

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 East Mifflin Street

2

Aldermanic District:

2. PROJECT

Project Title/Description: Concessions Building Addition to Breese Stevens Field

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 Mansion Hill Third Lake Ridge First Settlement
 University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 Mansion Hill Third Lake Ridge First Settlement
 University Heights Marquette Bungalows 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):

3. APPLICANT

Applicant's Name: Mike Sturm Company: Madison Parks Division

Address: 210 MLK Jr BLVD, Rm 104, Madison, WI 53701

Telephone: 608-267-4921 Street City State Zip
Email: msturm@cityofmadison.com

Property Owner (if not applicant): City of Madison

Address: Street City State Zip

Property Owner's Signature: Ray H Rutledge Date: 11-20-17
for Eric Knepp

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 4:30pm 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/planning/documents/LandmarksDates.pdf>

LETTER OF INTENT

Breese Stevens Field - CONCESSIONS BUILDING ADDITION 917 East Mifflin Street

To: **City of Madison Landmarks Commission**

From: **Eric Knepp, Parks Superintendent**
Madison Parks Division
210 Martin Luther King Jr. Blvd., Rm. 104
Madison, WI 53701

Peter Rött, AIA, NCARB
Isthmus Architecture
613 Williamson St. Suite 203
Madison, WI 53703

Project Context

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.

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 and studied 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. Excerpts of the documents are attached.

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.

The proposed addition will only be visible upon admission to the facility. The 1934 stone wall that secures the property otherwise prevents public view except from the new high rise multifamily buildings now constructed immediately to the east and to the west.

This project scope will include maintenance of the 1925 grandstand exterior masonry walls and the installation of a roof gutter and downspouts to mitigate moisture infiltration issues. The repair of the masonry will require repointing brick masonry and sealing the joint at the wall – sidewalk intersection. This work shall be completed following NPS Preservation Brief 2, Repointing Mortar Joints in Historic Brick Buildings.

Compatibility

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

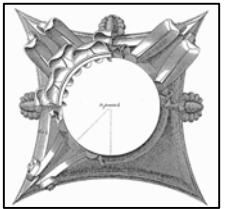
- Tenney Lapham Neighborhood Plan
- City of Madison Downtown Plan

Respectfully submitted,

Peter R Rött, Principal Architect
Isthmus Architecture

ATTACHMENTS

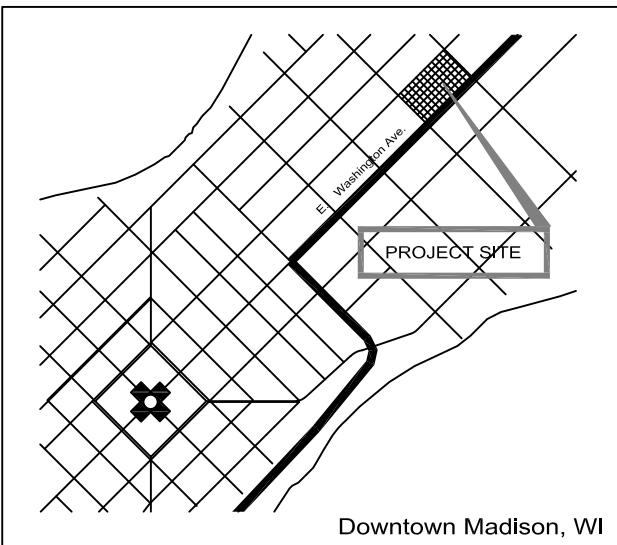
Project Drawings with Conditions Image and Perspective View of Proposed



BREESE STEVENS FIELD CONCESSIONS ADDITION

CITY OF MADISON CONTRACT:

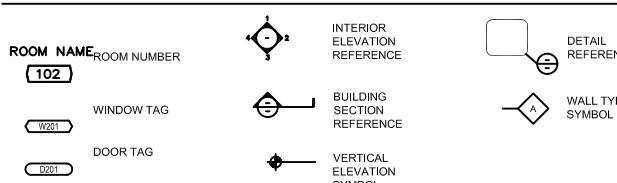
LOCATION MAP



GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PLAN REVIEWS, PERMITS, INSPECTIONS AND TESTING, INCLUDING SEWER PLUG PERMIT.
- FIELD VERIFY AND MARK ALL UTILITIES. PRIOR TO CONSTRUCTION, CONTACT DIGGERS HOTLINE.
- PROVIDE ALL MISCELLANEOUS BLOCKING AND SUPPORTS.
- CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS WITH EXISTING FOUNDATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES
- IT IS THE RESPONSIBILITY OF EVERY CONTRACTOR/SUB CONTRACTOR TO REVIEW THE ENTIRE SET OF DRAWINGS AND SPECS. NO EXCEPTIONS
- CONTRACTOR SHALL PROVIDE A RECYCLE/RE-USE PLAN TO THE CITY'S RECYCLING COORDINATOR FOR APPROVAL TO OBTAIN DEMOLITION PERMIT.

SHEET LEGEND



BUILDING & CODE INFORMATION

Jurisdictional Code: 2009 International Existing Building Code (IEBC) as adopted by the State of Wisconsin
Chapter 3 - Use and Occupancy Classification
 Existing Use and Occupancy: A-5 Grandstands/ A-4 Covered Stadiums in areas where grandstands have a canopy
Chapter 4 – Classification of Work
 Determine level of work and refer to appropriate chapter for details
Chapter 9 – Change of Occupancy
Chapter 10 – Additions
Chapter 11 – Historic Buildings

Public Toilet Facilities
 Upgrade to accommodate 4,000 persons:
 50% Women, 50% Men

Total Fixture Breakdown by Gender		% Accessible Fixtures by Gender	
WOMEN		WOMEN	
46 water closets		3 wca stalls/ 1 per ea. location min.	
14 lavatories		1 ambulatory water closet per ea. location min.	
2 drinking fountains		1 lavatory/ 1 per ea. location min.	
		1 drinking fountain	
MEN		MEN	
24 water closets		2 wca stalls/ 1 per ea. location min.	
10 lavatories		1 ambulatory stall per ea. location min.	
2 drinking fountains		1 lavatory/ 1 per ea. location min.	
50% wc for urinals		1 drinking fountain	

NOTE: THIS CITY-OWNED PROJECT WILL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF THE MADISON FIRE DEPARTMENT.

