



WYSO's New Home



October 20, 2021–Neighborhood Meeting



WISCONSIN
YOUTH SYMPHONY
ORCHESTRAS

Meeting Agenda

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

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ORCHESTRAS

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



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Development Team

Urban Assets: Planning and Development

Strang: Architecture, Engineering, Interior Design and Planning

Talaske: Acoustics

J.H. Findorff & Son: Construction

Helm Commercial Real Estate

Huffman Facility Development: Construction Management

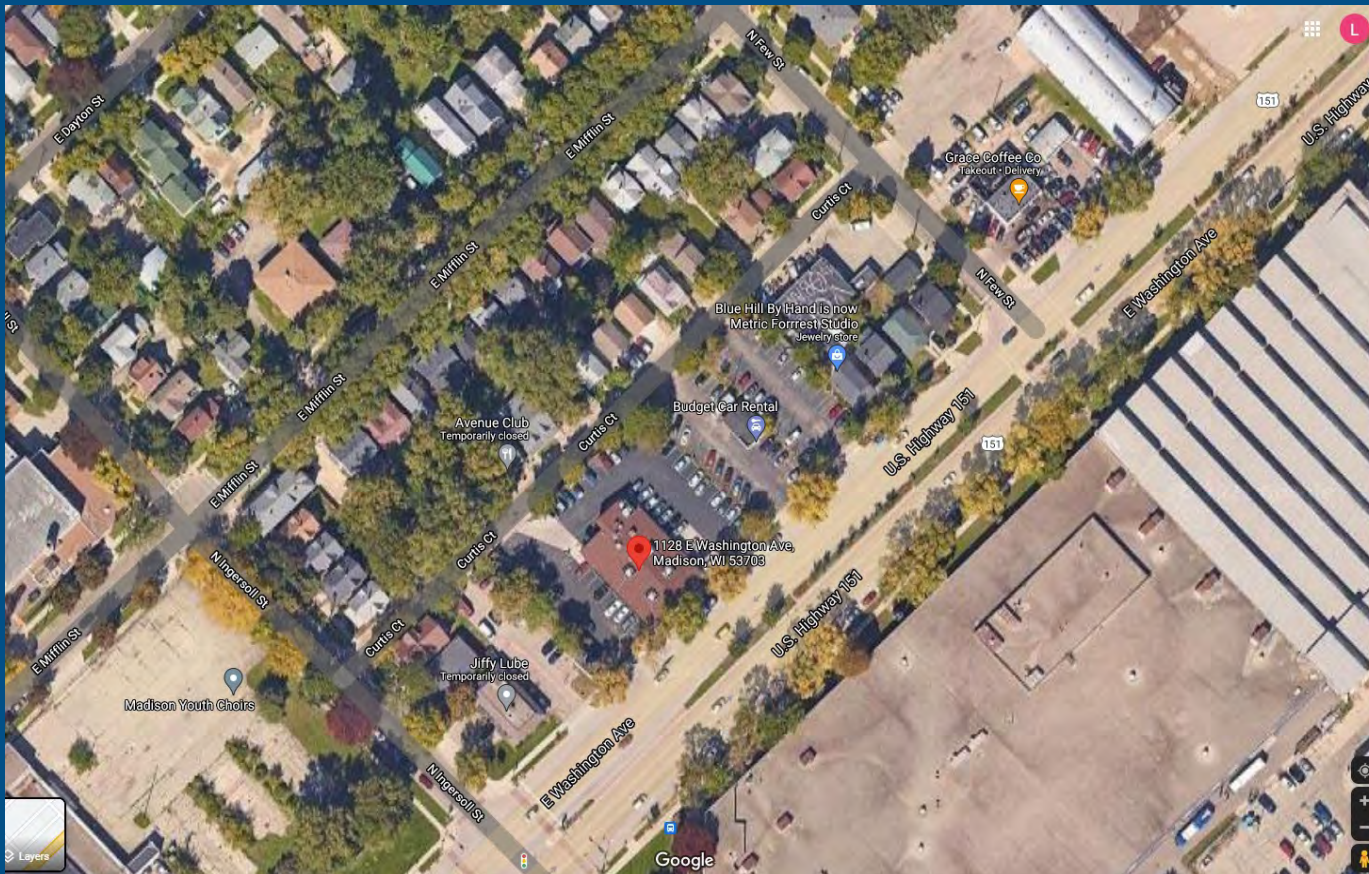


in partnership with



Helm Commercial Real Estate





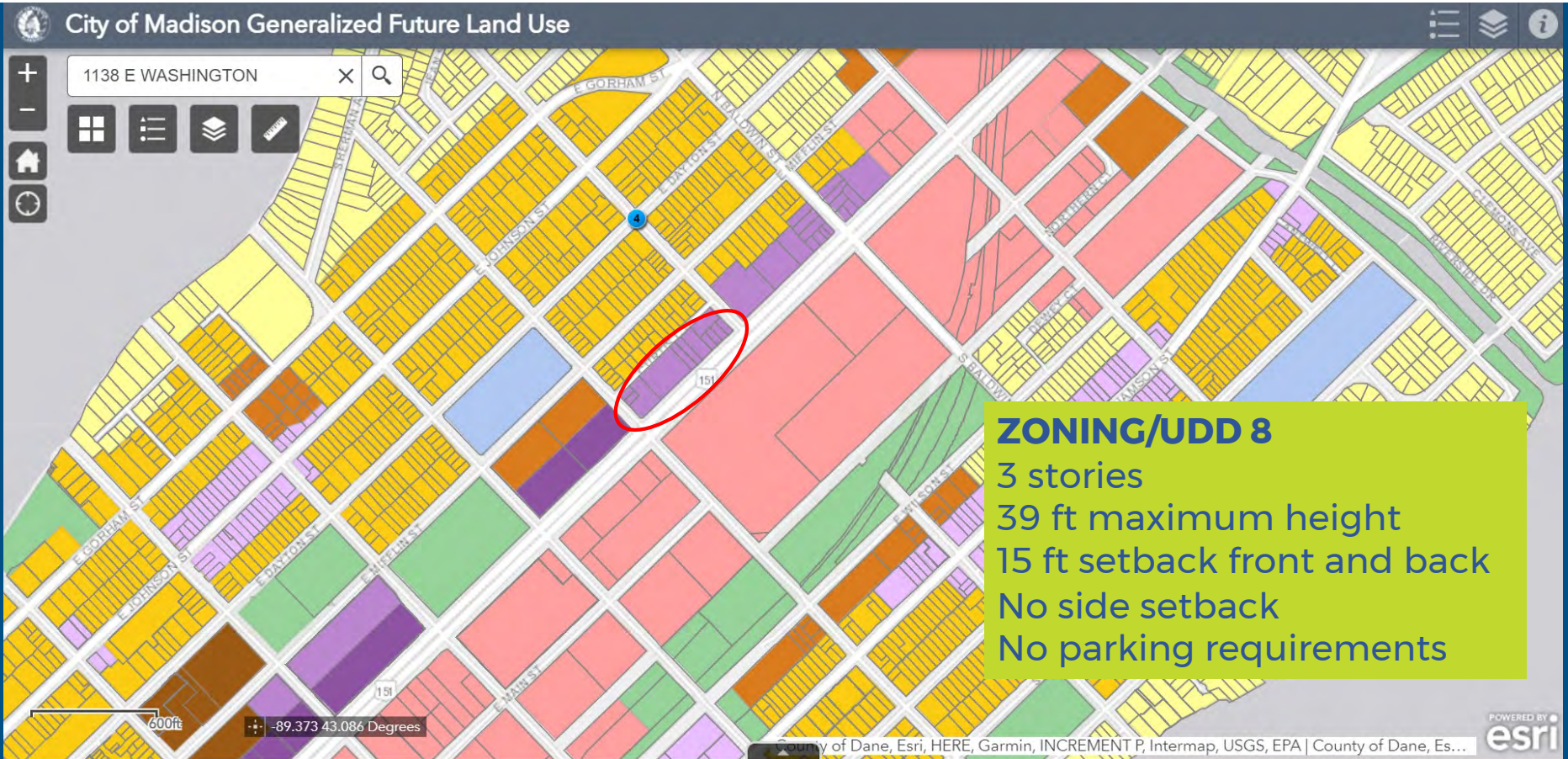
SITE LOCATION: THE AVENUE

Survey No. 165125-RWC

12. Right of Way Grant to Madison Gas and Electric Company recorded January 3, 2001, as Document No. 3277212.

The basic zoning information listed below is taken from municipal codes and site is zoned C-3

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			
PROJECT LOCATION:		TBD (potentially 1128 & 1138 East Washington Ave.)			
PROJECT NUMBER:		2021063			
		Strang Working Space Needs Program			
		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	6 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					5,193
SITE / PARKING					
Parking - Staff	-	-	-	-	
Parking - Guest / Parent	-	-	-	-	
Drop Off	-	-	-	-	
Subtotal					-
Total Gross Area (GSF)				11,965	Net to gross factor varies by space, see lines above
				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

