



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Urban Design Commission  
**FROM:** Janine Glaeser, UDC Secretary  
**DATE:** February 21, 2018  
**SUBJECT:** ID 49883 (UDC) – 917 E. Mifflin Street. – Breese Stevens Field Concessions Building Addition  
Located in UDD No. 8, 2<sup>nd</sup> Ald. Dist.

The applicant, Mike Sturm from the Madison Parks Division, and design team from Isthmus Architecture are before the Urban Design Commission requesting Final Approval of the proposed alteration to an existing conditional use.

### **Schedule:**

UDC referred the project on January 24, 2018 to allow time for input at neighborhood meeting, held the same evening. (*January 24, 2018 report attached for reference.*)

Landmarks Commission granted a Certificate of Appropriateness on January 4, 2018 with the stipulation that Staff recommendations be observed (*Landmarks Report attached and Recommendations below.*)

### **Approval Standards**

The site is located in Urban Design District 8 (“UDD 8”), which requires that the Urban Design Commission approve the proposed project using the design standards and guidelines for that district. 33.24(15)

The site is also qualifies as a Public Project which requires that the Urban Design Commission approve the proposed project using the Public Project design standards and guidelines under section 33.24(4)(d).

### **Project Description**

The Madison Parks Division is seeking approval for a 3,780 GSF one story commercial building addition to be located within the field of the Breese Stevens Field, also a City Landmark. The proposed addition will be adjacent to the 1925-constructed grandstand and provide 2,500 SF of new concessions and 1,280 SF of new accessible public restrooms.

### **Recommendations**

The State Historical Society’s position regarding the grand stand is that there are two zones of significance: outside the wall and inside the wall. The zones are treated differently with regard to the Secretary of the Interior’s Standards. The outside is treated with “preservation 101” and a strict adherence to the standards. The inside is not treated as same as there have been changes and adjustments over time.

The following conditions were stipulated in the COA approval:

1. The new brick shall be differentiated from the old by the use of a different coursing pattern.
2. The material of the door surrounds should be noted and discussed for compatibility.
3. The Applicant shall describe how the addition is being tied to the existing wall and what issues would have to be reversed (if any).