

# LANDMARKS COMMISSION APPLICATION

LC

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

To request an interpreter, translation, or accommodations, call (608) 266-4933.  
Para solicitar un intérprete, traducción o acomodaciones llame al (608) 266-4933.  
如需口译、翻译或无障碍设施，请致电 (608) 266-4933

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 547  
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: Sauna Building

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):

DATE STAMP ONLY	Registrar #:
	DATE STAMP

## 3. APPLICANT

Applicant's Name: Angie & Ron Roloff

Company: n/a

Address: 1716 Chadbourne Ave.

Street

City

State

Zip

Telephone: 608.217.5082

Email: angieroloff1716@gmail.com

Property Owner (if not applicant):

Address:

Street

City

State

Zip

Property Owner's Signature: Angie Roloff

Date: 03/10/25

**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, MCOE). 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)

Ron & Angie Roloff

1716 Chadbourne Ave.

Madison, WI 53726

March 10, 2025

Landmarks Commission

210/215 Martin Luther King Jr. Blvd

Madison, WI 53703

Greetings:

We are requesting approval to build an ancillary building at the rear of our property (UNIVERSITY HEIGHTS, BLK 28, E 50 FT OF LOT 12) in University Heights to house a sauna. We purchased our home in November of 2004 and have worked with the State's Historic Preservation office numerous times on the rehabilitation and improvement of our home within the standards set for our historic district.

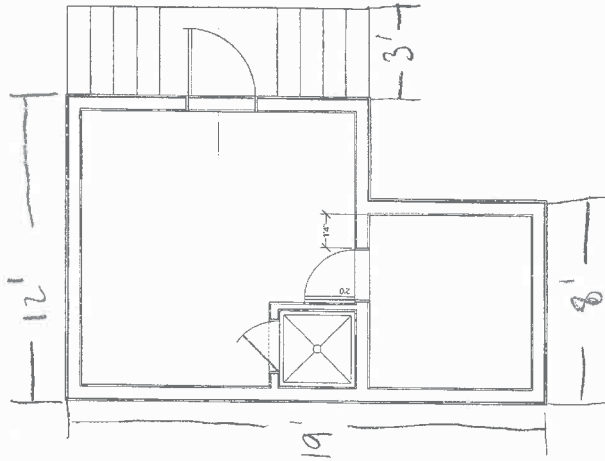
We intend to apply the same principles to this structure to match our current home's exterior appearance (siding, windows, shingles & color). The roof line will also closely mirror the rear roof of our screen porch. The structure will tuck behind our main home and will not be visible from any of the surrounding streets (Chadbourne, Lathrop, Van Hise).

We realize as one of the last homes built in University Heights in 1949 as well as one that borders the student housing zone, we are far from a landmark. However, we take great pride in our property and look forward to its further enhancement.

Respectfully submitted,

Ron & Angie Roloff





SCALE: 1/2" = 1'-0"

FLOOR PLAN



SHEET NO.

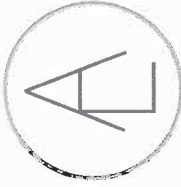
A1

1/2" = 1'-0"  
1/8" = 1'-0"  
1/16" = 1'-0"

ACCESSORY BUILDING AT:  
1716 CHADBOURNE  
STEVEN ROSE, BUILDER | MADISON, WI

Laura Anderson  
Design & Drafting  
laura@hatchworks.com  
609-772-7268





Laura Anderson  
Design + Drafting  
laura@mooshwerks.com  
608-772-7268

Ron & Angie Roloff

Heated Accessory  
Building

1716 Chadbourne  
Ave. Madison, WI  
53726

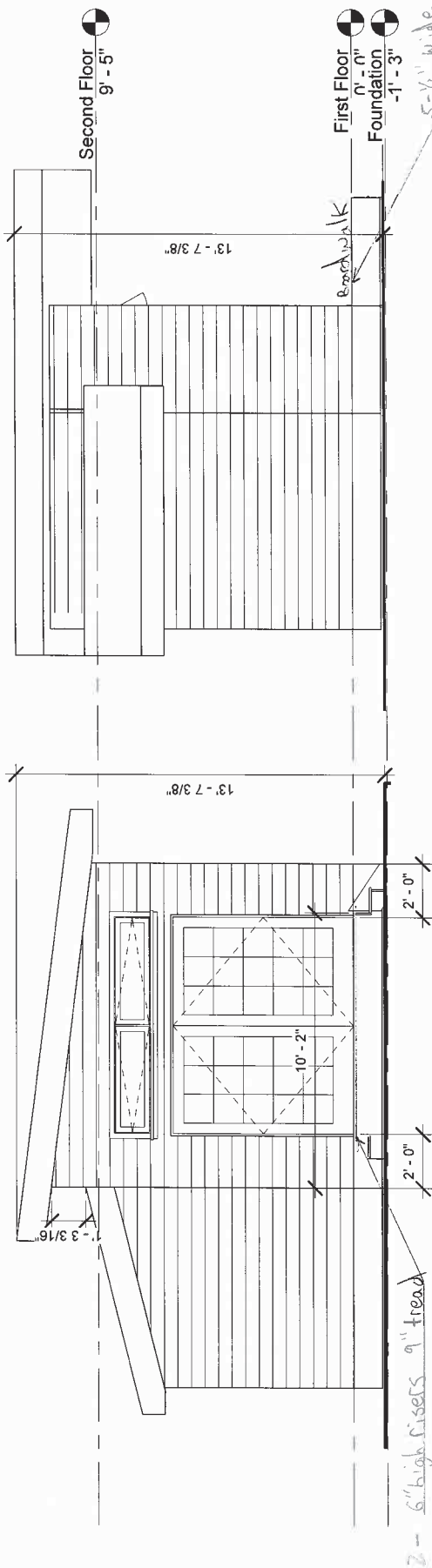
Project number 1019

Date 23 February 2025

Drawn by LLA

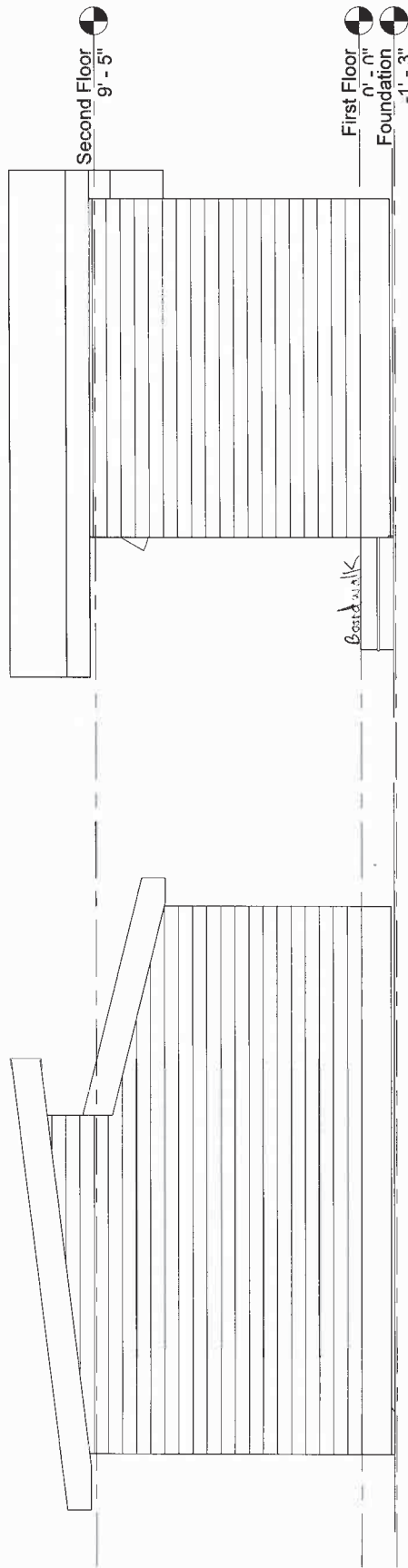
Checked by SR

Rev. # Desc. Date



1 South  
1/4" = 1'-0"

2 West  
1/4" = 1'-0"



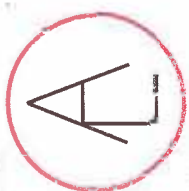
3 North  
1/4" = 1'-0"

