

Owner Signatures

437 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: Brendan F. Miller
Name: Brendan F. Miller
Jan 11, 2023

445 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: Brendan F. Miller
Name: Brendan F. Miller
Jan 11, 2023

215 North Bassett Street
215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

Signature: _____
Name: _____

217 North Bassett Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

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219 North Bassett Street
Bassett Street LLC
5949 County Highway K
Waunakee, WI 53597

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Name: _____

221 North Bassett Street
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1643 N Milwaukee Street
Chicago, IL 60647

Signature: Brendan F. Miller
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Jan 11, 2023

430 West Dayton Street
430 West Dayton Street LLC
P.O. Box 694
Madison, WI 53701

Signature: _____
Name: _____

434 West Dayton Street
Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____

440 West Dayton Street
440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

Owner Signatures
437 West Johnson Street
424 Wisconsin LLC
5223 Tonyawatha Trail
Monona, WI 53716

Signature: _____
Name: _____

445 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

Signature: _____
Name: _____

215 North Bassett Street
215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

Signature: _____
Name: _____

217 North Bassett Street
Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

Signature: _____
Name: _____

219 North Bassett Street
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5949 County Highway K
Waunakee, WI 53597

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428 Castle Place #2
Madison, WI 53703-1503

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Madison, WI 53701

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Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____

440 West Dayton Street

440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

Daniel J Bohl

Daniel J Bohl (Jan 12, 2013 10:03 CST)

Daniel J Bohl

Jan 12, 2023

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Monona, WI 53716

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Austin, TX 78704

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Madison, WI 53701

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Name: _____

434 West Dayton Street

Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

Signature: _____
Name: _____
Dennis Martin
Jan 12, 2023

440 West Dayton Street

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Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____

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Chicago, IL 60647

Signature: _____
Name: _____

215 North Bassett Street
215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

Signature: Steven J Hellenbrand
Name: Steven J Hellenbrand

217 North Bassett Street
Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

Signature: _____
Name: _____

219 North Bassett Street
Bassett Street LLC
5949 County Highway K
Waunakee, WI 53597

Signature: Steven J Hellenbrand
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Chicago, IL 60647

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Name: _____

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440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Signature: _____
Name: _____



Monday, March 27, 2023

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet for the Johnson & Bassett project, submitted on behalf of Core Madison Bassett, LLC, outlines the request for the rezoning and redevelopment of a new multifamily project located along Johnson Street, Bassett Street, and Dayton Street. This project is designed to meet the recommendations of the adopted plans while creating much needed new residential housing units with a range of configurations.

Project Description

- Rezone parcels PD and DR2 parcels to Urban Mixed Use (UMX)
- Demolition of existing structures (11)
- Conditional Use
 - New construction greater than 50,000 square feet
 - New construction of building in UMX District
 - Rooftop outdoor recreation
- CSM to create one lot for development

The proposed project is a 12/6 story multi-family building with 232 units ranging from studios to townhome units. This project implements the adopted downtown plan, downtown design guidelines, and downtown height map with well-articulated urban architecture. Residents of the project will have access to amenities within the building including fitness, study rooms, and gathering rooms; as well as, rooftop amenities.

Pedestrian access will be served by a lobby fronting onto Johnson Street with additional individual entries serving townhomes along the perimeter of the building. Vehicular and loading access to the building is located off of Dayton Street, per City Staff recommendation. The building will be well served by the existing pedestrian and bicycle network and a bus stop will be re-activated at the corner of Johnson Street and Bassett Street.

Applicant

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

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

Owners

437 West Johnson Street
424 Wisconsin LLC
5223 Tonyawatha Trail
Monona, WI 53716

445 West Johnson Street
Core Madison Johnson LLC
1643 N Milwaukee Street
Chicago, IL 60647

215 North Bassett Street
215 N Bassett LLC
5949 County Highway K
Waunakee, WI 53597

217 North Bassett Street
Nelson Trust, Jasper
200 The Circle
Austin, TX 78704

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5949 County Highway K
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Martin, Dennis G
428 Castle Place #2
Madison, WI 53703-1503

438/440 West Dayton Street
440 West Dayton Street LLC
Attn: Daniel Bohl
3595 Richie Road
Verona, WI 5393

Design Team

Architecture:
Kahler Slater
722 Williamson Street
Madison, WI 53703

Engineering:
Vierbicher
999 Fournier Drive
Madison, WI 53717

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

Lighting:
Hartranft Lighting Design
401 Hawthorne Lane
Suite 110-269
Charlotte, NC 28204

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

Site Data

Addresses	PIN	Existing Zoning	Acreage
437 West Johnson Street	709-231-1421-2	UMX	4,356 sq. ft.
445 West Johnson Street	709-231-1416-3	UMX	13,068 sq. ft.
215 North Bassett Street	709-231-1420-4	UMX	2,178 sq. ft.
217 North Bassett Street	709-231-1419-7	UMX	2,178 sq. ft.
219 North Bassett Street	709-231-1417-1	UMX	2,178 sq. ft.
221 North Bassett Street	709-231-1417-1	UMX	2,178 sq. ft.
430 West Dayton Street	709-231-1421-2	PD	4,356 sq. ft.
434 West Dayton Street	709-231-1421-2	DR2	4,356 sq. ft.
438/440 West Dayton Street	709-231-1421-2	PD	8,712 sq. ft.
Total Site Acreage:	1.0 acre (43,560 sq. ft.)		
Rezoning Acreage:	.41 acres		
Existing Units:	55 units		

Proposed Zoning

Urban Mixed Use (UMX)

Conditional Use

Building greater than 20,000 square feet and more than 4 stories in height
Outdoor rooftop amenities

Project Summary

Multi-Family Housing	232 units
Studio	39
1 bedroom	5
2 bedroom	63
4 bedroom	49
5 bedroom	63
2 bedroom townhome	4
3 bedroom townhome	8
4 bedroom townhome	1
Vehicle Parking:	
First Floor	7 car spaces
Lower Level:	Delivery/loading zone
Total Car Spaces	55 car spaces
	62
Bike Parking:	
First Floor Guest Parking	24 standard spaces
Lower-Level Tenant Parking	250 standard spaces
	142 structured spaces
Total Spaces	416
Lot Coverage:	88%

Loading:

All loading, deliveries, and trash/recycling collection will take place within the site, accessed from the Dayton Street entrance.

Car share pickup and deliveries will have access to 7 designated short term parking stalls within the first-floor enclosed parking area.

Usable Open Space:

Usable open space will be delivered through balconies and unique rooftop patios with a range of amenities and configurations.

Open Space Required (10 sq. ft./bedroom): 2,320 sq. ft.

Open Space Provided:

6 th floor roof:	2,100 sq. ft.
12 th floor roof:	6,380 sq. ft.
Balconies:	6,120 sq. ft.
Total	14,600 sq. ft.

