

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

**AGENDA ITEM # _____
Project # _____
Legistar # _____**

DATE SUBMITTED: 09/24/2014
UDC MEETING DATE: 10/01/2014

Action Requested
 Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: 704 - 734 University Avenue

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals)
WI DOA/ DFD
Russ Van Gilder, Project Manager
russ.vangilder@wisconsin.gov
101 East Wilson Street, 7th Floor, P.O. Box 7866
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P: 608-266-1412

ARCHITECT/DESIGNER/OR AGENT:
Strang, Inc.
6411 Mineral Point Road, Madison, WI 53705-4395
P: 608-276-9200
Larry Barton, Principal barton@strang-inc.com
Mark Bastian, Senior Project Manager mbastian@strang-inc.com

CONTACT PERSON: University of Wisconsin-Madison, Madison, WI
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-Suite 900 WARF Building
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- Madison, WI. 53726
Phone: -Gary Brown, Director, Campus Planning & Landscape
Fax: gbrown@fpm.wisc.edu
-P: 608-263-3023
E-mail address:

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

PLEASE PRINT!

PLEASE PRINT!



October 01, 2014

Letter of Intent

To: Urban Design Commission

Project: UW-Madison School of Music Performance, DFD Project No. 10F2J
704 – 734 University Avenue

Client

Wisconsin Dept. of Administration
Division of Facilities Development (DFD)
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Institution

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Susan Cook, Director, School of Music, Professor of Musicology director@music.wisc.edu
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Architectural (Prime Firm)

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Architectural (Association Firm)

Holzman Moss Bottino Architecture (HMBA)
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Malcolm Holzman, Principal mholzman@holzmanmoss.com
Douglas Moss, Partner dmoss@holzmanmoss.com

Landscape Architecture

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Ken Saiki, Landscape Team Leader ksaiki@ksd-la.com
Shane Bernau, Landscape Architect sbernau@ksd-la.com

Civil Engineering

OTIE Engineering
5100 Eastpark Blvd, Suite 300, Madison, WI 53718
P: 608-243-6470
Steve Whayland, Civil Team Leader swhayland@otie.com

Project Data and Statistics:

Current zoning: C-I, Campus Institutional

Building Area:	Total building area (Phase I) =	32,123 gross square feet
	Total building area (Phase II) =	<u>42,335 gross square feet</u>
	Total overall building area (Phase I & II) =	74,458 gross square feet

Building height above grade is 2 stories (approx. 42') Phase I; 3 stories (approx. 56') Phase II.

Building Summary:

The University of Wisconsin - Madison School of Music proposes a new Performance Facility project as part of the University's Music / Art Museum Block Master Plan. The site is located at the intersection of North Lake Street and University Avenue. The Music Performance Building has both an academic and a public mission. The site development will accommodate regular users; students, faculty and staff, as well as, occasional guests. Building massing, use of materials and location will contribute to the project as a true campus gateway. The project consists of a 32,123 GSF Phase I scope. This includes the construction a 325-seat Recital Hall, a 3,100 ASF Rehearsal Space, as well as, main front lobby and all the necessary support spaces. Phase II to the north, will include the 737-seat concert hall as a separate future project. Phase II, currently not funded, however will be included in the initial design work of Phase I to provide integration of all building systems between the two phases. The site has been cleared to receive the new building. The project is seeking design review and approval for Phase I and Phase II.

Site and Landscape Design:

Site design will accessibly accommodate pedestrian, cyclist, and vehicular users. The site and landscape design will facilitate a gracious entry into the proposed building from University Avenue and will engage the street at the pedestrian level. New amenities include paving, street trees, street lighting, site furniture, and landscaping. Site design must also relocate an existing bus stop within the project boundary along University Ave. Coordination with the city to expand North Lake Street's right-of-way for an additional south bound lane is on-going. Furthermore, the project vacates a portion of Fitch Ct.

Parking and Access:

Included in Phase I, 28 automobile parking stalls will be provided for UW - Madison campus permit lot use. In addition, 2 accessible stalls will be provided. Accessible parking is provided near the northwest end of the building. 56 bicycle parking stalls are provided near the west student entrance and along North Lake Street. One loading dock will be provided on the northwest end of the building. Delivery, service and fire department access to the center of the block will be provided via the parking lot access drive for Phase I. Under Phase II development, all surface parking is eliminated.

Site Utility/HVAC Equipment Locations and Screening:

All HVAC Equipment will be located in the lower level of the building.

Project Schedule:

Construction is currently scheduled to begin in November 2015 and be completed in spring 2017.

Attachments: Application, Letter of Intent, Informational Packet



music performance building

phase one and two

University of Wisconsin – Madison School of Music

Urban Design Commission - Informational Meeting - October 01, 2014

PROJECT NARRATIVE

Introduction

The University of Wisconsin Madison School Of Music proposes a new Performance Facility project as part of the University's Music / Art Museum Block Master Plan. The site is located at the intersection of Lake Street and University Avenue. The Music Performance Building has both an academic and a public mission. The site development will accommodate regular users; students, faculty and staff, as well as, occasional guests. Building massing, use of materials and location will contribute to the project as a true campus gateway. The project consists of a 32,123 GSF Phase I scope. This includes the construction a 325 seat Recital Hall, a 3,100 ASF Rehearsal Space, as well as, main front lobby and all the necessary support spaces. The site has been cleared to receive the new building.

Building Entrance and Site Access

The public entry will be along University Avenue. Student entry will be along the west face of the building adjacent to the Chazen addition's forecourt. Delivery, service and fire department access will be provided via parking lot access drive for Phase I. Connection along University Avenue and through the service court north of the building will link the building to the Mall. The combined pedestrian, bicycle and service vehicle circulation in the service court will provide access to the new building and continued School of Music facilities in the Mosse Humanities Building.

Building Enclosure

Durable, high quality building materials suitable for a 100-year building, and of comparable quality with adjacent buildings within the East Campus Arts District will be suggested for the exterior. Glass is highly desirable for the Lobby, as a way to activate the building from University Avenue. Building massing will identify major programmatic elements: Recital Hall, Rehearsal Room, and Lobby. Each will have a very distinct presence when viewed from the exterior.

Schedule

Funding for the project is complete through Phase 1. Design of the project will conclude October 2015. Construction is targeted commencing November of 2015 with completion the spring of 2017.

Future Expansion

Phase II, currently not funded, however will be included in the initial design work of Phase I to provide integration of all building systems between the two phases. A potential future Phase 3 could be constructed on the UW-Extension site to the north. This will provide the balance of academic support spaces (classrooms, practice rooms, faculty offices, etc.). Depending on the success of fundraising efforts, Phase 1 & 2 can be built simultaneously or Phase 2, as a distinct project following Phase 1. The uncertainty of UW-Extension, and the steps necessary for this site to be fully available for Phase 3 construction are as follows:

- Continued implementation of campus Master Plan.
- UW-Extension occupants moved elsewhere.
- Procurement of funds for UW-Extension demolition.
- Procurement of funds for Phase 3 design and construction.
- UW-Extension demolition.
- Phase 3 design and construction.

