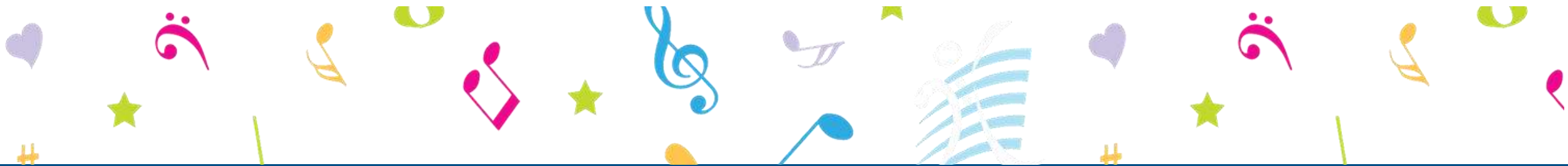


WYSO's New Home



October 20, 2021—Neighborhood Meeting

Meeting Agenda

- What is WYSO – A Review
- Project Overview
- Project Design
- Timeline
- Questions

October 20, 2021—Neighborhood Meeting

What is WYSO?

The Wisconsin Youth Symphony Orchestras is a non-profit organization with:

- An Orchestras Program, Music Makers Program, Chamber Music Program, and a variety of ensembles including Percussion, Harp, and Brass.
- Approximately 500 student members participate in WYSO each year!

WYSO's mission is "to enrich lives
by providing transformational musical experiences
& opportunities"

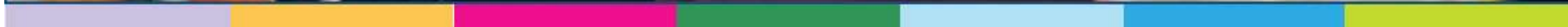


WYSO was founded 55 years ago with the idea that all children have the right to experience beauty and community by making music with others.





From our Music Makers Program to our Orchestras, Ensembles, and Chamber Music, WYSO has a program that is just right for every young musician — and abundant scholarship opportunities to keep the programs affordable for all families.





Project Overview



October 20, 2021—Neighborhood Meeting

Development Team

Urban Assets: Planning and Development

Strang: Architecture, Engineering, Interior Design and Planning

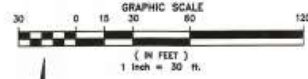
Talaska: Acoustics

J.H. Findorff & Son: Construction

Helm Commercial Real Estate

Huffman Facility Development: Construction Management

ALTA/ACSM LAND TITLE SURVEY



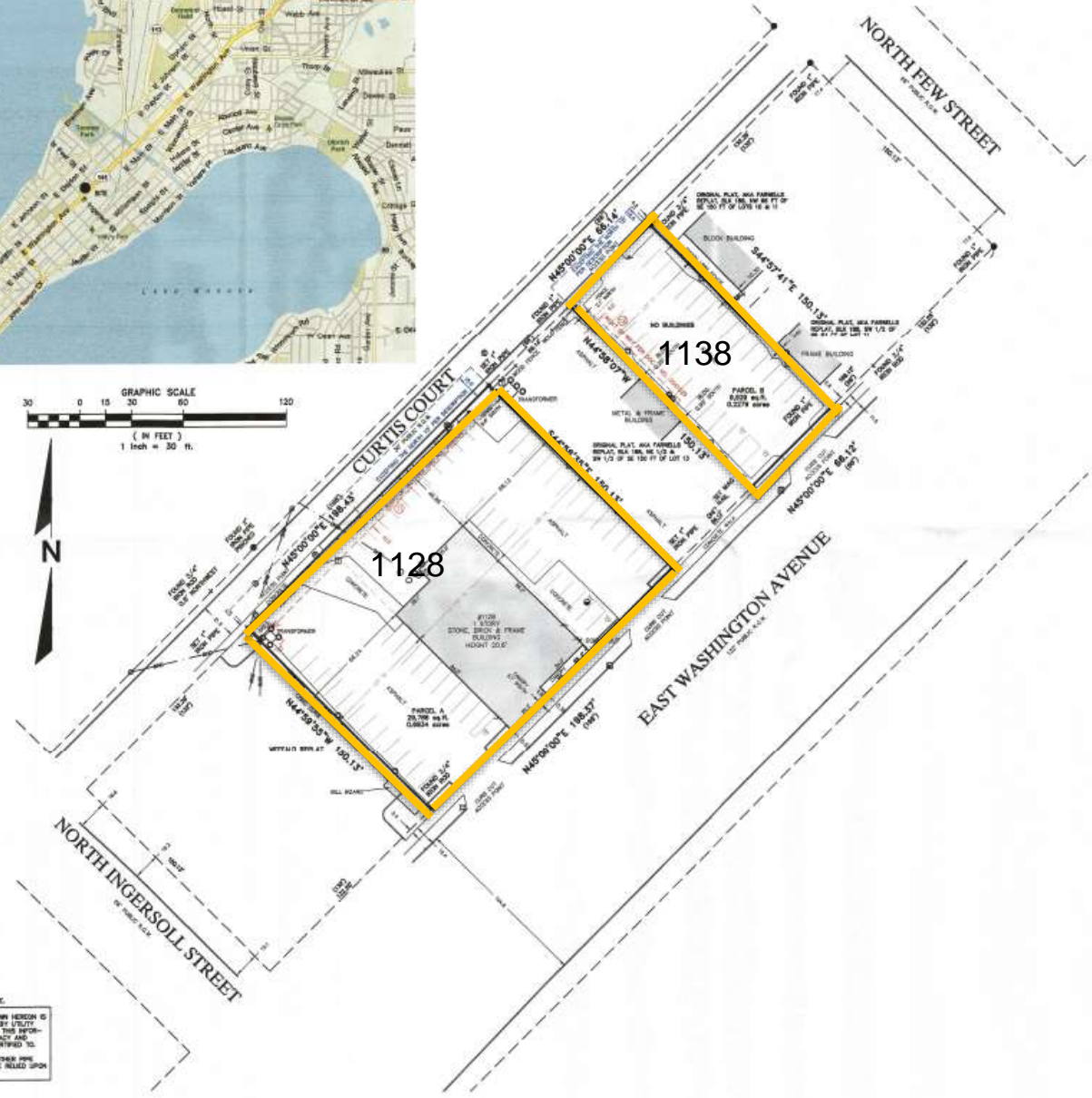
LEGEND

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DIAGRAM NOTING WAS NOT CALLED FOR THIS SITE.

