

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 917 East Mifflin Street

Title: Breese Stevens Field CONCESSIONS BUILDING ADDITION

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 01-24-2018

- ☐ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial approval ☒ Final approval

3. Project Type

- ☒ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
 ☐ General Development Plan (GDP)
 ☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Peter Rott Company Isthmus Architecture
Street address 613 Williamson St. #203 City/State/Zip Madison, WI 53703
Telephone 608-294-0206 Email rott@is-arch.com
Project contact person Mike Sturm Company Madison Parks Division
Street address 210 MLK Jr. Blvd. Rm. 104 City/State/Zip Madison, WI 53701
Telephone 608-267-4921 Email msturm@cityofmadison.com
Property owner (if not applicant) City of Madison, Eric Knepp, Parks Superintendent
Street address 210 MLK Jr. Blvd., Rm. 104 City/State/Zip Madison, WI 53701
Telephone 608-266-4711 Email EKnepp@cityofmadison.com

5. Required Submittal Materials

- ☐ Application Form
- ☐ Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ Development plans (Refer to checklist provided below for plan details)
- ☐ Filing fee
- ☐ Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jeanine Glaser, Jenny Kirchgatter on 12-12-2017.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Peter Rott Relationship to property Architect
 Authorized signature of Property Owner Kay H. Rutledge Date 12/13/17
for Eric Knepp

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

"Please charge fees to MUNIS#17158-51-140"

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

LETTER OF INTENT
917 East Mifflin Street

To: City of Madison Planning Department and Plan Commission
P.O. Box 2985
Madison, WI 53701-2985

From: Eric Knepp, Parks Superintendent
Madison Parks Division
P.O. Box 2987
Madison, WI 53701-2987

Project
Alteration of a Conditional Use
Breese Stevens Field, Concessions Building Addition
917 East Mifflin Street

Project Description

Madison Parks Division is proposing the addition of a new 3,780 GSF, one story commercial building to be located within the field of the Breese Stevens facility adjacent to the 1925 grandstand. The addition will provide 2,500 SF of new concessions and 1,280 SF of new accessible public restrooms. The need for this improvement was identified initially in the 2007 Breese Stevens Field Rehabilitation Design Report and subsequently confirmed and articulated in the comprehensive 2017 Breese Stevens Field Facility Plan. These documents and the proposed addition were prepared for the City by Isthmus Architecture.

Breese Stevens Field, originally Breese Stevens Municipal Athletic Field, was constructed in 1925. Additions occurred in 1934 and 1939. Local architects, Claude and Starck, designed the brick and terra cotta structure in the Mediterranean Revival Style. The stone wall enclosing the field was built (1934) by the Civil Works Administration (CWA) with native stone quarried at Hoyt Park.

Breese Stevens Field was designated a City Landmark in 1995 and subsequently listed on the State and National Registers of Historic Places in 2015. Upon securing the historic designations, Madison Parks Division set out to prioritize restoration and revitalization of the stadium. This facility occupies a prominent urban site in a neighborhood now undergoing rapid transformation. For the past several years, as part of a focused planning process, Parks staff's efforts have been successful in completing significant code improvements and infrastructure upgrades to ensure the on-going viability of this cultural asset. The City entered into a partnership with Big Top Events to further leverage the site's great potential and this has been very productive. Breese Stevens Field is returning as destination venue for seasonal sports events and now community festivals and open-air concerts.

The proposed addition is intended to slip into the open space at the western end of the field beneath the 1925 grandstand. The addition will have a flat roof to maintain visibility at the bleachers and will be low in profile to minimize its impact on the historic structure. The exterior of the addition will be clad in brick at the ends, matching the existing brick of the grandstand, and the mid-portion will be clad in a prefinished insulated metal panel system. Fixed shade awnings will be installed over each service counter across the mid-portion. All exterior mechanical equipment will be screened from view by the building elements.

Legal Description

SW ½ lot; Block 160, City of Madison, Dane County, Wisconsin

Parcel Number

070913120013

Approvals Requested

This application is for approval of an alteration to the existing conditional use for this parcel.

Compatibility

The proposed project is in keeping with overall goals, character, and pattern of development in the following:

- Tenney Lapham Neighborhood Plan
- City of Madison Downtown Plan
- National Park Service, Secretary of the Interiors Standards for Preservation and Rehabilitation of Historic Properties

Neighborhood and City Process

Parks Division staff has met with the neighborhood alder periodically beginning with the Phase 1 Facility Plan and during the Phase 2 Concessions Building Addition design phase.

Site Vehicular Access

The proposed improvements do not alter site access for deliveries, pick-ups or service calls to the site.

Loading and Unloading

The proposed project does not alter current loading and unloading.

Trash, Recycling and Snow Removal

The proposed project does not alter current loading and unloading.

Respectfully submitted,

Eric Knepp, Parks Superintendent

Attachments:

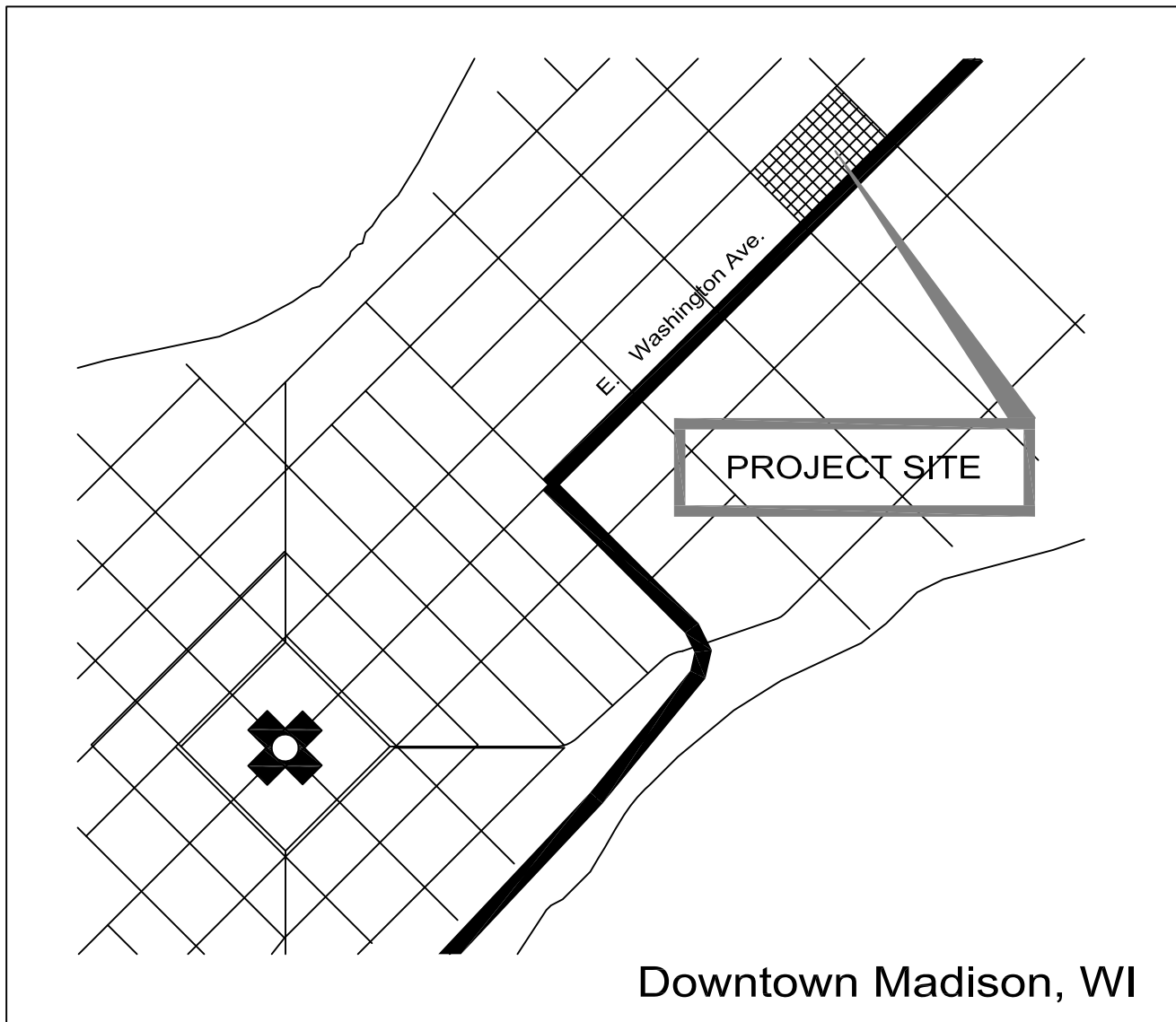
Existing Condition Images

Project Drawings



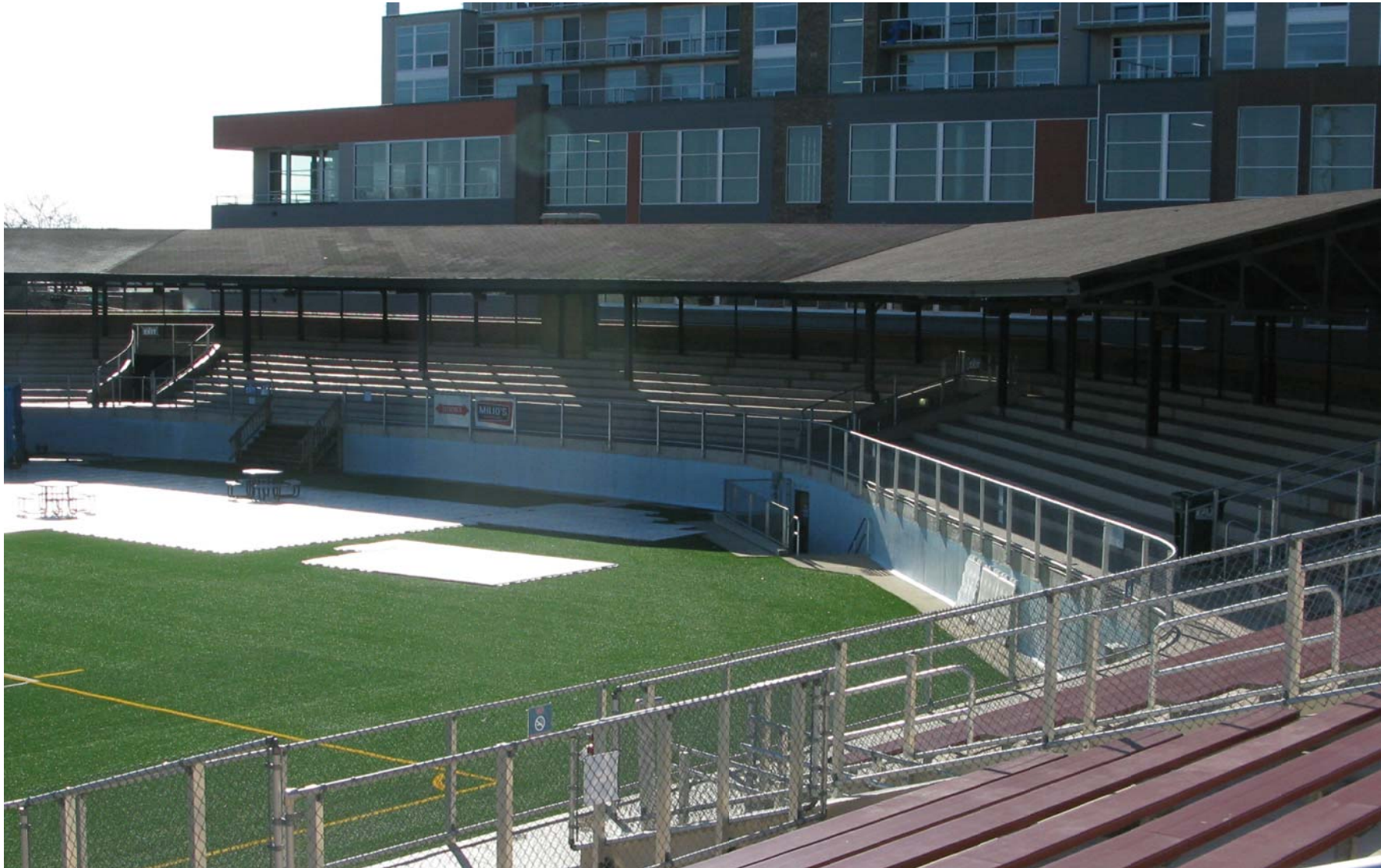
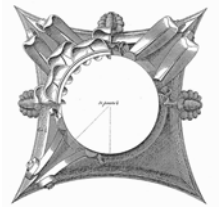
BREESE STEVENS FIELD CONCESSIONS ADDITION

LOCATION MAP





ISTHMUS
ARCHITECTURE, INC.