4 East  
1/4" = 1'-0"

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

A201

Scale 1/4" = 1'-0"



Laura Anderson  
Design + Drafting  
laura@mooshworks.com  
608-772-7288

Ron & Angie Roloff

Heated Accessory  
Building

1716 Chadbourne  
Ave. Madison, WI  
53726

Project number 1019

Date 23 February 2025

Drawn by LLA

Checked by SR

Rev. #	Desc.	Date

SD SET

Approved By

Date

Proposed 3D

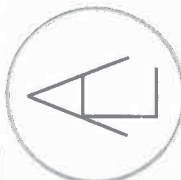
A103

Scale



① 3D View from 2nd Floor

SCHEMATIC DESIGN NOT FOR CONSTRUCTION



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Ron & Angie Roloff

Heated Accessory  
Building

1716 Chadbourne  
Ave. Madison, WI  
53726

Project number 1019  
Date 23 February 2025  
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Rev. #	Desc.	Date

SD SET

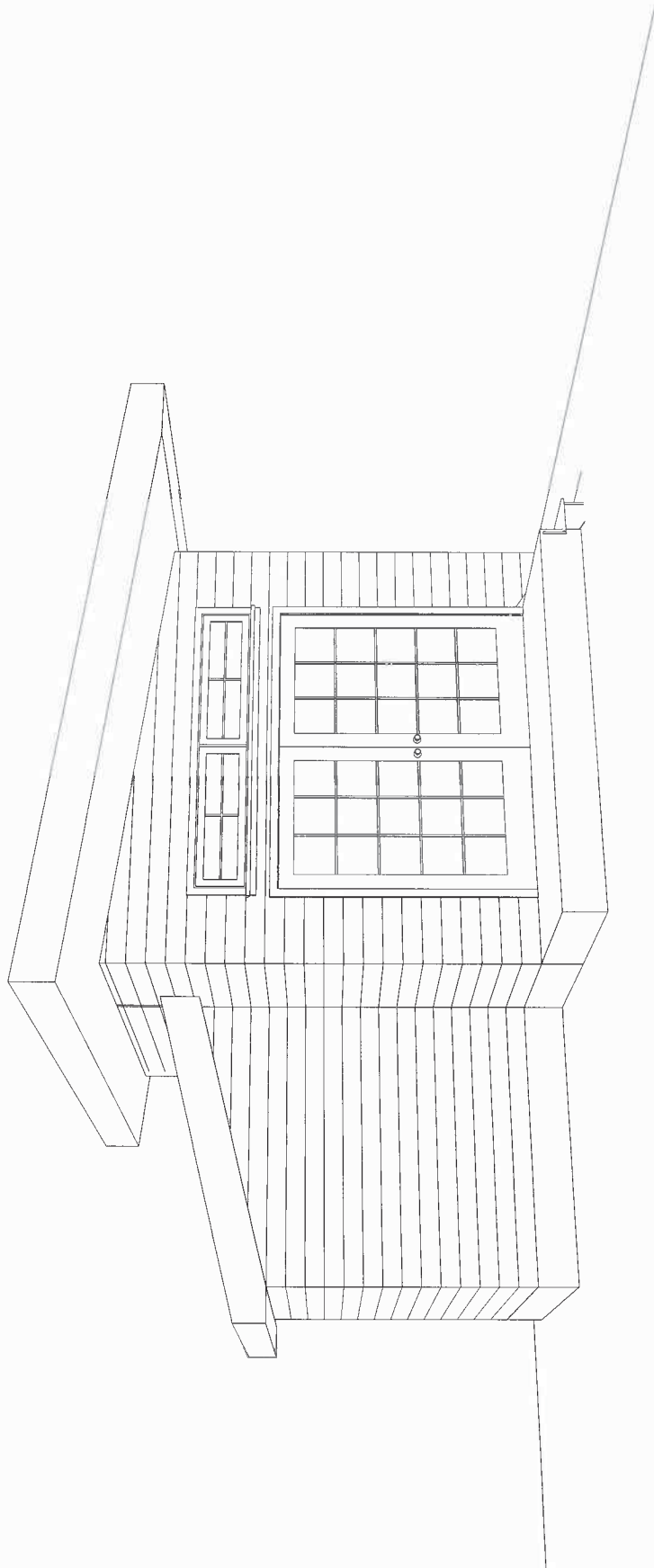
Approved By

Date

Proposed 3D

A102

Scale



② South Elevation From Sun Porch

SCHEMATIC DESIGN NOT FOR CONSTRUCTION









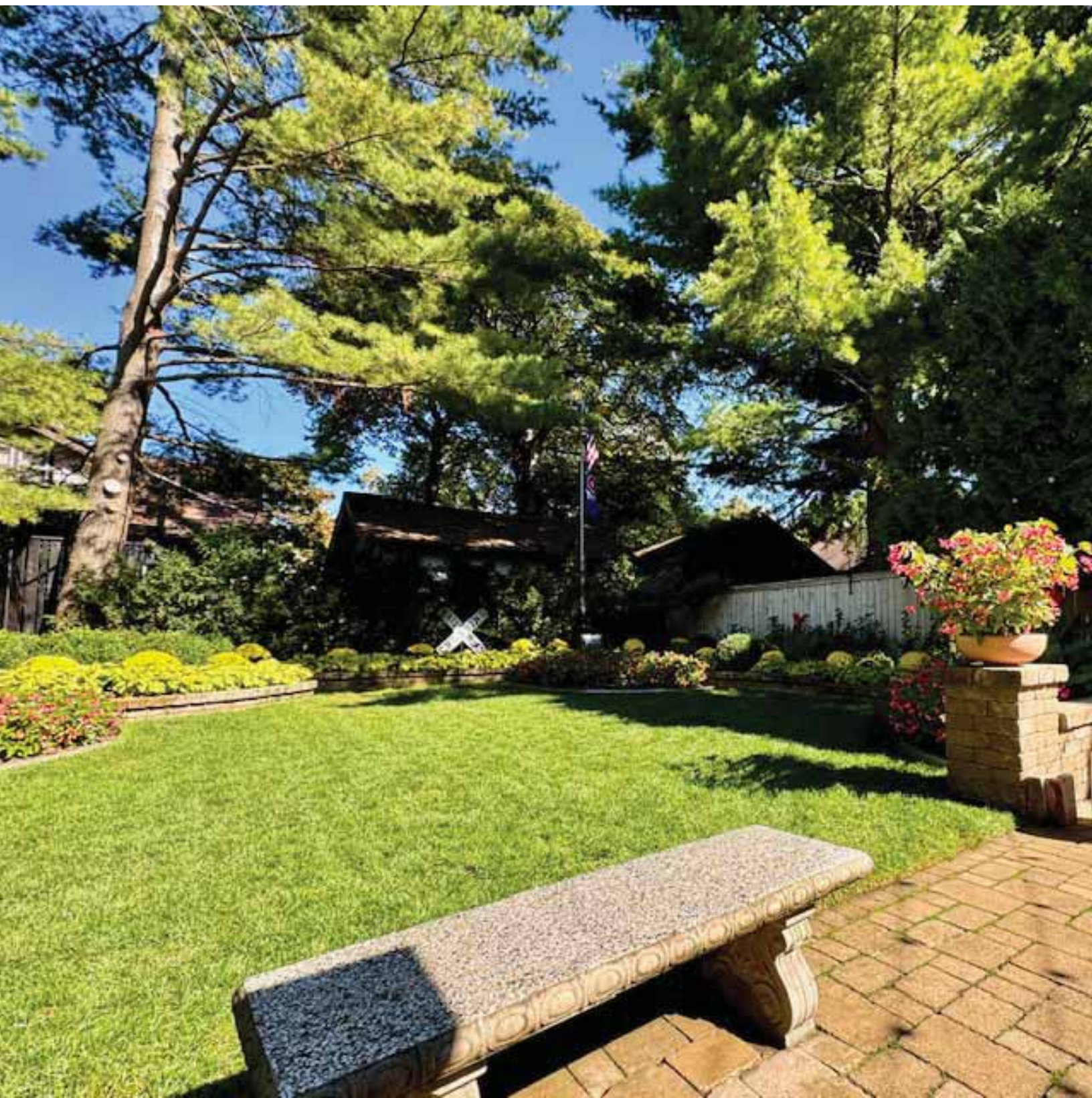