PROJECT DIRECTORY

OWNER
 CITY OF MADISON - CITY PARKS
 210 MARTIN LUTHER KING JR BLVD
 ROOM 104
 MADISON, WI 53701-2987

CONTACT: MIKE STURM
 PHONE: 608-261-9688
 EMAIL: msturm@cityofmadison.com

ARCHITECT
 ISTHMUS ARCHITECTURE, INC.
 613 WILLIAMSON ST, SUITE 203
 MADISON, WI 53703

CONTACT: PETER ROTT
 PHONE: 608-310-5362
 EMAIL: rott@is-arch.com

MECH, ELECTRICAL, PLUMBING ENGINEERS
 HENNEMAN ENGINEERING, INC.
 1232 FOURIER DRIVE, SUITE 101
 MADISON, WI 53717-1960

CONTACT: TYSON GLIMME
 PHONE: 608-833-7000
 EMAIL: tglimme@henneman.com

STRUCTURAL/CIVIL ENGINEERS
 R.A. SMITH NATIONAL
 5250 EAST TERRACE DRIVE, SUITE 108
 MADISON, WI 53718-8345

CONTACT: WAYNE VANDENBERGH
 PHONE: 608-467-2685
 EMAIL: wayne.vandenbergh@rasmithnational.com

FOOD SERVICE CONSULTANT
 CAPITAL FOOD SERVICE DESIGN
 1522 LAKE VIEW AVENUE
 MADISON, WI 53704

CONTACT: BRIAN NELSON
 PHONE: 608-514-4373
 EMAIL: brian@capitalfsdesign.com

SHEET INDEX

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BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02

design phase

Scale:

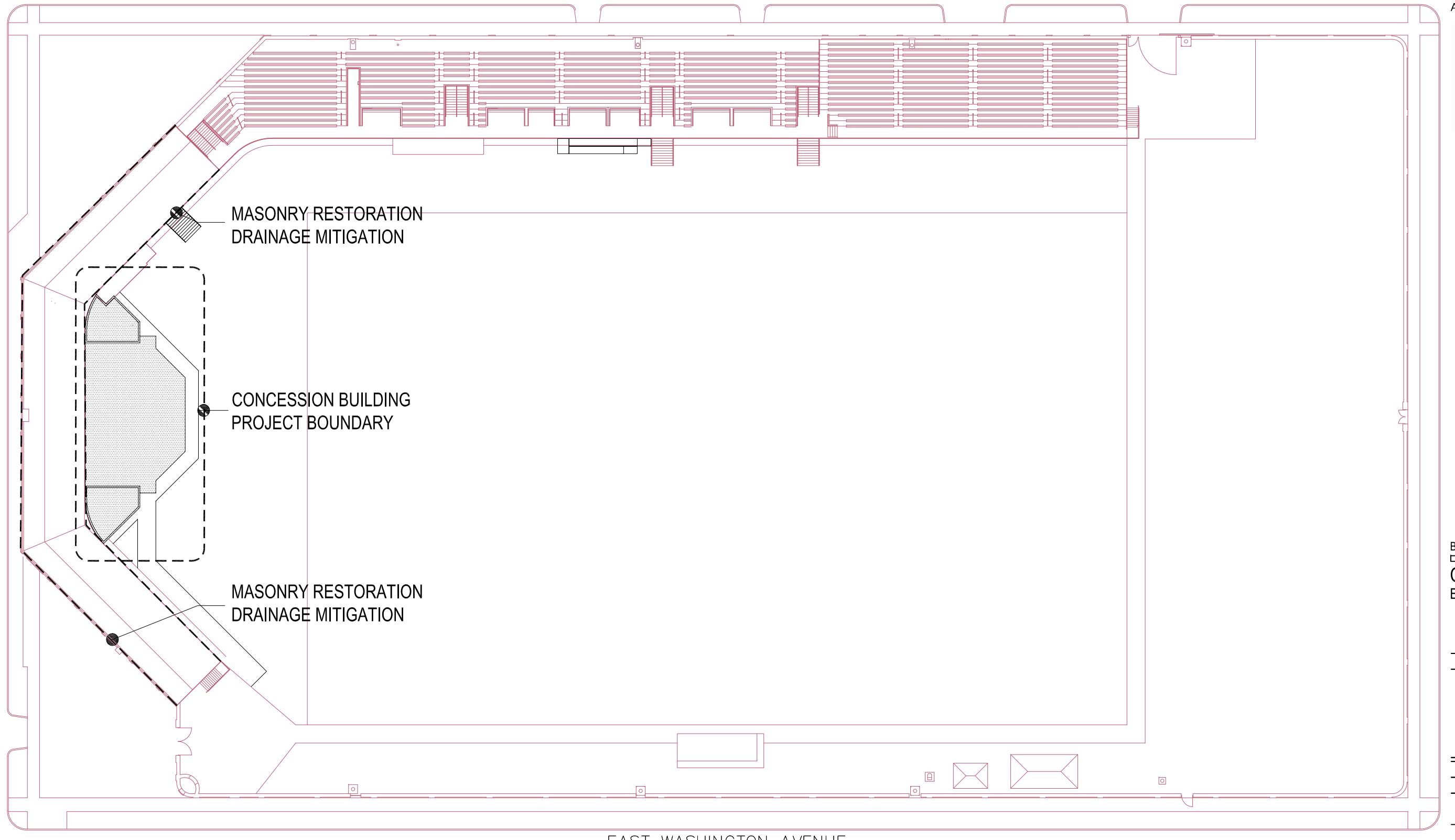
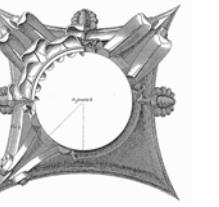
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Not for Construction

Sheet No:

