

# 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 698-294-0206 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](mailto: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:

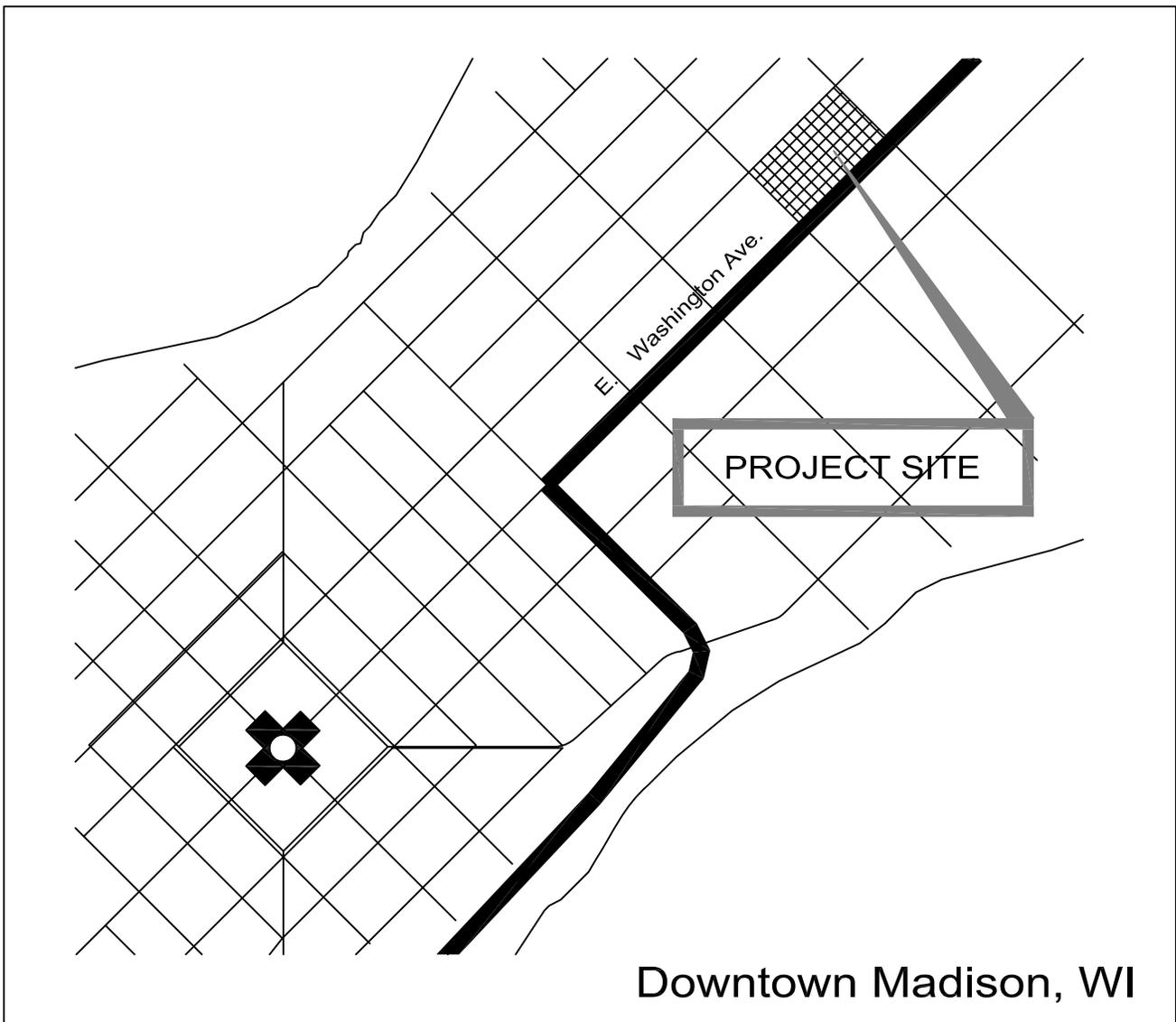
Existing Condition Images

Project Drawings



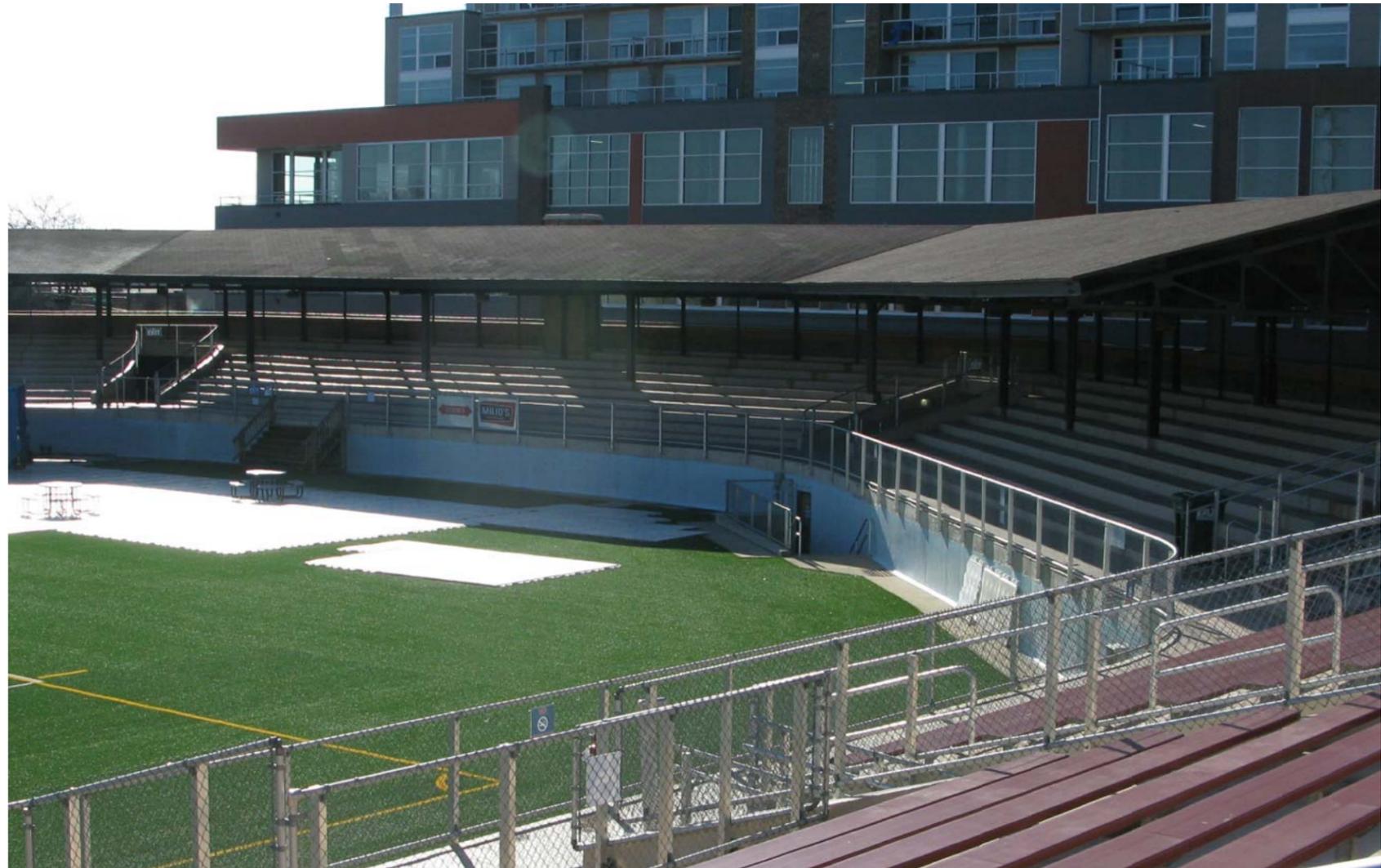
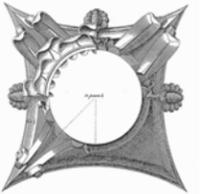
# BREESE STEVENS FIELD CONCESSIONS ADDITION

## 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

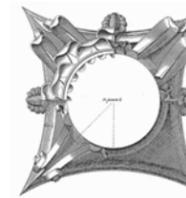
**Preliminary  
Not for Construction**

Sheet

EAST MIFFLIN STREET

SERVICE GATE

ISTHMUS  
ARCHITECTURE, INC.



