

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
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 _____

Legistar # _____

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 E. MIFFLIN STREET

Title: Breese Stevens Field - Shelters

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested April 10, 2019

- | | |
|------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> New development | <input checked="" type="checkbox"/> Alteration to an existing or previously-approved development |
| <input type="checkbox"/> Informational | <input checked="" type="checkbox"/> Initial approval <input checked="" type="checkbox"/> 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 Mike Sturm

Street address 210 MLK Jr. Blvd, Rm 104

Telephone 608-267-4921

Company Madison Parks Division

City/State/Zip Madison, WI 53701

Email msturm@cityofmadison.com

Project contact person Vern Stenman

Street address _____

Telephone (608) 575-4267

Company Big Top Events

City/State/Zip _____

Email vern@bigtopbaseball.com

Property owner (if not applicant) City of Madison, Eric Knepp, Parks Superintendent

Street address 210 MLK Jr Blvd, rm 104

Telephone 608-266-4711

City/State/Zip Madison, WI 53701

Email eknepp@cityof madison.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 on Page 4 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 and legible**. 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. 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 Janine Glaeser on 03/06/19.
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.

Name of applicant Mike SturmRelationship to property Parks Division StaffAuthorizing signature of property owner Date 03/06/19

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



To: City of Madison Urban Design Commission

From: Vern Stenman - President

Forward Madison FC
917 E Mifflin St
Madison, WI 53703

Project Context:

We're happy to report the approved improvements for Breese Stevens Field are underway. Having a valued Madison landmark serve as the home for the city's first professional soccer team, Forward Madison FC, has been equally challenging and rewarding. For the city, it is an unprecedented combination of historic preservation and a new sporting franchise - a relationship that will help secure and maintain the historic venue into the future. The overall project has been before the commission two times in recent years and we're grateful for the commission's thoughtful approach in reviewing the proposed changes. The requirements to successfully host a professional team in Madison at Breese Stevens Field is an on-going learning process. The complexities of balancing the needs of professional soccer with this historic structure is what brings us to the commission one more time.

Project Description:

In the pursuit of striking the balance outlined above, we are seeking approval for the installation of 2 temporary structures to serve as suites inside the facility during the soccer season. To operate a viable professional soccer team a variety of seating is required. We intend to offer that variety of options for our fans and one element that is very important is higher end private party spaces.

The temporary structures we have selected to accomplish that goal are built out of aluminum and vinyl with removable glass walls. They will be installed on new concrete pads inside the facility on either side of the press box. There will be four rooms in the structure east of the press box and seven in the structure on the west side, each room will be 15'x15' with access to outdoor seating about 9' from the field of play. This type of structure is very commonly used throughout this level of soccer in places like Richmond, VA, Phoenix, AZ and more.

The temporary structures will be installed in advance of the team's first home game in April and taken down no more than six months later to comply with temporary structures ordinances. We feel the temporary nature of the structures is a suitable fit for the facility since they are absolutely temporary and will not alter the structure in any way. Additionally, this improvement

will allow for quality seating on all four sides of the field, making best use of the spaces available in the facility to accomplish the required capacity and variety of seating for this level of soccer. The structures will primarily rely upon lighting from the existing field lights and will only have interior lamps.

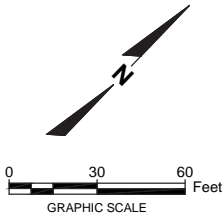
The tents will be visible outside of the stadium as the limestone wall is about 6' tall and the back of the temporary structures is 9.8'. To allow for proper drainage, the single slope roof angles up to 15' on the field side. The current plan calls for the vinyl material to be white, however, we have the ability to change the color and would welcome the commissions suggestions on that topic, with some options including matching the color of the limestone wall or the roof color of other structures in the facility.

We are excited to open the next chapter of the already compelling history of Breese Stevens Field and thank you for your support as we look to preserve this outstanding piece of our history through re-defining it's purpose for years to come.

Regards,

Vern Stenman
Forward Madison FC

PROPOSED SHELTER SITE PLAN



LEGEND

- PROPERTY LINE
- PROPOSED TYPE A ASPHALT PAVEMENT
FOR BIDDING: 3.5" HMA PAVEMENT
W/ 12" AGGREGATE BASE NO. 2 OR 3
SEE BELOW
- PROPOSED TYPE B ASPHALT PAVEMENT
FOR BIDDING: 4.5" HMA PAVEMENT
W/ 12" AGGREGATE BASE NO. 2 OR 3
SEE BELOW
- PROPOSED CONCRETE PAVEMENT
FOR BIDDING: 5" CONCRETE
W/ 3" AGGREGATE BASE NO. 3

TYPE	CRUSHED AGGREGATE BASE COURSE		ASPHALTIC CONCRETE PAVEMENT			
	LOWER LAYER GRADATION 1	UPPER LAYER GRADATION 2	ASPHALTIC CONCRETE PAVEMENT		UPPER LAYER	
	TYPE	THICKNESS	TYPE	THICKNESS	TYPE	THICKNESS
A	6"	6"	4 LT 58-28 S	1.75"	4 LT 58-28 S	1.75"
B	6"	6"	3 LT 58-28 S	2.50"	4 LT 58-28 S	2.00"
C	6"	6"	3 MT 58-28 S/H	3.50"	4 MT 58-28 S/H	2.00"
			3 HT 58-28 H		4 HT 58-28 H	

