



VANDEWALLE & ASSOCIATES INC.

To: Urban Design Commission
From: Brian Munson
CC: Core Spaces Design Team
Alder Verveer
Tim Kamps, Capital Neighborhoods Association
Eli Tsarovsky, CANA Neighborhood Association
Date: Monday, December 19, 2022
Re: 436 West Johnson (See attached): Informational Presentation

The attached informational submittal packet for the Johnson & Bassett project, submitted on behalf of Core Madison Bassett, LLC, outlines the initial design concepts for the redevelopment of a new 12/6 story student housing project located along Johnson, Bassett, and Dayton Street. This project creates 254 housing units with a range of bedroom & unit configurations and is designed to meet the standards of the UMX zoning district and Downtown Height Map; while offering much needed housing in the downtown area. Units within the project range in size from studios to 5 bedroom apartments and also include some first floor townhome units with individual entrances. Resident amenities are projected to include study rooms, fitness, and additional outdoor/indoor gathering spaces. Details of the amenities and rooftop open spaces are still being developed.

This project is working towards a formal submittal in January with a goal of working through the entitlement process in early 2023.

Applicant: Core Madison Bassett, LLC.
1643 North Milwaukee Street
Chicago, IL 60647

Design Team:
Architecture: Kahler Slater
722 Williamson Street
Madison, WI 53703

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

www.vandewalle.com

Shaping places, shaping change

Engineering: Vierbicher
999 Fournier Drive
Madison, WI 53717

Landscape: Site Design
888 South Michigan Avenue
Chicago, IL 60605

Planning: Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

We look forward to discussing the design concept with the Committee.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson

