



# WISCONSIN YOUTH SYMPHONY ORCHESTRAS

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UDC Informational Presentation  
09.22.2021

#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



Strang Working Space Needs Program

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	-	-	-	-	

Total Gross Area (GSF)

11,965 Net to gross factor varies by space, see lines above  
 38,754

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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

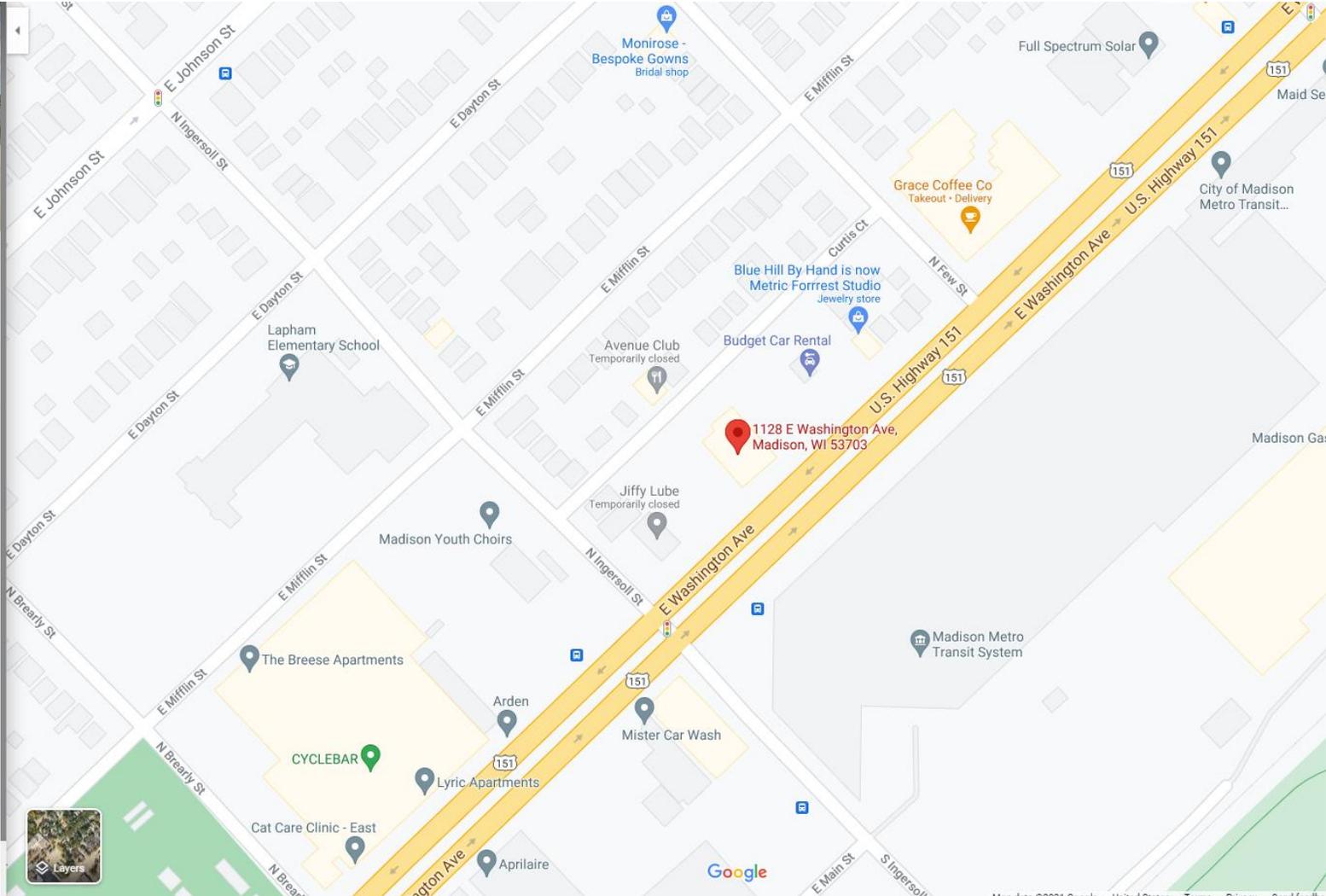
Add a label

**Photos**

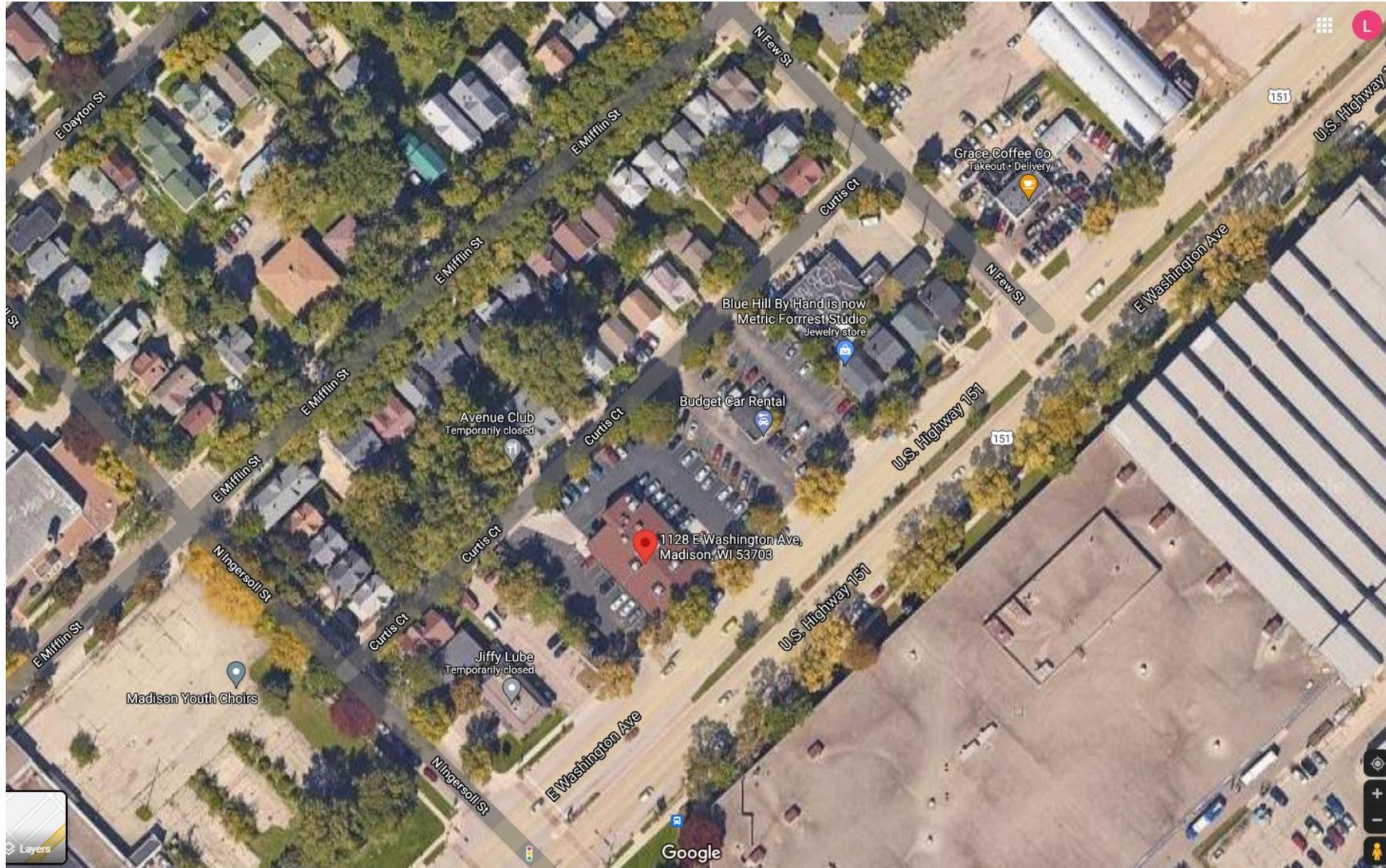


**At this place**

Avenue Club



SITE DEVELOPMENT PARAMETERS  
**GOOGLE SATELLITE VIEW**



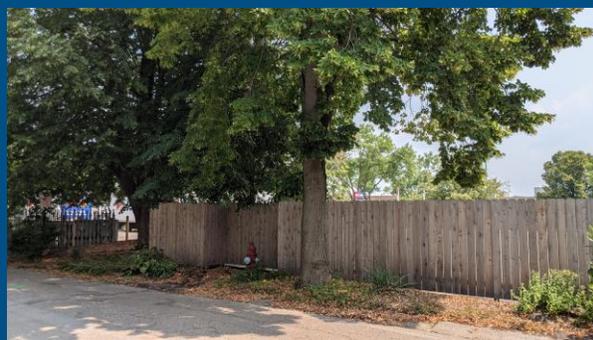


# A NEW HOME

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

## SITE CONTEXT



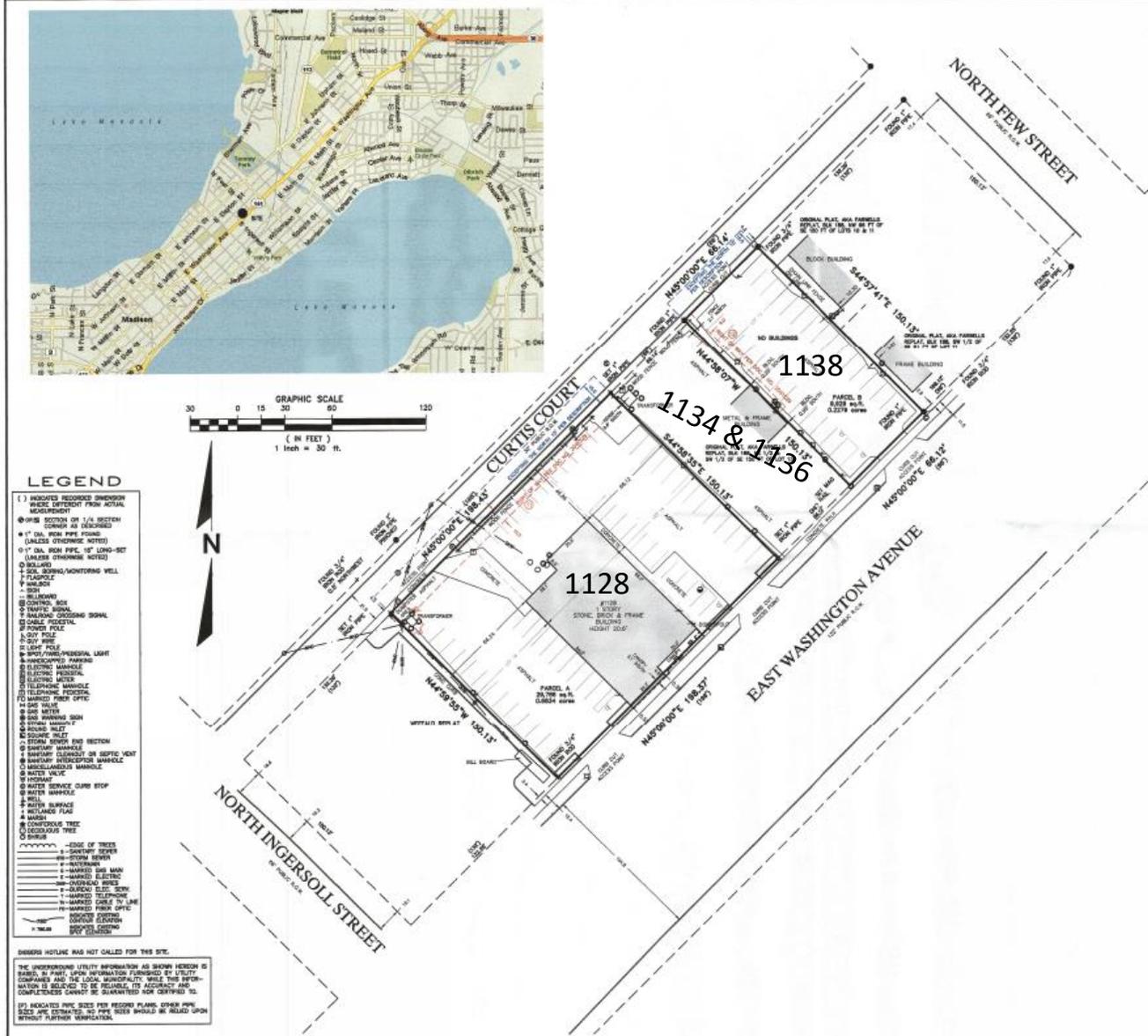


## Curtis Court



## 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, WISCONSIN, 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 Brynson, LLP

Survey No. 105125-RMK

- A. Basis of Bearings**  
Bearings are based on the Northern line of the East Washington Avenue, which is assumed to bear North 45°00'00" East.
- B. Title Commitment**  
This survey was prepared based on First American Title Insurance Company title commitment number NGS-49621-MAD, effective date of April 21, 2011, which lists the following easements and/or restrictions from schedule B-1:  
1-3, 8, 10. Visible easements 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 10320 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 5525C0129G, 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 32 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 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. 12,549, 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. 11,782, 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 NSPS and includes items 1, 2, 3, 4, 5(a), 7(a), 7(b), 9, 9 and 11(a) of Table A thereto. The fieldwork was completed on May 9, 2011.

Date of Plat or Map: May 10, 2011

John P. Conroy  
Registered Land Surveyor  
Registration Number S-2055



R.A. Smith National, Inc.

