



Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104
Madison, WI 53703
608-266-4711 • cityofmadison.com/parks



Letter of Intent 917 East Mifflin Street

February 26, 2018

**Breese Stevens Field, Concession/Restroom 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

Release of plans and specifications for bidding.

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. The project has been approved by the City of Madison Landmarks Commission and Urban Design Commission.

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.

Attachments:

Existing Condition Images

Project Drawings

Project Manager:

Mike Sturm

City of Madison Parks Division

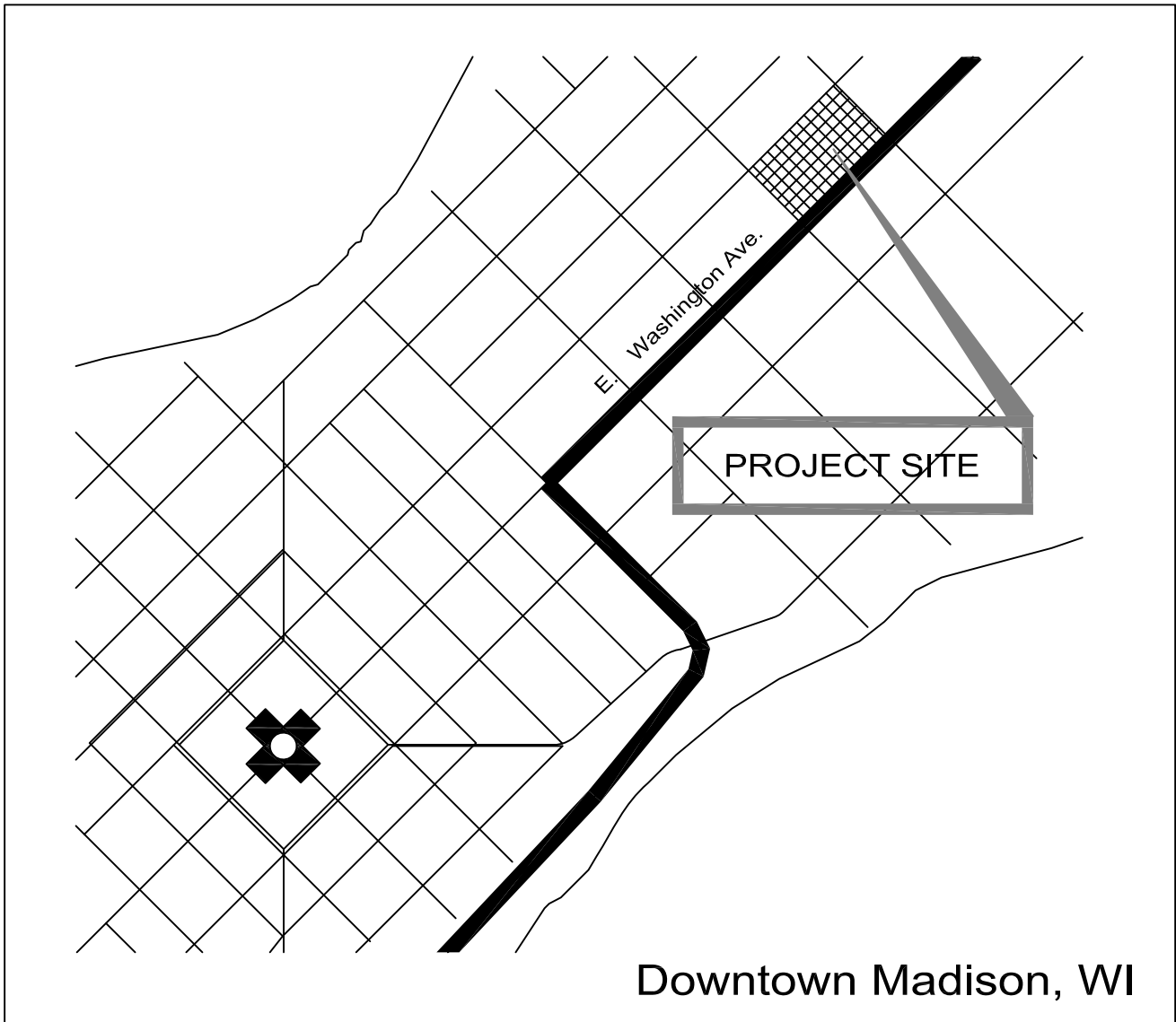
msturm@cityofmadison.com

(608) 267-4921 office



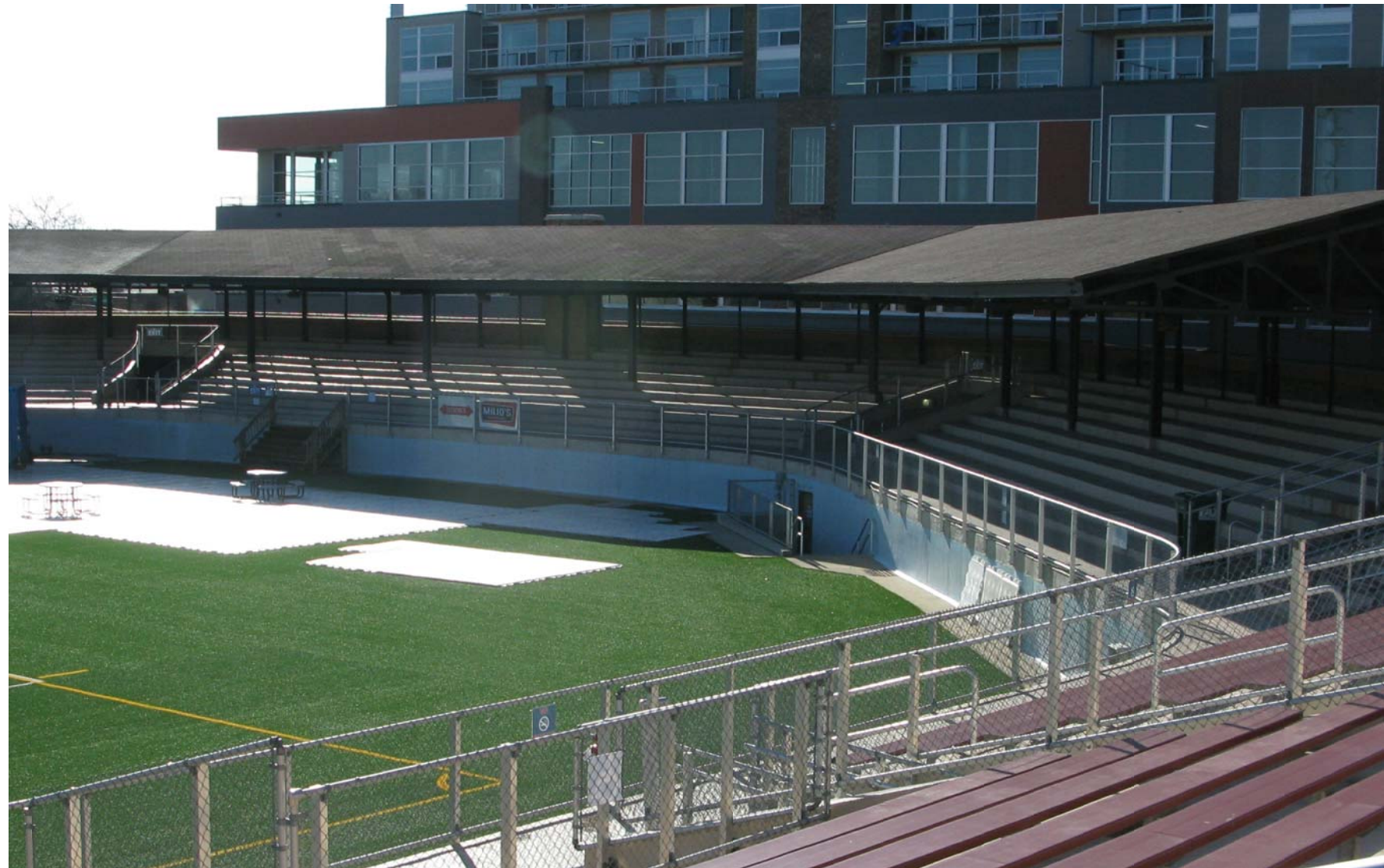
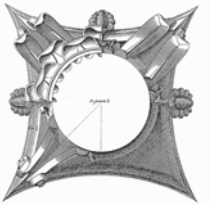
BREESE STEVENS FIELD CONCESSIONS ADDITION