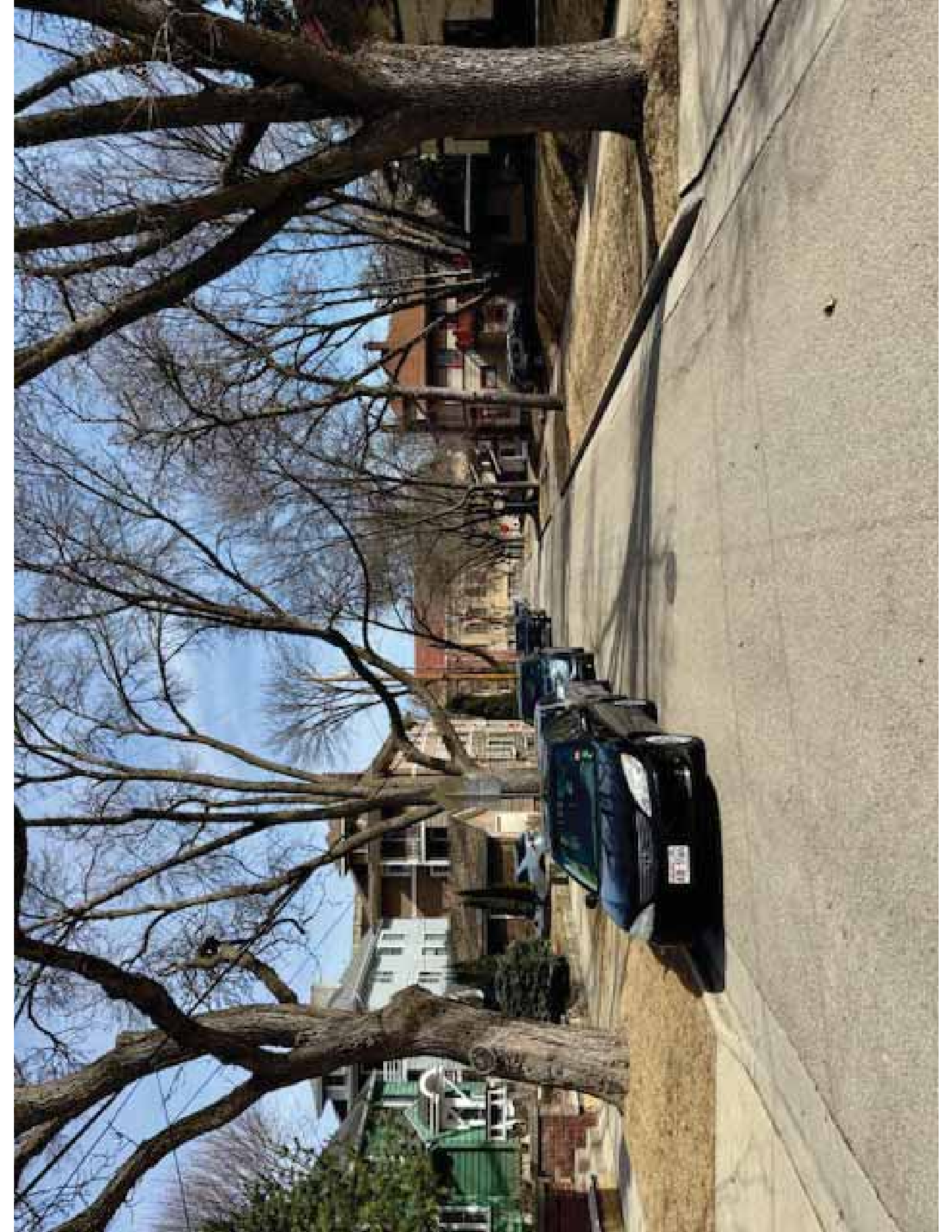
















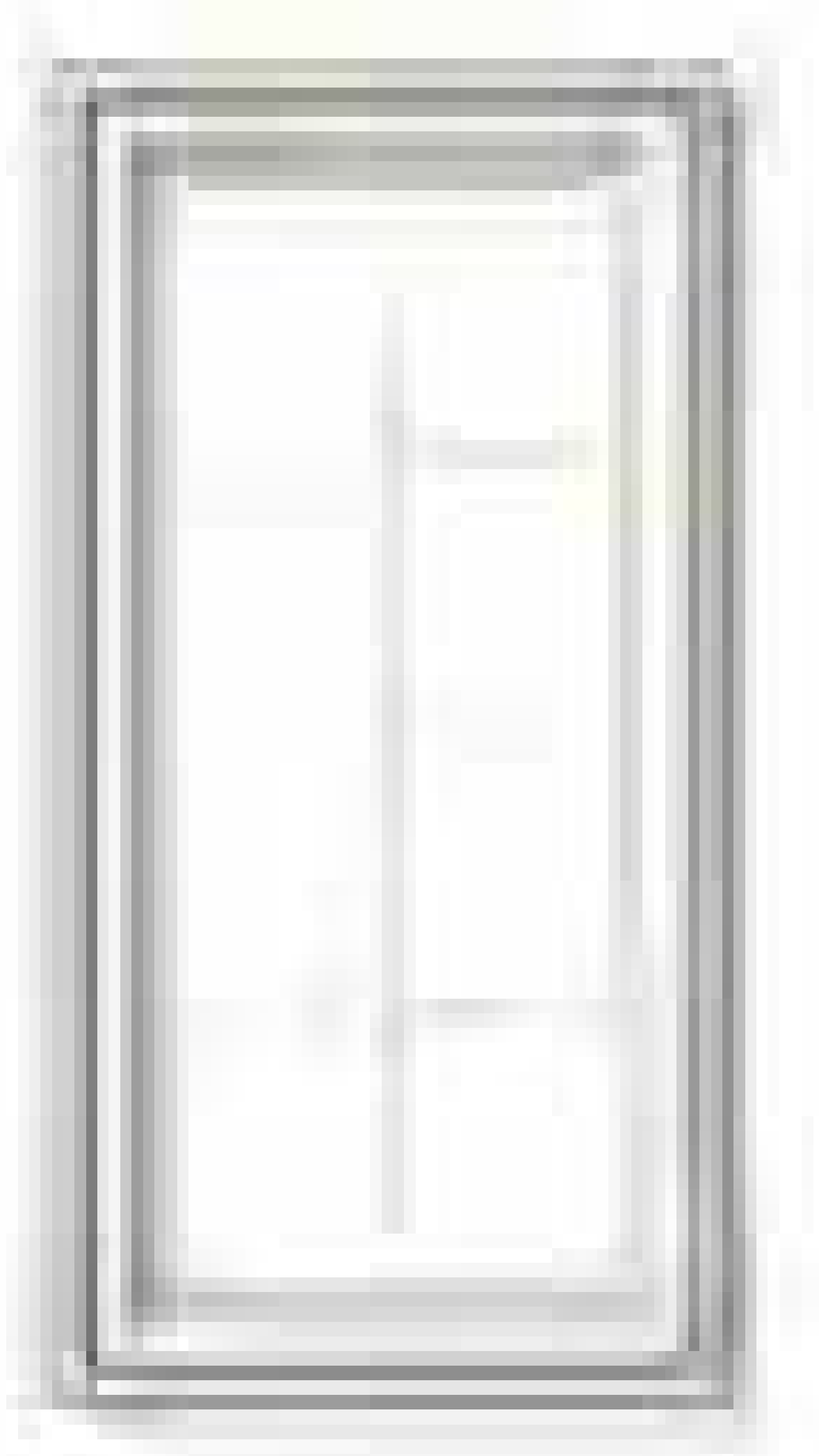


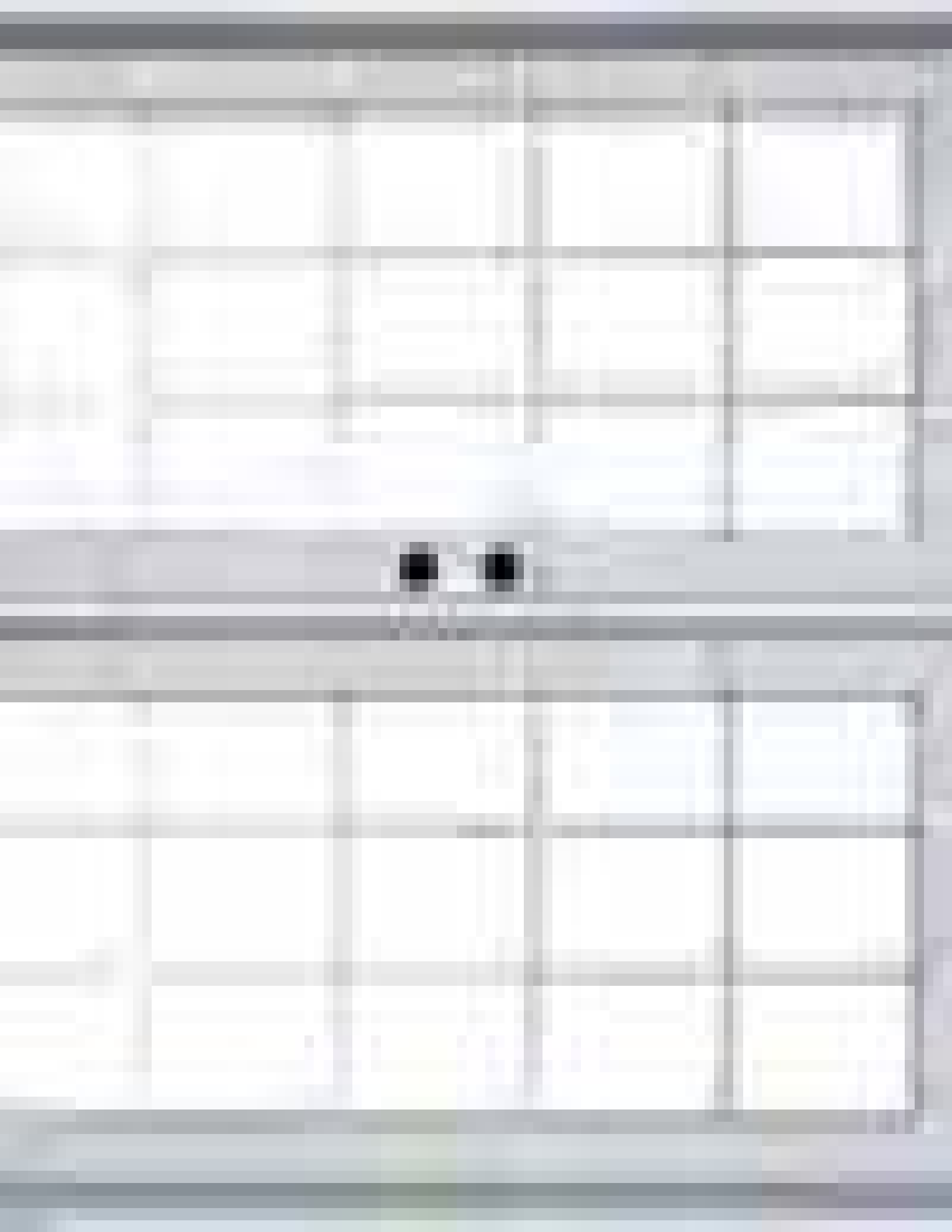
















# Fiberglass Hinged Patio Doors - Inswinging and Outswinging

## — GENERAL INSTALLATION STEPS —

### MATERIAL REQUIRED TO PREPARE:

- Shims / spacers (12 to 20)
- 4" wide water resistance adhesive membrane
- Silicone Caulking
- Interior trim and / or jamb extensions (15 to 40 ft)
- #10x3" installation screws

### TOOLS REQUIRED:

- Tape measure
- 6" Level
- Square
- Hammer
- Stapler
- Scissors or utility knife
- Screwdrivers
- Drill
- 13/32" & 1/8" Drill Bits

### 1. ROUGH OPENING INSPECTION AND PREPARATION

- The rough opening should be 3/4" wider than the frame width, and 1/2" higher than the frame height.
- Check that slab/suifloor is flat and level and smooth. Clean away all debris before setting door assembly. (See Fig.1a)
- Check rough opening for plumb, also check for square by measuring diagonal. If it is not, correct as necessary. (See Fig.1a)

### 2. INSTALLING UNIT

- Before installation, inspect corners of frame for damage to the joints. DO NOT INSTALL DAMAGED PRODUCT.
- For added protection against leakage, caulk the frame at the joints (See Fig.2)
- Carefully ensure the active door panel is locked before installation.
- Apply sufficient amount of caulking along the entire length of the subfloor and 6" up each side of jambs. (See Fig.2a)
- Move door frame into rough opening, and center it. Remove door plug from handle bore. Pull plug away from passive panel until active panel opens. Then pull plug out from the edge of door. Secure the corner of head jamb with a #10x3" flat head screw from the interior side in pre-drilled hole... (See Fig.3a)
- Use level to check if the jambs are level, straight and plumb. The sill must be leveled and straight. Make sure the diagonal measurements of the entire frame are equal. Shim the corners 4" from the sill and head jamb. (See Fig.4a)

