

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 10/15/18

TITLE: 917 E Mifflin St - Exterior Alteration to a Designated Madison Landmark (Breese Stevens Field); 2nd Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: William Fruhling, Acting Preservation Planner

**ADOPTED:**

**POF:**

DATED: 10/17/18

**ID NUMBER:** 53273

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Members present were: Stuart Levitan, Richard Arnesen, Katie Kaliszewski, David McLean, and Marsha Rummel. Excused was Anna Andrzejewski.

### **SUMMARY:**

*Mike Sturm, registering in support and wishing to speak.*

*Peter Rott, registering in support and wishing to speak.*

*Vern Stenman, registering in support and available to answer questions.*

Levitan opened the public hearing.

Levitan said that the applicant has requested referral of consideration of the Certificate of Appropriateness, and this meeting will be treated as an informational presentation.

Sturm provided a brief background on the phases of facility improvements at Breese Stevens Field. He mentioned that the current phase three plans center on the pending start of the professional soccer season operating out of the facility next year. He said that they have a neighborhood meeting scheduled for November 1 and plan to return to the Landmarks Commission with a request for the Certificate of Appropriateness on November 19.

Rott said that the plans include general facility improvements as well as things that need to happen in order to play professional soccer. The primary improvements relate to the concessions area that is being constructed soon. He said that bleachers will be added on the north end of the 1925 grandstand and standing drink rails will be added on the south end. The central section will be located on the roof of the concessions addition.

Rott mentioned that an office will be built in the space under the bleachers, so they are looking to replace the solid overhead door on E Mifflin Street with a clear glass overhead door to provide natural light. They also propose replacing two metal doors along N Paterson Street with doors that have a glass insert. Rummel asked if they are touching the stone surround on the N Paterson Street door, and Rott said that the surround will remain, they are just replacing the door itself.

Rott described additional changes they propose to better accommodate concerts and soccer games. He said that they plan to install additional bleachers on the east end of the field, and on the south side of the field, they plan to install permanent digital signage that is approximately 3 feet high and runs the full length of the field. The other three sides of the field will contain a more temporary barrier that can be dismantled depending on

the type of event. Rott also mentioned the aluminum ramps and wheelchair lift being added to the west end of the field to provide greater accessibility.

Rummel asked how high the standing drink rails will be and whether they can withstand people sitting or standing on them. Rott said that the drink rails are specifically made for soccer stadiums and have been used on other fields; he mentioned that one can either sit on a stool or stand by the rails. Stenman said that the rails are similar to those at the Warner Park baseball stadium, and while they are not designed for people to sit or stand on, they are structurally sound. He continued, saying that they are excited to tell stories of and continue the history of the facility, and as it gets closer to its 100<sup>th</sup> anniversary, they hope that the best community use is in its future. Stenman mentioned that the athletics, concerts, and now professional soccer are exciting to have at Breese Stevens, and the community has responded positively.

Levitan asked which aspects of the plans will come before the Commission for approval. Fruhling said that all of the permanent improvements will require approval, such as the bleachers and rails, roof deck, doors, and other exterior alterations. Fruhling mentioned that the digital signage is more permanent than he'd originally thought, so they will need to understand more about it. Rummel asked if the digital signage would have moving graphics. Stenman said that the signage will only be visible inside of the stadium. He said that it is 3 feet tall, and is comprised of multiple metal boxes that connect together to span the field and screw into the existing concrete curb that was installed for the turf. He said that removal is as simple as unscrewing the boxes from the concrete. Fruhling said that they will need to look into whether one can see it from the outside or if it is affecting the historic aspects of the landmark from the inside. Rott mentioned that the face of the press box is already digital. Rummel said that the interior of the building is historic as well, and we need to be conscious that it contains historic elements and is a historic stadium that we are compelled to preserve as we keep it alive for another generation.

McLean asked about a previous rendition of the plans that contained bleachers behind the concessions area that were still usable. Rott said that they decided against including usable bleachers and are now overbuilding them to provide the hospitality level and provide ramp access.

Levitan recessed the public hearing until November 19.

**ACTION:**

**By unanimous consent, the Landmarks Commission voted to refer the item to their November 19 meeting. The motion passed by voice vote/other.**