

# 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: 1123 Jenifer Street Madison, WI 53703

Alder District: 6

## 2. PROJECT

Project Title/Description: Re-roof of home and garage

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: John C. Bottensek Company: Isthmus Roofing

Address: 3007 Kapec Road Fitchburg, WI 537198

Street

City

State

Zip

Telephone: 239-238-6733

Email:

Property Owner (if not applicant): William G. Gustafson

Address: 1123 Jenifer Street Madison, WI 53703

Street

City

State

Zip

Property Owner's Signature:

Date: August 11, 2025

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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

August 11, 2025

City of Madison Planning Division  
Attn: Landmarks Commission  
215 Martin Luther King Jr Blvd, Suite 017  
Madison, WI 53701-2985

Re: Project Proposal

To Whom It May Concern,

Please accept the following information regarding improvements at 1123 Jenifer Street in the Third Lake Ridge Historical District.

The subject property improvements consist of the main home and a detached, two-stall garage. Both structures currently have asphalt shingle roofing. The house also has a low-slope balcony on the rear which is fitted with an EPDM membrane.

Our contract calls for the removal of the current asphalt shingles on both the home and garage and installation of a standing seam metal roof on all but the rear balcony and front porch roof. The front porch roof will retain its asphalt shingles, and the rear balcony will be re-covered with fully adhered .060 MIL EPDM over Medium Density Fiberboard substrate.

The standing seam profile is 16" (Sixteen-inch) wide 26-gauge galvalume panel with a 1" (One-inch) rib. The color choice is smooth Burnished Slate. (see attached).

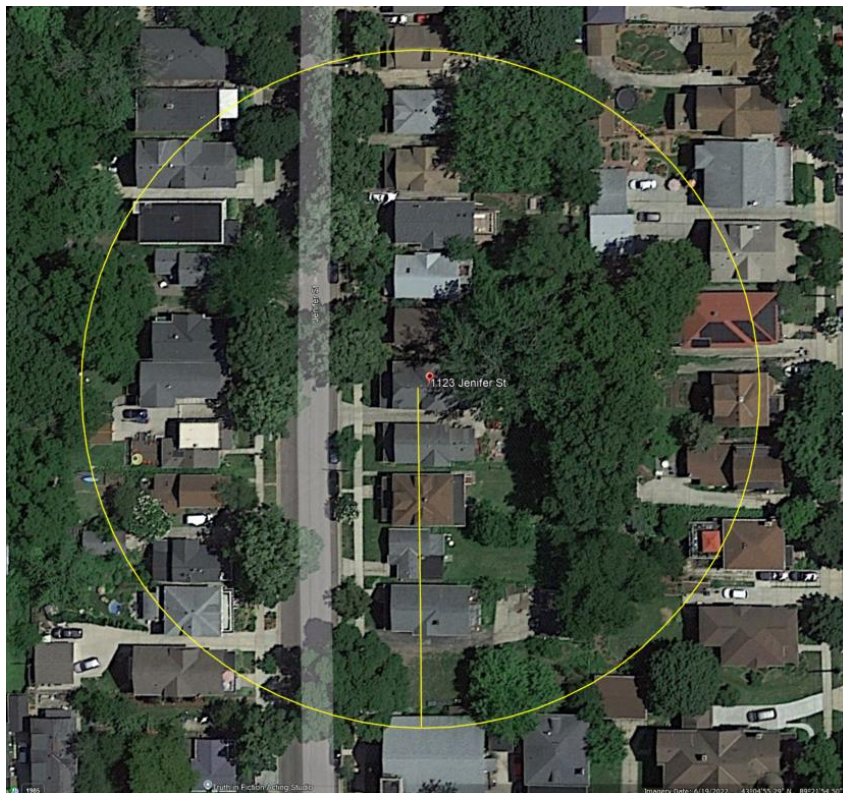
Photographs of the subject property:



3007 Kapec Road  
Fitchburg, WI 53719  
(608) 949-0533



Aerial View with 200' Radius View



Sample Homes within the 200' Radius



Please feel free to contact me directly with any questions regarding materials or installation methodology.

