



Location  
580 Toepfer Avenue

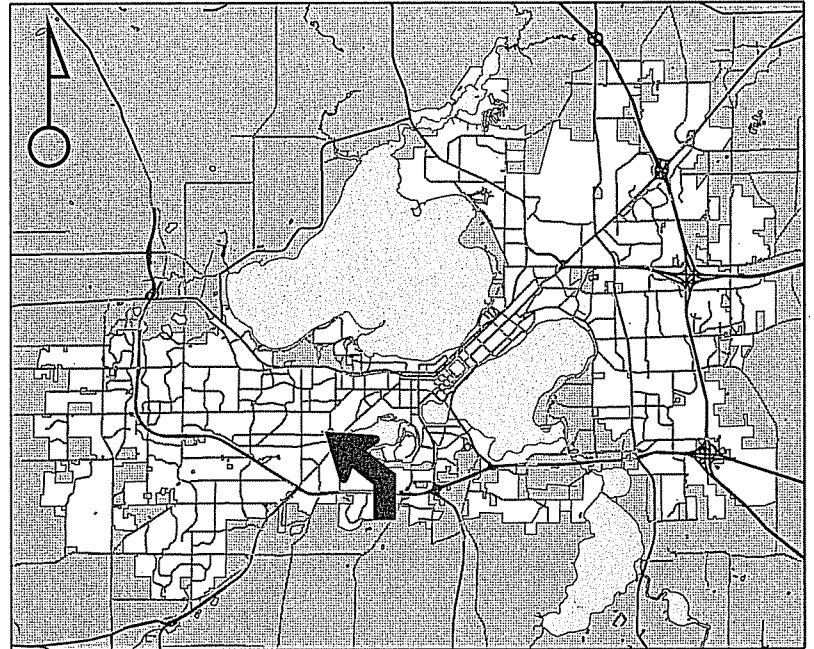
Project Name  
Steffenhagen Residence

Applicant  
Nathan Steffenhagen/  
Jason Smith - JLS Construction Services

Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence and  
construct new single-family residence

