

# 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 Aldermanic District: 2

## 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):

DPCE USE ONLY	Legistar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date:       /       /

## 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 Email: msturm@cityofmadison.com

Property Owner (if not applicant): City of Madison

Address: \_\_\_\_\_

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

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

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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

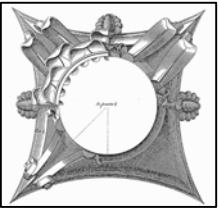
Respectfully submitted,

Peter R Rött, Principal Architect  
Isthmus Architecture

**ATTACHMENTS**

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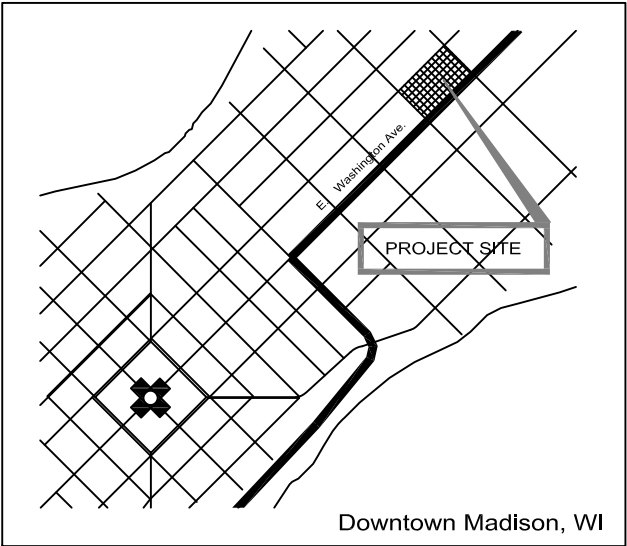
Project Drawings with Conditions Image and Perspective View of Proposed



# 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 DISCREPENCIES
- 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

ROOM NAME	ROOM NUMBER	INTERIOR ELEVATION REFERENCE	DETAIL REFERENCE
	102		
WINDOW TAG	W201		
DOOR TAG	D201		

## 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
<b>WOMEN</b>	<b>WOMEN</b>
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
<b>MEN</b>	<b>MEN</b>
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

T0.1	TITLE SHEET
<del>C1.0</del>	<del>SITE SURVEY-EXISTING SITE</del>
<del>C1.1</del>	<del>SITE PLAN WITH DEMOLITION</del>
<del>G-1</del>	<del>GRADING PLAN AND DETAILS</del>
<del>L0.1</del>	<del>LANDSCAPE PLAN</del>
<del>A0.1</del>	<del>ARCHITECTURAL SITE PLAN</del>
<del>A1.0</del>	<del>LOWER LEVEL SELECTIVE REMOVAL PLAN</del>
<del>A1.1</del>	<del>FIELD LEVEL SELECTIVE REMOVAL PLAN</del>
<del>A1.2</del>	<del>UPPER LEVEL SELECTIVE REMOVAL PLAN</del>
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A2.1	FIELD LEVEL FLOOR PLAN
A2.2	UPPER LEVEL FLOOR PLAN
A2.3	ROOF PLAN
A3.0	BUILDING SECTIONS
A3.1	CONTEXT IMAGES
A4.0	BUILDING ELEVATIONS - GRANDSTAND
A4.1	BUILDING ELEVATIONS - CONCESSIONS
<del>A5.1</del>	<del>INTERIOR ELEVATIONS - RESTROOMS</del>

BREESE STEVENS FIELD

## CONCESSIONS BUILDING ADDITION

Project	
Proj. No.:	1617.02

design phase

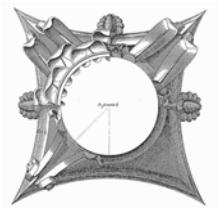
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T0.1

EAST MIFFLIN STREET

ISTHMUS  
ARCHITECTURE, INC.