T0.1



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



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A0.1

NORTH BREARLY STREET

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

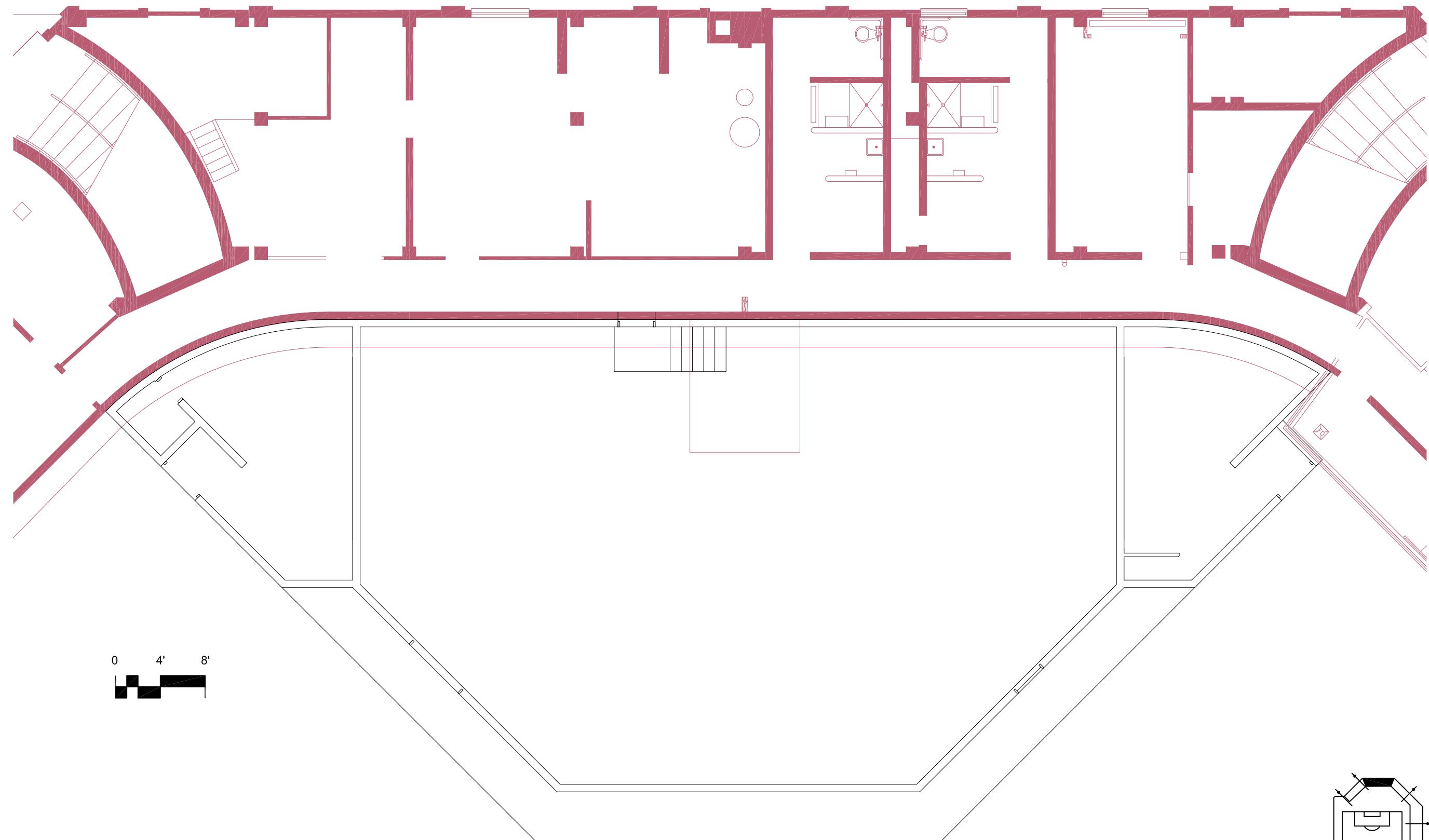
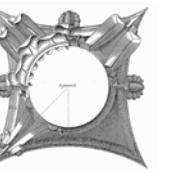
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design phase

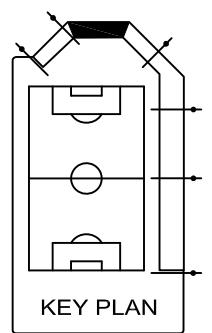
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1 FOUNDATION PLAN - LOWER LEVEL PLAN
1/4"=10'



BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project

Proj. No.: 1617.02

LOWER LEVEL

FLOOR PLAN

design phase

Scale: Noted

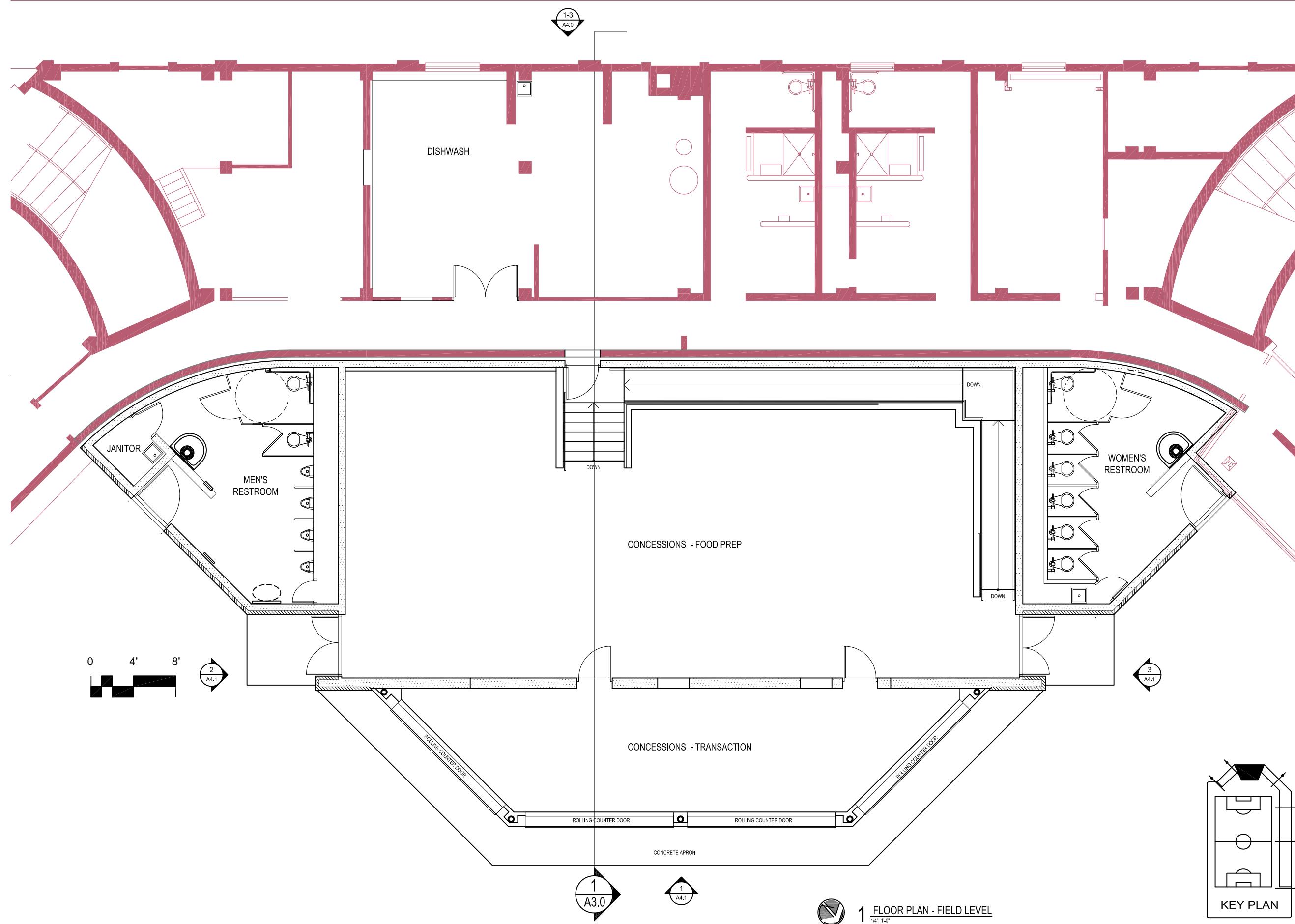
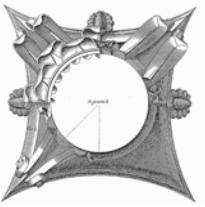
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CONCESSIONS
BUILDING ADDITION