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

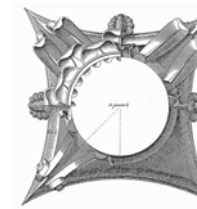
**Preliminary
Not for Construction**

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**

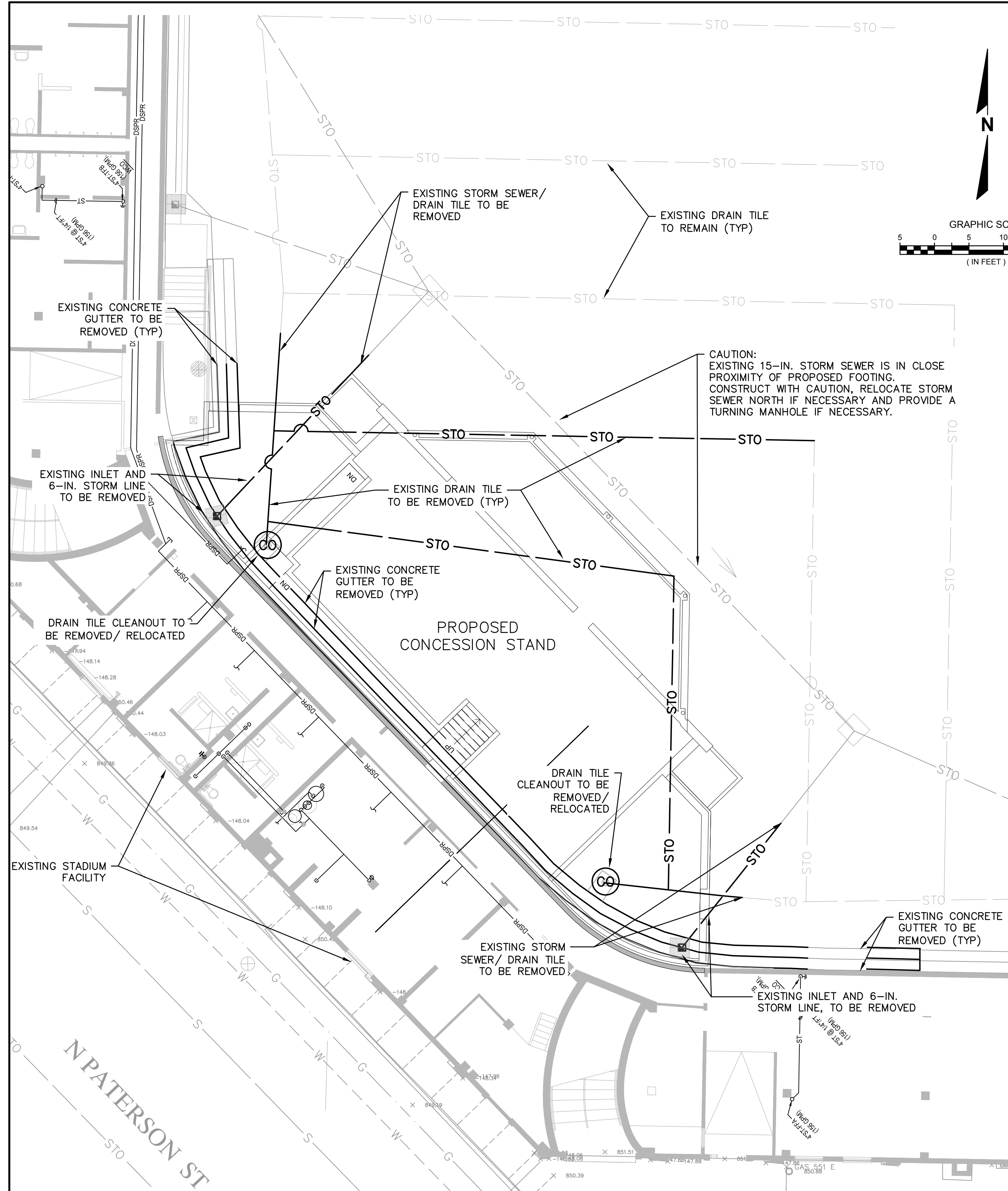
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A0.1

