

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

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



1. LOCATION

Project Address: 917 E Mifflin St Aldermanic District: 2

2. PROJECT

Project Title/Description: Breese Stevens Field Temporary Structures

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

- ☒ **Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:**
- | | | |
|---|--|---|
| <input type="checkbox"/> Mansion Hill | <input type="checkbox"/> Third Lake Ridge | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark |
- ☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:**
- | | | |
|---|--|---|
| <input type="checkbox"/> Mansion Hill | <input type="checkbox"/> Third Lake Ridge | <input type="checkbox"/> First Settlement |
| <input type="checkbox"/> University Heights | <input type="checkbox"/> Marquette Bungalows | <input type="checkbox"/> Landmark |
- ☐ **Demolition**
- ☐ **Alteration/Addition to a building adjacent to a Designated Landmark**
- ☐ **Variance from the Historic Preservation Ordinance (Chapter 41)**
- ☐ **Landmark Nomination/Rescission of Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ **Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Vern Stenman Company: Big Top Events

Address: 917 E Mifflin St Madison WI 53704
Street City State Zip

Telephone: 608-575-4267 Email: vern@bigtopbaseball.com

Property Owner (if not applicant): City of Madison Parks

Address: 210 Martin Luther King Jr Blvd, Madison, WI 53703
Street City State Zip

Property Owner's Signature: Per email Date: _____

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 filed by 12:00pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. 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.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☒ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☒ Electronic files (via email) of submission materials (see below).
- ☒ 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;
- ☒ 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, 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.
- ☒ **Landmarks Commission staff will preliminarily review projects related to the construction of 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;
- ☒ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☒ Perspective drawing
 - ☐ Photographs of examples on another historic resource
 - ☒ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
 City of Madison Planning Division
 126 S Hamilton St
 P.O. Box 2985 (mailing address)
 Madison, WI 53701-2985
ascanlon@cityofmadison.com
 (608) 266-6552



To: City of Madison Landmarks Commission

From: Vern Stenman - President
Forward Madison FC
917 E Mifflin St
Madison, WI 53703

Project Context:

We're happy to report the approved improvements for Breese Stevens Field are underway. Having a valued Madison landmark serve as the home for the city's first professional soccer team, Forward Madison FC, has been equally challenging and rewarding. For the city, it is an unprecedented combination of historic preservation and a new sporting franchise - a relationship that will help secure and maintain the historic venue into the future. The overall project has been before the commission two times in recent years and we're grateful for the commission's thoughtful approach in reviewing the proposed changes. The requirements to successfully host a professional team in Madison at Breese Stevens Field is an on-going learning process. The complexities of balancing the needs of professional soccer with this historic structure is what brings us to the commission one more time.

Project Description:

In the pursuit of striking the balance outlined above, we are seeking approval for the installation of 2 temporary structures to serve as suites inside the facility during the soccer season. To operate a viable professional soccer team a variety of seating is required. We intend to offer that variety of options for our fans and one element that is very important is higher end private party spaces.

The temporary structures we have selected to accomplish that goal are built out of aluminum and vinyl with removable glass walls. They will be installed on new concrete pads inside the facility on either side of the press box. There will be four rooms in the structure east of the press box and seven in the structure on the west side, each room will be 15'x15' with access to outdoor seating about 9' from the field of play. This type of structure is very commonly used throughout this level of soccer in places like Richmond, VA, Phoenix, AZ and more.

The temporary structures will be installed in advance of the team's first home game in April and taken down no more than six months later to comply with temporary structures ordinances. We feel the temporary nature of the structures is a suitable fit for the facility since they are absolutely temporary and will not alter the structure in any way. Additionally, this improvement

will allow for quality seating on all four sides of the field, making best use of the spaces available in the facility to accomplish the required capacity and variety of seating for this level of soccer. The structures will primarily rely upon lighting from the existing field lights and will only have interior lamps.

The tents will be visible outside of the stadium as the limestone wall is about 6' tall and the back of the temporary structures is 9.8'. To allow for proper drainage, the single slope roof angles up to 15' on the field side. The current plan calls for the vinyl material to be white, however, we have the ability to change the color and would welcome the commissions suggestions on that topic, with some options including matching the color of the limestone wall or the roof color of other structures in the facility.

We are excited to open the next chapter of the already compelling history of Breese Stevens Field and thank you for your support as we look to preserve this outstanding piece of our history through re-defining it's purpose for years to come.

Regards,

Vern Stenman
Forward Madison FC

Breese Stevens Field 2019 Temporary Structure Plan

- Big Top Events, the operator of Breese Stevens Field, intends to install temporary structures for use primarily by Forward Madison FC at Breese Stevens Field.
- The intent of the structures is to provide higher-end seating options at Forward Madison FC matches to meet the expectations of Professional Soccer Fans, while protecting the historic nature of the facility.
- Similar to PGA style temporary structures, the structures are made out of aluminum framing, with removable glass side walls and doors along with vinyl roofs.
- The structures would be installed in advance of the first Forward Madison FC home match on April 27 on a concrete pad on the East Washington side of the facility, about 9' from the field of play.

The structures would be completely taken down no more than 6 months from the date that they are installed annually.

- Big Top Events will work with the Madison Fire Dept to secure any required permits.

NORTH PATERSON STREET

EAST MIFFLIN STREET

SERVICE
GATE

DUMPSTER

NEW SEATING

171 NEW BENCH SEATS

171 NEW BENCH SEATS

54 NEW BENCH SEATS

ROOFTOP CLUB
NEW SEATING

SEATING: TABLES &
CHAIRS FOR 121

CONCENTRATED SEATING:
CHAIRS FOR 325

CONCESSIONS

NEW SEATING

33 NEW DRINK/RAL SPOTS

95 NEW DRINK/RAL SPOTS

95 NEW DRINK/RAL SPOTS

MAIN
GATE →

BARSTOOL SEATING AREA

STATIC BOARD

BARSTOOL SEATING AREA

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