

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, including checklist on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Planning Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4635



1. LOCATION

Project Address: 1716 Chadbourne Ave

Alder District: 5

2. PROJECT

Project Title/Description: Heated Spa Outbuilding w/Sauna

This is an application for: (check all that apply)

☒ New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):

☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement

☒ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):

☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement

☐ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ Demolition

☐ Development adjacent to a Designated Landmark

☐ Variance from the Historic Preservation Ordinance (Chapter 41)

☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Preservation Planner for specific Submission Requirements.)

☐ Informational Presentation

☐ Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP

3. APPLICANT

Applicant's Name: Tracey Powers

Company: Christensen Construction, Inc

Address: 1117 Jonathon Dr Ste D, Madison, WI 53713

Street

City

State

Zip

Telephone: (608) 514-2550

Email: tracey@christensenconstruction.net

Property Owner (if not applicant): Ron & Angie Roloff

Address: 1716 Chadbourne Ave, Madison, WI 53726

Street

City

State

Zip

Property Owner's Signature: Angie Roloff Ron Roloff

Date: 08/01/25

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- ☒ Landmarks Commission Application w/signature of the property owner.
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - ☒ Photographs of existing conditions;
 - ☒ Photographs of existing context;
 - ☒ Photographs of comparable historic resources within 200 feet of subject property;
 - ☒ Manufacturer's product information showing dimensions and materials.
- ☒ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☒ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - ☒ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☒ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Other _____

Landmarks Commission staff will preliminarily review projects for additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552



1117D Jonathon Dr
Madison, WI 53713
(608) 252-8406

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985
Madison, WI 53701-2985

Aug 1, 2025

To Whom It May Concern:

This letter accompanies a Landmarks Commission Application for a spa outbuilding project at 1716 Chadbourne Ave, Madison, WI 53726.

The intent of our project is to create a health and wellness space for the owners, Ron & Angie Roloff. One objective of the project is to create a space that feels open to the back yard, attempting to maximize natural light inside and creating an atmosphere of bringing the outside in. To this end, we propose to emulate a carriage house design with this project. Specifically, this allows us to take advantage of the following features:

- An overhead door.
- Significant glazing in doors and windows.
- A low roof pitch to lessen the massing of the structure.

A survey of structures within 200 feet of the project site yields several historic examples of low-pitch carriage houses:

- The carriage house at 1723 Chadbourne Ave.
- The carriage house/carport at 1726 Chadbourne Ave.
- The shared garage at 1618-1620 Chadbourne Ave.
- The two-stall garage/carriage house at 1601 Chadbourne Ave.
- The garage/carriage house at 20 N Spooner St.
- The carriage house at 12 Lathrop St.

We believe that the prevalence of structures of this type demonstrates that a proposed structure emulating a low-pitch carriage house will not be out of place in this portion of the district.

We have selected as inspiration for our project the carriage house associated with 2122 Chadbourne Ave. There is very clear prima facie evidence that this structure was constructed originally as a single stall carriage house, that was subsequently expanded through addition to create a second stall. Among the evidence we noted are:

- Differing wall and roof framing visible from the interior.
- But joints in siding and exterior trim at the common wall.
- Differing overhead door sizes.

In order to create a structure that meets Landmarks Commission standards, we propose emulate the presumed original portion of this structure while utilizing the following materials and details:

- A shed roof of 1/12 pitch to match the existing.
- 5/8" x 24" machine cut cedar shake siding installed to achieve an ~7" reveal.
- 1x10 nominal cedar frieze with cedar corbels.
- ThermaTru Smooth Star 2-panel, 9-lite door to reflect the existing passenger door.
- Marvin Elevate casement windows with outside-the-glass SDL with spacer bars to provide a functional equivalent of the existing fixed windows.
- Garaga Township Princeton overhead door to reflect the glazed canopy door on existing.

In addition to the above, we would note that the proposed structure would be at the rear of the lot, and not visible from the public right of way. Given that our proposed project for 1716 Chadbourne Ave is at the rear and would not be visible, is carefully designed to minimize massing, is of a sort of structure that is common in the immediate vicinity and mimics the existing architecture and utilizes similar materials to a structure of historic importance in the district, we believe this project will not detract from the historical value of the property or the district.