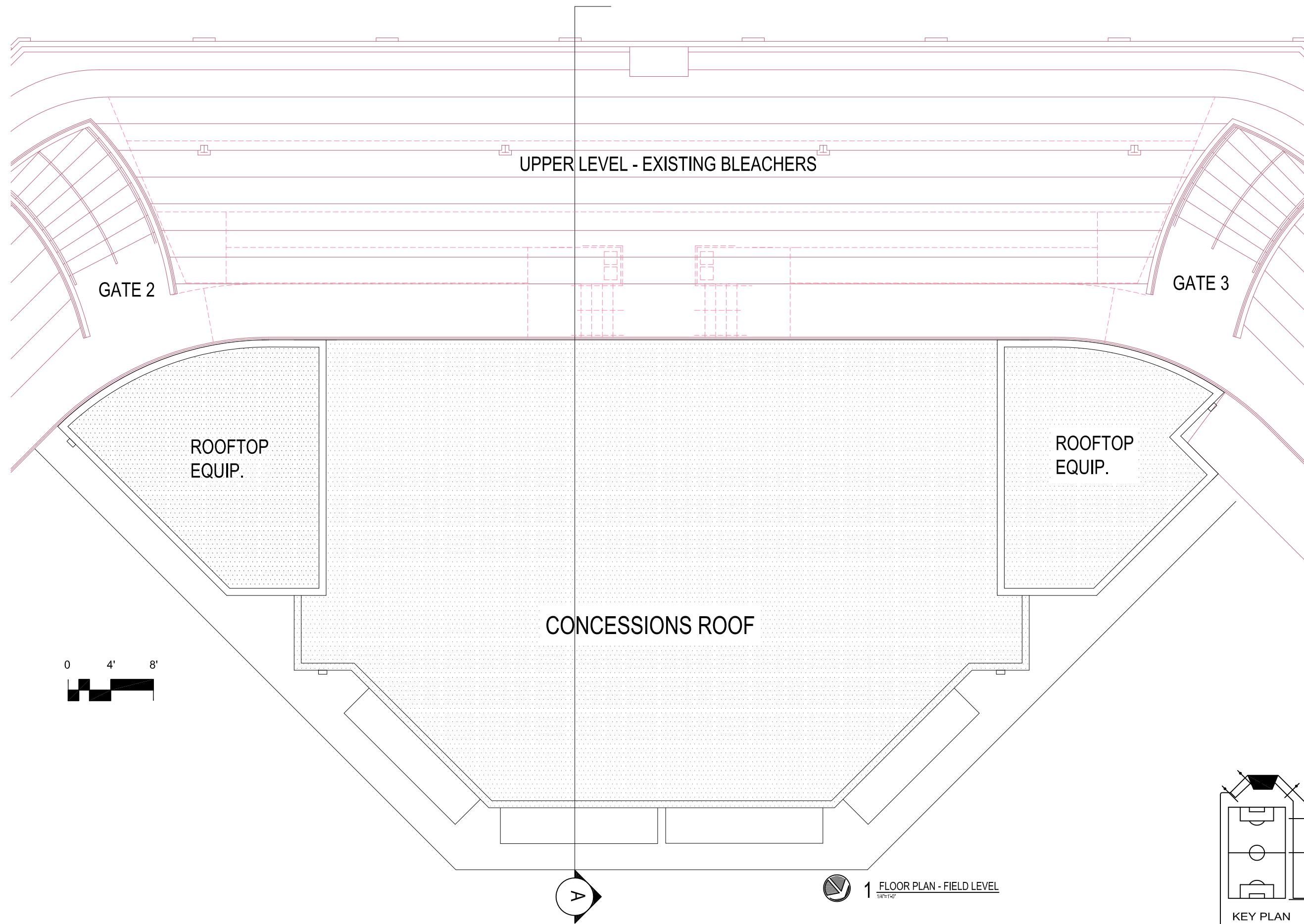
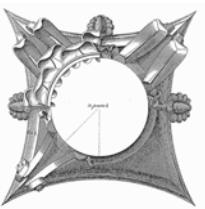
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FIELD LEVEL
FLOOR PLAN