THE UNDERLYING UTILITY INFORMATION AS SHOWN HEREON IS BASED ON ANY AND ALL INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

UTL INDICATES PIPE SIZES PER RECORD PLANS. DRAIN PIPE SIZES ARE ESTIMATED AS PIPE SIZES SHOULD BE FIELD SPOT WITHOUT FURTHER VERIFICATION.



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: Ashley Brynwalton, LLP Survey No. 103125-RMK

- A. Basis of Bearings:** Bearings are based on the Northerly line of the East Washington Avenue, which is assumed to bear North 49°00'00" East.
- B. Title Commitment:** This survey was prepared based on First American Title Insurance Company #16 commitment number NCS-48921-MAD, effective date of April 21, 2011, which lists the following easements and/or restrictions from schedule B-1:
- 1-3, 5, 10. *Visible evidence shown; if any.*
 - 4, 6-9, 13-15. *Not surveyed related.*
 - 11. Right of Way Grant to Madison Gas and Electric Company recorded August 27, 1967, in Volume 10520 of Records, Page 21, as Document No. 2041529. *Abandonment by location - shown.*
 - 12. Right of Way Grant to Madison Gas and Electric Company recorded January 3, 2001, as Document No. 3277212. *Abandonment by location - shown.*

C. Flood Note: According to flood insurance rate map of the City of Madison, community panel number 8502CE0129G, 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 02 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.
 2. A yard shall be provided where a side lot line abuts a residence 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. 12,249, 4-7-03)
 3. 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. 11,782, 1-3-97)
 4. For residential uses, there shall be provided side and rear yards as established in the first 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 ACSM and includes items 1, 2, 3, 4, 5(a), 7(a), 7(b), 8, 9 and 11(a) of Table A thereof. The field work was completed on May 9, 2011.

Date of Plat or Map: May 10, 2011

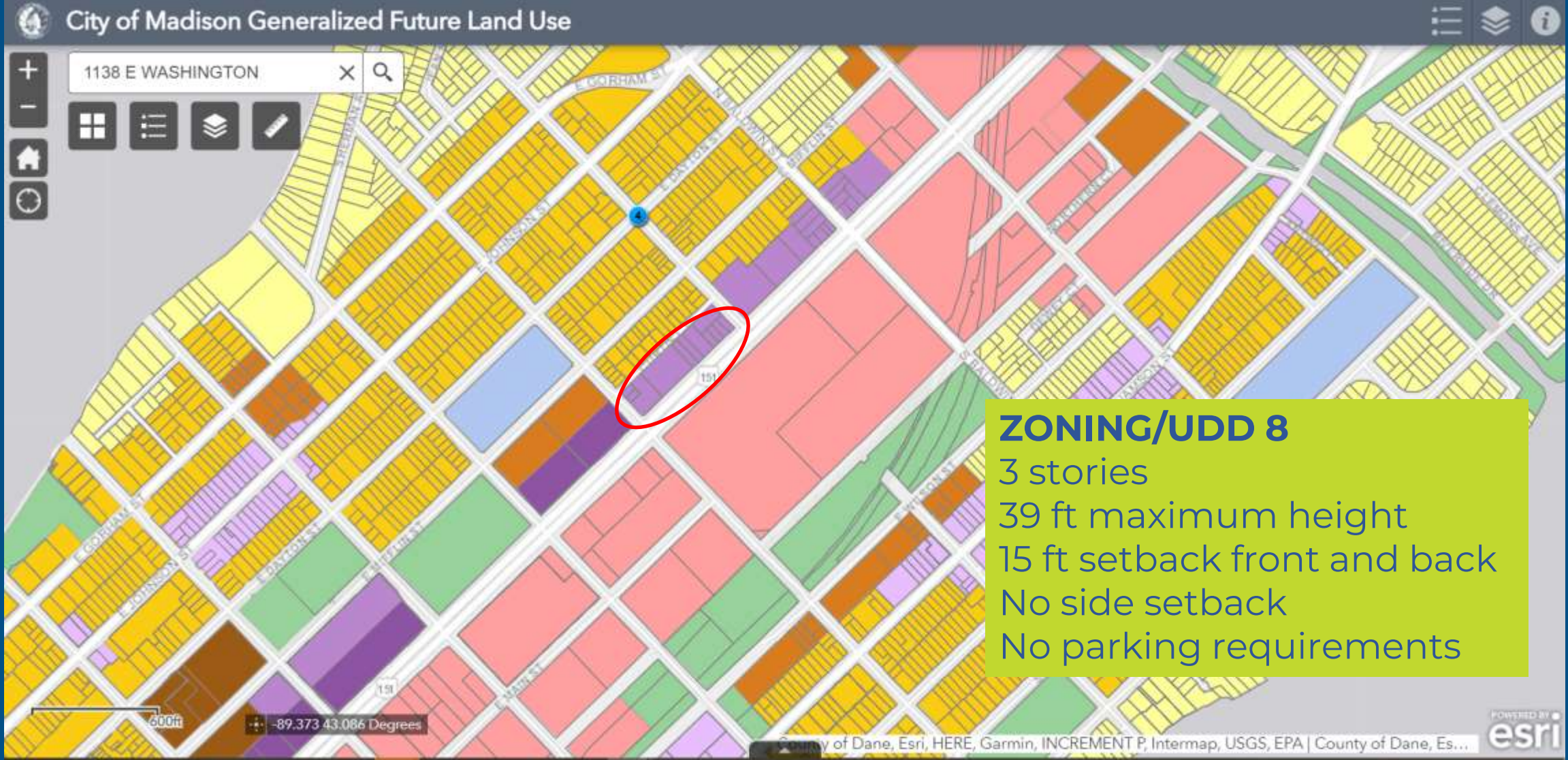
Joseph C. Calcutt
Registered Land Surveyor
Registration Number 9-2055

