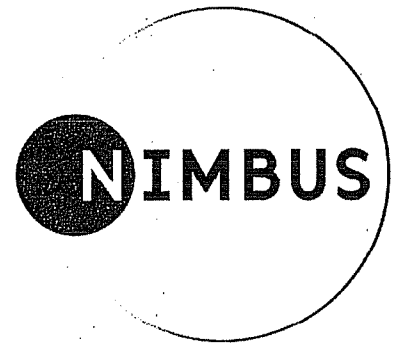
Planner _____ Date _____ | Zoning Staff MATT Tucker Date 6-18-07

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

Printed Name _____ Date 7/27/07
 Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 7/27/07

Nimbus Properties, LLC



Madison Plan Commission
215 Martin Luther King Jr. Drive
Room LL-100
PO Box 2985
Madison, WI 53701-2985

RE: 1816 Adams Street Demolition Permit Letter of Intent

To Whom It May Concern:

The following is submitted together with required plans, legal description, and application for consideration of approval for a demolition permit.

Project:	1816 Adams Street Madison, WI 53711
Developer:	Nimbus Properties, LLC 1122 Stewart Street Madison, WI 54713 608-271-6090
Builder:	Nimbus Construction, LLC 1122 Stewart Street Madison, WI 54713 608-271-6090 Nimbus Properties is co-owned by David & Jim Herkert who also operate Nimbus Construction, LLC and have been doing remodeling in the Vilas area for the past 10 years including several projects on the same block.
Surveyor:	Arrow Land Surveying A Division of Radel and Associates 7340 Darlin Ct., Unit 12 Dane, WI 53529 608-849-8116
Landscape Architect:	Earthscapes Inc. PO Box 683 Marshall, WI 53559 608.655.3981

Nimbus Properties, LLC

<p>Project Description:</p>	<p>Build a new single family home which is a conforming use to the existing R2 zoning for this property. This home will be sold upon completion.</p> <p>Raze the existing structures located 1816 Adams Street which consists of a 150 SF detached garage, a 64 SF tree fort and 1705 SF house built in 1902.</p> <p>There are two primary reasons for razing vs. remodel;</p> <ol style="list-style-type: none"> 1. The existing foundation is failing as shown in the attached pictures 2. In short the house has lost its charm and connection to the period and style in which it was originally built. This is primarily due to an addition and whole house remodel done in the 1970's which included; <ol style="list-style-type: none"> a. Replacing all the interior doors with hollow core doors, b. Ripping out the classic wood trim and replacing it with ranch trim c. Removing the hardwood floors and replacing them with vinyl or carpeting in all but 1 room and a hallway. d. Enclosed the front porch and made it into living space while the two adjacent neighbors have porches there at the same set back thereby making this house look too close to the road <p>We have two major objectives for this project;</p> <ol style="list-style-type: none"> 1. A home which looks like it fits in with the neighborhood. This includes the style of the home as well as the general feel. We have intentionally selected a plan that is only 2 stories with a lower roof pitch in order to keep the mass of the front elevation down since the lot sits higher than the road. 2. A project that works for the neighbors. David has many ties to the neighborhood and this particular block of Adams Street and wants to make sure that the neighbors look back and are pleased with the process, the experience and the result. We will accomplish this with open communication and common courtesy during the construction process.
<p>Site Planning & Architecture</p>	<p>See attached site plan, floor plans, elevations for proposed site planning and architecture.</p>

Nimbus Properties, LLC

Site Development Statistics	Zoning: R2 Lot Size: 7200 SF Gross SF of proposed new house: 1,670 SF First Floor <u>1,490 SF Second Floor</u> 3,160 SF Livable Basement will be unfinished Parking: proposed 2 car detached garage accessed via alley
Project Schedule:	Project will start once all necessary permits are obtained. Target completion is early spring of 2008.

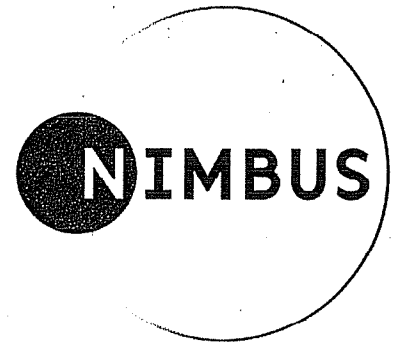
Thank you for investing your time reviewing this application.



David Herkert

7/22/07

Nimbus Properties, LLC



George Dreckmann
Recycling Coordinator
1501 W. Badger Rd.
Madison WI 53713

Re: 1816 Adams st raze and recycling plans

Mr. Dreckmann

I have been a remodeling contractor in Madison for the past ten year with most clients living near the downtown area. Because I work mostly with older homes I see the value and history of all the parts and pieces of theses homes. Unfortunately this home has been stripped of most of these historic pieces only leaving us with some hard wood floors. Over the years I have been giving the ReStore many donations from my jobs. Linda has been my contact person there. On this particular project I have also been in contact with Roxanne @ Deconstruction.

We must first clean out the house of tons of items left behind from the homeowner, which will include bringing about 20 boxes of food to the pantry, and a truckload of furniture and house hold items to St. Vincent's. After this task has been completed we will extract any items that can be used for the ReStore , including: hardwood floors, some door and window hardware, one bath vanity. After removal of the slate siding we will inspect the clapboard siding to see if removal and reuse is an option.

Appliances:

I will be getting permits from the city to put on the remaining Stove, washer, dryer and dehumidifier. The hot water heater and furnace will be taken out and stored at our office for later use in this or another project of ours. Bethke HVAC will be removing any items with CFC in them.

All copper pipes and metal scraps will be removed before demolition. The sandstone foundation will be evaluated by Hellenbrand excavating to see possible usage of this material.

In short Mr. Dreckmann I have always been a firm believer in keeping as much items out of our landfill as possible with this project being no exception.

Please feel free to give me a call with questions or concerns regarding this project.