Project Number:1160426

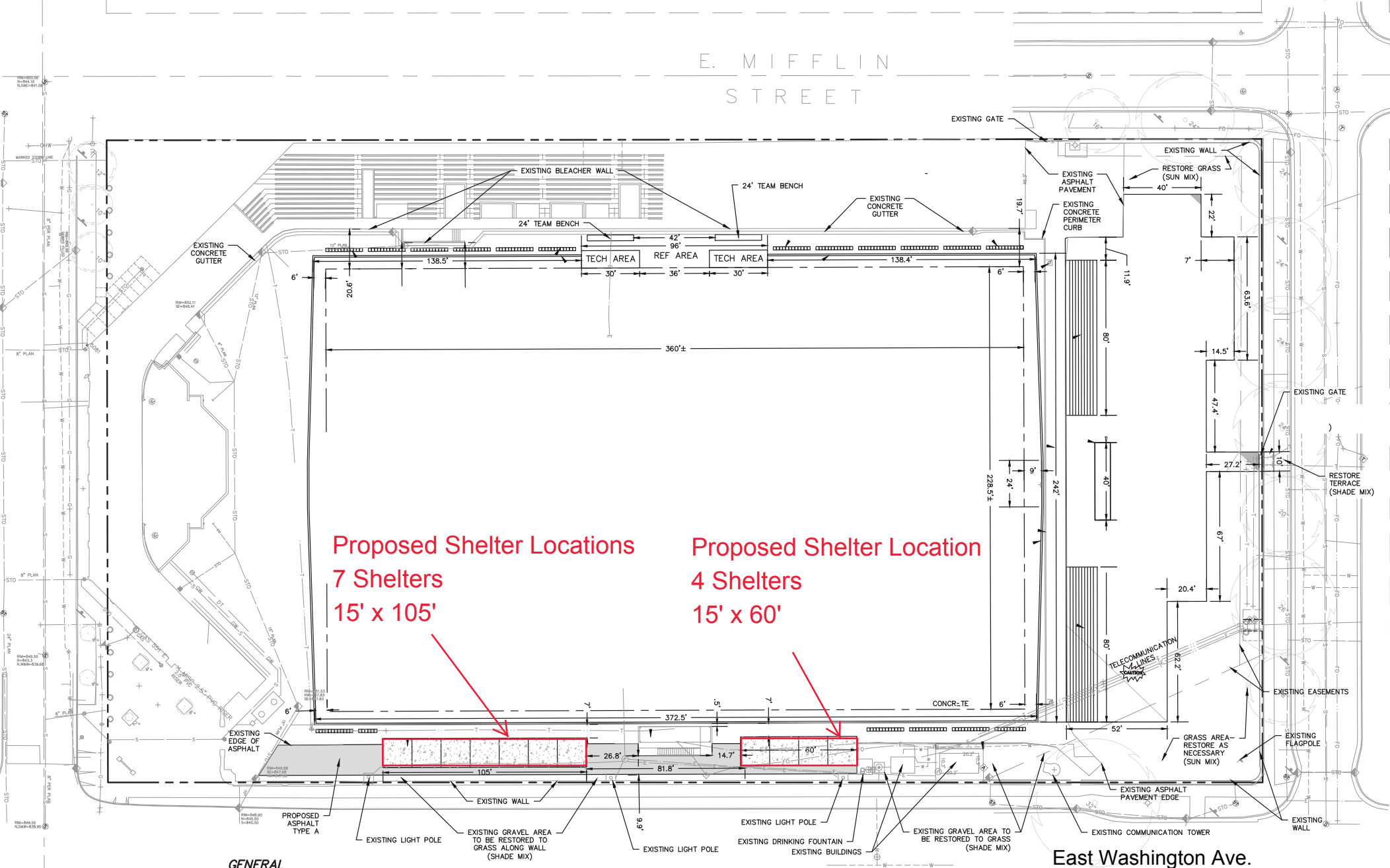
REVIEW -
NOT FOR
CONSTRUCTION

SITE PLAN

Phase 3 Improvements
BREESE STEVENS FIELD
917 East Mifflin Street
Madison, WI 53703

Proj. No.:	1617.03
Scale:	1"=30'
Drawn By:	RJH
Date:	01/16/2019
Rev. Date:	02/13/2019

C200



GENERAL

- EXISTING SURVEY BASED ON LIMITED TOPOGRAPHIC SURVEY BY *raSmith*, DATED NOVEMBER 29, 2016 AND NOVEMBER 8, 2017, AND SURVEY INFORMATION PROVIDED BY CITY OF MADISON PARKS DEPARTMENT. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- (P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE TESTING AGENCY.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

PAVING

NOTE: DEFER ALL PAVING QUESTIONS OR SUBMITTALS TO THE TESTING AGENCY

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO CITY OF MADISON ORDINANCES AND SPECIFICATIONS AND WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE MORE STRINGENT OF THE TWO SHALL APPLY.
- PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING (IF APPLICABLE), AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE PER RECOMMENDATIONS OF GEOTECHNICAL ENGINEER OR PER CITY OF MADISON REQUIREMENTS THE MORE STRINGENT OF THE TWO SHALL APPLY. AT A MINIMUM ALL AGGREGATE BASE SHALL BE REPLACED IN KIND. IF ADDITIONAL MATERIAL IS REQUIRED BY MUNICIPALITY OR AS DETERMINED BY GEOTECHNICAL ENGINEER, THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO BID AND SHALL BE INCLUDED IN BID PRICE.
- HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE PER RECOMMENDATIONS OF GEOTECHNICAL ENGINEER OR PER CITY OF MADISON REQUIREMENTS THE MORE STRINGENT OF THE TWO SHALL APPLY. AT A MINIMUM ALL ASPHALT PAVEMENT SHALL BE REPLACED IN KIND. IF ADDITIONAL MATERIAL IS REQUIRED BY MUNICIPALITY OR AS DETERMINED BY GEOTECHNICAL ENGINEER, THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO BID AND SHALL BE INCLUDED IN BID PRICE.

- ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS AND PER RECOMMENDATIONS OF THE TESTING AGENCY OR PER CITY OF MADISON REQUIREMENTS THE MORE STRINGENT OF THE TWO SHALL APPLY.
- AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE PAVEMENT SHALL BE PER RECOMMENDATIONS OF THE TESTING AGENCY OR PER CITY OF MADISON REQUIREMENTS THE MORE STRINGENT OF THE TWO SHALL APPLY.
- TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS.
- CONCRETE CONSTRUCTION FOR WALKS AND NON-FLOOR SLABS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT AND SECTION 602 FOR CONCRETE SIDEWALKS, RECOMMENDATIONS OF THE TESTING AGENCY, OR PER CITY OF MADISON REQUIREMENTS THE MORE STRINGENT SHALL APPLY. AT A MINIMUM ALL CONCRETE PAVEMENT SHALL BE REPLACED IN KIND. IF ADDITIONAL MATERIAL IS REQUIRED BY MUNICIPALITY OR AS DETERMINED BY GEOTECHNICAL ENGINEER, THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO BID AND SHALL BE INCLUDED IN BID PRICE.
- ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL DETERMINE LOCATION OF ALL CONSTRUCTION AND EXPANSION JOINTS AS APPLICABLE.
- PAVEMENT MARKINGS (IF APPLICABLE) SHALL BE IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS OR PER CITY OF MADISON REQUIREMENTS THE MORE STRINGENT OF THE TWO SHALL APPLY.

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Toll Free (800) 945-9811
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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AERIAL VIEW - NORTHEAST



AERIAL VIEW - SOUTHWEST



PROPOSED SHELTER

SILVER, ALUMINUM FRAME
FABRIC AWNING AND ROOF

4'-11"

1.5m

9 ft - 10"