STUDENT HOUSING

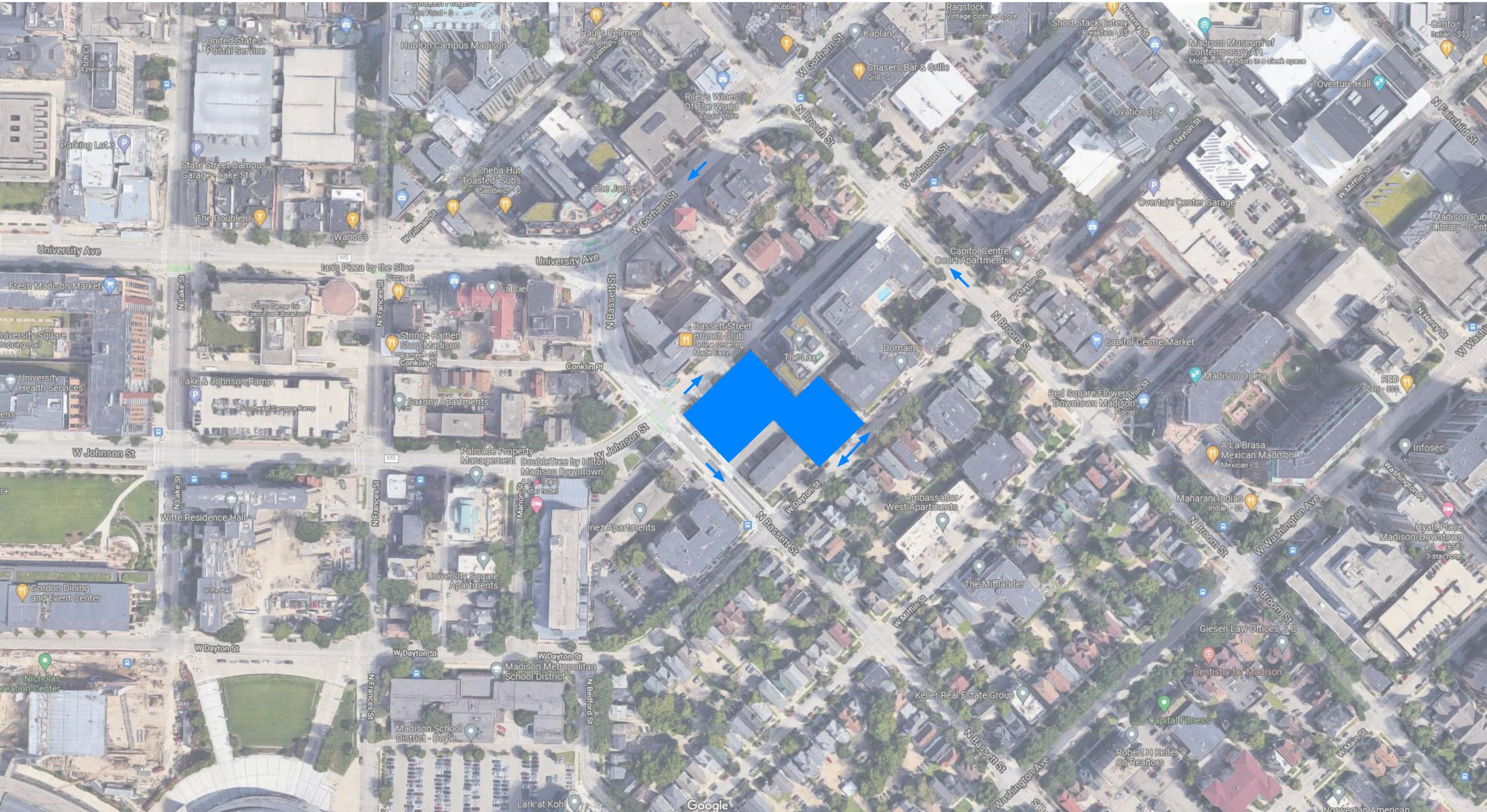
JOHNSON STREET | MADISON, WISCONSIN

CORE
SPACES

UDC INFORMATIONAL SUBMITTAL
DECEMBER 19, 2022

Kahler Slater

LOCATOR MAP



SITE CONTEXT - AERIAL