Thank you for your time,

David Herkert
Nimbus Construction LLC.
daveh@nimbusconstruction
608-347-3831 cell



1

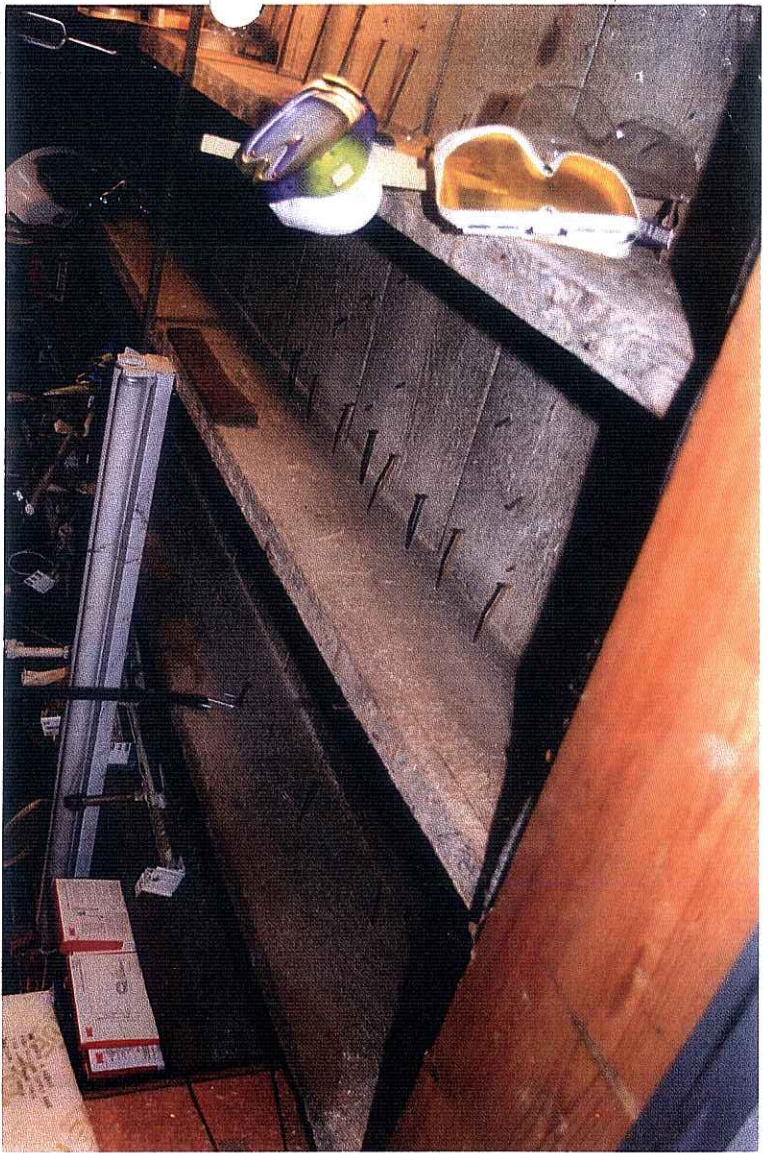


3



2

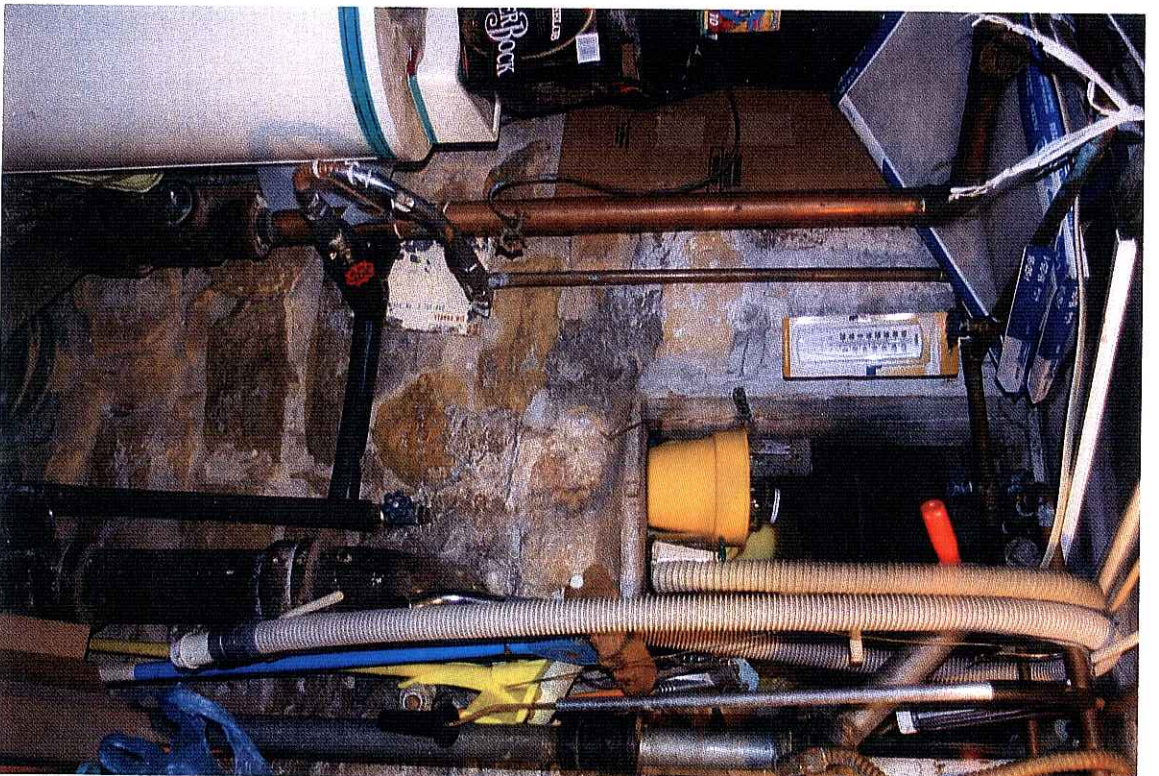
- 1- Bedroom with Bedroom wall cut out and no header
- 2- 2nd Floor Bath
- 3- Same as #1