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

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05/10/2011 10:30:00 AM
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SITE SURVEY



PLANNING CONTEXT

- Community Mixed Use
- Commercial Corridor-Transitional
- Urban Design District Eight



SITE DEVELOPMENT PARAMETERS

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)

SPACE PROGRAMMING

Wisconsin Youth Symphony Orchestras					STRANG
PROJECT NAME:		WYSO - Flexible Facility - Pre-Design			Strang Working Space Needs Program
PROJECT LOCATION:		TBD (potentially 1128 & 1138 East Washington Ave.)			
PROJECT NUMBER:		2021063			
	NET SF	SIZE	FACTOR	GROSS SF	
GENERAL / FRONT OF HOUSE					
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	-	-	-	-	
Subtotal				5,346	
PRODUCTION					
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	
Subtotal				25,065	
ADMIN / BACK OF HOUSE					
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	
Subtotal				3,240	
BUILDING SUPPORT					
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)	-	-	-	-	
Subtotal				5,103	
SITE / PARKING					
Parking - Staff	-	-	-	-	
Parking - Guest/Parent	-	-	-	-	
Drop Off	-	-	-	-	
				11,965	Net to gross factor varies by space, see lines above
Total Gross Area (GSF)				38,754	

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.

ACOUSTICS

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

BELONGING

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

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.

GUIDING PRINCIPLES

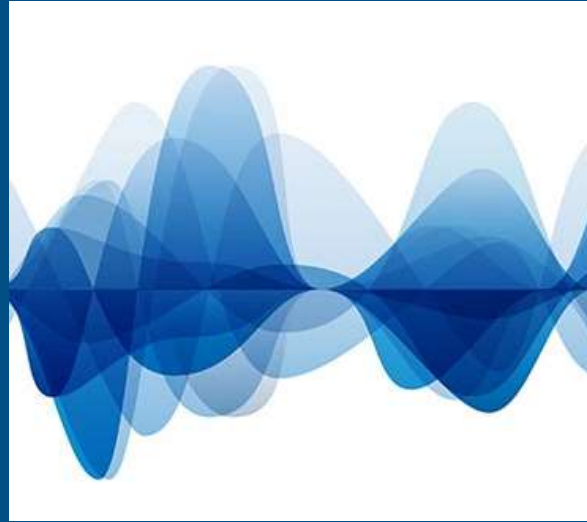


Musical Instruments



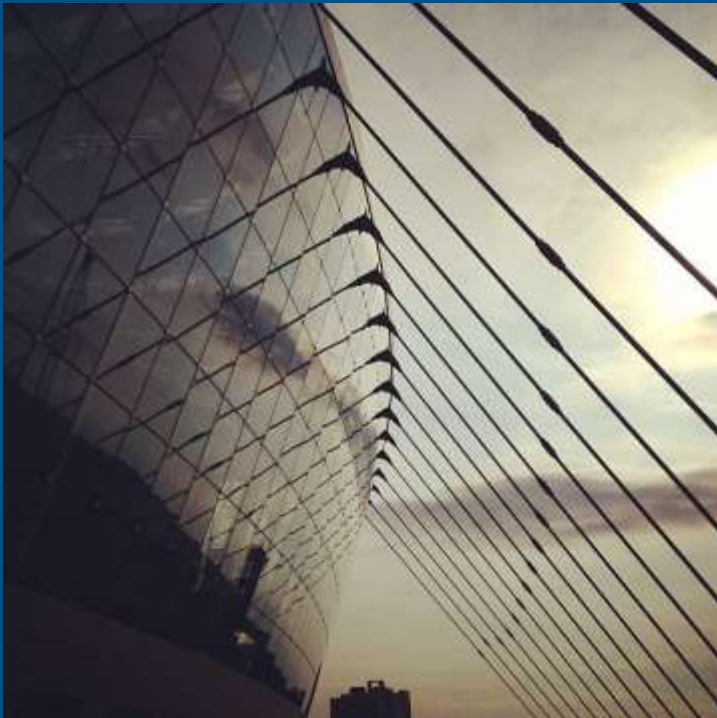
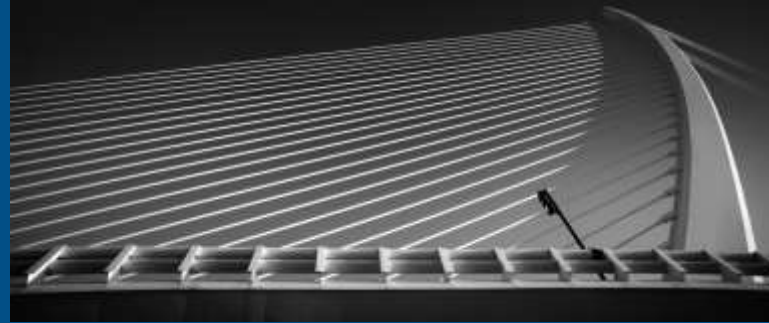
INSPIRATION