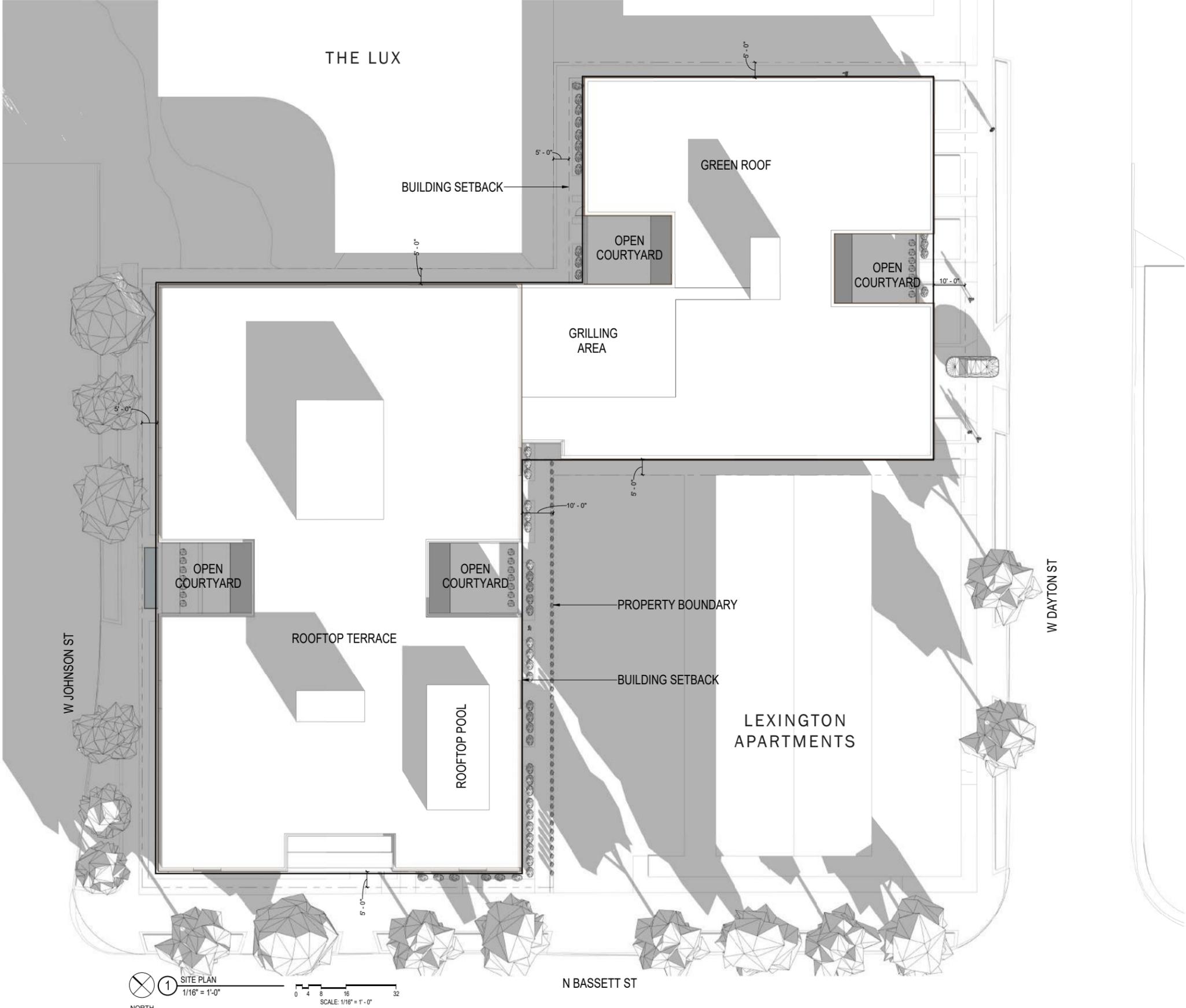
SITE CONTEXT - STREET VIEWS



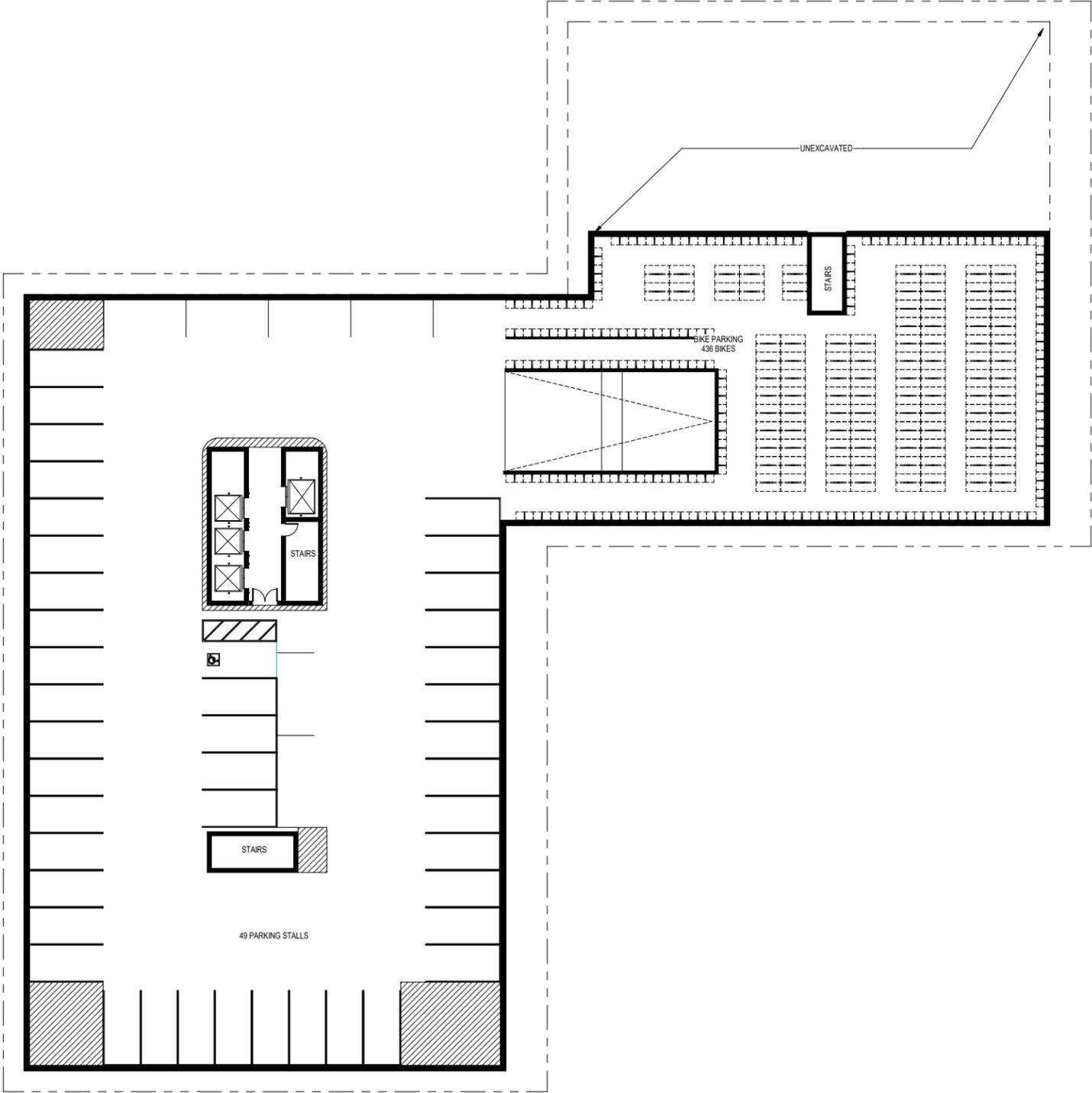
SITE CONTEXT - STREET VIEWS



SITE PLAN

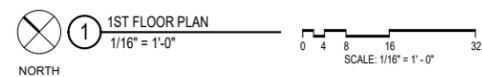
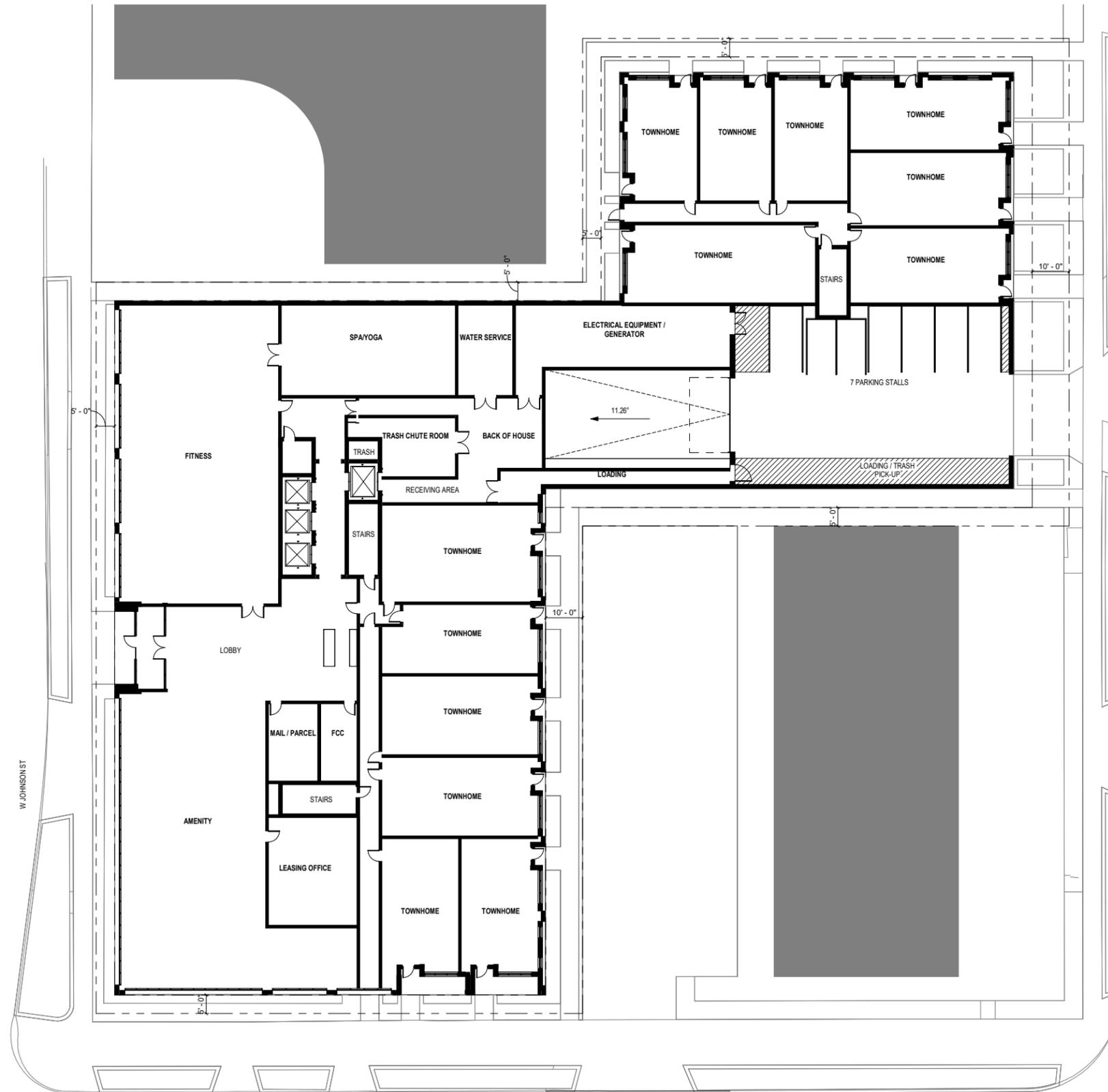