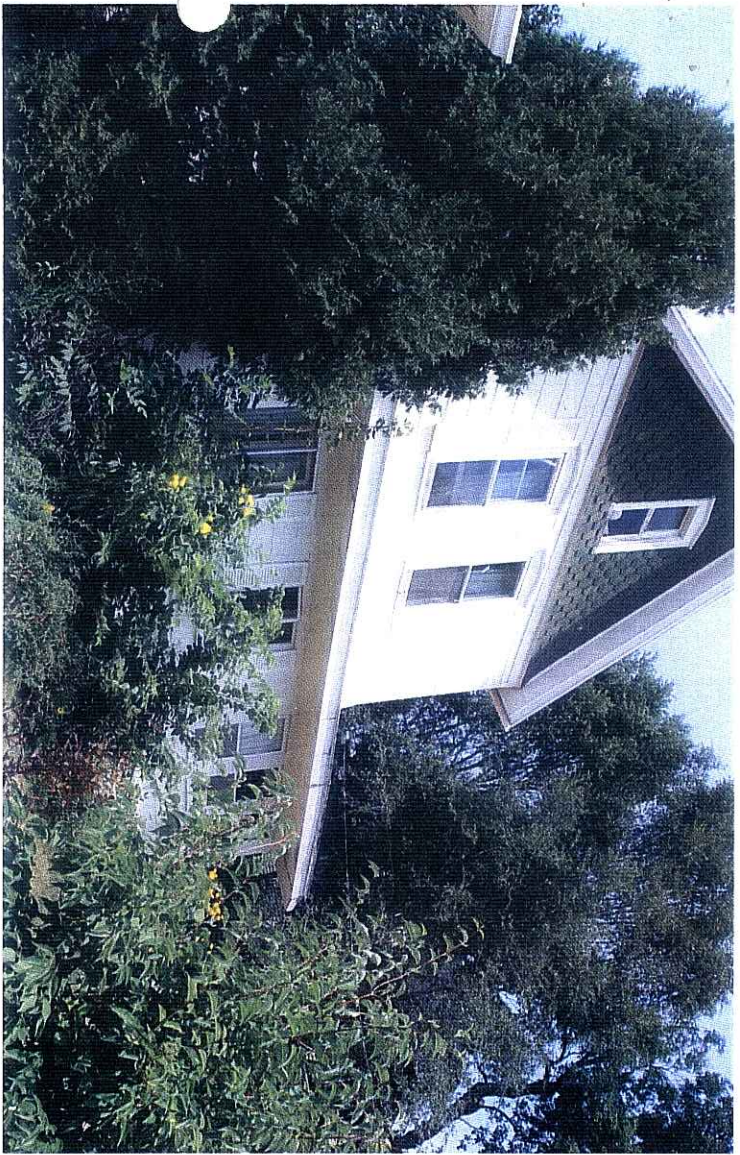
①

②

③



- ① - 2x8 spanning 14' over
in wall
- ② - Stone Foundation with
crawl space under other
half of house
- ③ - moldy Front Entrance



1 ←

2 →



3 ←



- ① - Front of house
- ② - Old porch and Front Steps Falling Away from house
- ③ - Tree house



1



3



2

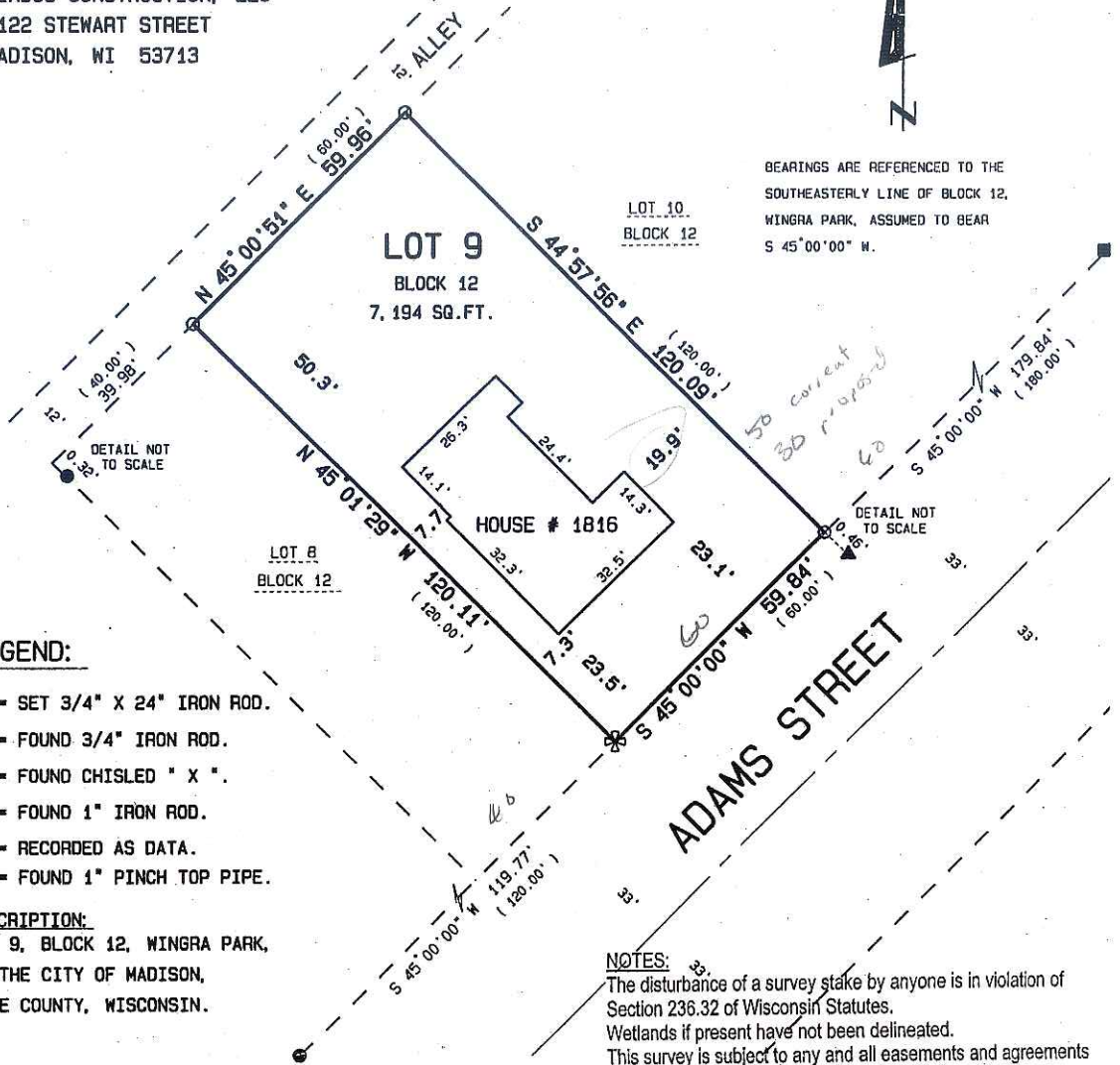
- 1 - Dining Area leading to 2nd Floor
- 2 - Kitchen Area with open stairs to Basement
- 3 - Kitchen Area

PLAT OF SURVEY

SURVEYED FOR:

DAVID HERKERT
 NIMBUS CONSTRUCTION, LLC
 1122 STEWART STREET
 MADISON, WI 53713

SCALE: 1" = 30'



BEARINGS ARE REFERENCED TO THE
 SOUTHEASTERLY LINE OF BLOCK 12,
 WINGRA PARK, ASSUMED TO BEAR
 S 45°00'00" W.

LEGEND:

- = SET 3/4" X 24" IRON ROD.
- = FOUND 3/4" IRON ROD.
- ⊗ = FOUND CHISLED " X ".
- = FOUND 1" IRON ROD.
- () = RECORDED AS DATA.
- ▲ = FOUND 1" PINCH TOP PIPE.

DESCRIPTION:

LOT 9, BLOCK 12, WINGRA PARK,
 IN THE CITY OF MADISON,
 DANE COUNTY, WISCONSIN.

NOTES:

The disturbance of a survey stake by anyone is in violation of
 Section 236.32 of Wisconsin Statutes.
 Wetlands if present have not been delineated.
 This survey is subject to any and all easements and agreements
 both recorded and unrecorded.

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Wisconsin Registered Land Surveyor S-1852, do hereby certify that by the order of those listed hereon, I have surveyed,
 monumented and mapped the above described lands.

I do further certify that this is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and
 that I have fully complied with the Administrative Code No. 7.01 in surveying and mapping the same to the best of my knowledge and belief.