BREESE STEVENS FIELD

**CONCESSIONS
BUILDING ADDITION**

Project
Proj. No.: 1617.02

CONTEXT IMAGES

design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction

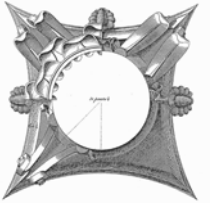


NORTH PATERSON STREET

EAST MIFFLIN STREET

SERVICE GATE

ISTHMUS
ARCHITECTURE, INC.



NORTH BREARLY STREET

BREESE STEVENS FIELD
**CONCESSIONS
BUILDING ADDITION**

Project
Proj. No.: 1617.02

design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction

A0.1

EXISTING GRANDSTAND

MASONRY RESTORATION
DRAINAGE MITIGATION

FIXED ACCESSIBLE
PEDESTRIAN RAMP

CONCESSION BUILDING
PROJECT BOUNDARY

EXISTING ATHLETIC FIELD
ARTIFICIAL TURF

MASONRY RESTORATION
DRAINAGE MITIGATION

EXISTING PRESS BOX

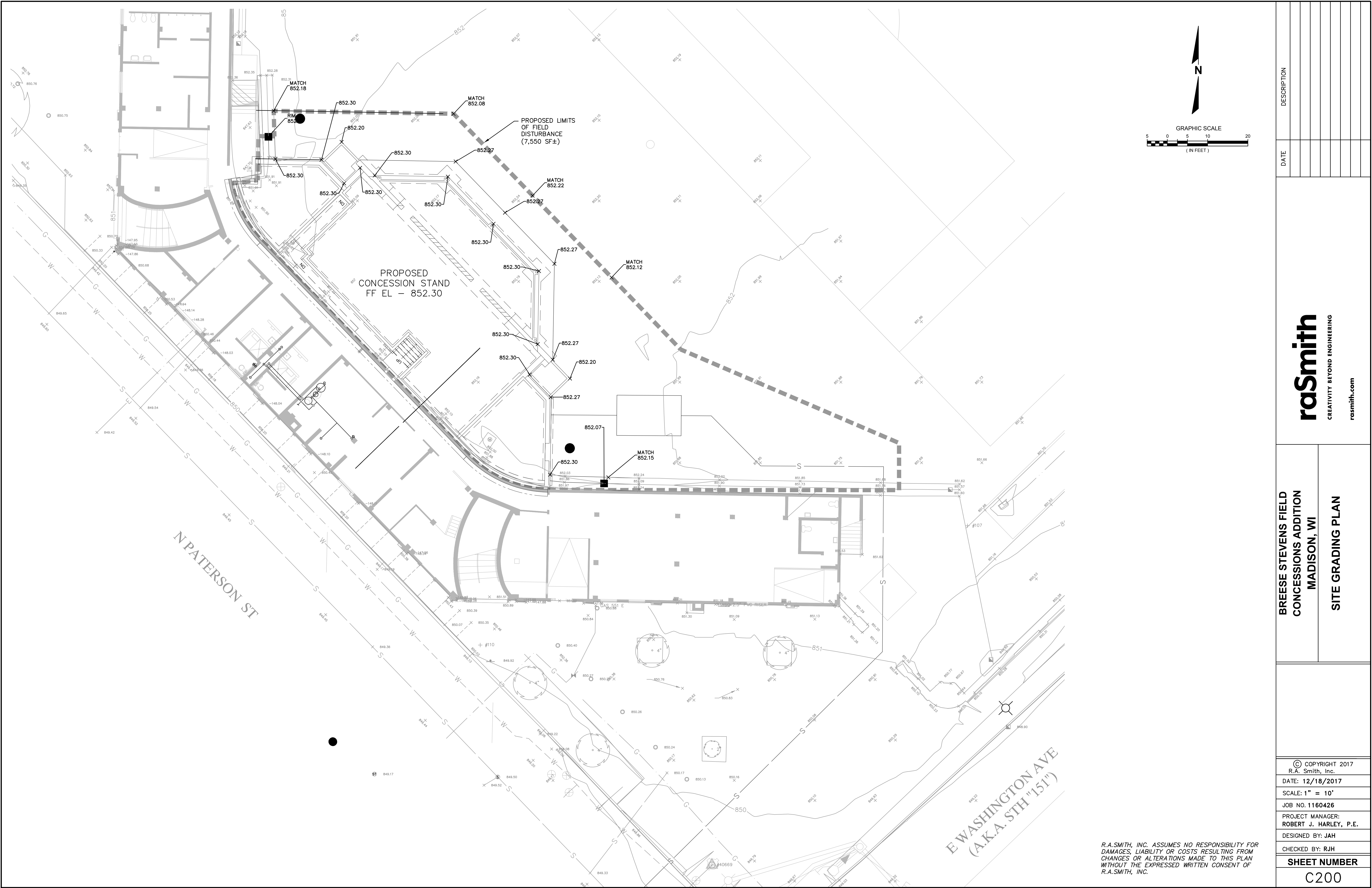
MAIN GATE

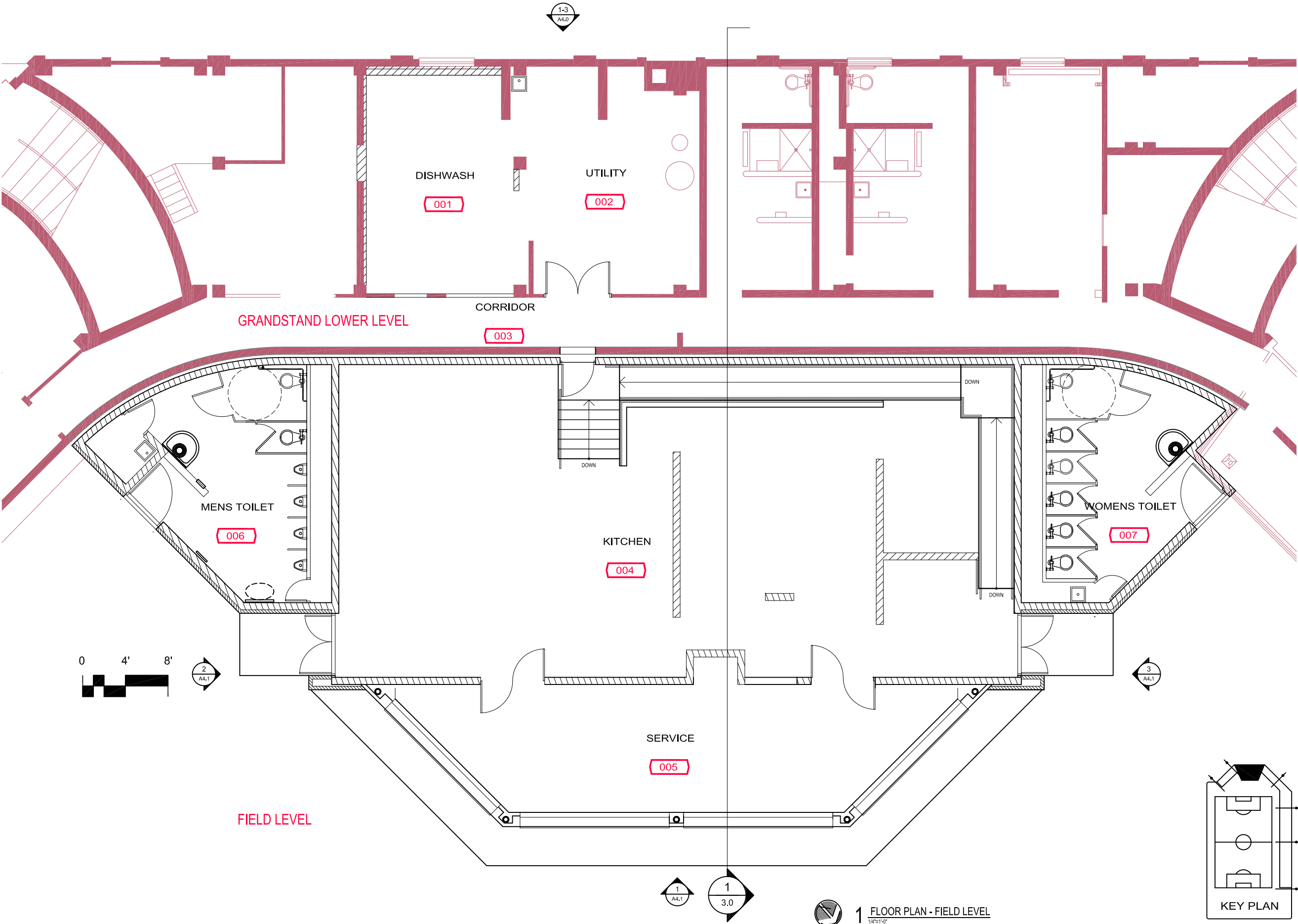
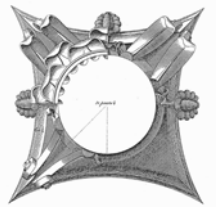
EAST WASHINGTON AVENUE

1 ARCHITECTURAL SITE PLAN
1/4"=1'-0"



K:\1160426\6 - CURRENT Drawings\Civil-Survey\Sheets\1160426-CP01.dwg, GRADING PLAN, 12/18/2017 9:51:10 PM, rjh





BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
FIELD LEVEL
FLOOR PLAN

design phase

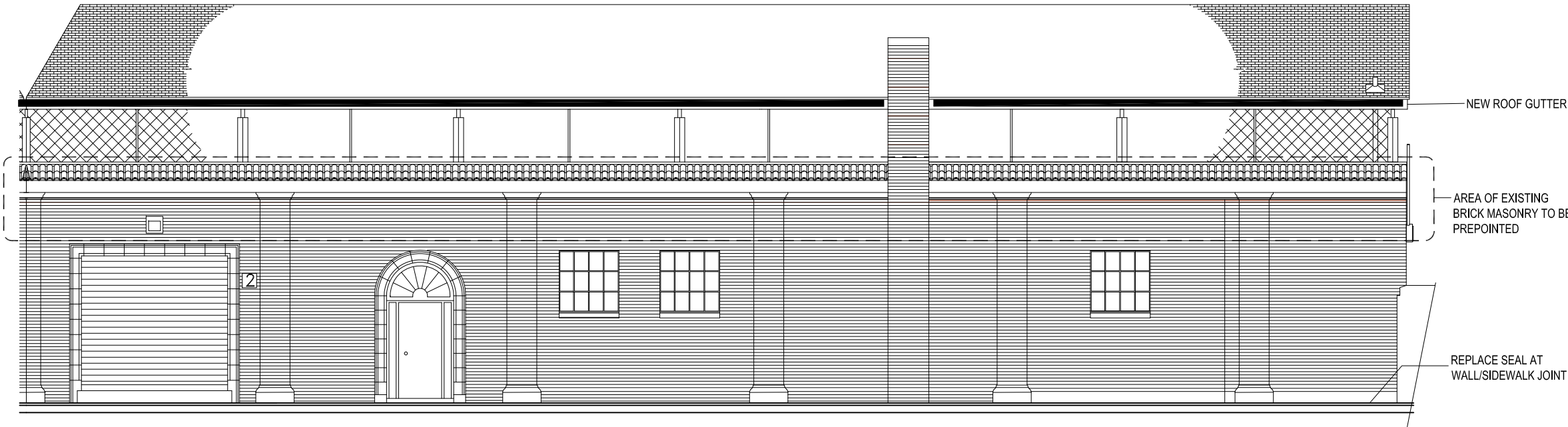
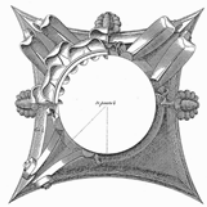
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Drawn By: pr

Date: 12-01-17

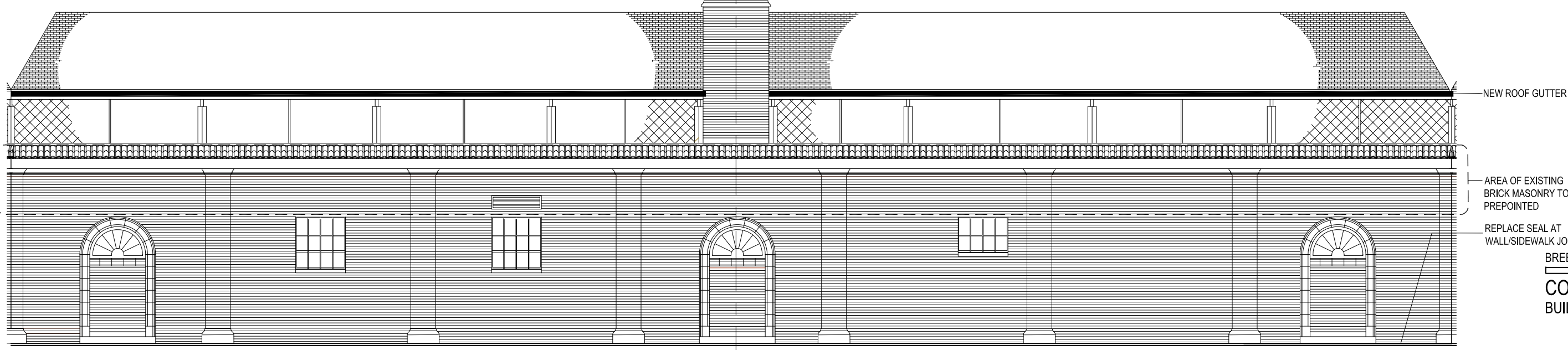
Preliminary
Not for Construction
Sheet No.

