

# 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 # \_\_\_\_\_

8/25/21  
5:00 p.m.

RECEIVED

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: \_\_\_\_\_

Title: \_\_\_\_\_

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

UDC meeting date requested \_\_\_\_\_

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

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)

Signage Exception

### Other

Please specify

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Project contact person** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_

Telephone \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

Company \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Email \_\_\_\_\_

**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\***

**Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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](mailto: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 \_\_\_\_\_ on \_\_\_\_\_.
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 \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

**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 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

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- 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)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



August 25, 2021

Urban Design Commission  
215 Martin Luther King Jr. Boulevard  
Madison, WI 53703

Attn: Kevin Firchow, AICP

Re: Wisconsin Youth Symphony Orchestras (WYSO) Flexible Rehearsal Facility – Informational Application

Dear Commission Members:

WYSO, a nonprofit musical arts organization has been a fixture in Madison for over 50 years. Their mission is to enrich lives by providing transformational musical and opportunities. WYSO serves approximately 500 youth, ages five to eighteen, through its five orchestras, chamber music program, multiple ensembles, and the Music Makers program, which provides lessons and musical instruments to under-privileged children in the Greater Madison Area.

Up until two years ago, WYSO held its rehearsals in the UW Humanities Building, which is home to the UW School of Music. The new rehearsal facility, to be located at 1128 and 1138 East Washington, will be approximately 40,000 SF and will include two rehearsal spaces each large enough to accommodate a 100-person orchestra, a percussion room for up to 80 students, multiple large, medium, and small rehearsal studios, a music library, instrument repair shop, administrative offices, and community gathering space. While primarily designed for rehearsals, the two large rehearsal spaces will be able to accommodate a small audience for special events.

The project site is located in UDD 8. The facility is being designed by Strang Architects with the following requirements in mind:

- (1a) The maximum building height for block 5.b will be 3 stories (39'-0" based on 15'-0" first floor and 12'-0" upper floors)
- (2a) Front and rear setbacks are as follows: 15'-0" on East Washington Ave (UDD-8) and 20'-0" on Curtis Court (CC-T).
- (2a) Side setbacks are 6'-0" where abutting buildings have window openings in side walls (CC-T)
- (2b) 8'-0" Terraces will be provided between the 6'-0" sidewalk and the building to increase sidewalk/terrace total width to at least 14'-0" (Traffic Engineering request)
- (2b) Building entrances will be connected to public sidewalks
- (2b) The building's front façade will face East Washington Ave.
- (2b) The primary entrance will face the drop-off lane, but will be located on the corner adjacent to East Washington Ave.
- (4a) No new access points are provided off of East Washington Ave. A one-way drop-off lane will be provided entering from Curtis Court and exiting onto East Washington Ave (Traffic Engineering request)
- (4a) No off-street parking is required for this use (Predevelopment meeting)

- (4a) Trash areas will be indoor or screened from public view
- (4a) Short-term bicycle parking will be provided near the primary entrance
- (5a) We will provide well-designed landscaped outdoor spaces that follow the approved palette and design concept
- (6a) We will comply with site lighting requirements
- (7a) All sides of the building will complement the front façade
- (7a) Details will be provided at the ground floor to enhance the pedestrian character of the street through articulation and transparency
- (7a) Mechanical equipment will be interior or screened from view
- (7b) We intend to incorporate occupiable green roof spaces and other conspicuous "green" design features
- (8a) For exterior materials, we anticipate the use of glass, concrete, brick, and metal panel wall surfaces and wood soffits.
- (9a) The East Washington Ave ground floor façade will have at least 60% Window-to-Wall ratio
- (10a) Any signage will be integrated into the building design in a complementary way and follow the relevant signage guidelines.
- (12a) No bonus stories or additional height is allowed for block 5.b

WYSO and the Design Team look forward to discussing this exciting project with the Commission on September 22<sup>th</sup>.

Regards,

Melissa Huggins, AICP



# WISCONSIN YOUTH SYMPHONY ORCHESTRAS

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UDC Informational Submittal  
08.25.2021

#1 MUSIC DESTINATION

**Cultural and arts destination that celebrates the strong history of WYSO and supports a lifelong connection to music for young people of diverse backgrounds.**

#2 ACOUSTICS

**Innovative and acoustically excellent space to enhance music education and personal growth.**

# 3 BELONGING

**A long-lasting, accessible, and inspiring home for WYSO that encourages learning and collaboration.**

#4 CREATIVITY

**A gathering space for students and families that is an active celebration of creativity in all forms that connects to the regional arts community.**



# SPACE NEEDS PROGRAM

**Wisconsin Youth Symphony Orchestras**  
 PROJECT NAME: WYSO - Flexible Facility - Pre-Design  
 PROJECT LOCATION: TBD (potentially 1128 & 1138 East Washington Ave.)  
 PROJECT NUMBER: 2021063



40,000 sf +/-

## Physical Space Needed

- Studios (classrooms)
- Rehearsal Halls
- Performance viewing areas
- Support spaces
- Drop-off zone

## Programs

- (5) Orchestras
- Chamber Programs
- Percussion Ensemble
- Brass Ensemble
- Harp Ensemble
- WYSO Music Makers

## Staff

- (8) Administrative Staff
- (9) Artistic Staff (8 part time)
- (11) Music Makers Staff (part time)