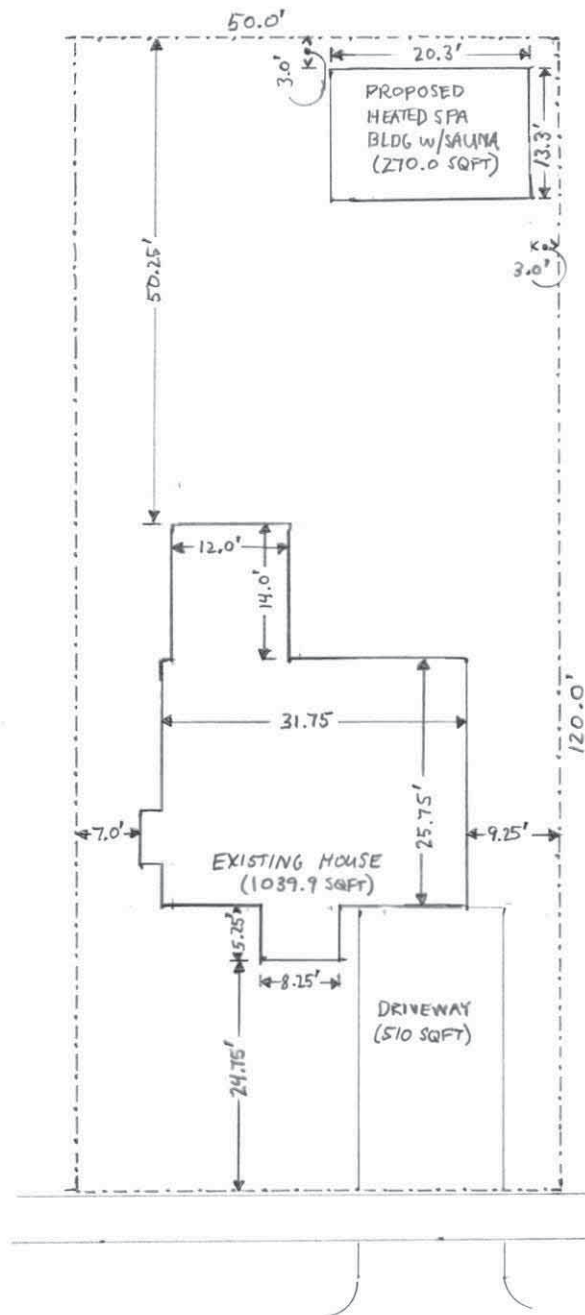
Thank You,

Tracey Powers

1716 CHADBOURNE AVE
MADISON, WI 53726

1" = 20'

LOT AREA: 60,000 SQFT
EXISTING HOUSE: 1040 SQFT
DRIVEWAY: 510 SQFT
TOTAL IMPERMEABLE: 1550 SQFT



CHADBOURNE AVE

Proposed Spa Building

P-1

SHEET:

1/2" = 1'

SCALE:

8/1/2025

DATE:

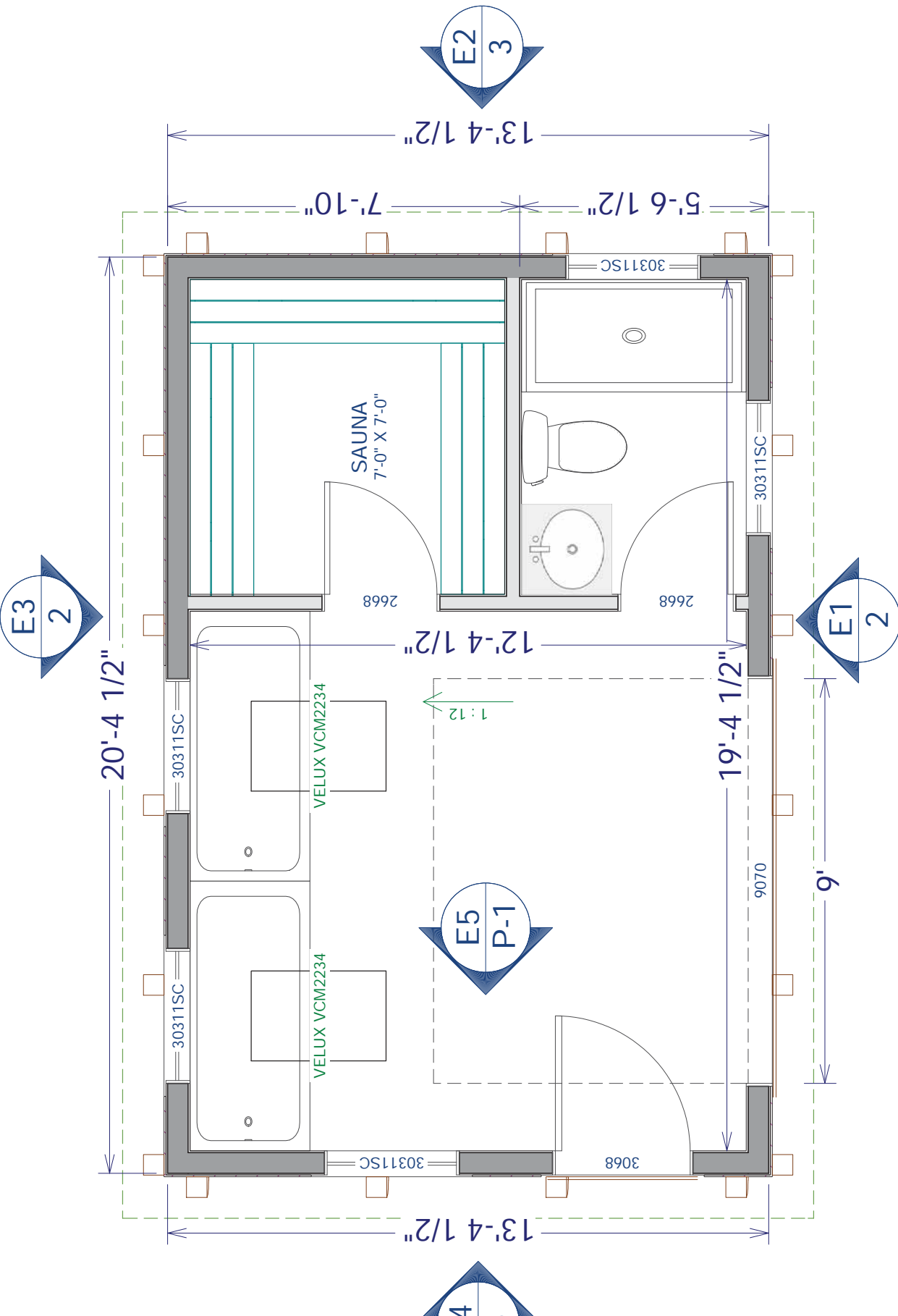


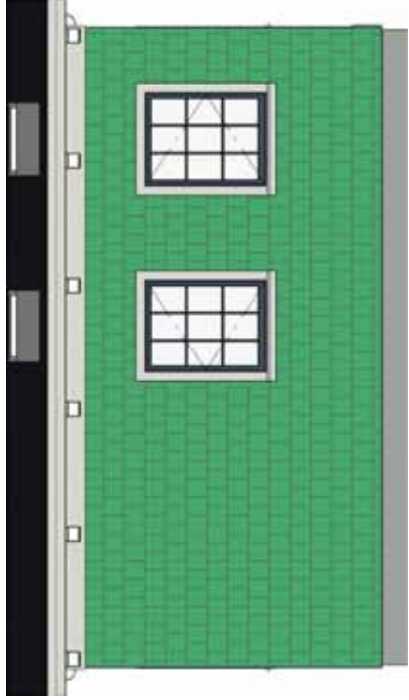
Christensen
CONSTRUCTION

117D Jonathan Drive
Madison, WI 53713
Office: (608) 514-2550

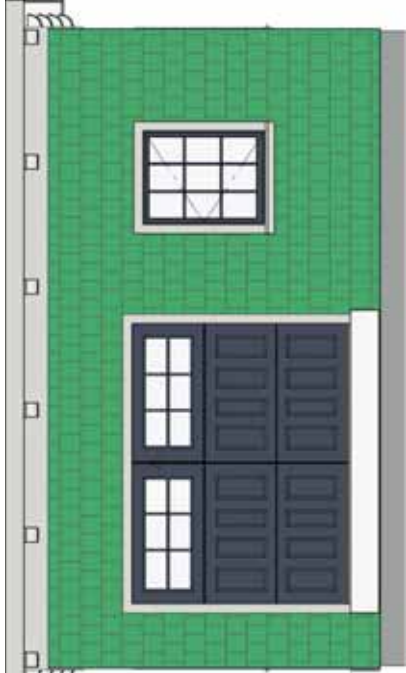
Roloff Spa Building
Ron & Angie Roloff
1716 Chabourne Ave, Madison, WI 53726