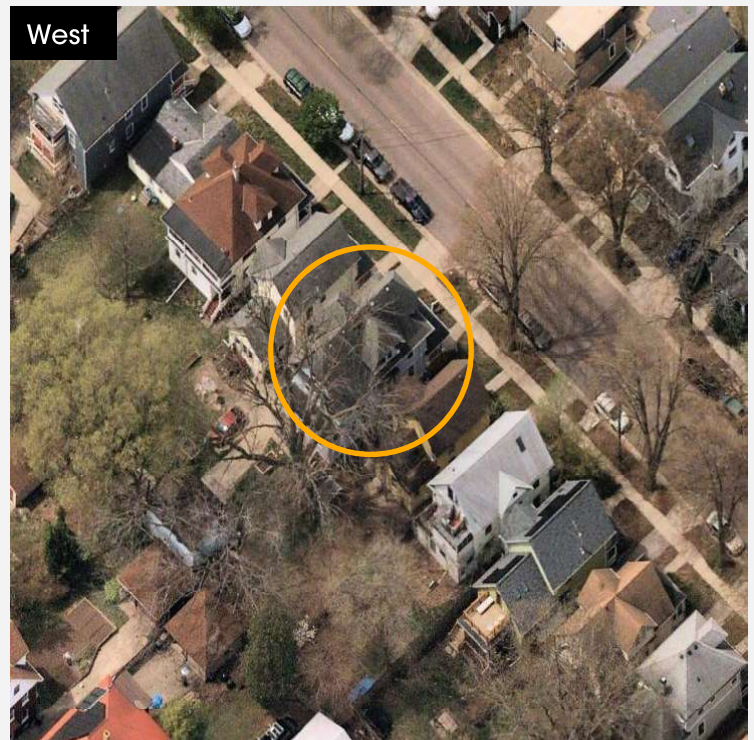
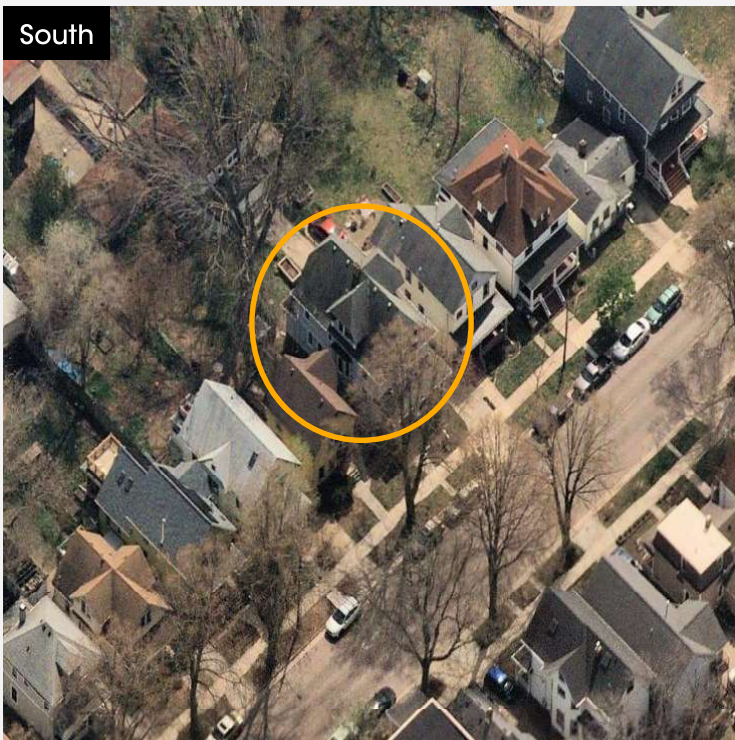
Respectfully,