PROJECT SUMMARY

- The site has been cleared to receive the new building.
- The site presents opportunities as a true campus gateway location for the arts corridor and the community.
- The project consists of a 32,123 GSF Phase I scope.
- Phase I includes the construction of a 325 seat Recital Hall, as well as, a 3,100 ASF Rehearsal Space.
- The recital hall will offer more than 350 presentations a year. The stage is sized to accommodate 20 - 25 musicians. This space is also designed to function as a recording studio.
- Phase II will complete the 737 seat concert hall as a separate future project.
- The Concert Hall will accommodate 70 - 90 musicians.
- Back of House support functions for the Concert Hall will fill the remainder of the site for Phase 2.
- The building will extend over the existing Fitch Court. The southern portion, adjacent to Phase 1 and 2, will proceed through the process of abandonment with the City of Madison.
- Student entry will be at the west side adjacent to the Chazen addition's forecourt.
- The northwest corner as part of Phase II will be designed as the service access for the project. This is adjacent to the Chazen addition's northeast loading dock.
- Delivery, service and fire department access will be provided via parking lot access drive for Phase I.
- Phase III will move all of the School of Music to this site. To proceed with this phase, the UW Extension building occupants will need to be relocated and the building demolished.

three essential purposes

teaching



music performance

recording



studio with seats

town & gown



welcome and outreach

guiding principles

Teaching laboratory for live music performance

On stage experience – outstanding acoustical environment

State of the art recording environment in Recital Hall

Community resource – the place to go

Campus gateway connecting university and community

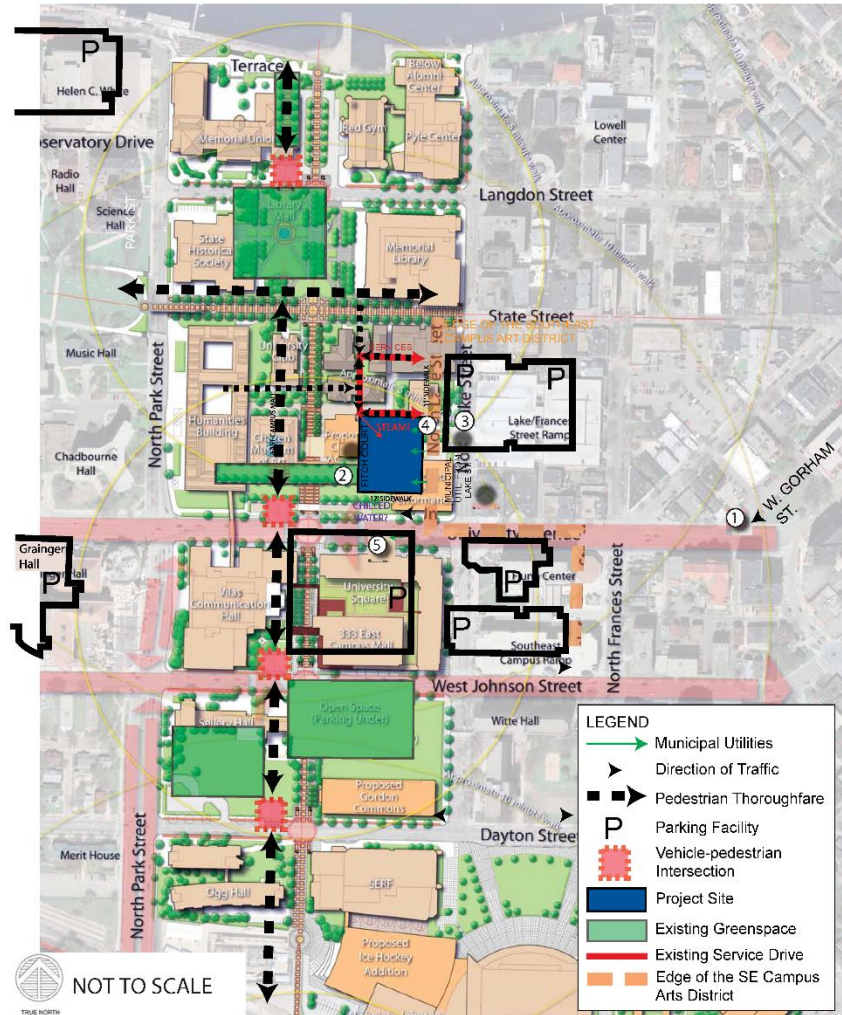
Promoting the Wisconsin Idea

Environment is accessible, attractive and sustainable

Enhance, respond and contribute to the University Arts District

A memorable experience

CONTEXTUAL ANALYSIS



VIEWS OF THE MUSIC PERFORMANCE SITE



View West from the University Bend



View from in front of Chazen Museum of Art



View of Proposed Site from Campus Parking Ramp



View from Proposed Site—Building Design to be Coordinated with City of Madison's Lake Street Reconstruction