Drawn By:
Tracey Powers
Tracey@Christensenconstruction.net

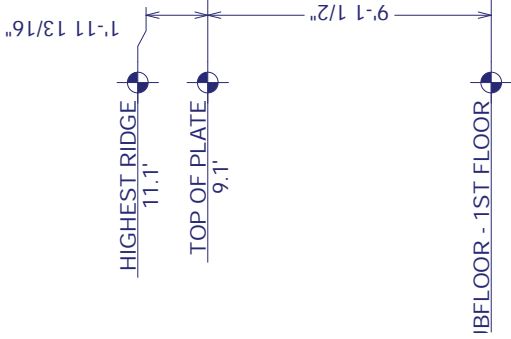


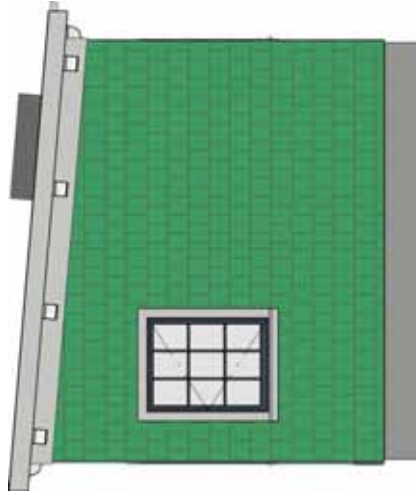


North Elevation

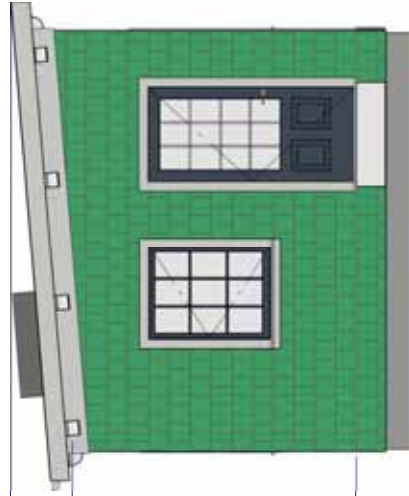


South Elevation

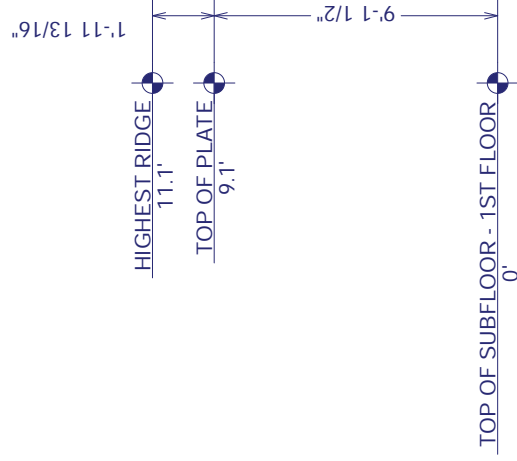


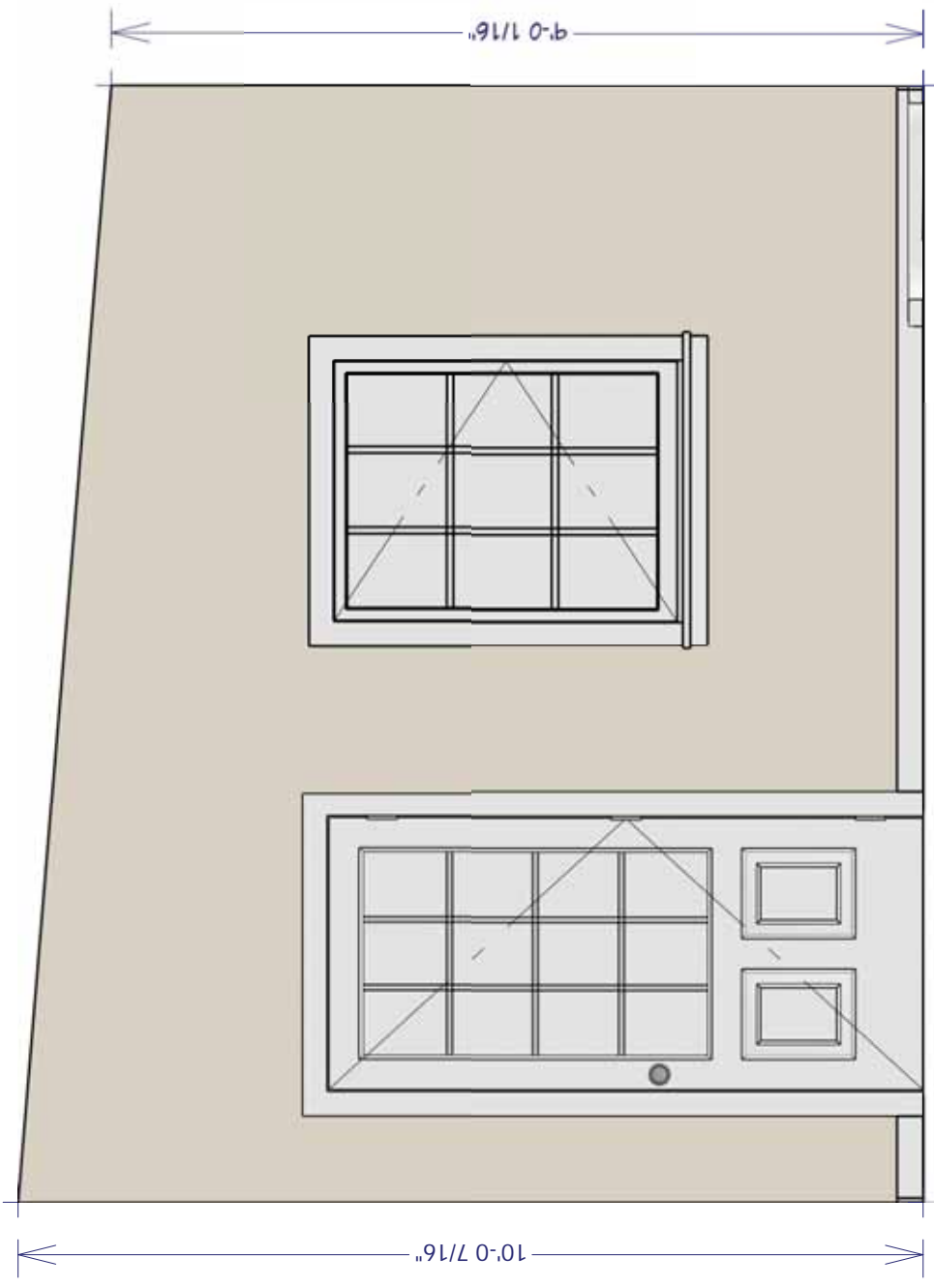


East Elevation



West Elevation





West Elevation, Interior



Christensen
CONSTRUCTION

1117D Jonathan Drive
Madison, WI 53713
Office: (608) 514-2550

Roloff Spa Building
Ron & Angie Roloff
1718 Chaboune Ave. Madison, WI 53726

Drawn By:
Tracey Powers
Tracey@Christensenconstruction.net

DATE:	8/1/2025
SCALE:	3/4" = 1'
SHEET:	P-4

DATE:

8/1/2025

SCALE:

1/4" = 1'

SHEET:

P-5

Christensen

CONSTRUCTION



1117D Jonathon Drive
Madison, WI 53713
Office: (608) 514-2550

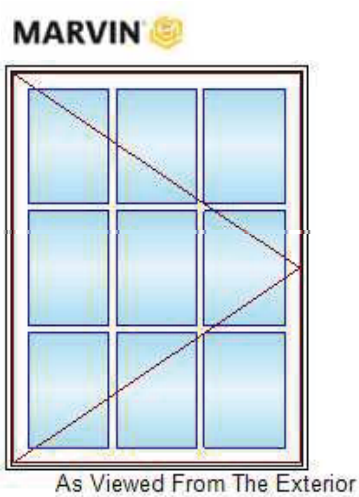
Roloff Spa Building
Ron & Angie Roloff
1776 Chabourne Ave, Madison, WI 53726

Drawn By:
Tracey Powers
Tracey@Christensenconstruction.net

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		899.57
Qty: 1		Ext. Net Price:	USD	899.57



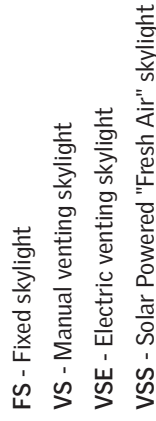
Entered As: CN
MO 36 1/2" X 47 3/8"
CN 3747
FS 36" X 47 1/8"
RO 37" X 47 5/8"
Egress Information
Width: 27 15/64" Height: 42 23/32"
Net Clear Opening: 8.08 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 59
CPD Number: MAR-N-250-01072-00001

Stone White Exterior
Bare Pine Interior
Elevate Casement - Right Hand
CN 3747
Rough Opening 37" X 47 5/8"
Stone White Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W3H
Stone White Ext - Bare Int
Satin Nickel Folding Handle
Interior Aluminum Screen
Bright View Mesh
Almond Frost Surround
6 9/16" Jambs
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	899.57
5.500% Sales Tax: USD	49.48
Project Total Net Price: USD	949.05

Size Chart and Codes

¹ FS Fixed skylight only. ² Not available for VSE Electric venting skylight.