Public Hearing Date  
Plan Commission  
13 January 2014

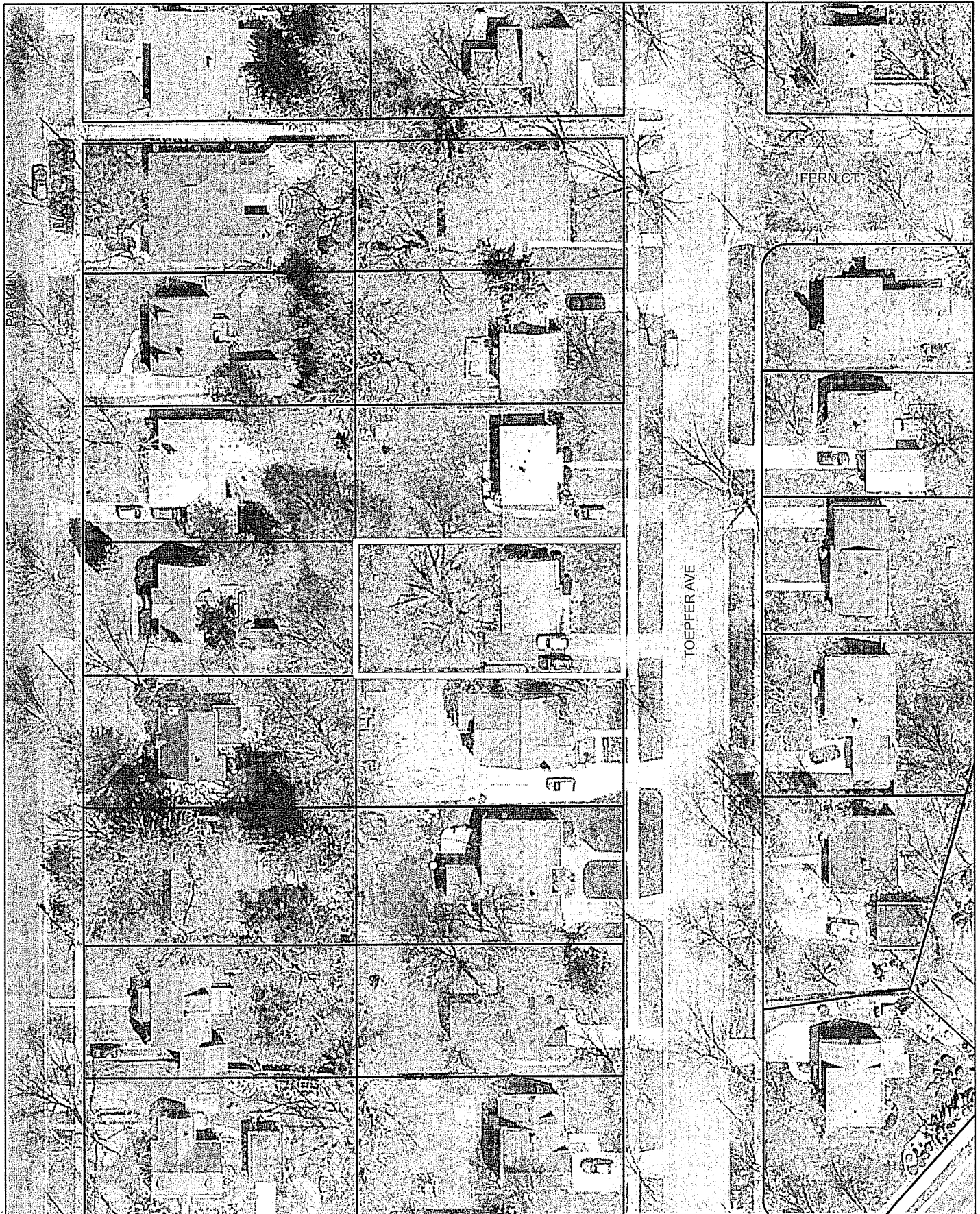


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 January 2013





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>600-</u>	Receipt No. <u>149332</u>
Date Received <u>11/20/13</u>	
Received By <u>WJP</u>	
Parcel No. <u>0709-282-1417-4</u>	
Aldermanic District <u>11-SCHMIDT</u>	
Zoning District <u>TR-C1</u>	
Special Requirements <u>ok</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 580 TOEPPER AVE MADISON WI 53711  
 Project Title (if any): STEFFENHAGEN RESIDENCE

### 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: Going to rebuild on EXIST. FOUNDATION

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: JASON SMITH Company: JLS CONST. SERVICES LLC  
 Street Address: W8818 MEER RD City/State: LODI WI Zip: 53555  
 Telephone: (608) 438-2087 Fax: (608) 592-3887 Email: JCONSTRUCT@highes.net  
 Project Contact Person: JASON SMITH Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Owner (if not applicant): NATHAN STEFFENHAGEN  
 Street Address: 580 TOEPPER AVE City/State: MADISON WI Zip: 53711

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demo existing house, Rebuild similar sized home on existing foundation  
 Development Schedule: Commencement ASAP Completion 5 months after start

**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 1/2 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.

32 Set  
11x17  
1 letter

**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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

Also

**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:

→ 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: PAT ANDERSON Date: 11/18/13 Zoning Staff: HEATHER Date: 11/18/13

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

Name of Applicant JASON SWETT Relationship to Property: CONTRACTOR  
Authorizing Signature of Property Owner [Signature] Date 11/20/13

# JLS Construction Services, L.L.C.

W8818 Meek Rd.  
Lodi, WI 53555  
(608) 592-3887 or 438-2087

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November 20, 2013

RE: 580 Toepfer Ave. Madison, WI

## **“Letter of Intent”**

My name is Jason Smith, owner of JLS Construction Services L.L.C., I'm in charge of design and construction for Nathan Steffenhagen who is the current owner of 580 Toepfer Ave.

Please allow this letter to act as my “letter of intent” to demolish the existing house located at 580 Toepfer Avenue, Madison WI and re-build the home on the current foundation.