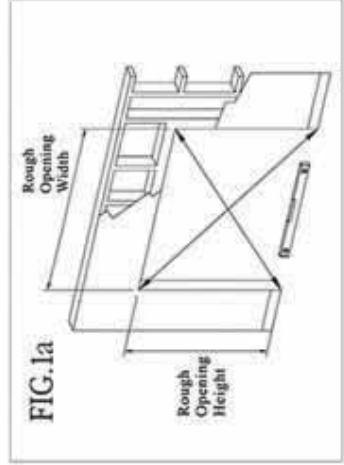


FIG. 1a

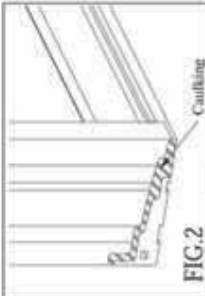


FIG. 2

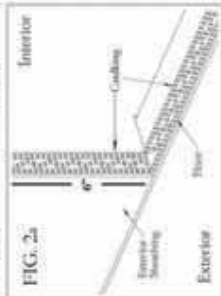


FIG. 2a

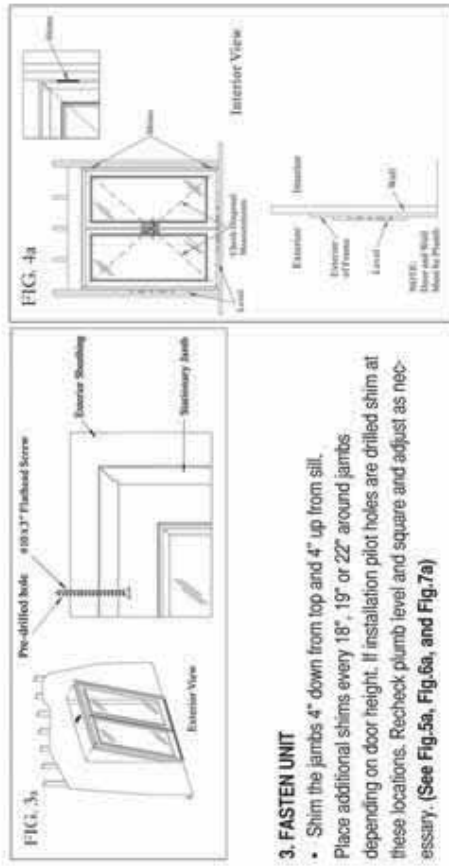


FIG. 3a

### 3. FASTEN UNIT

- Shim the jambs 4" down from top and 4" up from sill. Place additional shims every 18", 19" or 22" around jambs depending on door height. If installation pilot holes are drilled shim at these locations. Recheck plumb level and square and adjust as necessary. (See Fig.5a, Fig.6a, and Fig.7a)

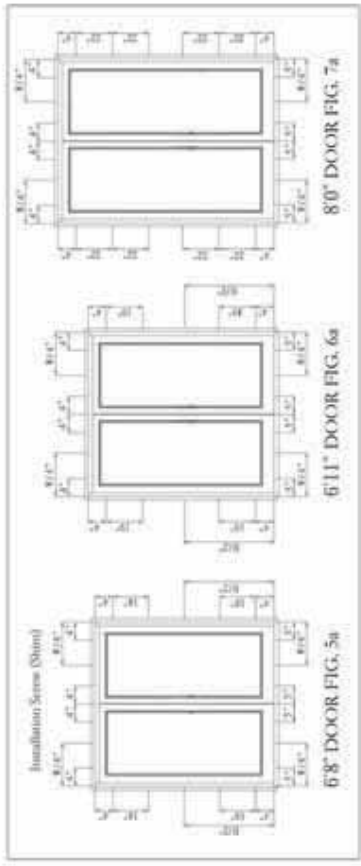


FIG. 5a

FIG. 6a

FIG. 7a

### 4. INSTALL HARDWARE

- Install two #10 x 3" screws through the outer holes of each hinge in the side jambs. Colored #10 x 3" screws have been provided to match the hinge color. (See Fig. 11a)

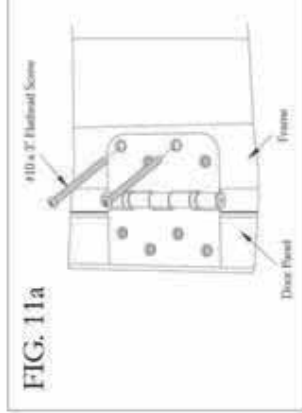


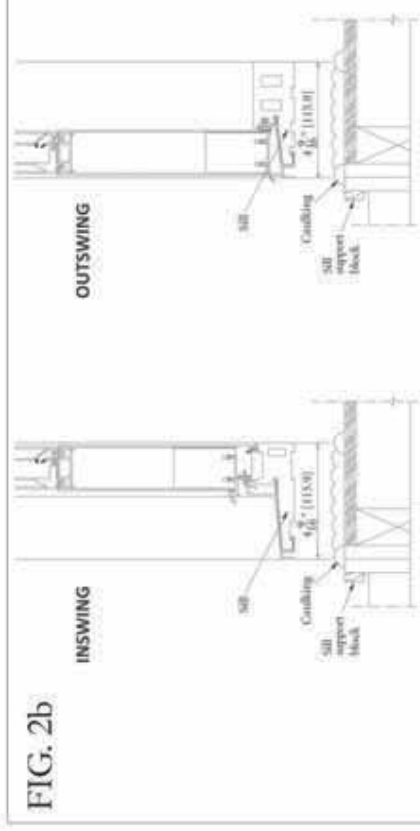
FIG. 11a



# Inswing & Outswing

## Installation Specifications

- Apply sufficient amount of sealant along the entire length of the sub floor and 6" up each side of jambs. (See Fig. 2b)



### 2. FASTEN UNIT

- Use #10 x 3" flat head screw to secure the unit through the predrilled pilot holes through jambs. (See Fig. 3.1b - 3.4b)

### INSWING Active Head

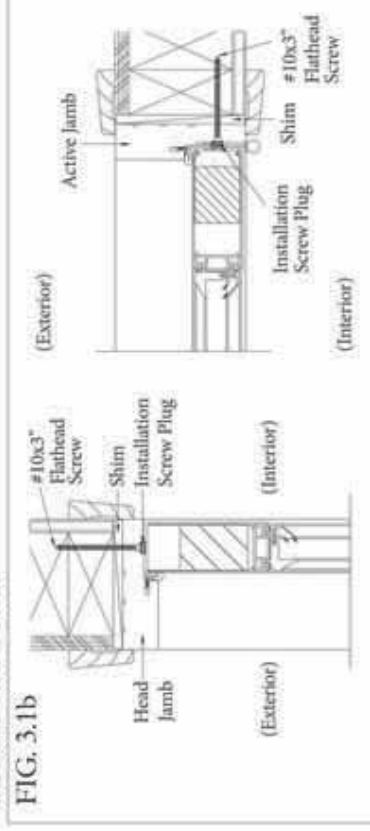
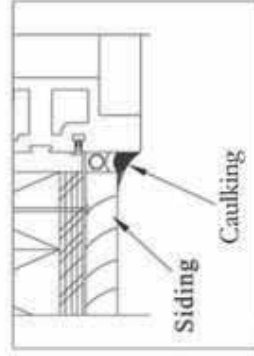
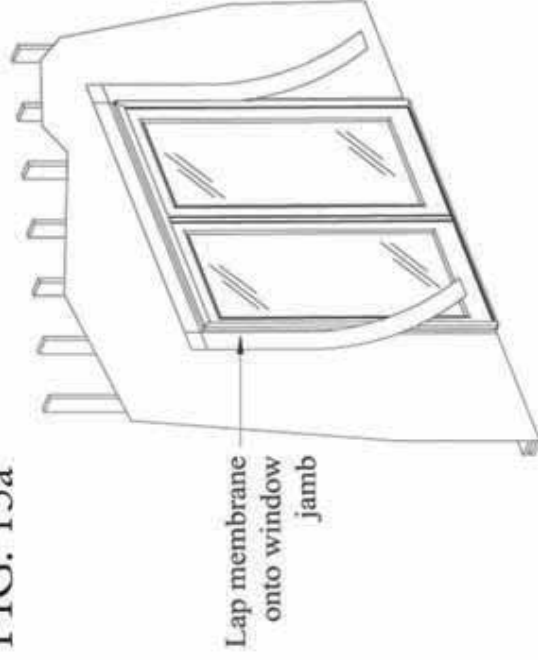


FIG. 15a



### 5. CHECK CLEARANCE AND SWING

- Check for proper clearance and swing.