	NET SF	SIZE	FACTOR	GROSS SF	
<b>GENERAL / FRONT OF HOUSE</b>					
Lobby/Vestibule	100	-	1.5	150	changed to an air lock vestibule
Front Desk	64	8 x 8	1.5	96	(1) Staff - Program Assistant
Lounge / Commons / Pre-Function	3,000	-	1.5	4,500	added pre-function space for events and performances
Restroom - Women	200	10 x 20	1.5	300	
Restroom - Men	200	10 x 20	1.5	300	
Restroom - Family / Non-Gendered	-	-	-	-	
<b>Subtotal</b>				<b>5,346</b>	
<b>PRODUCTION</b>					
Rehearsal Hall 1	3,500	50 x 70 x 20H	1.2	4,200	
Rehearsal Hall 2	3,500	50 x 70 x 20H	1.2	4,200	
Percussion Room	2,000	40 x 50 x 20H	1.2	2,400	
Classroom 1 (Large)	1,600	40 x 40 x 15H	1.2	1,920	
Classroom 2 (Large)	1,600	40 x 40 x 15H	1.2	1,920	
Classroom 3 (Mid)	900	30 x 30 x 15H	1.3	1,170	
Classroom 4 (Mid)	900	30 x 30 x 15H	1.3	1,170	
Classroom 5 (Mid)	900	30 x 30 x 15H	1.3	1,170	
Classroom 6 (Mid)	900	30 x 30 x 15H	1.3	1,170	
Classroom 7 (Small)	400	20 x 20	1.5	600	
Classroom 8 (Small)	400	20 x 20	1.5	600	
Classroom 9 (Small)	400	20 x 20	1.5	600	
Practice Room 1	100	10 x 10	1.5	150	
Practice Room 2	100	10 x 10	1.5	150	
Practice Room 3	100	10 x 10	1.5	150	
Practice Room 4	100	10 x 10	1.5	150	
Practice Room 5	100	10 x 10	1.5	150	
Practice Room 6	100	10 x 10	1.5	150	
Practice Room 7	100	10 x 10	1.5	150	
Practice Room 8	100	10 x 10	1.5	150	
Recording Studio	-	-	1.5	-	Not included in program but discussed during interviews - 400sf?
Instrument Storage / Repair	1,600	40 x 40	1.5	2,400	
Artistic Staff Prep Room / Conference	230	-	1.5	345	
<b>Subtotal</b>				<b>25,065</b>	
<b>ADMIN / BACK OF HOUSE</b>					
Library	700	35 x 20	1.5	1,050	(2) Staff - Ops Assistant and Librarian
Conference Room	231	11 x 21	1.5	347	
Work Room A	240	8 x 30	1.5	360	Work Room/Work Table Space, used by Staff and Volunteers
Work Room B	165	11 x 15	1.5	248	Work Room/Work Table Space, used by Staff and Volunteers
Kitchen / Break Room	160	10 x 16	1.5	240	Space used by Staff
Office - Executive Director	120	10 x 12	1.5	180	
Office - Artistic Director	120	10 x 12	1.5	180	
Office - Director of Ops & Education	80	8 x 10	1.5	120	
Office - Development Manager	80	8 x 10	1.5	120	
Office - Communication Manager	64	8 x 8	1.5	96	
Office - Membership Manager	64	8 x 8	1.5	96	
Office (Shared) - Music Makers Dir. & Coord.	100	10 x 10	1.5	150	
Workstation - Accountant	36	6 x 6	1.5	54	
<b>Subtotal</b>				<b>3,240</b>	
<b>BUILDING SUPPORT</b>					
Storage Closet A	60	3 x 20	1.5	90	
Storage Closet B	45	3 x 15	1.5	68	
IT Room	30	5 x 6	1.5	45	
Custodial	-	-	-	-	
Mechanical	1,000	-	1	1,000	
Electrical	300	-	1	300	
Structured Parking	-	-	-	3,600	Under the building
Elevator (Large)	-	-	-	-	
<b>Subtotal</b>				<b>5,103</b>	
<b>SITE / PARKING</b>					
Parking - Staff	-	-	-	-	
Parking - Guest / Parent	-	-	-	-	
Drop Off	-	-	-	-	

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# **SITE DEVELOPMENT PARAMETERS**

1128 East Washington Avenue, M



**1128 E Washington Ave**  
Building

 Directions
  Save
  Nearby
  Send to your phone
  Share

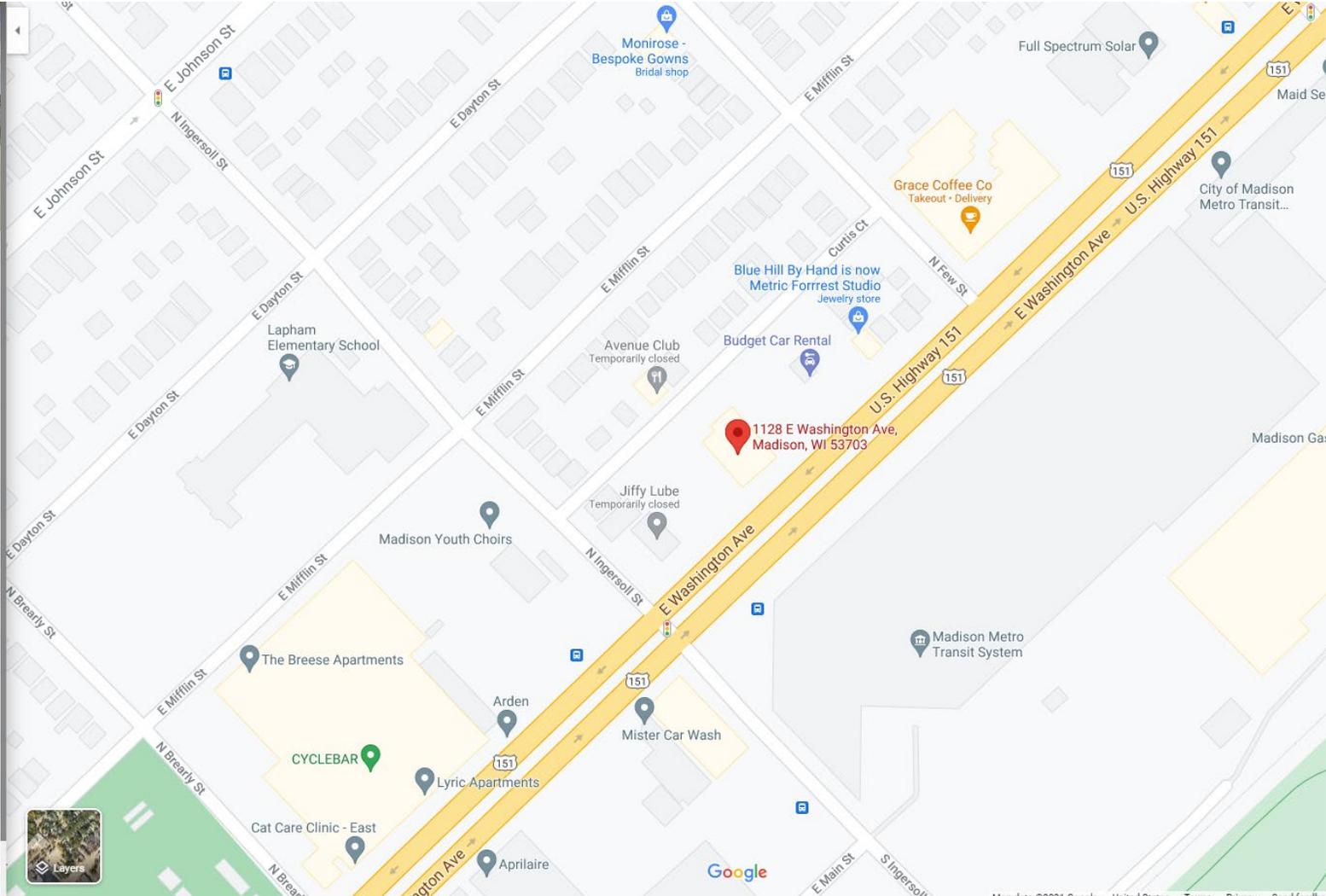
 1128 E Washington Ave, Madison, WI 53703  
 Suggest an edit on 1128 E Washington Ave  
 Add a missing place  
 Add your business  
 Add a label