NORTH PATERSON STREET

NORTH BREARLY STREET

MASONRY RESTORATION  
DRAINAGE MITIGATION

CONCESSION BUILDING  
PROJECT BOUNDARY

MASONRY RESTORATION  
DRAINAGE MITIGATION

BREESE STEVENS FIELD

CONCESSIONS  
BUILDING ADDITION

Project  
Proj. No.: 1617.02

design phase

Scale:  
Drawn By: pr  
Date: date

Preliminary  
Not for Construction

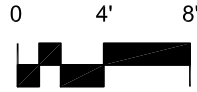
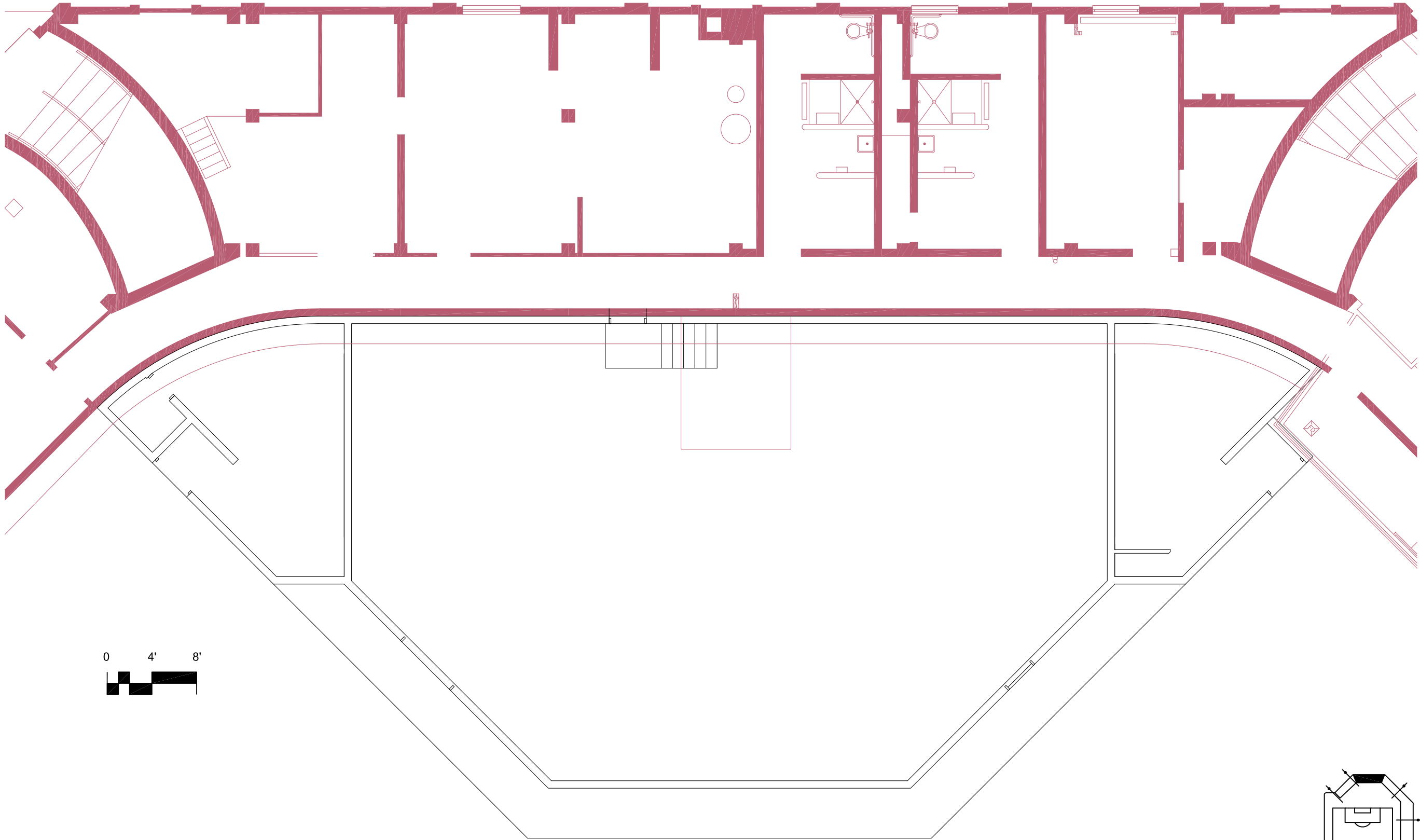
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EAST WASHINGTON AVENUE

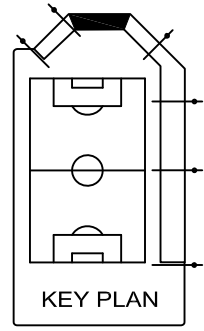
1 FACILITY SITE PLAN  
1/4"=1'-0"



A0.1

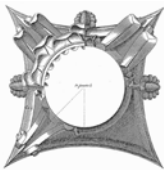


1 FOUNDATION PLAN - LOWER LEVEL PLAN  
1/4" = 1'-0"



KEY PLAN

ISTHMUS  
ARCHITECTURE, INC.