Panoramic View Northeast from the Lucky Apartments

PROJECT SUMMARY

BUILDINGS ADJACENT TO THE MUSIC PERFORMANCE SITE



UW-Extension Building; Site of Possible Phase 3 Expansion



State Street Campus Parking Ramp @ Lake Street



Site Approach Corner
Associated Bank Building



University Square Looking South



Chazen Museum of Art



South Plaza of the Chazen Museum of Art Addition



East Campus Mall



Chazen Addition



Presbyterian House Apartments



Chazen Addition and Proposed Site

BUILDINGS ADJACENT TO THE MUSIC PERFORMANCE SITE



Site Approach Corner



Associated Bank Building



Chasen Addition

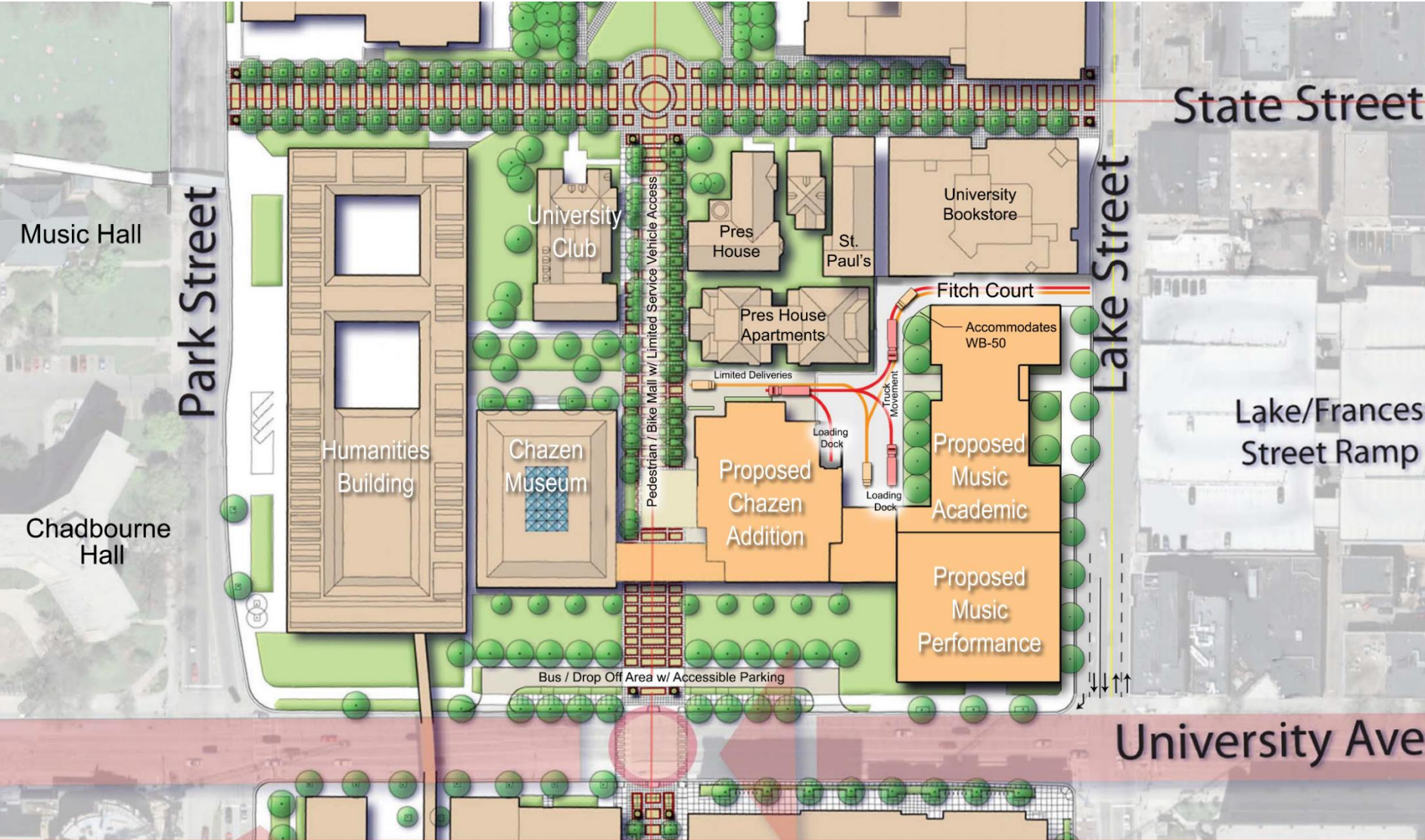


Chasen Addition at Night



Parking Lot and Proposed Site

2009 CITY OF MADISON APPROVED MASTER PLAN DIAGRAM



Music / Art Museum Block Master Plan

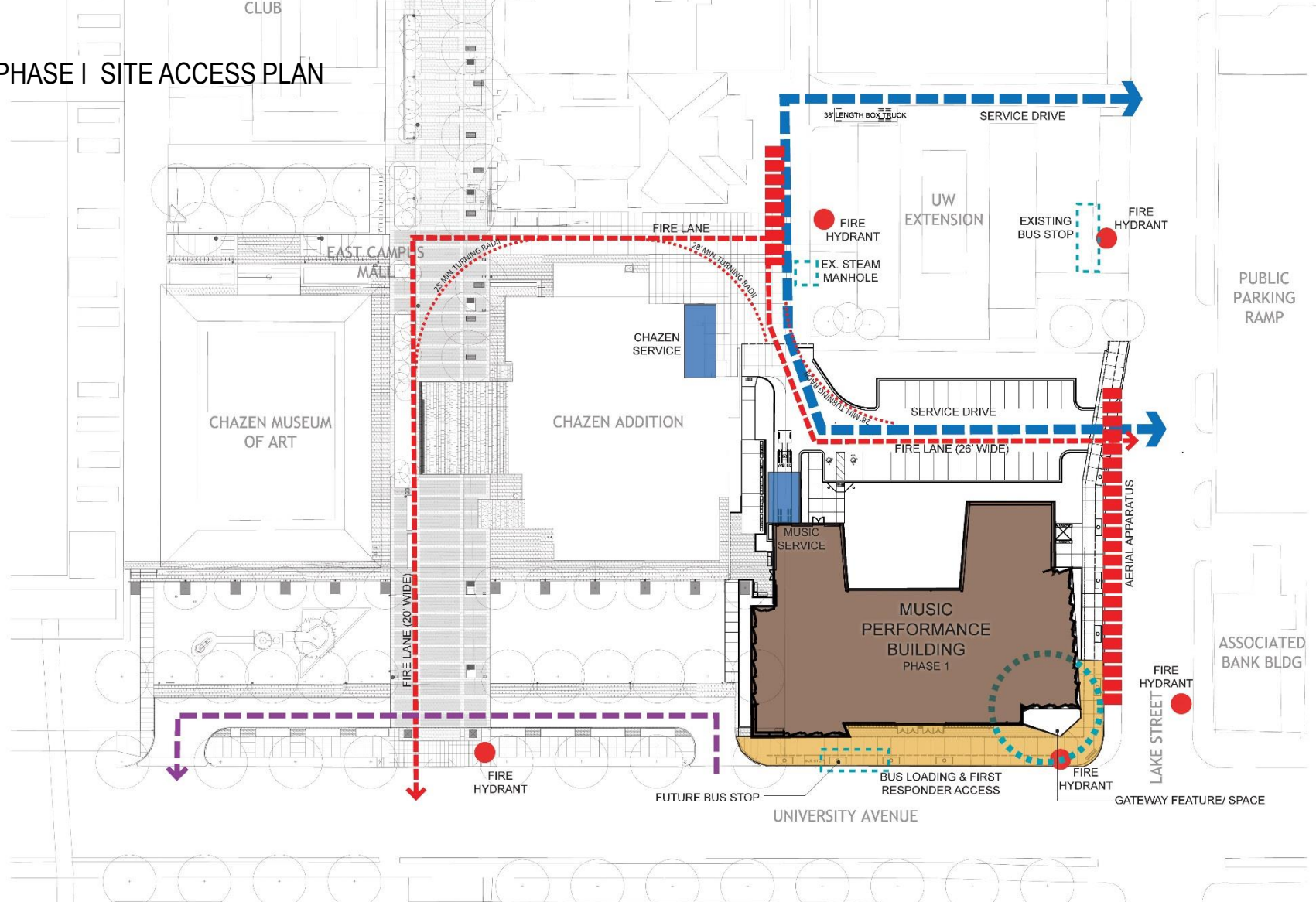
Facilities Planning and Management .. Campus Planning and Landscape Architecture