Sound



INSPIRATION

Tension



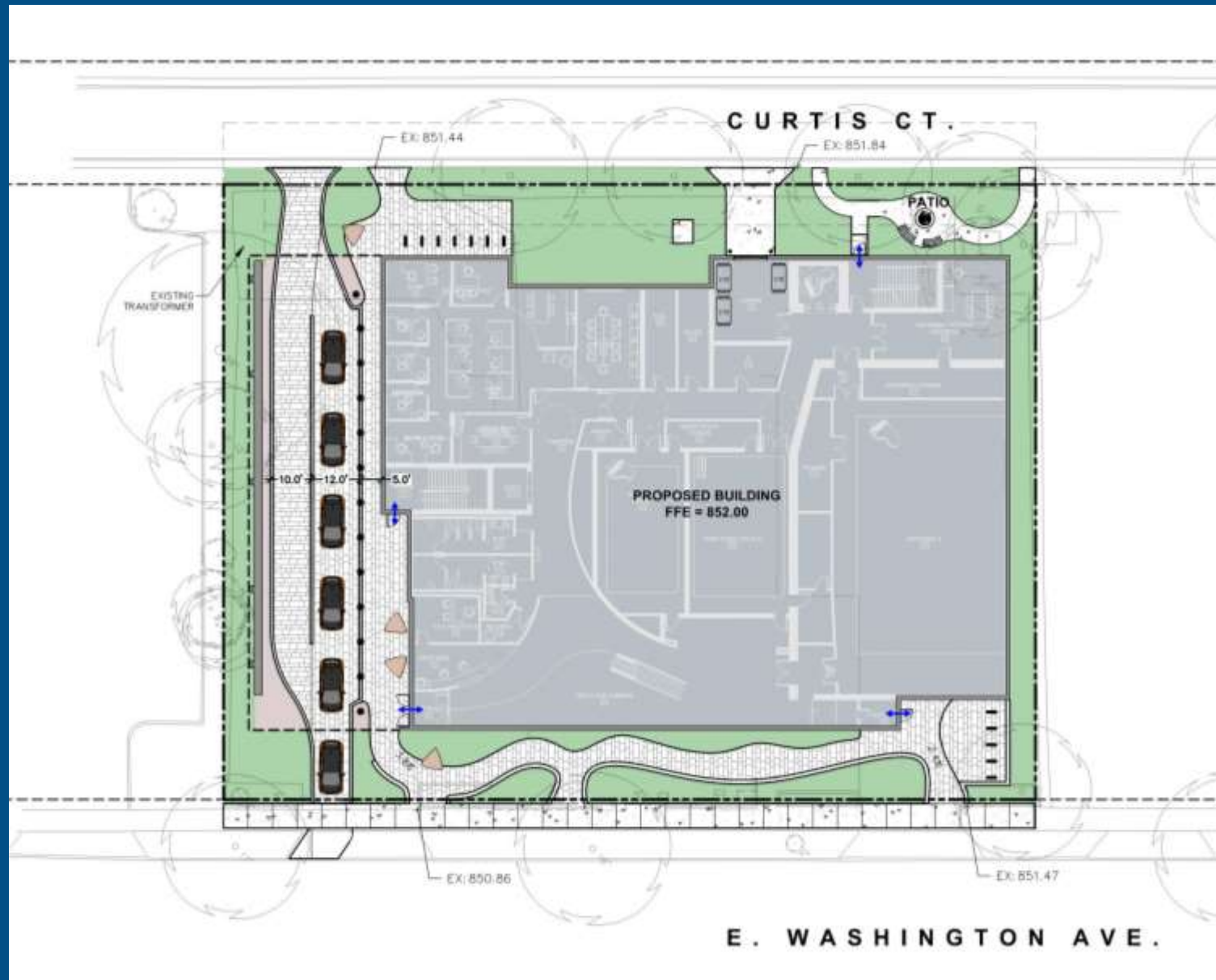
INSPIRATION



Project Design



October 20, 2021—Neighborhood Meeting



SITE PLAN















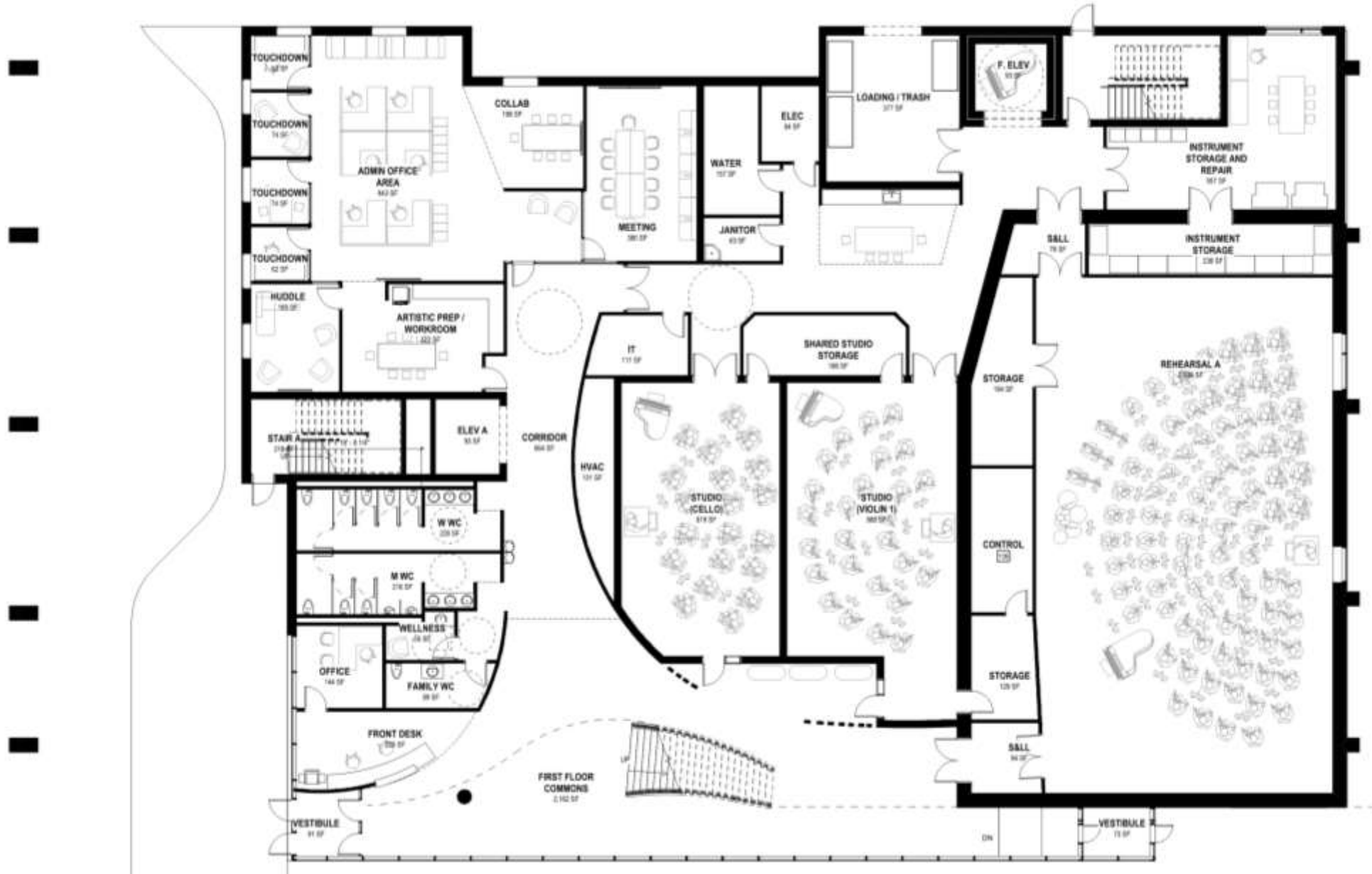




DOUBLE GLAZING SYSTEM RENDERING



FLOOR PLANS
FIRST FLOOR