613 Williamson Street  
Suite 203  
Madison, WI 53703

BREESE STEVENS FIELD  
CONCESSIONS  
BUILDING ADDITION

Project  
Proj. No.: 1617.02  
LOWER LEVEL  
FLOOR PLAN

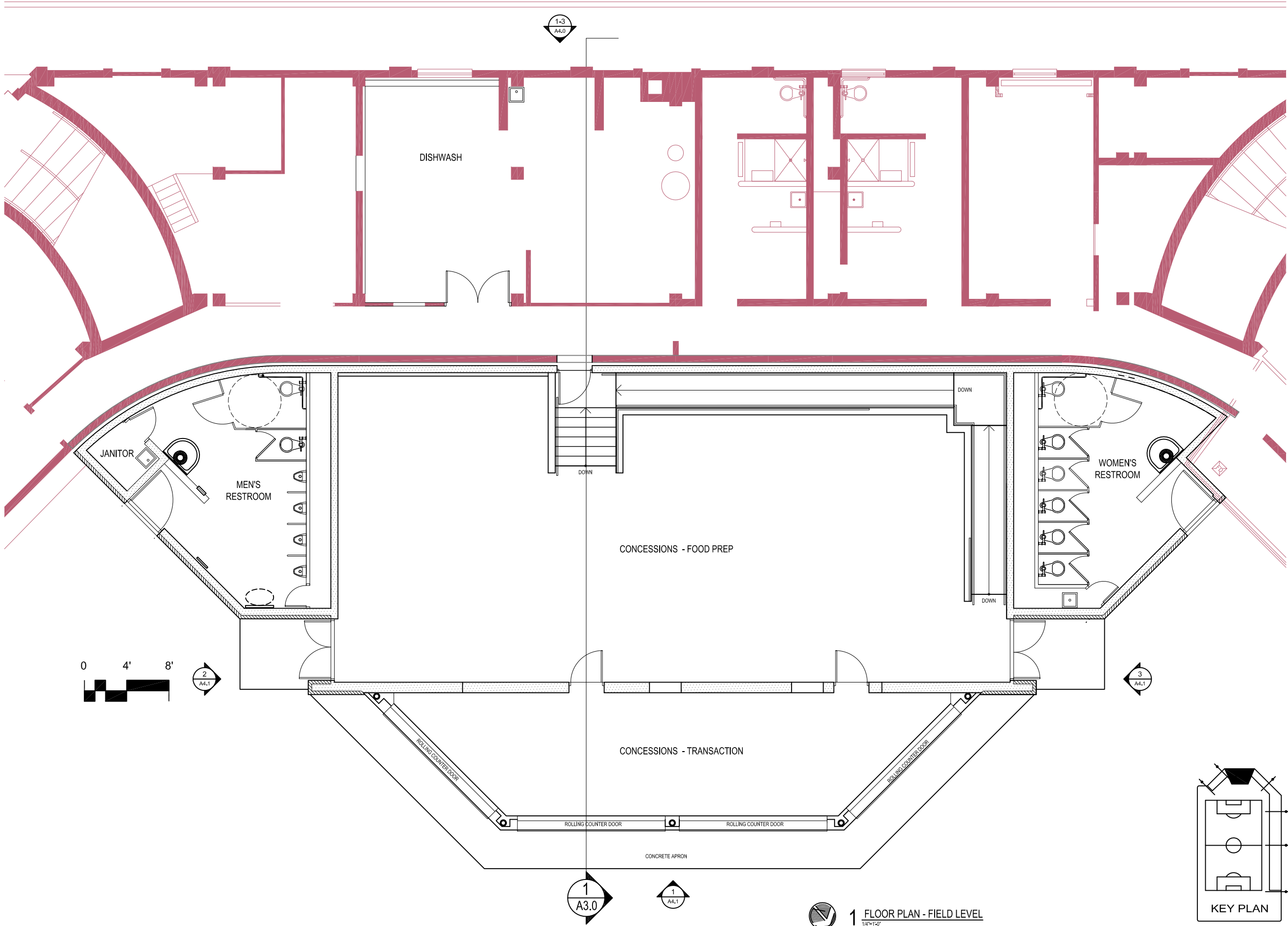
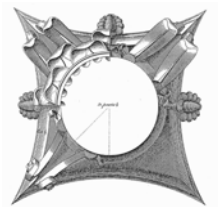
design phase

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A2.0





BREESE STEVENS FIELD  
**CONCESSIONS**  
BUILDING ADDITION

Project  
Proj. No.: 1617.02  
**FIELD LEVEL**  
FLOOR PLAN

**design phase**

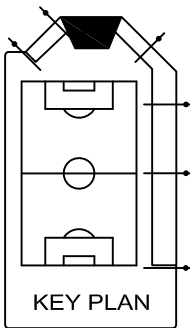
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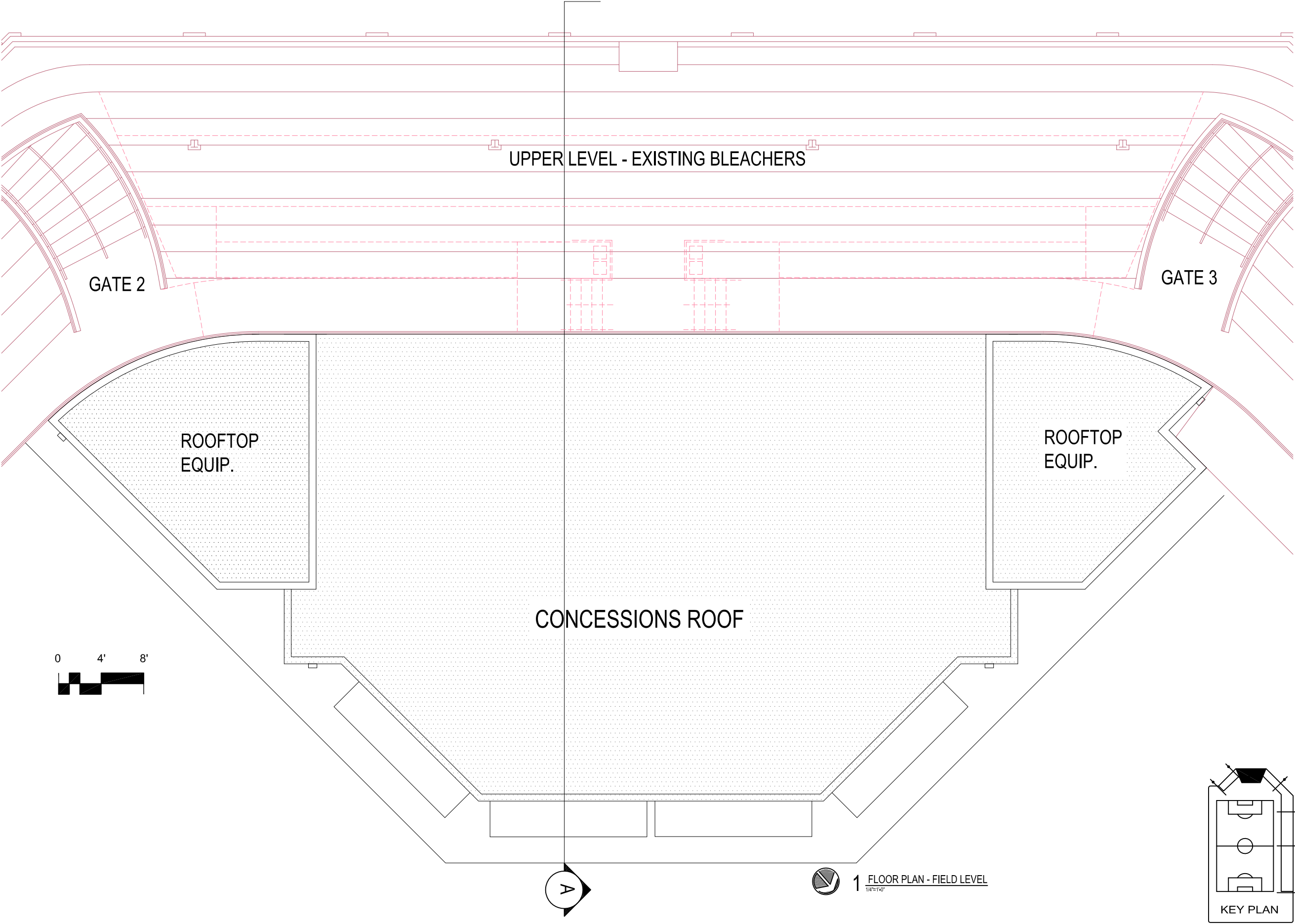
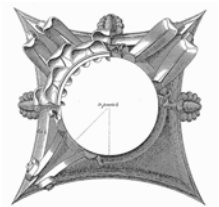
Sheet No:

**A2.1**

11-06-17

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





BREESE STEVENS FIELD  
**CONCESSIONS**  
BUILDING ADDITION

Project  
Proj. No.: 1617.02  
**UPPER LEVEL**  
ROOF PLAN

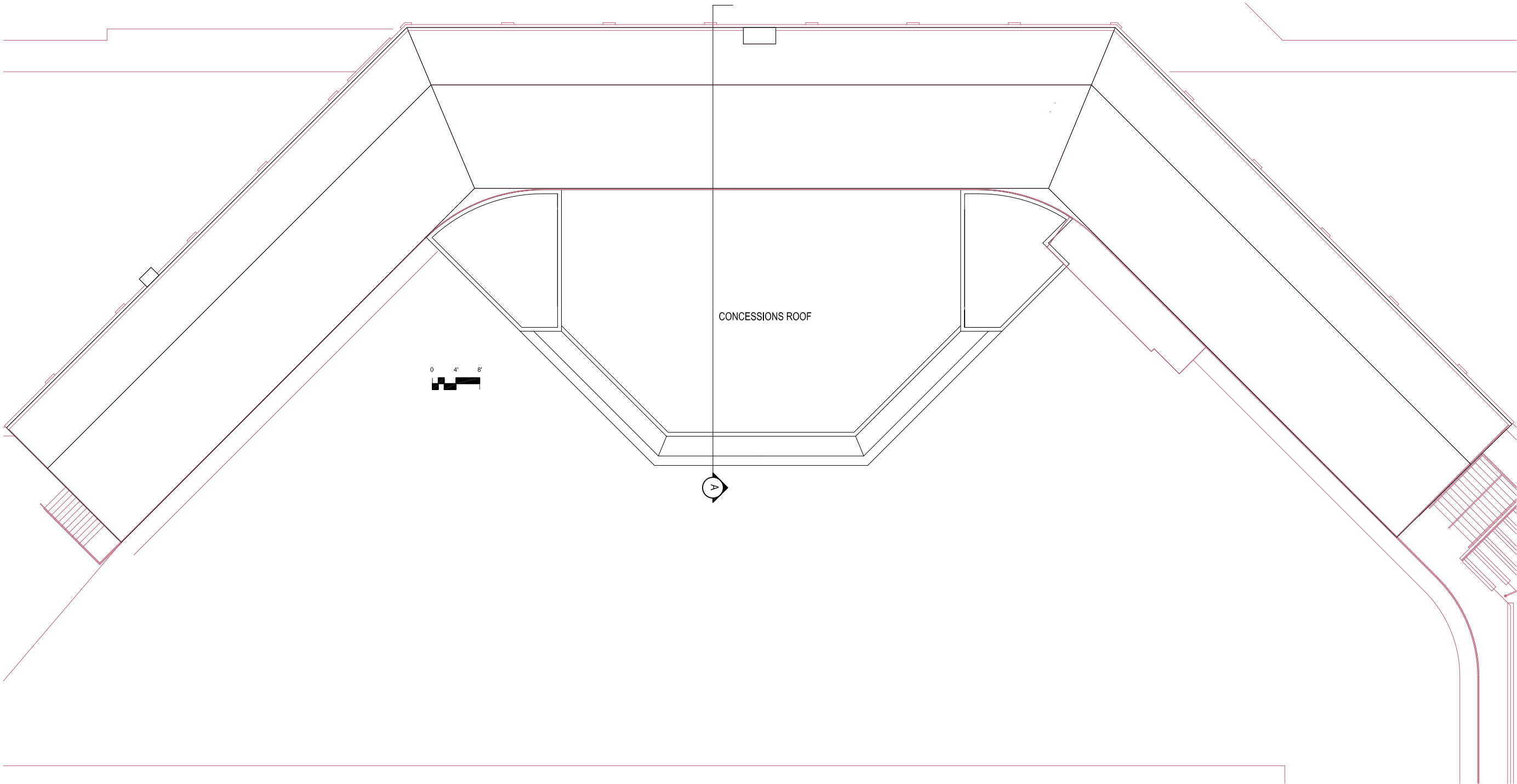
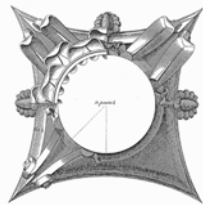
**design phase**

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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