**Photos**

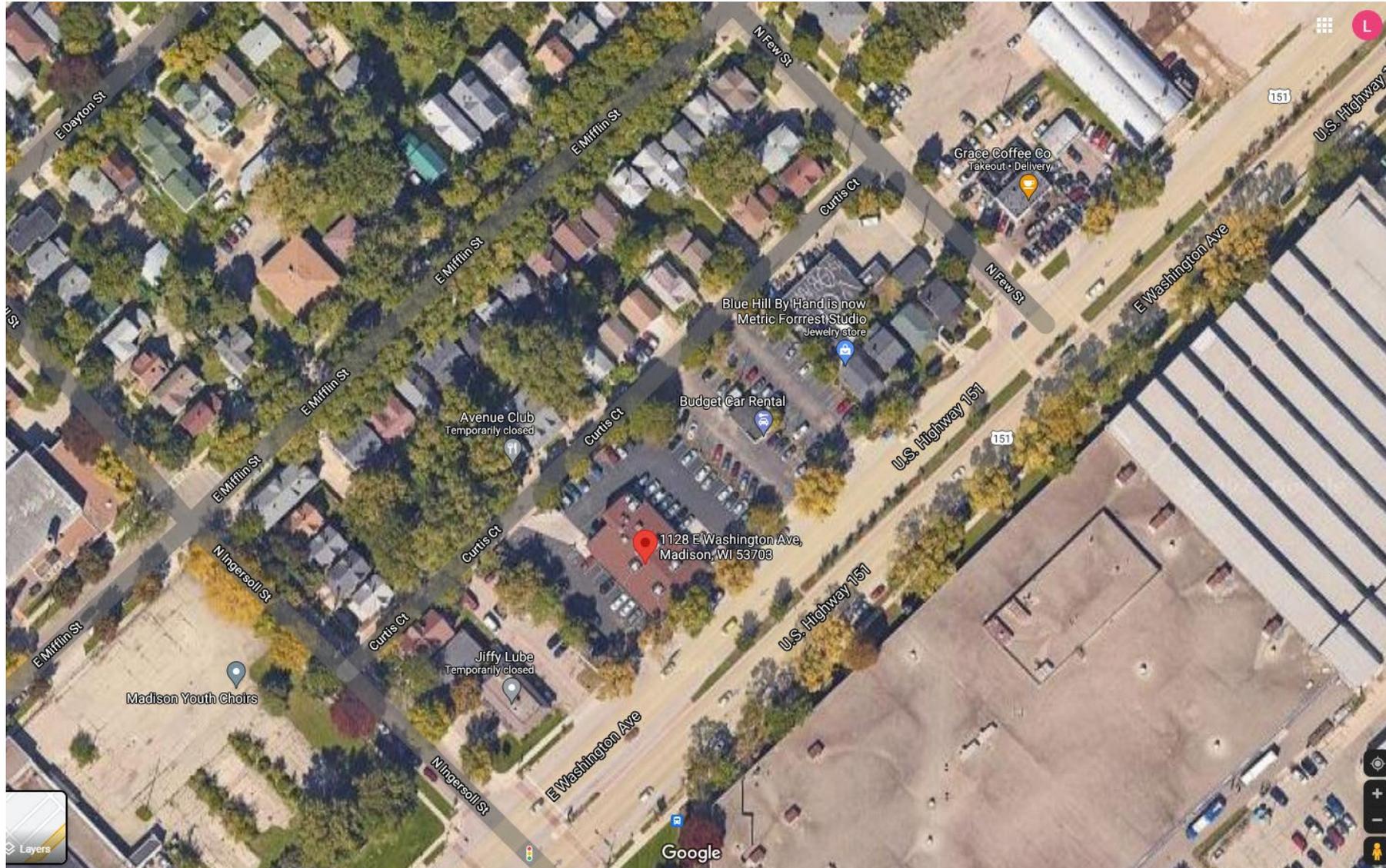


**At this place**

Avenue Club



SITE DEVELOPMENT PARAMETERS  
**GOOGLE SATELLITE VIEW**



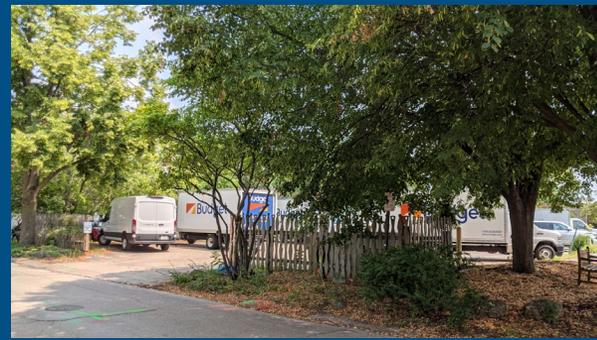
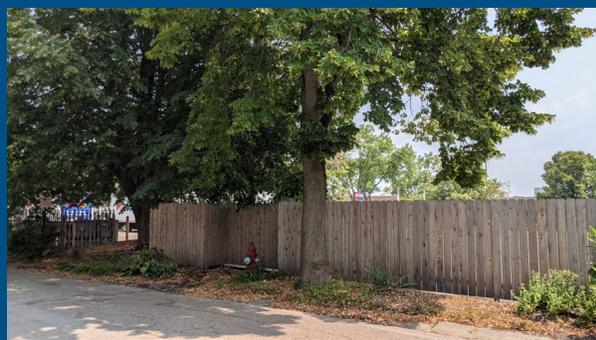


# A NEW HOME

- East Washington Corridor
- Transportation Corridor (BRT)
- Proximity to Downtown
  
- Madison Youth Arts Center
- The Sylvee
- Art & Lit Lab
- Breese Stevens