Kevin M. Radel
 Kevin M. Radel
 Registered Land Surveyor S-1852
 Dated: July 25, 2007



PREPARED BY
ARROW Land Surveying
 A Division of Radel and Associates, Inc.
 7340 Darlin Court, Unit 12
 Dane, WI 53529
 Tel: (608) 849-8116

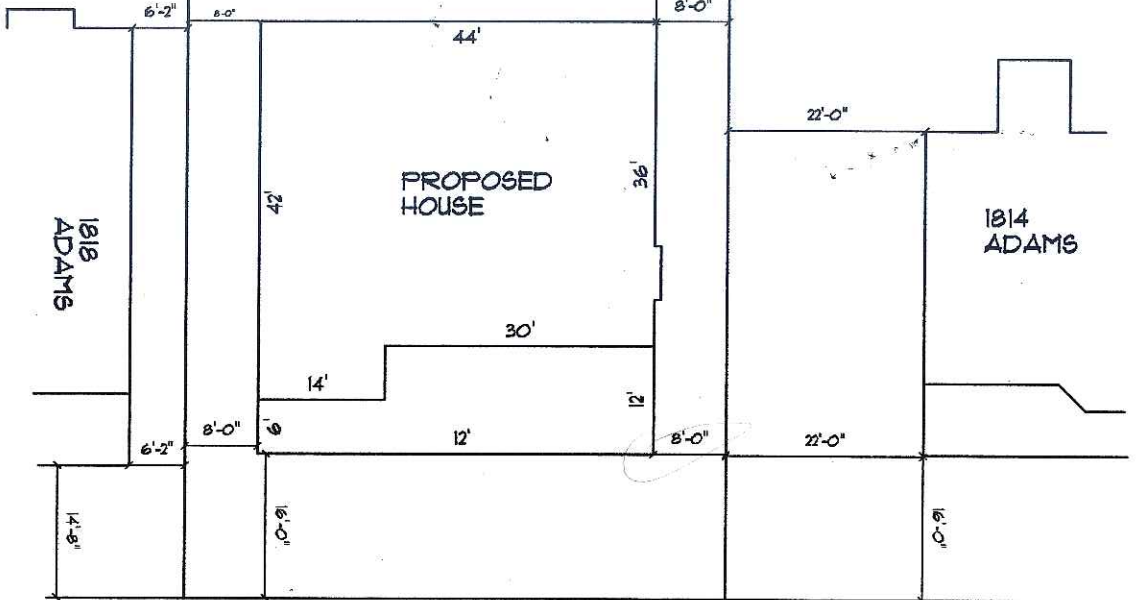
Job No. 07R-95

40.0'

60.0'

EXISTING GARAGE

PROPOSED GARAGE



1816 ADAMS

PROPOSED HOUSE

1814 ADAMS

60.0'

60.0'

ADAMS STREET



DRAWN BY:

S1

SHEET NO.

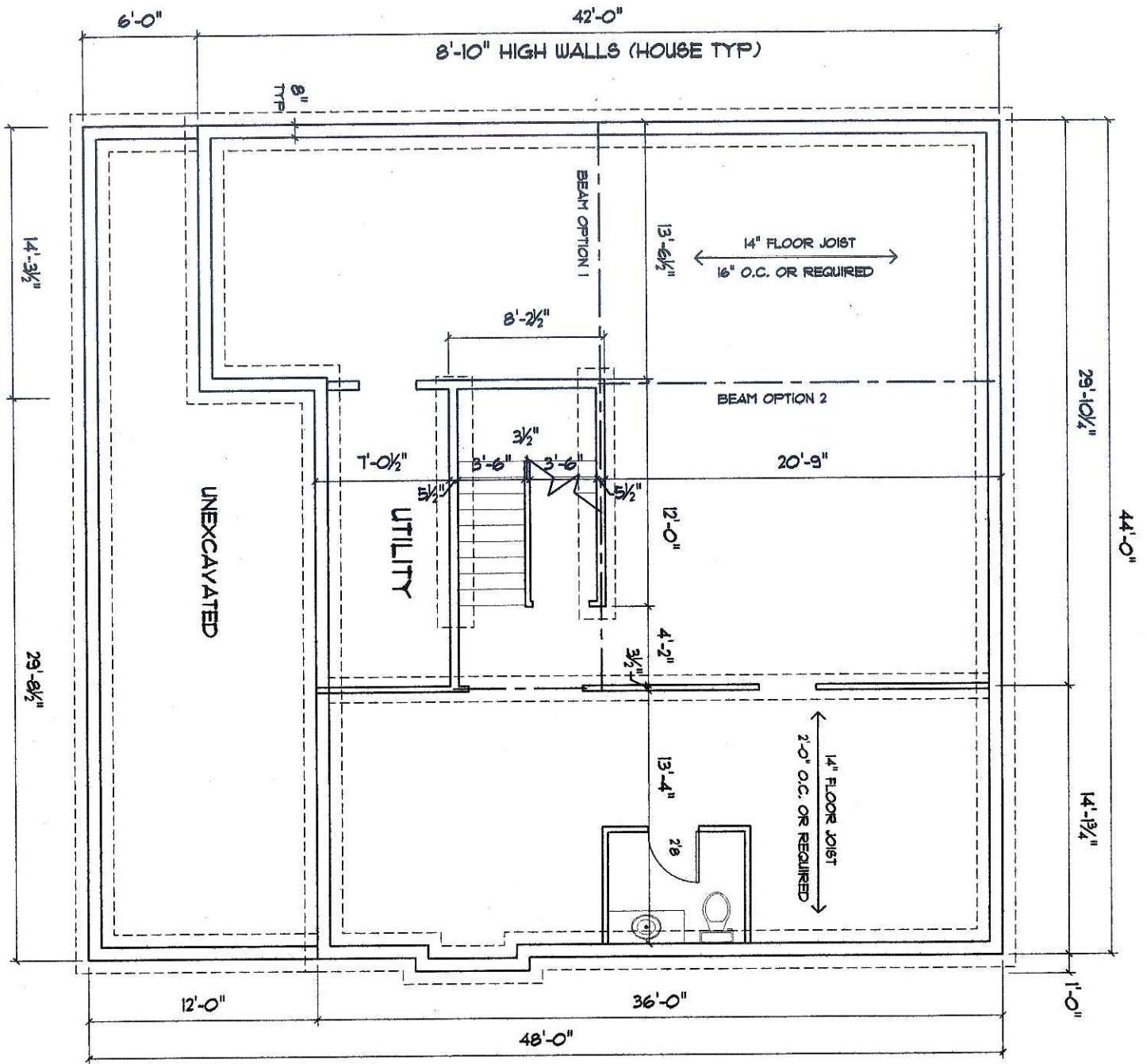
SCALE
1"=20'-0"