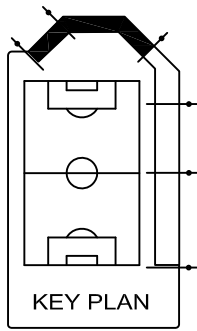
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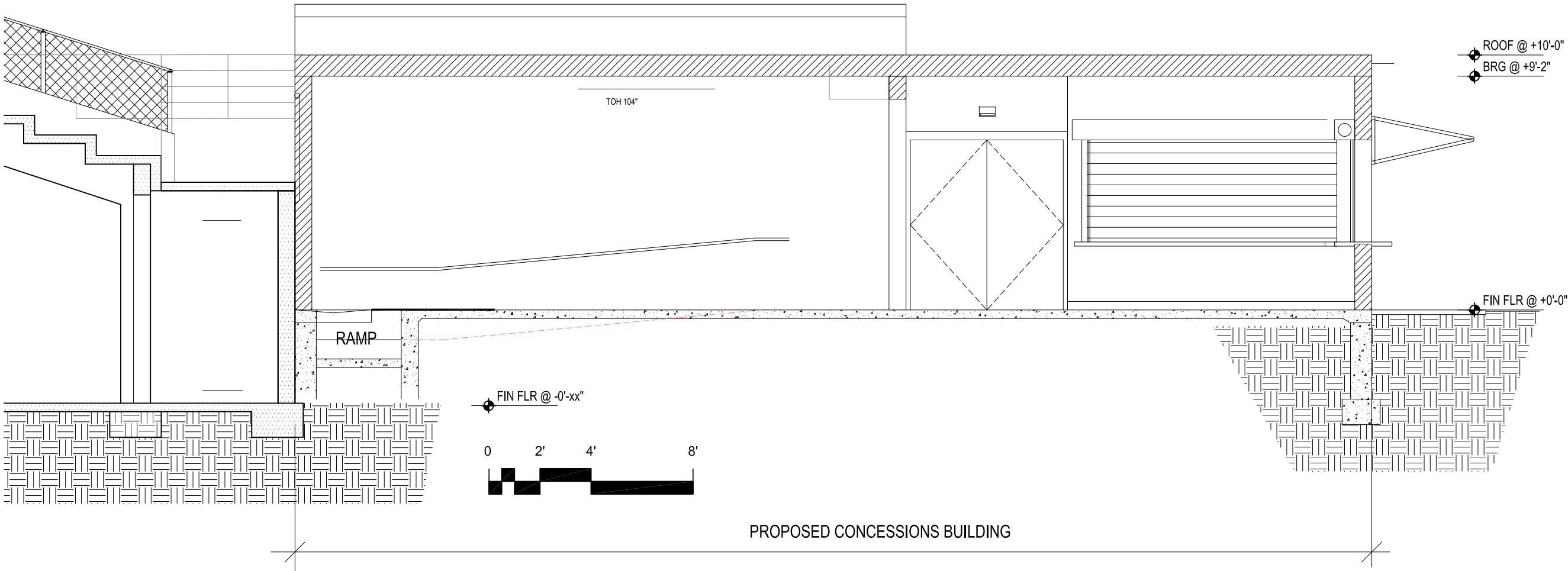
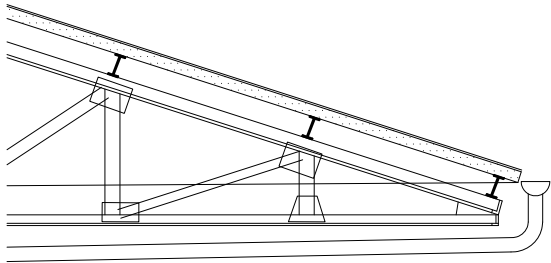
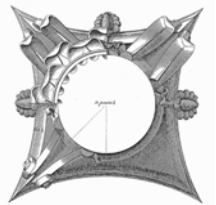
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A2.3



KEY PLAN



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

BREESE STEVENS FIELD  
**CONCESSIONS  
BUILDING ADDITION**

Project  
Proj. No.: 1617.02  
**SECTIONS**

**design phase**

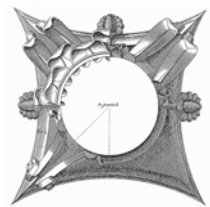
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**Preliminary  
Not for Construction**