## SITE CONTEXT



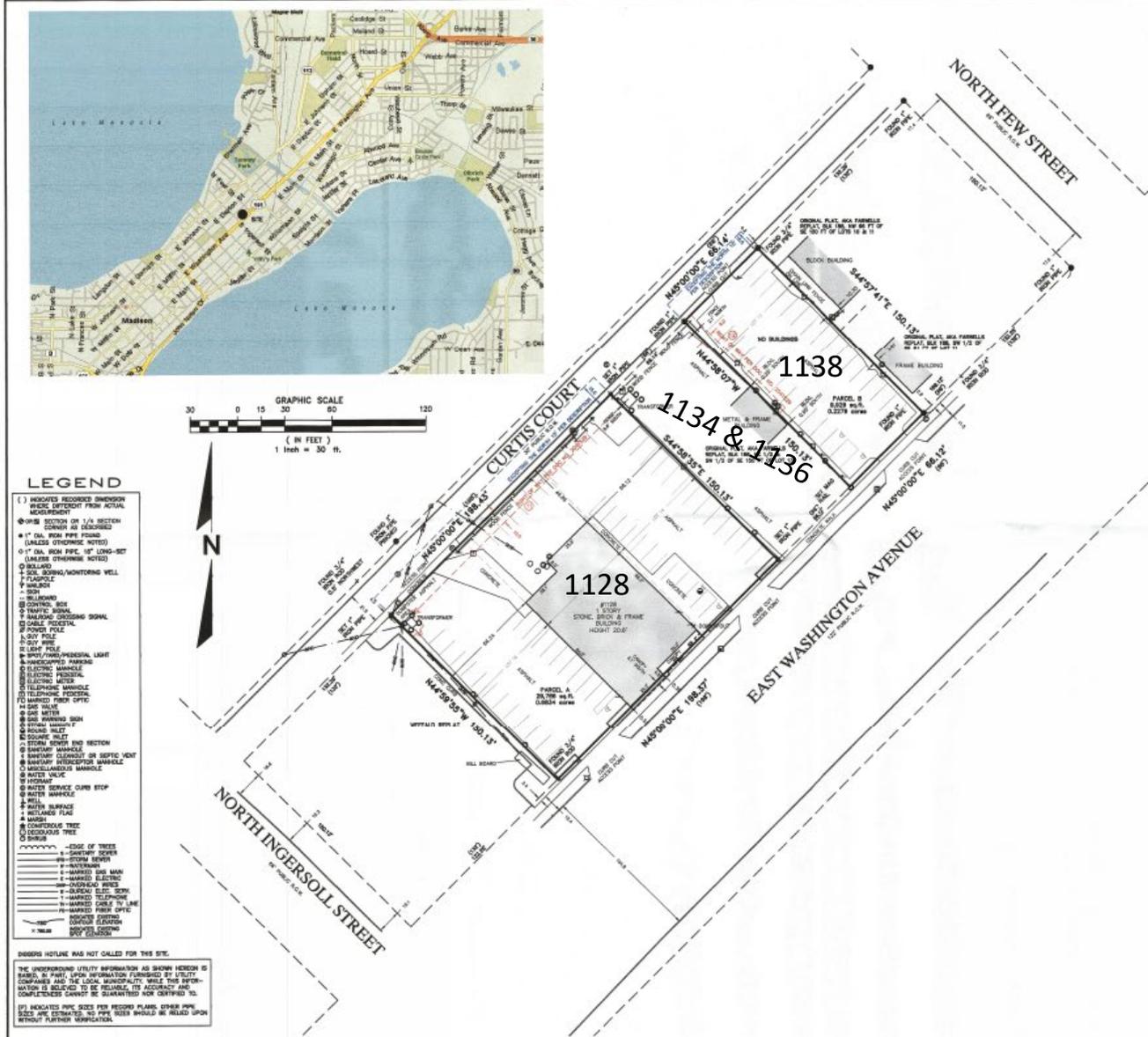


## Curtis Court



## East Washington Avenue

# EXISTING CONDITIONS



### ALTA/ACSM LAND TITLE SURVEY

Known as 1128 and 1138 East Washington Avenue, in the City of Madison, Dane County, Wisconsin.

**PARCEL A:**  
Lots Fourteen (14), Fifteen (15) and Sixteen (16), Block One Hundred Eighty-eight (188), in the City of Madison, Dane County, EXCEPT the Northwest 15 feet of said lots.