DATE
7/27/2001

PROJECT NAME AND ADDRESS

Nimbus Corp

1816 Adams Street



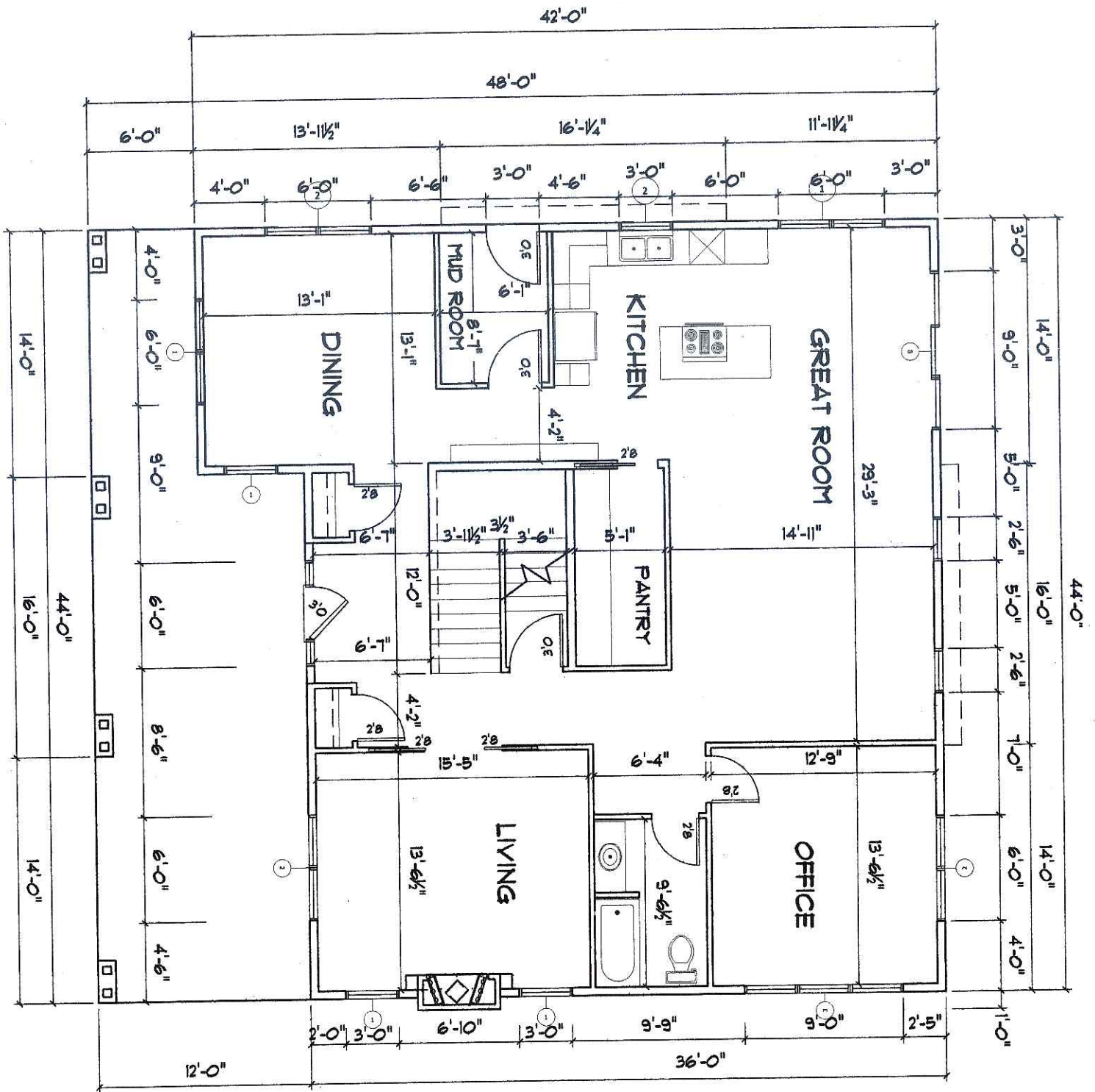
DRAWN BY:	DATE	1/28/2001
	SCALE	1/8"=1'-0"
	SHEET NO.	1