Green Roof Required (stormwater): 7,600 sq. ft.

Green Roof Supplied: 7,600 sq. ft.

Project Schedule

Initial Staff Meetings	9/7/2022
Alder Notification	9/7/2022
CANA/CNI Notification	11/3/2022
DAT	11/10/2022
Initial CANA/CNI Steering MTG	11/30/2022
Demolition Notification	12/15/2022
Formal Submittal Notification	12/15/2022
Landmarks Commission	1/9/2023
UDC Informational MTG #1	1/11/2023
UDC Informational MTG #2	3/1/2023
Formal Submittal	3/13/2023
Anticipated Schedule:	2024 Construction 2026 Occupancy

Urban Design Commission (UDC) Informational Review

The project has been presented and discussed with the UDC at two informational presentations. The design has undergone significant adjustments based on their feedback with the most recent iteration including the following items from the March 1st presentation:

- 1.) Removed window ledge detailing on Dayton Street
- 2.) Lightened the base brick color

Demolition Request

The project is seeking a demolition request for the buildings located on the site due to functional obsolescence, and inability for reuse/retention due to lot configuration impacts on the overall project site limiting the potential to incorporate City planning goals for the site. The buildings are all currently used for rental student housing, and most have been well used over many years with numerous additions and revisions from their original conditions. The Landmarks Commission has reviewed this demolition request and noted that none of the buildings held known historic value.

Re-use and Recycling plans will be prepared for all structures. None of the structures are currently proposed for relocation.

Addresses:

437 West Johnson Street

Student Housing	12 bedroom rooming house
Date of Construction:	1915
Additions:	1984
Request:	Functional obsolescence

445 West Johnson Street

Student Housing	35 unit multi-family
Date of Construction:	1965
Additions:	1998
Request:	Functional obsolescence

215 North Bassett Street

Student Housing	single-family rental
Date of Construction:	1901
Additions:	none
Request:	Functional obsolescence

217 North Bassett Street

Student Housing	single-family rental
Date of Construction:	1895 or 1900
Additions:	none
Request:	Functional obsolescence

219 North Bassett Street
Student Housing 2 unit multi-family
Date of Construction: 1900 or 1906
Additions: none
Request: Functional obsolescence

221 North Bassett Street
Student Housing 2 unit multi-family
Date of Construction: 1906 or 1908
Additions: none
Request: Functional obsolescence

430 West Dayton Street
Student Housing 3 unit multi-family/ADU
Date of Construction: 1914
Additions: ADU 2010
Request: Functional obsolescence

434 West Dayton Street
Student Housing 3 unit multi-family
Date of Construction: 1914
Additions: none
Request: Functional obsolescence

438 West Dayton Street
Student Housing 6 unit multi-family
Date of Construction: 2000
Additions: none
Request: Lot configuration precludes preservation

440 West Dayton Street
Student Housing 3 unit multi-family
Date of Construction: 1914
Additions: none
Request: Functional obsolescence

See the Exhibit A for photos of the existing buildings.

Conditional Use Standards

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposal for multi-family housing is consistent with the historic use of the site and the surrounding area.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*
The site is well served with readily available municipal services adjacent to the site.
3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan, Downtown Plan, and current zoning on the site.
4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
The proposal will not preclude development or improvement of the surrounding properties.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*
The proposal incorporates the necessary site improvements to support the project.
6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*
The project submittal includes the City of Madison TDMP spreadsheet, illustrating that the project exceeds the required transportation components.
7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
The project meets the standards of the UMX zoning district and downtown plan.
8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*
Not Applicable.
9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*
The project has been presented for informational review with the Urban Design Commission on January 11, 2023 & March 1, 2023 (UDC) to gather input on the design direction and anticipates seeking UDC approval as part of the review of the project.
10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number*

of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.

The proposal meets the parking requirements for the Urban Mixed Use (UMX) zoning district. This site is well served with pedestrian and bicycle routes and transit service, as illustrated by the submitted TDMP spreadsheet.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
- d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071](#)(2)(a) Downtown Height Map, as provided by [Section 28.071](#)(2)(a)1., no application for*

excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:

- a. *The new building is entirely located on the same parcel as the building being replaced.*
- b. *The new building is not taller in stories or in feet than the building being replaced.*
- c. *The new building is not larger in total volume than the building being replaced.*
- d. *The new building is consistent with the design standards in [Section 28.071](#)(3) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable

Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates a strong and permeable street wall with minimal setback along all three adjoining streets while employing a slight setback to allow for a larger terrace/sidewalk zone along Johnson Street. Useable entrances front out to each street frontage with expansive windowpanes integrated into the first floor to reinforce activity and transparency along the sidewalk.

Access + Circulation

The site parking and loading is accessed on Dayton Street, per Staff recommendation, to minimize disruption on regional vehicular and bicycle corridors on Johnson Street and Bassett Street. Guest parking/delivery is located within the building with 7 spots available for short term use. Long term parking and bicycle parking is located on the lower parking level under the building.

Usable Open Space -Residential Development

The project offers resident both balcony and roof top useable open space with a variety of activity areas.

Landscaping

The landscape design of the ground level offers urban foundation plantings, expanded sidewalk/terrace area, and buffers from adjoining developments. The overall design seeks to bring color & texture to the streetscape by using landscape and hardscape to further define commercial/public vs. residential/private entrances to the building.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining the residential environment.

Architecture

Massing

The massing implements the adopted plans with a 12-story element along Johnson/Bassett stepping down to a 6-story element along Dayton Street, consistent with the designation for this property in the Downtown Height Map. This massing reflects the adjoining character along Johnson Street and the smaller scale of Dayton Street. The building is further articulated through deep insets breaking the Johnson and Bassett facades into smaller distinct vertical elements.

Building Components

The ground level of the building incorporates setbacks to create a pedestrian focused activation along each streetscape while clearly establishing a “base” condition for the building and grounding the architecture to the street. The upper-level design utilizes a grid structure that creates visual interest and a framework for setbacks & balconies to further divide the facades into distinct expressions that span from first floor to the rooftop.

Visual Interest

The overall design of the building, based on UDC feedback, creates a varied and articulated expression along all sides of the building with different treatments in the 12 story and 6 story sections of the building.

Door and Window Openings

The overall design of the project fits into the context of the adjoining development while implementing a unique design expression that creates architectural diversity within the overall neighborhood.

Building Materials

The building uses high quality durable materials throughout the four-sided design.

Terminal Views and Highly-Visible Corners

While the site is not a previously identified terminal view or highly-visible corner, it does create a unique and vibrant expression at the corner of Johnson Street and Bassett Street, anchoring a long view across the corridor to the west.