Nathan unknowingly purchased a “manufactured home” at this location and has come to terms that the best way to repair the homes deficiencies will be to demolish the existing structure and build a similar sized custom home on the same foundation. Plans for the project are attached.

We have exhausted our option to repair the deficiencies. The main problems with the existing structure: ¾” x 2 ½” exterior wall framing does not allow for proper insulation. Exterior walls have no insulation in them now. All walls are manufactured and any alterations to these walls would require replacement. Floor system is a 2x6 and does not allow for any type of open floor plan. Room sizes are very small and the manufactured walls do not allow for alterations without rebuilding affected walls.

Remodeling the existing home would cost approximately \$120,000.00. New home on the existing foundation will cost approximately \$130,000.00

My contact number is 608 438-2087.

Nathan Steffenhagen's contact number is 608 556-0006

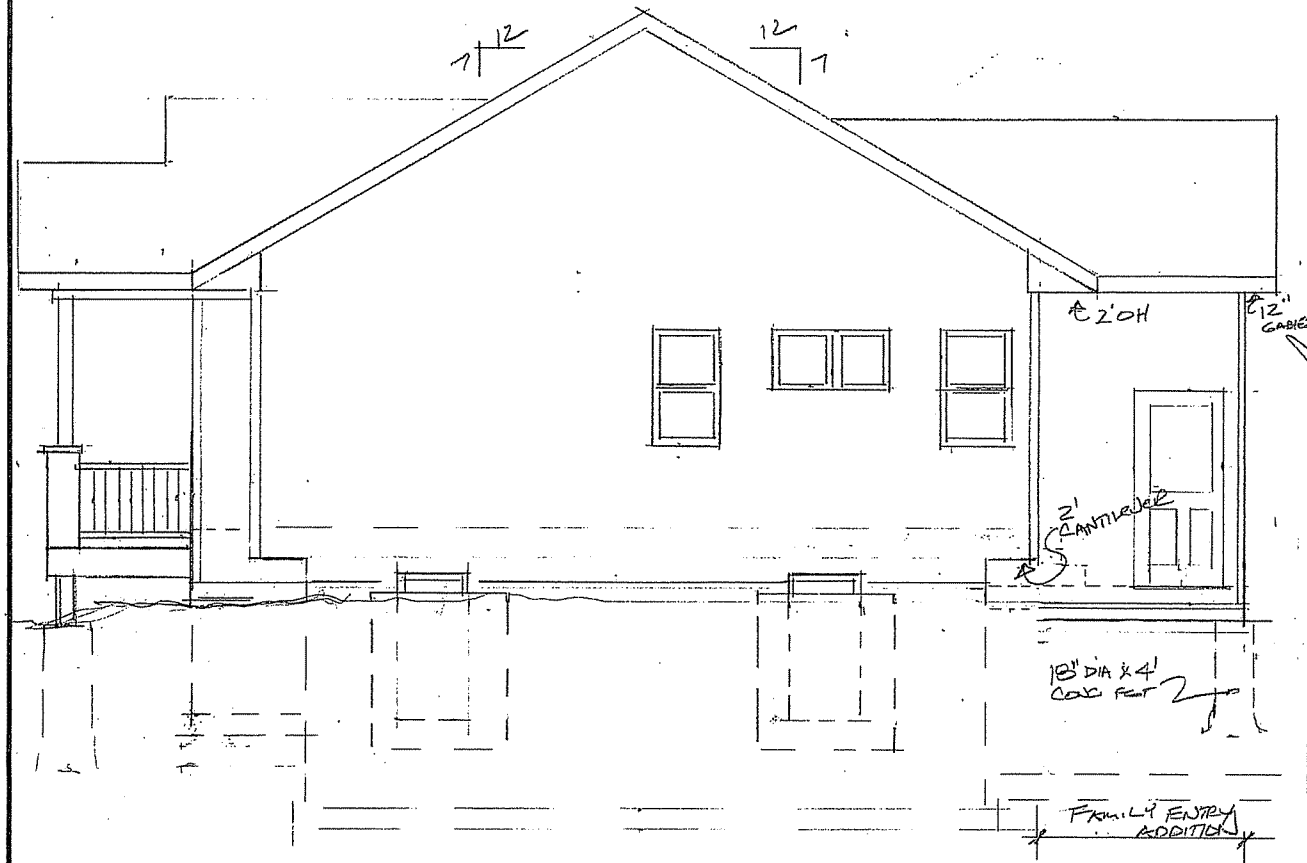
Thank You for your time,

Jason Smith

NORTH ELEVATION

(RIGHT SIDE)