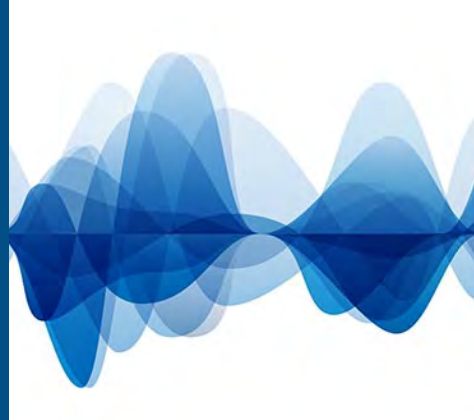


Musical Instruments



INSPIRATION

Sound



INSPIRATION

Tension



INSPIRATION



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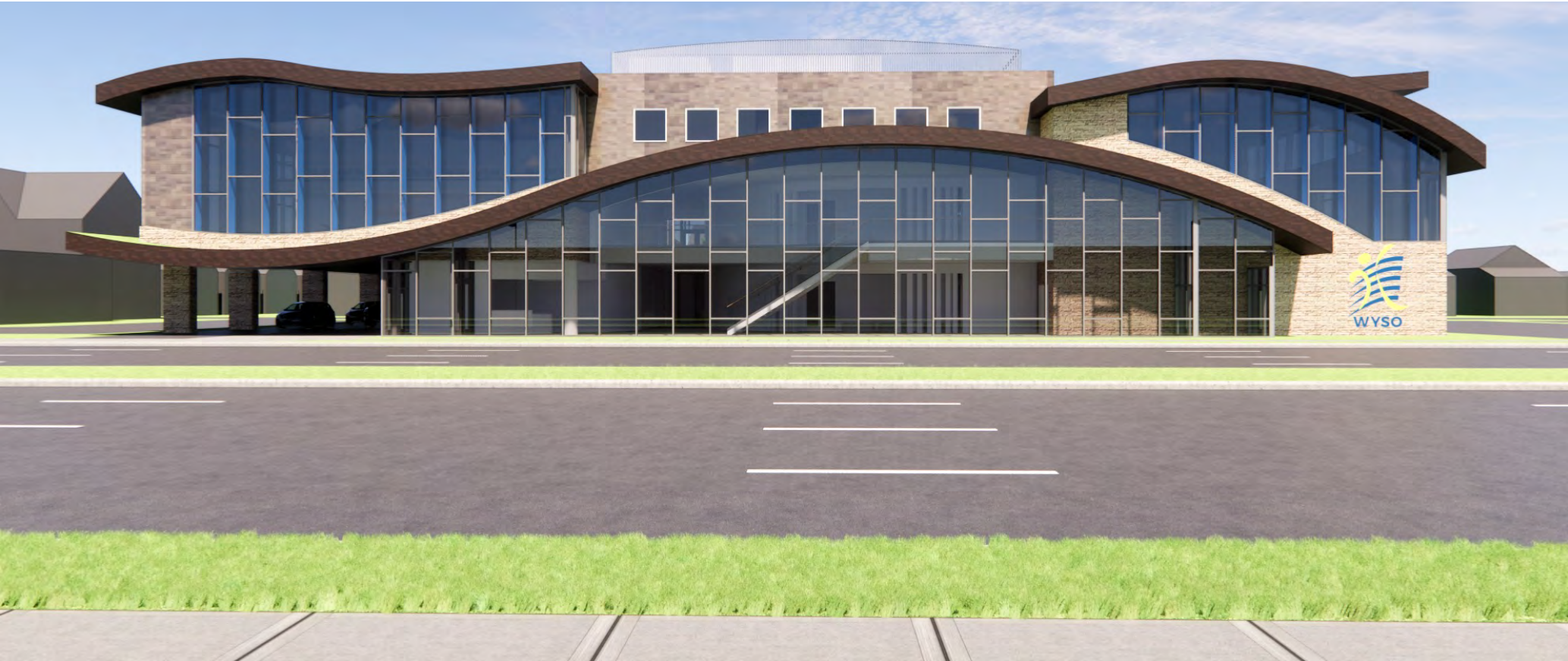
Project Design