Awnings and Canopies

The project entry is highlighted with a canopy and architectural frame to clearly denote the primary pedestrian entrance. The design of this feature reflects and enhances the overall composition and framework of the grid detailing.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

Legal Description

All of Lots 15 and 16, Block 41, Original Plat of Madison as recorded in Volume A of Plats, on Page 3, as Document Number 102, Dane County Registry and located on the Northwest Quarter of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the most southerly corner of said Block 41, Original Plat of Madison; thence North 45 degrees 55 minutes 50 seconds East, along the southeasterly line of said Block 41, a distance of 132.43

feet to the most southerly corner of said Lot 16, Block 41, Original Plat of Madison and the point of beginning of this description; thence North 43 degrees 57 minutes 53 seconds West, along the southwesterly line of said Lot 16, a distance of 133.47 feet to the most westerly corner of said Lot 16; thence North 45 degrees 51 minutes 51 seconds East, along the northwesterly lines of said Lot 16 and Lot 15, Block 41, Original Plat of Madison, 132.70 feet to the most northerly corner of said Lot 15; thence South 43 degrees 53 minutes 23 seconds East, along the northeasterly line of said Lot 15, Block 41, Original Plat of Madison, 133.63 feet to the aforementioned southeasterly line of said Block 41, also being the most easterly corner of said Lot 15, Block 41, Original Plat of Madison; thence South 45 degrees 55 minutes 50 seconds West, along said southeasterly line of Block 41 also being the southeasterly lines of said Lot 15 and Lot 16, Block 41, Original Plat of Madison, 132.53 feet to the Point of Beginning. Said description contains 17,710 square feet or 0.4066 acres, more or less.