### 6. SEALING THE INSTALLATION

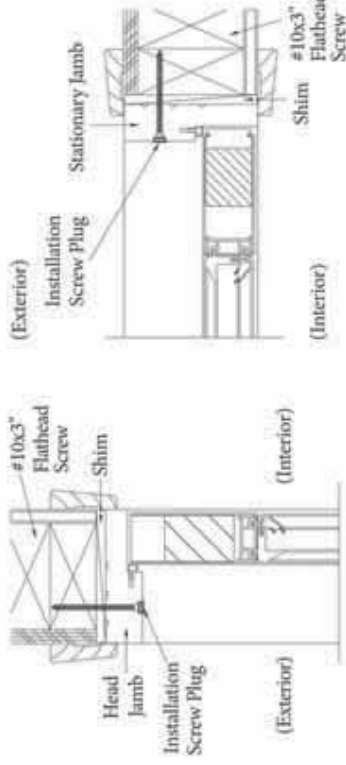
- Lap vertical strips of self sealing adhesive membrane (4" wide) onto the jambs' and over the exterior sheathing.
- Install another layer of adhesive membrane lapping onto head jamb and exterior sheathing. (See Fig. 15a)
- Add insulation to air space between opening and unit.
- Caulk around entire perimeter of unit on "exterior" side. Seal brickmould to siding or facing. Seal front bottom edge of sill. Seal all joints between jamb and mouldings.

### 7. CLEANING INSTRUCTION

- Door and jamb skins may be cleaned with mild detergent and water.
- Do not use any solvent, acids or abrasives on any part of the door.
- To clean the glass, use a soft clean grit-free cloth and mild detergent.
- Keep weep holes clean and clear of obstructions.

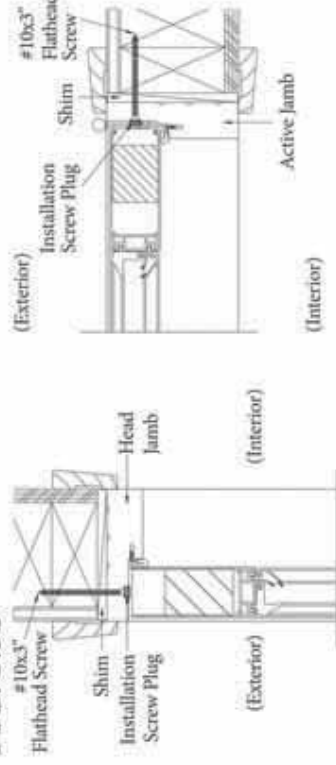
### INSWING Stationary Head

FIG. 3.2b



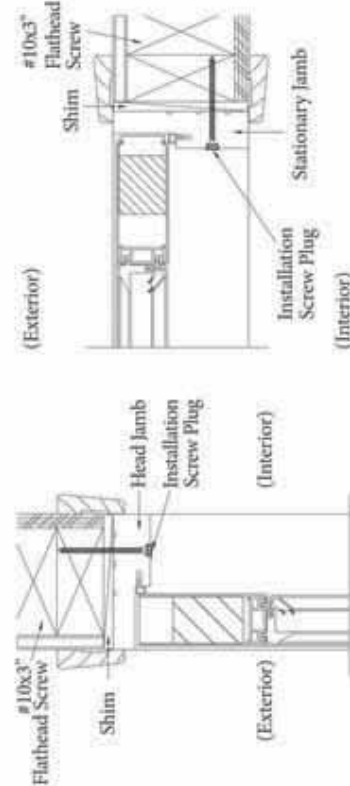
### OUTSWING Active Head

FIG. 3.3b



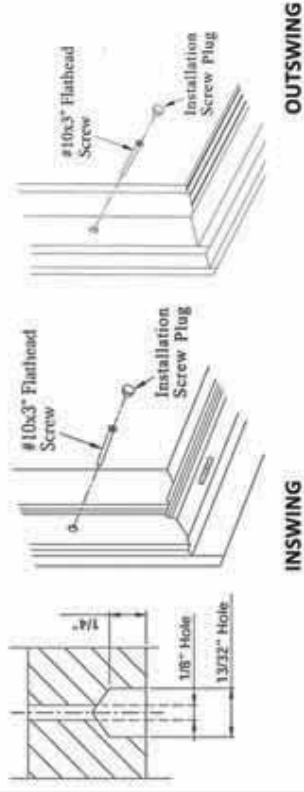
### OUTSWING Stationary Head

FIG. 3.4b



- If unit is not predrilled use 1/8" bit to drill through jambs and studs at shim location. Use 1/32" bit to enlarge pre-drilled holes 1/4" deep into jambs for plug covers. (See Fig. 4b)

FIG. 4b



INSWING

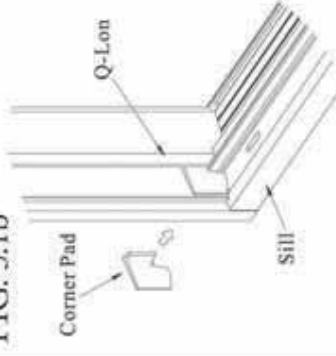
OUTSWING

### 3. INSTALL HARDWARE

- Install Corner Pad by removing adhesive backing and applying to jamb. (See Fig. 5.1b - 5.2b)

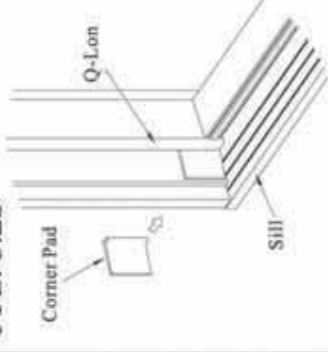
INSWING

FIG. 5.1b



OUTSWING

FIG. 5.2b





# Puertas del patio de fibra de vidrio con bisagras - Inswing y Outswing — PASOS GENERALES DE INSTALACIÓN —

## MATERIAL NECESARIO PARA PREPARAR:

- Calzas / espaciadores (12 a 20)
- Membrana adhesiva resistencia al agua de 4" de ancho
- Silicón
- Molduras interiores y / o extensiones de jambas (15 a 40 pies)
- Tornillos de instalación #10x3

## HERRAMIENTAS NECESARIAS:

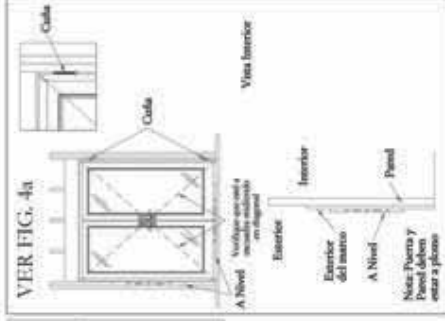
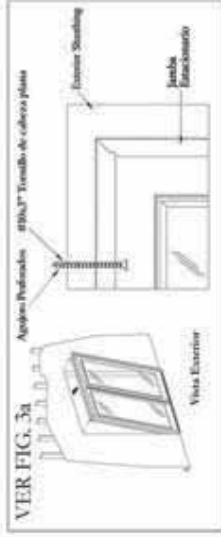
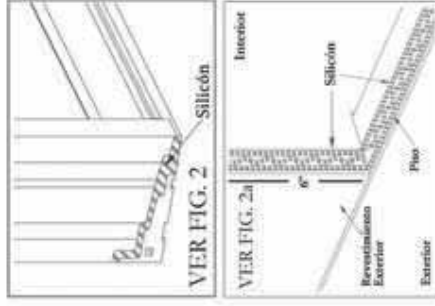
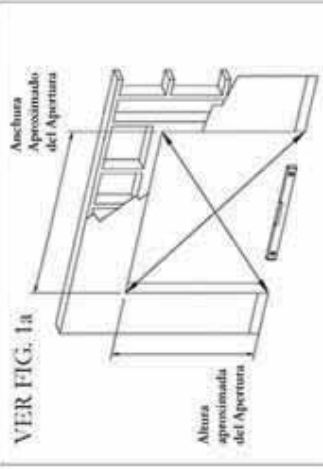
- Cinta métrica
- 6" Nivel
- Escuadra
- Martillo
- Engrapadora
- Tijeras o navaja utilitaria
- Destornilladores
- Taladro
- 13/32" y 1/8" Brocas