FLOOR PLAN - LOWER LEVEL



1 LOWER LEVEL PLAN
1/16" = 1'-0"
0 4 8 16 32
SCALE: 1/16" = 1'-0"
NORTH

FLOOR PLAN - 1ST



N BASSETT ST

FLOOR PLAN - 2ND-6TH



ROOM LEGEND

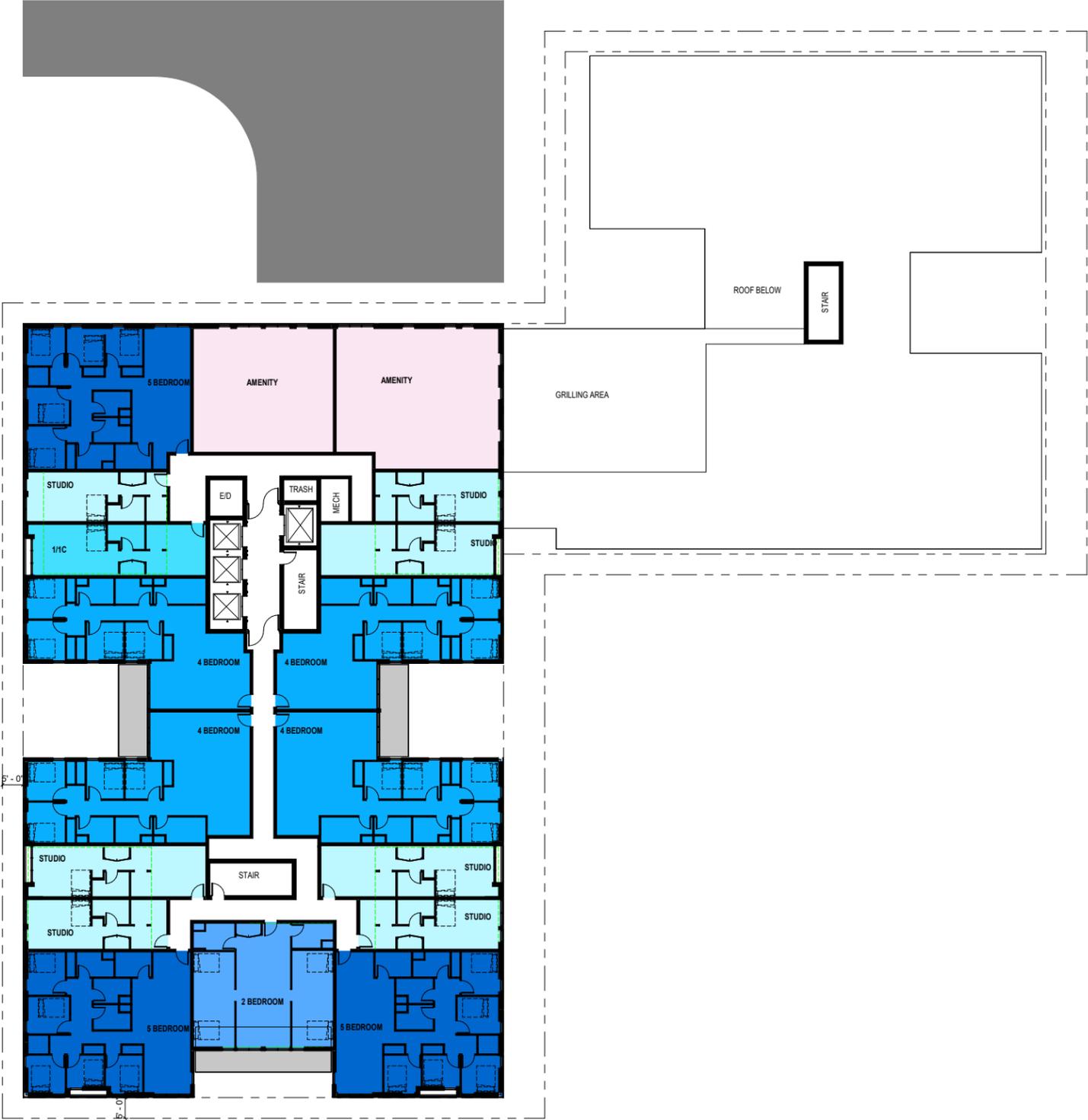
- 1 BEDROOM
- 2 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- STUDIO

UNIT SCHEDULE

UNIT TYPE	TOTAL UNITS	TOTAL BEDROOMS
1 BEDROOM	5	5
2 BEDROOM	41	82
4 BEDROOM	49	196
5 BEDROOM	63	315
STUDIO	83	83
TOWNHOME	13	52
TOTAL	254	733

1 2ND FLOOR PLAN
1/16" = 1'-0"
NORTH

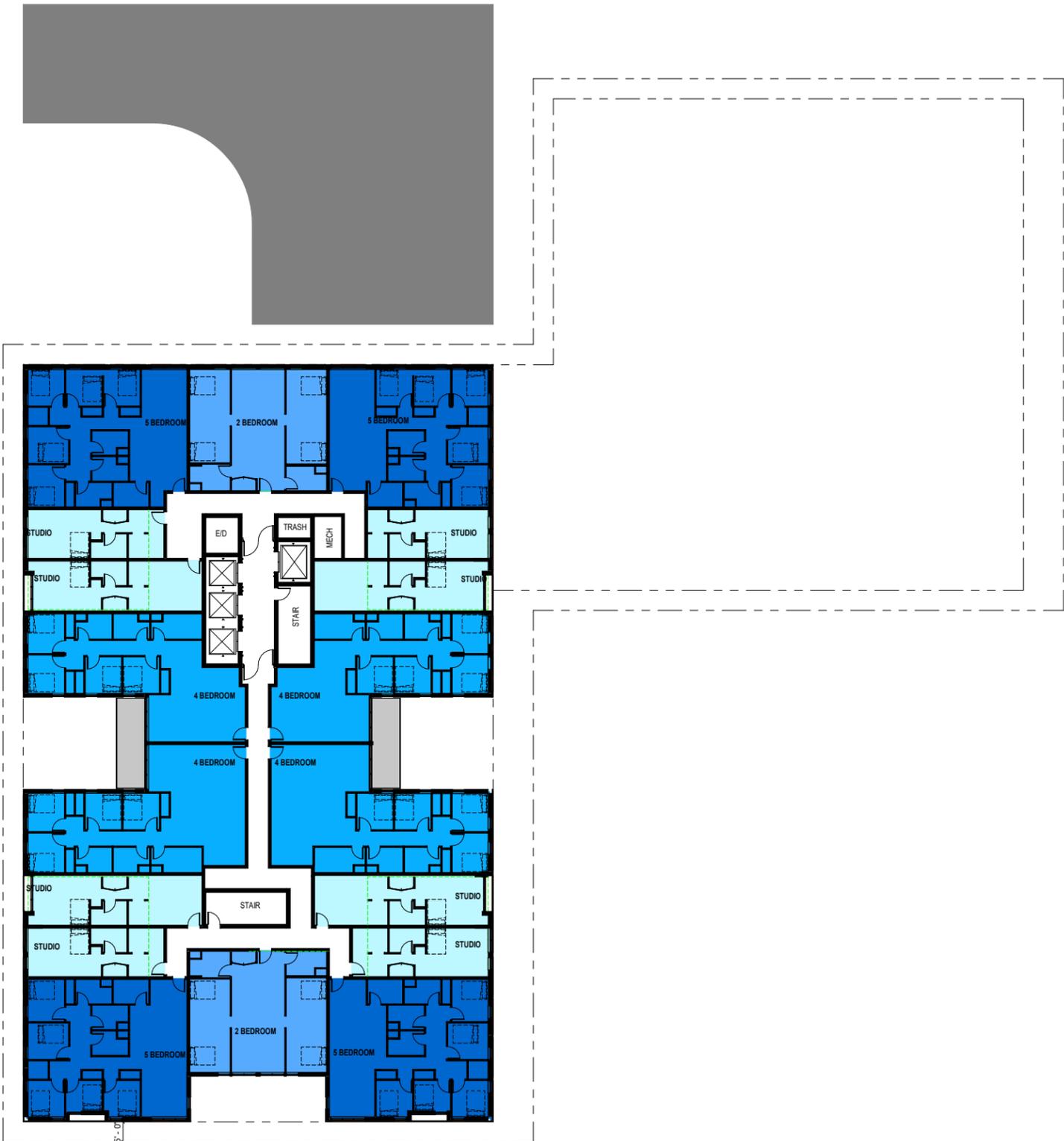
FLOOR PLAN - 7TH





7TH FLOOR PLAN
 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"
 0 4 8 16 32