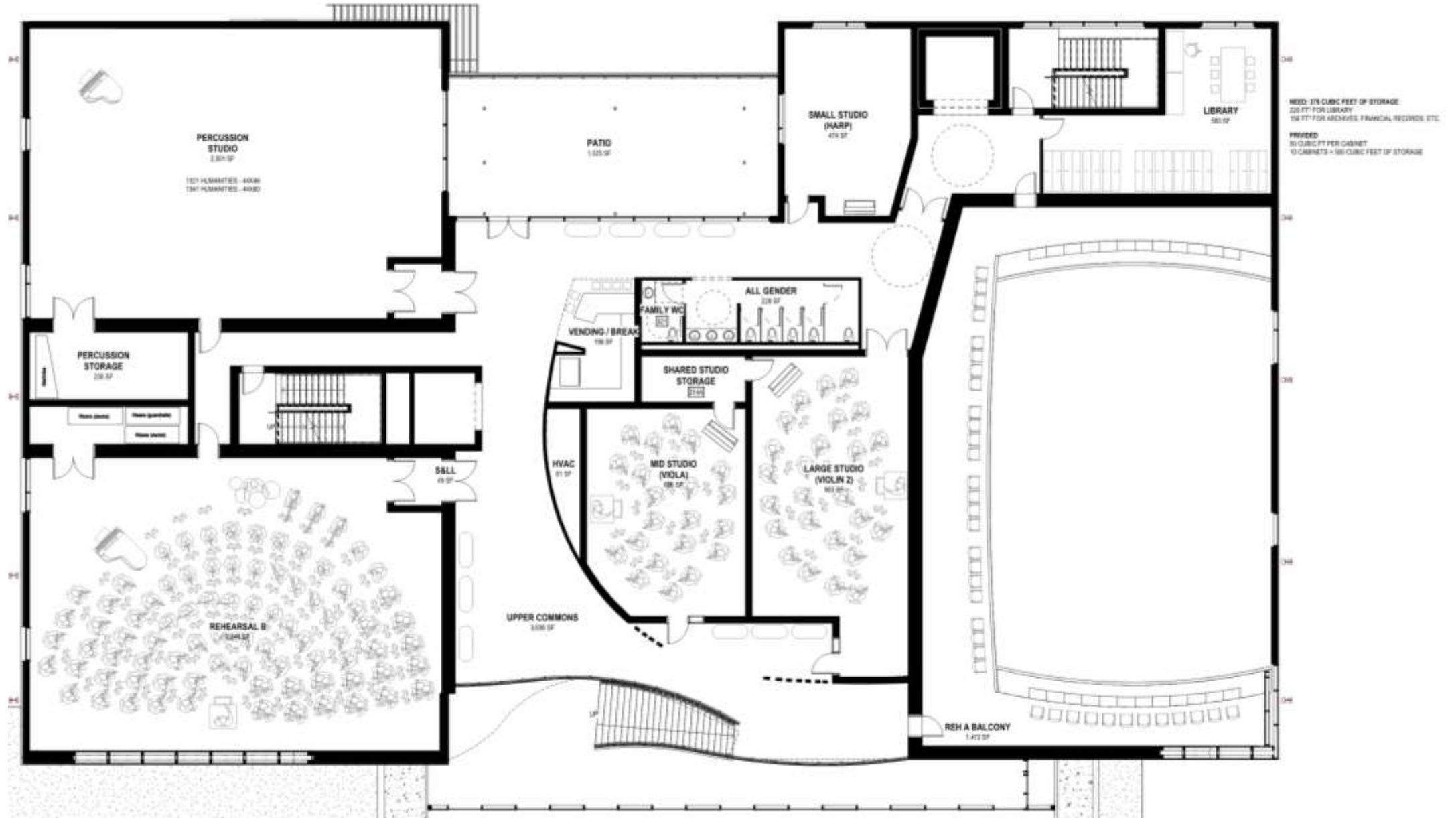








FLOOR PLANS
SECOND FLOOR



INTERIOR PERSPECTIVES
PERCUSSION STUDIO



INTERIOR PERSPECTIVES
PERCUSSION STUDIO







FLOOR PLANS
THIRD FLOOR



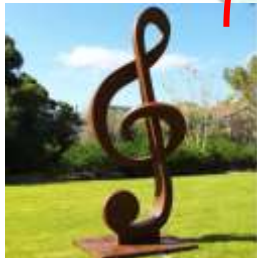
PLANTING ZONES, MUSIC GARDEN & SCULPTURE