## 1. INSPECCIÓN Y PREPARACIÓN DE LA ABERTURA

- La abertura en la pared debe ser de  $\frac{3}{4}$ " más ancho que el ancho del marco, y  $\frac{1}{2}$ " más alta que la altura del marco.
- Compruebe que la losa/contrapiso está plana, nivelada y lisa. Limpie todos los escombros antes de ensamble de la puerta. (Ver Fig. 1a)
- Compruebe abertura en la pared que este a plomo, también verifique que esté a escuadra midiendo en diagonal. Si no lo es, corregir según sea necesario. (Ver Fig. 1a)

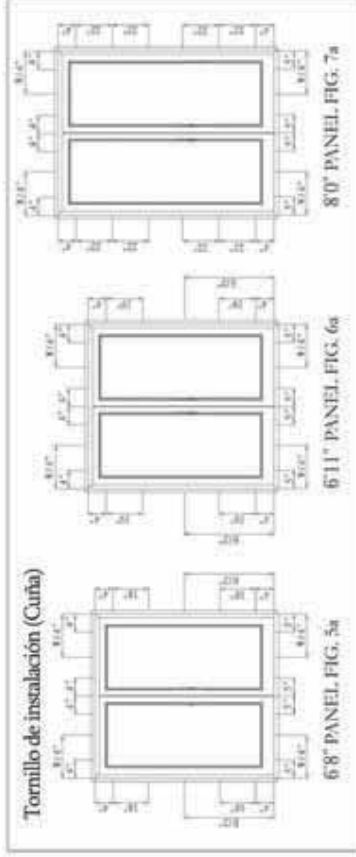
## 2. INSTALANDO LA UNIDAD

- Antes de la instalación, inspeccione los rincones del marco para daños a las articulaciones.
- **NO INSTALE EL PRODUCTO DAÑADO.**
- Para una mayor protección contra fugas, selle el marco en las articulaciones. (Ver Fig. 2)
- Aplicar suficiente cantidad de silicón en toda la longitud del subsuelo y 6" arriba de cada lado de las jambas. (Ver Fig. 2a)
- Mueva el marco de la puerta en la abertura en la pared, y centrarlo. Quite el tapón de la puerta de la perforación de la manija. Tire el tapón de la puerta fuera del panel pasivo hasta que se abra el panel activo. Luego tire el tapón de la puerta hacia fuera de la orilla de la puerta. Asegure la esquina de la esquina de la jamba cabezal con un tornillo #10x3" de cabeza plana desde el lado interior en el agujero pre-perforado. (Ver Fig. 3a)
- Utilice un nivel para comprobar si las jambas están niveladas y rectos. El umbral inferior debe ser nivelado y recto. Asegúrese de que las medidas diagonales de todo el marco son iguales. Calce las esquinas 4" del umbral interior y la jamba cabezal. (Ver Fig. 4a)



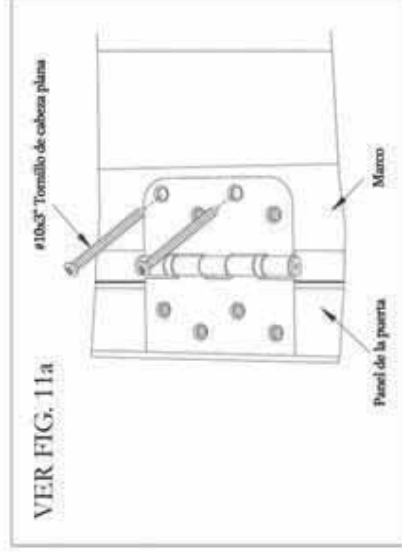
## 3. FIJANDO LA UNIDAD

- Calce las jambas 4" hacia abajo desde la parte superior y 4" arriba del umbral. Coloque las calzas adicionales cada 18", 19", o 22" alrededor de las jambas dependiendo de la altura de la puerta. Si los agujeros piloto de instalación son perforados, calce en estos lugares. Vuelva a revisar el nivel vertical y cuadrado y ajustar según sea necesario. (Ver Fig. 5a, Fig. 6a, y Fig. 7a)



## 4. INSTALANDO EL HARDWARE

- Instale dos tornillos de #10x3" a través de los agujeros exteriores de cada bisagra en las jambas laterales. Tornillos de color de #10x3" han sido incluidos para que coincida con el color de la bisagra. (Ver Fig. 11a)

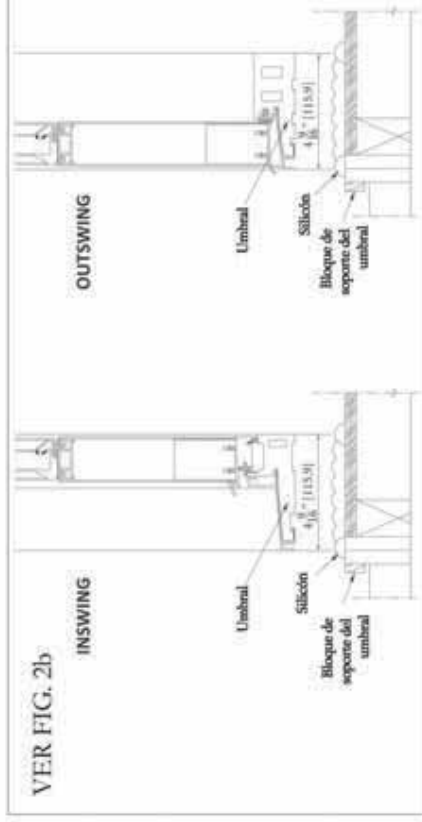


# Inswing y Outswing

## Especificaciones de instalación

### 1. INSTALANDO LA UNIDAD

- Aplicar cantidad suficiente de sellador a lo largo de toda la longitud del sub-piso y 6" arriba en cada lado de las jambas. (Ver Fig. 2b)

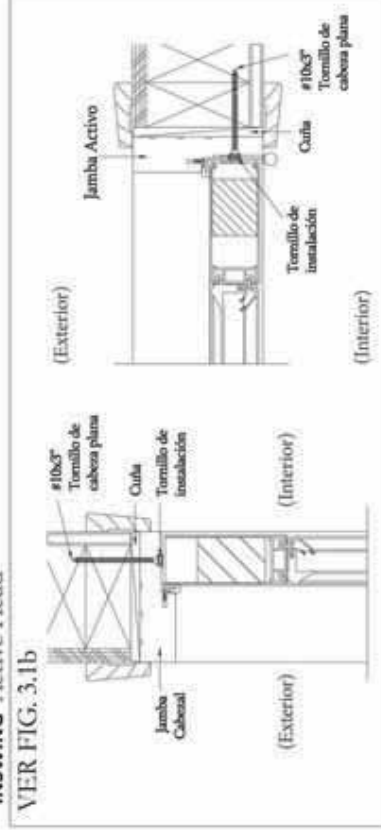


### 2. FIJANDO LA UNIDAD

- Utilice # 10 x 3" tornillo de cabeza plana para fijar la unidad a través de los orificios perforados a través de las jambas. (Ver Fig. 3.1-3.4)

### INSWING Active Head

VER FIG. 3.1b



### 5. VERIFICACIÓN DE COMPENSACIÓN Y GIRO

- Compruebe para volteo y espacio adecuado.