FLOOR PLAN - 8TH-12TH





8TH - 12TH FLOOR PLAN
 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"
 0 4 8 16 32

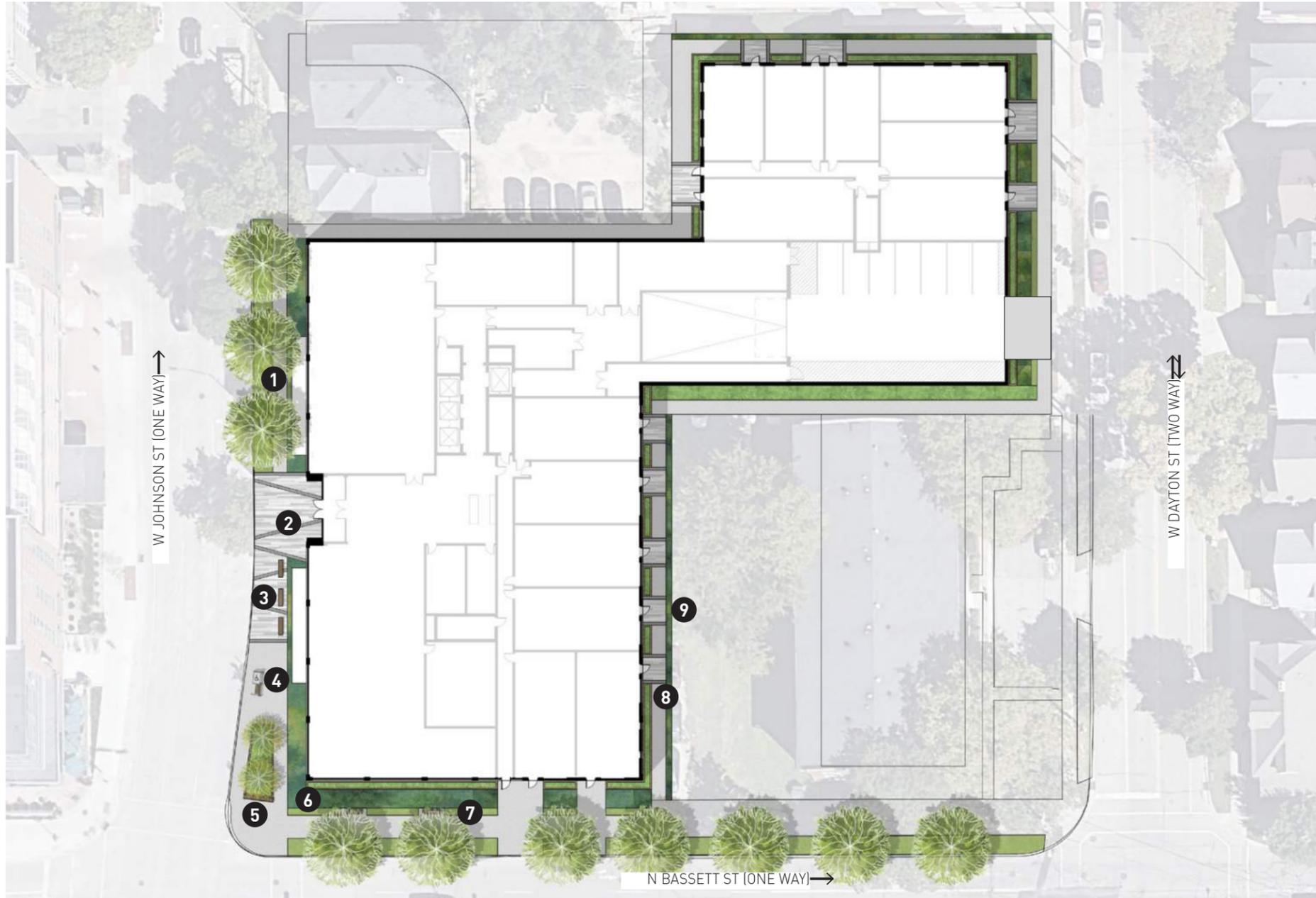
LANDSCAPE CONCEPT



888 south michigan avenue
 suite 1000 chicago, illinois 60605
 tel 312.427.7240 fax 312.427.7241
 www.site-design.com

CORE SPACES JOHNSON AND BASSETT, MADISON , WISCONSIN

Schematic Design, Project Number: 9591
 Dec 1, 2022



LEGEND:

- 1 PARKWAY
- 2 ENTRY PLAZA W/ SPECIALTY PAVER
- 3 BENCH
- 4 BUS SHELTER
- 5 RAISED PLANTERS W/ SEATING WALLS
- 6 PLANTER ALONG BUILDING FACADE
- 7 SEATING NODE
- 8 PRIVATE ENTRY
- 9 LANDSCAPE SCREENING