A2.1

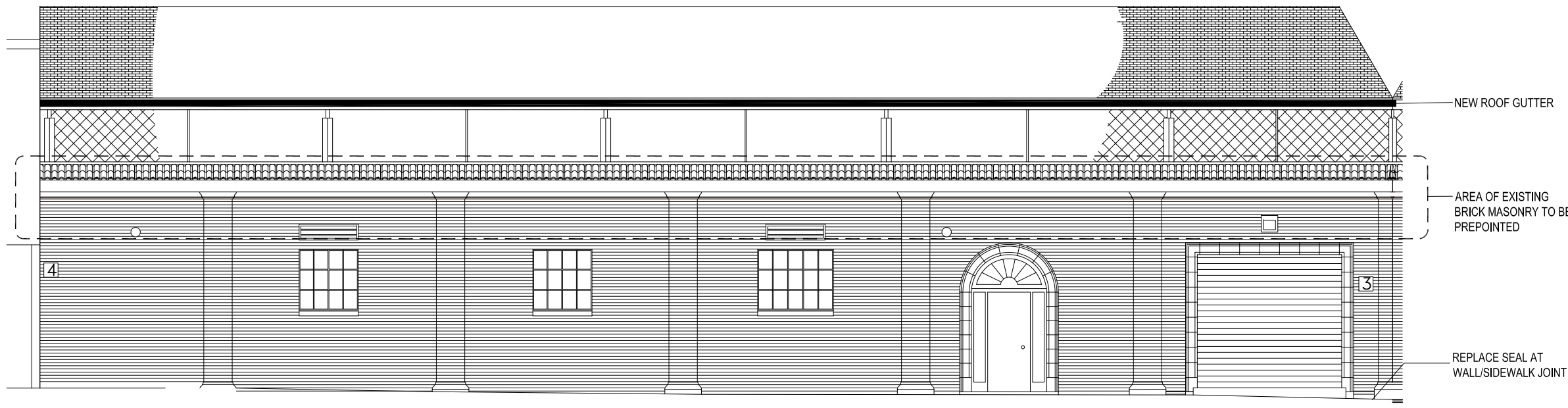
1 FLOOR PLAN - FIELD LEVEL
1/4"=1'-0"



1 SOUTH ELEVATION @ PATERSON ST.
Scale: 1/4"=1'-0"



2 SOUTHWEST ELEVATION @ PATERSON ST.
Scale: 1/4"=1'-0"



3 WEST ELEVATION @ PATERSON ST.
Scale: 1/4"=1'-0"

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
ELEVATIONS
EXTERIOR of GRANDSTAND

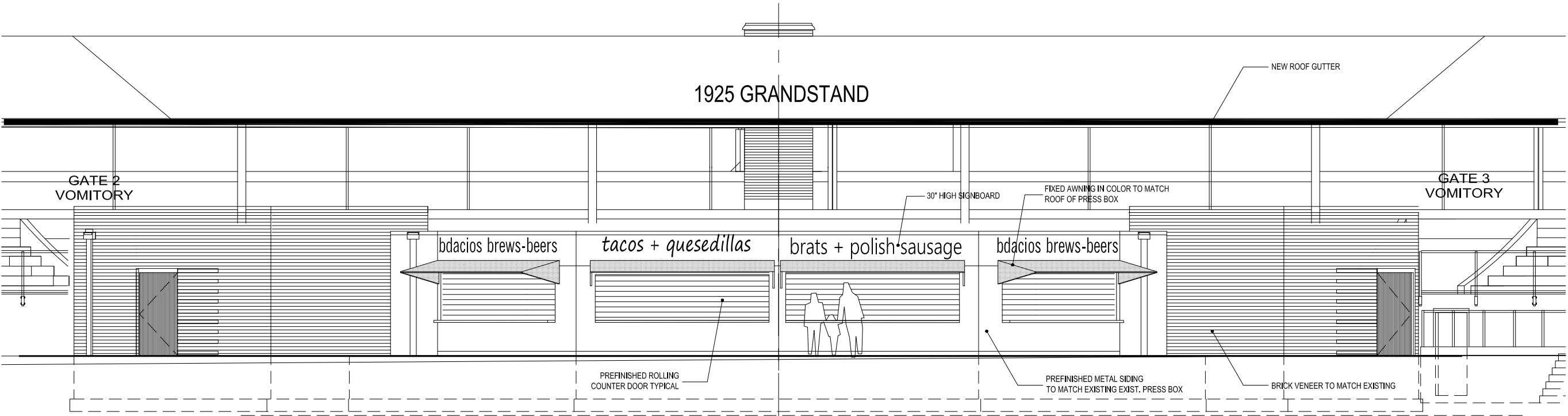
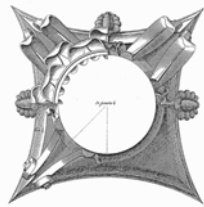
design phase

Scale:
Drawn By: pr

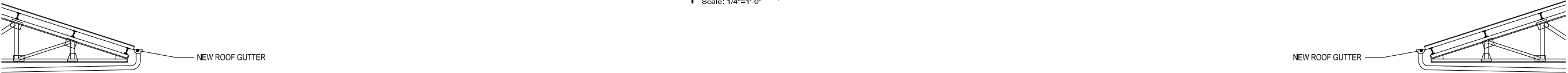
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Preliminary
Not for Construction
Sheet 1 of 1