Beyond Surveying and Engineering

10100 E. Sherman Road, Suite 100, Madison, WI 53717  
608-261-1000 Fax: 608-261-1001 www.ra-smith.com

5/10/110125-Avg-A1010005-Avg1-A1010005

R. A. Smith National, Inc.

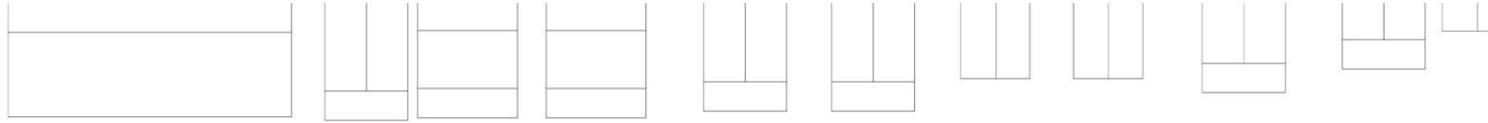




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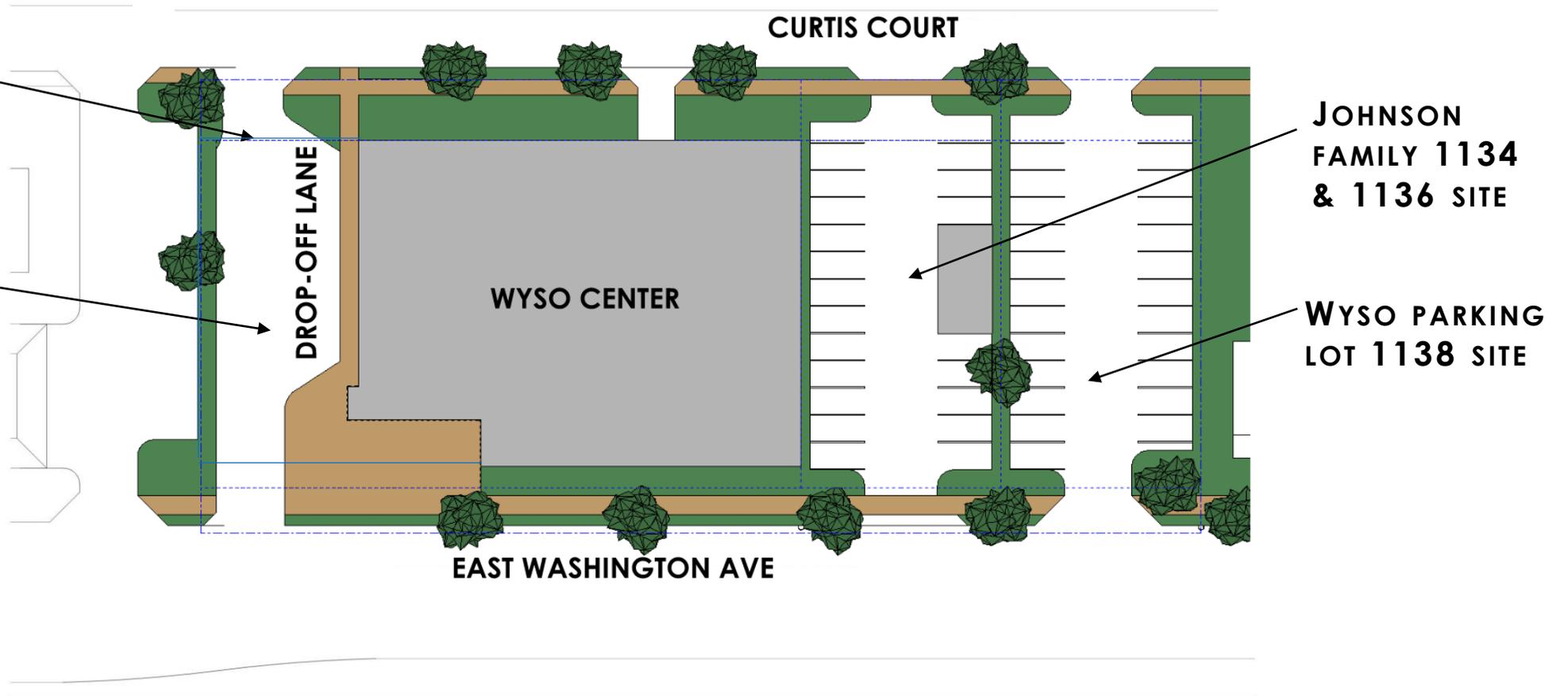
# SITE CONCEPT