STUDENT HOUSING

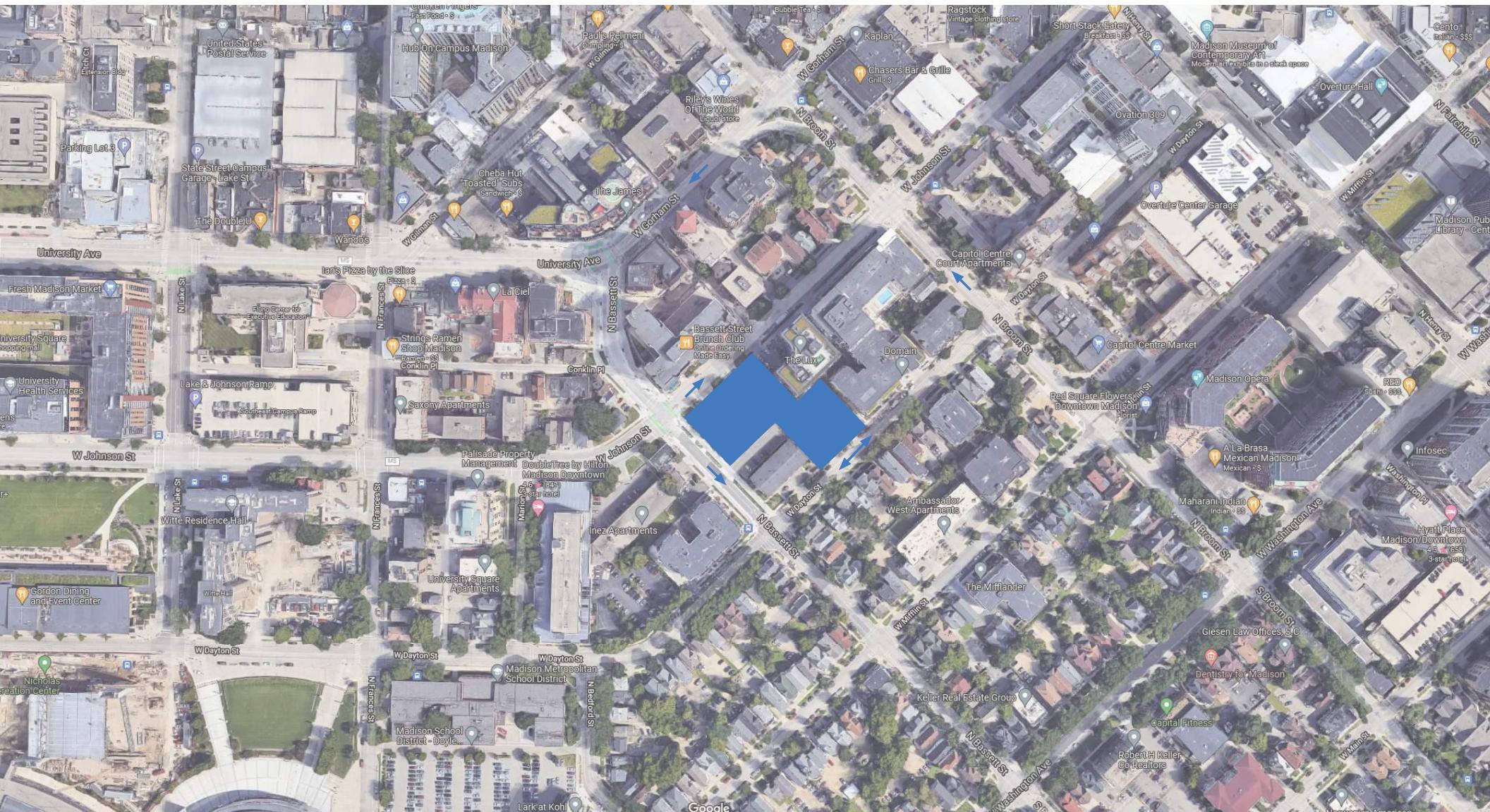
JOHNSON STREET | MADISON, WISCONSIN

CORE MADISON BASSETT, LLC

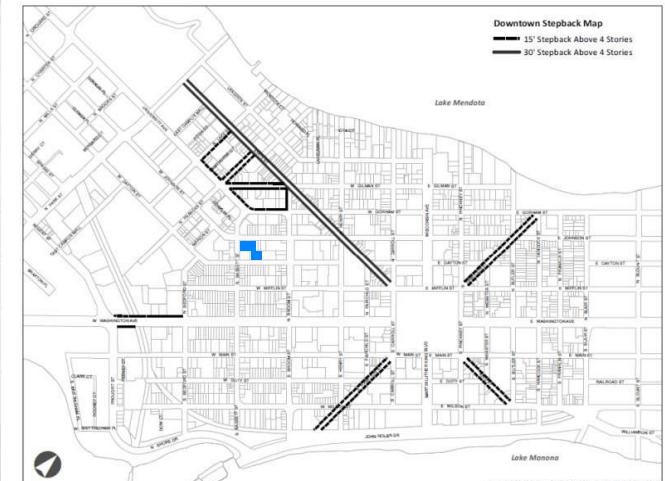
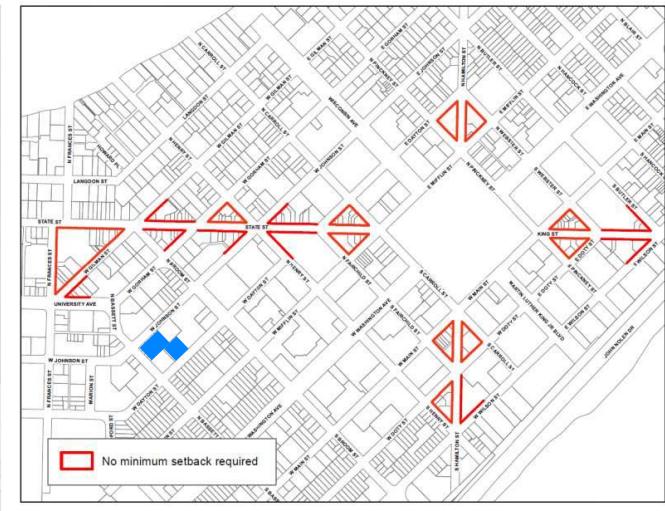
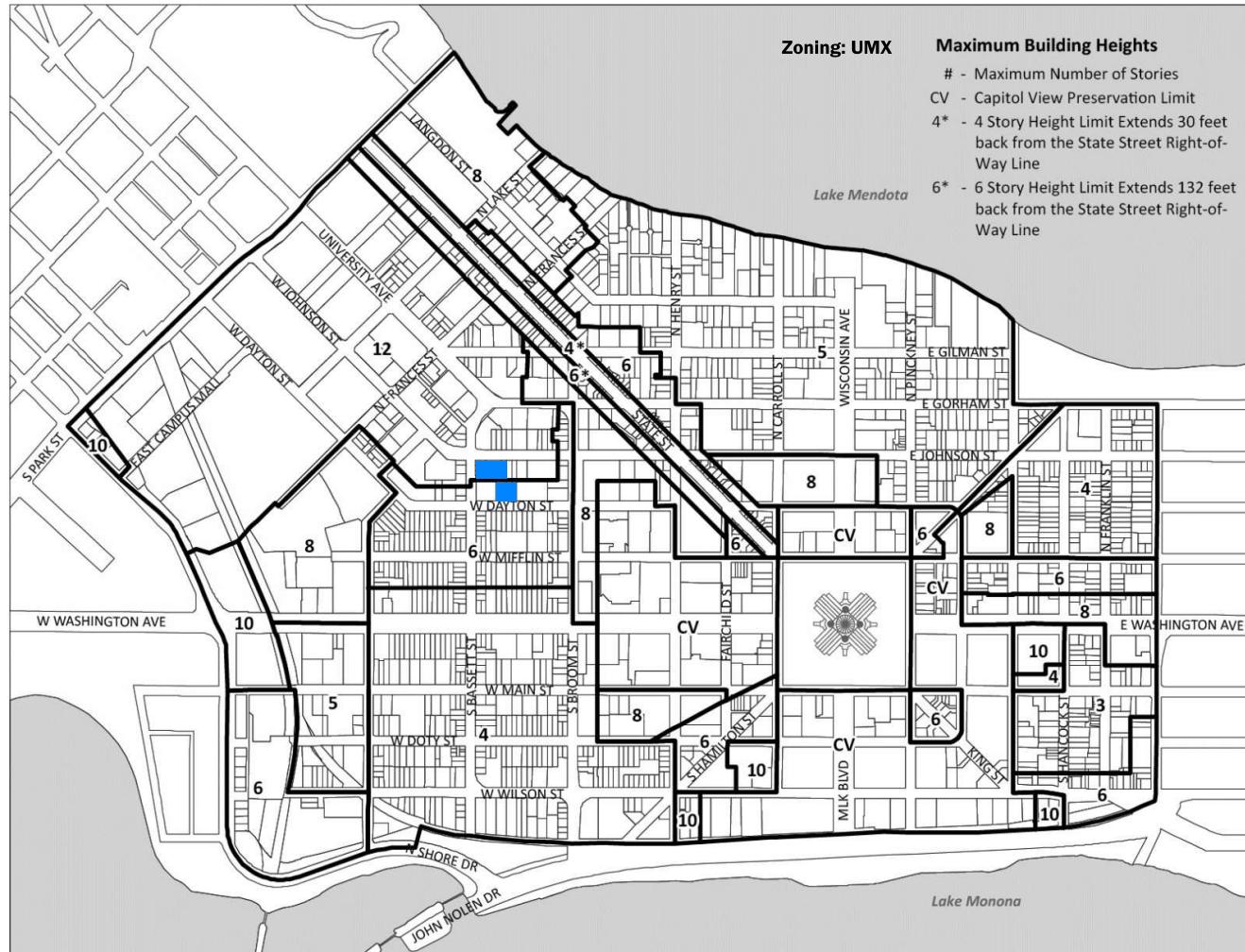
UDC FORMAL SUBMITTAL
MARCH 13, 2023