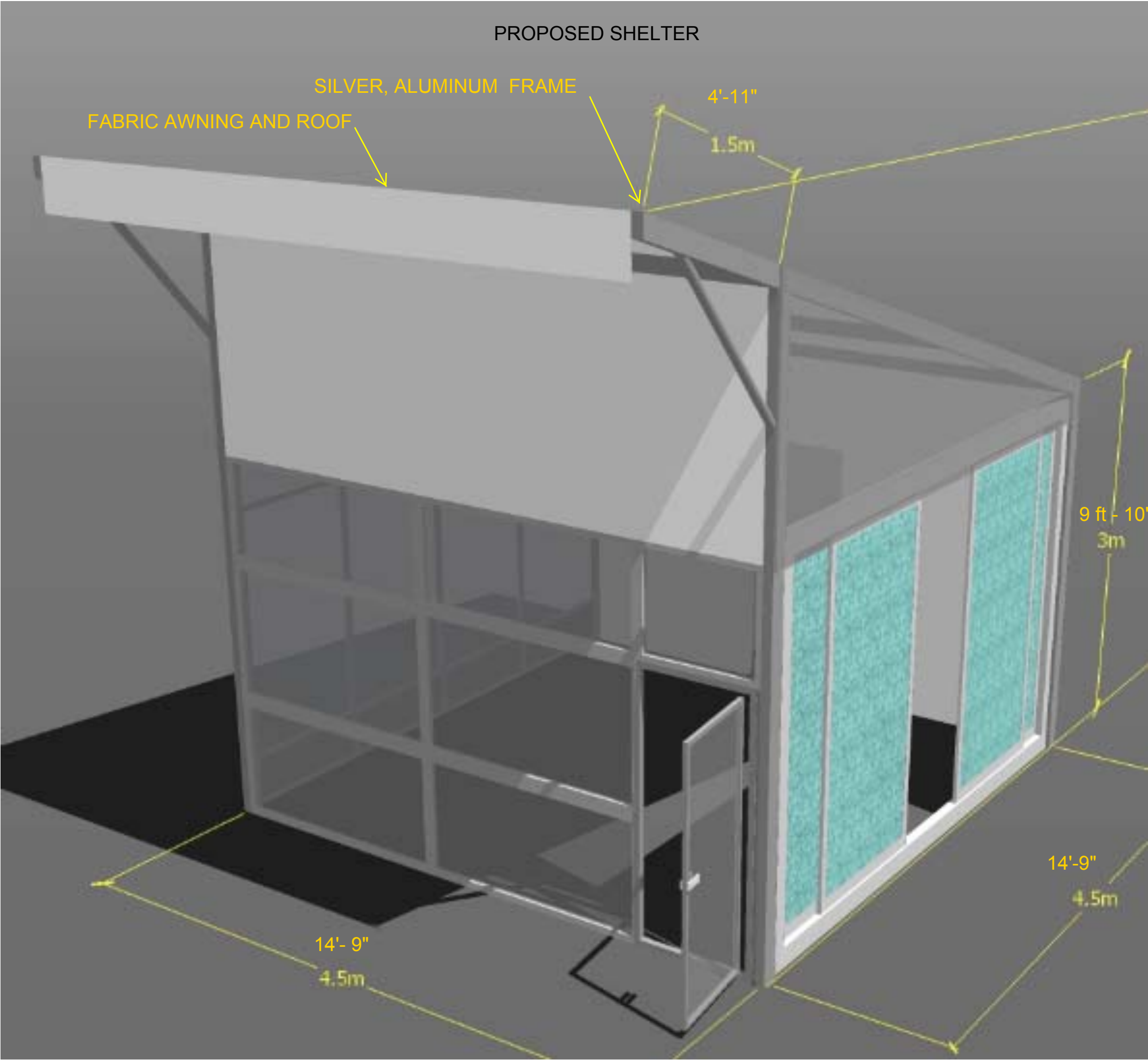
3m

14'-9"

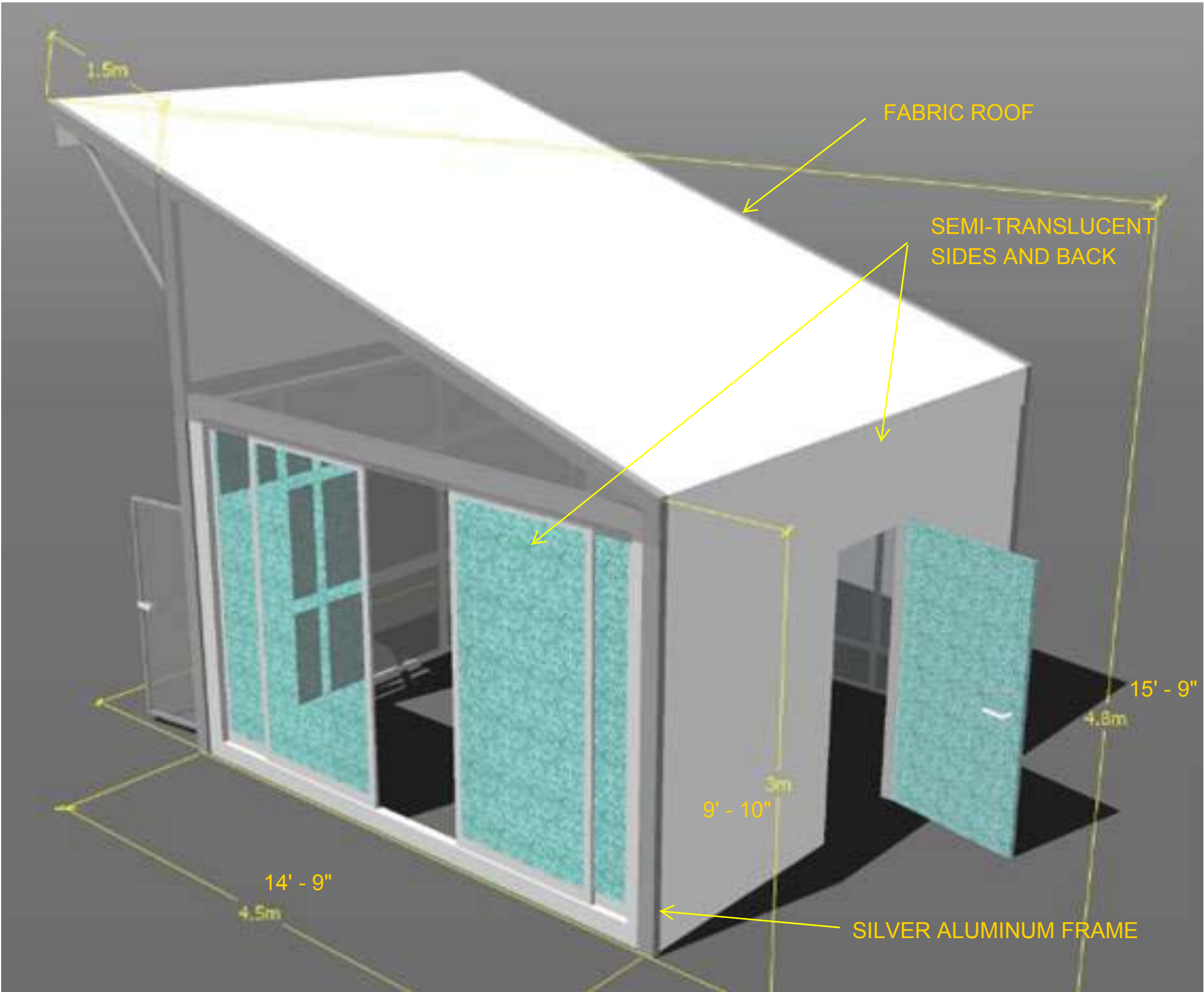
4.5m

14'- 9"