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



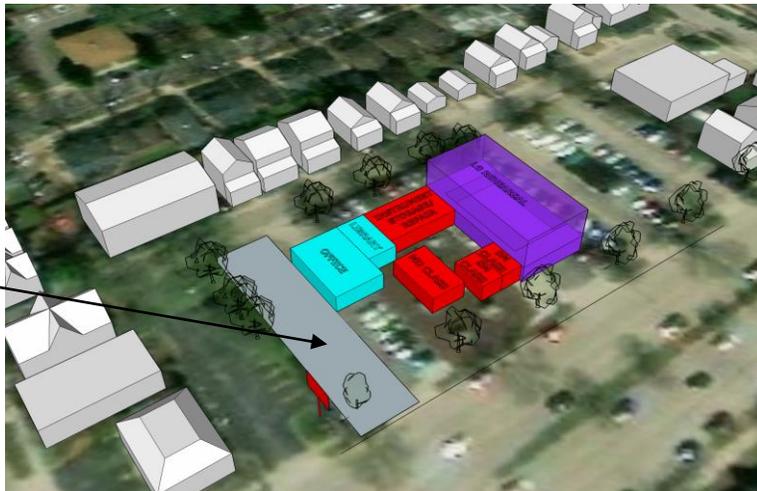
SECOND FLOOR

**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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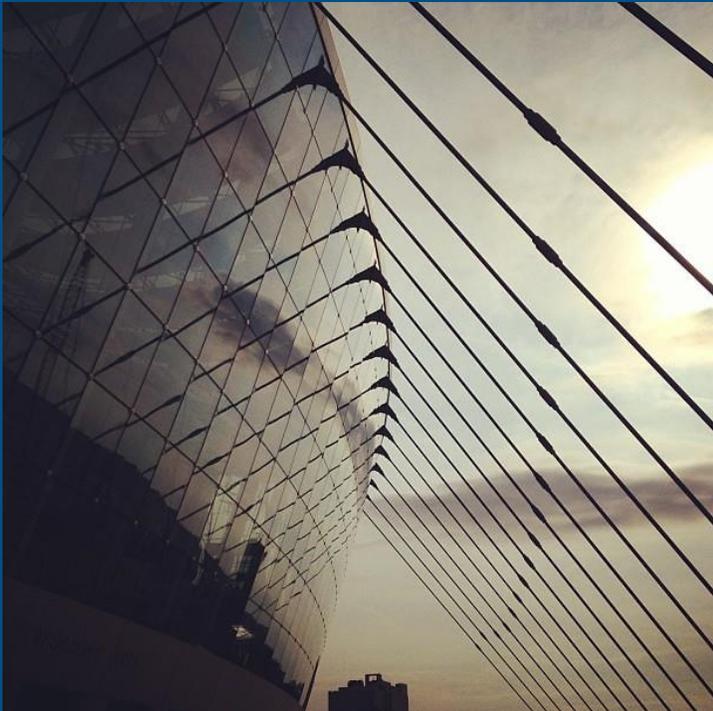
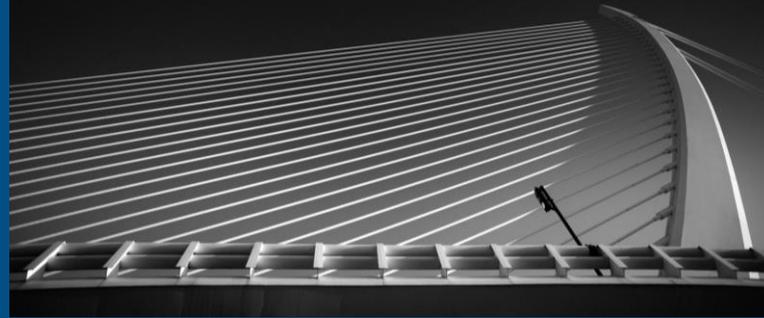
# DESIGN CONCEPT