**PARCEL B:**  
Lot Twelve (12), Block One Hundred Eighty-eight (188), EXCEPT the Northwest Fifteen (15) feet thereof, Original Plat, in the City of Madison, Dane County, Wisconsin.

Prepared for: Auley Brynason, LLP  
Survey No: 193125-88K

- A. Basis of Bearings**  
Bearings are based on the Northerly line of the East Washington Avenue, which is assumed to bear North 48°00'00" East.
- B. Title Commitment**  
This survey was prepared based on First American Title Insurance Company title commitment number NCS-49921-MAD, effective date of April 21, 2011, which lists the following assessments and/or restrictions from schedule B-1:  
1-3, 5, 10. *Visible evidence shown, if any.*  
4, 6-9, 13-15. *Not survey related.*  
11. Right of Way Grant to Madison Gas and Electric Company recorded August 27, 1987, in Volume 10520 of Records, Page 21, as Document No. 2041522. *Affects site by location - shown.*  
12. Right of Way Grant to Madison Gas and Electric Company recorded January 3, 2001, as Document No. 3277212. *Affects site by location - shown.*
- C. Flood Note**  
According to flood insurance rate map of the City of Madison, community panel number 55025C0128G, effective date of January 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).
- D. Parking Spaces**  
There are 52 regular and 4 handicapped parking spaces marked on this site.
- E. Municipal Zoning** information obtained by surveyor  
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned C-3.
- Yard Requirements**  
In the C3 district, minimum yards shall be provided as follows:  
1. A yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residential district. Such yard shall be equal in depth to the minimum front yard required by the ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot abutting a street for a distance of at least twenty-five (25) feet, including the width of any intervening alley, from such residential lot.  
A yard shall be provided where a side lot line abuts a residential district. Such yard along such side lot line shall be equal in dimension 2. to the minimum side yard which would be required under this ordinance for any residential use in the adjacent residential district. (Am. by Ord. 12.549, 4-7-00)  
A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent 3. parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height. (Am. by Ord. 11.762, 1-3-97)  
4. For residential uses, there shall be provided side and rear yards as established in the R3 district regulations. For residential uses located above the ground floor, such yards shall begin at a level no higher than the level of the finished floor of the lowest residential unit.

To: East Washington Real Estate, LLC  
Avenue Restaurant, LLC  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and MSPS and includes items 1, 2, 3, 4, 5(a), 7(a), 7(b), 7(c), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on May 9, 2011.