09.29.2009



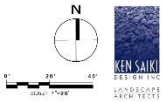
UNIVERSITY CLUB

PHASE I SITE ACCESS PLAN

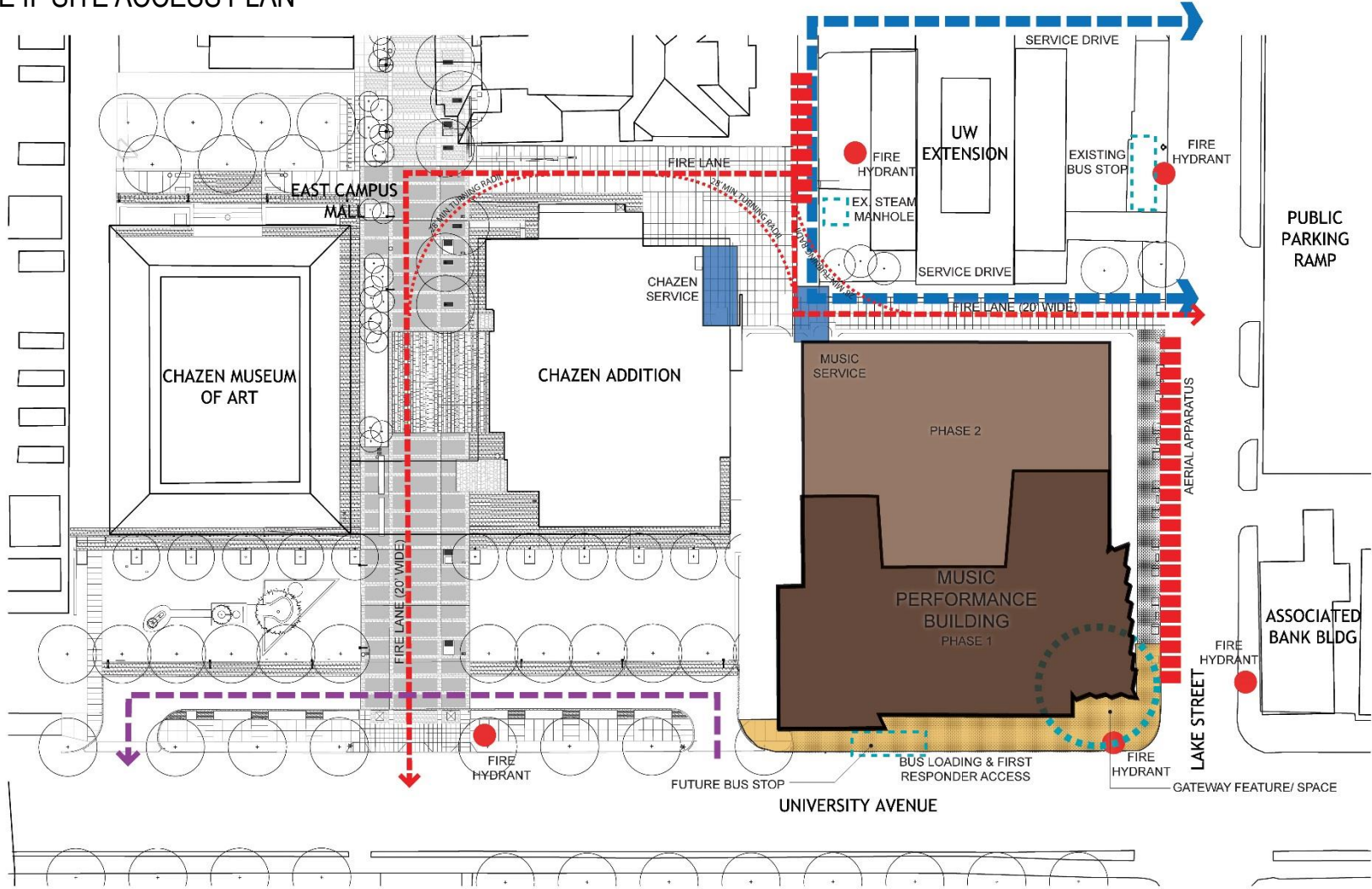


UW-Madison School of Music Performance
SITE ACCESS PLAN_PHASE I

September 23rd,

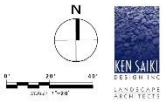


PHASE II SITE ACCESS PLAN



**UW-Madison School of Music Performance
SITE ACCESS PLAN_PHASE II**

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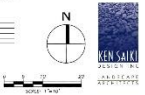