1 CONCEPT 1 A- PLAN
 SCALE: 1" = 30'-0"



LANDSCAPE CONCEPT PRECEDENTS



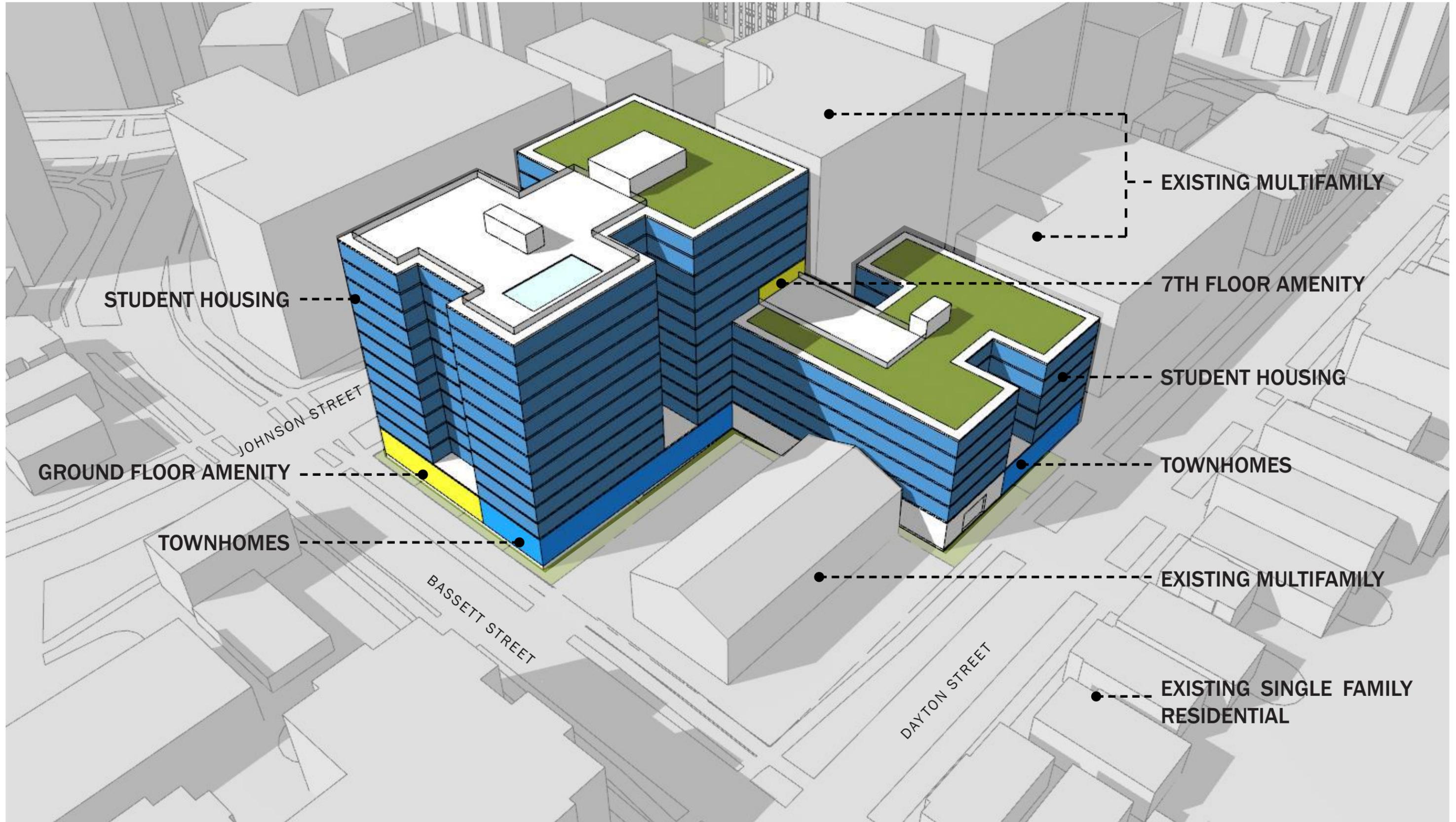