Curb-Mounted Skylights

Size Chart and Codes

Venting Skylights















							1	
Model Size	2222	2234	2246	3030	3046	3434	4622	4646
Outside Curb (W"xH")	25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 25 1/2	49 1/2 x 49 1/2
Maximum Skylight Clearance (W"xH")	26 9/16 x 26 9/16	26 9/16 x 38 9/16	26 9/16 x 50 9/16	34 9/16 x 34 9/16	34 9/16 x 50 9/16	38 9/16 x 38 9/16	50 9/16 x 26 9/16	50 9/16 x 50 9/16
Daylight Square Feet	2.58	4.20	5.92	5.27	8.29	6.89	5.92	13.13
Fits On Center	24"	24"	24"	24"	24"	16"	16" or 24"	16" or 24"

¹ Only available in VCS.

Fixed Skylights

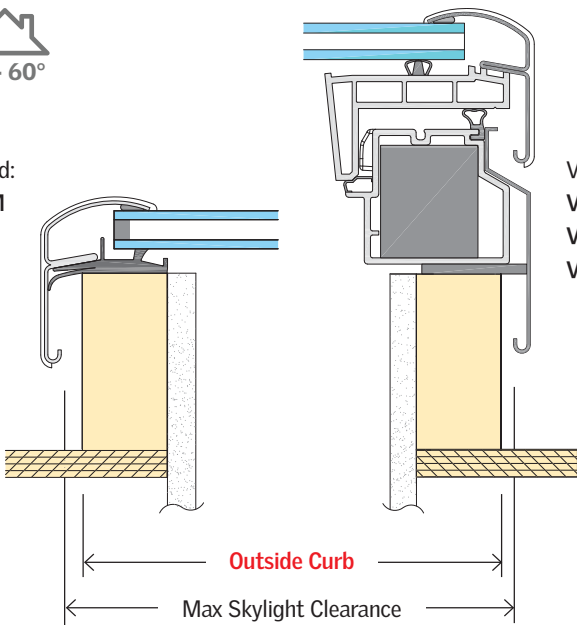
Custom FCM sizes available. Call for more information.

Custom FCM sizes available. Call for more information.

														
SIZE - W" x H"														
Model Size	1430	1446	2222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672
Outside Curb (W"xH")	17 ½ x 33 ½	17 ½ x 49 ½	25 ½x 25 ½	25 ½x 33 ½	25 ½ x 37 ½	25 ½ x 49 ½	25 ½ x 73 ½	33 ½ x 33 ½	33 ½ x 49 ½	33 ½ x 58 ½	37 ½ x 37 ½	37 ½ x 49 ½	49 ½ x 49 ½	49 ½ x 75 ½
Maximum Skylight Clearance (W"xH")	18 ⅝ x 34 ⅝	18 ⅝ x 50 ⅝	26 ⅝x 26 ⅝	26 ⅝x 34 ⅝	26 ⅝ x 38 ⅝	26 ⅝ x 50 ⅝	26 ⅝ x 74 ⅝	34 ⅝ x 34 ⅝	34 ⅝ x 50 ⅝	34 ⅝ x 59 ⅝	38 ⅝ x 38 ⅝	38 ⅝ x 50 ⅝	50 ⅝ x 50 ⅝	50 ⅝ x 76 ⅝
Daylight Square Feet	3.07	4.68	3.52	4.77	5.39	7.27	11.01	6.46	9.85	11.76	8.27	11.14	15.02	23.35
Fits On Center	16"	16"	24"	24"	24"	24"	24"	24"	24"	24"	16"	16"	16" or 24"	16" or 24"



Fixed:
FCM



Venting:
VCM
VCE
VCS

VCM 1446 2 0 0 4

Model

FCM
VCM
VCE
VCS

Sizes

1430*
1446*
2222
2230
2234
2246
2270*
3030
3046
3050*
3434
3446*
4622**
4646
4672*

*FCM only sizes
**VCS only

Interior finish

0 None (FCM)
2 White
9 Special

Cladding

0 Aluminum
9 Special

Glazings

04 Clean, Quiet & Safe glass
05 Low E³/ Temp*
06 Impact
08 White lami
14 LoE³-340 Lami**
15 LoE³-340**
16 LoE³-340 Hurricane**
29 Triple Pane**
99 Special