4.5m



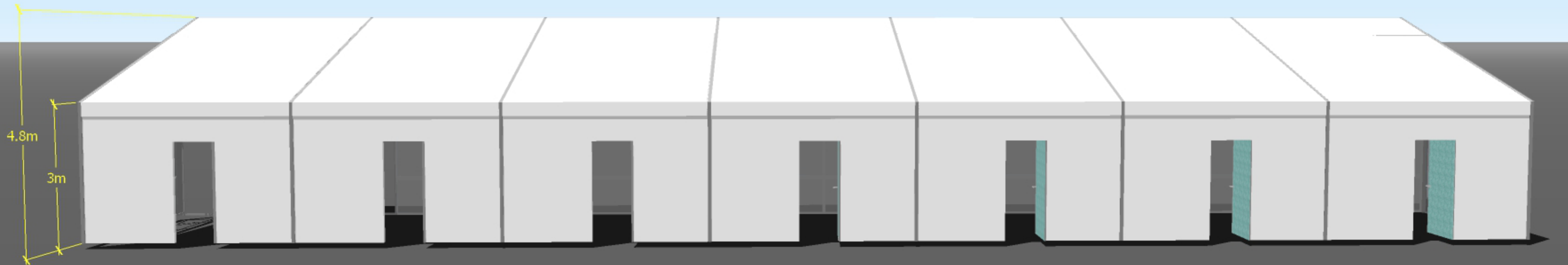
PROPOSED SHELTER

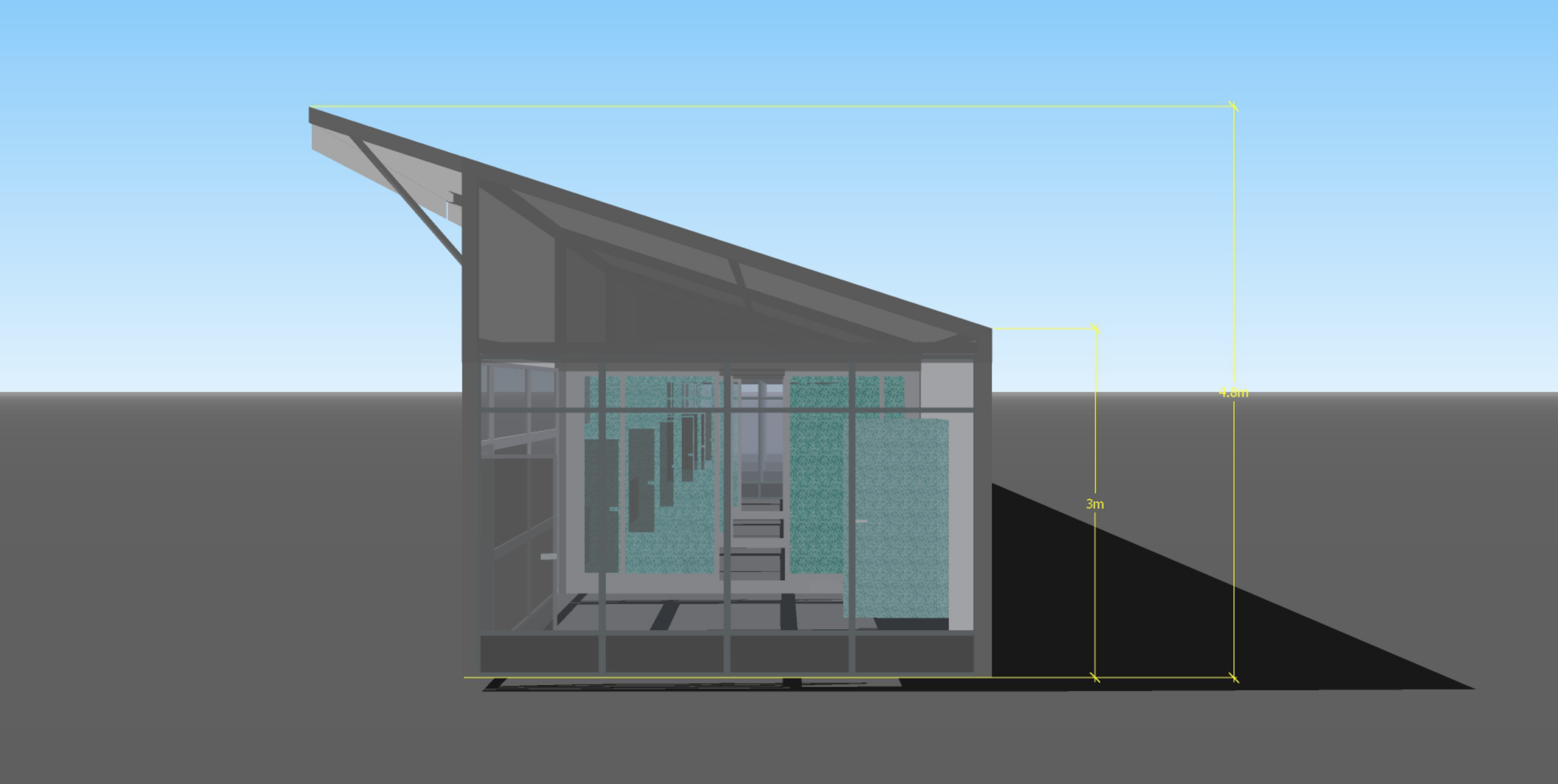


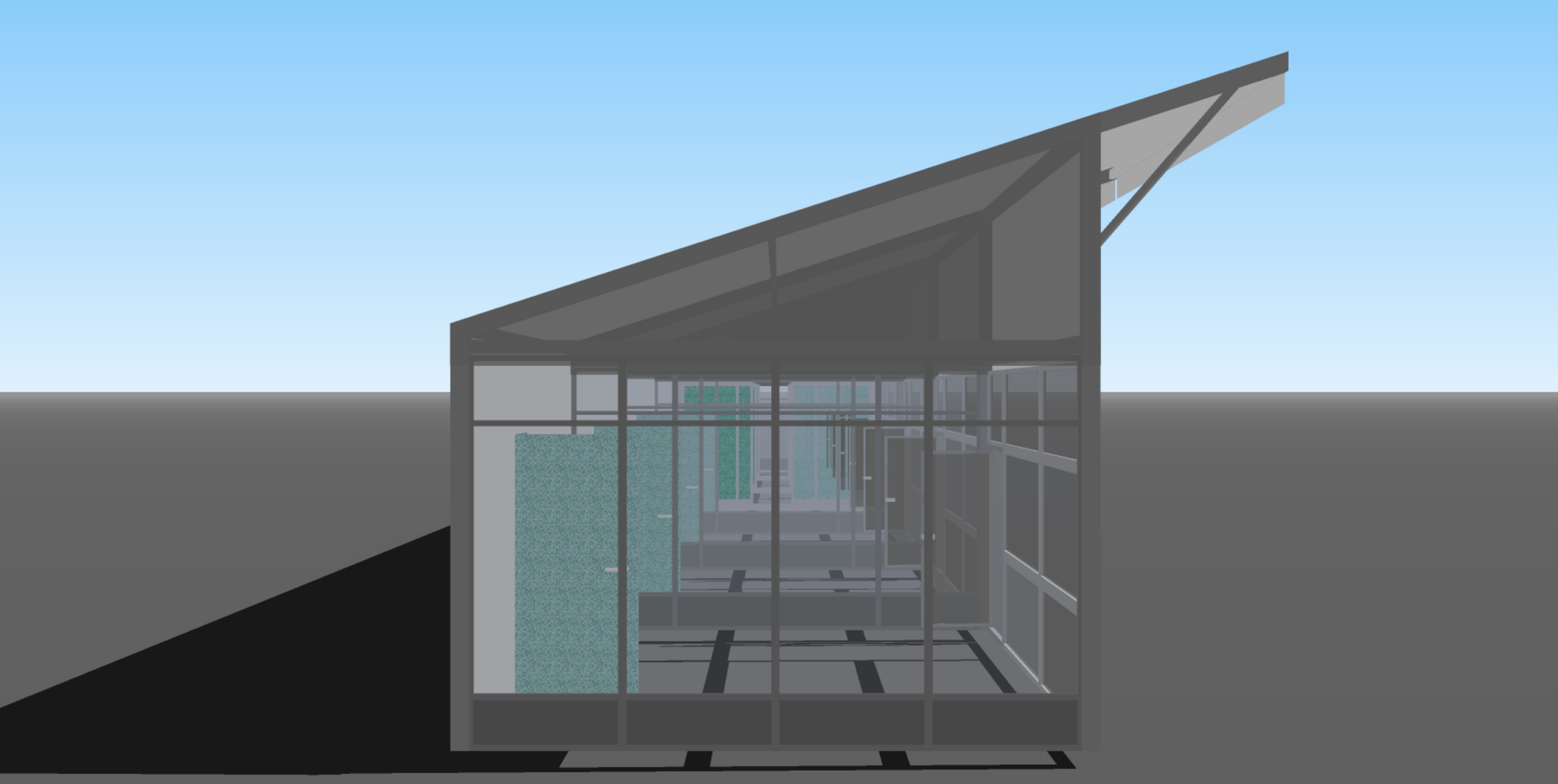
SHELTERS 15' X 105'