Kahler Slater

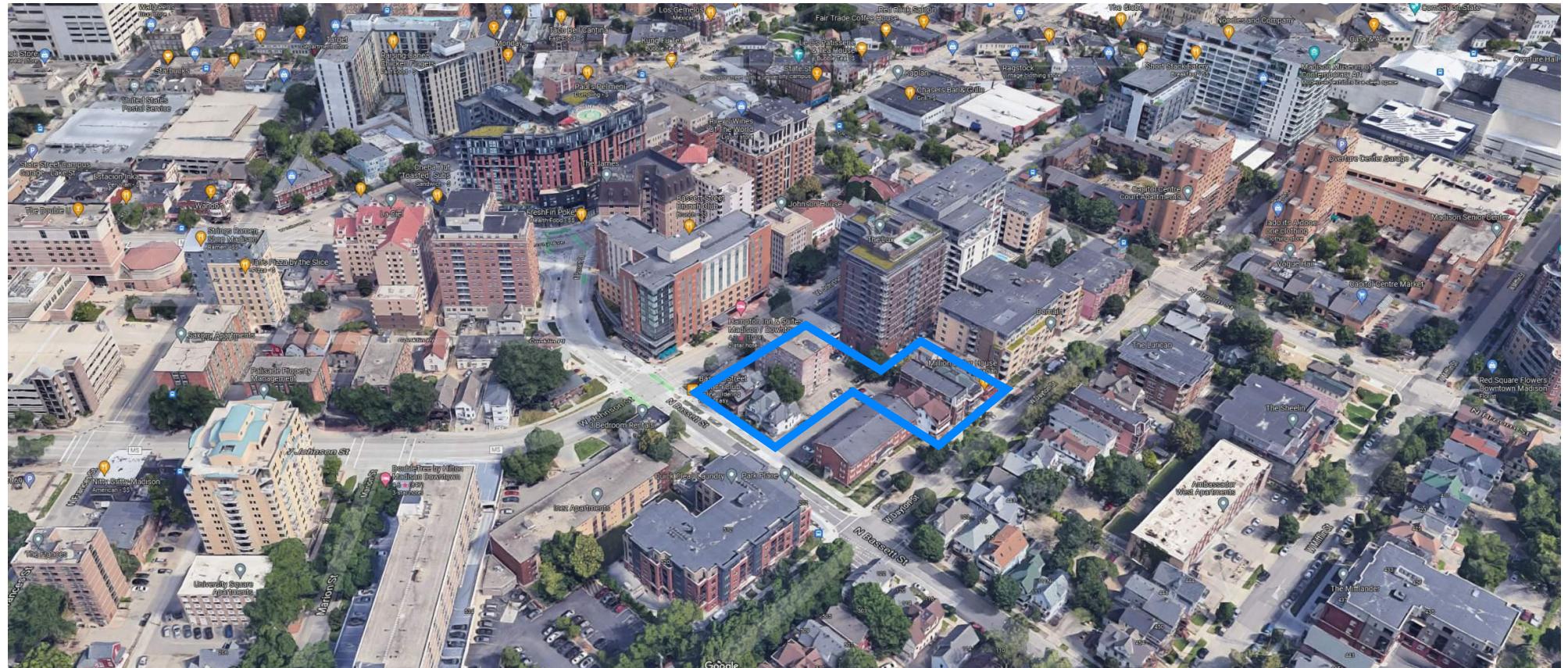
LOCATOR MAP



ZONING INFORMATION



SITE CONTEXT - AERIAL



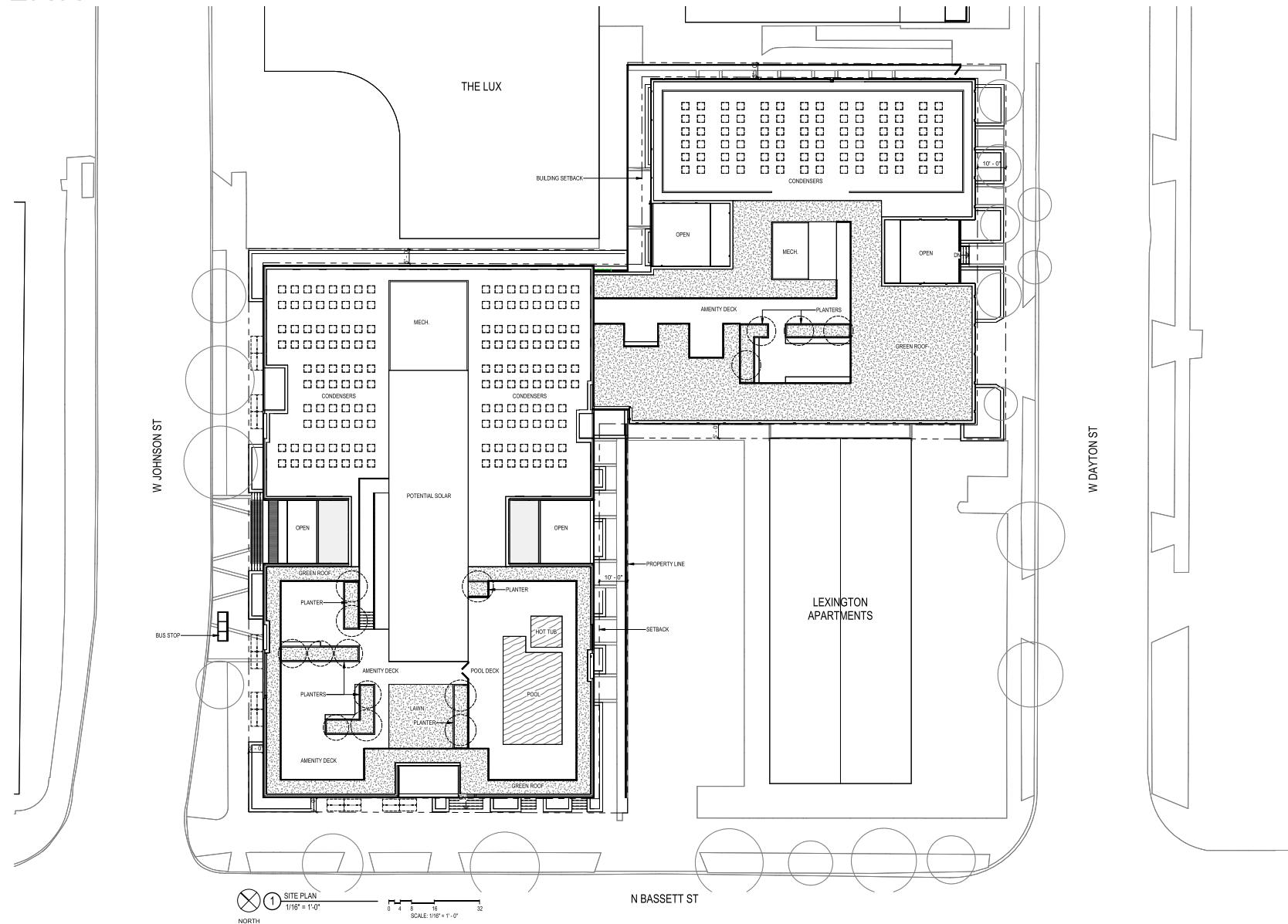
SITE CONTEXT - STREET VIEWS



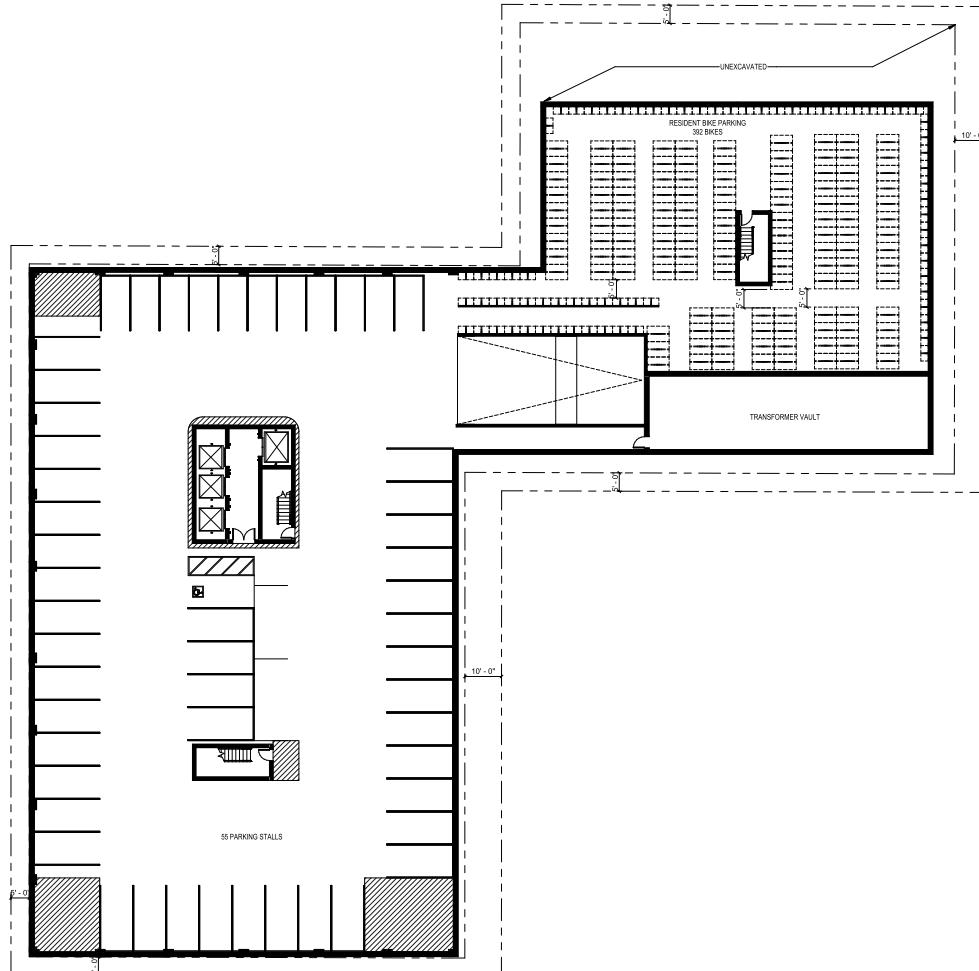