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SITE PLAN

















EXTERIOR DEVELOPMENT
NORTHEAST RENDERING



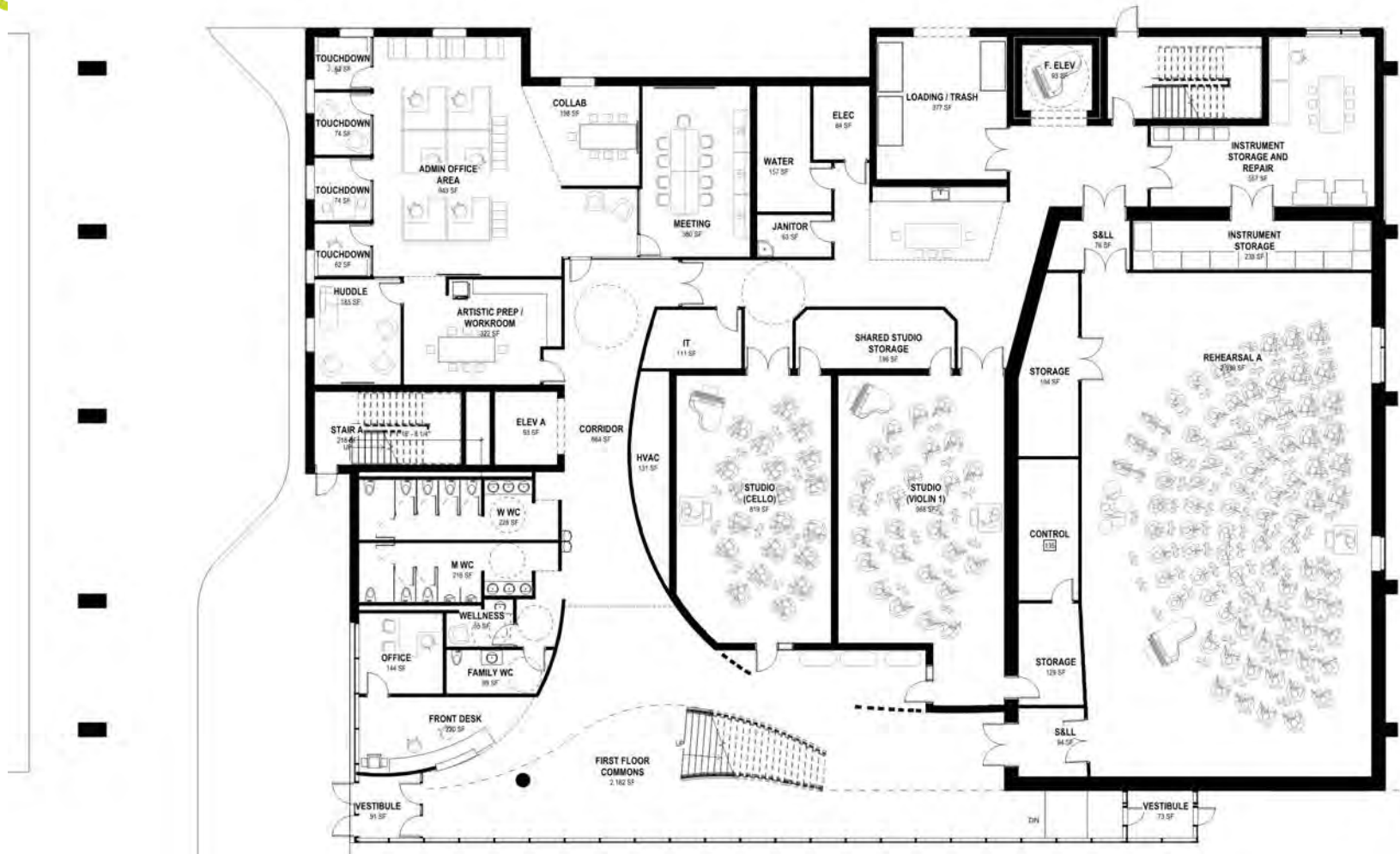


EXTERIOR DEVELOPMENT
NORTHEAST RENDERING





FLOOR PLANS FIRST FLOOR