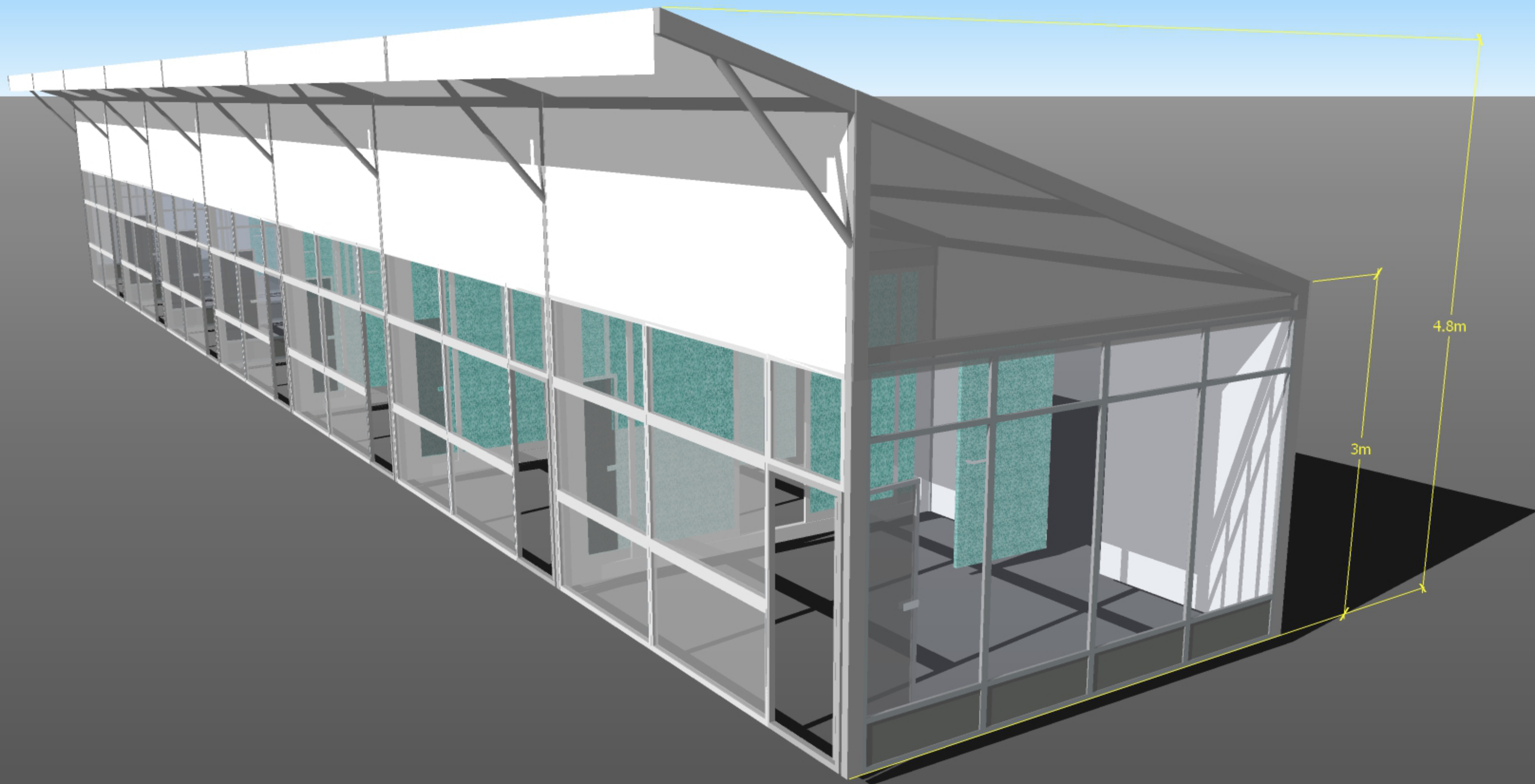


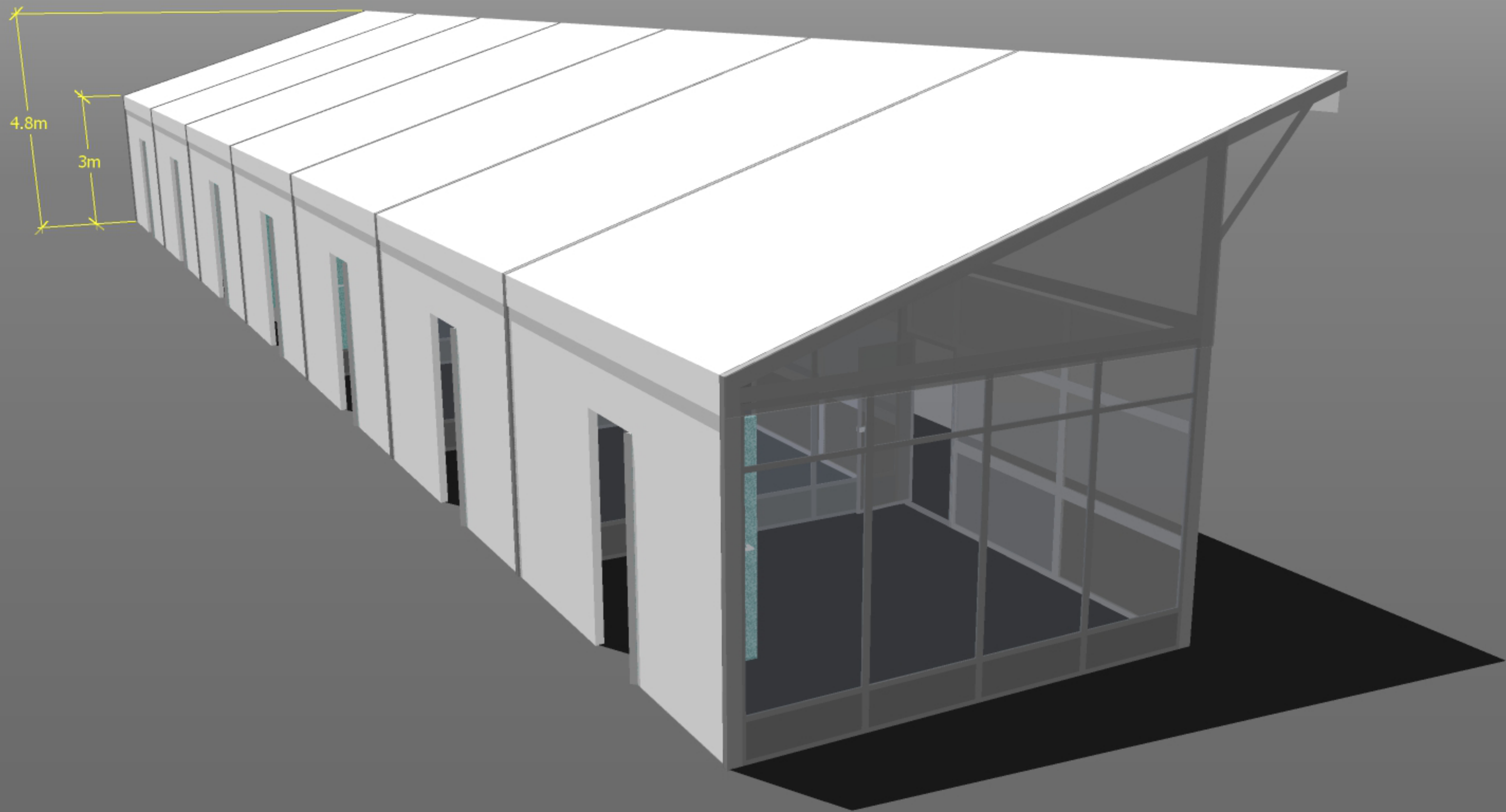
SHELTERS 15' X 105'