MAIN GATE

EAST WASHINGTON AVENUE

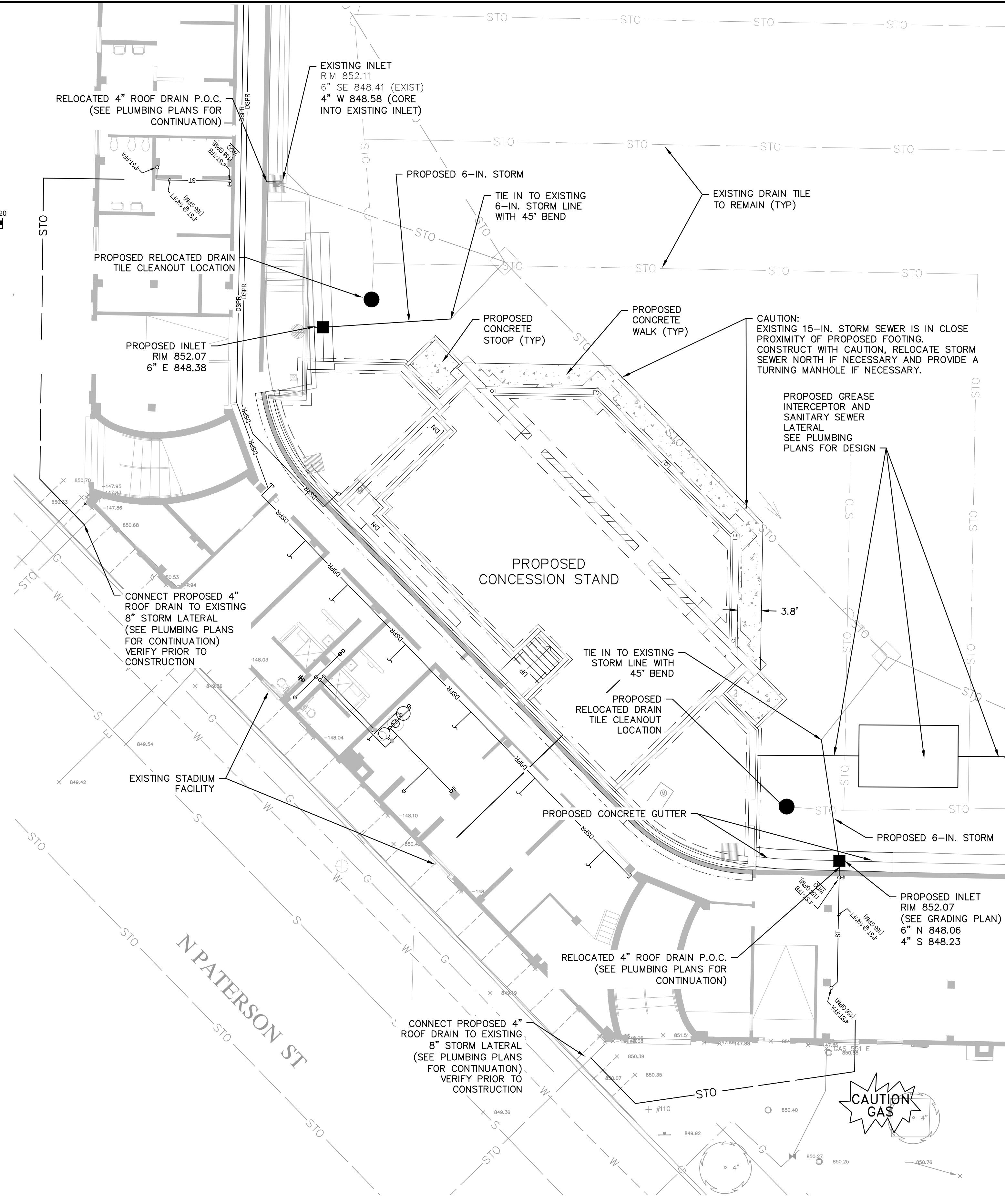
1 ARCHITECTURAL SITE PLAN
1/4"=1'-0"





DEMOLITION PLAN

NOTES:
 EXISTING DRAIN TILE LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED BY THE CITY OF MADISON.
 BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
 CONTRACTOR TO COORDINATE WITH QUALIFIED ARTIFICIAL TURF INSTALLER (PREFERABLY THE ORIGINAL INSTALLER) FOR REMOVAL AND RESTORATION OF AFFECTED AREAS.

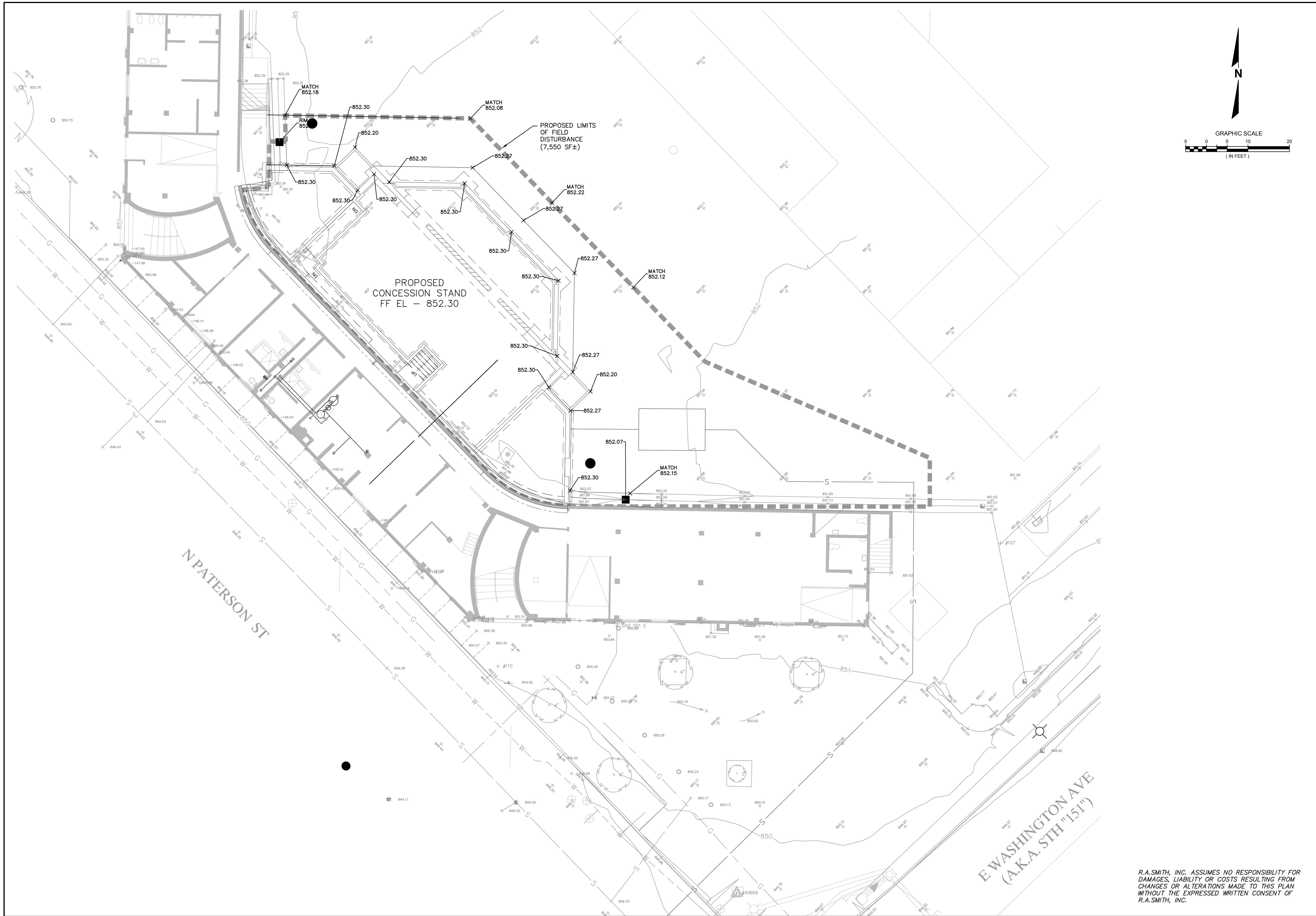


SITE PLAN

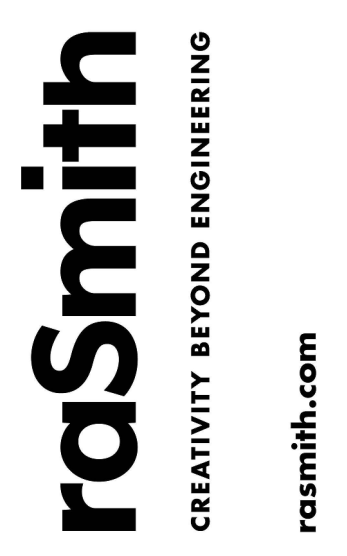
R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

