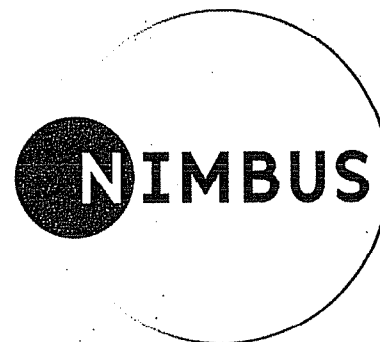


# Nimbus Properties, LLC



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.

<b>Project:</b>	1816 Adams Street Madison, WI 53711
<b>Developer:</b>	Nimbus Properties, LLC 1122 Stewart Street Madison, WI 54713 608-271-6090
<b>Builder:</b>	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.
<b>Surveyor:</b>	Arrow Land Surveying A Division of Radel and Associates 7340 Darlin Ct., Unit 12 Dane, WI 53529 608-849-8116
<b>Landscape Architect:</b>	Earthscapes Inc. PO Box 683 Marshall, WI 53559 608.655.3981

# Nimbus Properties, LLC

<b>Project Description:</b>	<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"><li>1. The existing foundation is failing as shown in the attached pictures</li><li>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"><li>a. Replacing all the interior doors with hollow core doors,</li><li>b. Ripping out the classic wood trim and replacing it with ranch trim</li><li>c. Removing the hardwood floors and replacing them with vinyl or carpeting in all but 1 room and a hallway.</li><li>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</li></ol></li></ol> <p>We have two major objectives for this project;</p> <ol style="list-style-type: none"><li>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.</li><li>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.</li></ol>
<b>Site Planning &amp; Architecture</b>	See attached site plan, floor plans, elevations for proposed site planning and architecture.

# Nimbus Properties, LLC

<b>Site Development Statistics</b>	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
<b>Project Schedule:</b>	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.



7/22/07

David Herkert