PROJECT NAME AND ADDRESS

Nimbus Corp

1216 Adams Street
Madison, WI 53711

18



DATE 7/28/2001
SCALE 1/8" = 1'-0"
SHEET NO. 2

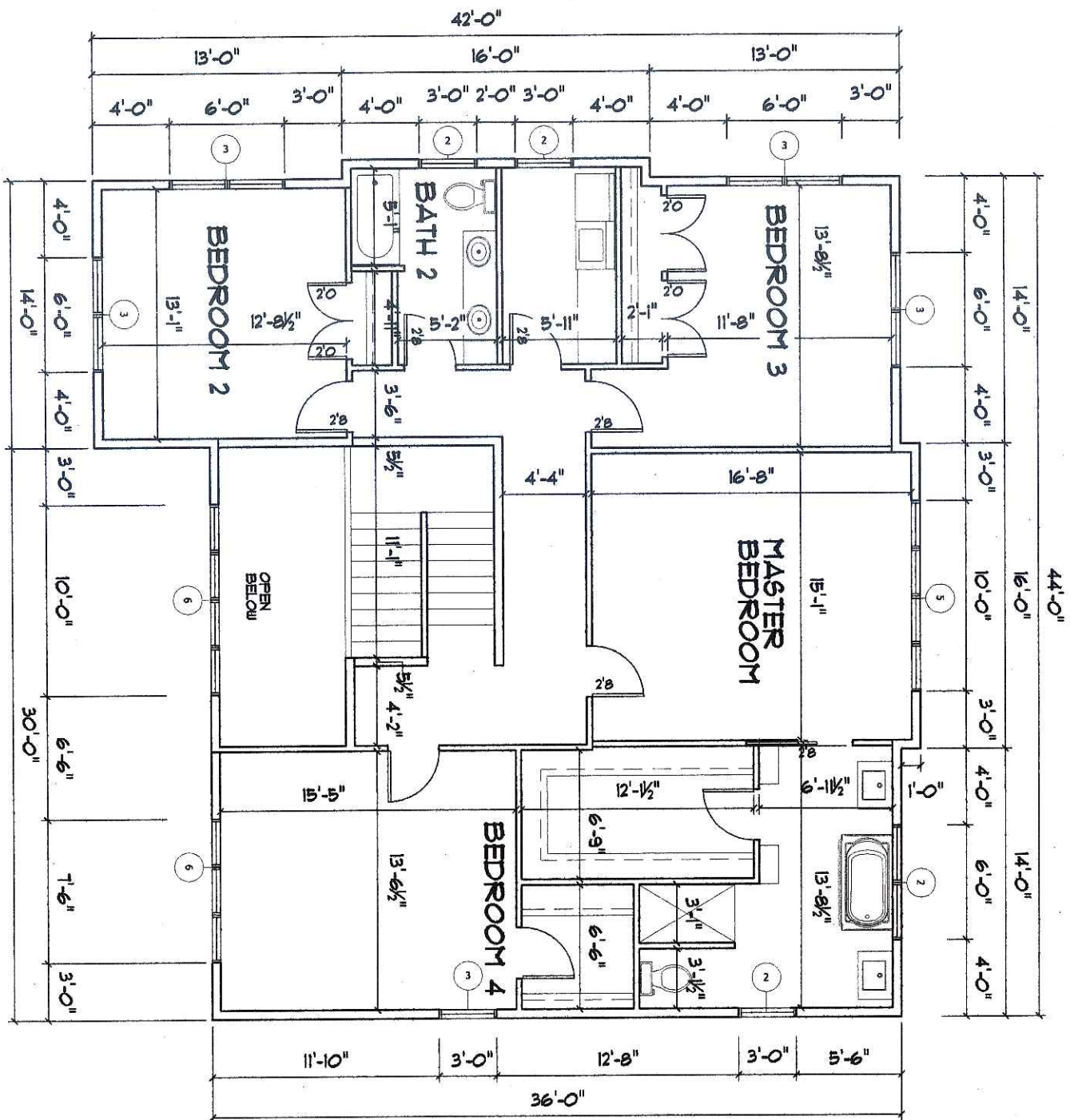
PROJECT NAME AND ADDRESS

Nimbus Corp

1816 Adams Street
Madison, WI 53711

18

DRAWN BY:



PROJECT NAME AND ADDRESS

Nimbus Corp

1816 Adams Street
Madison, WI 53711

18

DATE

7/28/2007

SCALE

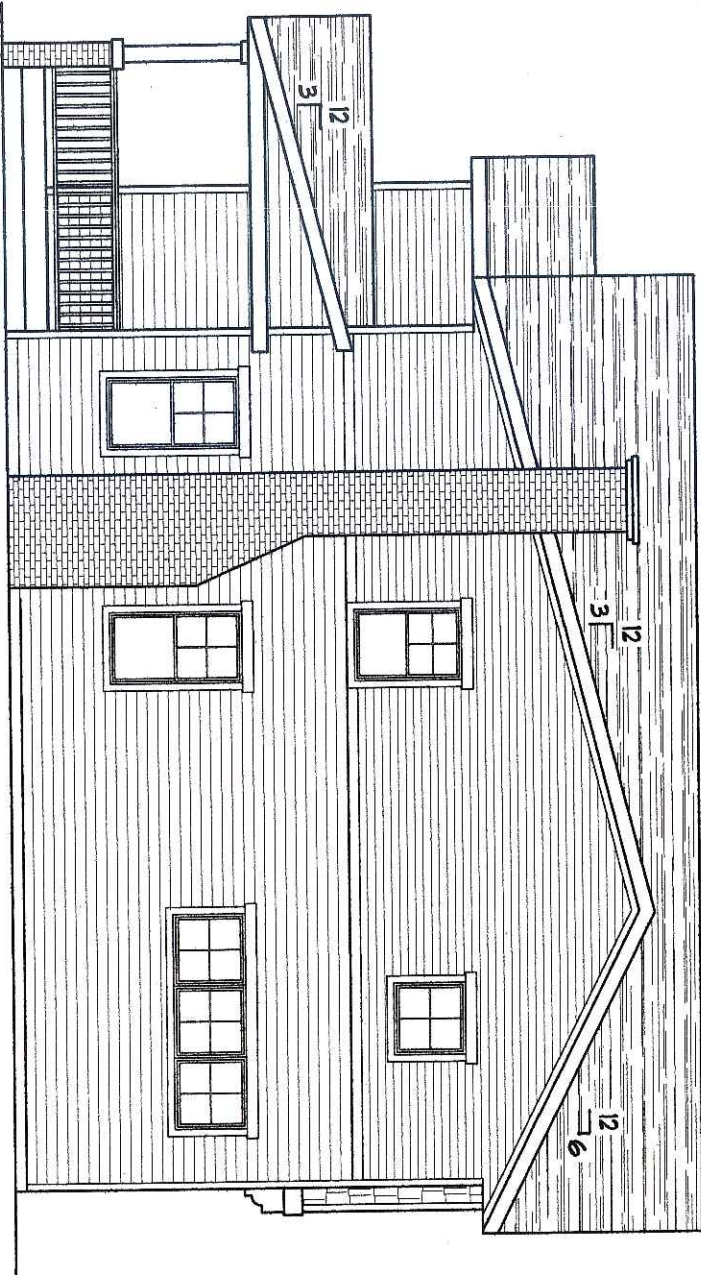
1/8"=1'-0"

SHEET NO.

3

DRAWN BY:

EAST ELEVATION



FRONT ELEVATION



PROJECT NAME AND ADDRESS

Nimbus Corp

1816 Adams Street
Madison, WI 53711

DATE
1/28/2007

SCALE
1/8"=1'-0"

SHEET NO.