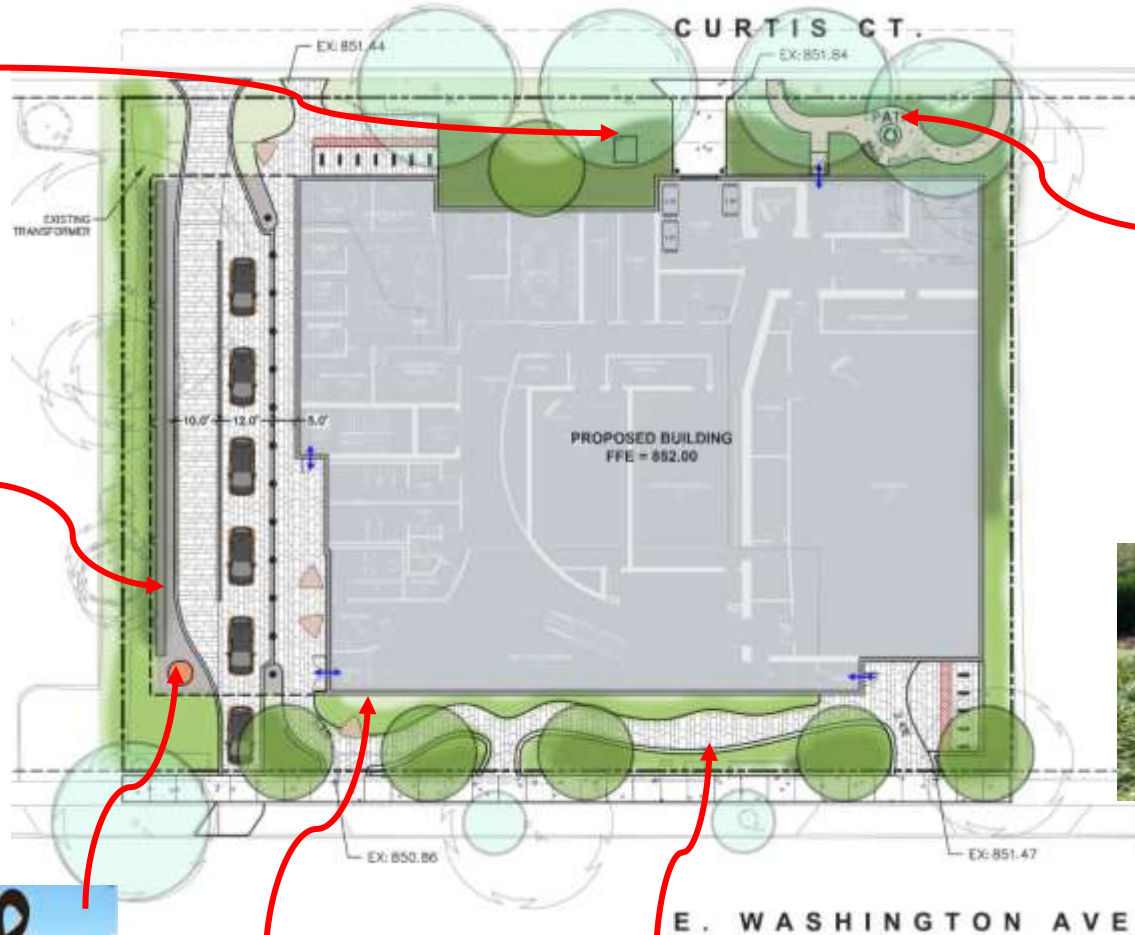
VIRGINIA CREEPER ON
FENCED ENCLOSURE



TRUMPET
HONEYSUCKLE
ON DROP OFF
CANOPY
SUPPORT
WALL



SCULPTURE



SHADE GARDEN
FOUNTAINS AND
PAVING



EAST WASHINGTON AVE.