  
**J.C. Bottensek**  
Project Manager  
Certified Master Craftsman®  
Master Craftsman Select Solar®  
Office: 608-949-0533  
Cell: 239-238-6733  
[john@isthmusroofing.com](mailto:john@isthmusroofing.com)

**ISTHMUS**  
— R O O F I N G —

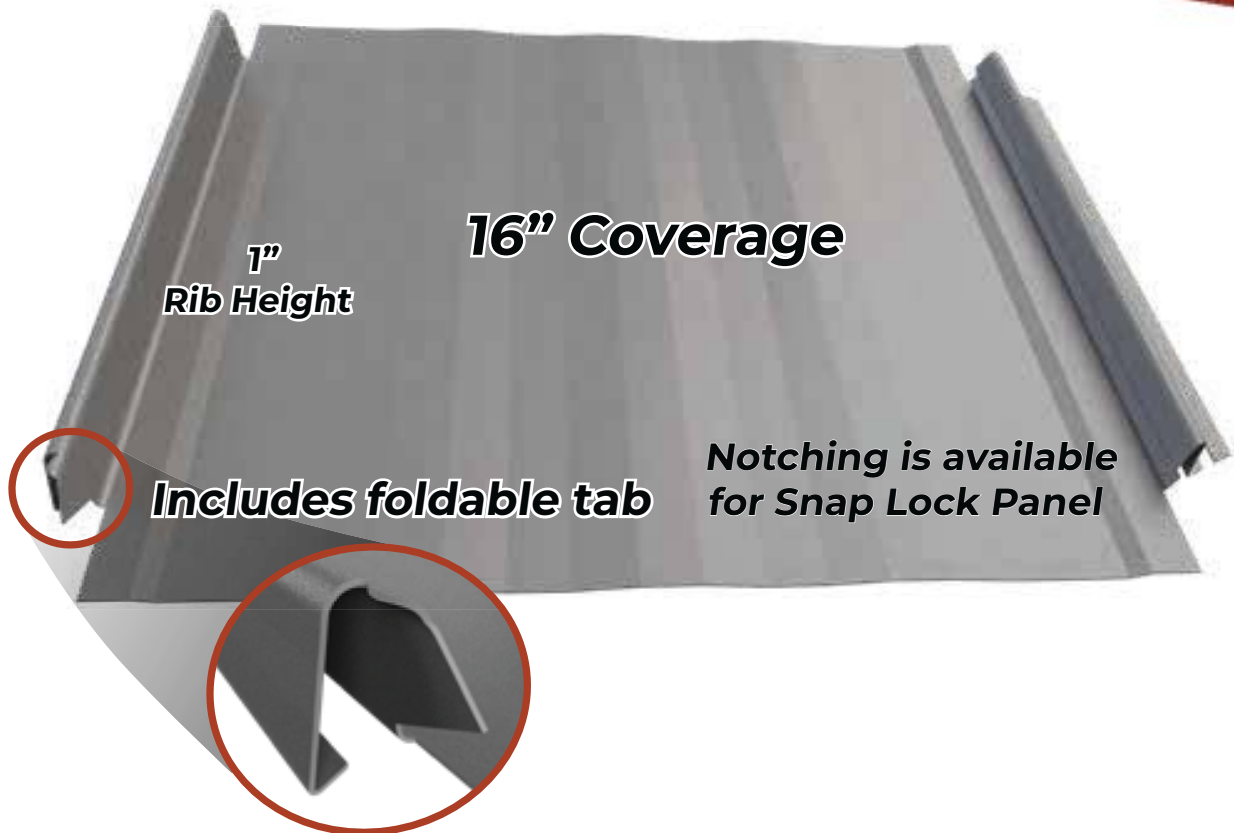
3007 Kapec Road  
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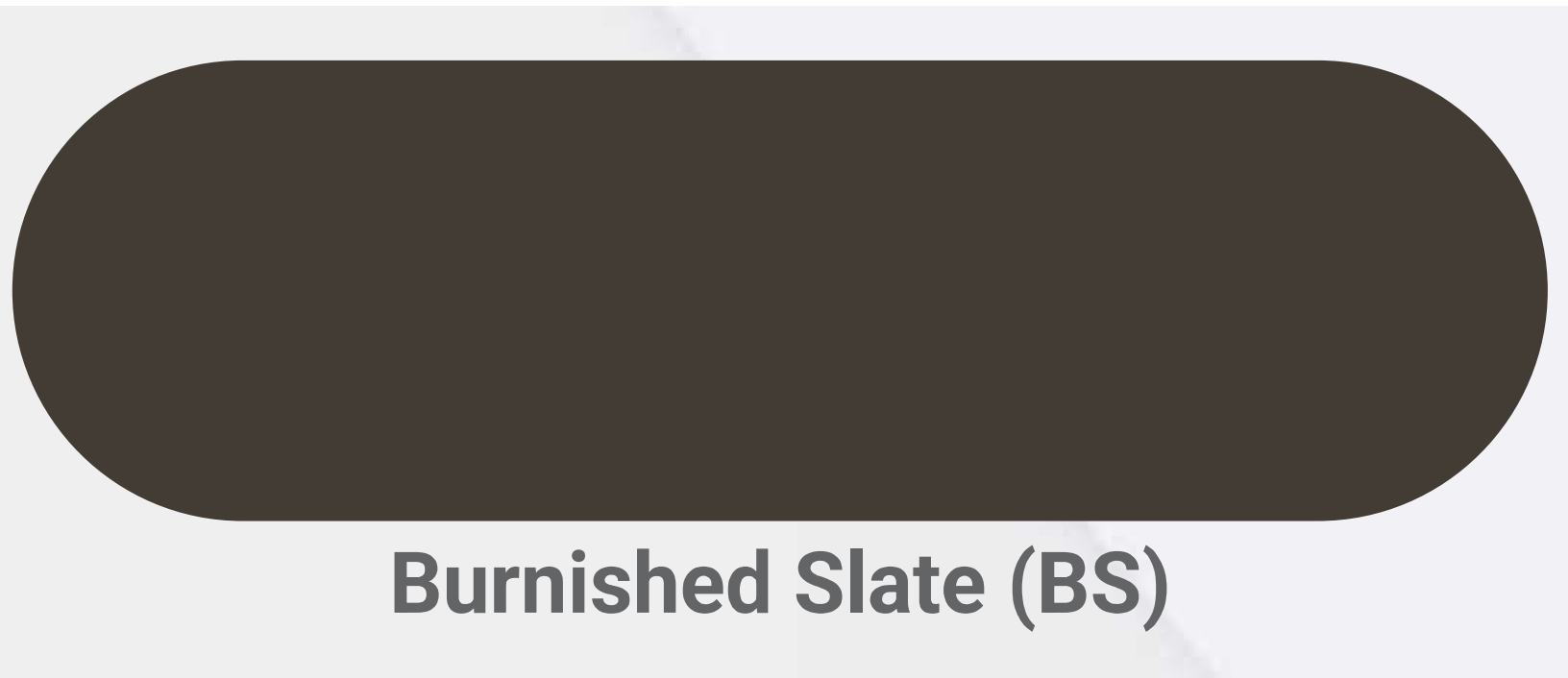
## Subject Property