Date of Plat or Map: May 10, 2011

John P. Canessa  
Registered Land Surveyor  
Registration Number 6-2055

**R.A. Smith National, Inc.**

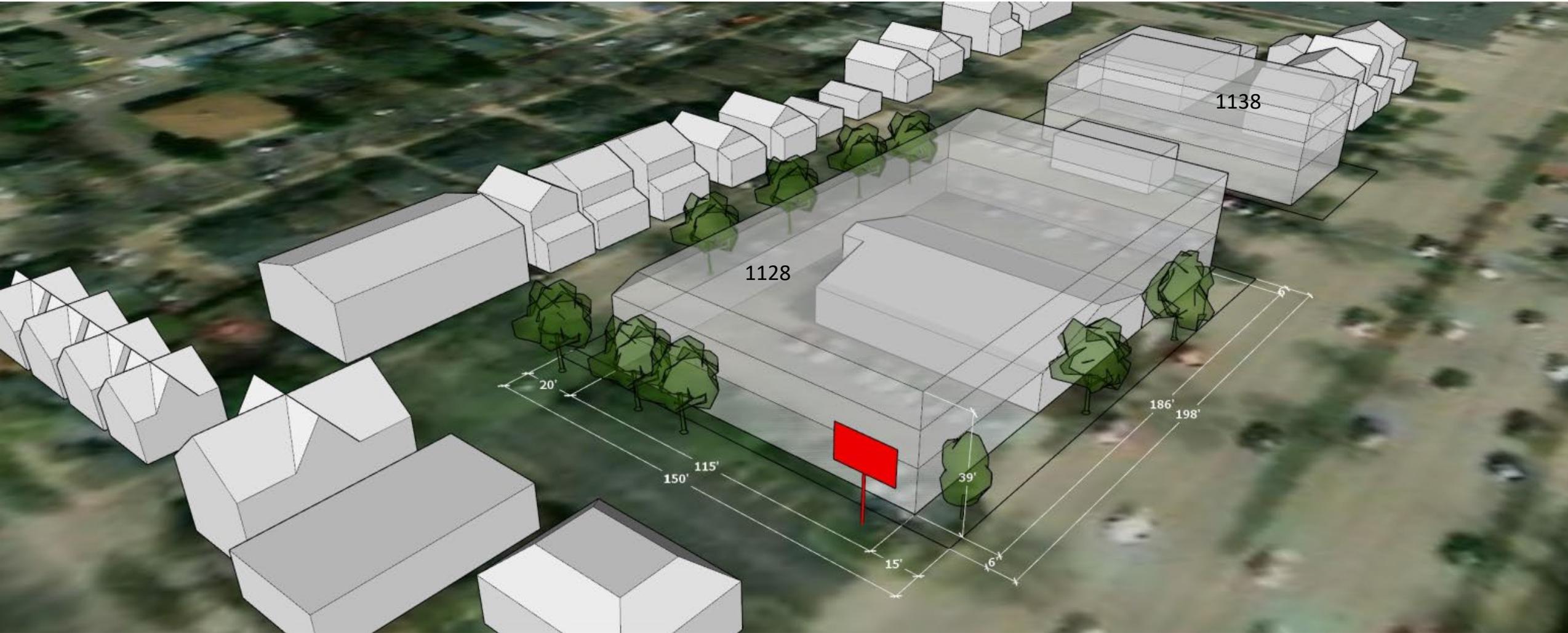
Beyond Surveying  
and Engineering

15710 N. Sherman Road, Suite 100, Wauwatosa, WI 53226-2888  
414-761-0888 Fax: 414-761-7075 www.ra-smith.com

8/10/10127.dwg, AS101005.dwg, AS101005

R. A. Smith National, Inc.

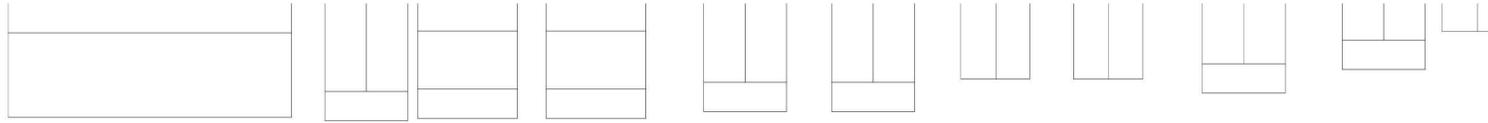




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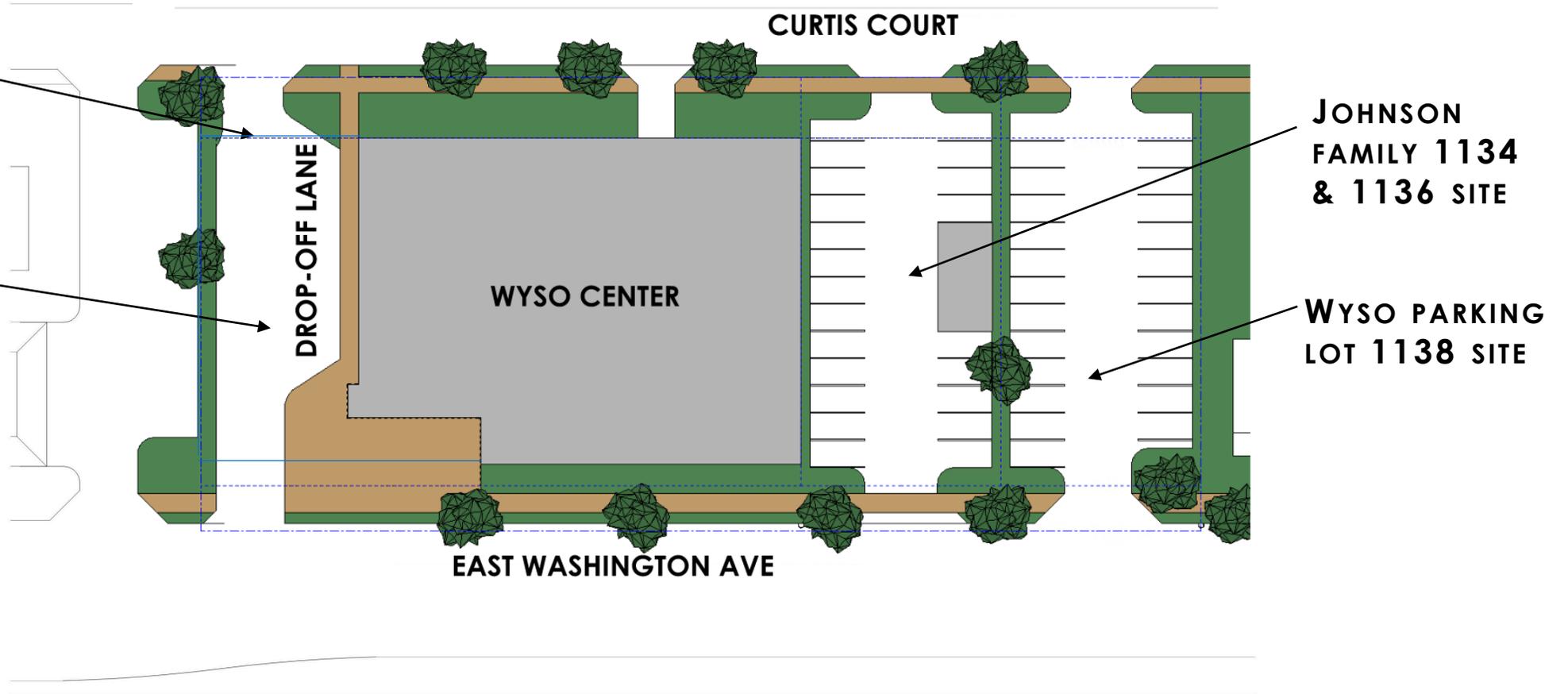
# SITE CONCEPT