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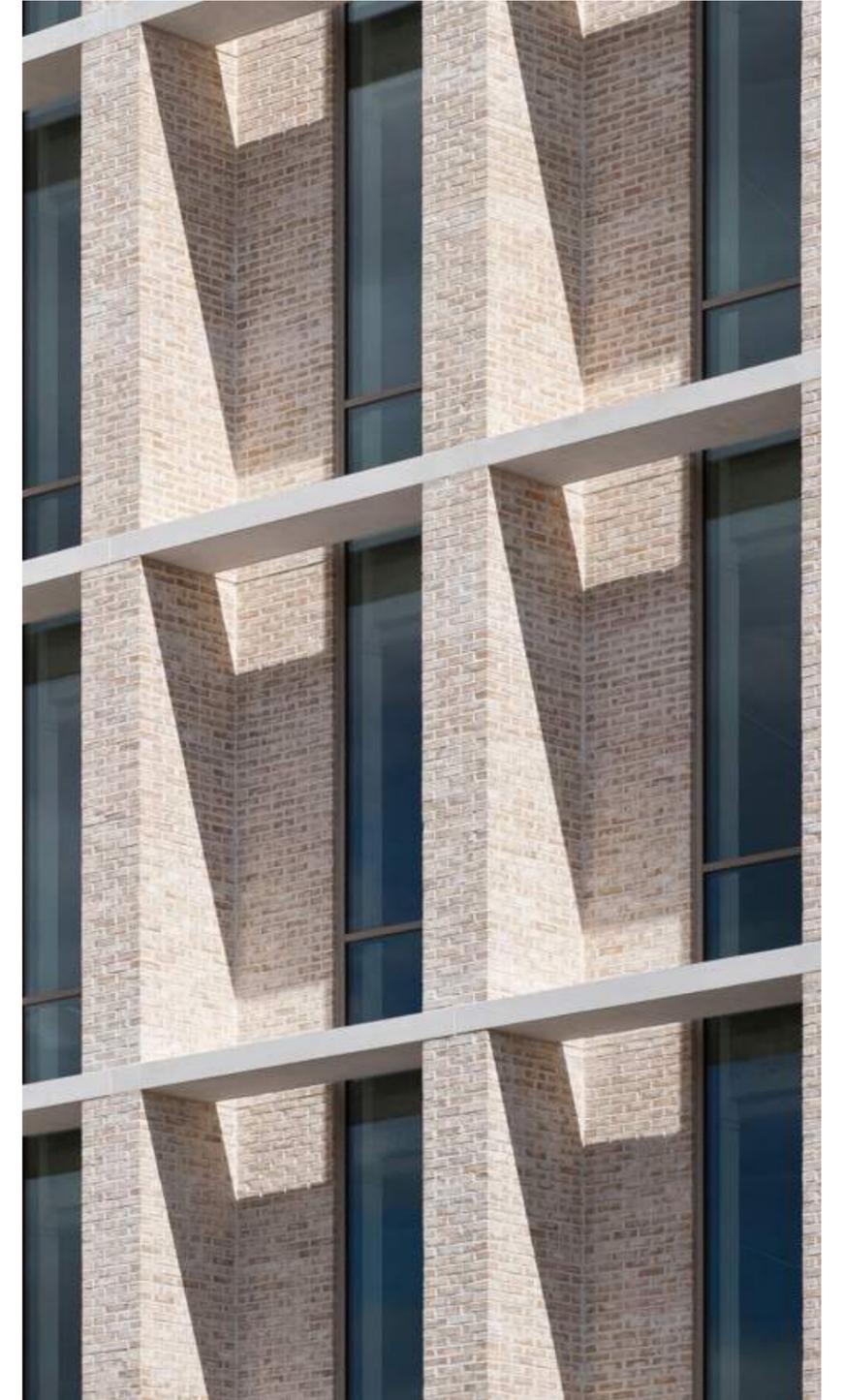
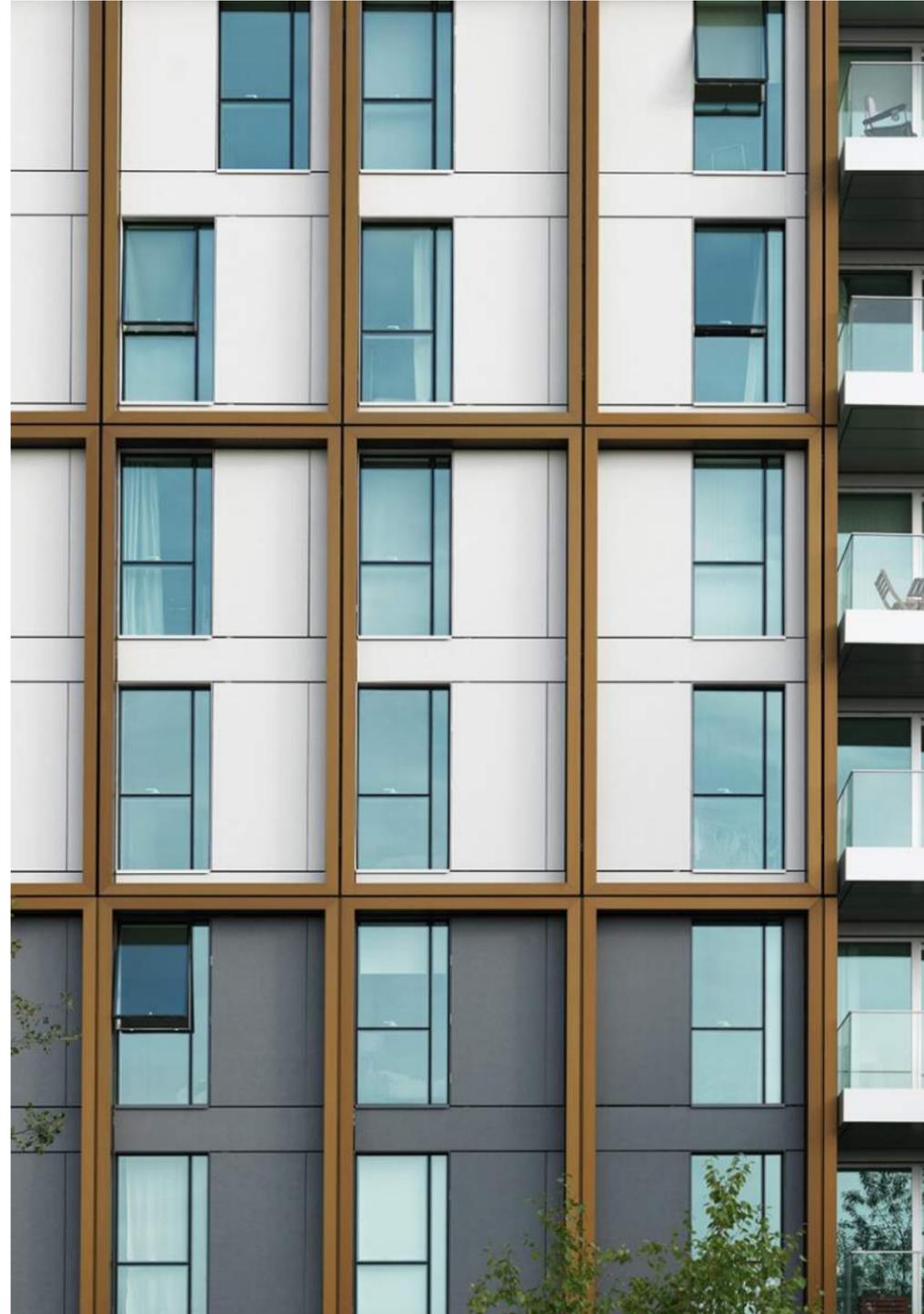
MASSING VIEW