design phase

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Not for Construction

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A2.1



BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
UPPER LEVEL
ROOF PLAN

design phase

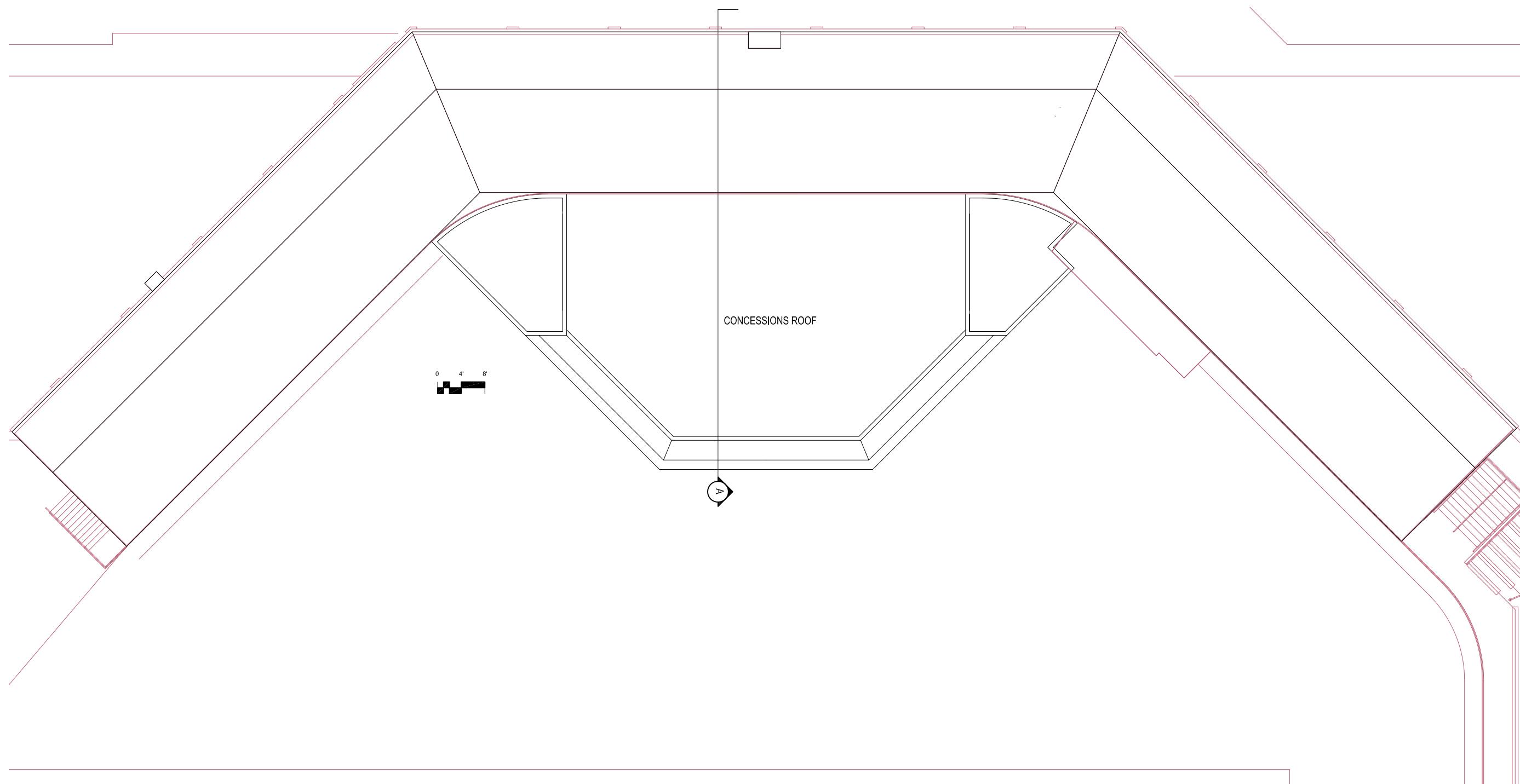
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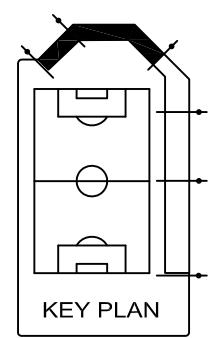
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A2.2



1 GRANDSTAND ROOF PLAN
1/8=1'-0"



BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02

ROOF PLAN
GRANDSTAND

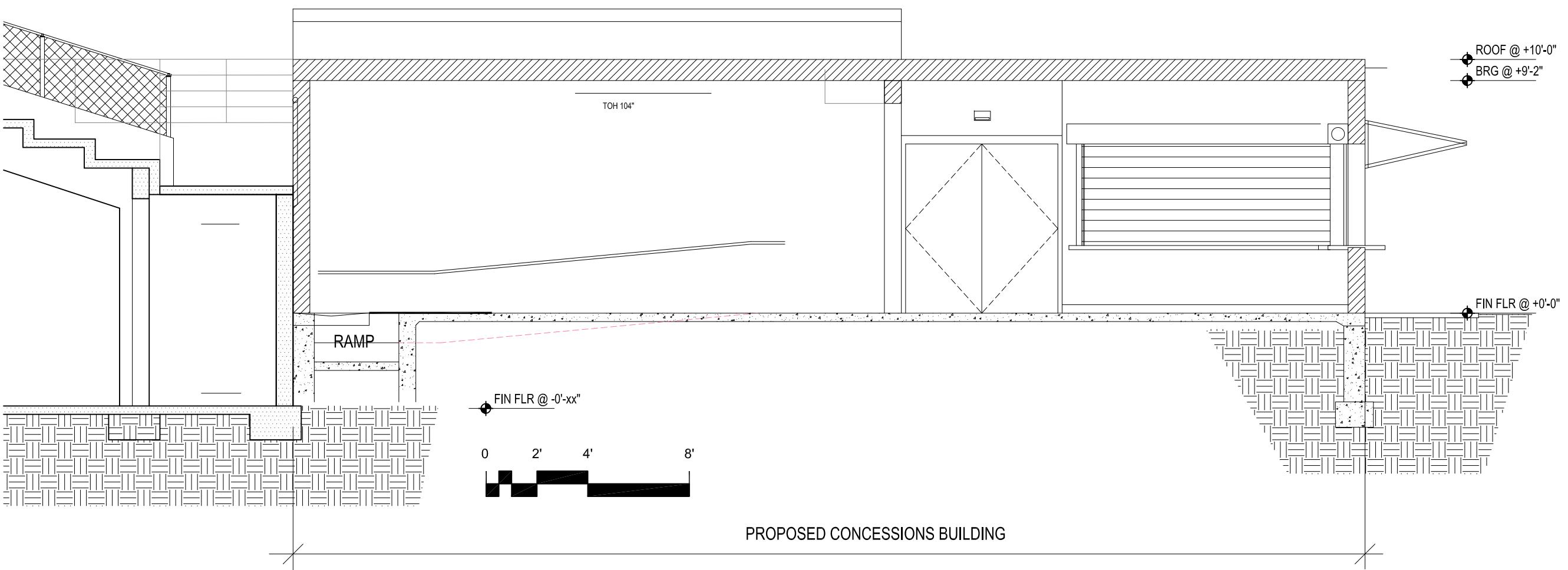
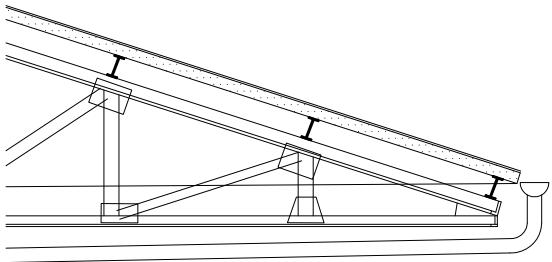
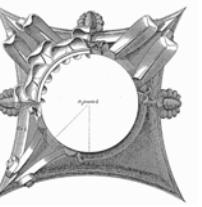
design phase

