



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: January 24, 2018
SUBJECT: ID 49883 (UDC) – 917 E. Mifflin Street. – Breese Stevens Field Concessions Building Addition
Located in UDD No. 8, 2nd Ald. Dist.

The applicant, Mike Sturm from the Madison Parks Division, and design team from Isthmus Architecture are before the Urban Design Commission requesting Final Approval of the proposed alteration to an existing conditional use.

Schedule:

Landmarks Commission granted a Certificate of Appropriateness on Jan. 4, 2018 with the stipulation that Staff recommendations be observed (*Landmarks Report attached and Recommendations below.*)

Approval Standards

The site is located in Urban Design District 8 (“UDD 8”), which requires that the Urban Design Commission approve the proposed project using the design standards and guidelines for that district. 33.24(15)

The site also qualifies as a Public Project which requires that the Urban Design Commission approve the proposed project using the Public Project design standards and guidelines under section 33.24(4)(d).

Project Description

The Madison Parks Division is seeking approval for a 3,780 GSF one-story commercial building addition to be located within the field of the Breese Stevens Field, also a City Landmark. The proposed addition will be adjacent to the 1925-constructed grandstand and provide 2,500 SF of new concessions and 1,280 SF of new accessible public restrooms.

Recommendations

The State Historical Society’s position regarding the grand stand is that there are two zones of significance: outside the wall and inside the wall. The zones are treated differently with regard to the Secretary of the Interior’s Standards. The outside is treated with “preservation 101” and a strict adherence to the standards. The inside is not treated as same as there have been changes and adjustments over time.

The following conditions were stipulated in the COA approval:

1. The new brick shall be differentiated from the old by the use of a different coursing pattern.
2. The material of the door surrounds should be noted and discussed for compatibility.
3. The Applicant shall describe how the addition is being tied to the existing wall and what issues would have to be reversed (if any).