NORTH PATERSON STREET

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

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**

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**A0.1**

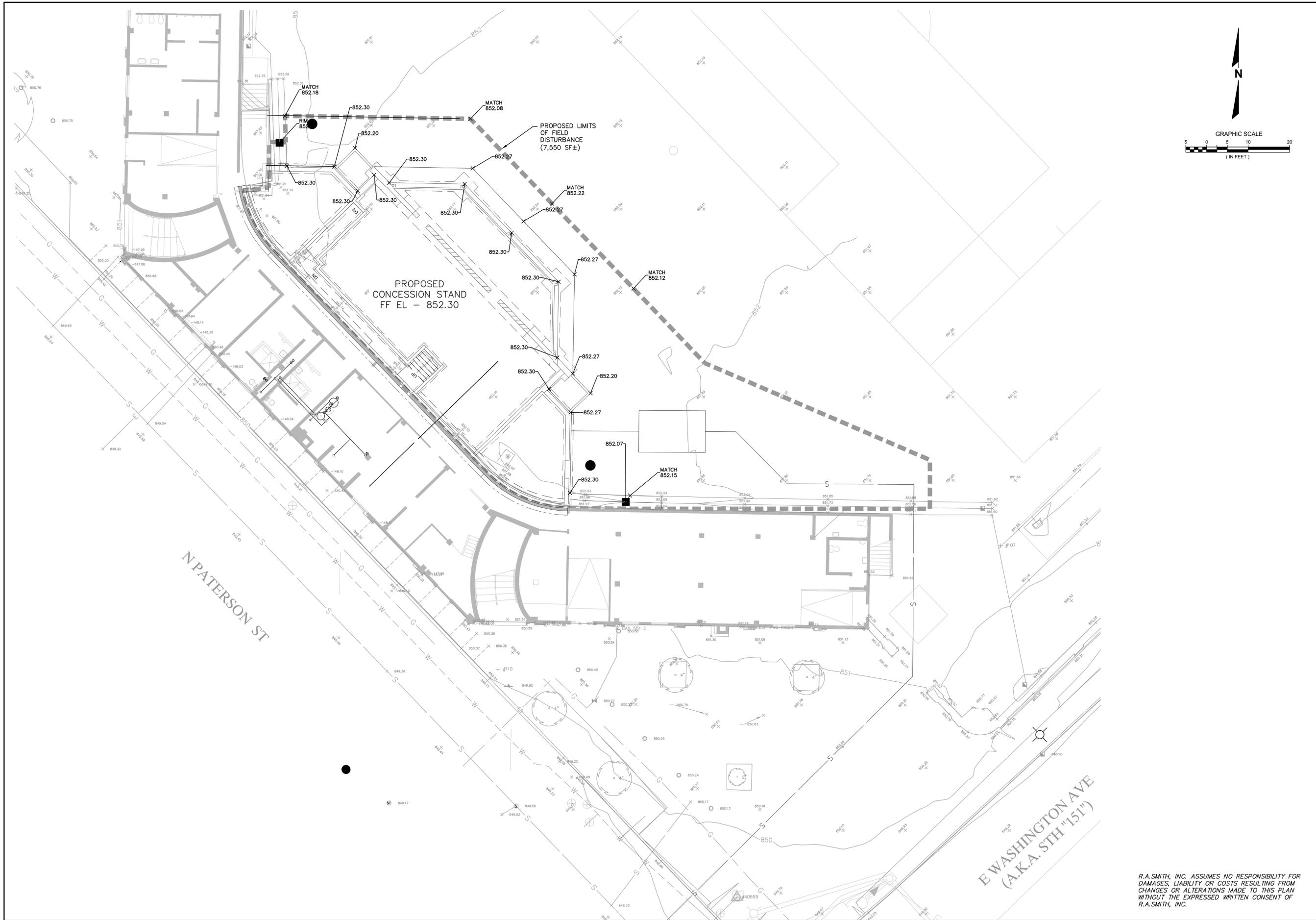
MAIN GATE

EAST WASHINGTON AVENUE

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







DATE	DESCRIPTION

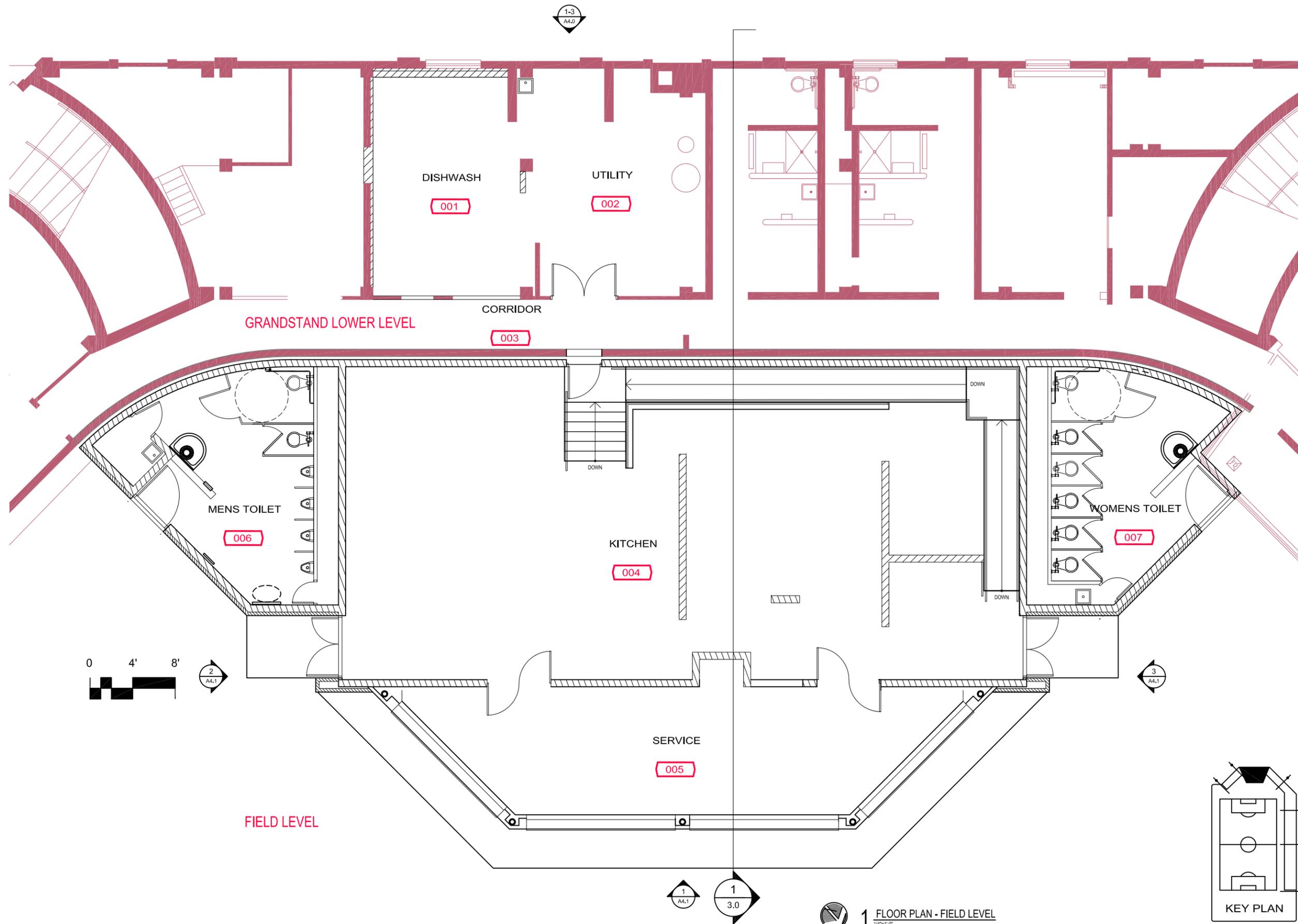
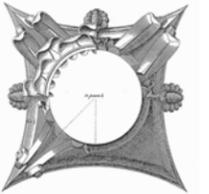