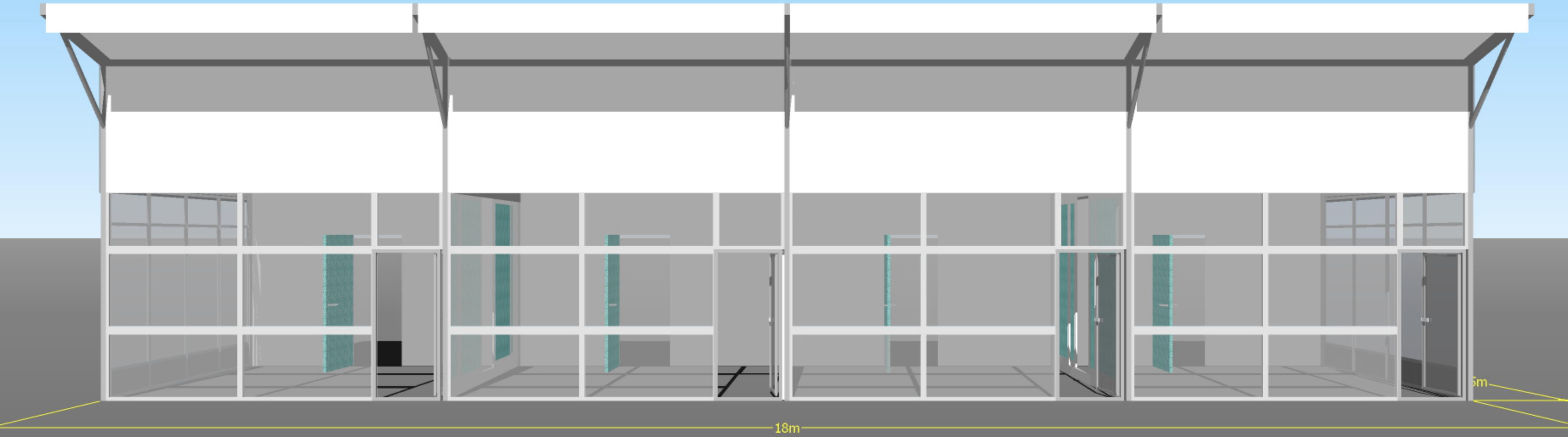




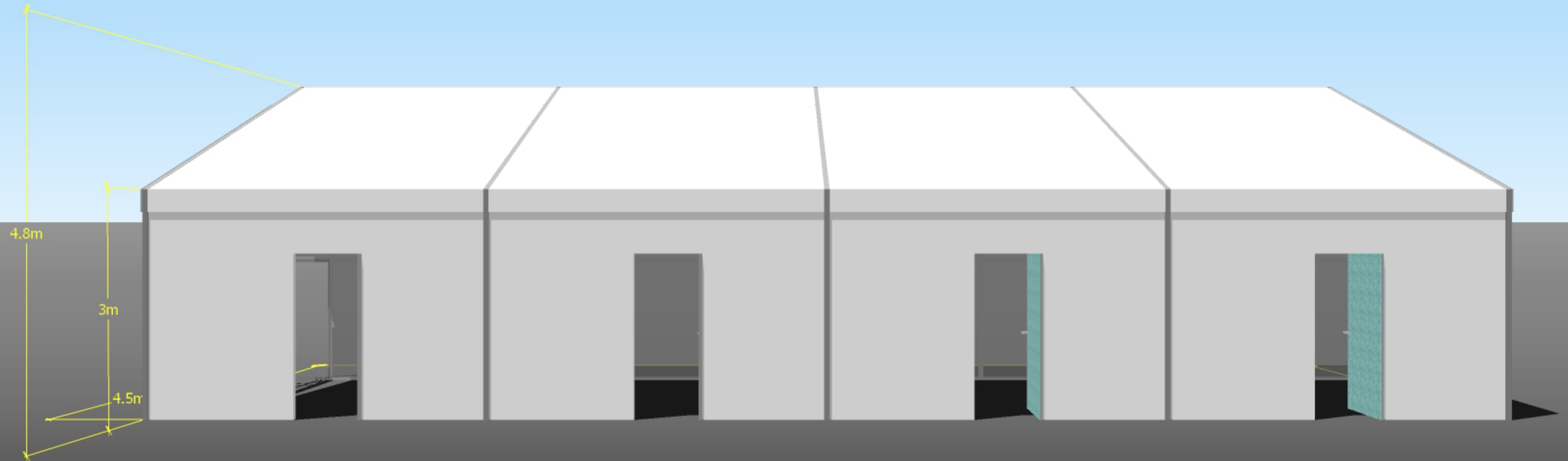