LANDSCAPE MATERIALS & MUSICAL PLANTS



CRUSHED GLASS



ROUNDED COBBLES



BARK MULCH W/ STONE EDGE



VIRGINIA BLUEBELLS



WHITESPIRE BIRCH



FALSE INDIGO



SOLOMON'S SEAL



FIREWORKS GOLDENROD



TRUMPET HONEYSUCKLE



AUTUMN MOOR GRASS

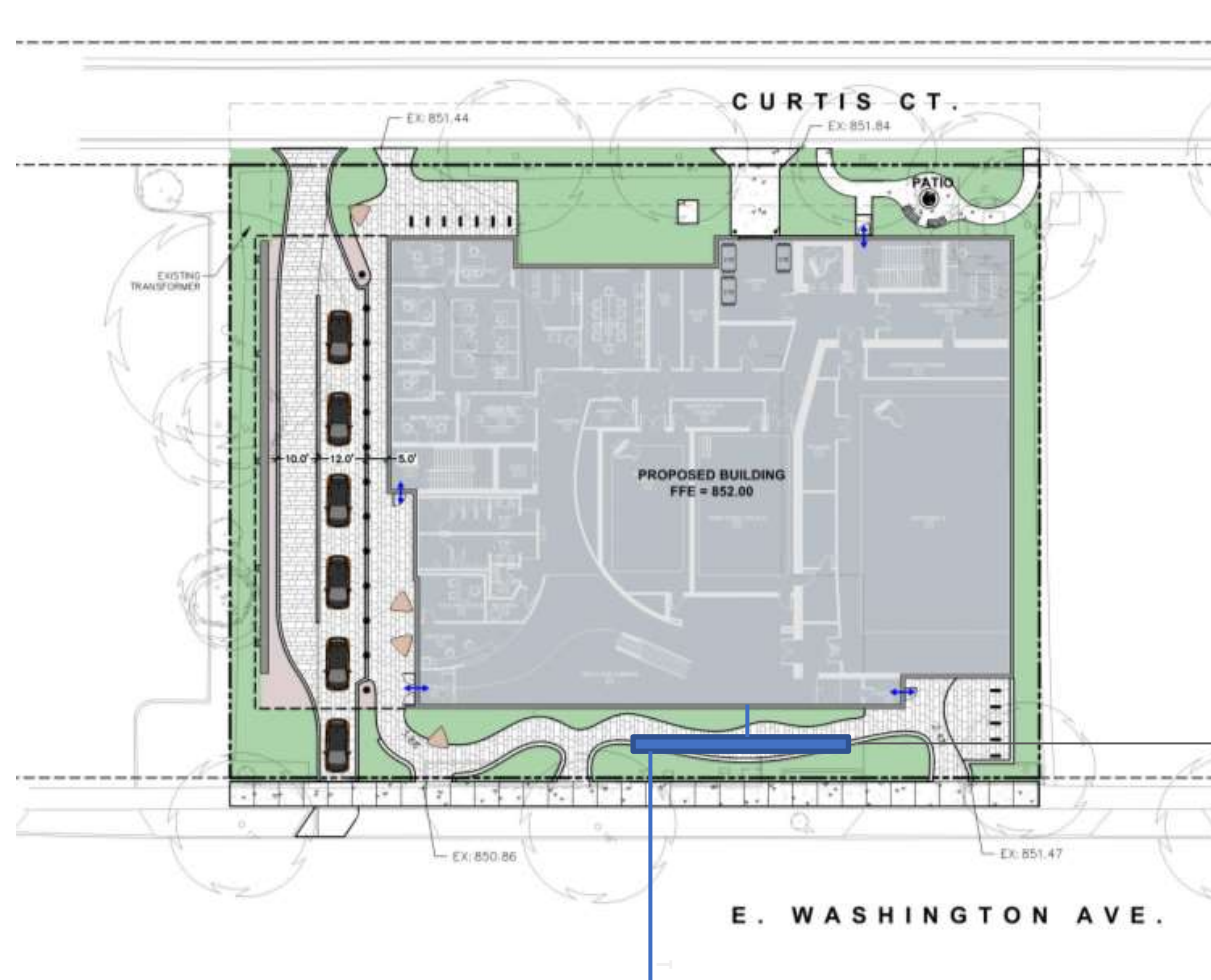


LITTLE BLUESTEM

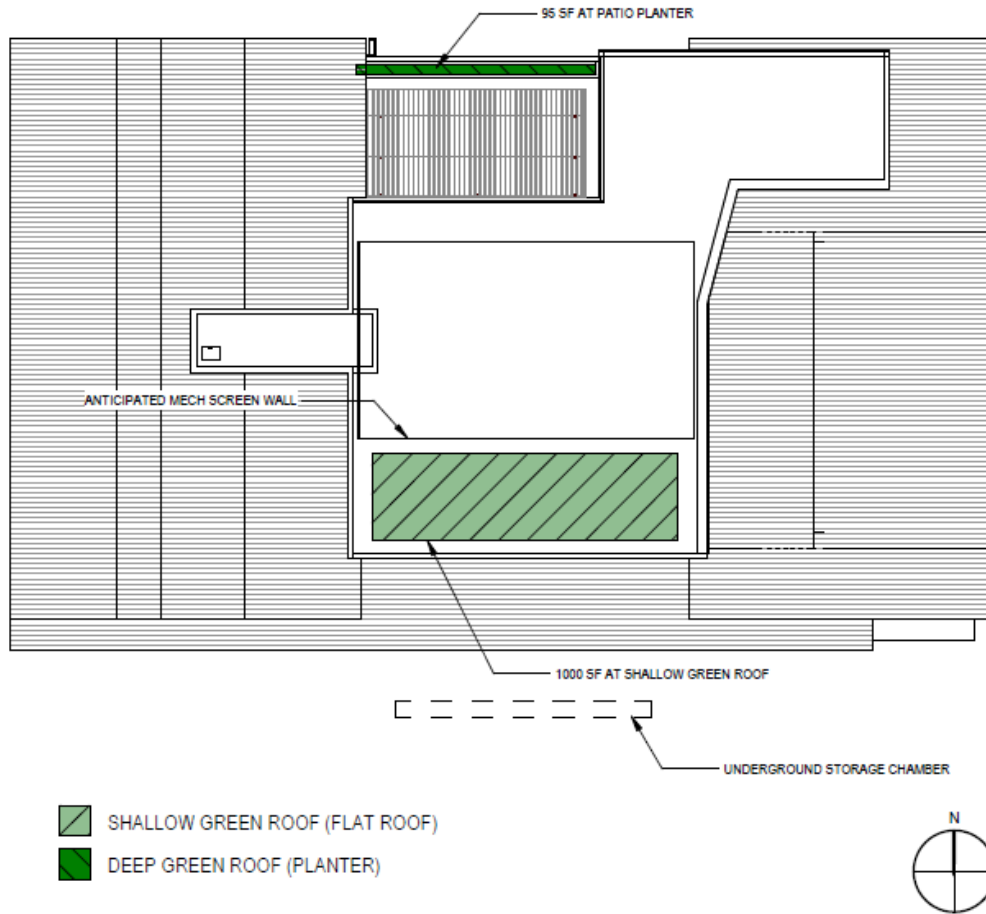


FEATHER REED GRASS

STORMWATER – UNDERGROUND DETENTION



STORM CHAMBER
(APPROX 3'x50')