**BREESE STEVENS FIELD  
CONCESSIONS ADDITION  
MADISON, WI  
SITE GRADING PLAN**

© COPYRIGHT 2017 R.A. Smith, Inc.
DATE: 12/18/2017
SCALE: 1" = 10'
JOB NO. 1160426
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
<b>SHEET NUMBER</b>
C200

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

K:\1160426\6 - CURRENT Drawings\Civil-Survey\Sheets\1160426-CPO1.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

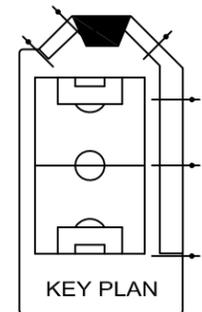
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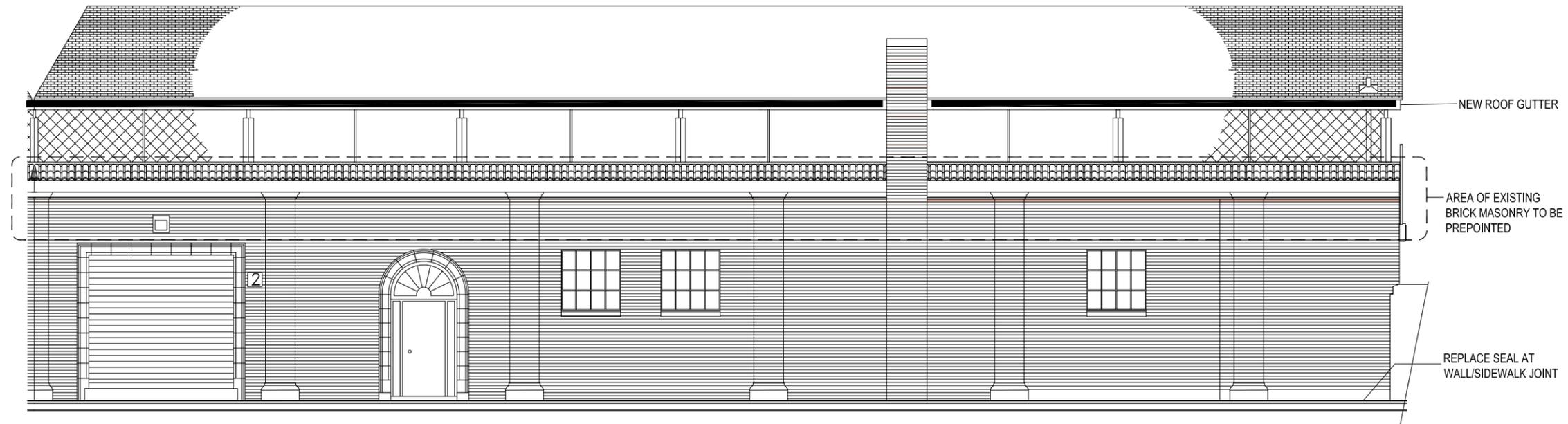
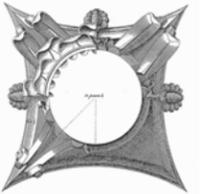
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Drawn By: pr  
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Preliminary  
Not for Construction

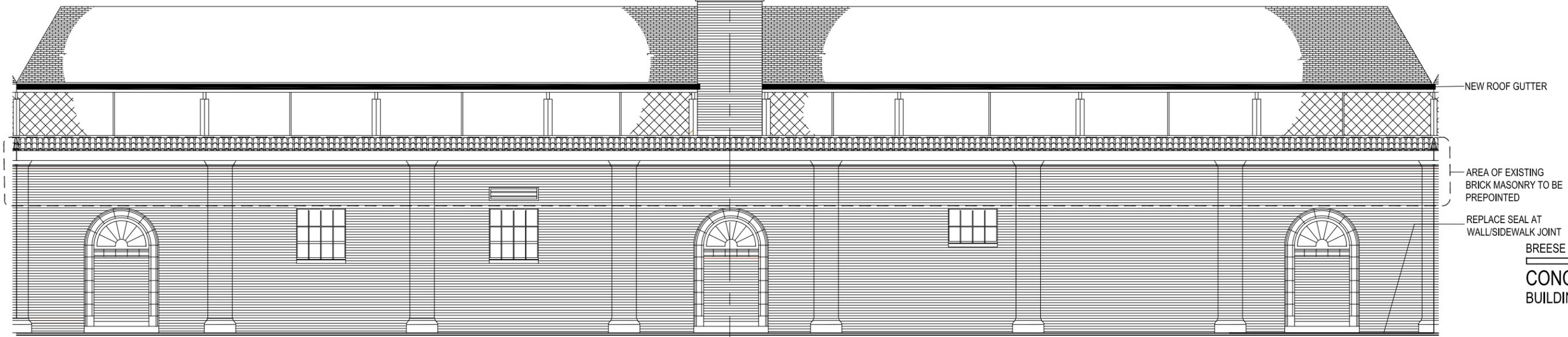
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**A2.1**