DESCRIPTION	
DATE	
 CREATIVITY BEYOND ENGINEERING rasmith.com	
BREESE STEVENS FIELD CONCESSIONS ADDITION MADISON, WI	
SITE DEMOLITION AND SITE 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	
SHEET NUMBER C100	

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DATE	DESCRIPTION



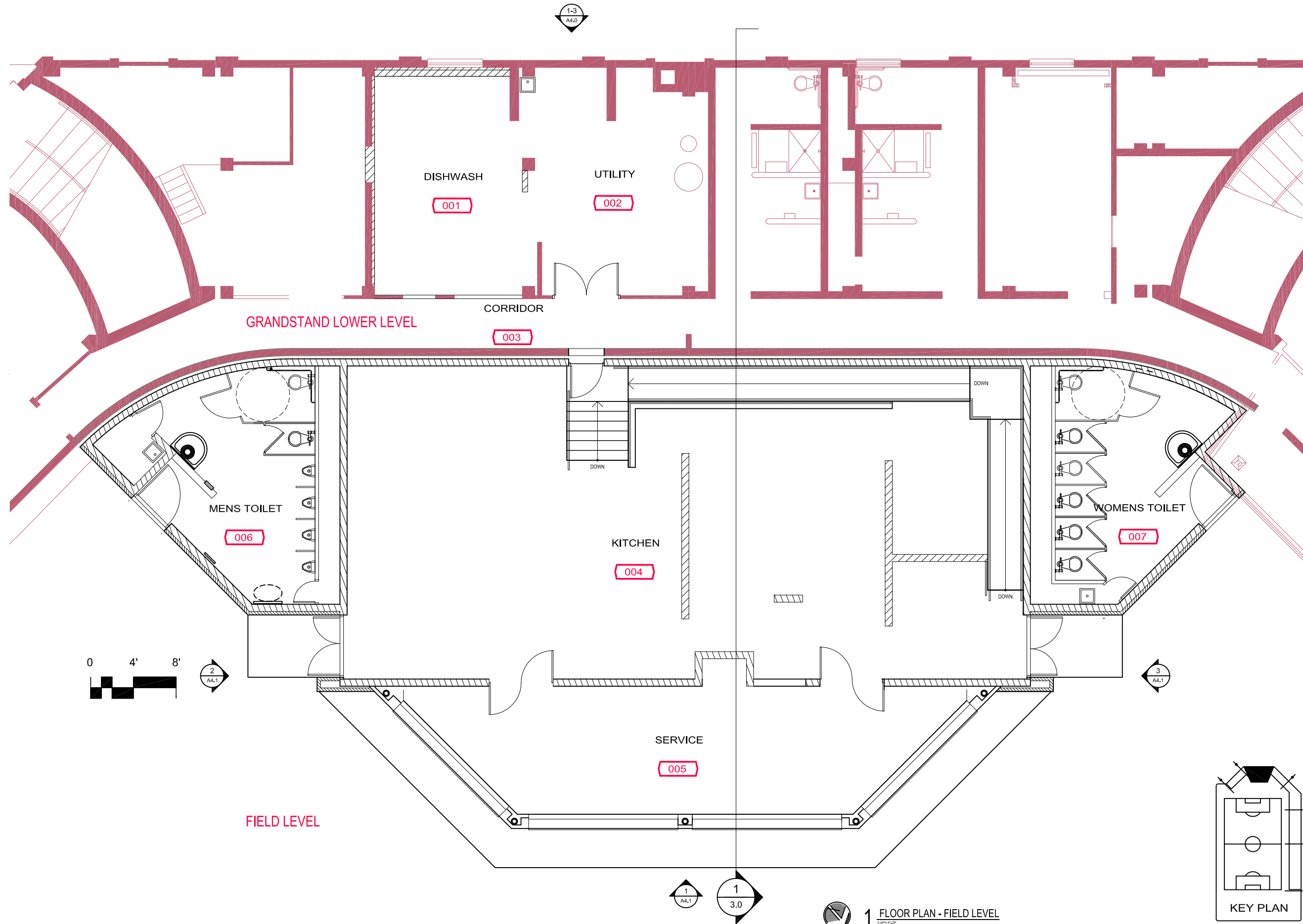
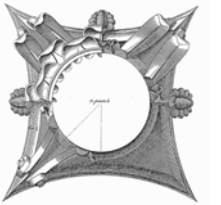
**BREESE STEVENS FIELD
CONCESSIONS ADDITION
MADISON, WI**

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
SHEET NUMBER
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.

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BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
FIELD LEVEL
FLOOR PLAN

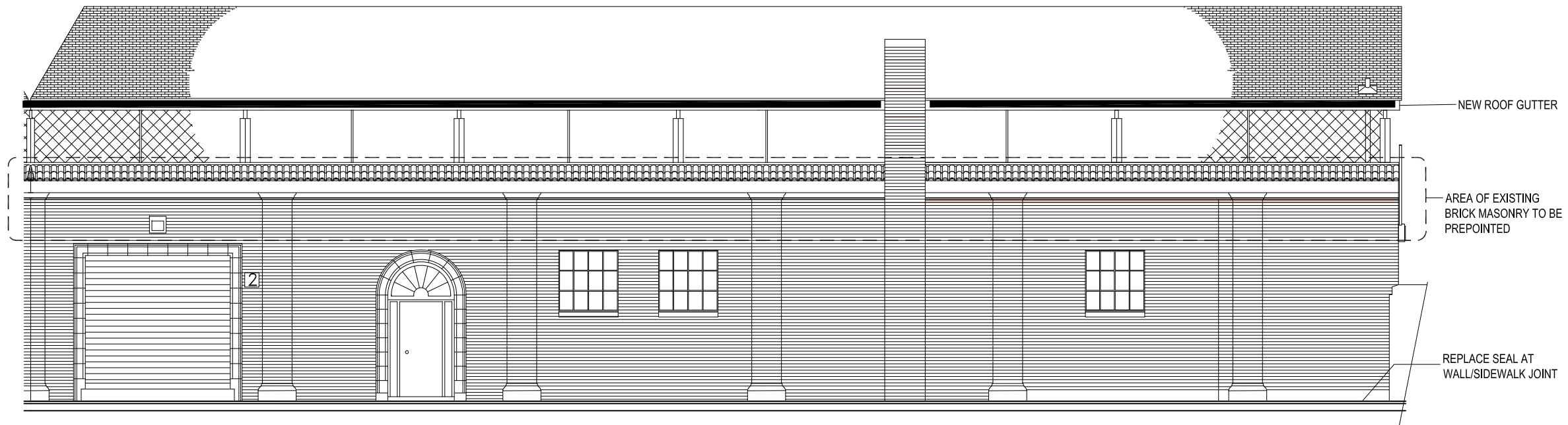
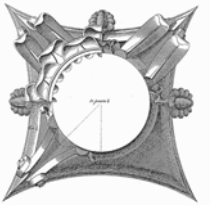
design phase

