



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1128 and 1138 E. Washington Avenue
Application Type: New Development in Urban Design Commission (UDD) No. 8 – Informational Presentation
Legistar File ID # [67172](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Melissa Huggins, Urban Assets Consulting | Bridget Fraser, Wisconsin Youth Symphony Orchestra (WYSO)

Project Description: The applicant is providing an informational presentation for a new 40,000 square foot rehearsal facility for the Wisconsin Youth Symphony Orchestra (WYSO) to include two rehearsal spaces, a percussion room, rehearsal studios, a music library, instrument repair shop, administrative offices, and community gathering space. The development site includes two lots that are separated by an existing rental car facility property that is not part of this application. The new building is proposed on the existing “Avenue Bar” site at 1128 East Washington Avenue, while parking is proposed to remain at the smaller 1138 East Washington Avenue site.

Project Schedule:

- The applicant anticipates filing a formal land use application this fall.

Approval Standards: The UDC would be an **approving body** on the development request. The development site is within Urban Design District 8 (UDD 8) Block 5b, which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(15).

In applying the standards, the code states that the Urban Design Commission shall apply the [UDD 8](#) district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve, ordinance requires that the development is found to meet the requirements and conform as much as possible to the guidelines.

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provide findings and recommendations related to the aforementioned standards and guidelines for UDD 8.

Design Considerations

Based on the conceptual drawings and materials provided, the proposed development appears to be able to meet most of the underlying massing and setback recommendations of UDD 8, though staff notes the following points based on the conceptual-level information provided:

- **Setbacks.** The letter of intent notes compliance with the 15-foot setback along East Washington Avenue, though the conceptual site plan may depict a lesser setback along East Washington Avenue. The code also requires that parking meets the building setbacks described above.

The letter of intent notes that the site complies with a 20-foot zoning setback along Curtis Court, though as a through lot, that property is also considered a “front yard” and as such, there is not a 20-foot setback along that part of the site. The 15-foot minimum and maximum setback in UDD 8 would be the prevailing requirement. As part of their review, staff requests UDC provides comments related to that setback.

- **Height.** In regards to height, UDD 8 includes a minimum building height of two stories (20 feet) and maximum height of three-stories (39 feet) along the street setback. The preliminary building perspectives show what could be a two to three story mass along East Washington, but additional clarifications may be needed to confirm that concept indeed conforms to the allowed height range. Staff also request clarifications on how the blocking and stacking diagrams relate to the building perspectives.