# Musical Instruments



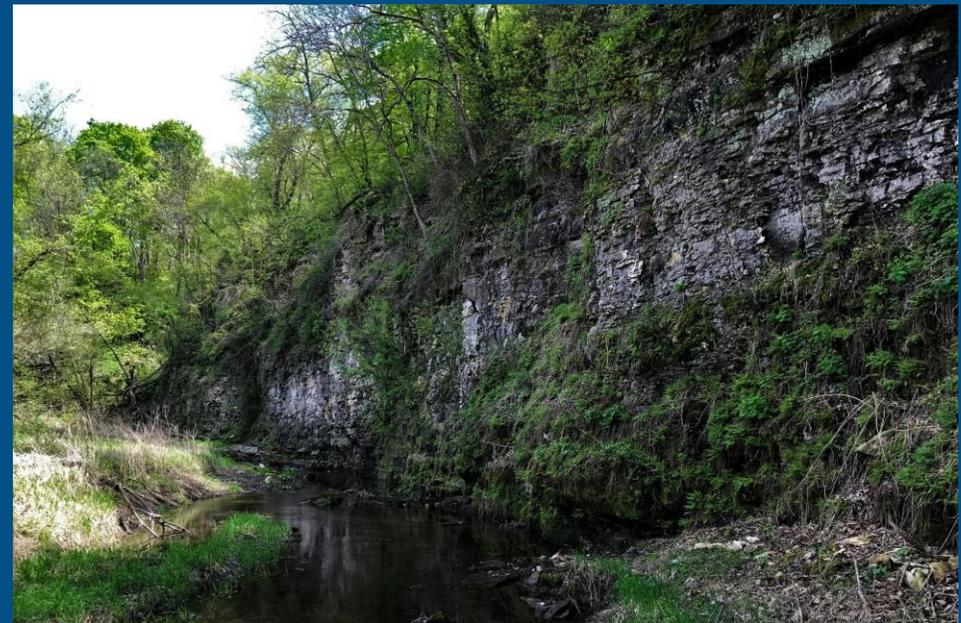
**INSPIRATION**

# Tension



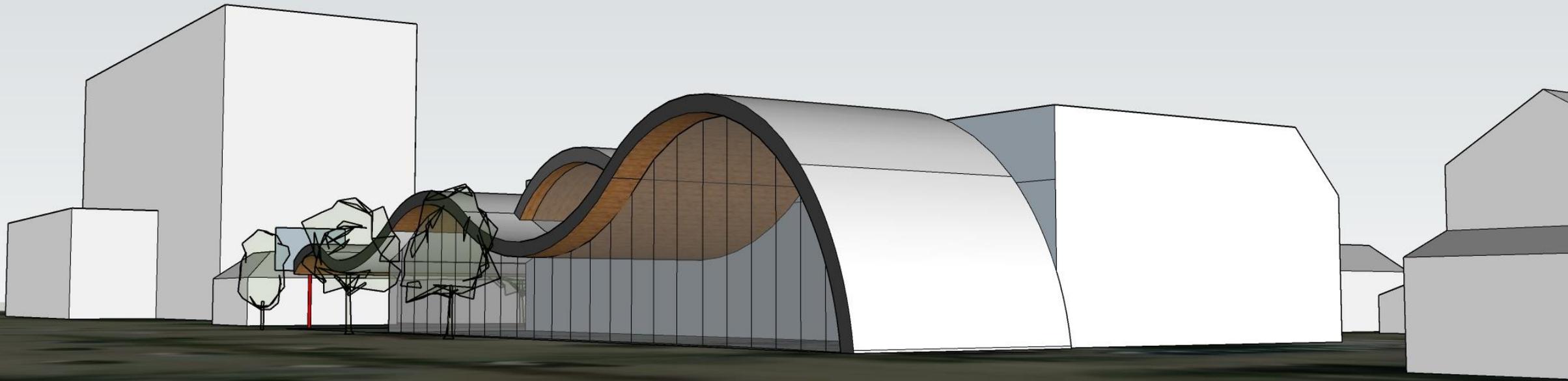
**INSPIRATION**

# Driftless Area



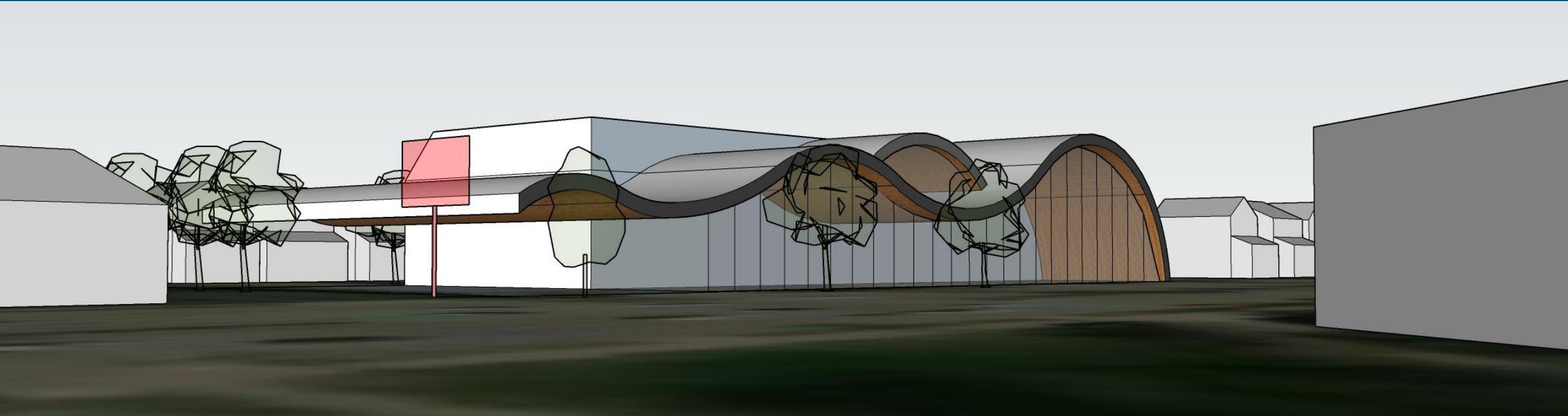
**INSPIRATION**

# 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.

# Preliminary Design Concept



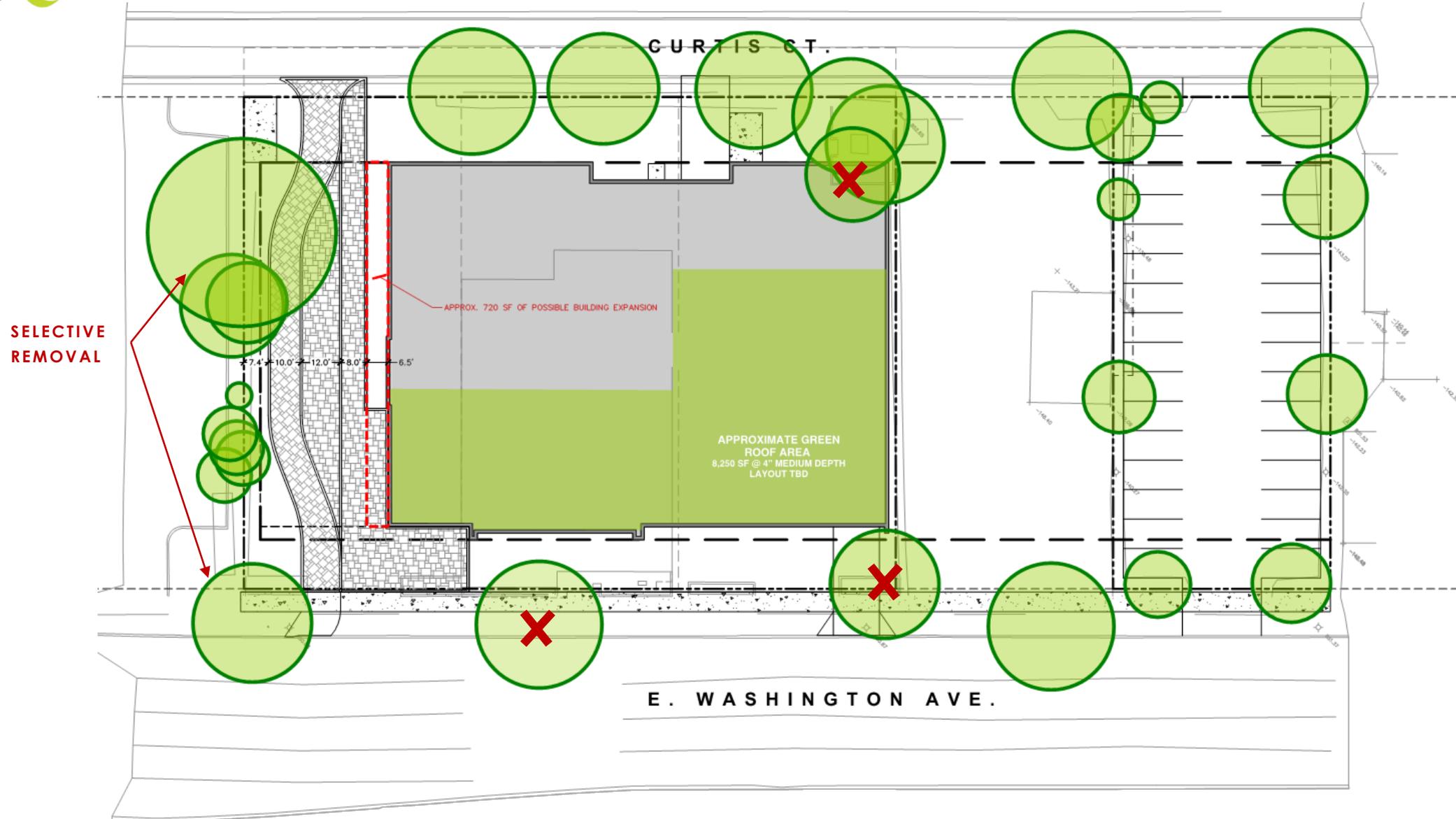
Note: Concept shown includes 1134 & 1136 East Washington, which are no longer available. Facility will be built on 1128 only but design concept remains the same.