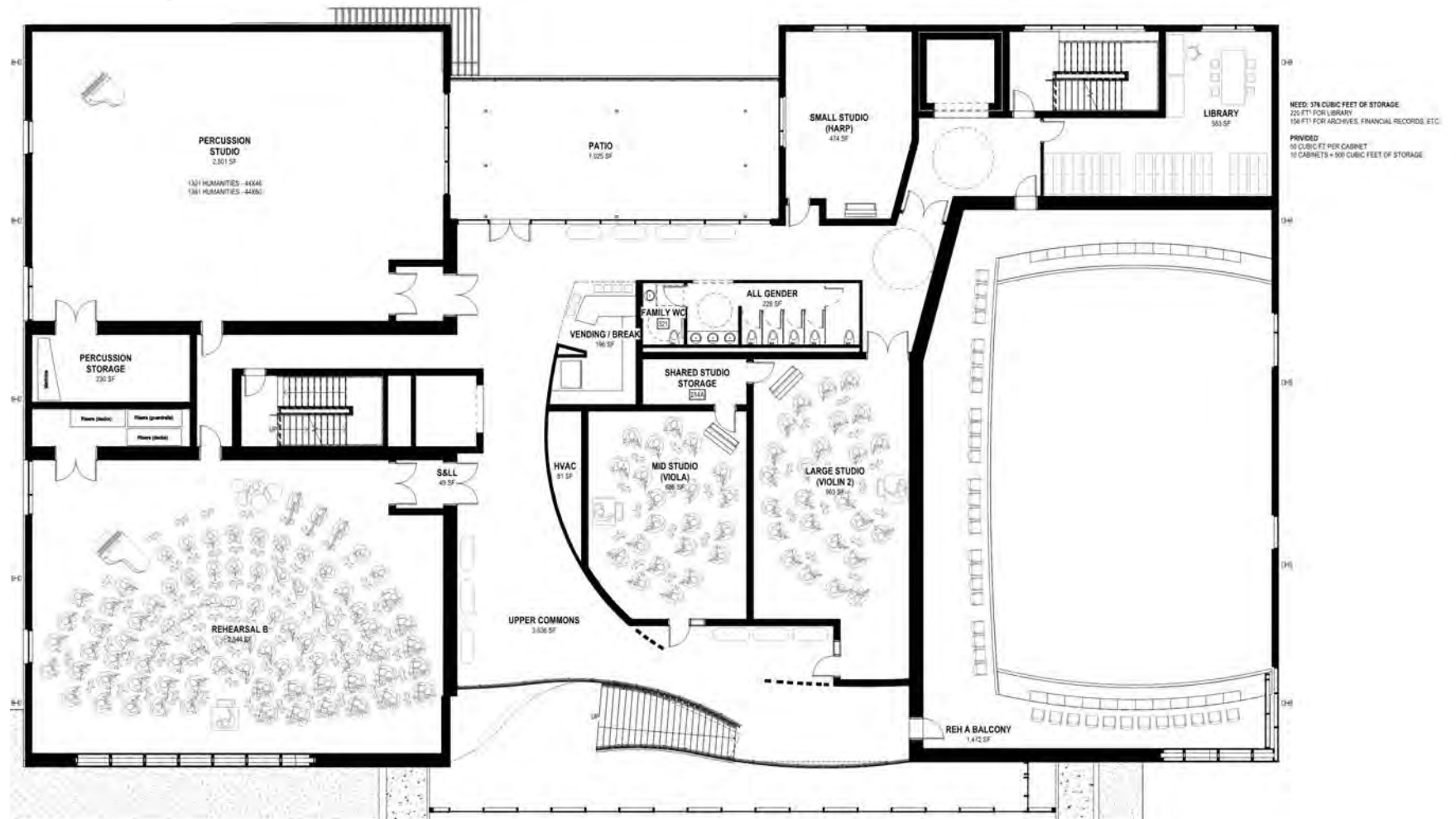








FLOOR PLANS SECOND FLOOR

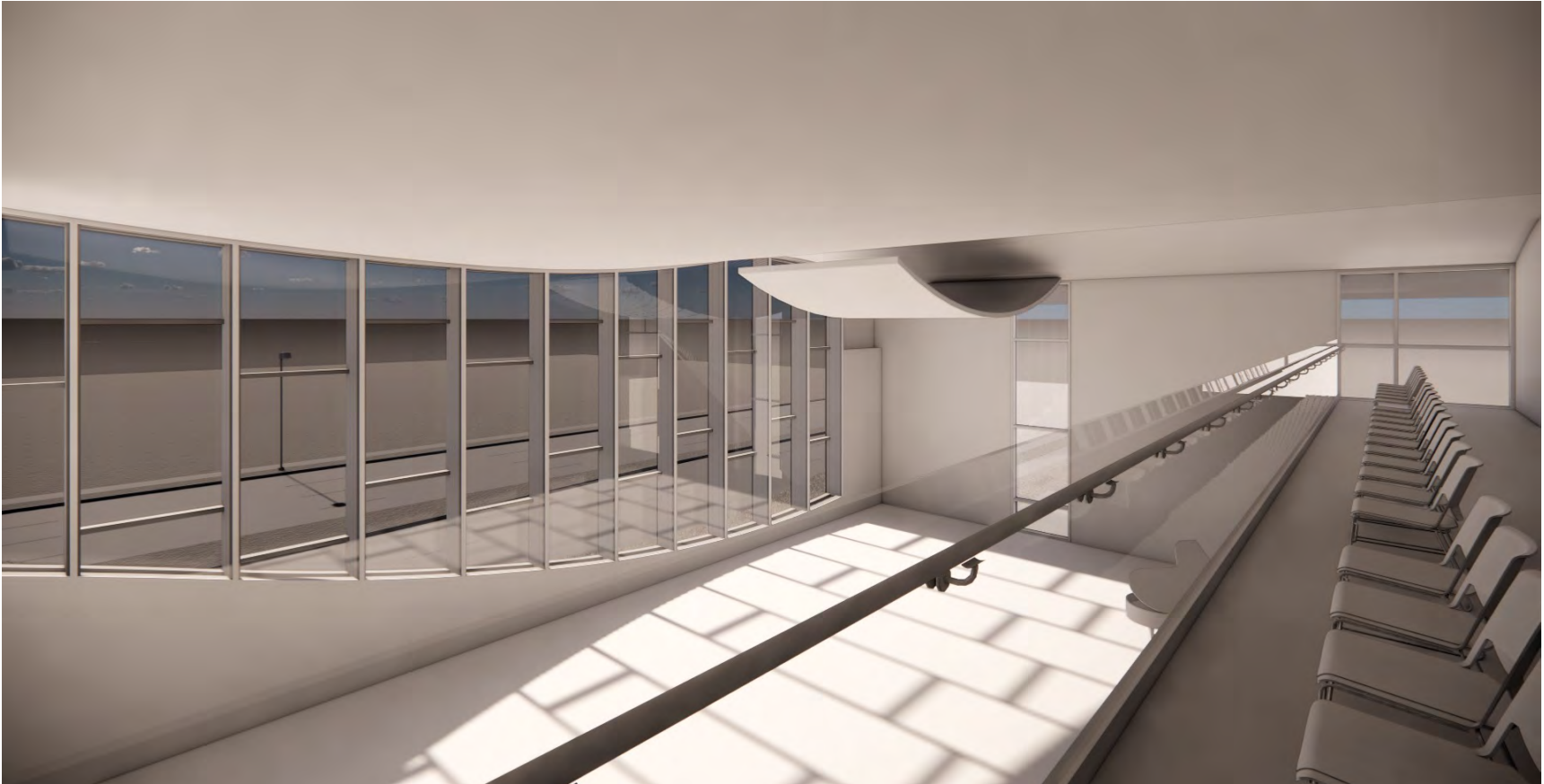


INTERIOR PERSPECTIVES
PERCUSSION STUDIO

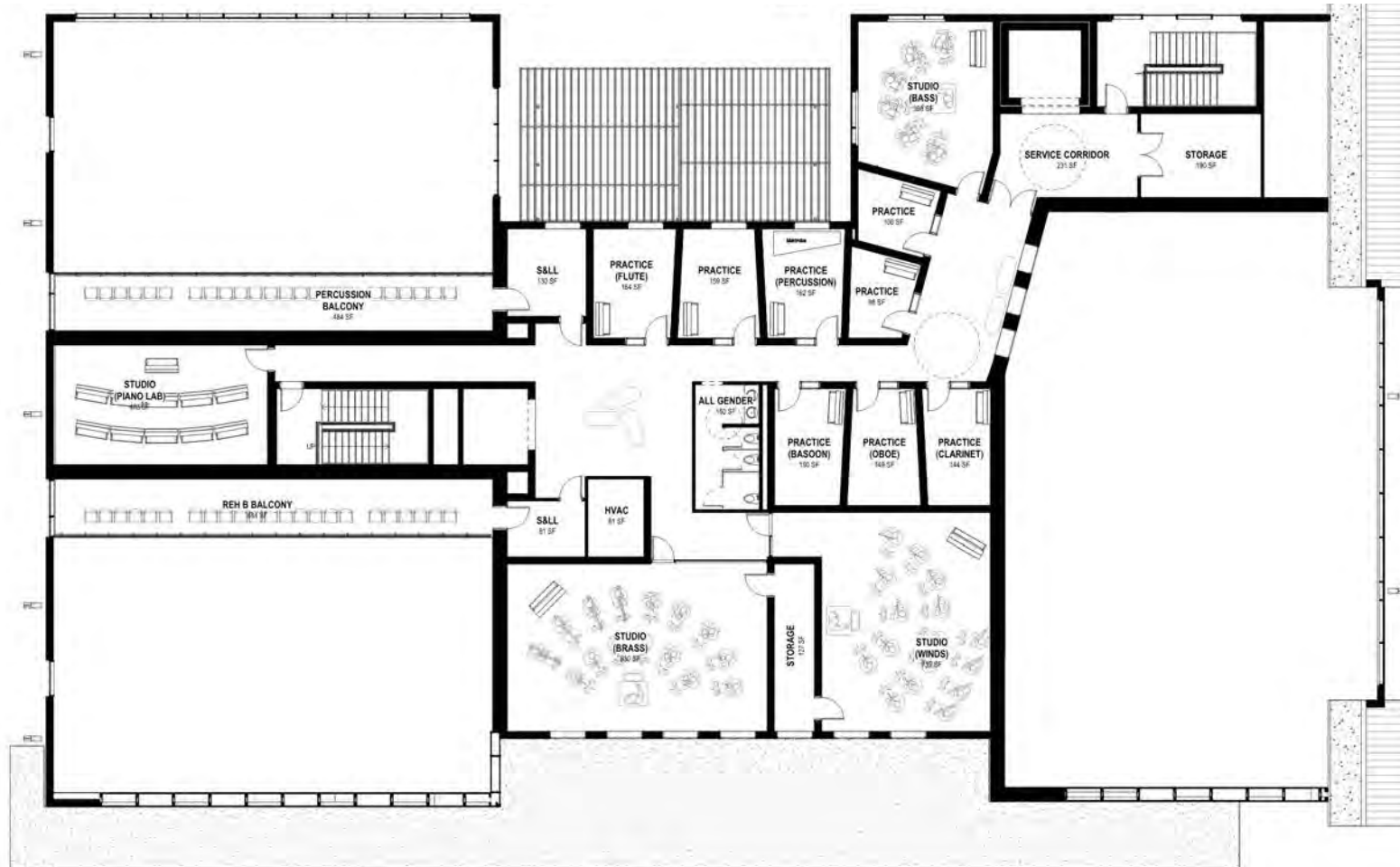