Scale:
Drawn By: pr
Date: 12-01-17

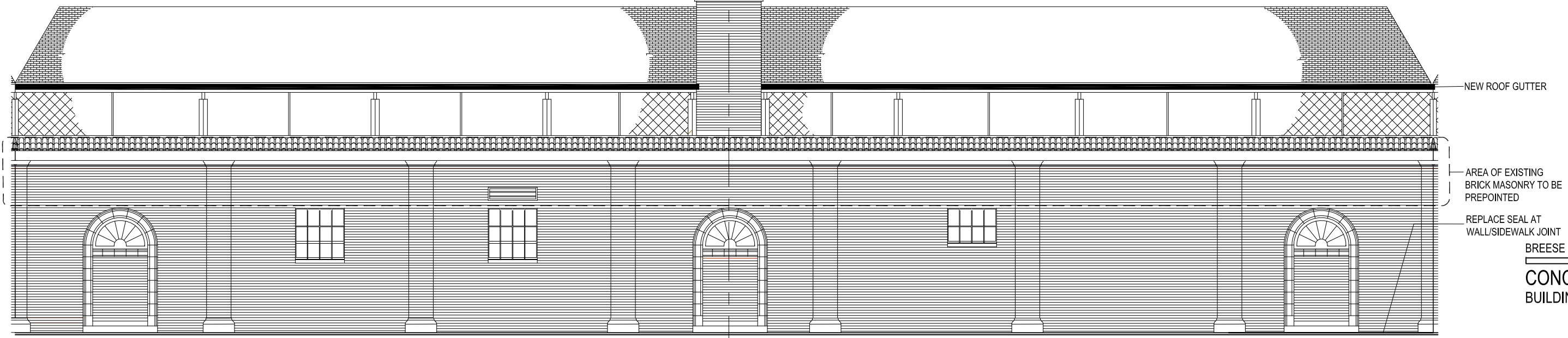
Preliminary
Not for Construction

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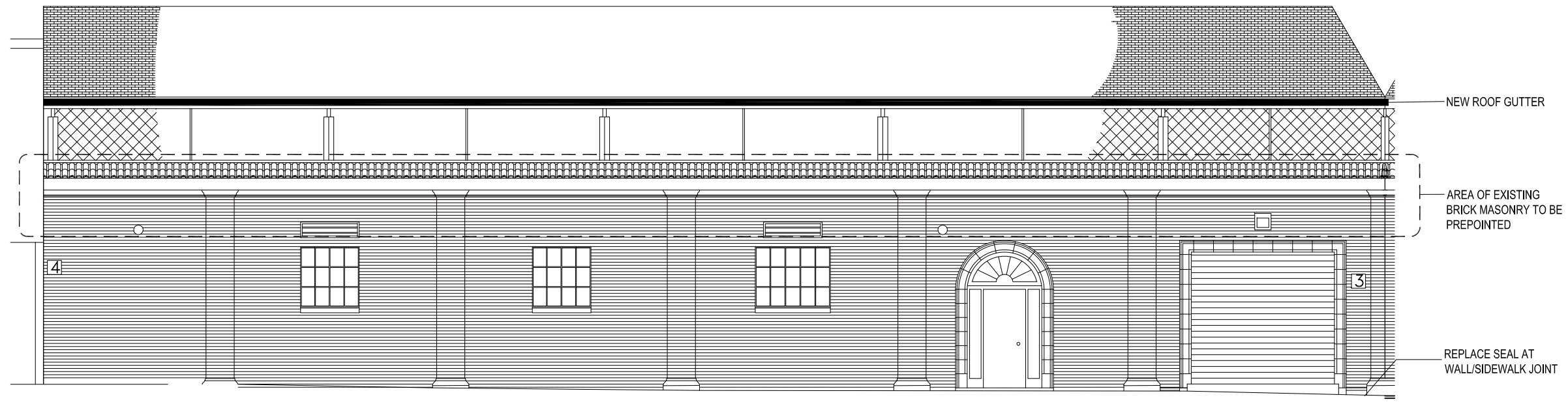
1 FLOOR PLAN - FIELD LEVEL
1/4"=1'-0"



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

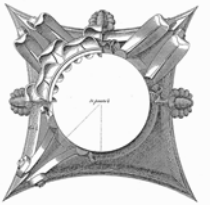
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Scale:
Drawn By: pr