# CURRENT DESIGN

SITE ANALYSIS

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# SITE ANALYSIS SITE PLAN



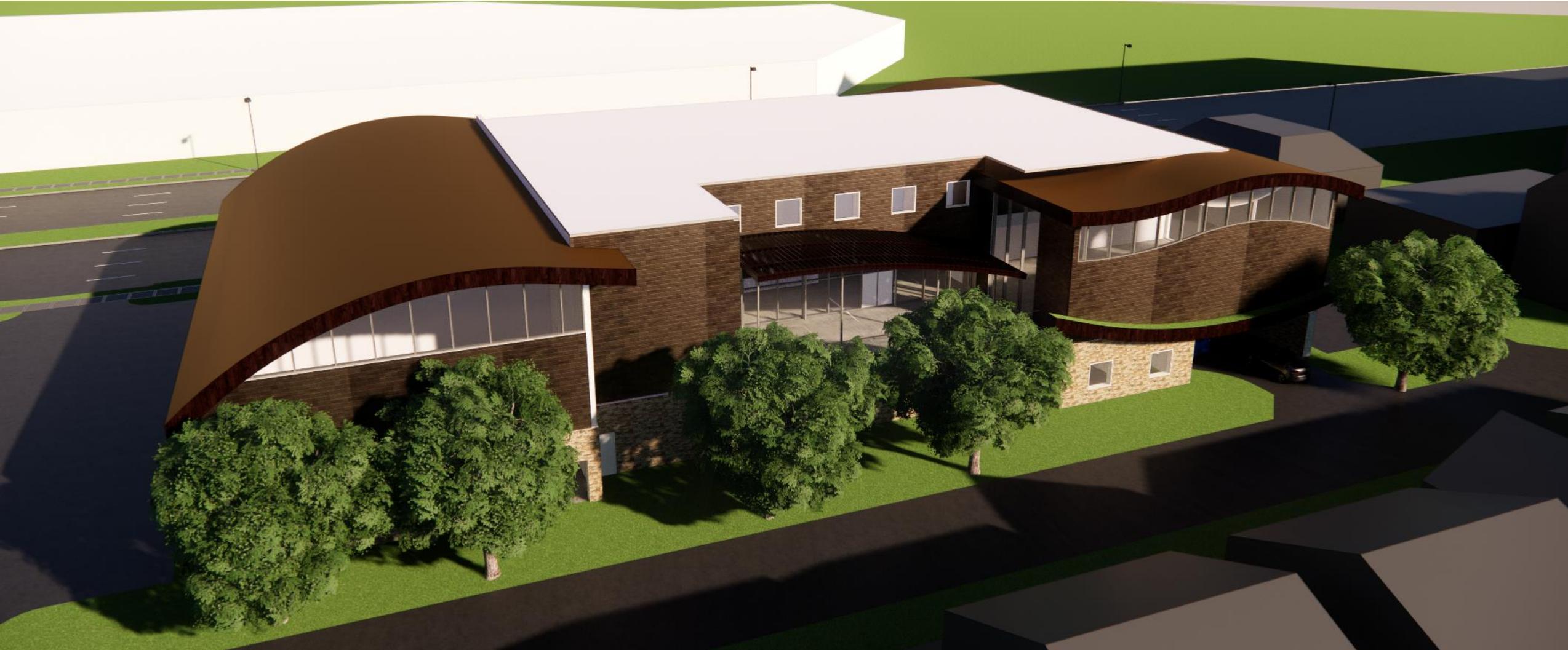
The background is a solid blue color with several large, semi-transparent, light blue organic shapes. These shapes include circles, curved lines, and elongated forms that resemble stylized leaves or petals. A thin white horizontal line is positioned below the text.