*FCM and VCM only
**FCM only

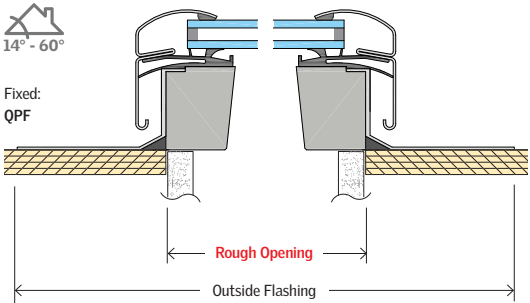
- FCM - Fixed skylight
VCM - Manual venting skylight
VCE - Electric venting skylight
VCS - Solar Powered "Fresh Air" skylight

Self-Flushed Skylights

Size Chart and Codes

QPF Fixed Skylights

Model Size	2222	2230	2246	3030	3046	4646
Rough Opening/ Finished Frame (W"xH")	22 1⁄2 x 22 1⁄2	22 1⁄2 x 30 1⁄2	22 1⁄2 x 46 1⁄2	30 1⁄2 x 30 1⁄2	30 1⁄2 x 46 1⁄2	46 1⁄2 x 46 1⁄2
Outside Flashing (W"xH")	29 3⁄4 x 29 3⁄4	29 3⁄4 x 37 3⁄4	29 3⁄4 x 53 3⁄4	37 3⁄4 x 37 3⁄4	37 3⁄4 x 53 3⁄4	53 3⁄4 x 53 3⁄4
Daylight Square Feet	2.63	3.71	5.87	5.24	8.29	13.12
Fits On Center	24"	24"	24"	16"	16"	16" or 24"



QPF - Fixed skylight

QPF 2222 2 0 04

Model
QPF

Sizes
2222
2230
2246
3030
3046
4646

Interior
finish
2 White
9 Special

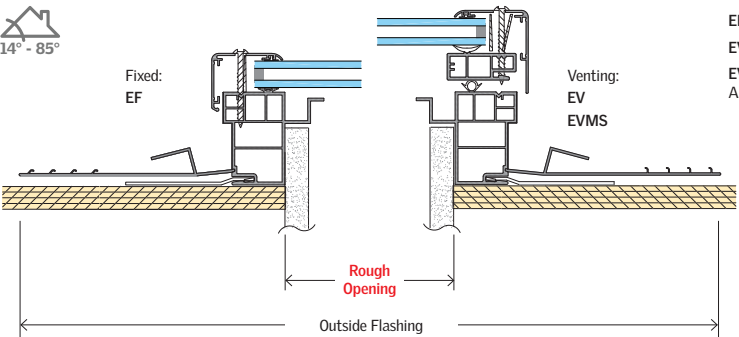
Cladding
0 Aluminum
9 Special

Glazings
04 Clean, Quiet & Safe glass
05 Low E/ Temp
06 Impact
08 White lami
14 LoE³-340 Lami
15 LoE³-340
16 LoE³-340 Hurricane
99 Special

E-Class Fixed & Venting Skylights

Custom EF, EV sizes available. Model EVMS is custom size only. Call for more information.

Model Size	2222	2230	2238	2246	2254	3030	3046	3054	4646
Rough Opening (W"xH")	22 1⁄2 x 22 1⁄2	22 1⁄2 x 30 1⁄2	22 1⁄2 x 38 1⁄2	22 1⁄2 x 46 1⁄2	22 1⁄2 x 54 1⁄2	30 1⁄2 x 30 1⁄2	30 1⁄2 x 46 1⁄2	30 1⁄2 x 54 1⁄2	46 1⁄2 x 46 1⁄2
Outside Flashing (W"xH")	37 1⁄2 x 37 1⁄2	37 1⁄2 x 45 1⁄2	37 1⁄2 x 53 1⁄2	37 1⁄2 x 61 1⁄2	37 1⁄2 x 69 1⁄2	45 1⁄2 x 45 1⁄2	45 1⁄2 x 61 1⁄2	45 1⁄2 x 69 1⁄2	61 1⁄2 x 61 1⁄2
Daylight Square Feet	Fixed: 2.85 Vented: 2.71	Fixed: 3.97 Vented: 3.83	Fixed: 5.10 Vented: 5.03	Fixed: 6.22 Vented: 6.08	Fixed: 7.35 Vented: 7.20	Fixed: 5.54 Vented: 5.35	Fixed: 8.68 Vented: 8.49	Fixed: 10.25 Vented: 10.06	Fixed: 13.60 Vented: 13.29
Fits On Center	24"	24"	24"	24"	24"	16"	16"	16"	16" or 24"



EF - Fixed skylight
EV - Manual venting skylight
EVMS - Solar Powered "Fresh Air" skylight

EF 2246 2 0 04 B P1

Model
EF
EV
Model EVMS is custom size only. Call for more information.