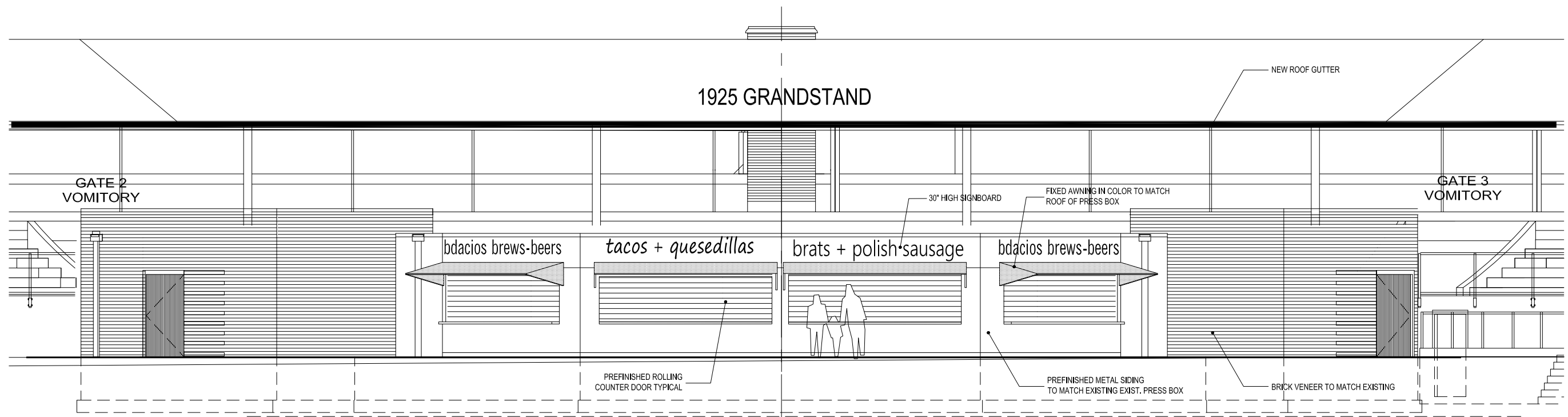
Date: 12-01-17

Preliminary
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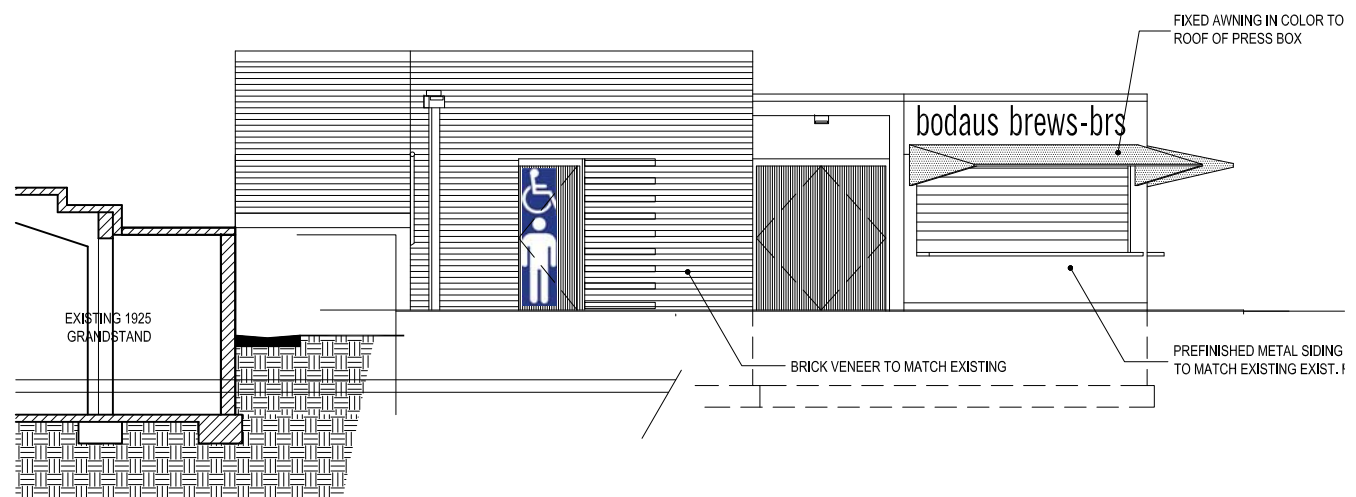
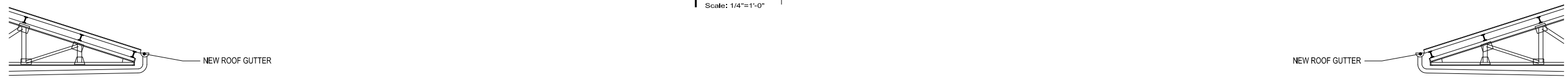
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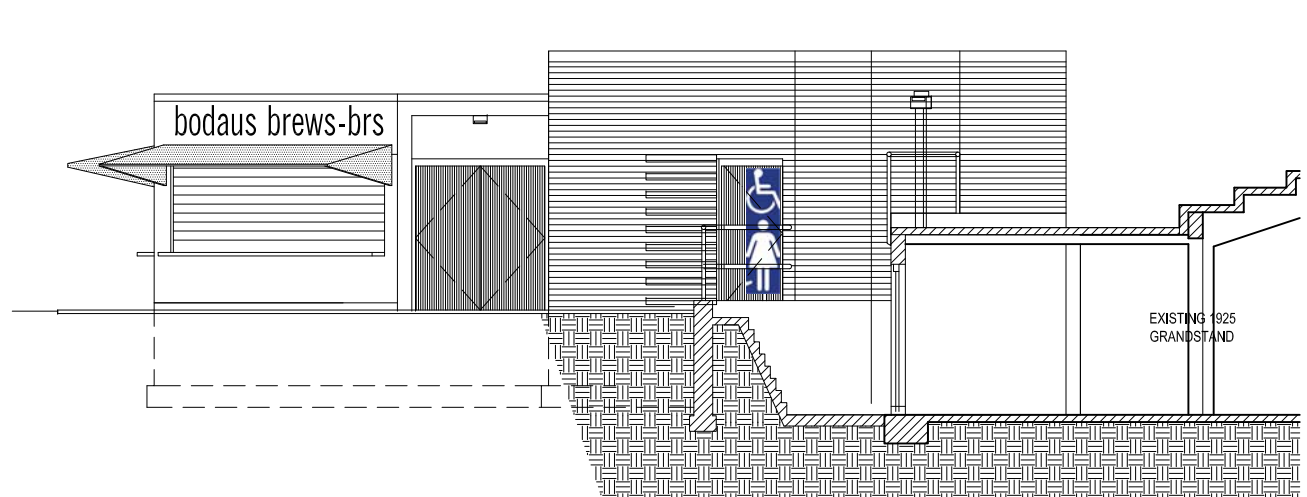
1925 GRANDSTAND



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

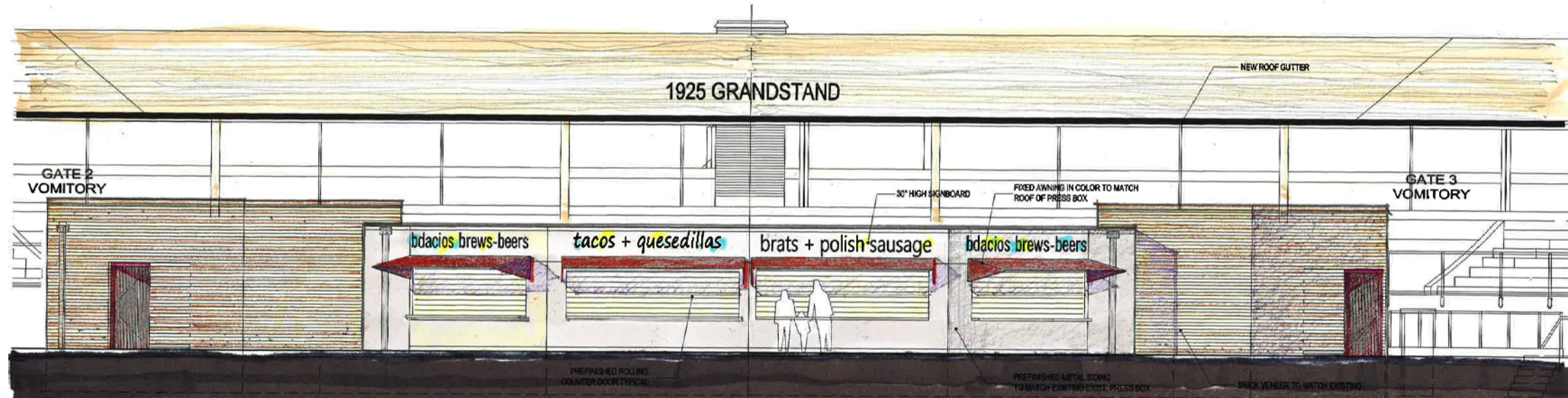
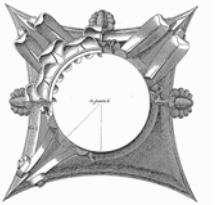
design phase

Scale:
Drawn By: pr

Date: 12-01-17

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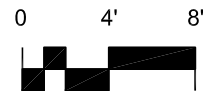
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1 SOUTHEAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



