



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

Sep 26, 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.

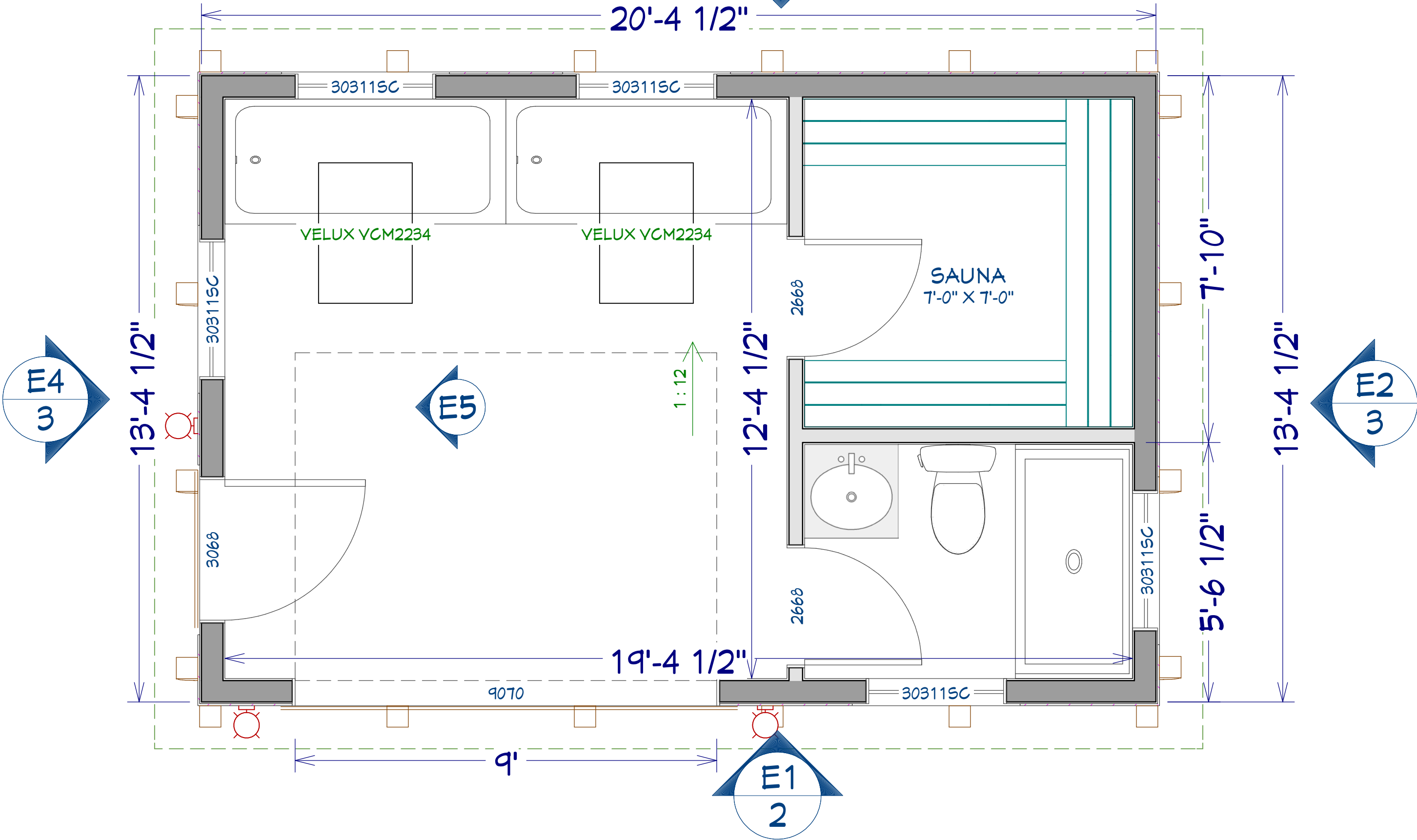
In order to create a structure that meets Landmarks Commission standards, we propose emulate the presumed original portion of this structure while utilizing the following materials and details:

- A shed roof of 1/12 pitch to match the existing.
 - Black Mulehide 60 mil EPDM roof covering; shingle to match existing are not an option at this pitch.¹
- 5/8" x 24" machine cut cedar shake siding installed to achieve an ~7" reveal.²
- Brushed Smooth LP 440 series 10" nominal trim frieze with custom milled 4x6 nominal cedar corbels and custom milled cedar crown to reflect/match existing.³
- Brushed Smooth LP 440 series 6" nominal trim skirt to reflect existing.⁴
- Brushed Smooth LP 440 series 4" nominal trim door and window casings to match existing.⁵
- Brushed Smooth LP 38 series closed soffit to reflect the existing plywood soffits.⁶
- 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 Townships Princeton P-13 overhead door to reflect the glazed canopy door on existing.⁷
- To provide for required exterior lighting, (3) Visual Comfort Studio Newport sconce lights, where there is no exterior lighting on existing to reflect/match.⁸
- Hardscaped patch from house to passenger door to provide for required walkway.
- Velux Skylights, not to be visible from the ground.

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



Proposed Spa Building

Drawn By:
Tracey Powers
Tracey@Christensenconstruction.net

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

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

Christensen
CONSTRUCTION



DATE:

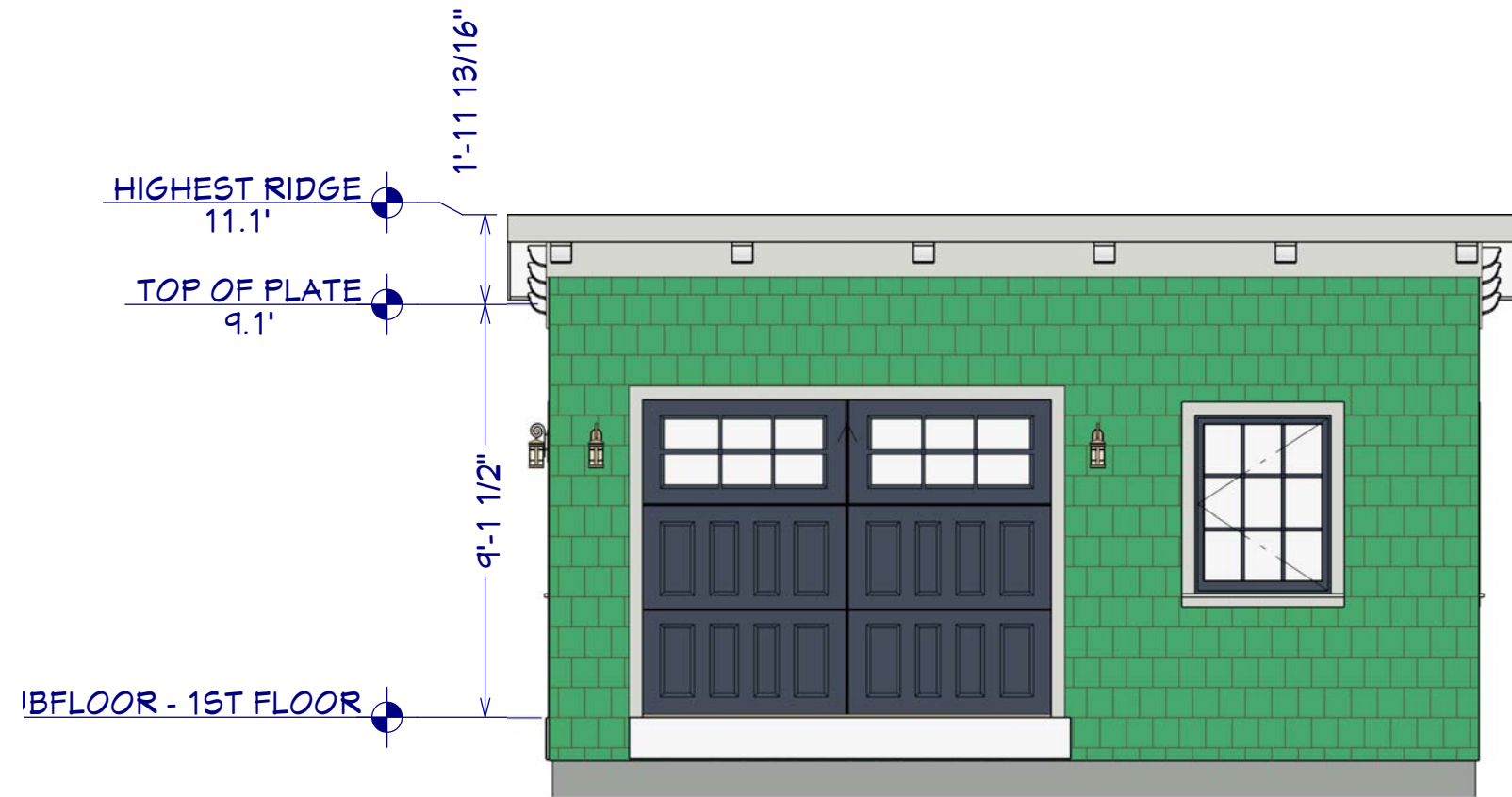
9/26/2025

SCALE:

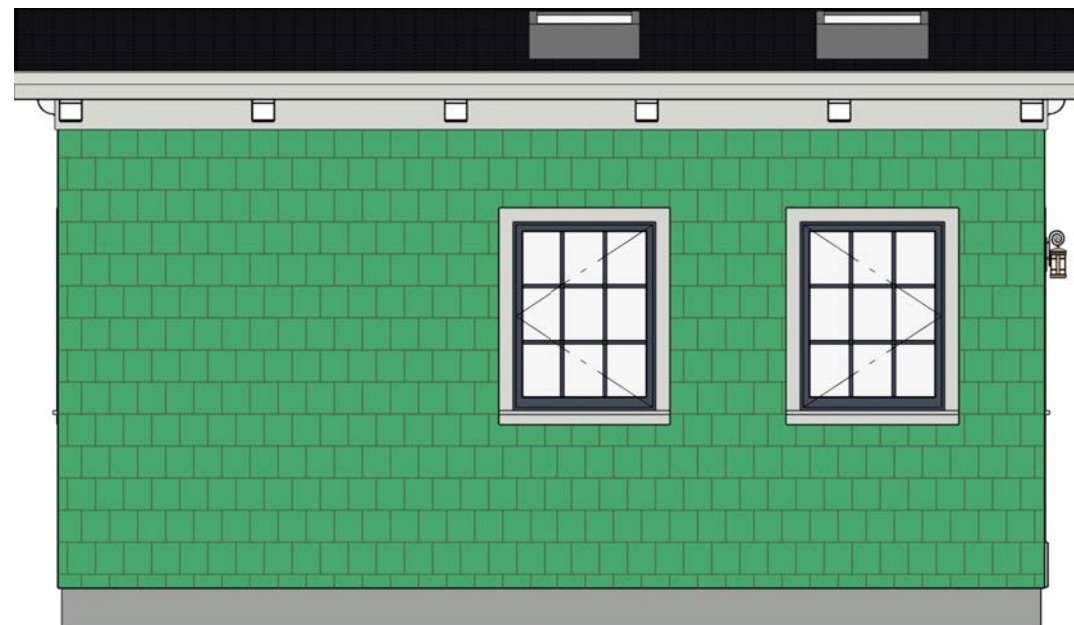
1/2" = 1'

SHEET:

P-1



South Elevation



North Elevation

Drawn By:
Tracey Powers
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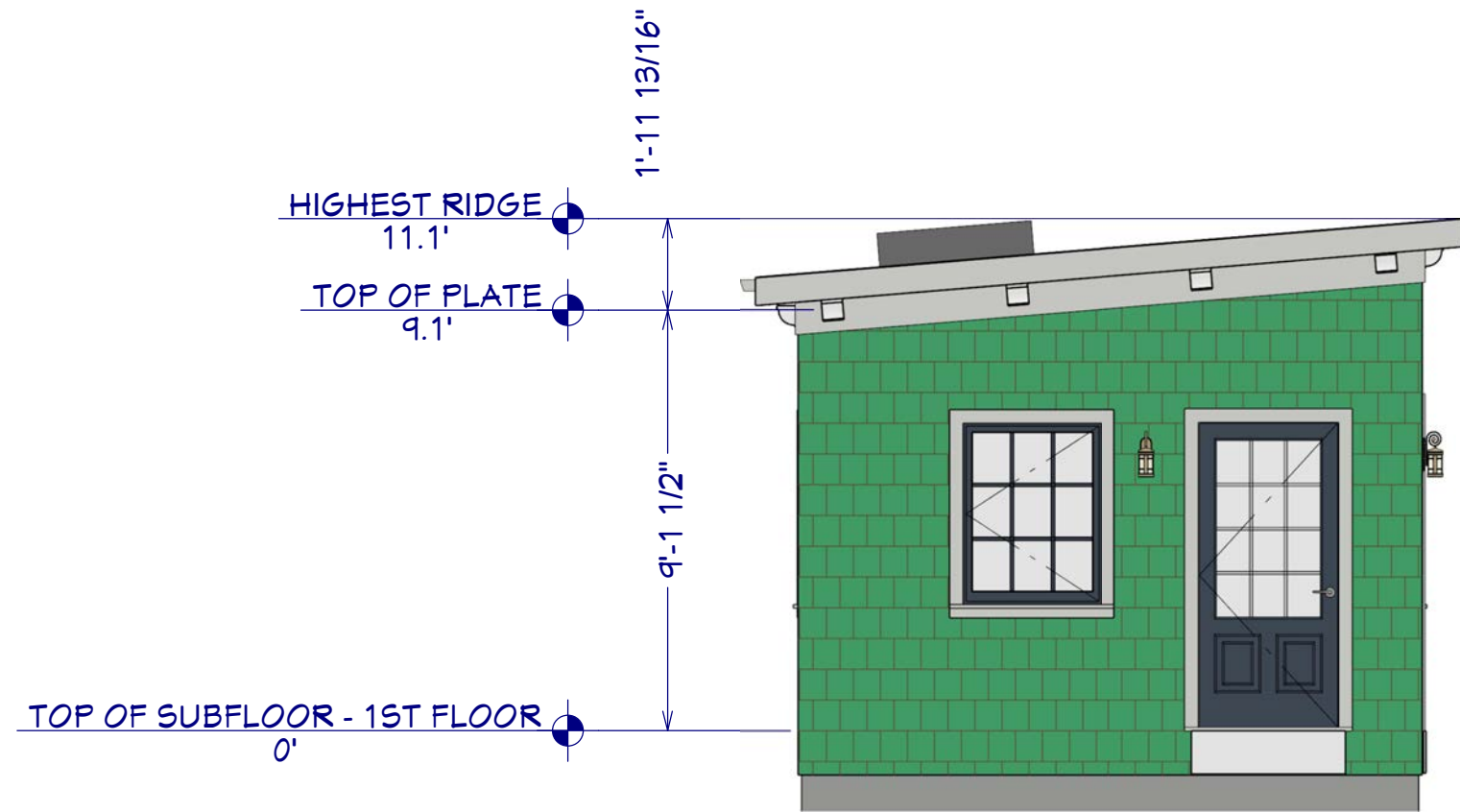
9/26/2025

SCALE:

1/4" = 1'

SHEET:

P-2



West Elevation



East Elevation

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SCALE:

1/4" = 1'

SHEET:

P-3



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SCALE:

1/4" = 1'

SHEET:

P-4

Material Notes:

¹<https://mulehide.azureedge.net/productdocuments/100/PDSEPDMSystemsStandardBlackMembrane-09-13-2024.pdf>

² <https://www.capitalforest.com/capital-forest-product/certi-sawn-tapersawn-shakes/>

^{3, 4, 5} <https://lpcorp.com/products/siding-trim/products/trim-fascia>

⁶ <https://lpcorp.com/products/siding-trim/products/soffit>

⁷ <https://www.garaga.com/garage-doors/residential/princeton-p13>

⁸ https://www.lumens.com/newport-outdoor-wall-sconce-by-visual-comfort-studio-FSS716352.html?utm_source=google&utm_medium=PLA&utm_brand=Visual-Comfort-Studio&utm_id=FSS716352&utm_campaign=189692751&gad_source=1&gad_campaignid=189692751&gbraid=0AAAAADo8bk1tAnCtuD6YFmRtMVRi_OyJV&gclid=Cj0KCQjw0NPGBhCDARIsAGAzpp0mlaOczMVfrRpBNSw1OKdhdafHrVHgXXV7Qqx4LMxB0UOasT6RkSkaAmOXEALw_wcB