Panels

Snaplock







# STANDARD BLACK EPDM MEMBRANE

## PRODUCT DESCRIPTION

Revision Date: Sept 2019

Mule-Hide Standard Black EPDM membranes are high performance non-reinforced membranes that stand up to tearing, impacts, punctures and normal roof traffic. The elastomeric properties of the EPDM membranes compensate for thermal shock and building movement. EPDM membranes provide excellent resistance to ozone and aging. The EPDM membranes are manufactured in accordance with the guidelines established by the RMA (Rubber Manufacturers Association) and meet or exceed the ASTM Standard Specification D 4637, Type I. **Mule-Hide Standard Black EPDM membranes are Fire Retardant (FR) membranes specially formulated to inhibit spread of flame and meet or exceed code body testing criteria for fire retardant roofing membranes.** Mule-Hide Standard Black EPDM membranes are available with in-seam tape that is pre-applied to the sheet

## BASIC USES

Can be used as an elastomeric single-ply roofing membrane for new construction and re-roofing applications. May be installed in Ballasted and Fully Adhered roofing systems.



## SPECIFICATIONS – Mule-Hide .045" and .060" thick Standard Black EPDM Membranes.

Physical Properties*	Test Method	Standards	Typical Values	
			.045	.060
Tolerance on Nominal Thickness, %	ASTM D 412	± 10	± 10	± 10
Weight, lbm/ft <sup>2</sup> (kg/m <sup>2</sup> )			0.29 (1.4)	0.39 (1.9)
Tensile Strength, min, psi(Mpa)	ASTM D 412	1305 (9)	1600 (11.0)	1600 (11.0)
Elongation, Ultimate, min, %	ASTM D 412	300	480	465
Tear Strength, min, lbf/in (kN/m) - (Die C)	ASTM D 624	150 (26.3)	200 (35.0)	200 (35.0)
Factory Seam Strength, min.	ASTM D 816 (Modified)	Membrane Rupture	Membrane Rupture	Membrane Rupture
Resistance to Heat Aging** Properties after 4 weeks @ 240°F(116°C)	ASTM D 573			
Tensile Strength, min, psi(MPa)	ASTM D 412	1205(8.3)	1500(10.3)	1450(10.0)
Elongation, Ultimate, min, %	ASTM D 412	200	225	280
Tear Resistance, min, lbf/in(kN/m)	ASTM D 624	125(21.9)	215 (37.6)	215 (37.6)
Linear Dimensional Change, max, %	ASTM D 1204	± 1.0	-0.4	-0.5
Ozone Resistance** Conditions after exposure 100 pphm Ozone in air for 168 hrs @ 104°F(40°C) Specimen is at 50% strain	ASTM D 1149	No Cracks	No Cracks	No Cracks
Brittleness Temp., max, deg. F (deg.C)	ASTM D 746	-49 (-45)	-49 (-45)	-49 (-45)
Resistance to Water Absorption** After 7 days immersion @ 158°F (70°C), Change in mass, max, %	ASTM D 471	+8, -2	+2.0	+2.0
Water Vapor Permeability** MAX. perm mils	ASTM E 96 (Proc. B or BW)	0.10	0.05	0.03
Flexibility/Torsion DMA @-40°F	ASTM D5279-08	N/A	225 Mpa	225 Mpa
Resistance to Outdoor (Ultraviolet) Weathering - Xenon-Arc, exposure, 0.70 W/m <sup>2</sup> irradiance, 176°F (80°C) black panel temperature	ASTM G 155	No Cracks No Cracking 7,560 kJ/m <sup>2</sup> 3,000 hours	No Cracks No Cracking 41,580 kJ/m <sup>2</sup> 16,500 hours	No Cracks No Cracking 41,580 kJ/m <sup>2</sup> 16,500 hours
At 0.35 W/m <sup>2</sup> irradiance, 176°F (80°C) black panel temperature		6,000 hours	33,000 hours	33,000 hours
Fungi Resistance	ASTM G21	N/A	0 (no growth)	0 (no growth)

# Metal Roofs

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**517 S Baldwin St, Madison, WI 53703**



**Fig. 1: Green Standing Seam**

**1037 Williamson St, Madison, Wisconsin**



**Fig. 2: Slate color standing seam spire**

**1012 Williamson St Madison, Wisconsin**



**Fig. 3: Metal roof on Willy**

**430 S Thornton Ave Madison, Wisconsin**



**Fig. 4: Street Facing Garage**