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

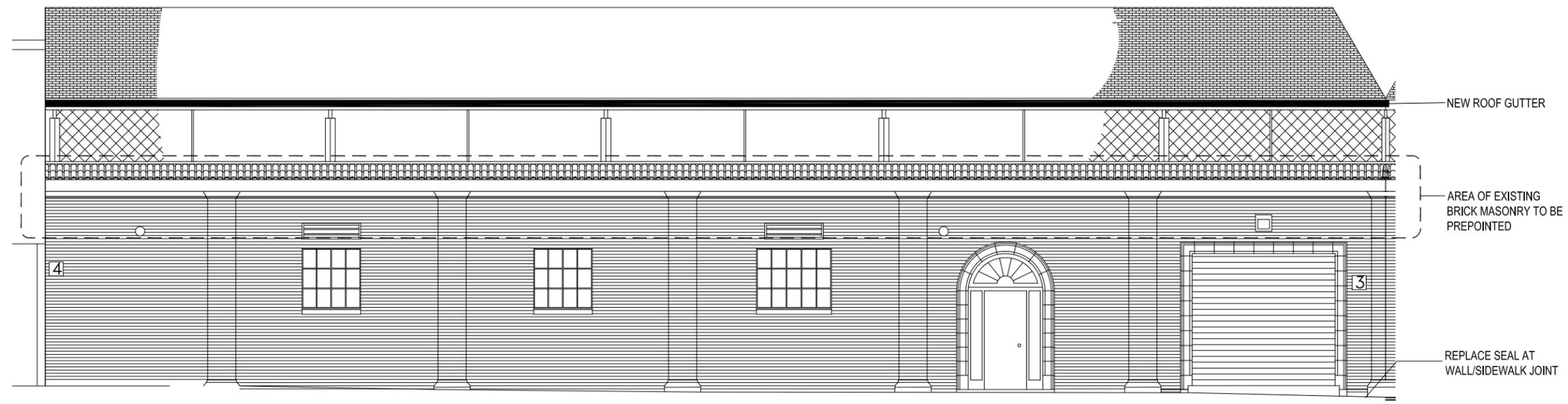




1 SOUTH ELEVATION @ PATERSON ST.  
Scale: 1/4"=1'-0"



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

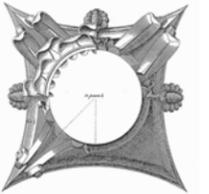
design phase

Scale:  
Drawn By: pr

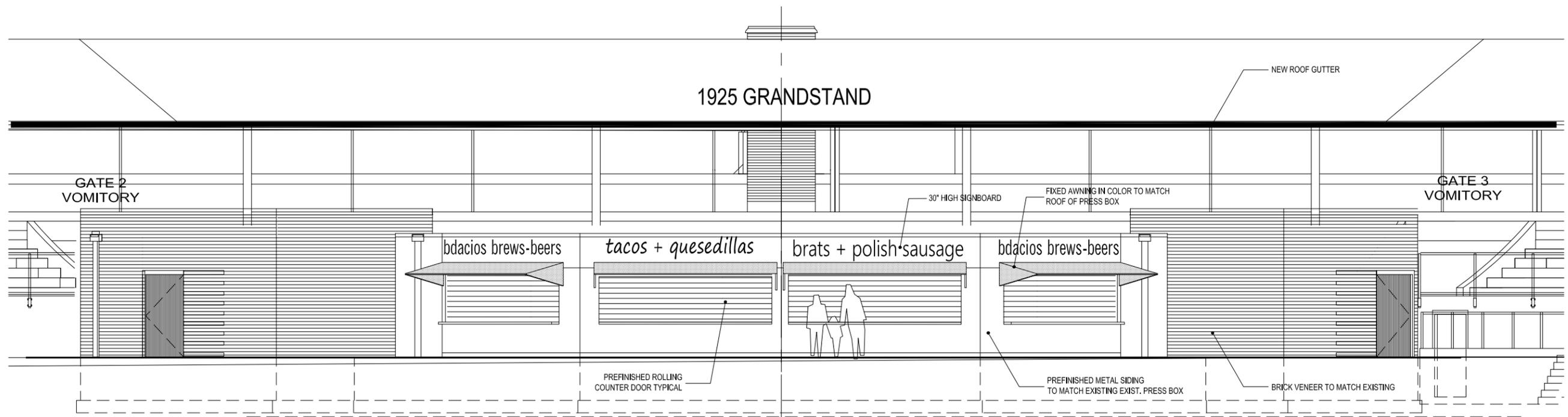
Date: 12-01-17

Preliminary  
Not for Construction

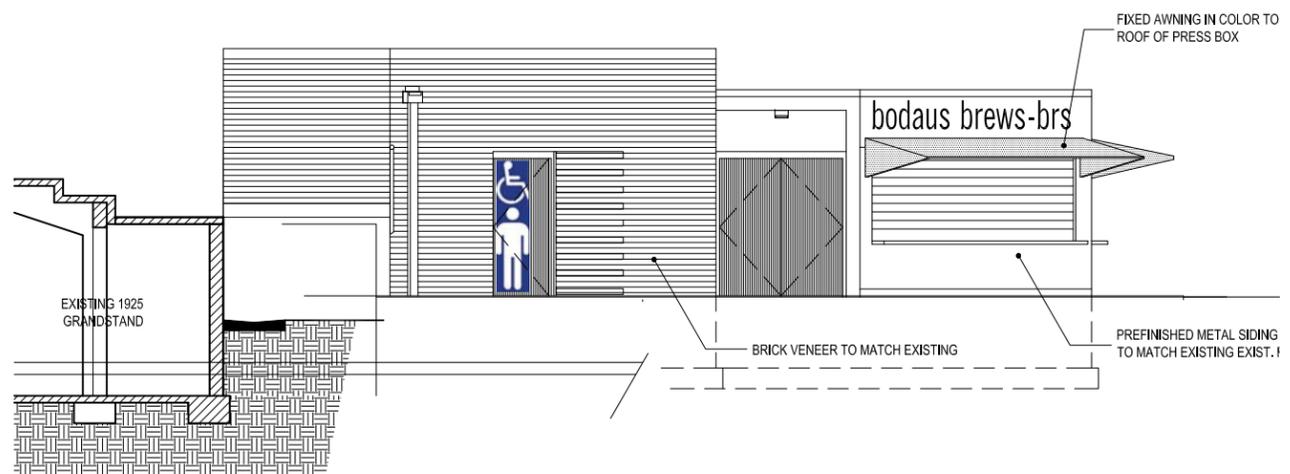
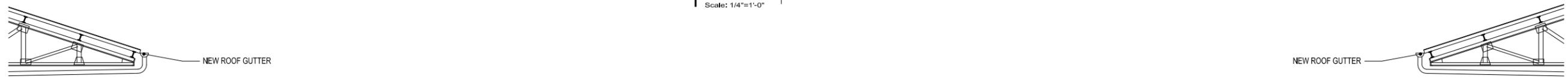
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**A4.0**