CONCEPTUAL BUILDING DESIGN  
**SITE CONCEPT**



**BUILDING ABOVE – BLUE SOLID LINE**

**WYSO DRIVE LANE & DROP OFF**



BLOCKING & STACKING DIAGRAM REVIEW

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# FLOOR PLAN CONCEPT

CONCEPTUAL BUILDING DESIGN  
**BLOCKING & STACKING DIAGRAMS**



THIRD FLOOR



SECOND FLOOR

WYSO PARKING  
LOT 1138 SITE

WYSO  
BUILDING

WYSO – PHASE  
2 OUTDOOR  
PAVILION

WYSO  
DRIVE LANE  
& DROP OFF



FIRST FLOOR



PHASE 2 – STRUCTURE OVER 1138 SITE

Architecture

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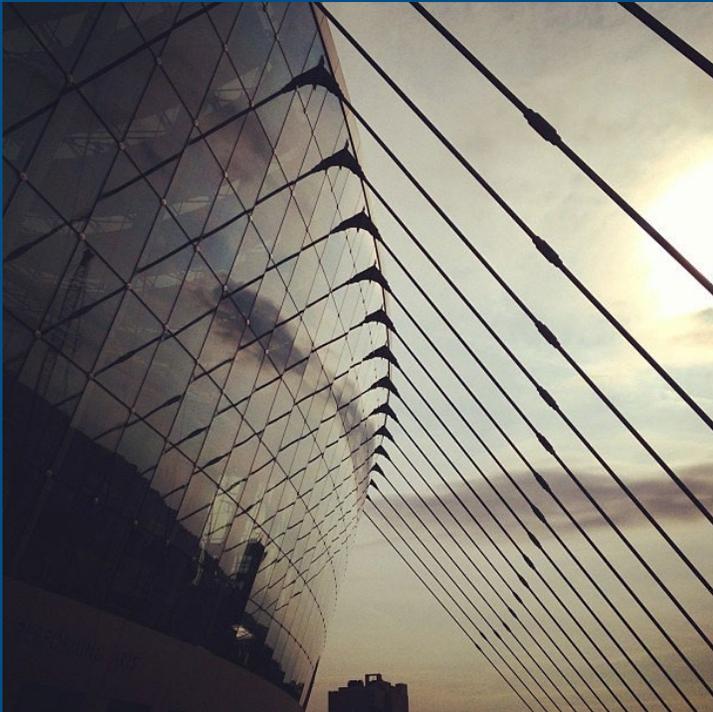
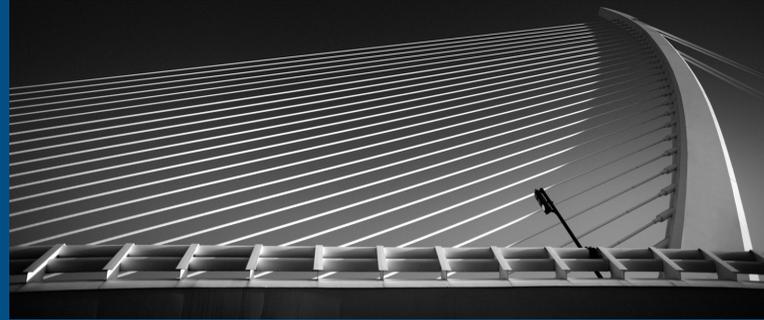
# DESIGN CONCEPT

# Musical Instruments



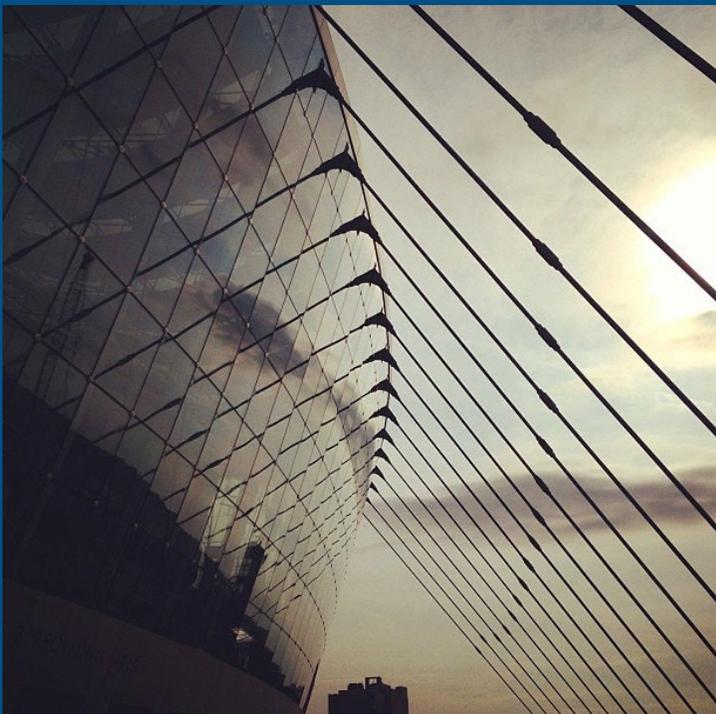
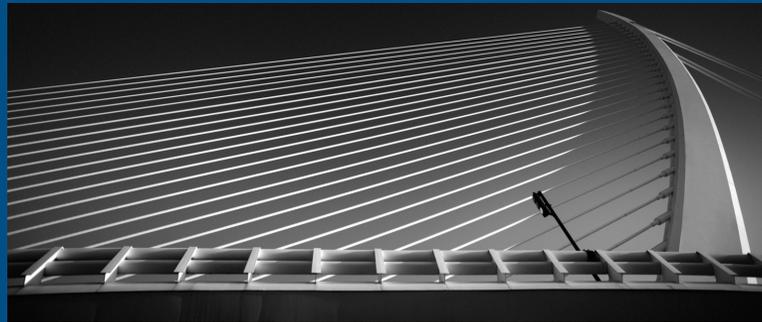
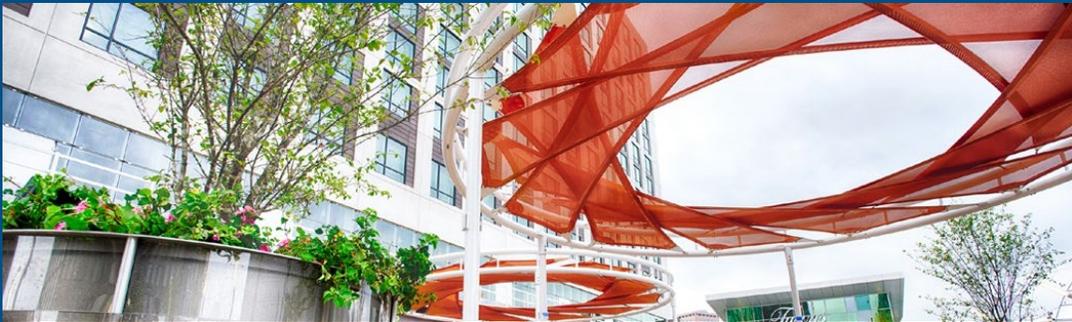
**INSPIRATION**