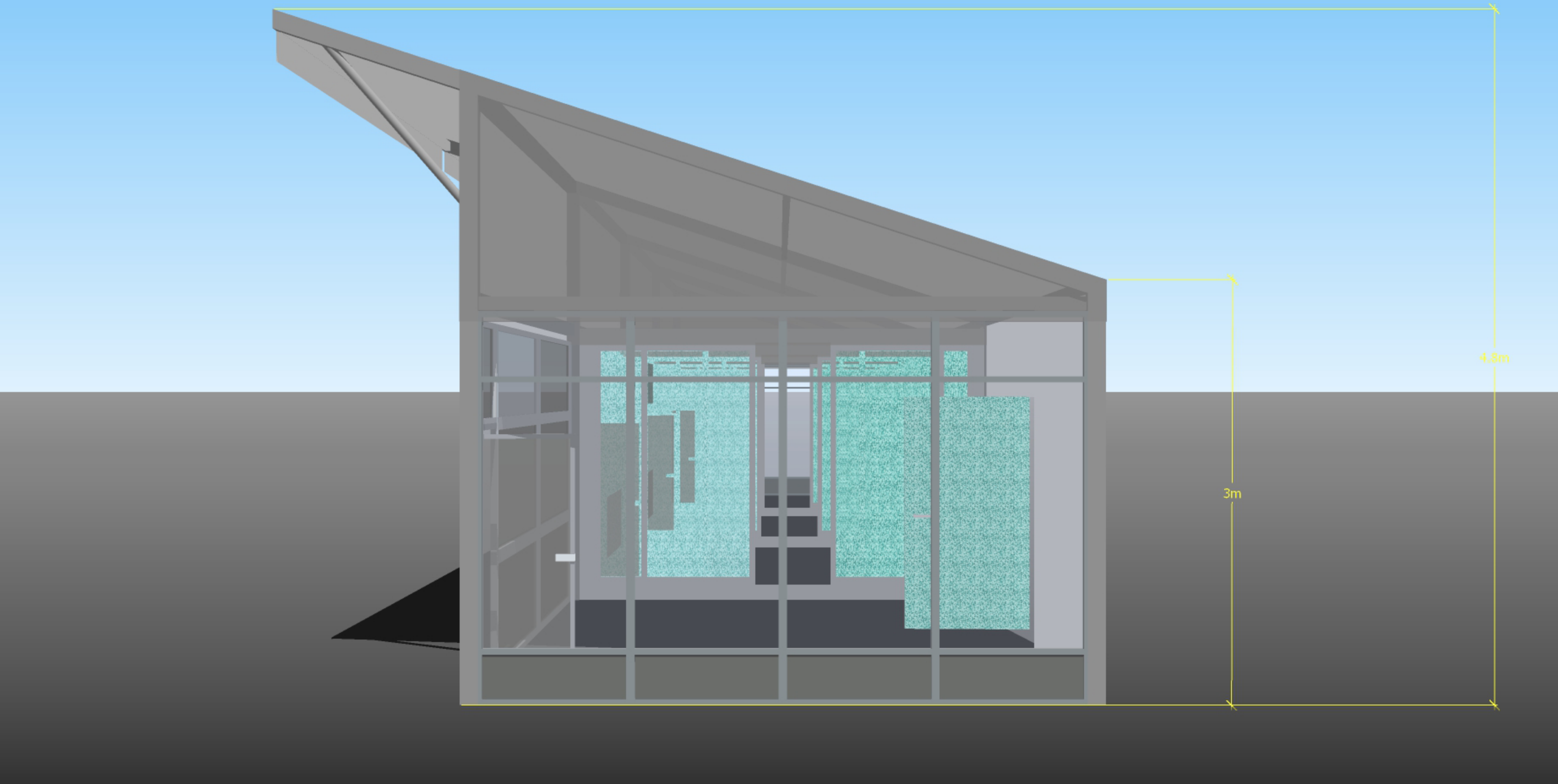


SHELTERS 15' X 60'



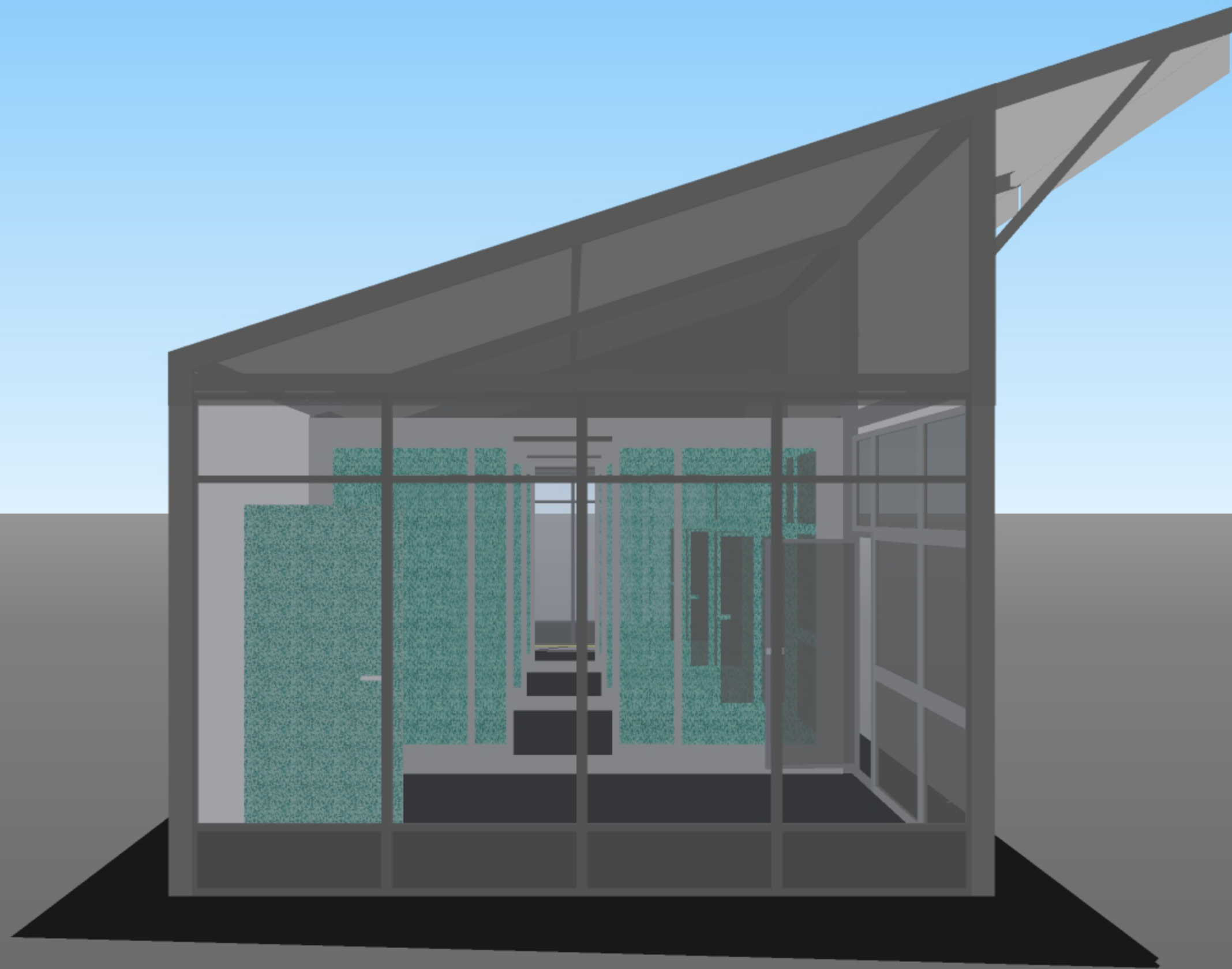
SHELTERS 15' X 60'