SITE CONTEXT - STREET VIEWS



SITE PLAN

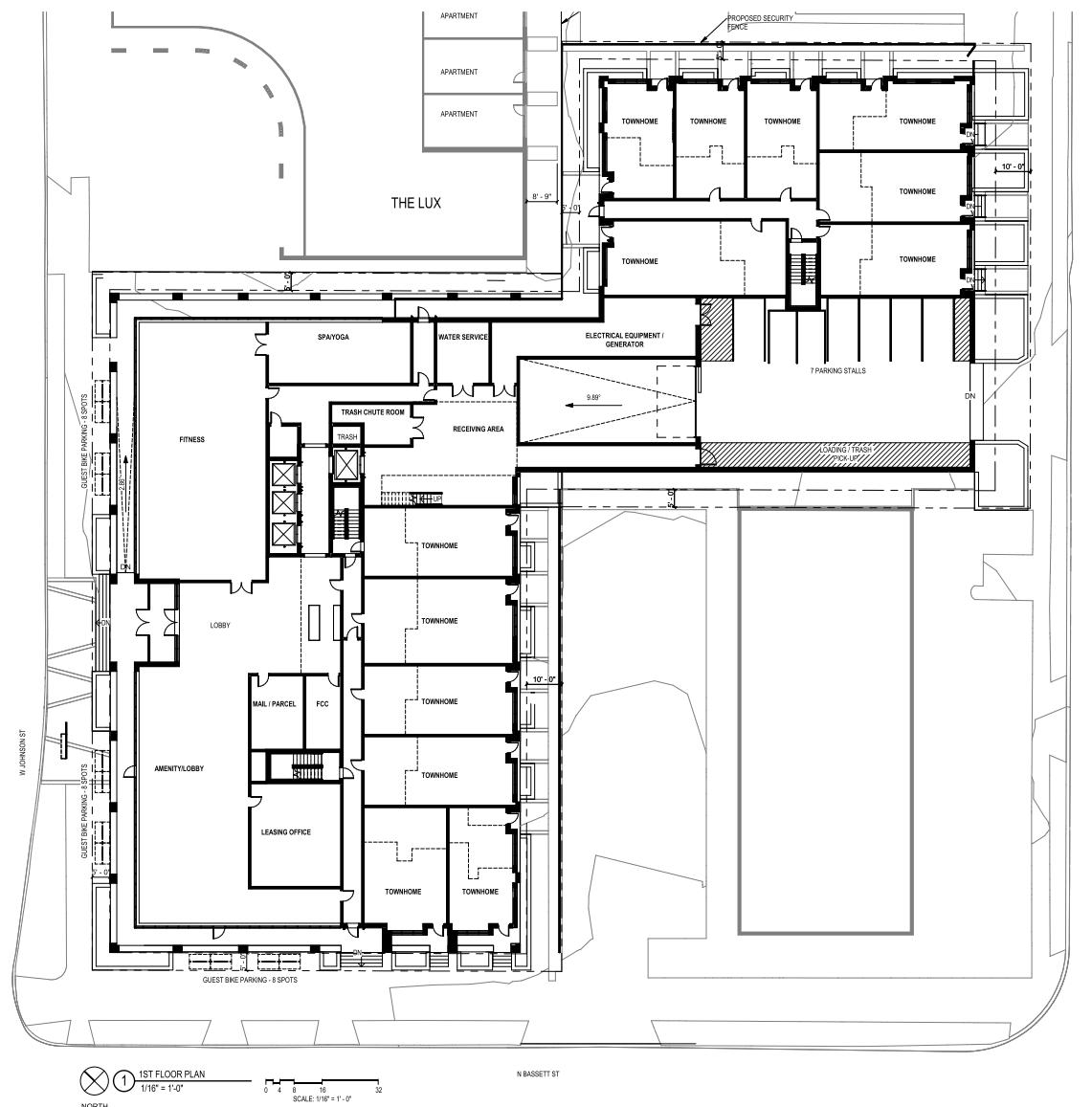


FLOOR PLAN - LOWER LEVEL

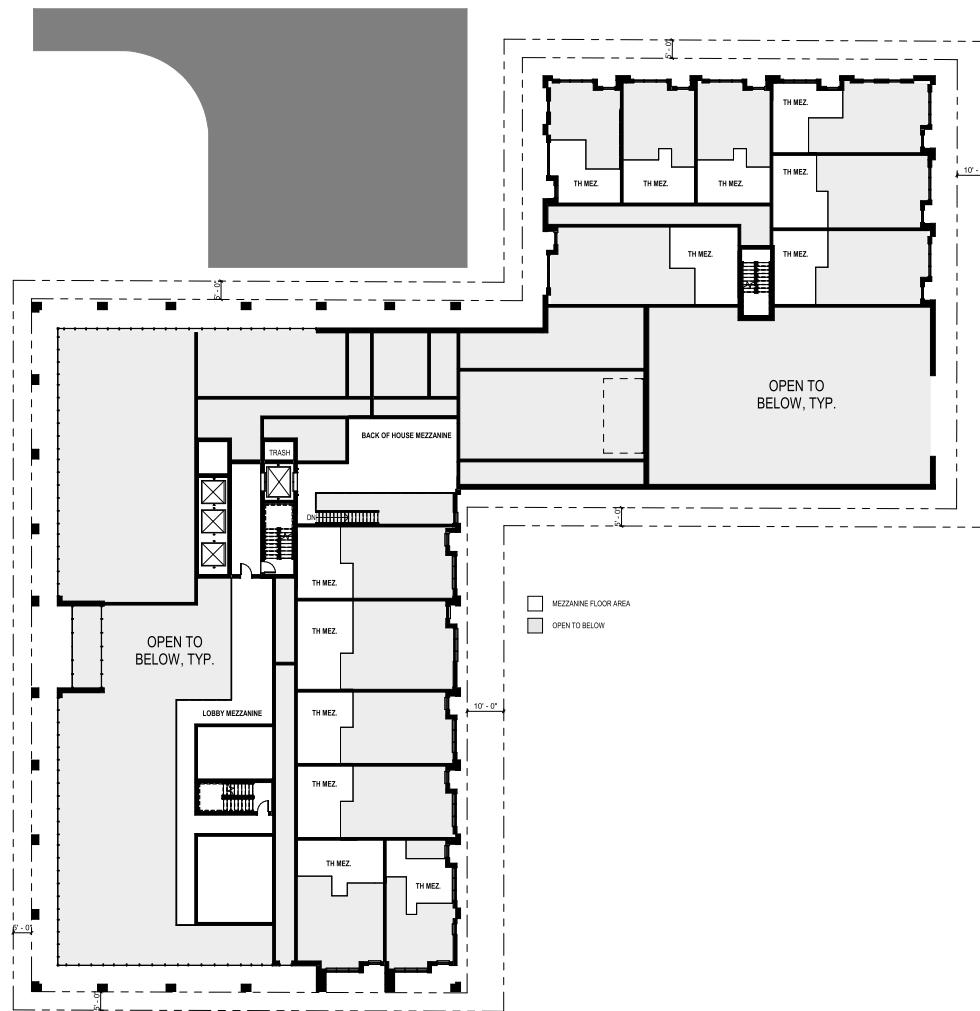


① LOWER LEVEL PLAN
1/16" = 1'-0"