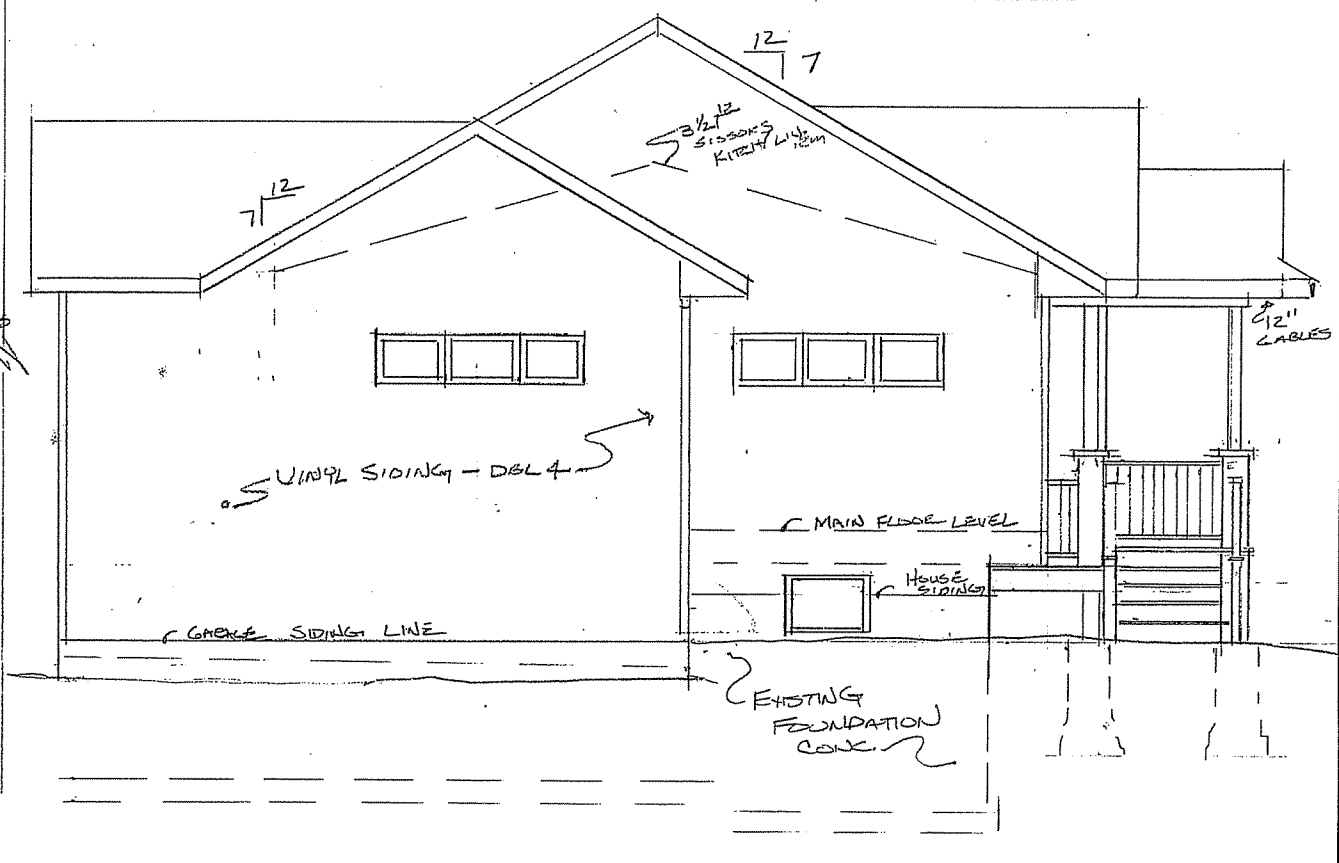
1/4" = 1'-0"