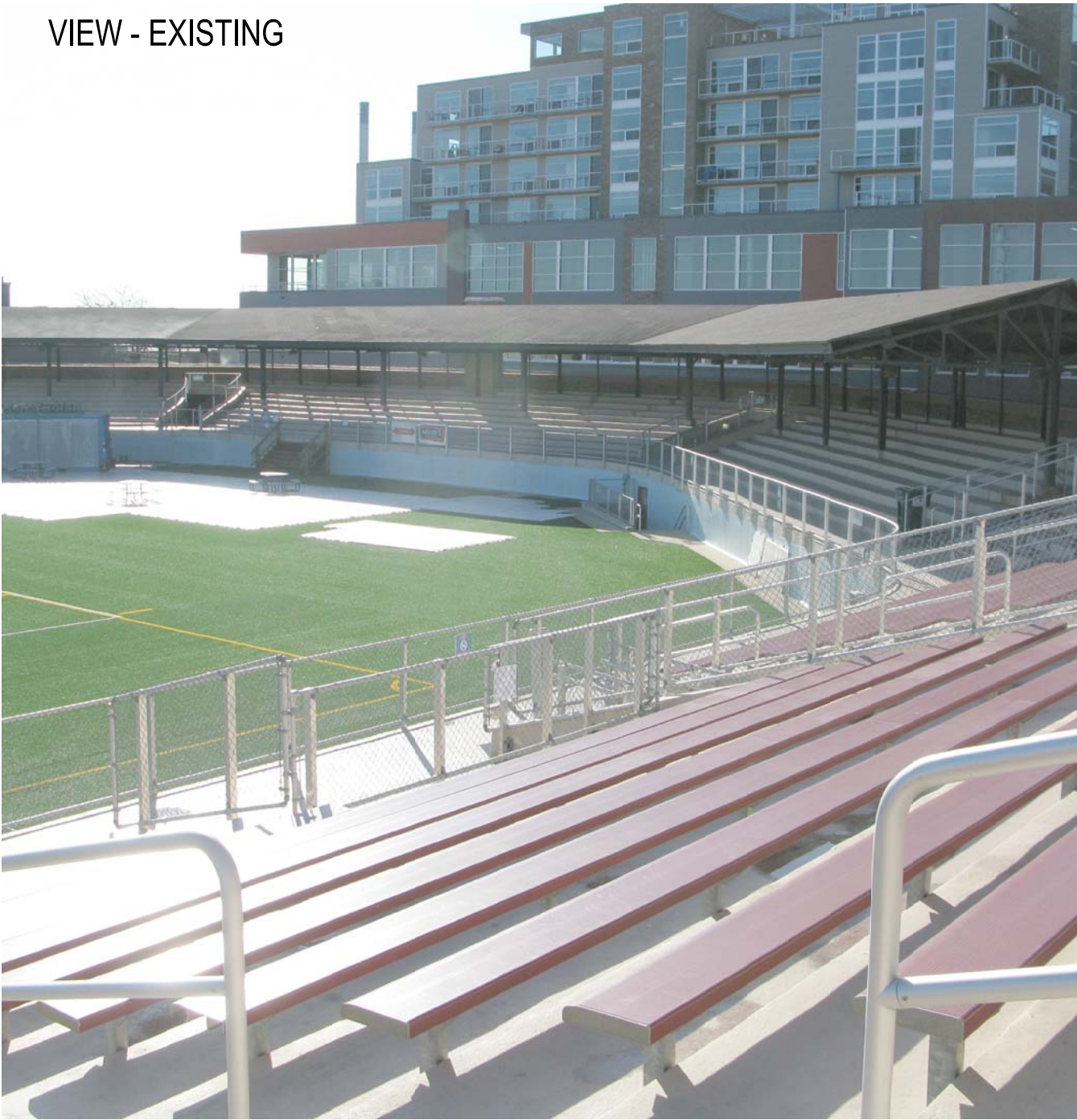
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**A3.0**





VIEW - EXISTING



VIEW - PROPOSED



BREESE STEVENS FIELD

CONCESSIONS  
BUILDING ADDITION

Project  
Proj. No.: 1617.02

CONTEXT IMAGES

design phase

Scale:

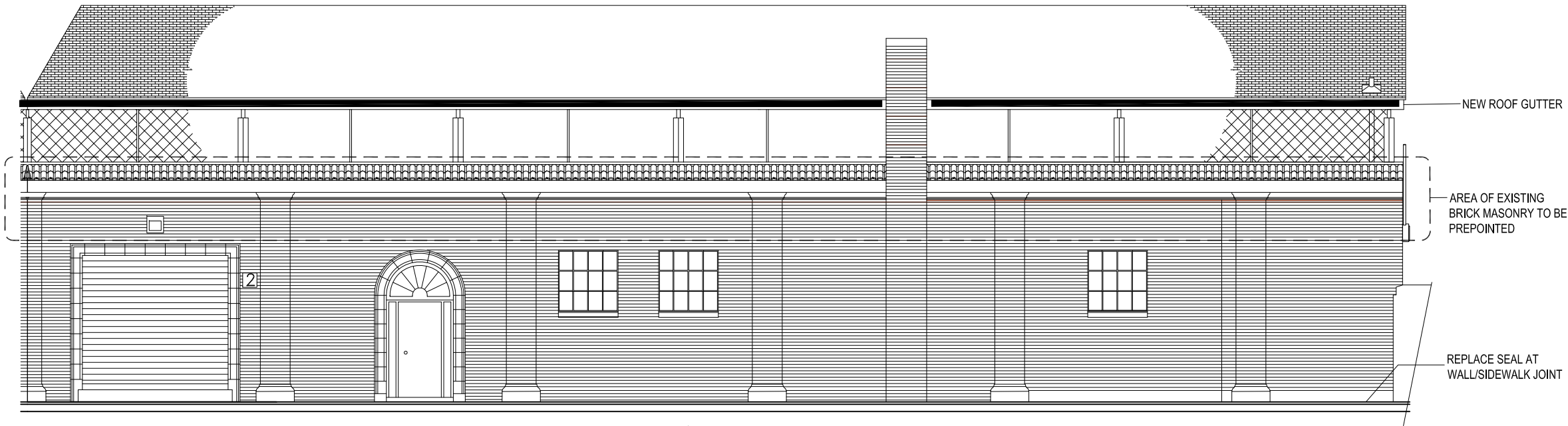
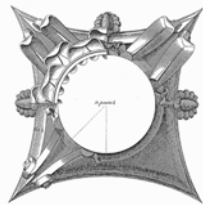
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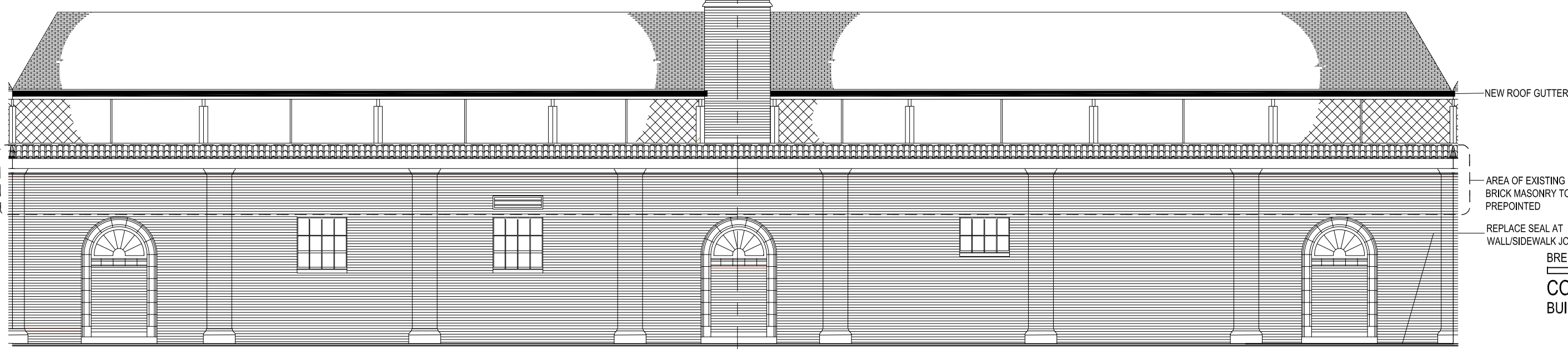
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A3.1