# Tension



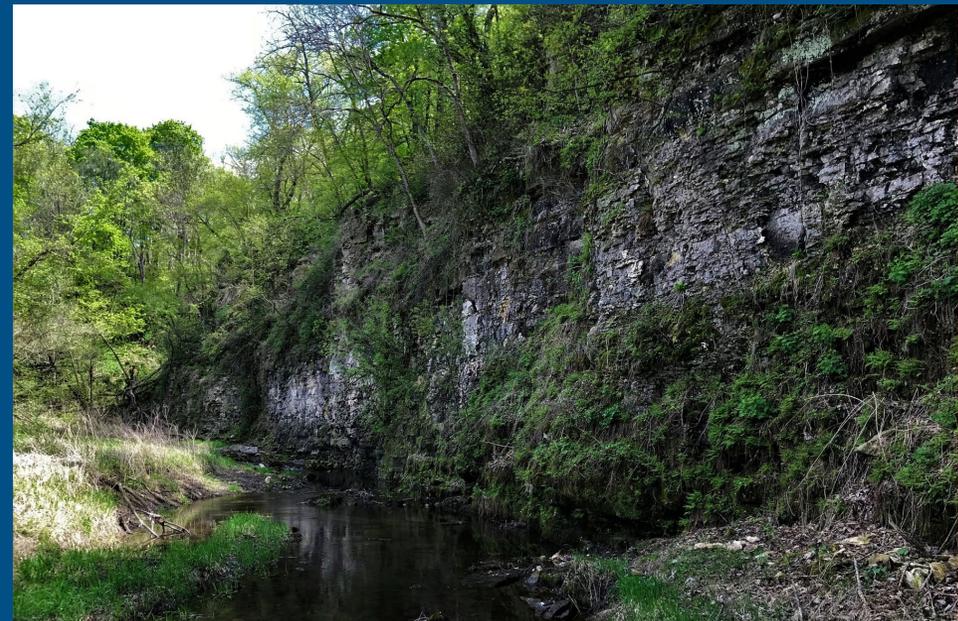
**INSPIRATION**

# Sound



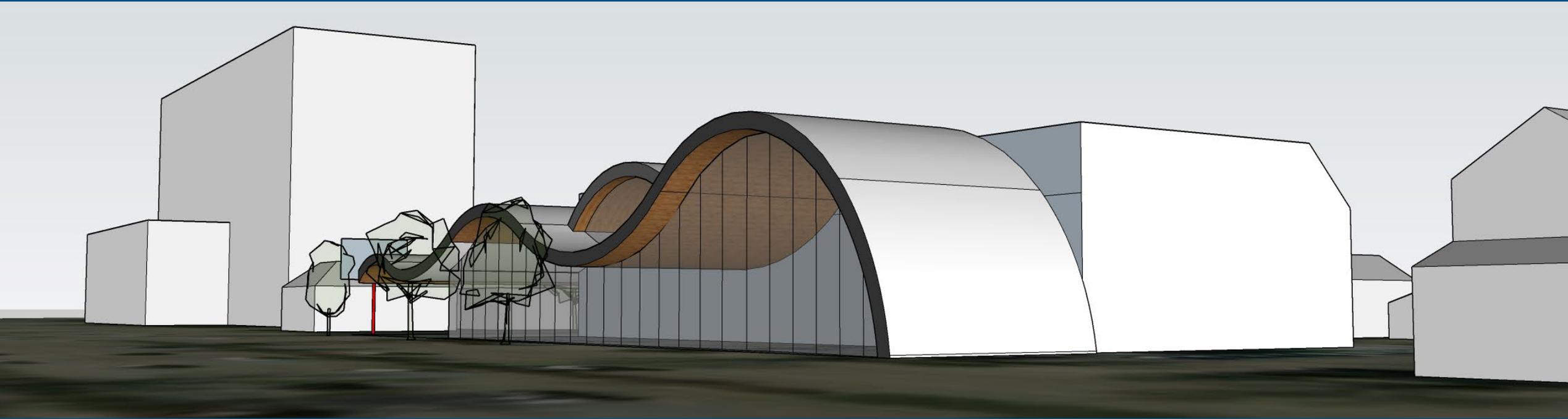
**INSPIRATION**

# Driftless Area



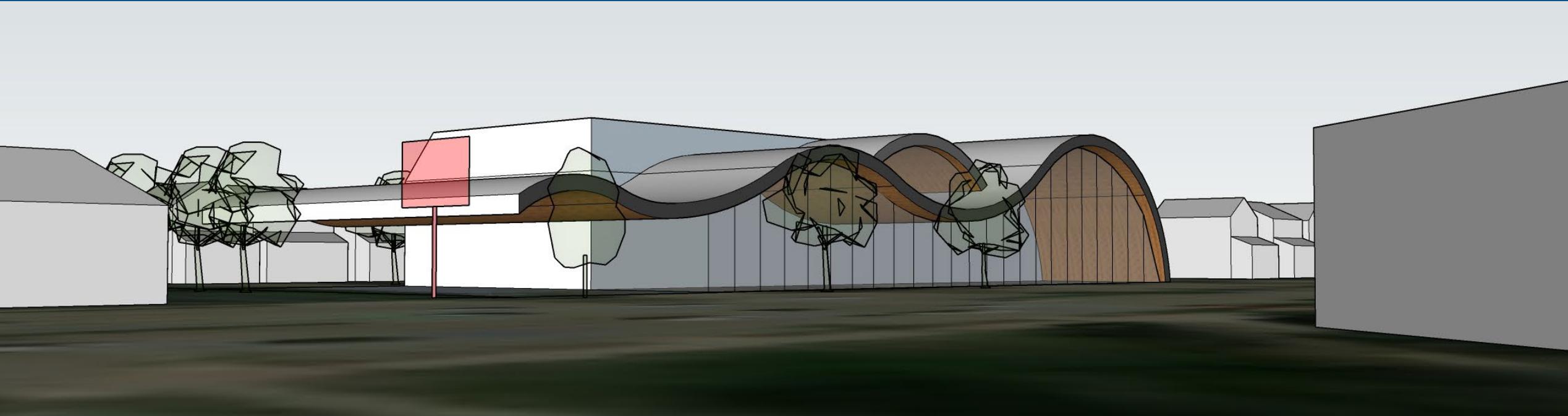
**INSPIRATION**

# Preliminary Design Concept



Note: Concept shown includes 1134 & 1136 East Washington, which are no longer available. Facility will be built on 1128 only but design concept remains the same.

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**THANK YOU!**

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