PRECEDENT IMAGES



PRECEDENT IMAGES



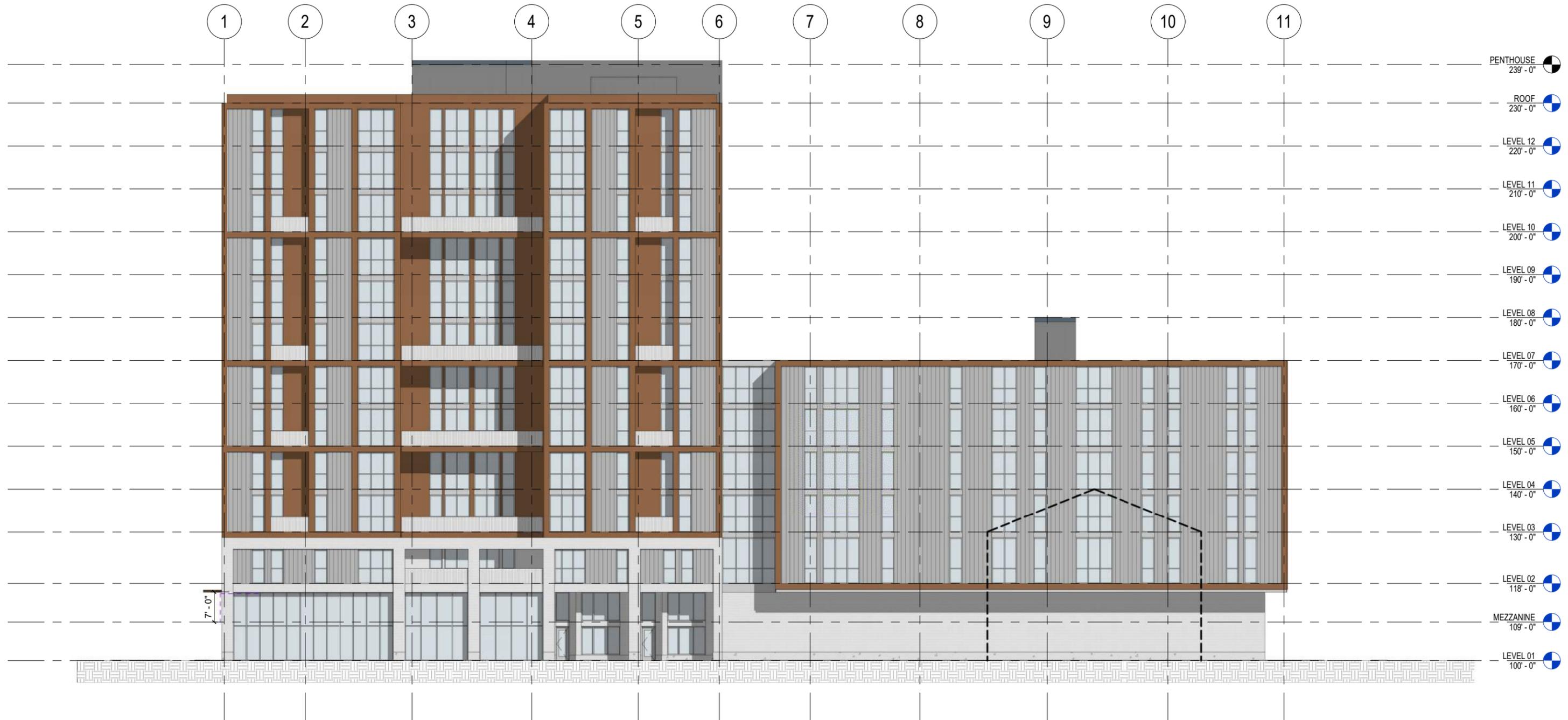
ELEVATION - NW / JOHNSON STREET



1 ELEVATION - WEST
 1/16" = 1'-0"



ELEVATION - SW / BASSETT STREET

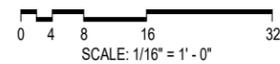


① ELEVATION - SOUTH
 1/16" = 1'-0"
 0 4 8 16 32
 SCALE: 1/16" = 1'-0"

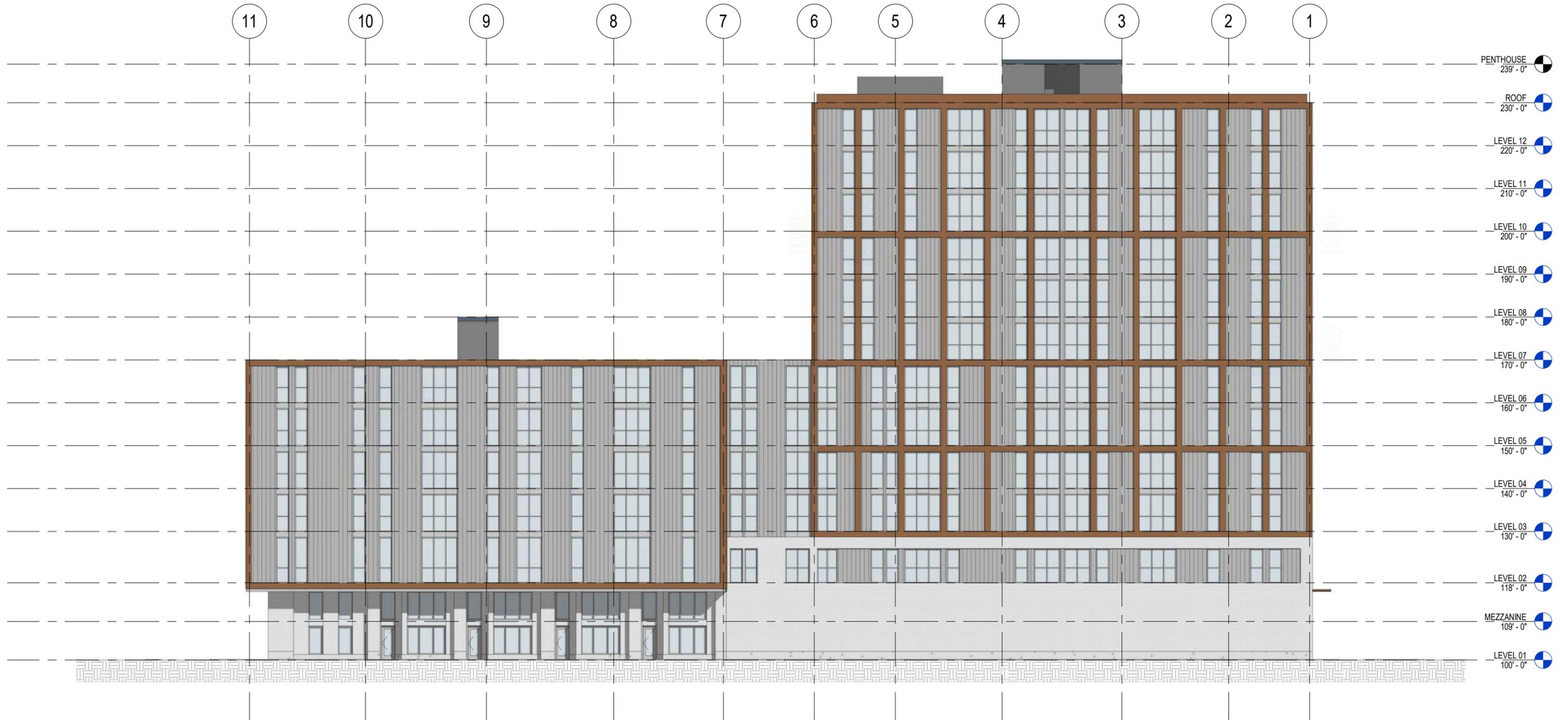
ELEVATION - SE / DAYTON STREET



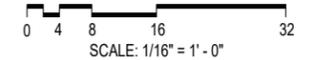
① ELEVATION - EAST
1/16" = 1'-0"



ELEVATION - NE



1 ELEVATION - NORTH
1/16" = 1'-0"



PERSPECTIVE - JOHNSON STREET



GRIDDED FRAME

PANEL INFILL

GLASS AND MASONRY BASE

RENDERED PERSPECTIVE - JOHNSON & BASSETT



RENDERED PERSPECTIVE - BASSETT & DAYTON



RENDERED PERSPECTIVE - DAYTON



CORE
SPACES

Kahler Slater

Milwaukee | Madison | Chicago | Richmond

www.kahlerslater.com