PHASE I SITE PLAN



UW-Madison School of Music Performance SITE CONCEPT

September 23rd, 2014



UW-MADISON SCHOOL OF MUSIC PERFORMANCE
URBAN DESIGN COMMISSION - INFORMATIONAL PRESENTATION, OCTOBER 01, 2014

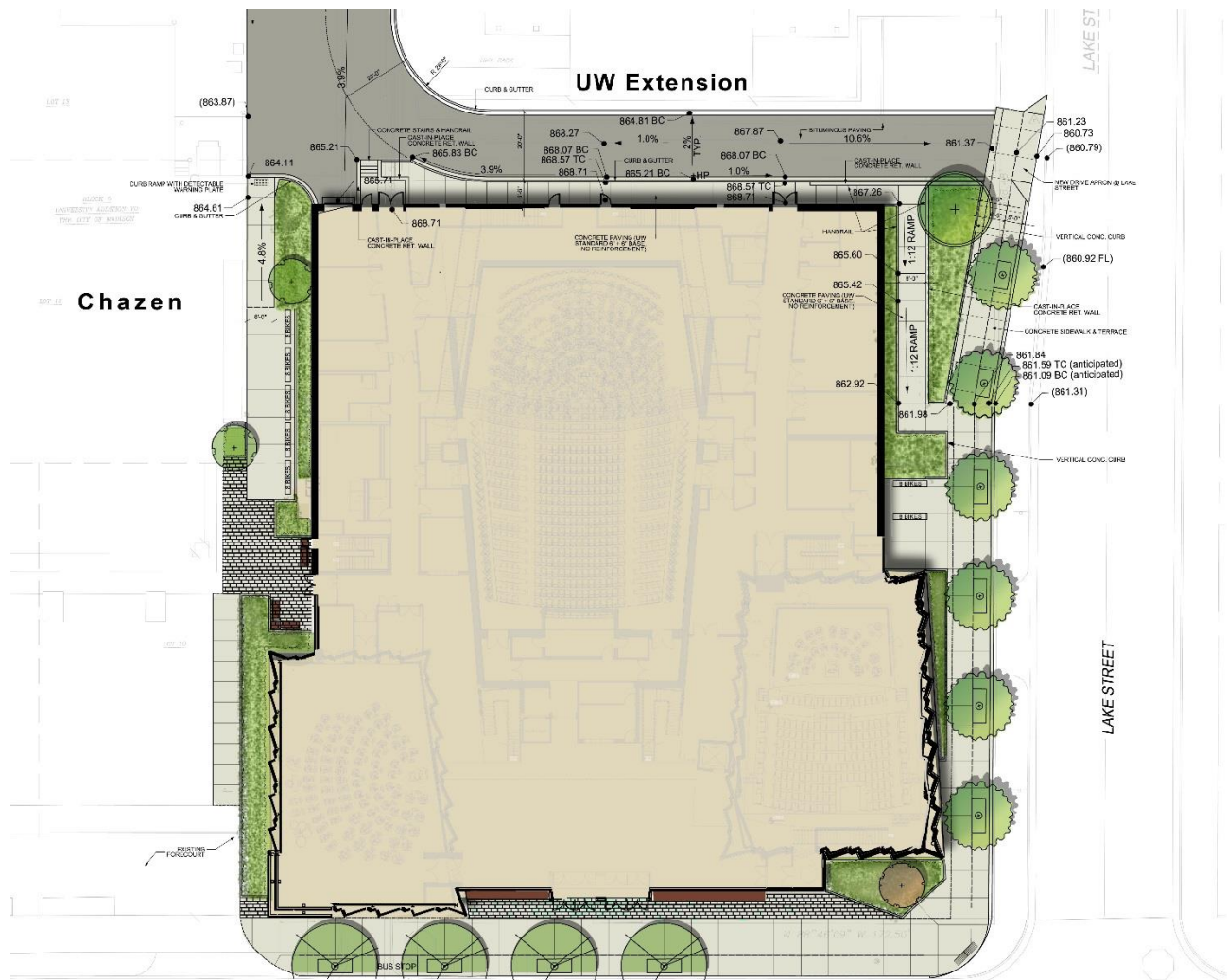
HOLZMAN MOSSBOTTINO
ARCHITECTURE



STRANG



PHASE II SITE PLAN



**UW-Madison School of Music Performance
SITE CONCEPT_PHASE II**

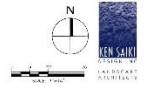
UNIVERSITY AVENUE

LAKE ST

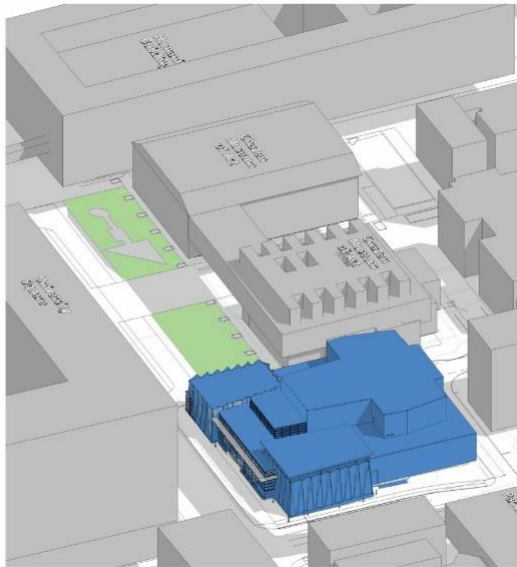
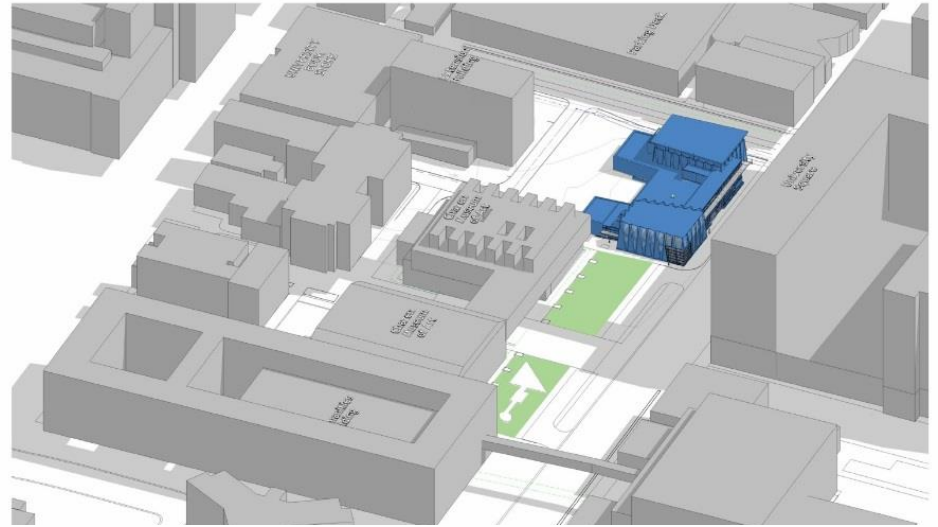
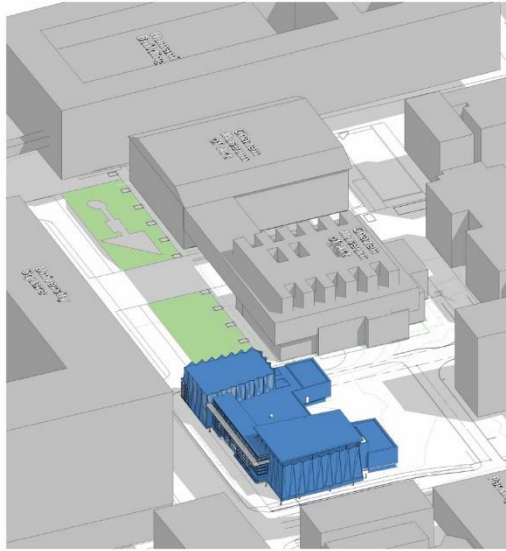
LAKE STREET

Chazen

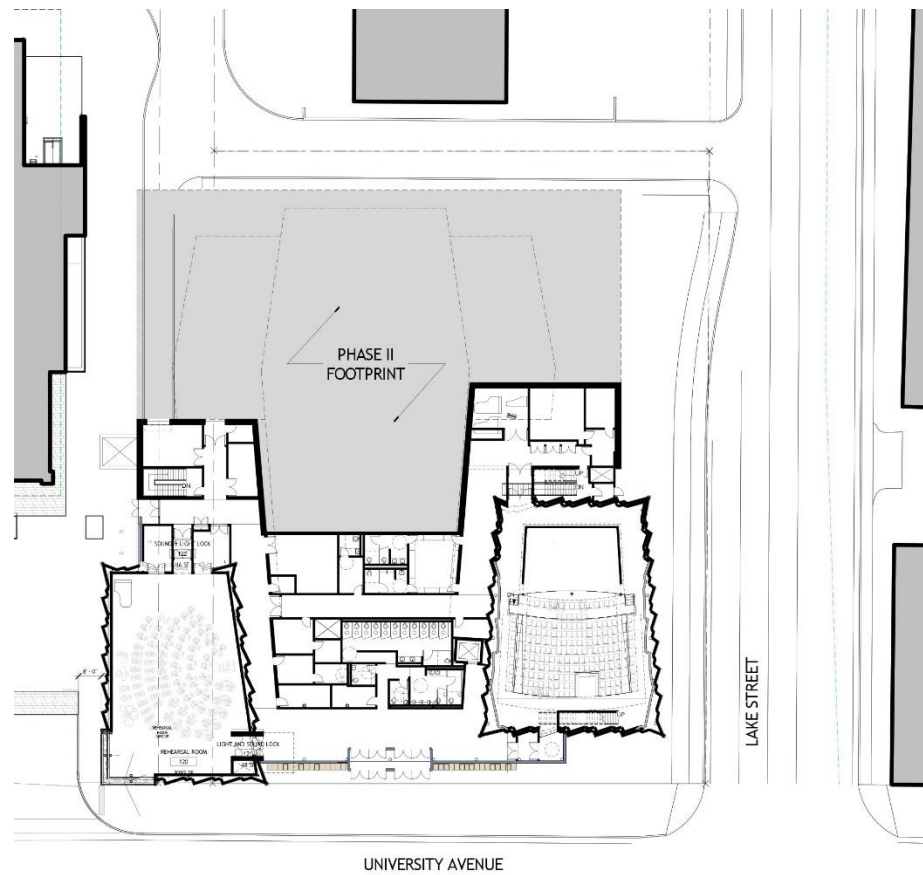
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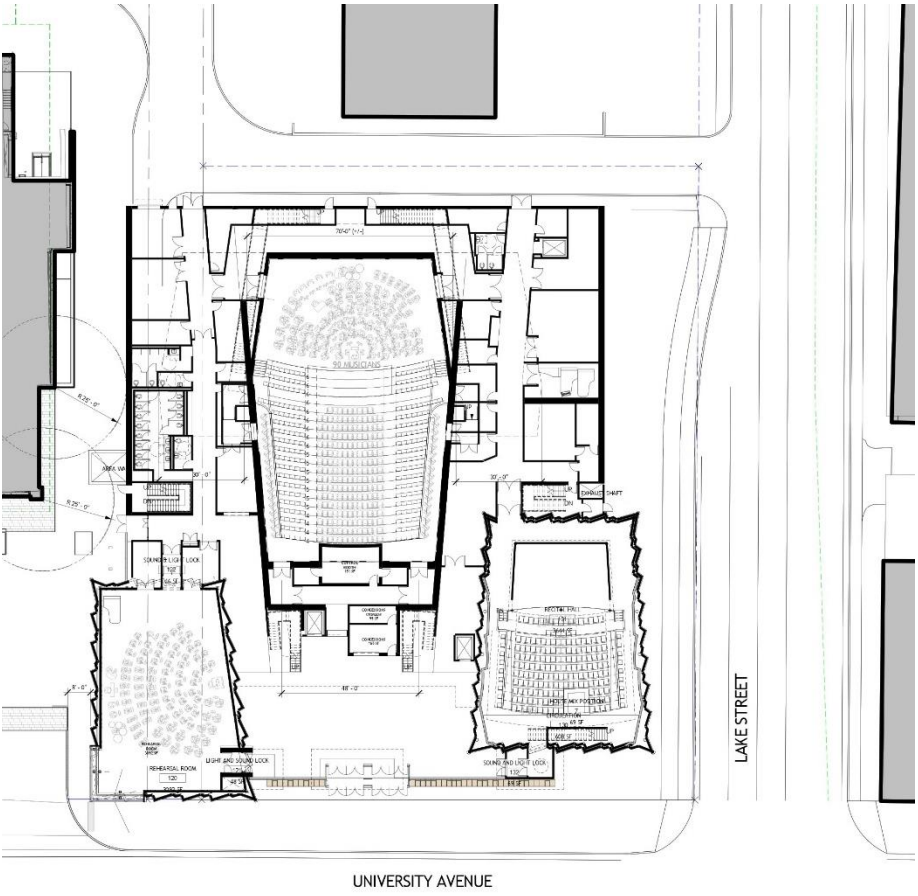
PHASE I & PHASE II MASSING MODELS