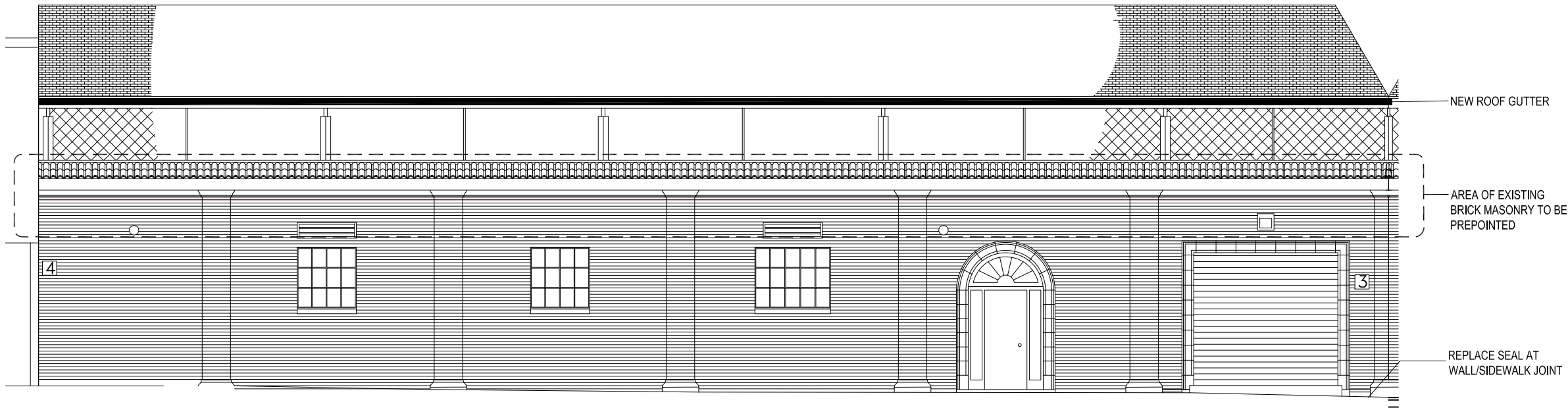




1 SOUTH ELEVATION @ PATERSON ST.  
Scale: 1/4"=1'-0"



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



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

BREESE STEVENS FIELD

CONCESSIONS  
BUILDING ADDITION

Project  
Proj. No.: 1617.02  
ELEVATIONS  
EXTERIOR of GRANDSTAND

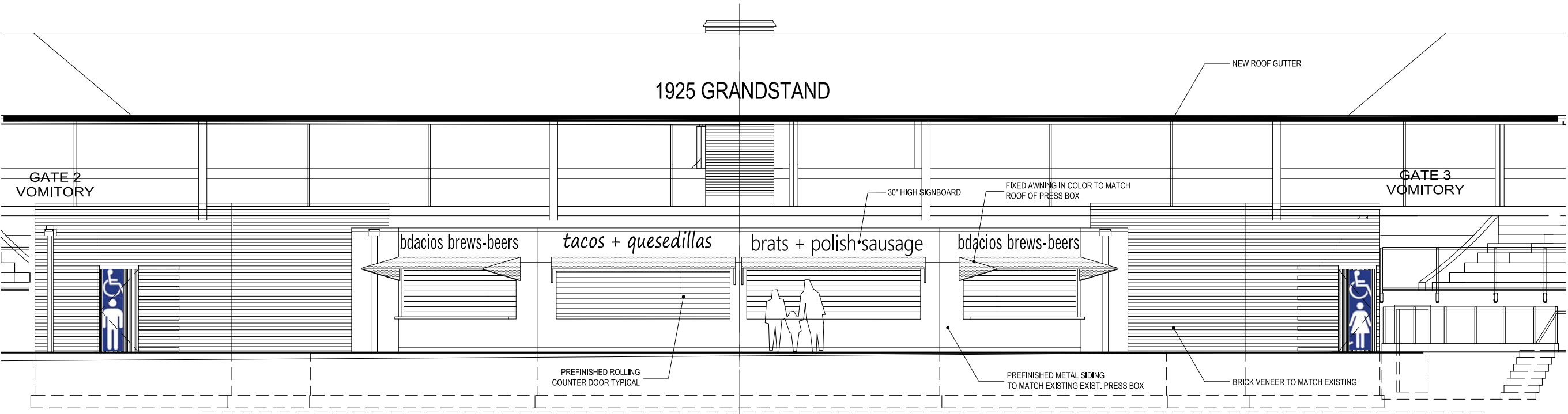
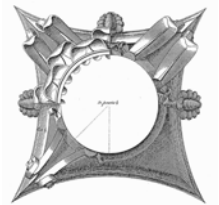
design phase