0 4 8 16 32
NORTH
SCALE: 1/16" = 1'-0"

FLOOR PLAN - 1ST



FLOOR PLAN - TOWNHOMES UPPER LEVEL



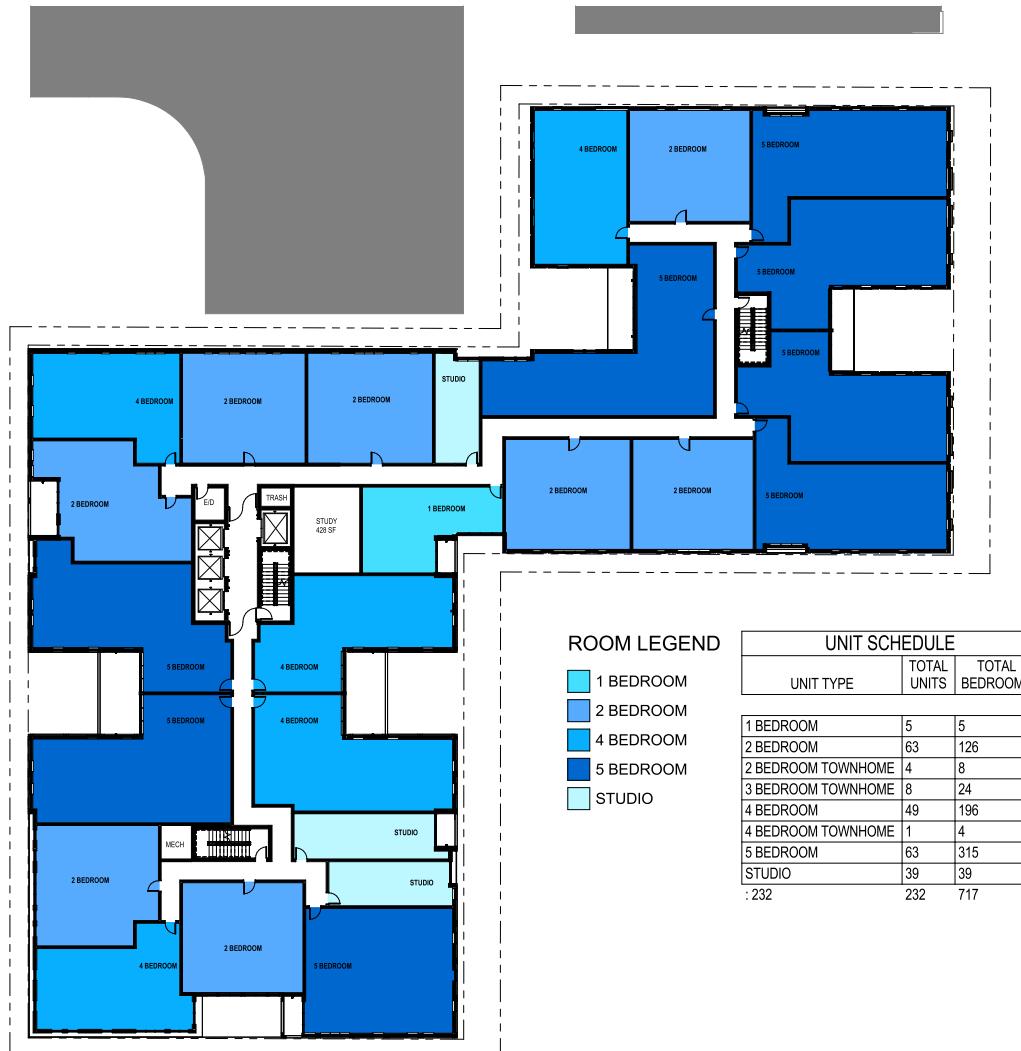
MEZZANINE
1/16" = 1'-0"
NORTH

0 4 8 12 16 20 24 28 32
SCALE: 1/16" = 1'-0"