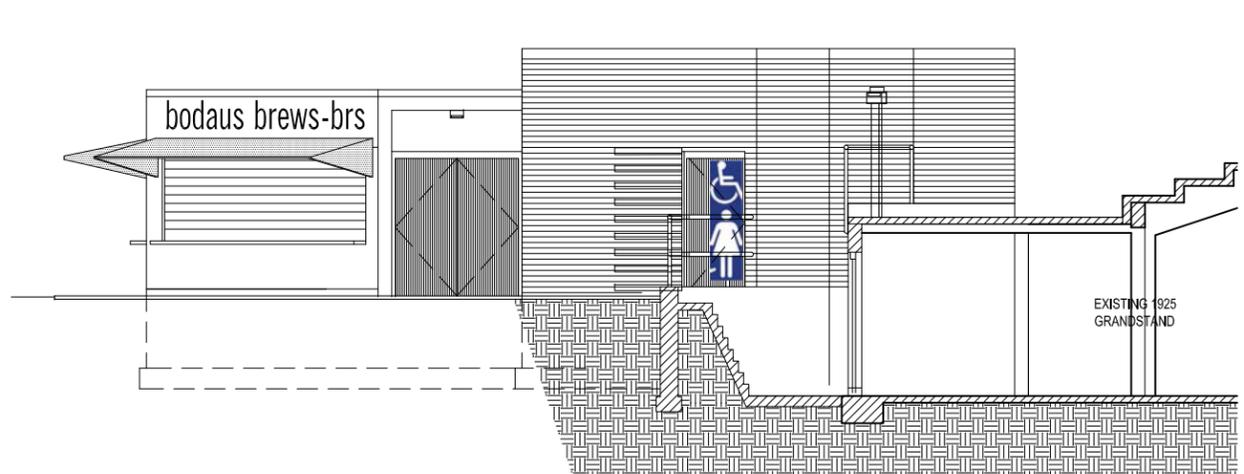
1925 GRANDSTAND



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

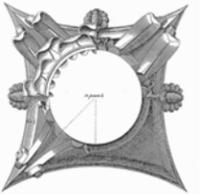
design phase

Scale:  
Drawn By: pr

Date: 12-01-17

Preliminary  
Not for Construction

Sheet  
A4.1



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



BRICK MATCHED TO 2008 WORK



AWNING COLOR TO MATCH PRESS BOX ROOF



SIDING MATCHES PRESS BOX



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

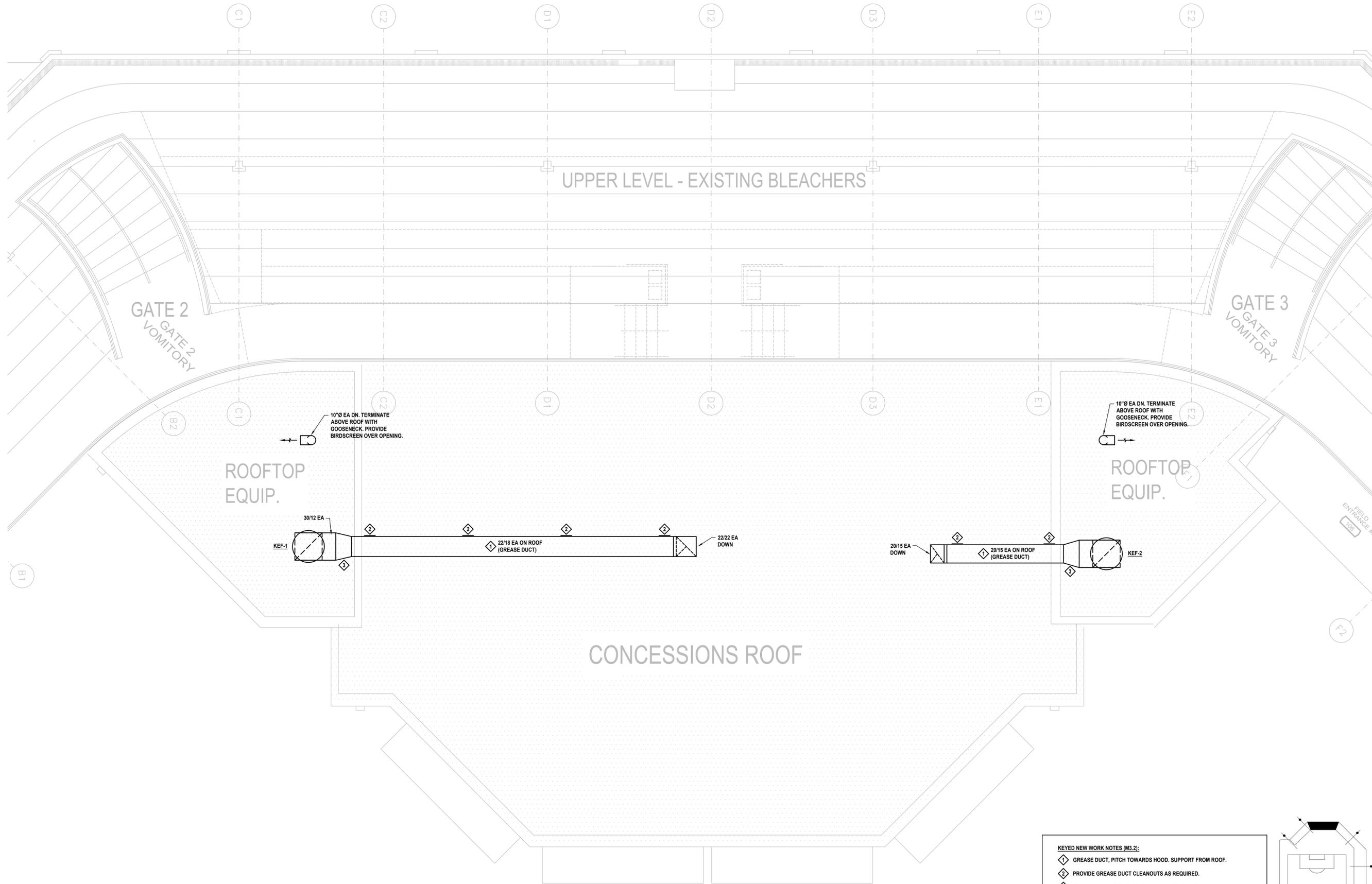
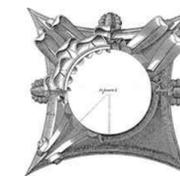
design phase

Scale:  
Drawn By: pr

Date: 12-01-17

Preliminary  
Not for Construction

Sheet  
A4.1



BREESE STEVENS FIELD  
CONCESSIONS  
BUILDING ADDITION

Project  
Proj. No.: 1617.02

ENLARGED  
UPPER LEVEL FLOOR PLAN  
MECHANICAL

design phase

Scale: Noted

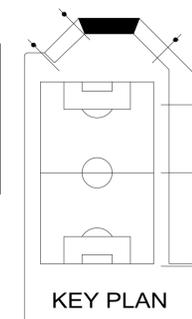
Drawn By:

Date: 07-2017

Sheet No:

M3.2

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



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

Preliminary  
Not for Construction

# SLIM12



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

<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.12A	Color Temp:	5100K
208V:	0.08A	Color Accuracy:	71 CRI
240V:	0.07A	L70 Lifespan:	100000
277V:	0.06A	Lumens:	1978
Input Watts:	16W	Efficacy:	125 LPW
Efficiency:	76%		