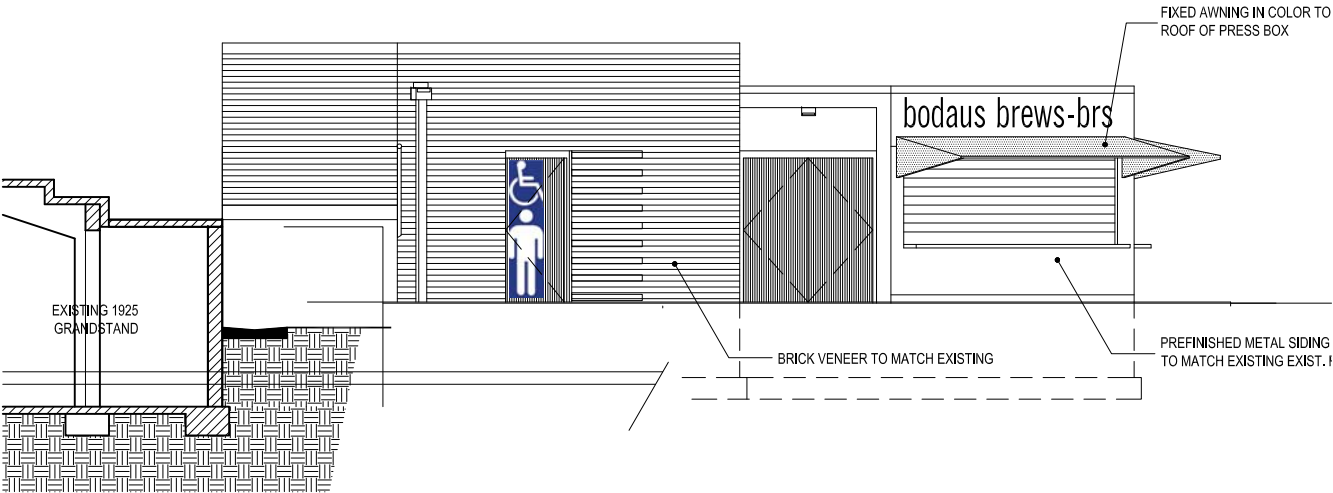
A4.0



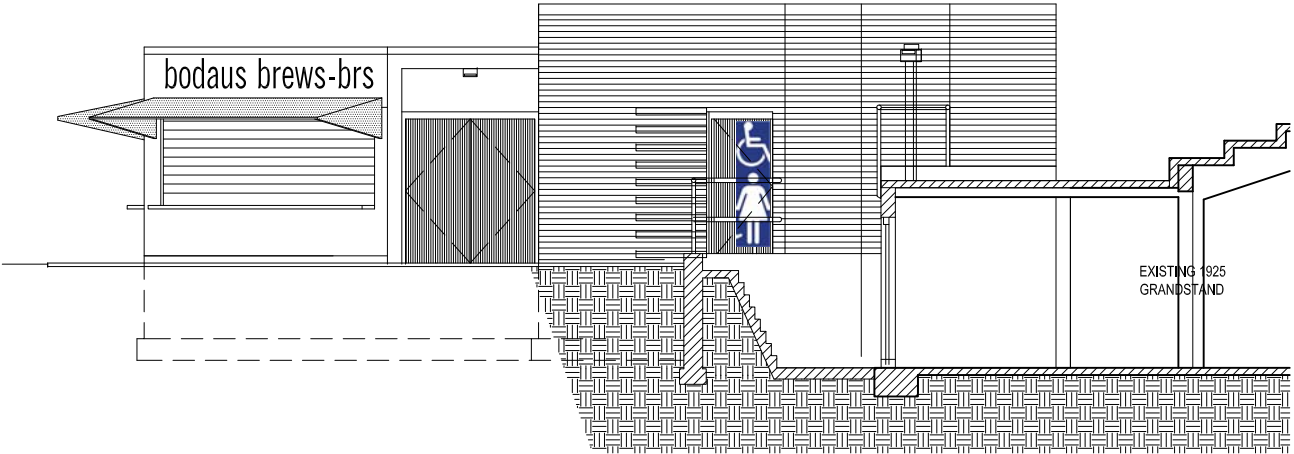
1 SOUTHEAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



3 EAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
ELEVATIONS
INTERIOR of GRANDSTAND

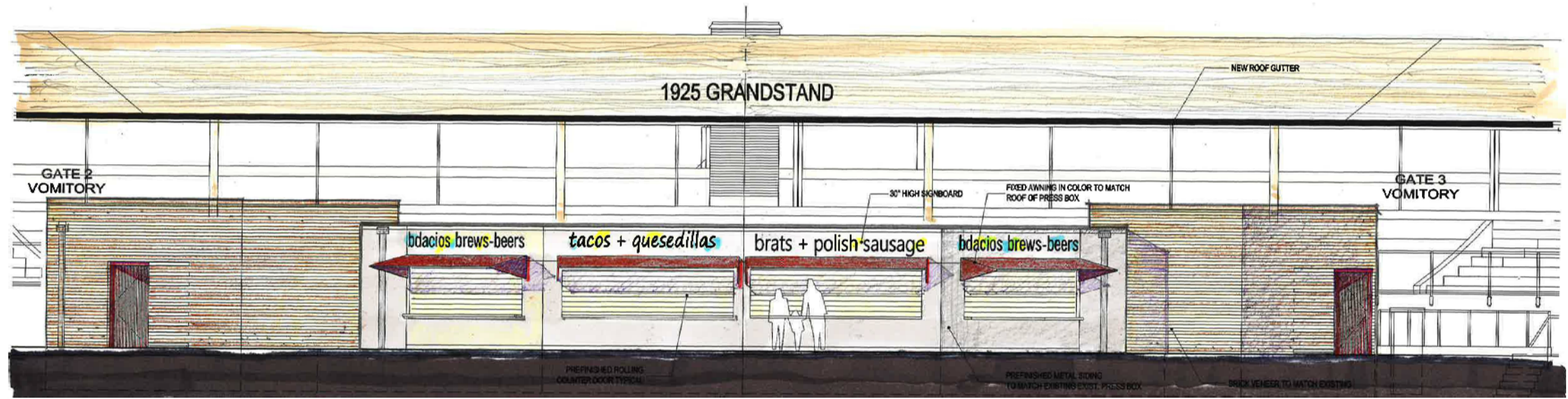
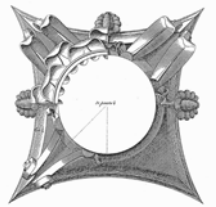
design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction

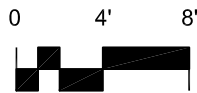
Sheet No.
A4.1



1 SOUTHEAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



BRICK MATCHED TO 2008 WORK



SIDING MATCHES PRESS BOX

AWNING COLOR TO MATCH PRESS BOX ROOF



2 SOUTH ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



3 EAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
ELEVATIONS
INTERIOR of GRANDSTAND

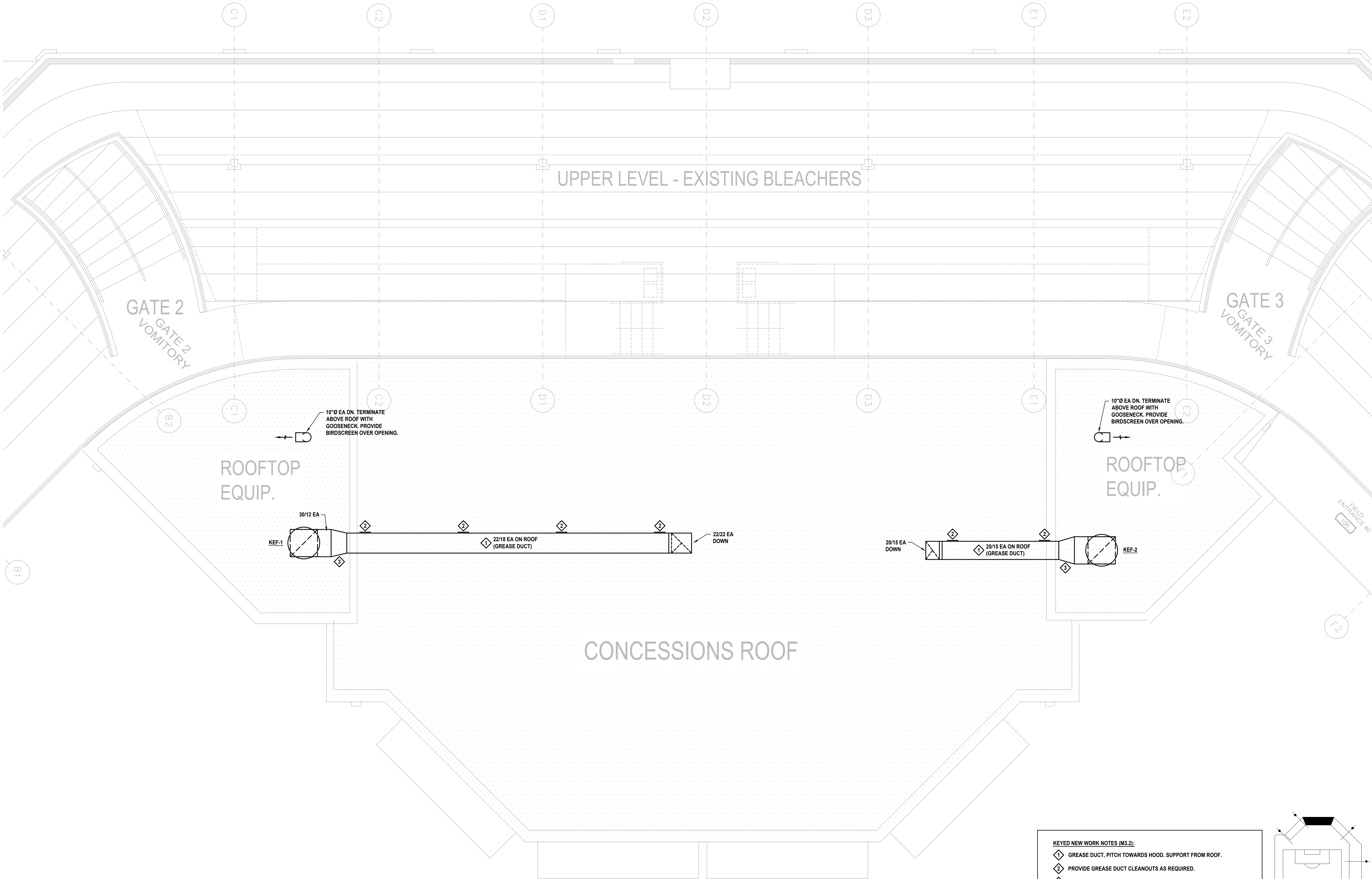
design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction
Sheet No.

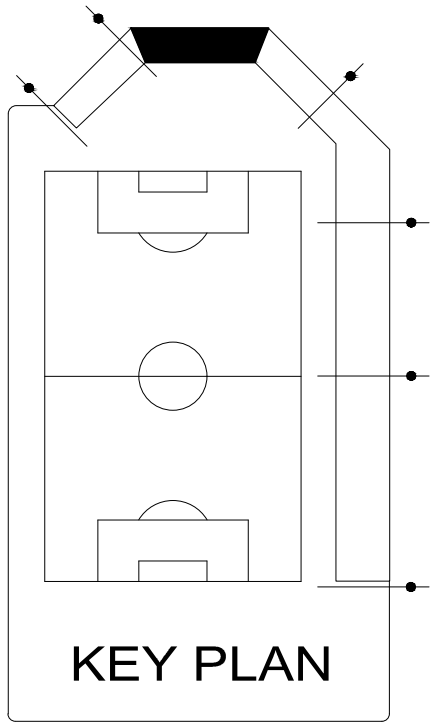
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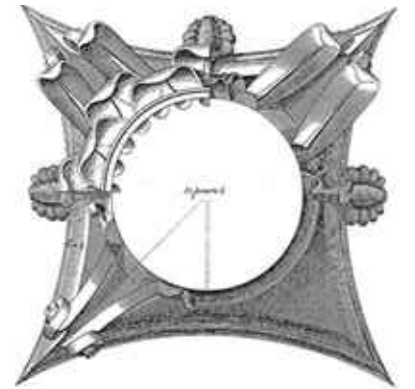
1 ENLARGED UPPER LEVEL FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"
12' 0' 1' 5' 10'



- KEYED NEW WORK NOTES (M3.2):
- 1 GREASE DUCT, PITCH TOWARDS HOOD. SUPPORT FROM ROOF.
 - 2 PROVIDE GREASE DUCT CLEANOUTS AS REQUIRED.
 - 3 TRANSITION ON TOP OF DUCT, KEEP BOTTOM FLAT.



ISTHMUS
ARCHITECTURE, INC.



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Suite 203
Madison, WI 53703



Madison:
1232 Fountain Drive, Suite 101
Madison, Wisconsin 53717-1960
T 608.833.7000 F 608.833.6996
Email: info@henneman.com
Website: http://www.henneman.com
JOB NO. 17-8996A

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
ENLARGED
UPPER LEVEL FLOOR PLAN
MECHANICAL

design phase

Scale: Noted
Drawn By:

Date: 07-2017

Sheet No:

M3.2

SLIM12

RAB
LIGHTING

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.12A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 16W
 Efficiency: 76%

LED Info

Watts: 12W
 Color Temp: 5100K
 Color Accuracy: 71 CRI
 L70 Lifespan: 100000
 Lumens: 1978
 Efficacy: 125 LPW

Technical Specifications**Listings****UL Listing:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
 DLC Product Code: PMV178BC

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction**IP Rating:**

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics**LED:**

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical**Driver:**

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

Other**California Title 24:**

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts.