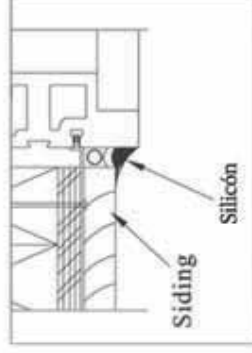
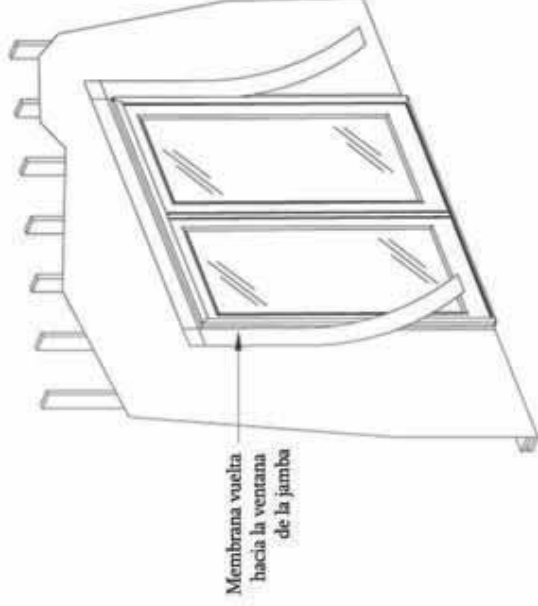
### 6. Sellando la instalación

- Envuelva en forma vertical las tiras de membrana adhesiva autoadhesiva (4" amplia) en las jambas y sobre el revestimiento exterior.
- Instalar otra capa de membrana adhesiva traslapar en la jamba cabezal y revestimiento exterior. (Ver Fig. 15a)
- Añadir aislamiento al espacio de aire entre apertura y unidad.
- Calafatear alrededor de todo el perímetro de la unidad en el lado "exterior". Selle moldura de ladrillo de revestimiento o frente. Selle borde inferior frontal del alféizar. Selle todas las uniones entre la jamba y moldeado.

### 7. Instrucción de limpieza

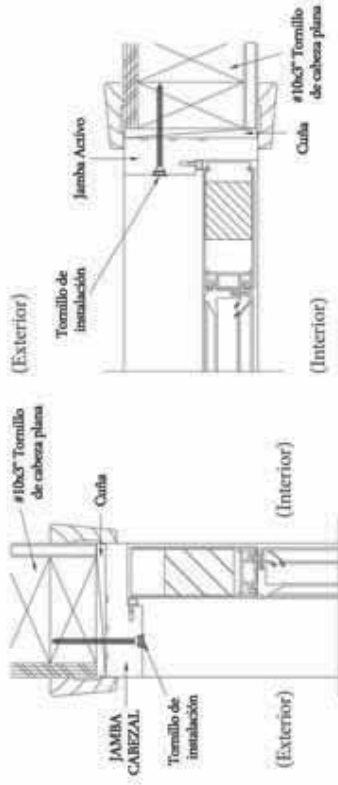
- Puerta y piales de jambas se pueden limpiar con un detergente suave y agua.
- No utilice disolventes, ácidos o abrasivos en ninguna parte de la puerta.
- Para limpiar el cristal, utilice un paño suave de grano limpio y un detergente suave.
- Mantenga los orificios de drenaje limpio y libre de obstrucciones.

VER FIG. 15a



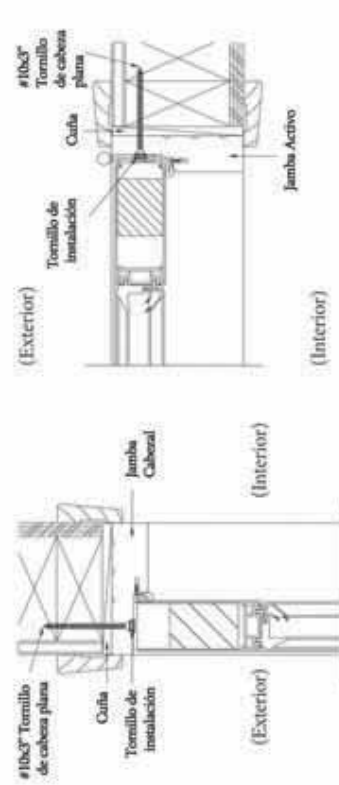
## INSWING Stationary Head

VER FIG. 3.2b



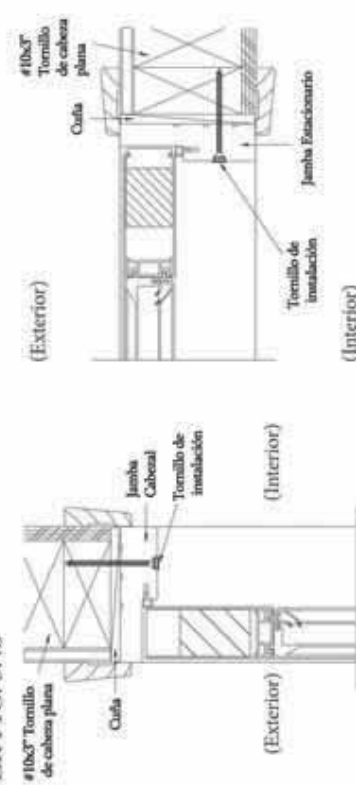
## OUTSWING Active Head

VER FIG. 3.3b



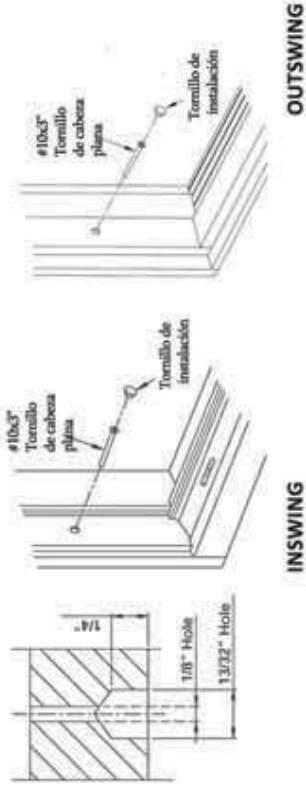
## OUTSWING Stationary Head

VER FIG. 3.4b



- Si la unidad no está perforada de antemano, use broca de 1/8" para perforar a través de las jambas en lugar de caja. Utilice broca de 13/32" para agrandar los agujeros previamente perforados 1/4" de profundidad en las jambas para las tapas de plug. (Ver Fig. 4b)

VER FIG. 4b

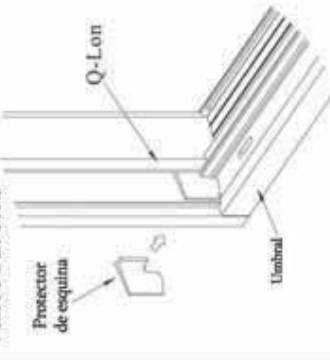


## 3. Instalando el hardware

- Instale el cojin de esquina por quitando el respaldo adhesivo y aplicando en la jamba. (Ver Fig. 5.1b-5.2b)

## INSWING

VER FIG. 5.1b



## OUTSWING

VER FIG. 5.2b