# EXTERIOR RENDERINGS







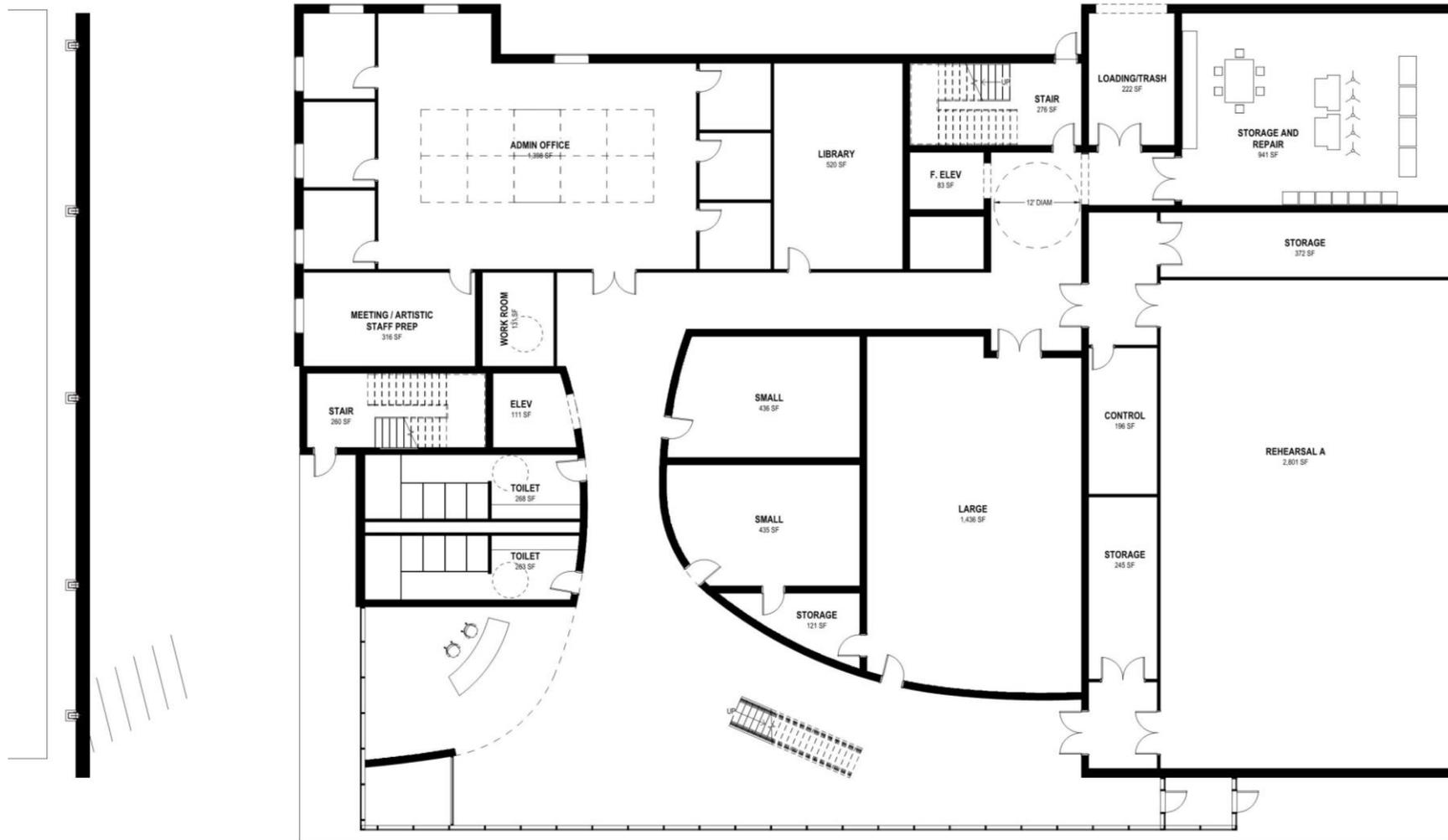




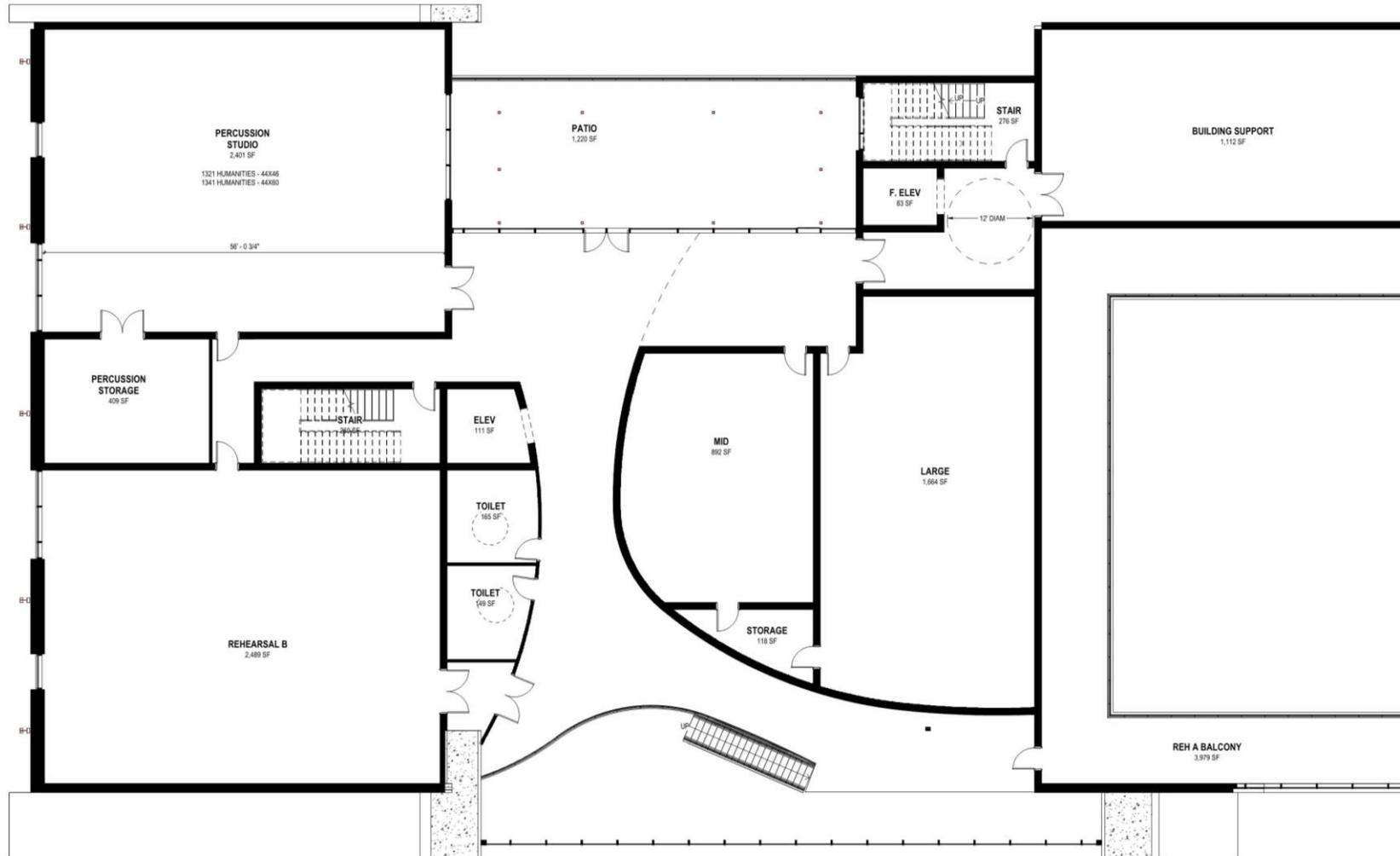
# FLOOR PLANS + INTERIOR RENDERINGS

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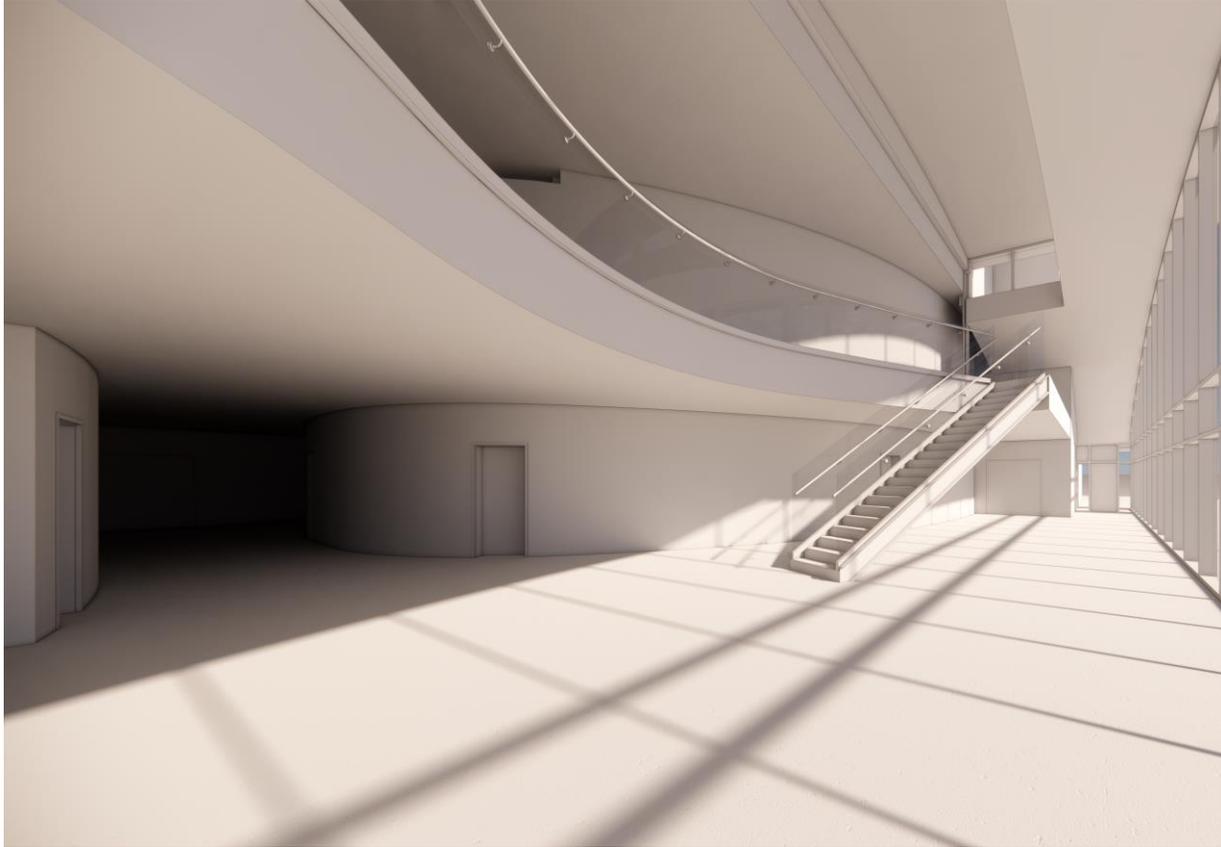
BUILDING PLANS  
**FIRST FLOOR**