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Date:

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A2.3



A TRANSVERSE SECTION thru CONCESSIONS ADDITION
1/2=1'-0"

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

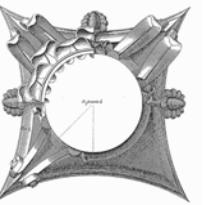
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Proj. No.: 1617.02
SECTIONS

design phase

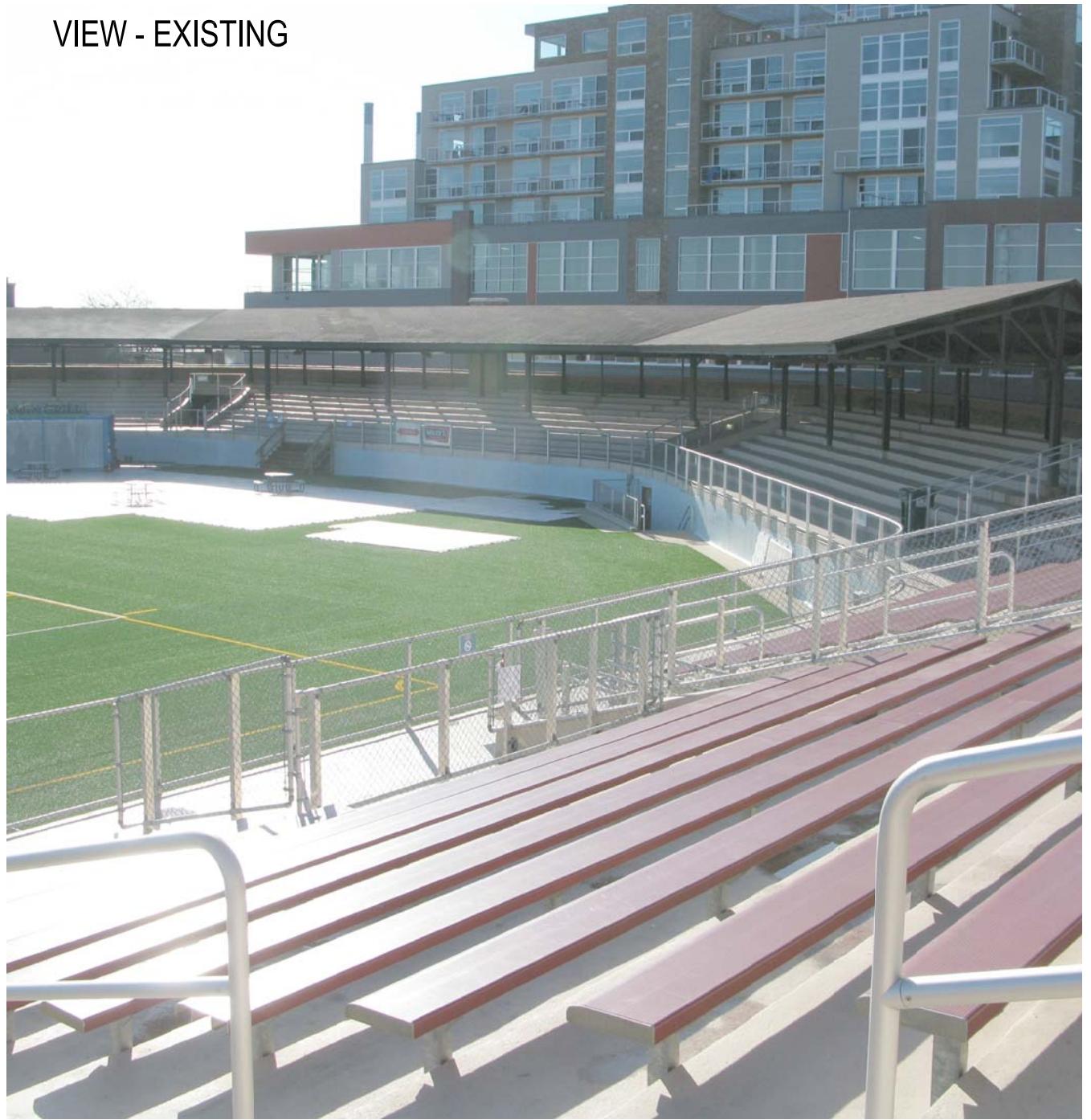
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A3.0



VIEW - EXISTING



VIEW - PROPOSED



BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

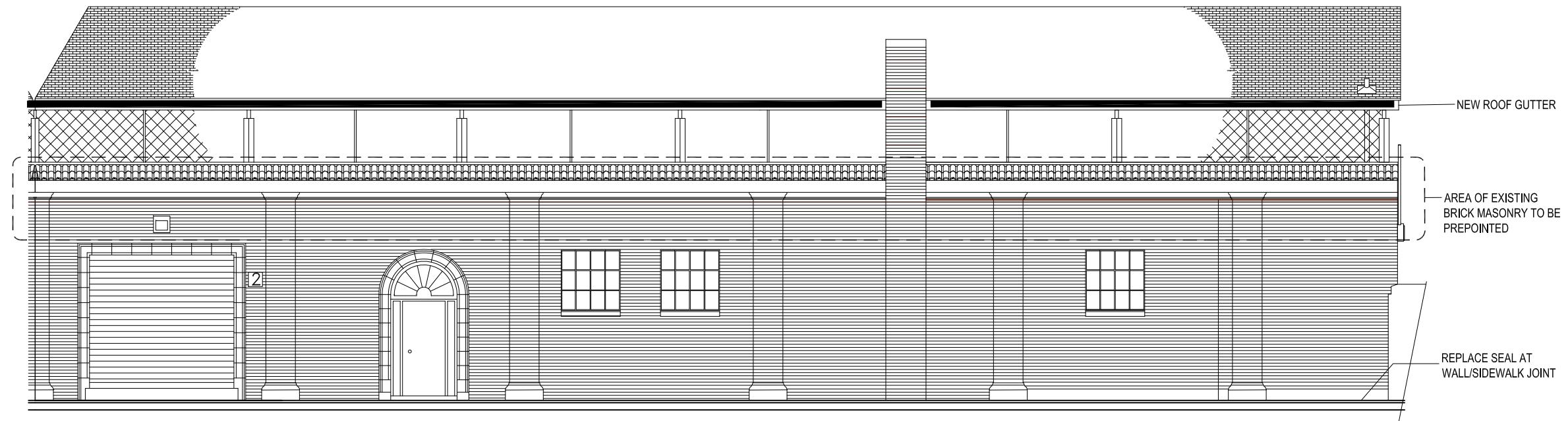
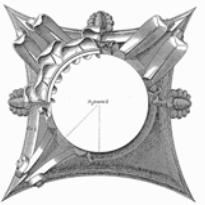
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CONTEXT IMAGES