BRICK MATCHED TO 2008 WORK



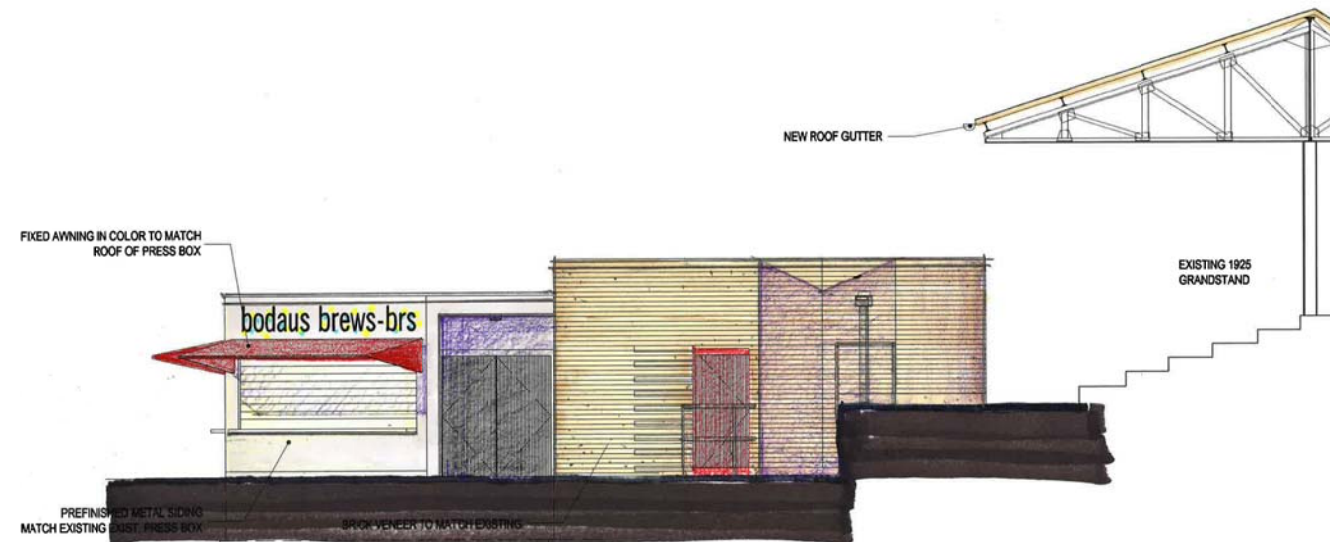
AWNING COLOR TO MATCH PRESS BOX ROOF



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

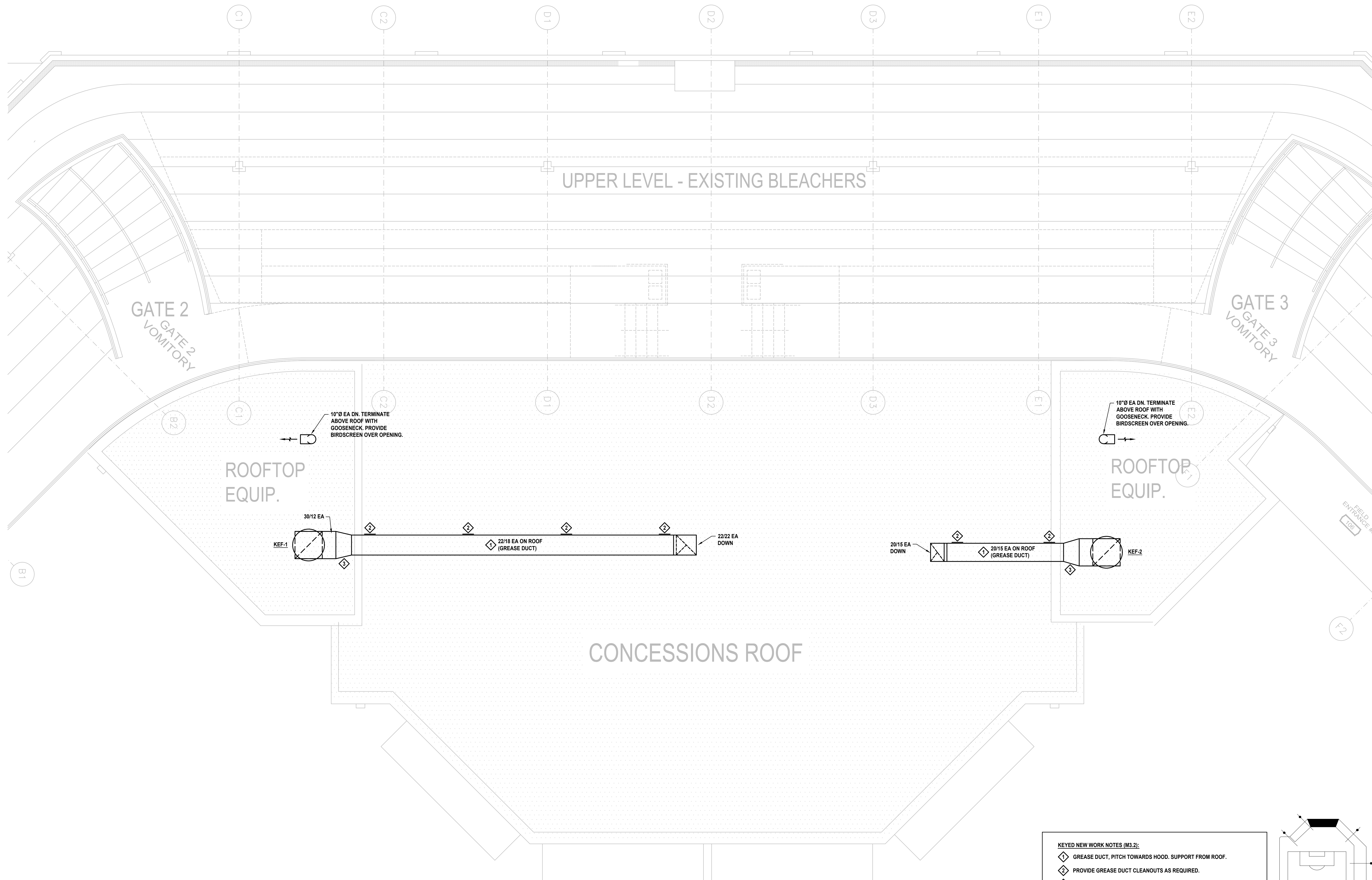
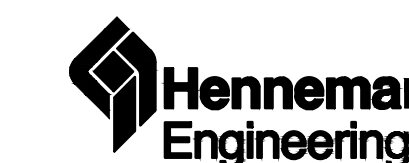
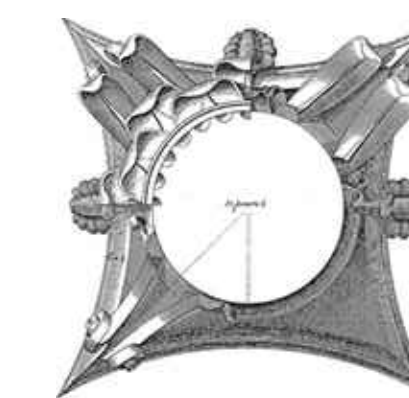
design phase

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:

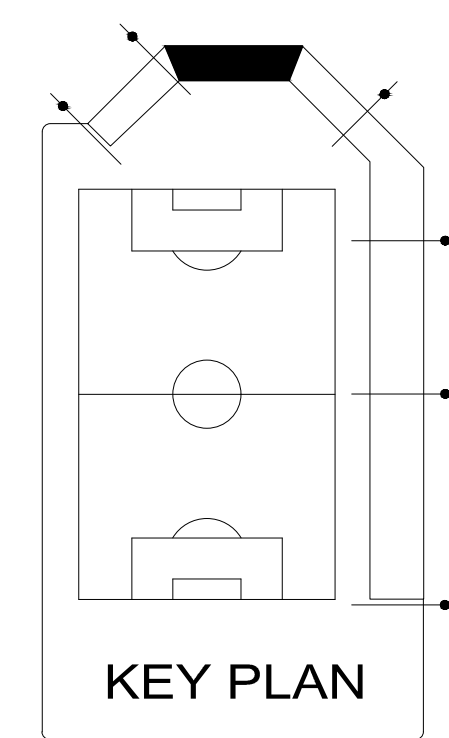
Date: 07-2017

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

Project:	Type:
Prepared By:	Date:

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:

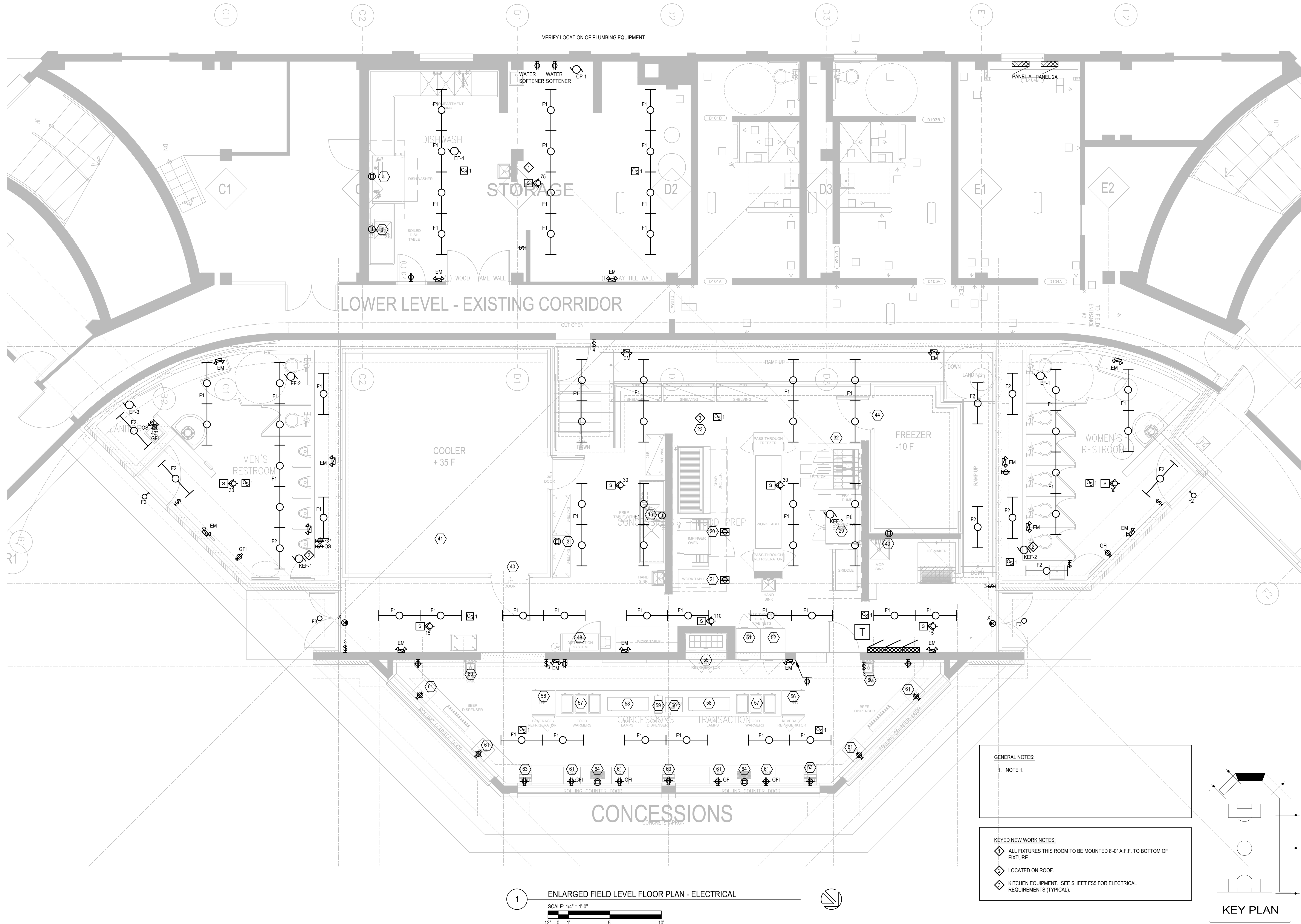
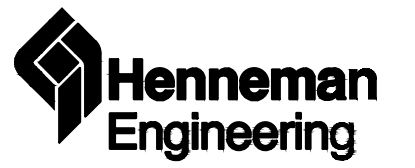
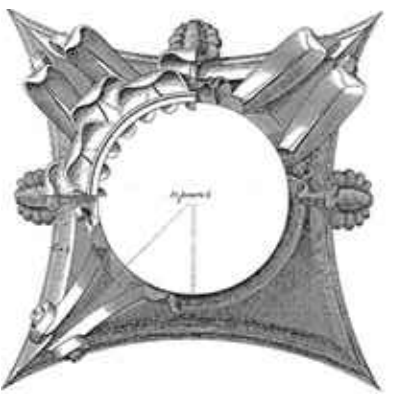
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

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:

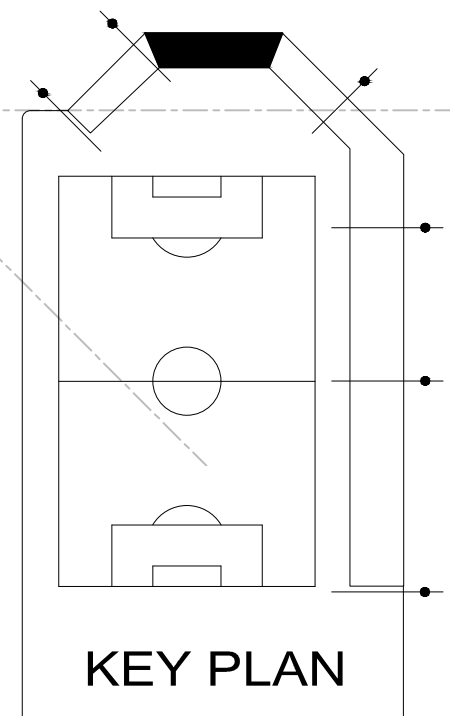
Preliminary
Not for Construction

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

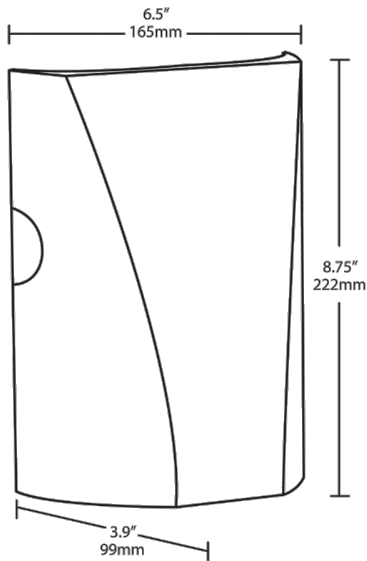
BUG Rating:

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



Concession Addition to Breese Stevens Field

I S T H M U S
ARCHITECTURE, INC.