FLOOR PLANS THIRD FLOOR





VIRGINIA CREEPER ON
FENCED ENCLOSURE



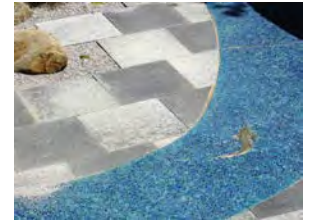
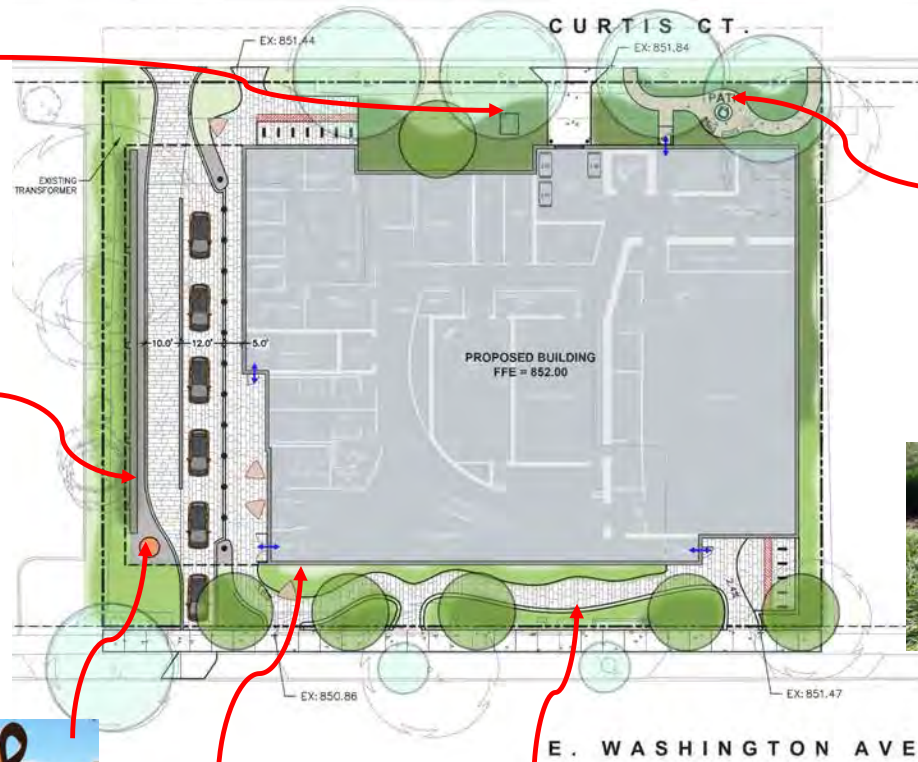
TRUMPET
HONEYSUCKLE
ON DROP OFF
CANOPY
SUPPORT
WALL



SCULPTURE



EAST WASHINGTON AVE.