SOUTH ELEVATION

(LEFT SIDE)

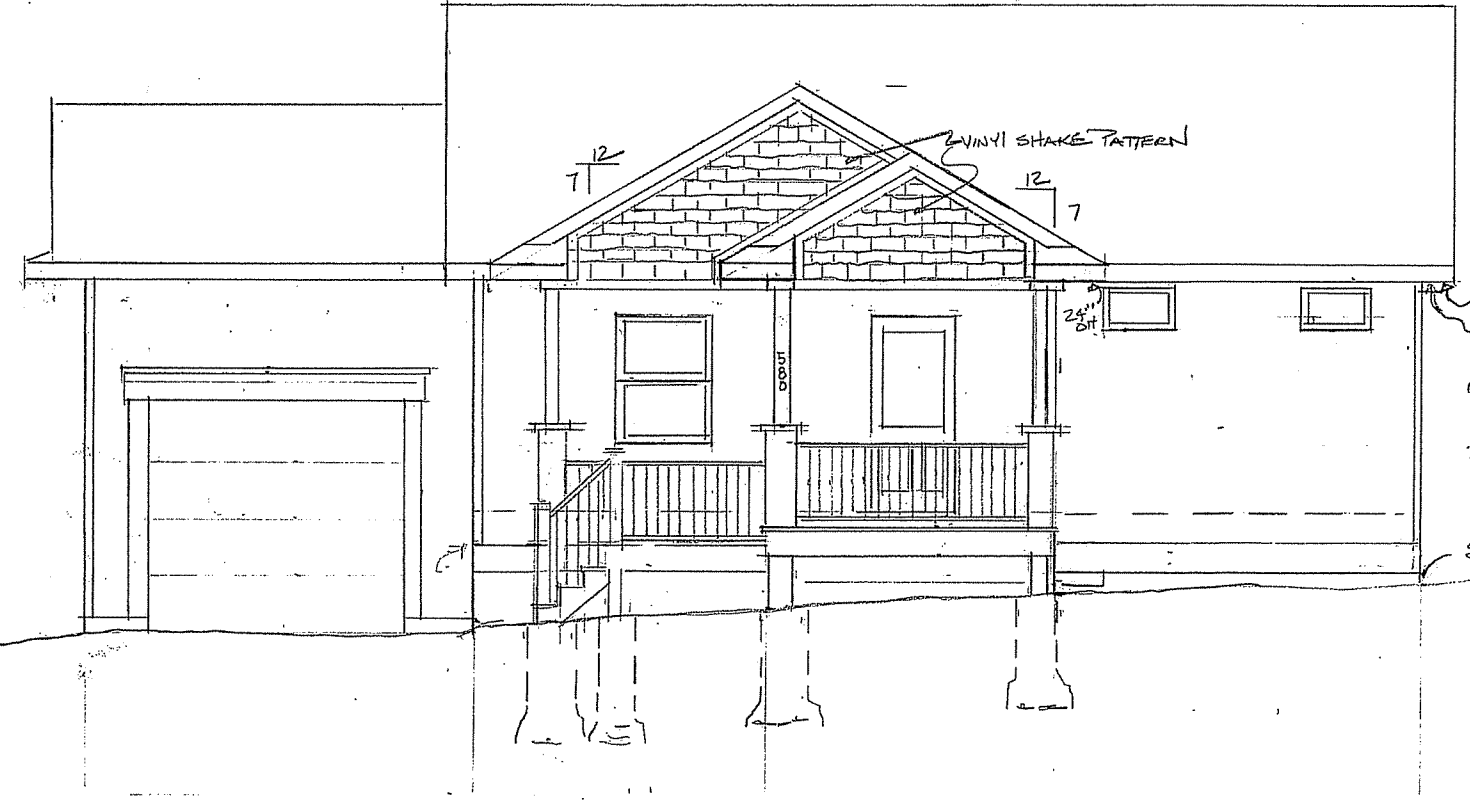
1/4" = 1'-0"