Sizes
2222
2230
2238
2246
2254
3030
3046
3054
4646
All sizes may not be available in all glazing types.

Interior
finish
2 White

Cladding
0 Aluminum
1 Copper
9 Special

Glazings
04 Clean, Quiet & Safe glass
06 Impact
08 White lami
11 Low E3 Laminated

Generation
code
B Current generation code

Special color
cladding
P1 Bone White
P3 Classic Bronze
P4 Black
R1 Silver Matte
R2 Dark Bronze Matte
Other custom color cladding options are available, call for more information.



SAVE MY PROJECT

SEND TO DEALER

Choose Your Options

TT Fiberglass Exterior Single Door



ADD TO PROJECT

Cancel

Impact Rating

☒ Learn More (https://outdoorsandsecurity.widen.net/view/pdf/iq1zjgczip/22_TT_Impact.pdf)

☒

None

None



HVHZ



WBDR

Fire Rated?

☒ No ☐ Yes

Handing

☒


Left Hand



Right Hand

Call Width

☒

3'0"
(36")

3'0"

2'10"
(34")

2'10"

2'8"
(32")

2'8"

2'6"
(30")

2'6"

2'4"
(28")

2'4"

2'0"
(24")

2'0"

3'6"
(42")

3'6"

Call Height

☒ 6'8" ☐ 7'0" ☐ 8'0"

Door Collection



Classic
Craft®
Fir



Classic
Craft®
Mahogany



Classic
Craft®
Walnut



Classic
Craft®
Canvas





Fiber-
Classic®
Mahogany

Grain



Grain

Grain

Collection™





Fiber-Classic®
Oak
Collection™





Smooth-Star®

Line





Smooth-Star®




Pulse

Glass Shape



Not all options are Energy Star Certified.




Full Lite




3/4 Lite




1/2 Lite




Twin Lite




1/3 Lite




Craftsman Lite




Oval




Center Lite




Fan Lite



Camber Top




Top Lite




No Glass


Style Shape





Half Lite
1 Panel



Half Lite
1 Panel
Plank



Half Lite
1 Panel
Shaker



Half Lite
1 Panel
Shaker -
Flush

Flush-
Glazed



Half Lite
1 Panel
Top and
Bottom



Half Lite
2 Panel



Half Lite
2 Panel
Flush-
Glazed



Half Lite
Flush

Glass Type

Not all options are Energy Star Certified.



Clear
Glass



Clear
Glass
with
Grilles

Glass Design

Not all options are Energy Star Certified.



Grille

Grille Pattern

Colonial 9 Lite 3Wx3H



Grille Style



SDL
(Simulated
Divided



SDLGBG
(Simulated
Divided



Contoured
GBG



Flat
Bar
GBG

Lites)

Lites with
GBG)

Low-E?

Factory-coated Low-E glass delivers exceptional energy efficiency.

☒ Yes ☐ No

Caming

Pair black nickel, brushed nickel or brass caming with any decorative glass design to complement home hardware and fixtures.

☒

None

None

Frame Profile

☒

None

None

Style Option

S2150-SDLLE

Door Prefinish

[Learn More \(https://www.thermatru.com/explore-products/finishing/\)](https://www.thermatru.com/explore-products/finishing/)

Unfinished



Jamb Prefinish

[Learn More \(https://www.thermatru.com/explore-products/finishing/\)](https://www.thermatru.com/explore-products/finishing/)


Unfinished

Hardware


[Learn More \(https://outdoorsandsecurity.widen.net/view/pdf/cemxbczob7/22_TT_MPLS.pdf\)](https://outdoorsandsecurity.widen.net/view/pdf/cemxbczob7/22_TT_MPLS.pdf)

☒ No Hardware ☐ Multipoint Hardware


Would you like to include a storm door?



Yes, Therma-Tru Impressions™ Integrated Storm Door



No



TT FIBERGLASS EXTERIOR SINGLE DOOR SUMMARY

Impact Rating: None

Fire Rated?: No

Handing: Left Hand

SAVE MY PROJECT

SEND TO DEALER