EXIT

Green Roof Analysis



Timeline



October 20, 2021—Neighborhood Meeting

Site Selection & Pre-Design

April – August

Schematic Design

September – October

Design Development

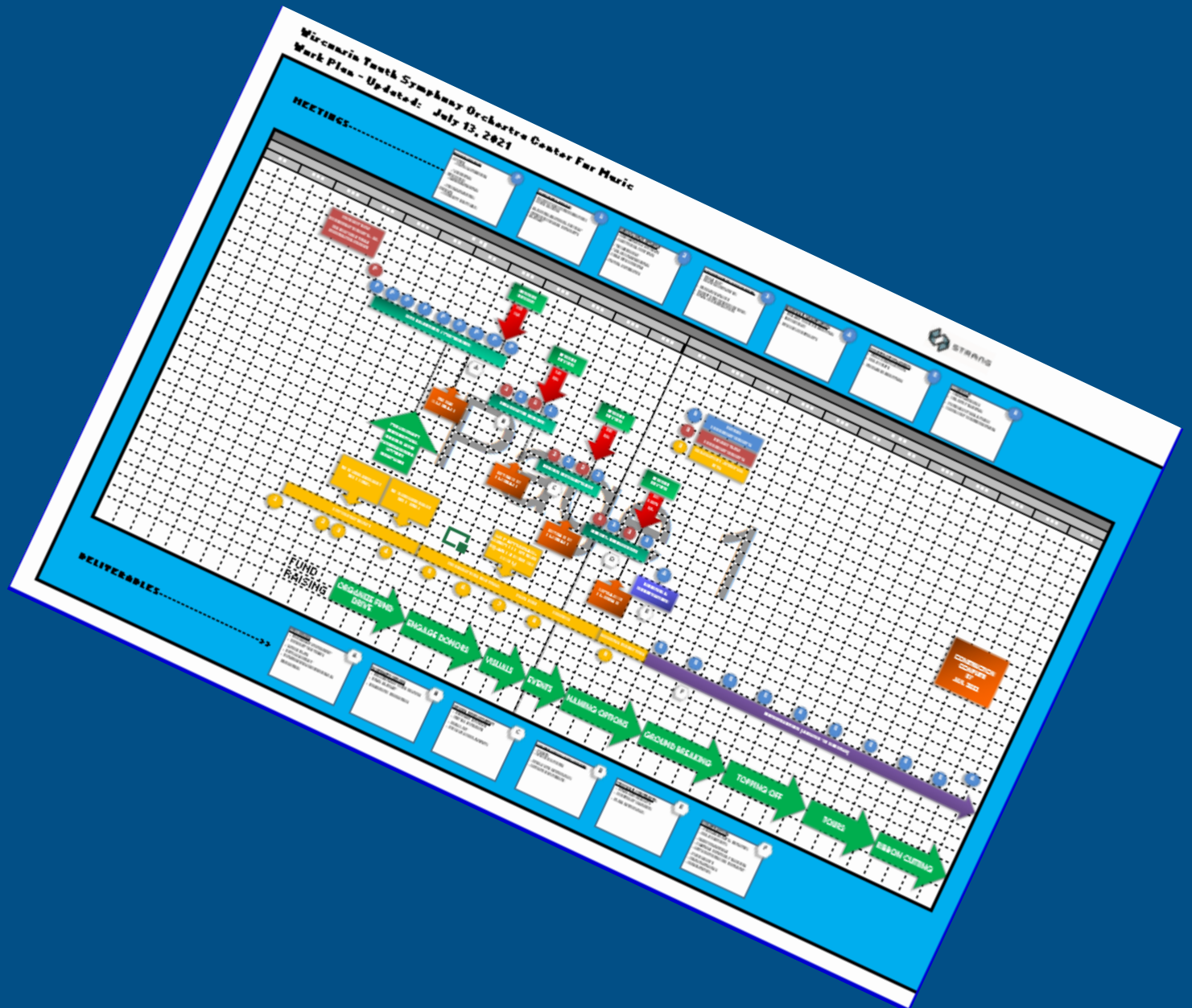
November – December

Construction Documents

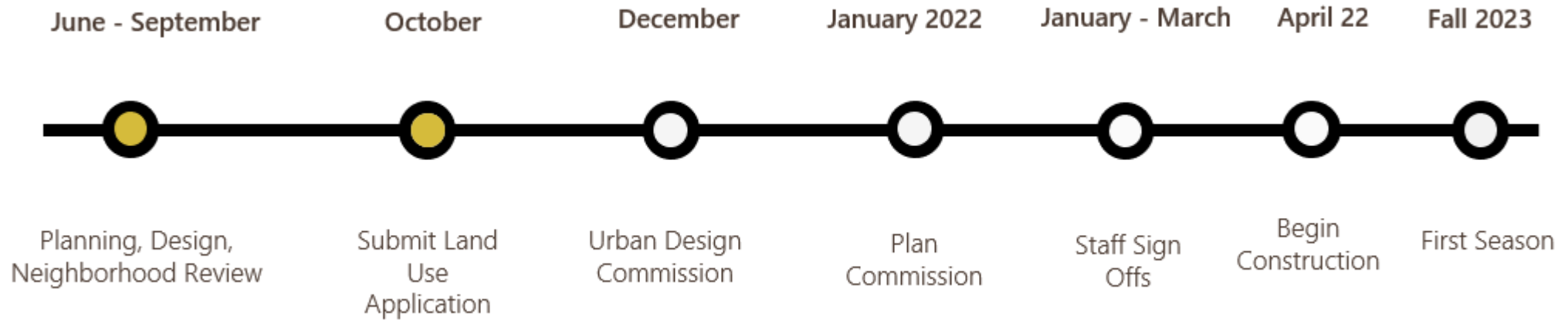
December – February

Construction

Spring 2022 – January 2023



PROJECT TIMELINE



- ✓ NEIGHBORHOOD MEETINGS (3)
- ✓ TLNA COUNCIL NOVEMBER 11

NEIGHBORHOOD AND CITY APPROVAL TIMELINE



QUESTIONS?



October 20, 2021—Neighborhood Meeting



WISCONSIN
YOUTH SYMPHONY
ORCHESTRAS

**THANK YOU FOR
ATTENDING!**