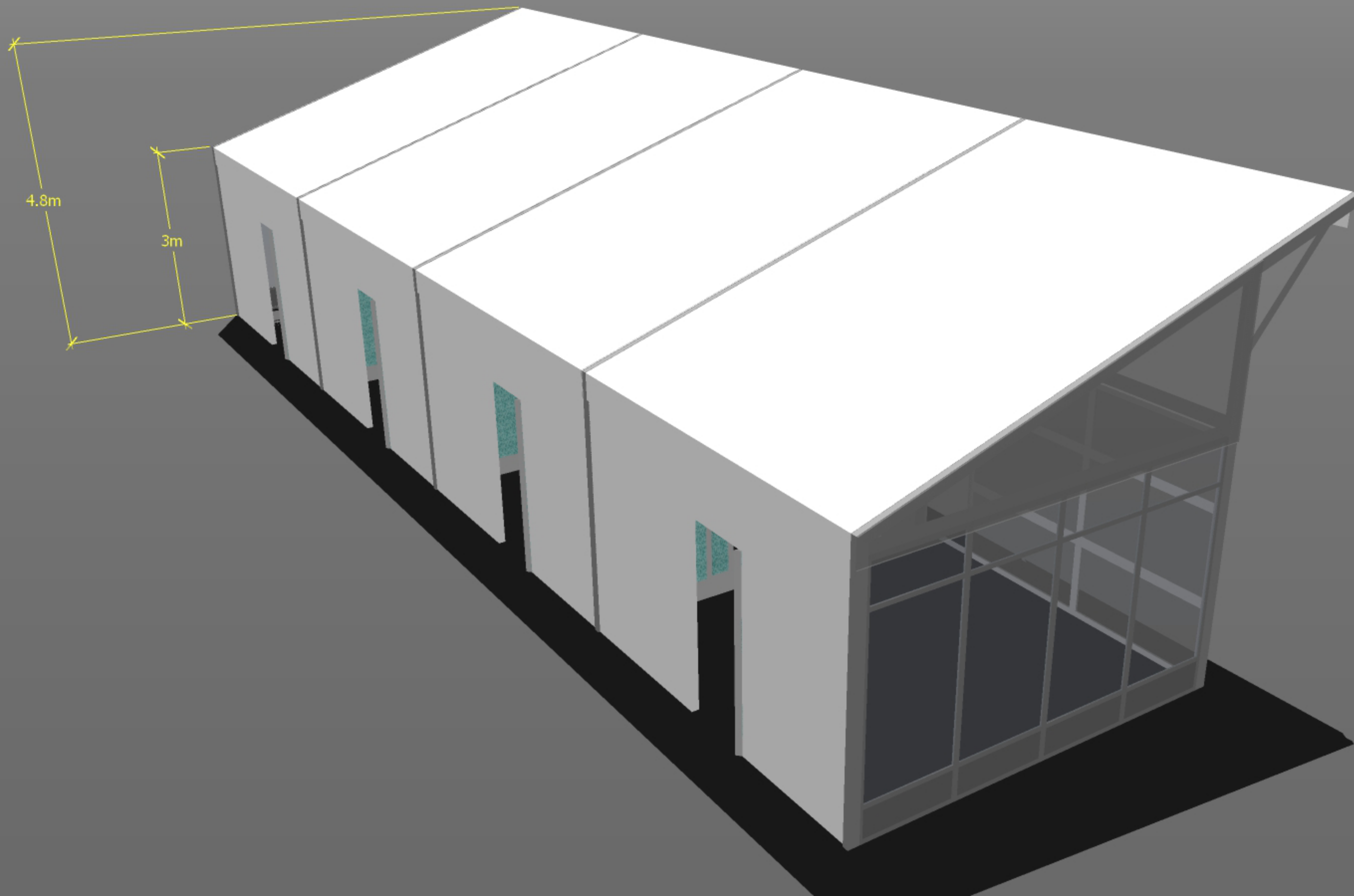


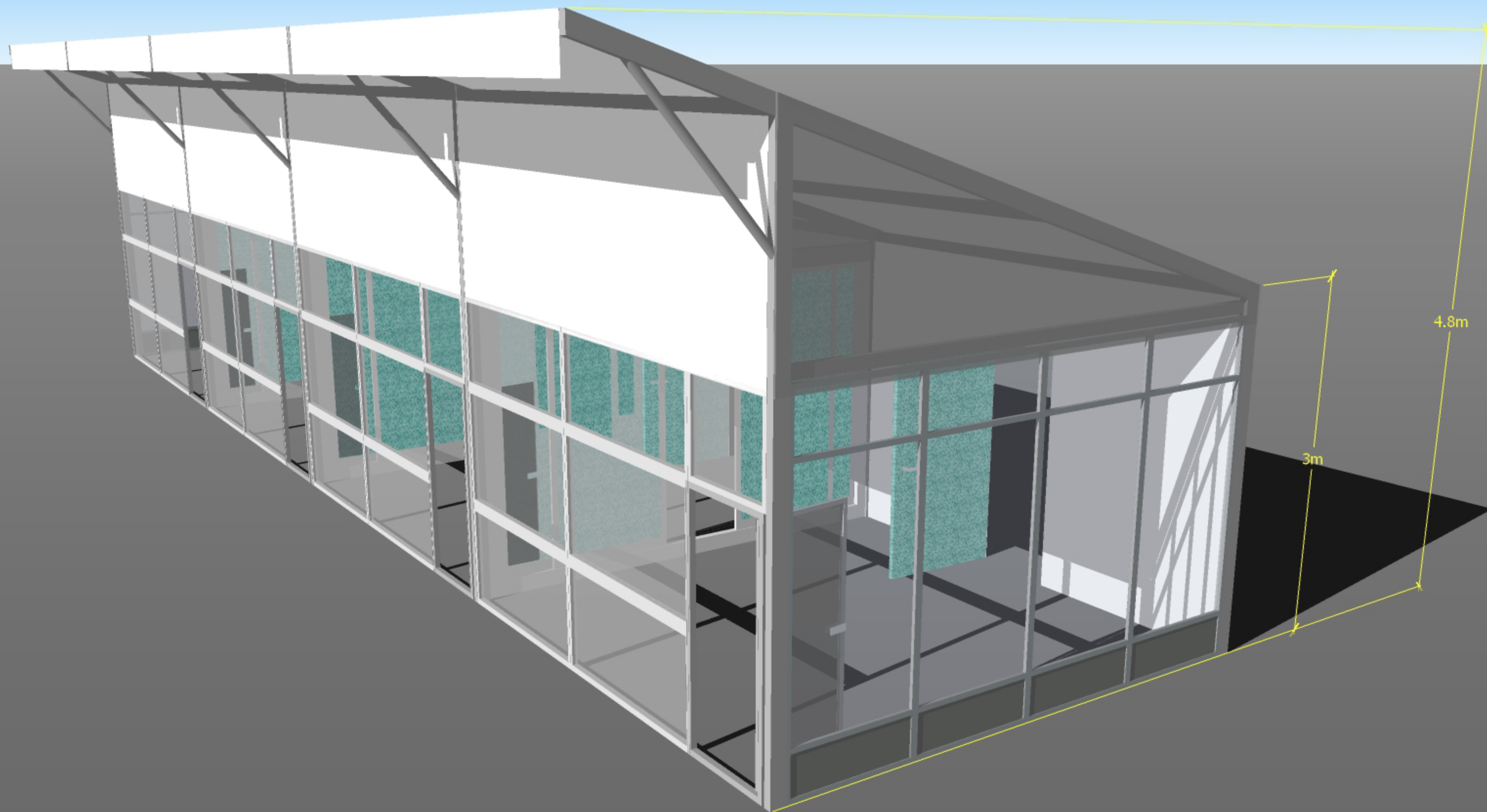


4.3m

3m







STREET VIEW - NORTHWEST