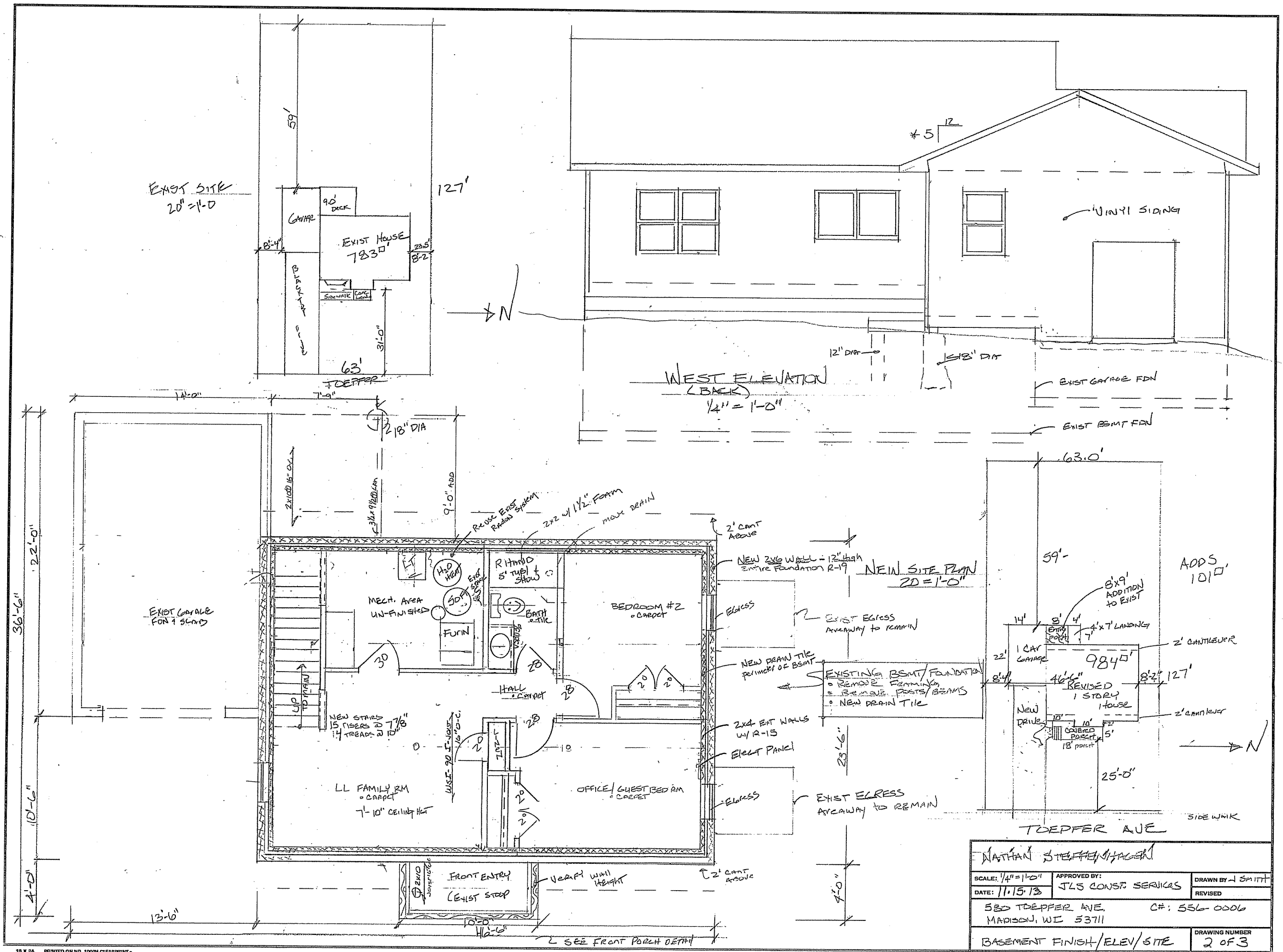
EAST ELEVATION

(FRONT)