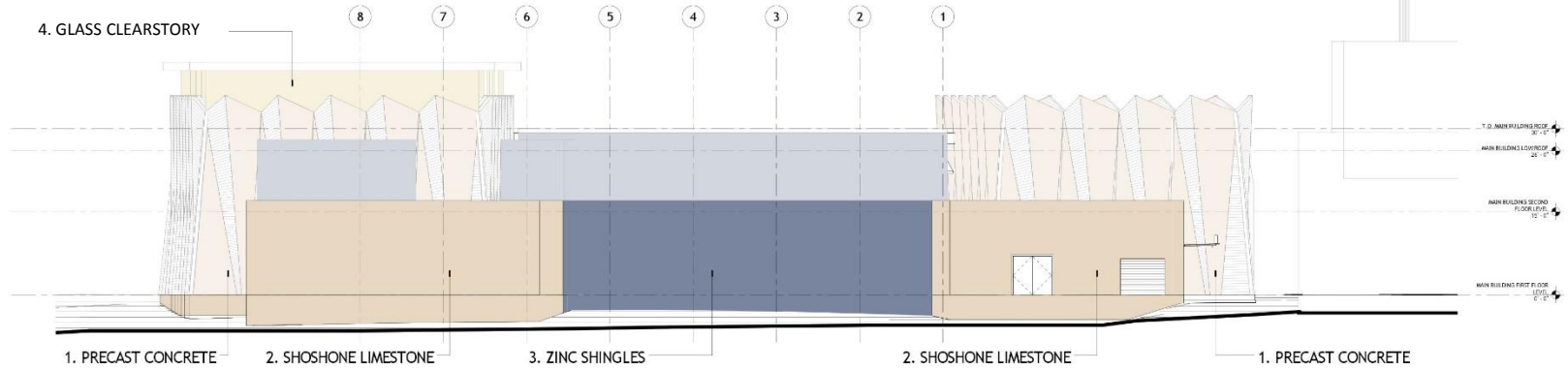
PHASE I OVERALL FLOOR PLAN



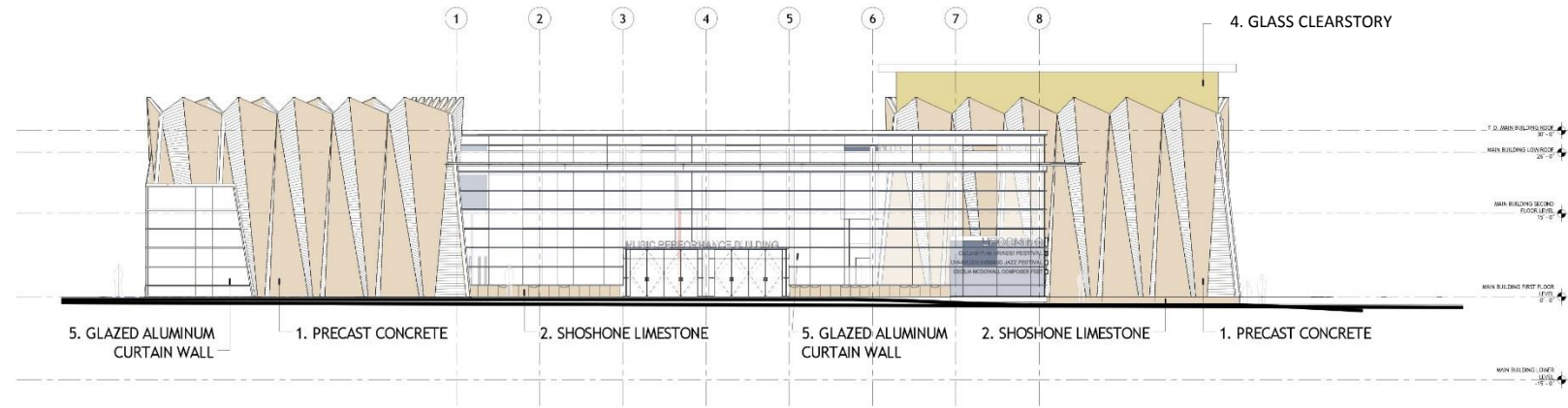
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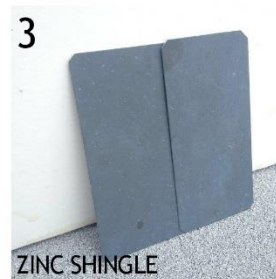
PHASE I ELEVATIONS