## 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:

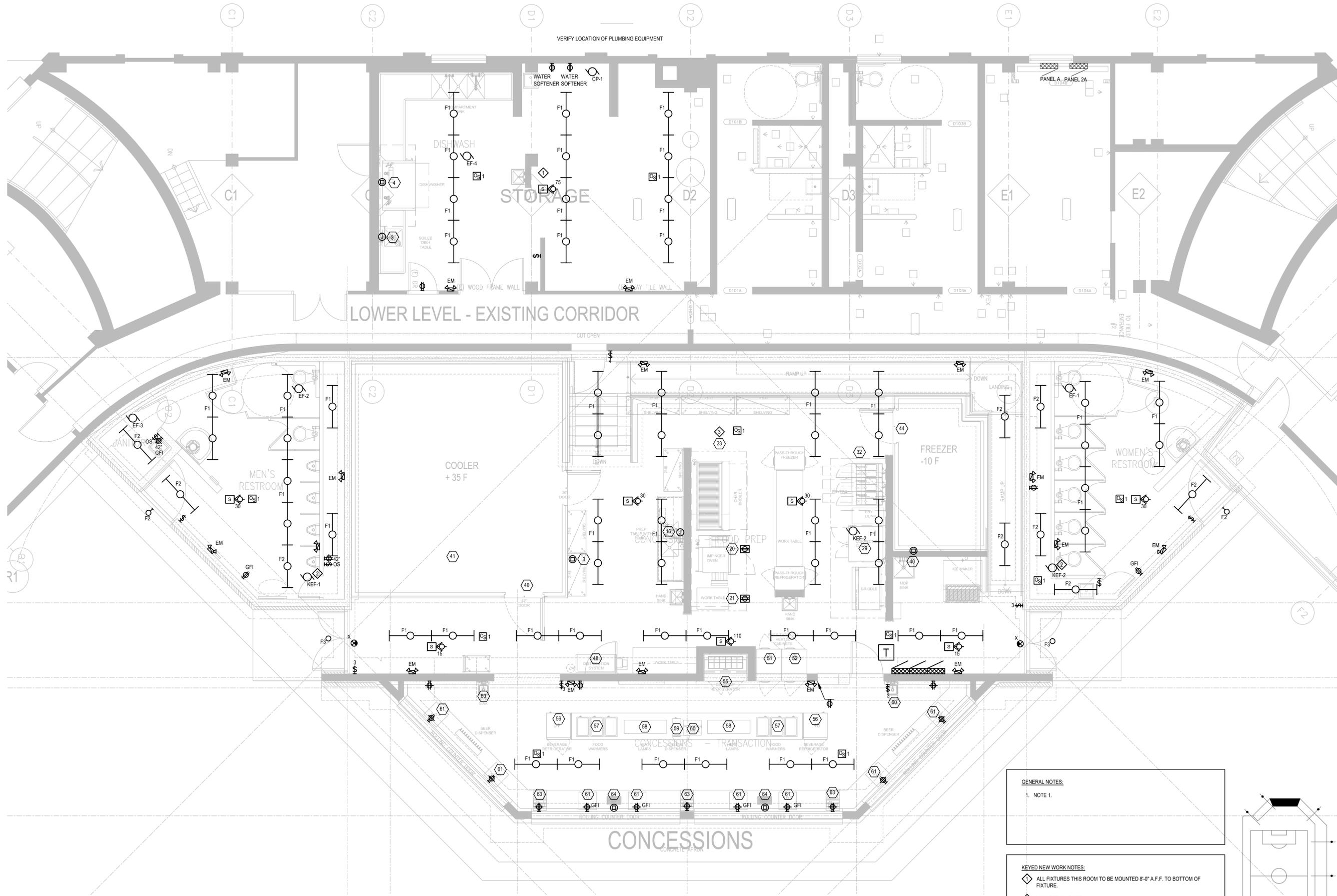
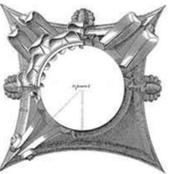
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

#### 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.



BREESE STEVENS FIELD  
CONCESSIONS  
BUILDING ADDITION

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

design phase

Scale: Noted  
Drawn By:  
Date: 07-2017

Sheet No:

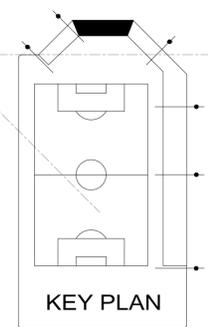
Preliminary  
Not for Construction

# E3.1

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

GENERAL NOTES:  
1. NOTE 1.

KEYED NEW WORK NOTES:  
◇ ALL FIXTURES THIS ROOM TO BE MOUNTED 8'-0" A.F.F. TO BOTTOM OF FIXTURE.  
◇ LOCATED ON ROOF.  
◇ KITCHEN EQUIPMENT. SEE SHEET FS5 FOR ELECTRICAL REQUIREMENTS (TYPICAL).



## Technical Specifications (continued)

### Optical

**BUG Rating:**

B1 U0 G0

**BUG Rating:**

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 18 = 18W 12 = 12W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /PCT = 120-277V Twistlock



**ISTHMUS**  
ARCHITECTURE, INC.