1/4" = 1'-0"



NATHAN STEFFENHAGEN		APPROVED BY:	
SCALE: 1/4" = 1'-0"	DATE: 11-15-13	DRAWN BY: JSMITH	REVISED:
382 TOEPPER AVE MADISON, WI 53711		C/F: 556-0002	
ELEVATIONS		DRAWING NUMBER 103	

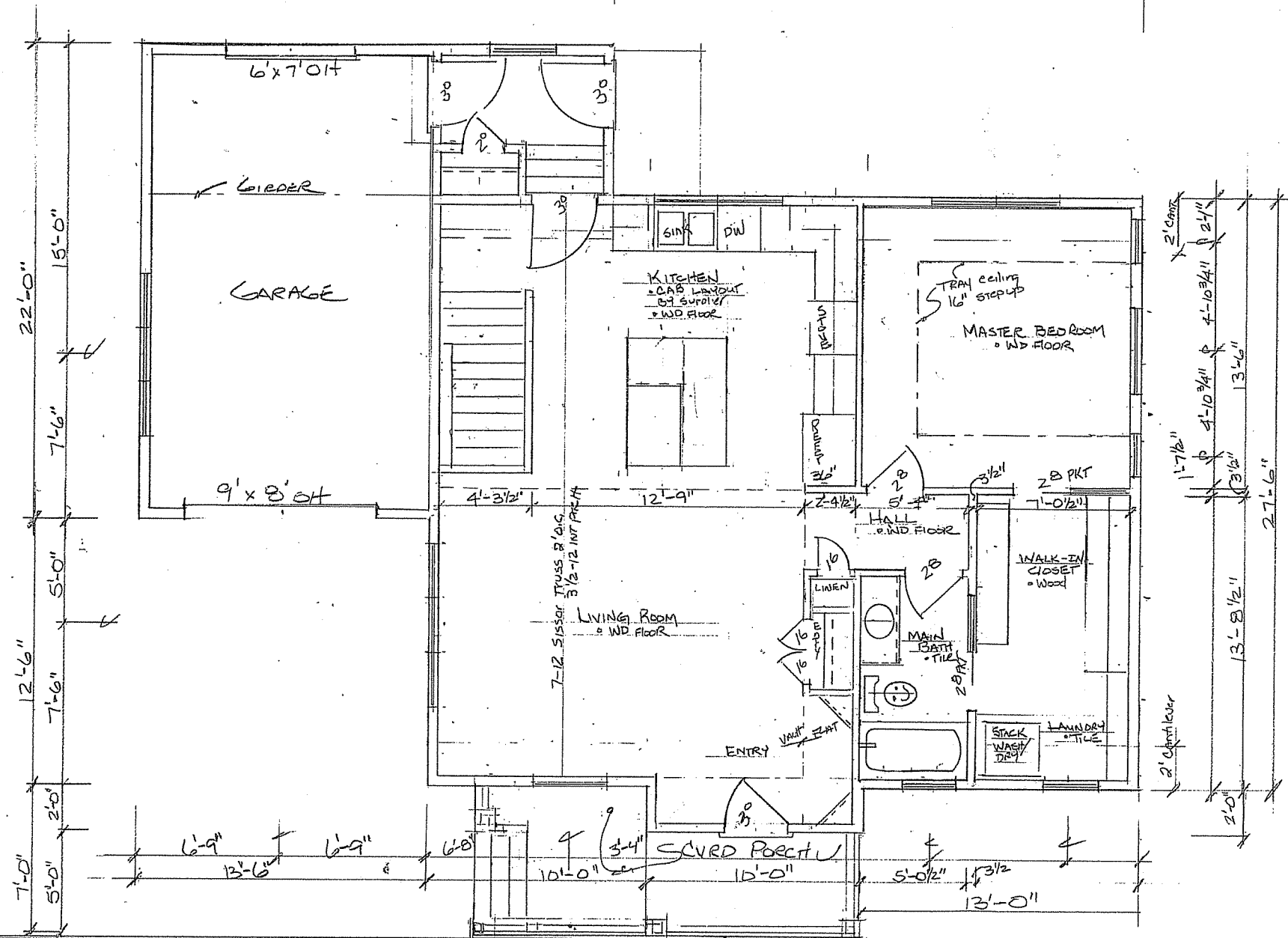
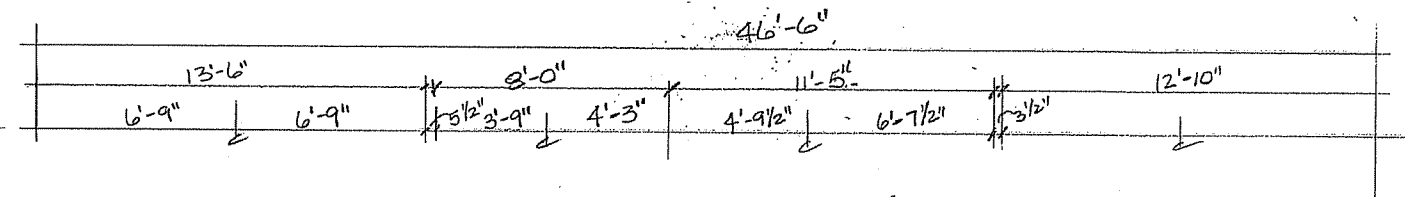
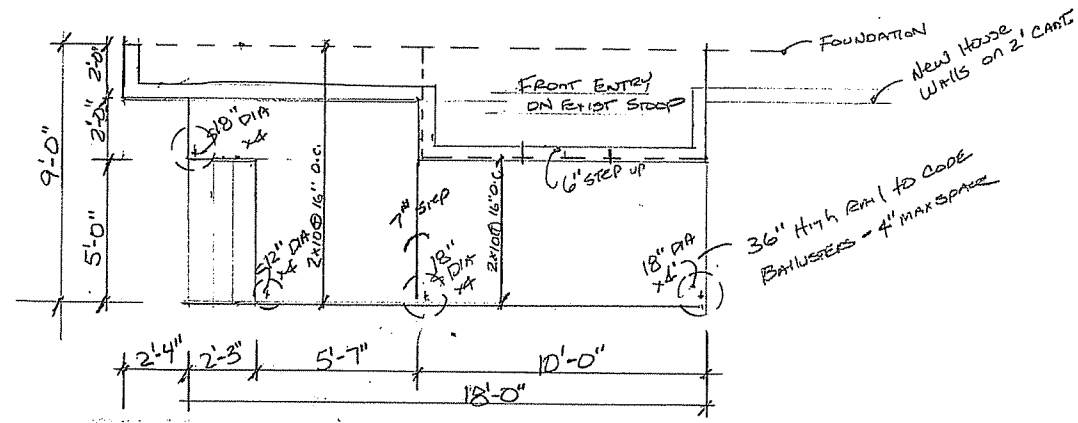


EXIST SITE  
20' = 1'-0"

WEST ELEVATION  
(BACK)  
1/4" = 1'-0"

NEW SITE PLAN  
20' = 1'-0"

NATHAN STEFFEN/HAUER		
SCALE: 1/4" = 1'-0"	APPROVED BY: JLS CONST SERVICES	DRAWN BY: J SMITH
DATE: 11.15.13		REVISED
580 TDEPFER AVE. MADISON, WI 53711		C#: 556-0006
BASEMENT FINISH/ELEV/SITE		DRAWING NUMBER 2 OF 3



<b>NATHAN STEFFENHAGEN</b>	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 11.15.13	DRAWN BY: J. S. STEFFENHAGEN
580 DREFFER AVE MADISON, WI 53711	REVISED:
FIRST FLOOR	Q.P.: 556-0006
	DRAWING NUMBER 3 OF 3