design phase

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Preliminary
Not for Construction

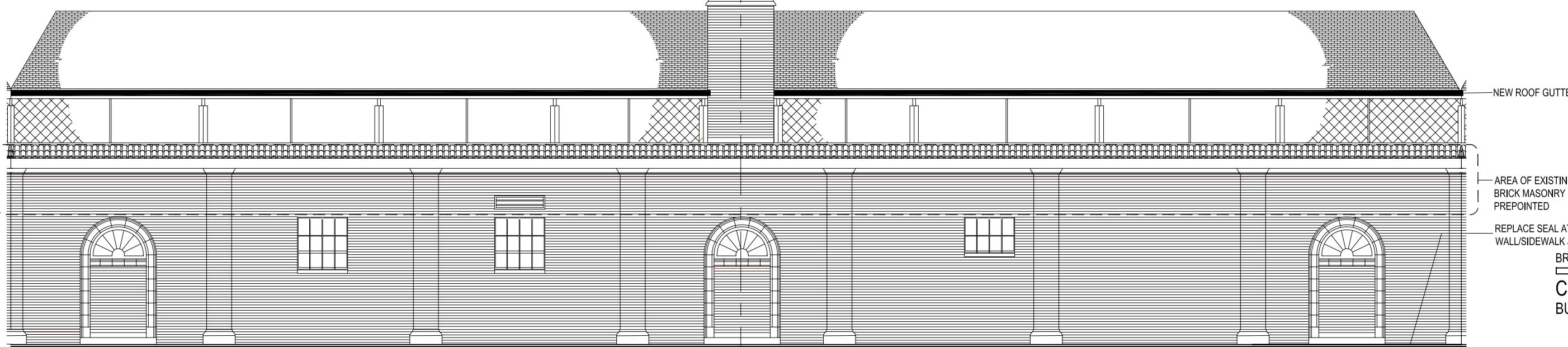
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A3.1



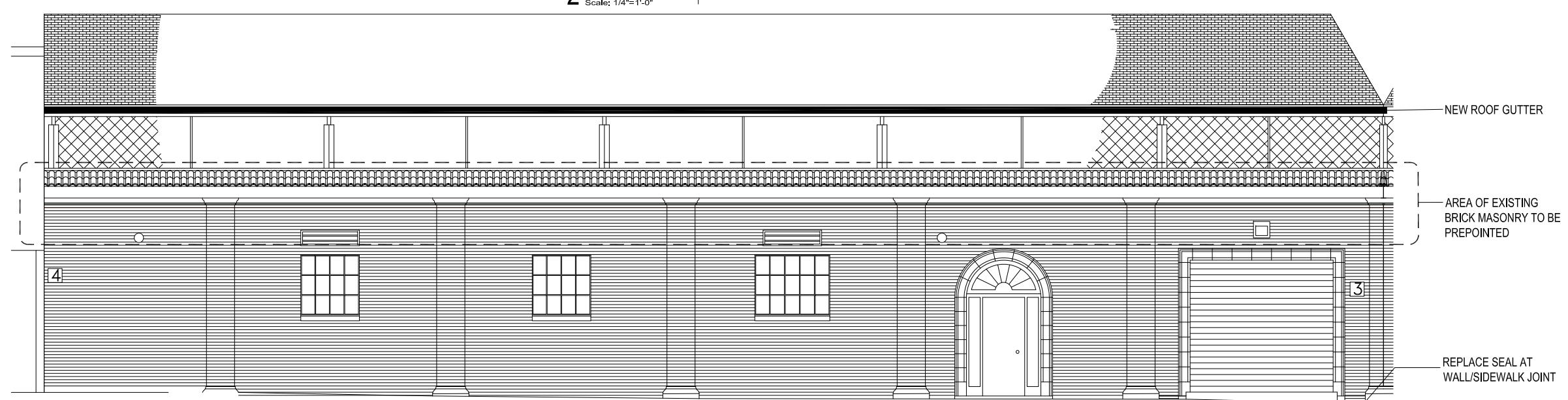
1 SOUTH ELEVATION @ PATERSON ST.

Scale: 1/4"= 1'-0"



2 SOUTHWEST ELEVATION @ PATERSON ST.

Scale: 1/4"= 1'-0"