SHADE GARDEN
FOUNTAINS AND
PAVING

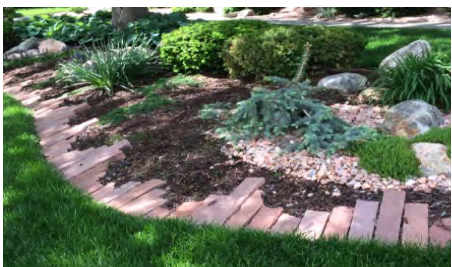




CRUSHED GLASS



ROUNDED COBBLES



BARK MULCH W/ STONE EDGE



VIRGINIA BLUEBELLS



SOLOMON'S SEAL



AUTUMN MOOR GRASS



WHITESPIRE BIRCH



FIREWORKS GOLDENROD



LITTLE BLUESTEM



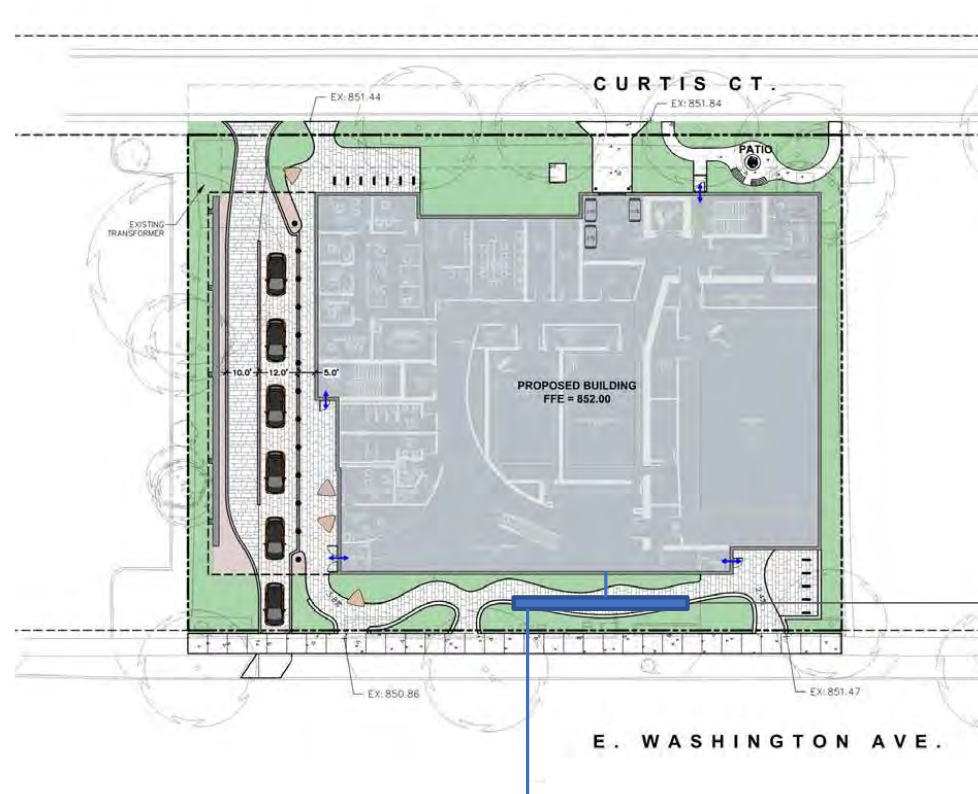
FALSE INDIGO



TRUMPET HONEYSUCKLE

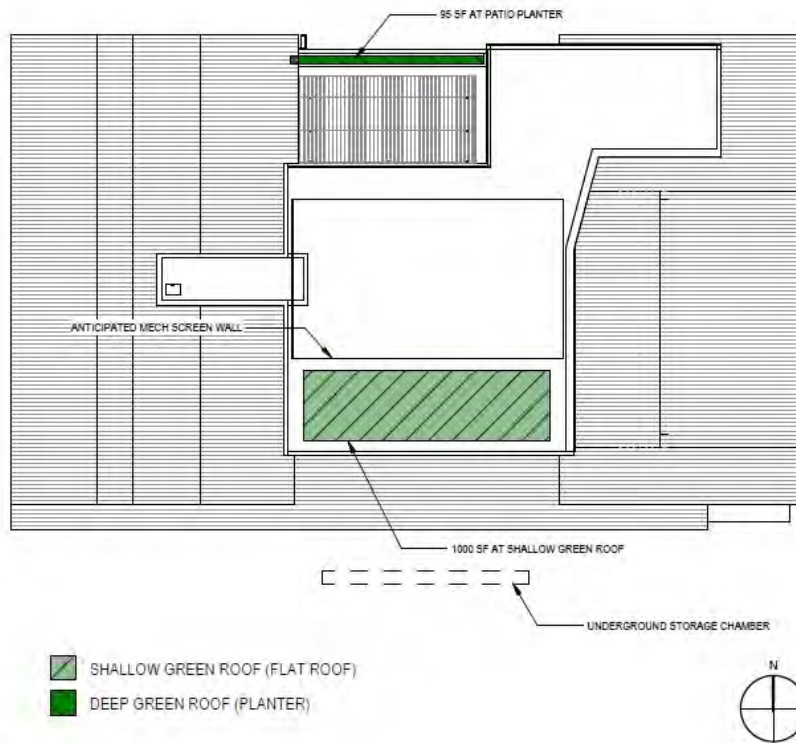


FEATHER REED GRASS



**STORM CHAMBER
(APPROX 3'x50')**

EXTERIOR DEVELOPMENT STORMWATER – GREEN ROOF



Green Roof Analysis