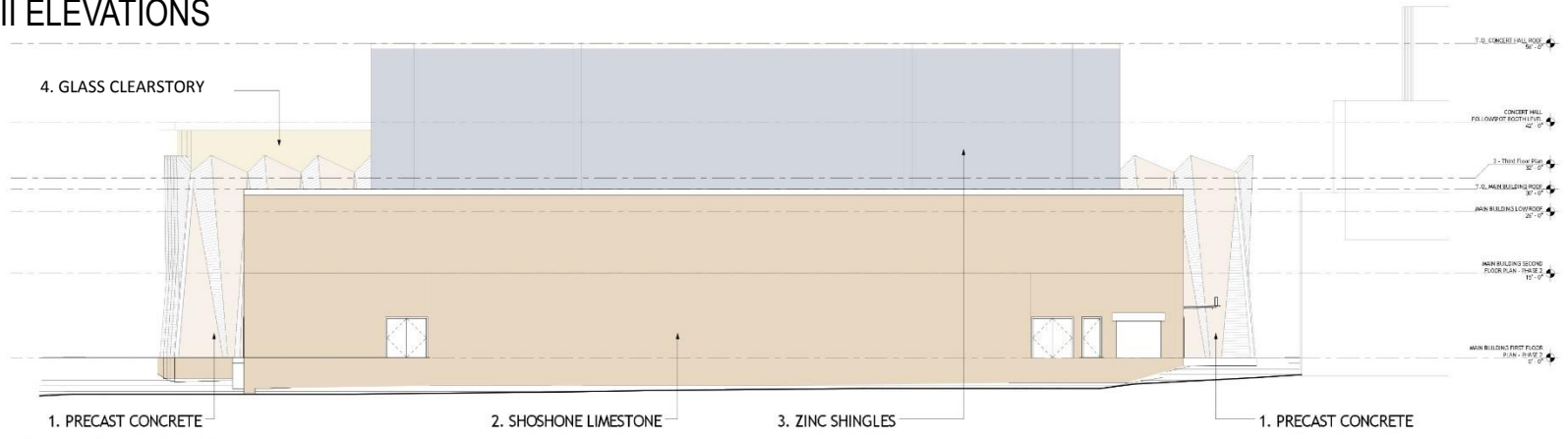
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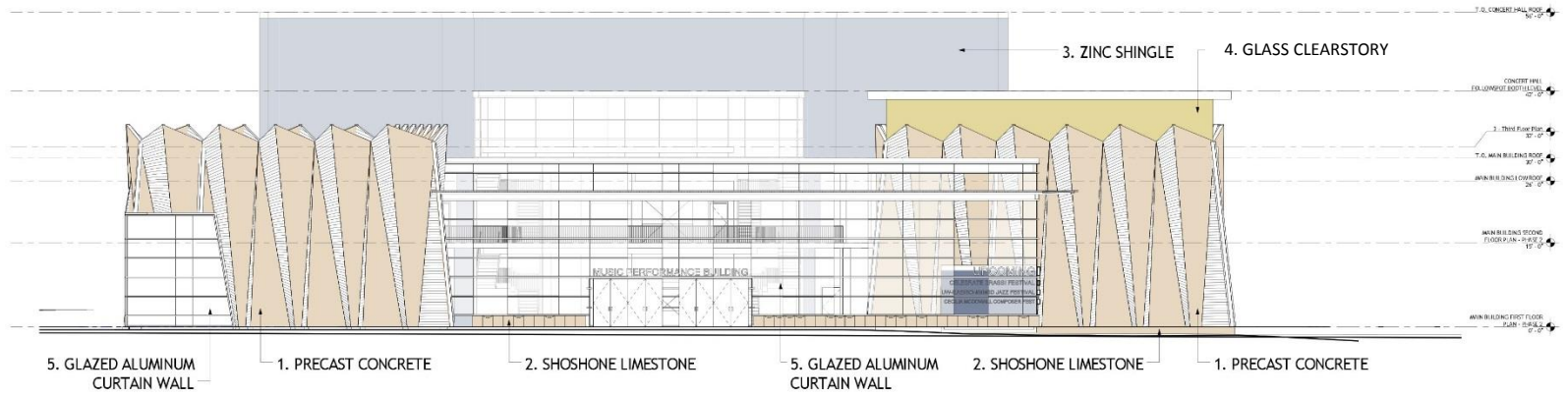
2 SOUTH EXTERIOR ELEVATION
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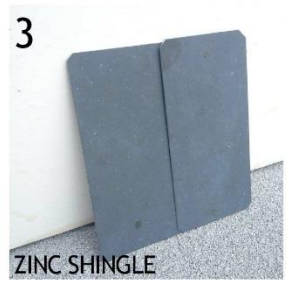
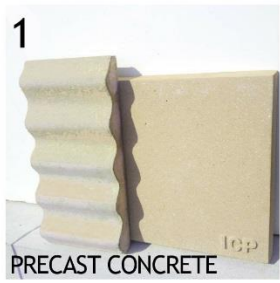
PHASE II ELEVATIONS



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"





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State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)



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Agency / Institution
OWMB

Project Title
UNIVERSITY OF WISCONSIN-MADISON
Agency / Institution
OWMB

Revisions

No.	Date	Description

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DFP Number

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Date Issued

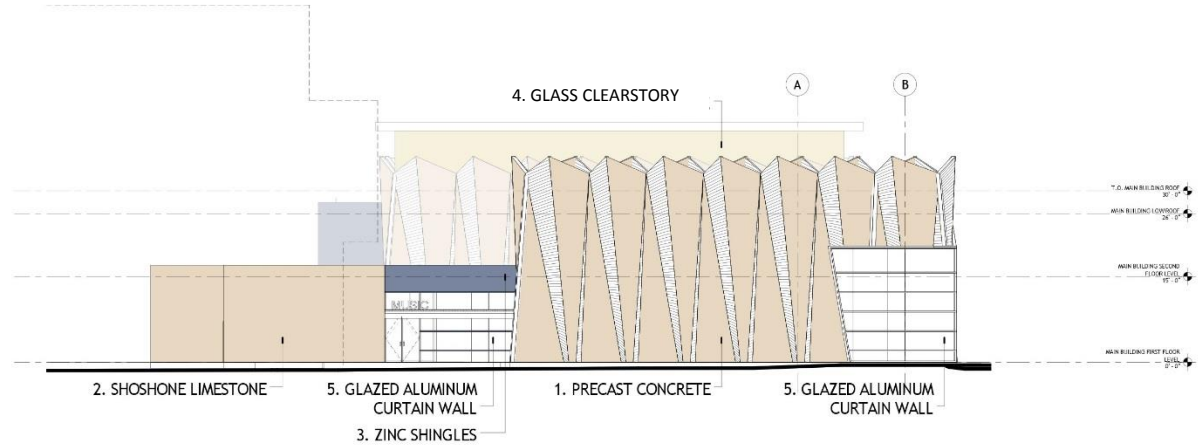
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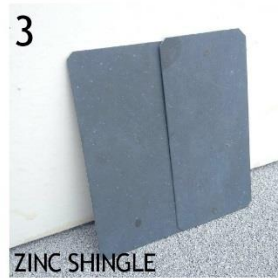
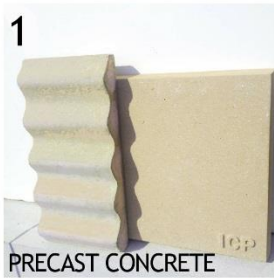
PHASE I ELEVATIONS