Patents:

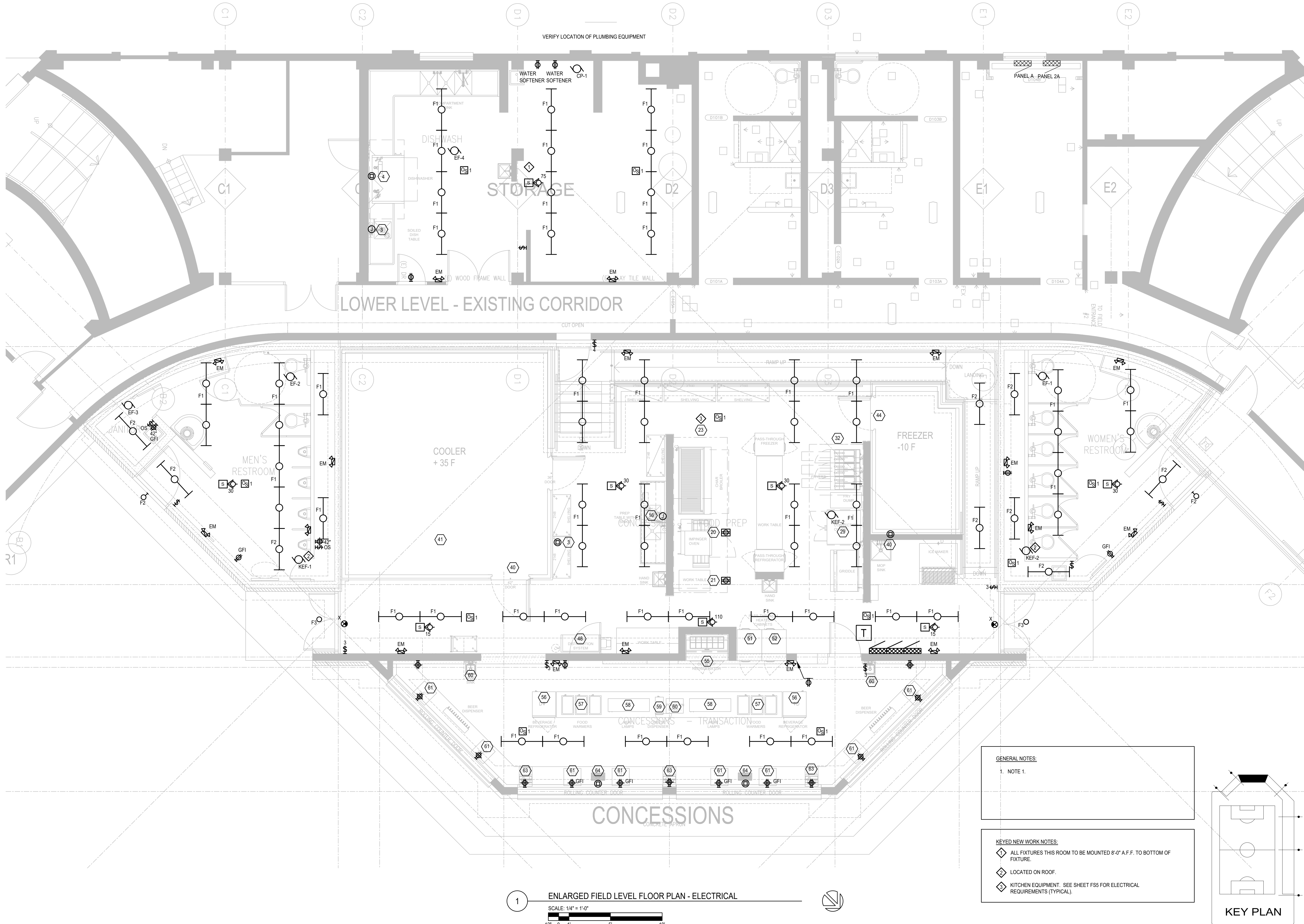
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

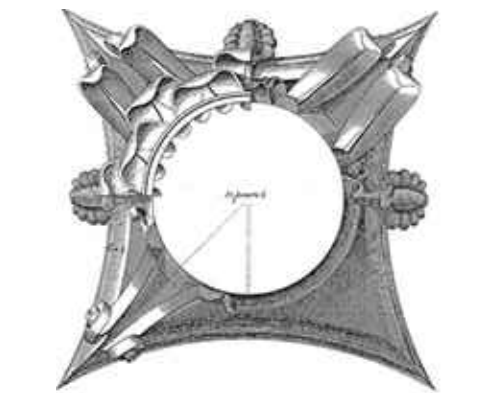
Replaces 70W Metal Halide.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



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ARCHITECTURE, INC.



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Madison, WI 53703



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Email: info@henneman.com
Website: http://www.henneman.com
JOB NO. 17-8996A

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
ENLARGED
FIELD LEVEL FLOOR PLAN
ELECTRICAL

design phase

Scale: Noted
Drawn By:
Date: 1-1-2017

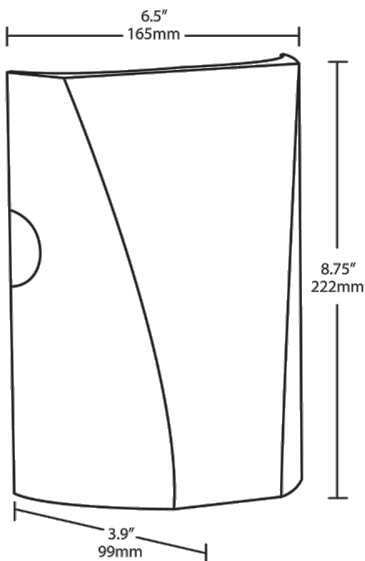
Sheet No:

E3.1

Technical Specifications (continued)

Optical	BUG Rating:
BUG Rating:	B1 U0 G0
B1 U0 G0	

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Driver	Options
SLIM	12				
	26 = 26W	Blank = 5000K (Cool)	Blank = Bronze	Blank = Standard (120-277V)	Blank = No Option
	18 = 18W	N = 4000K (Neutral)	W = White	/D10 = Dimmable	/PC = 120V Button
	12 = 12W	Y = 3000K (Warm)			/PC2 = 277V Button
					/PCT = 120-277V Twistlock



ISTHMUS
ARCHITECTURE, INC.