3 WEST ELEVATION @ PATERSON ST.

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Project
Proj. No.: 1617.02

ELEVATIONS

EXTERIOR OF GRANDSTAND

design phase

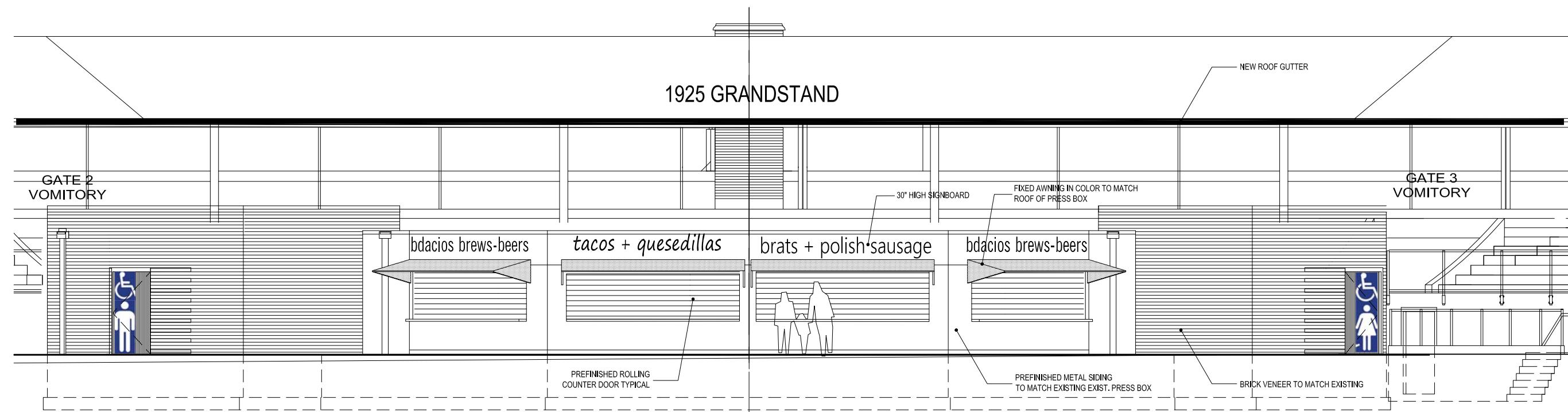
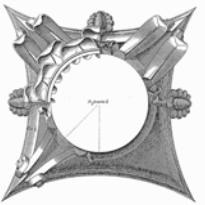
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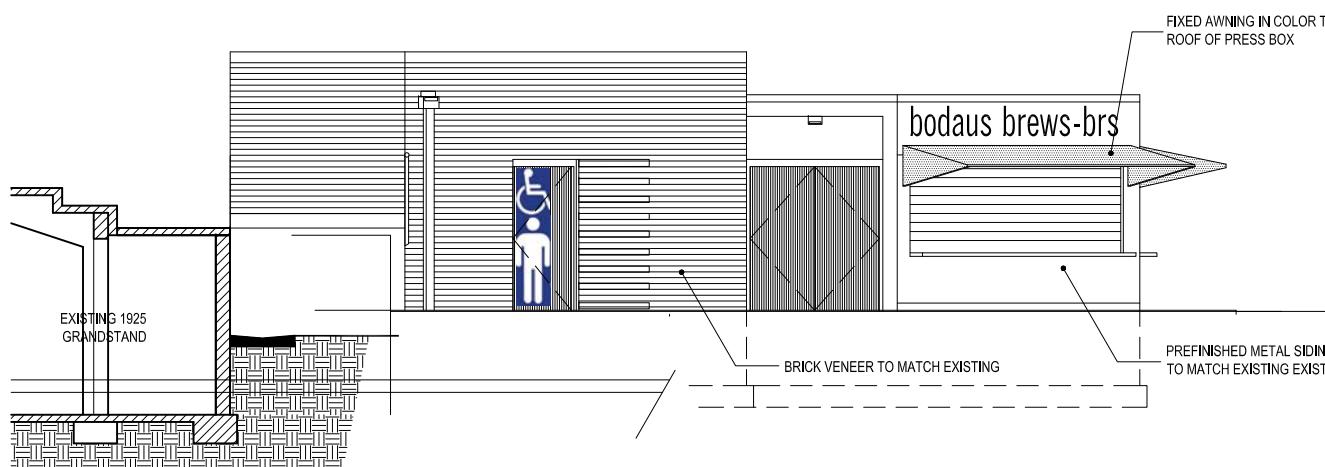
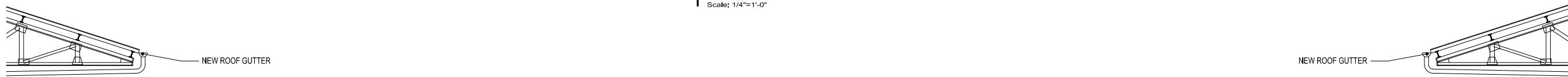
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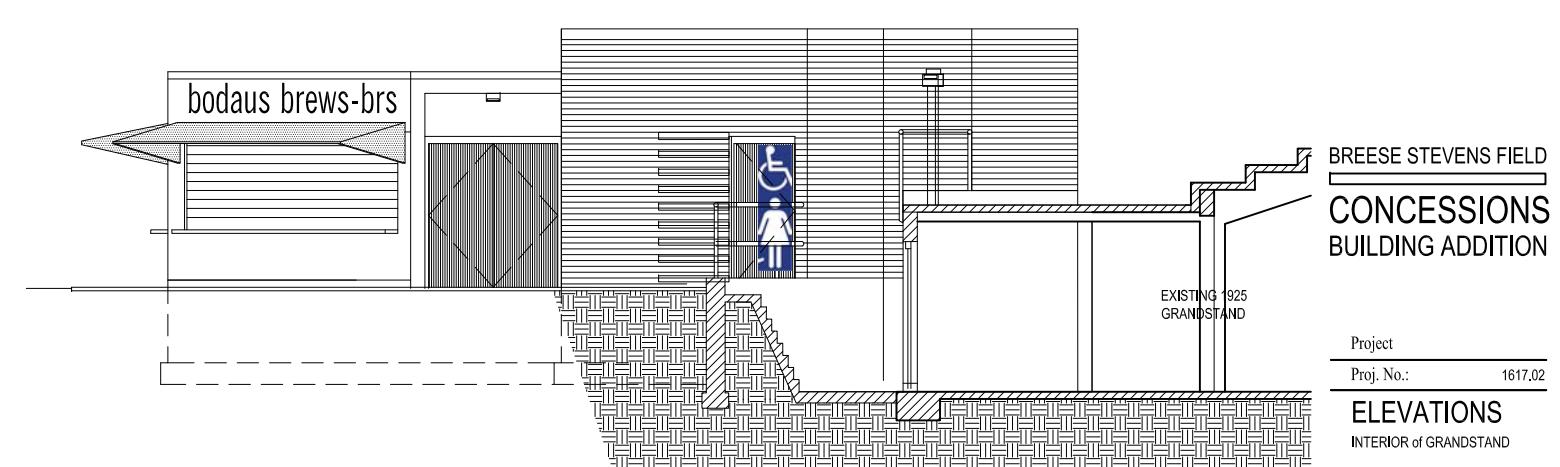
A4.0



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:

Date: date

Preliminary
Not for Construction

Sheet No:

A4.1