Timeline



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Site Selection & Pre-Design

April – August

Schematic Design

September – October

Design Development

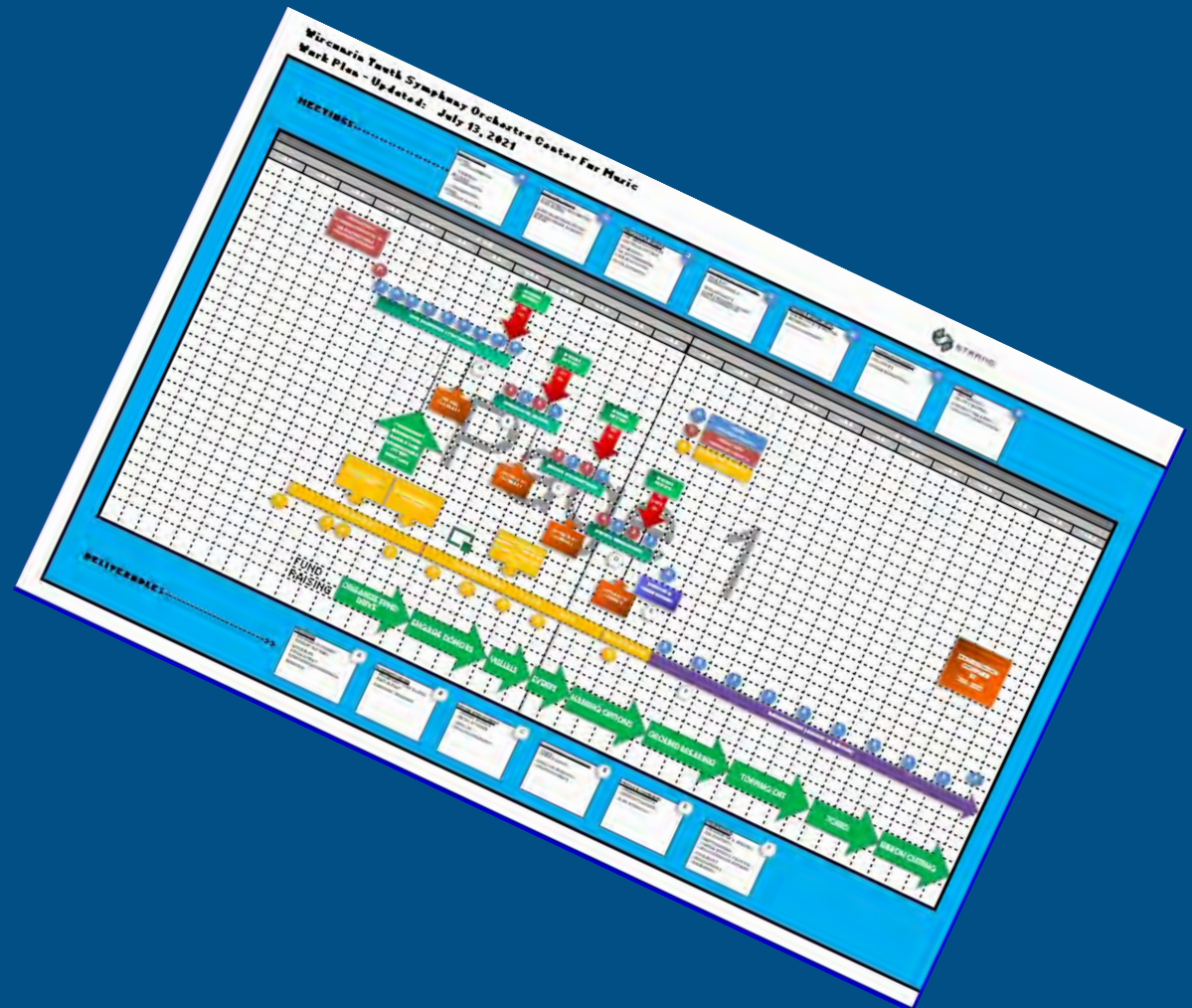
November – December

Construction Documents

December – February

Construction

Spring 2022 – January 2023



PROJECT TIMELINE



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

NEIGHBORHOOD AND CITY APPROVAL TIMELINE



QUESTIONS?

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THANK YOU FOR ATTENDING!