1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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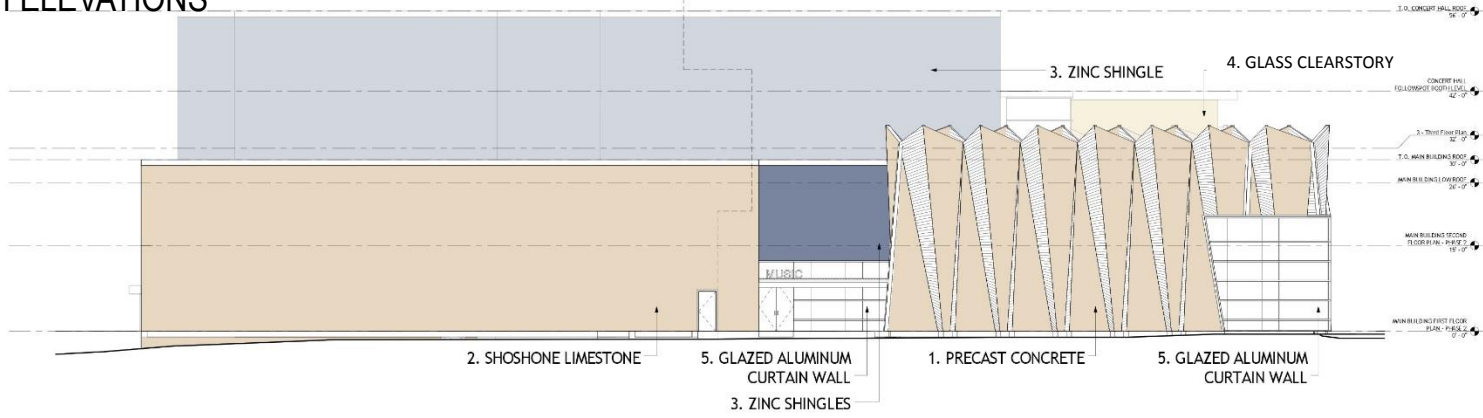
State of Wisconsin
Department of Administration
Division of Facilities Development (DFD)
Project Address:
MADISON, WISCONSIN

Project Title:
UNIVERSITY OF WISCONSIN-MADISON
Agency / Institution:
OWMB
Revisions
No. Date Description

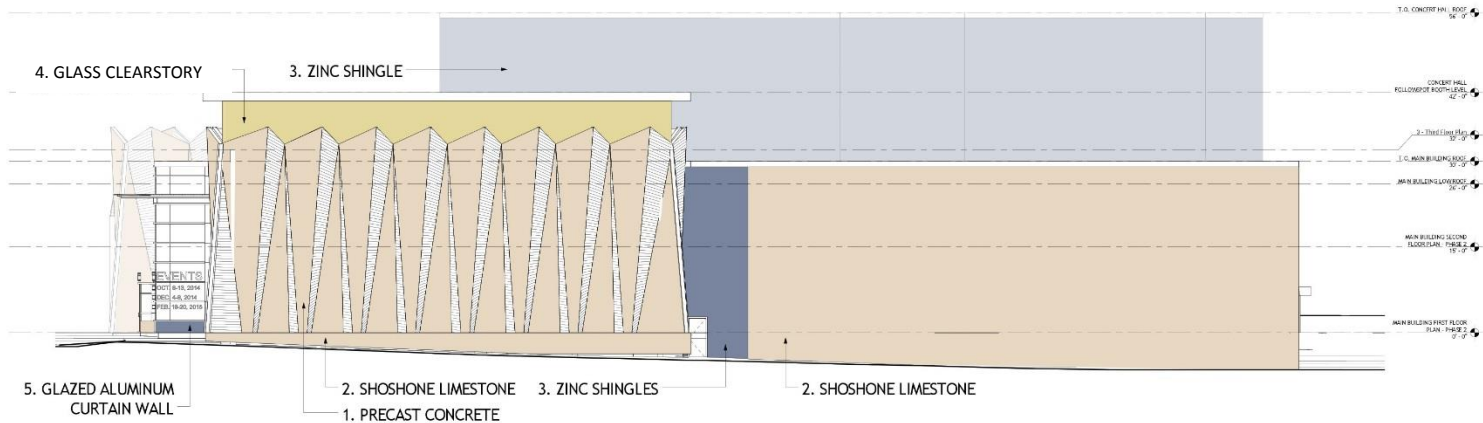
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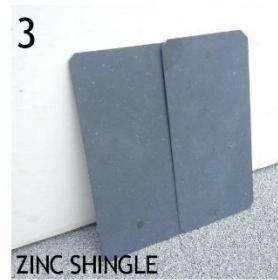
PHASE II ELEVATIONS



1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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Division of Facilities Development (DFD)

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MADISON, WISCONSIN

Project Title
UNIVERSITY OF WISCONSIN-MADISON
Agency / Institution
OWNER

Sheet Title
EXTERIOR ELEVATIONS PHASE II

Revisions

No.	Date	Description

Graphic Scale

DSP Number

Set Type Project Status

Date Issued 09.09.2014

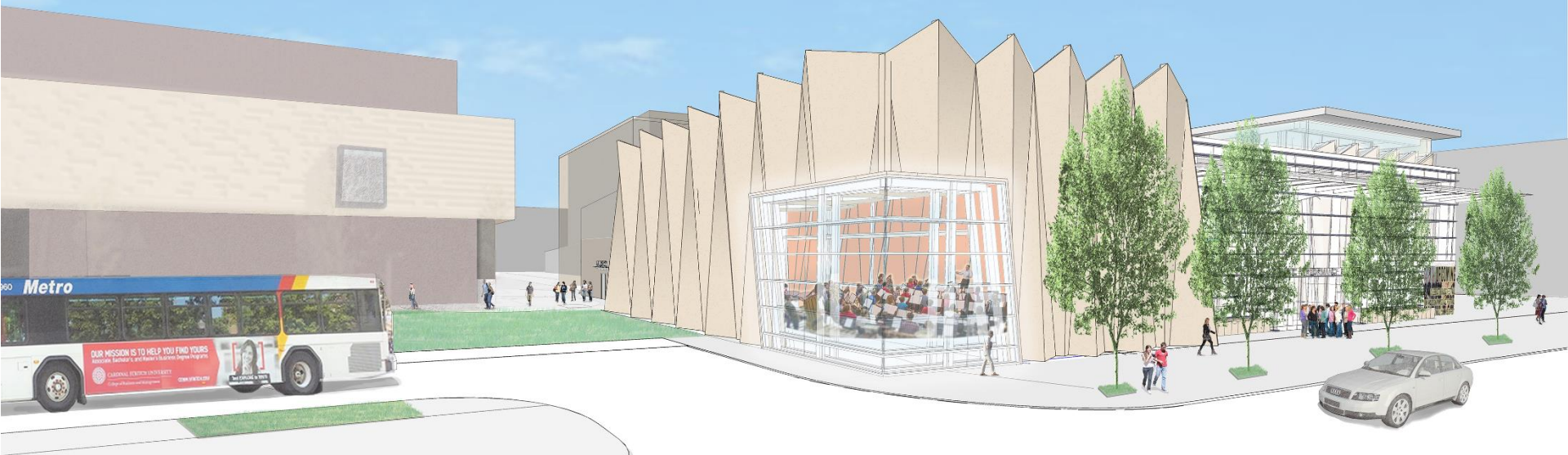
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PHASE I 3D VIEWS - UNIVERSTIY AVENUE



UW-MADISON SCHOOL OF MUSIC PERFORMANCE
URBAN DESIGN COMMISSION - INFORMATIONAL PRESENTATION, OCTOBER 01, 2014

PHASE II 3D VIEWS - UNIVERSTIY AVENUE



UW-MADISON SCHOOL OF MUSIC PERFORMANCE
URBAN DESIGN COMMISSION - INFORMATIONAL PRESENTATION, OCTOBER 01, 2014

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ARCHITECTURE



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