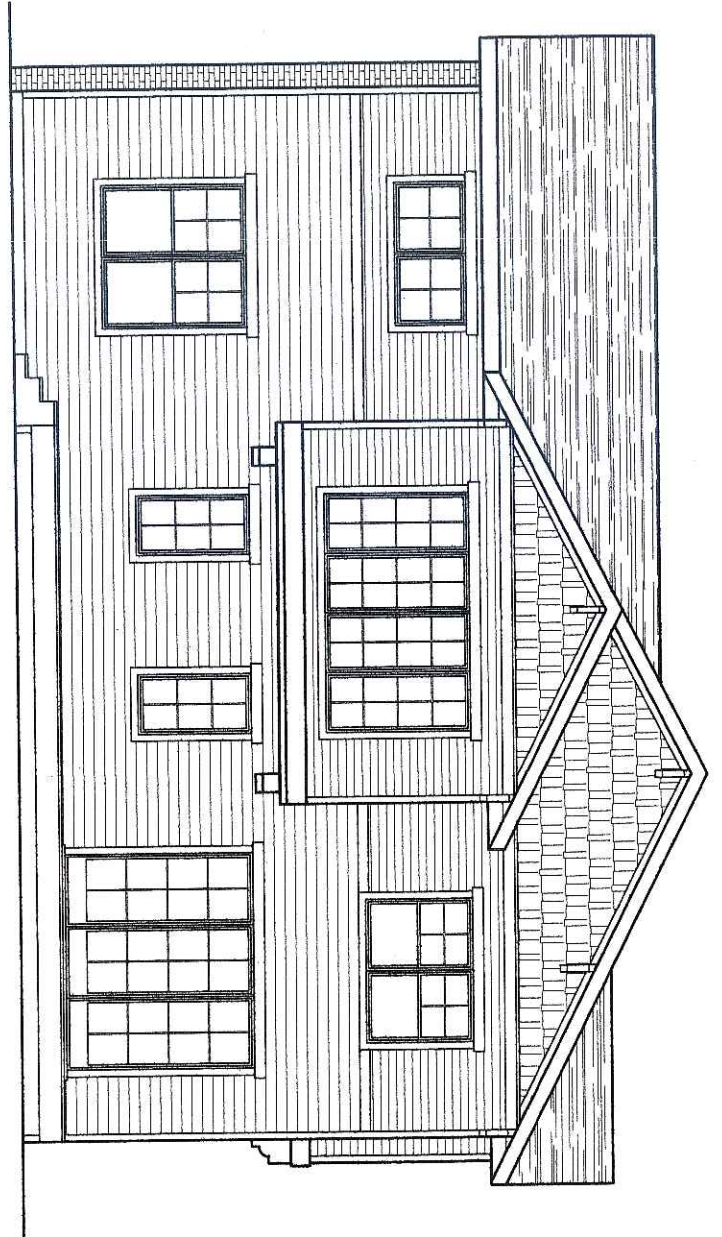
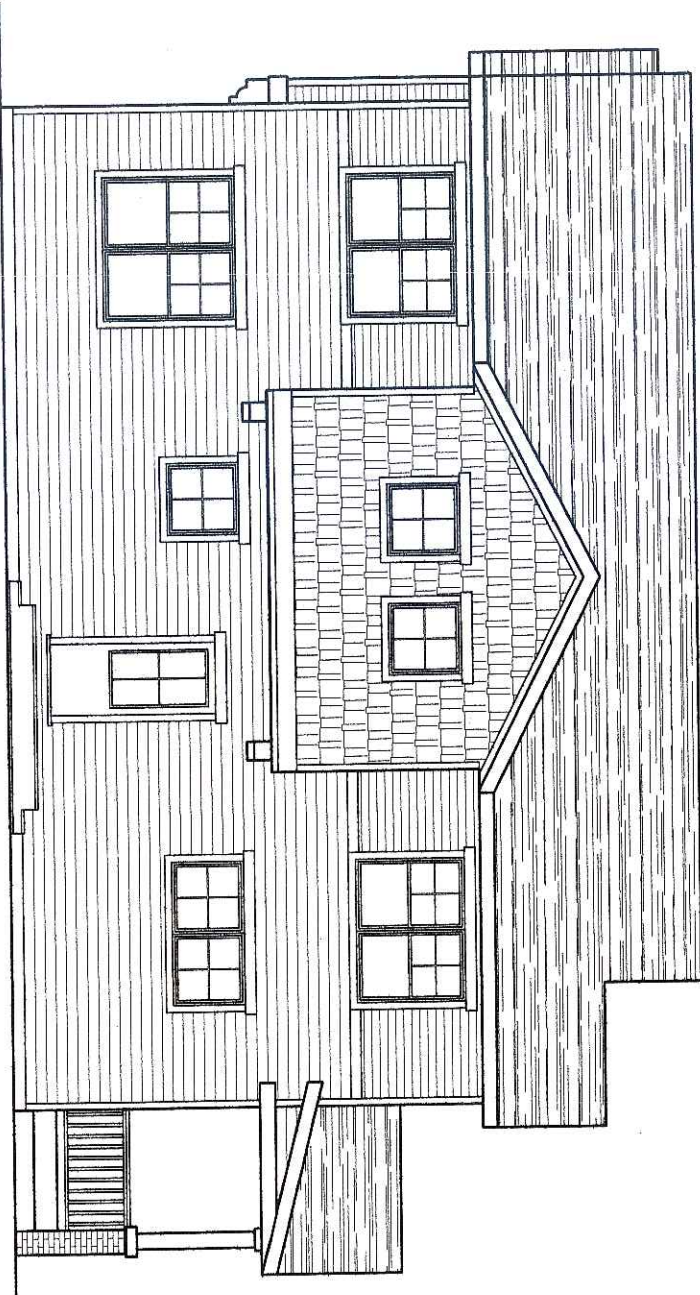
4

DRAWN BY:

18

WEST ELEVATION

REAR ELEVATION



DRAWN BY:

5

SHEET NO.

SCALE
1/8" = 1'-0"

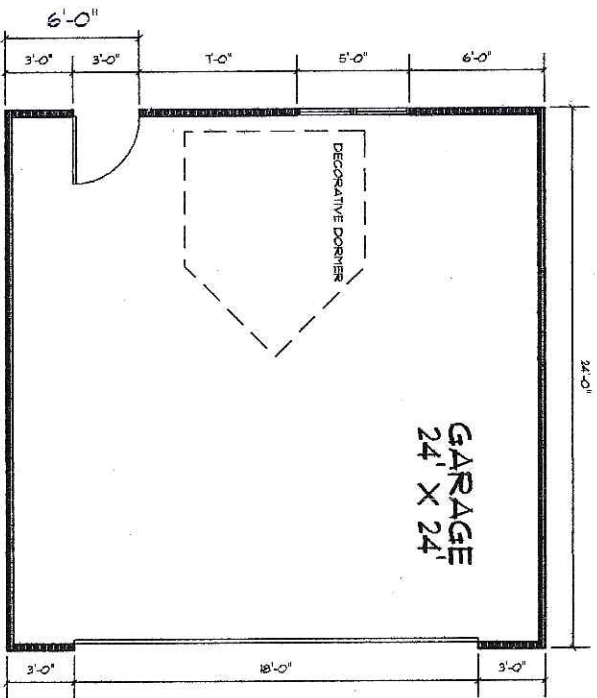
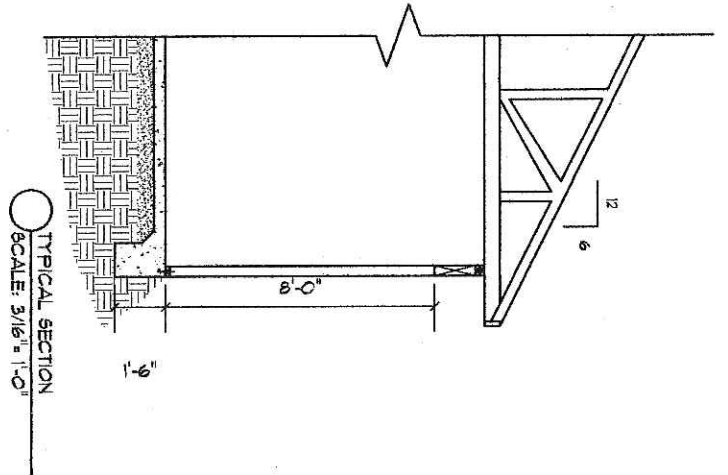
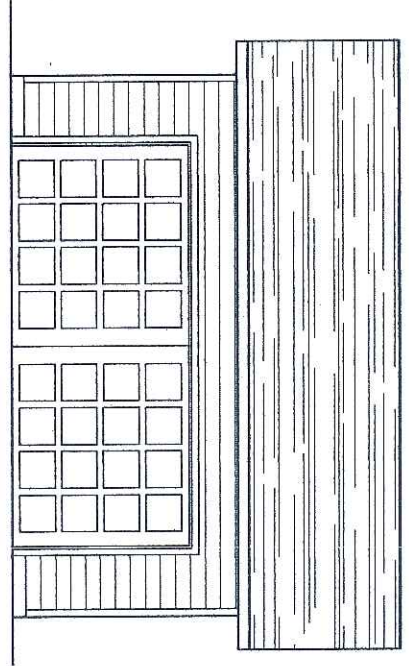
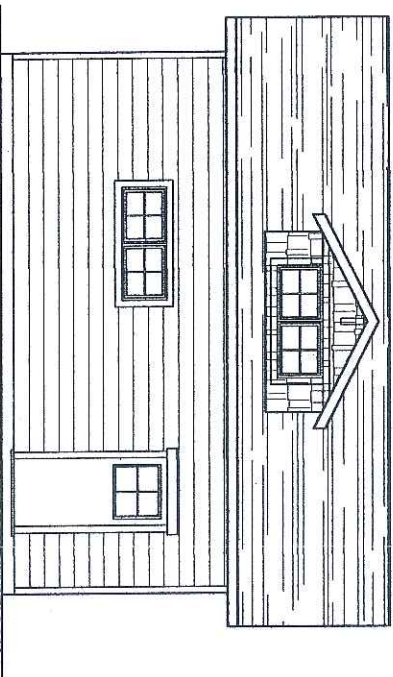
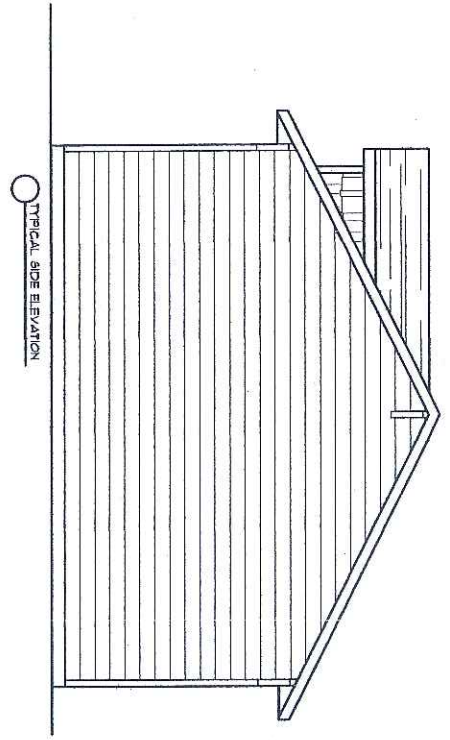
DATE
7/28/2007