Scale:  
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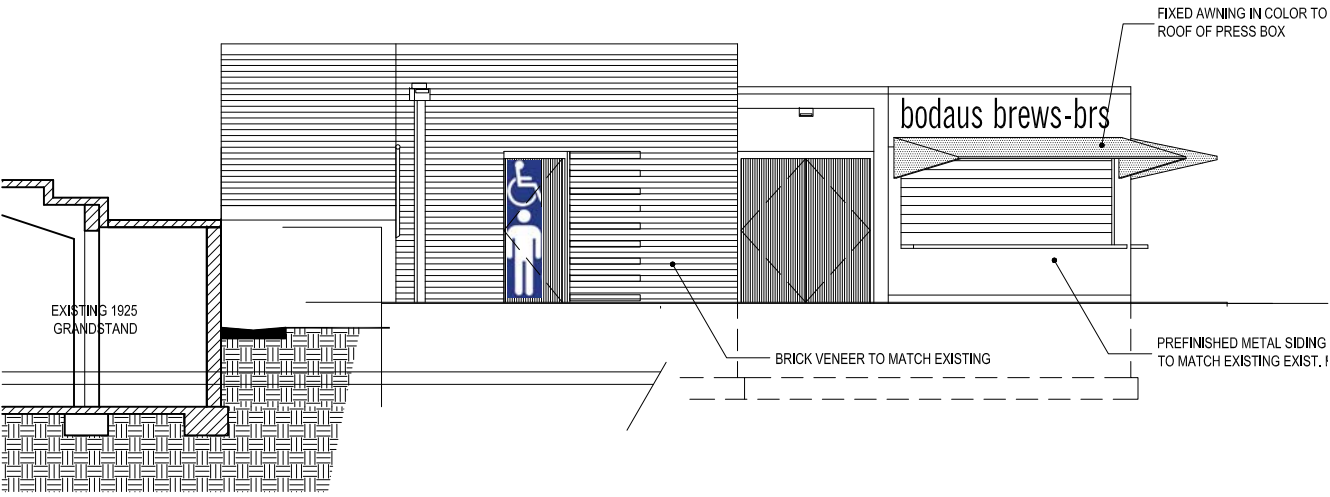
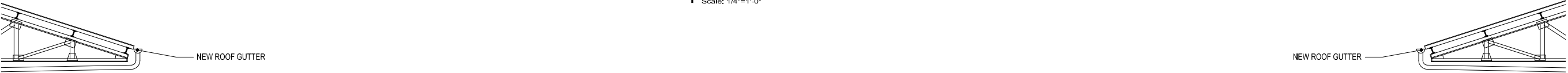
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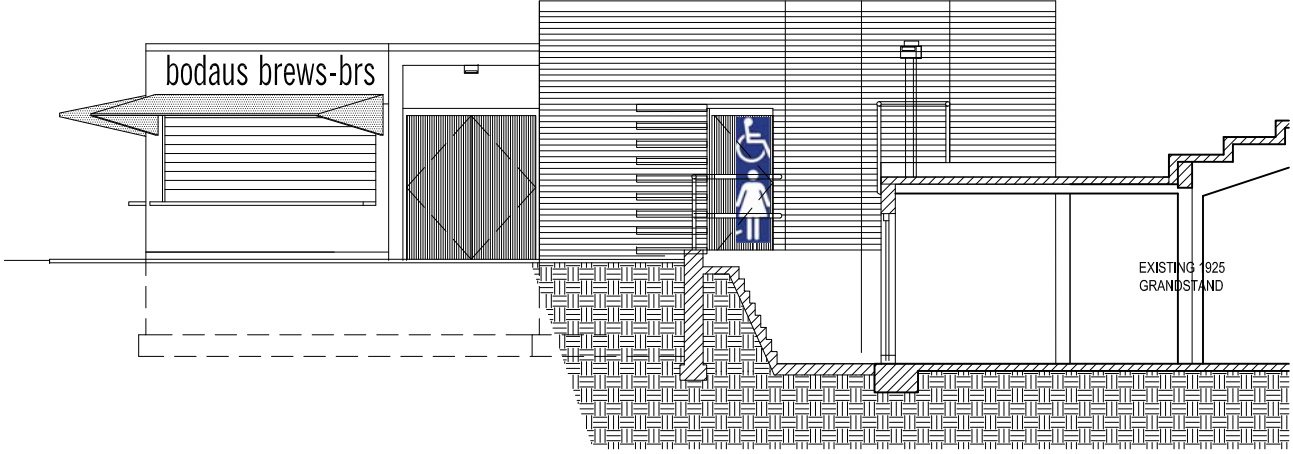
A4.0



1 SOUTHEAST ELEVATION - CONCESSIONS ADDITION  
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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: date

Sheet No:

A4.1