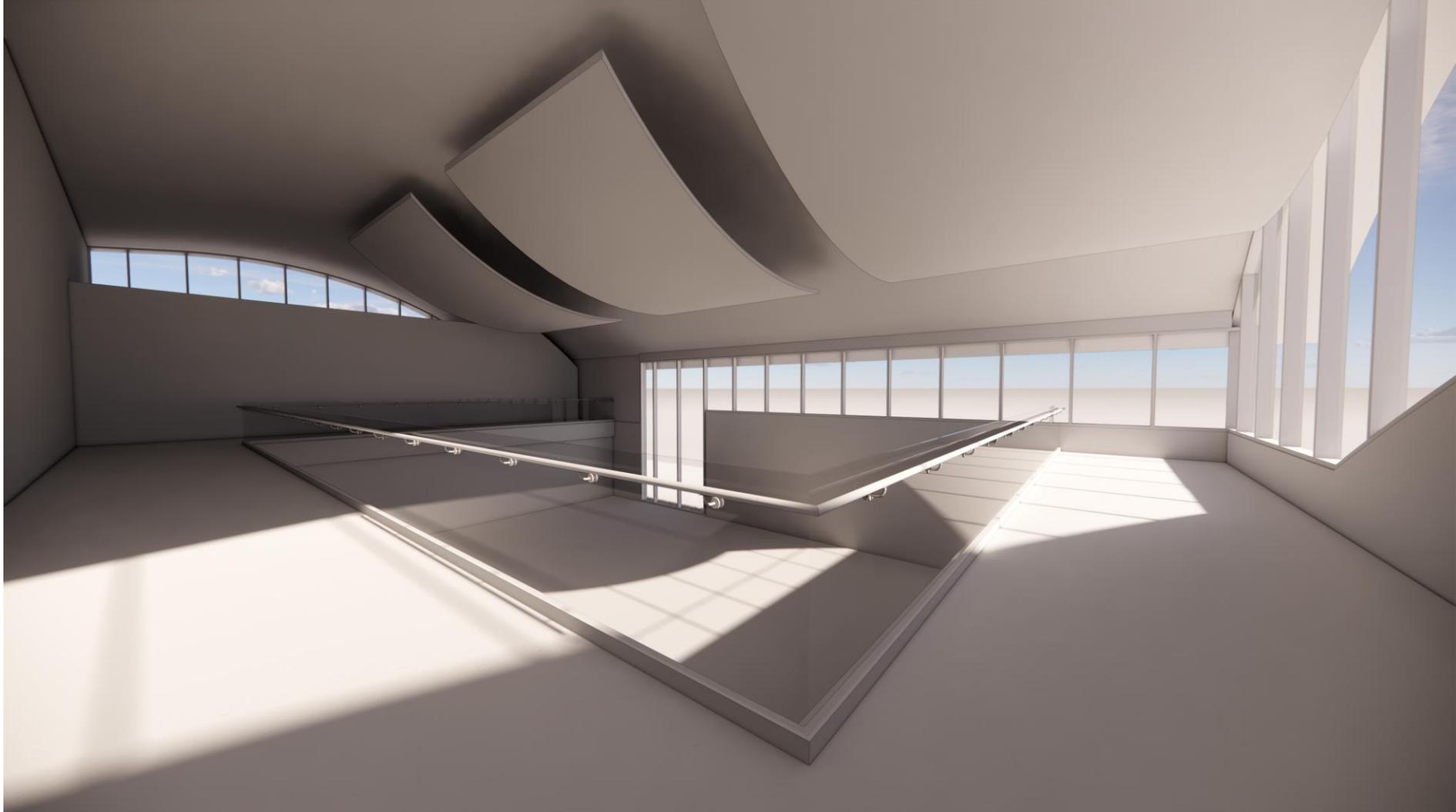


BUILDING PLANS  
**SECOND FLOOR**



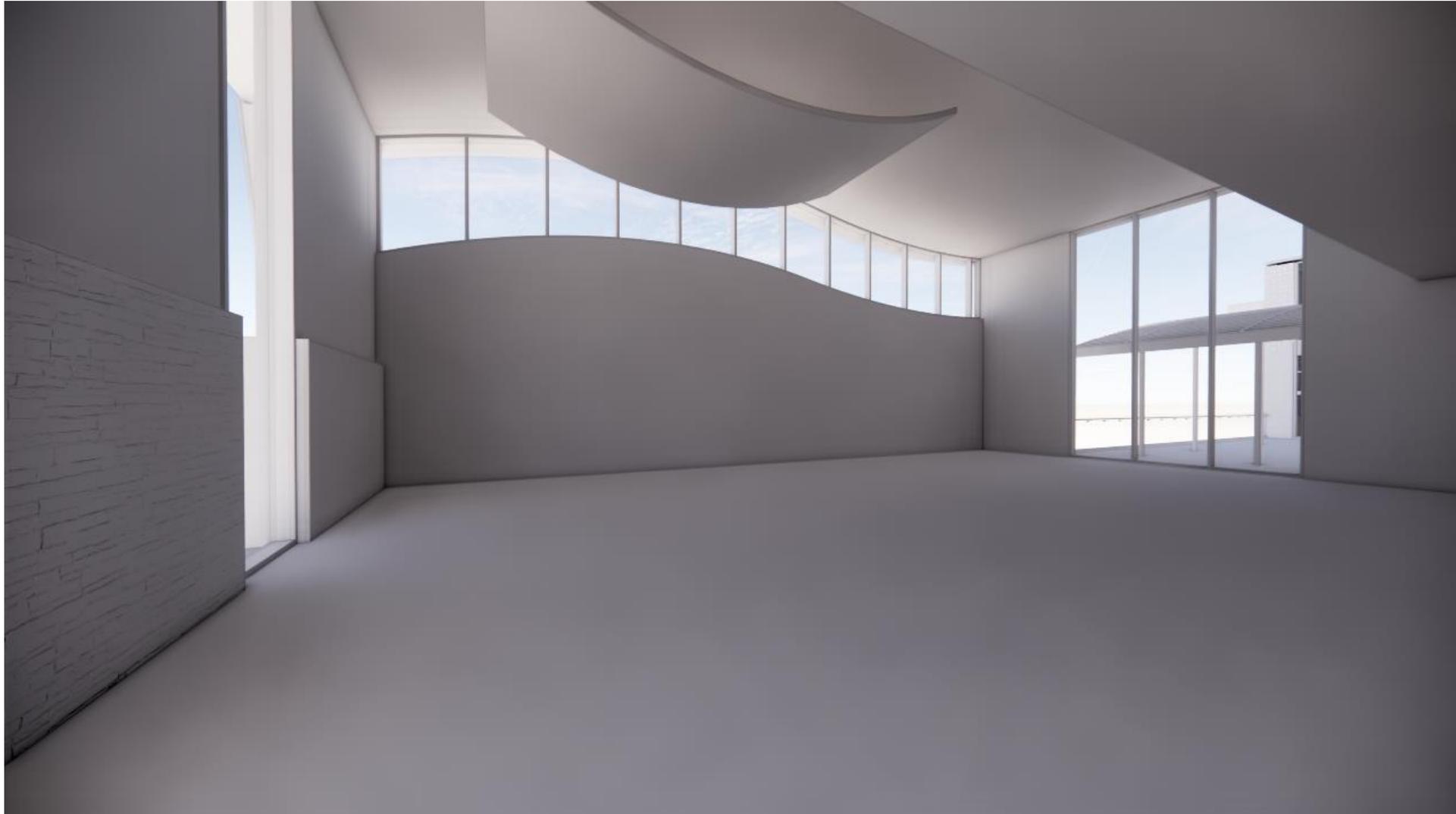








INTERIOR PERSPECTIVES  
**PERCUSSION STUDIO**



**THANK YOU!**

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