PROJECT NAME AND ADDRESS

Nimbus Corp

1816 Adams Street
Madison, WI 53711

18



○ GARAGE (OFF ALLET)
SCALE: 1/8" = 1'-0"

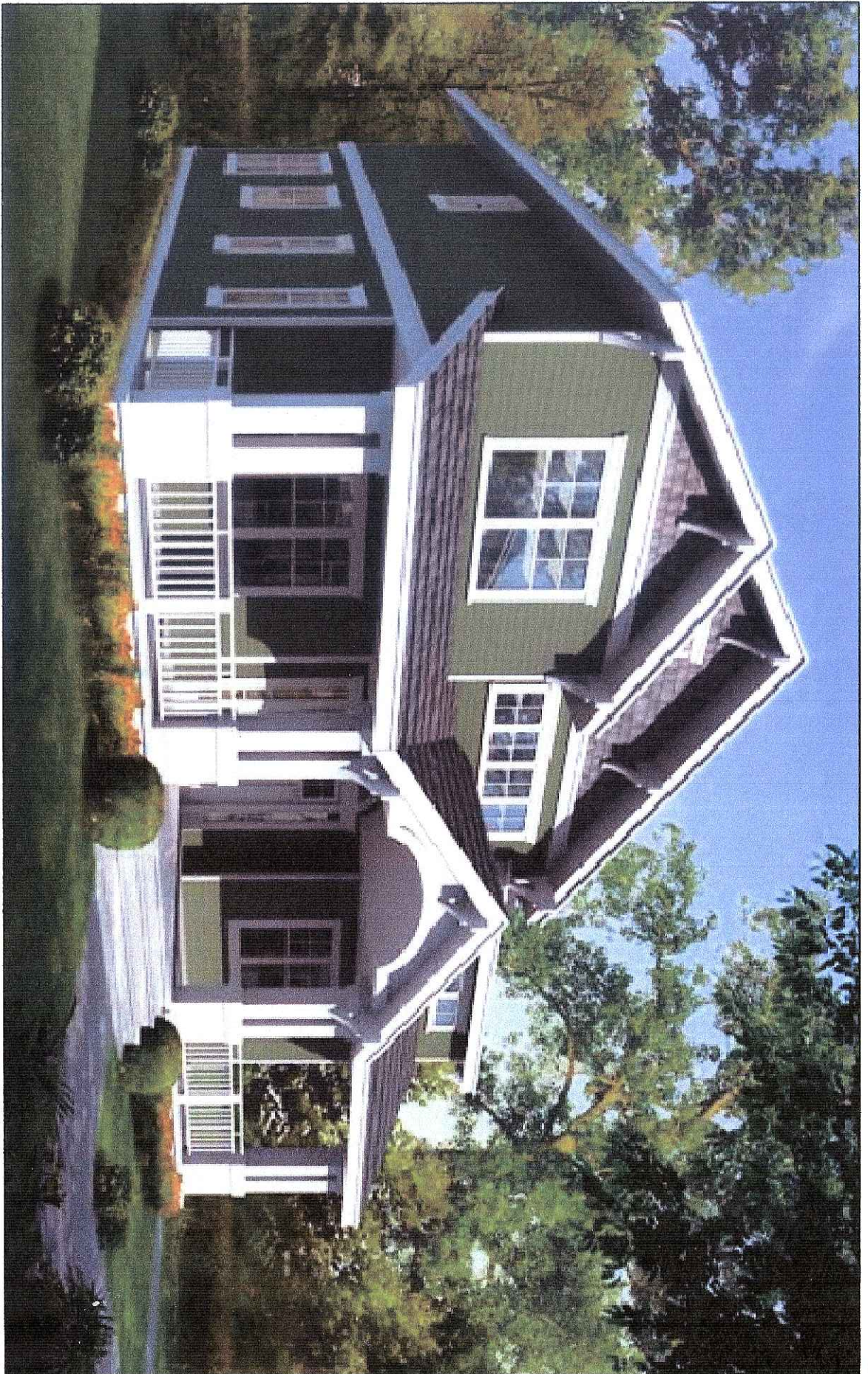
PROJECT NAME AND ADDRESS

Nimbus Corp - Garage Plan

1816 Adams Street
Madison, WI 53711

DATE	8/3/2007
SCALE	See Details
SHEET NO.	1

DRAWN BY:



Proposed house has slight design variations from artistic rendering.

BUILDER	NIMBUS CORP	SHEET NO.
PROJECT:	1816 ADAMS STREET	
DATE: 7/23/2007	SCALE: NO SCALE	