FLOOR PLAN - 2ND



FLOOR PLAN - 3RD-6TH



3RD - 6TH TYPICAL FLOOR PLAN
1/16" = 1'-0"
NORTH

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

FLOOR PLAN - 7TH

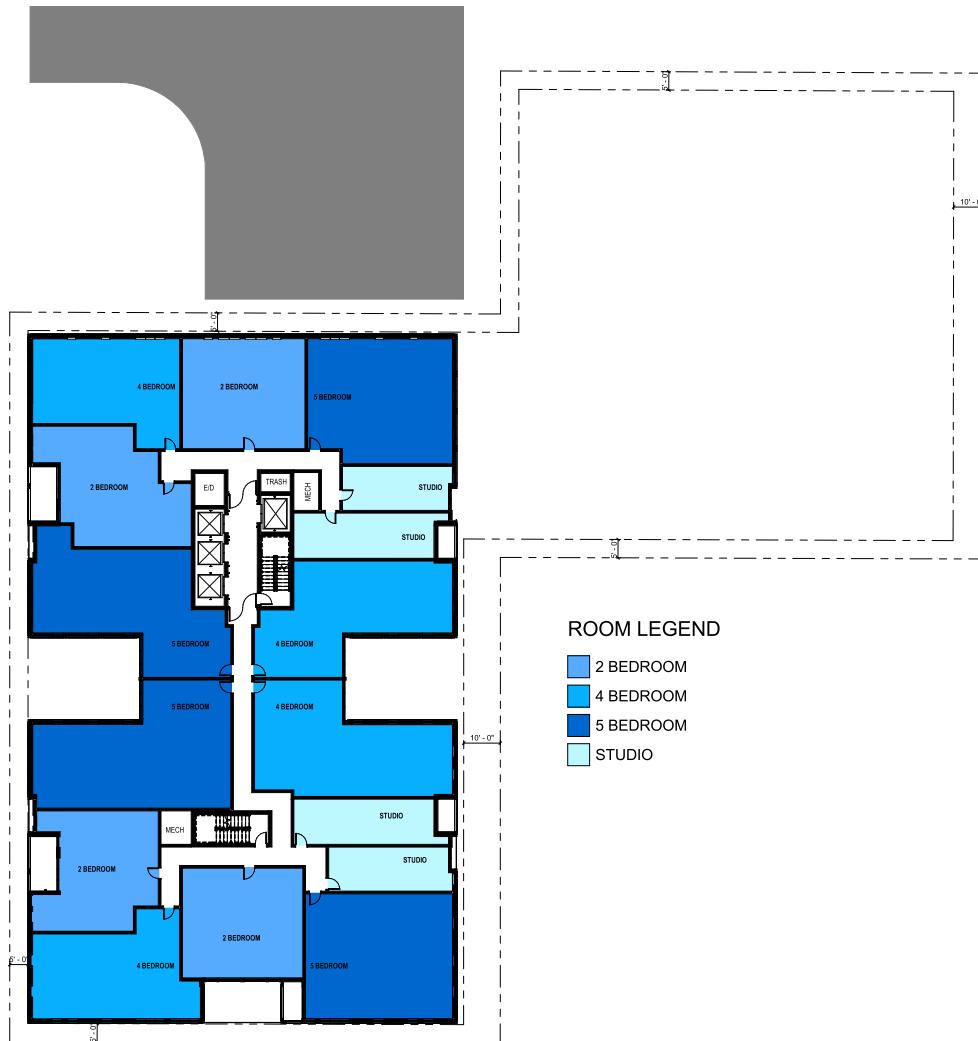


ROOM LEGEND

- 2 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- AMENITY
- STUDIO

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

FLOOR PLAN - 8TH-12TH

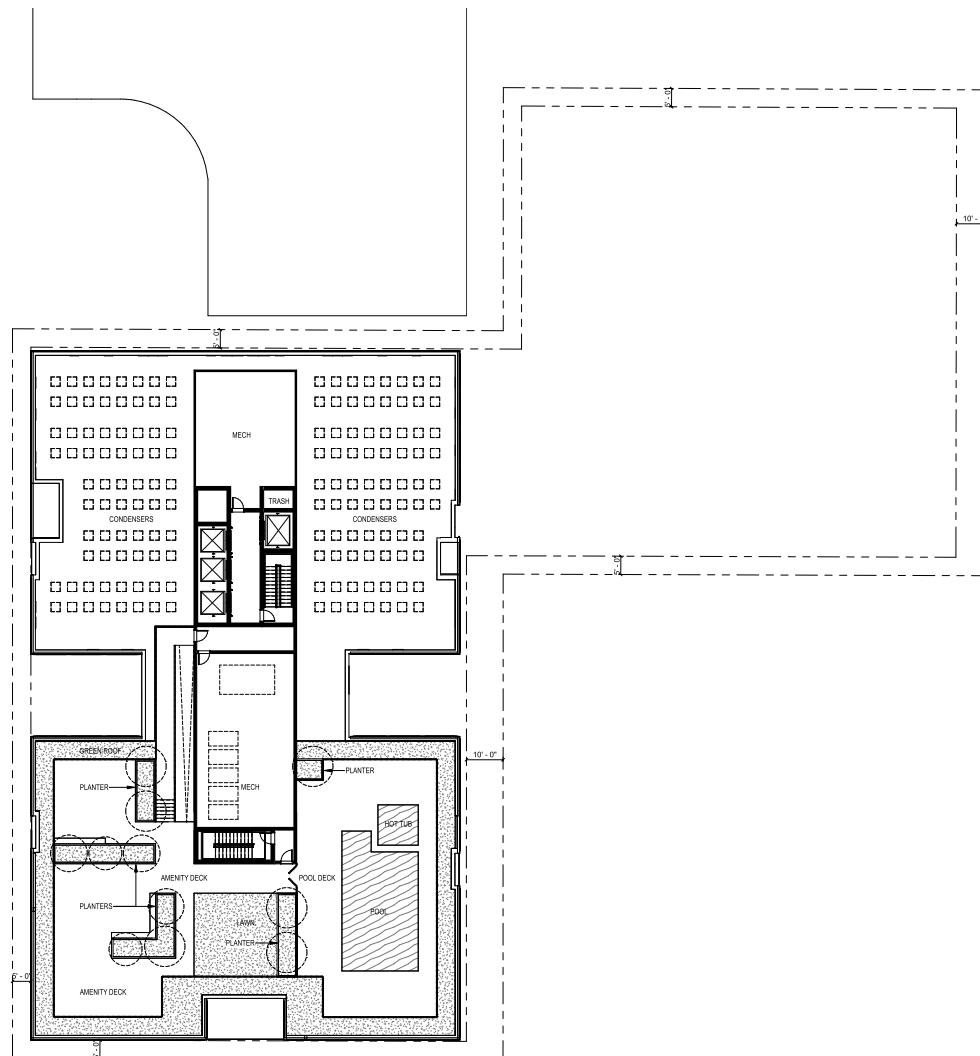


ROOM LEGEND

- 2 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- STUDIO

8TH - 12TH FLOOR PLAN
1/16" = 1'-0"
NORTH

FLOOR PLAN - ROOF



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

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

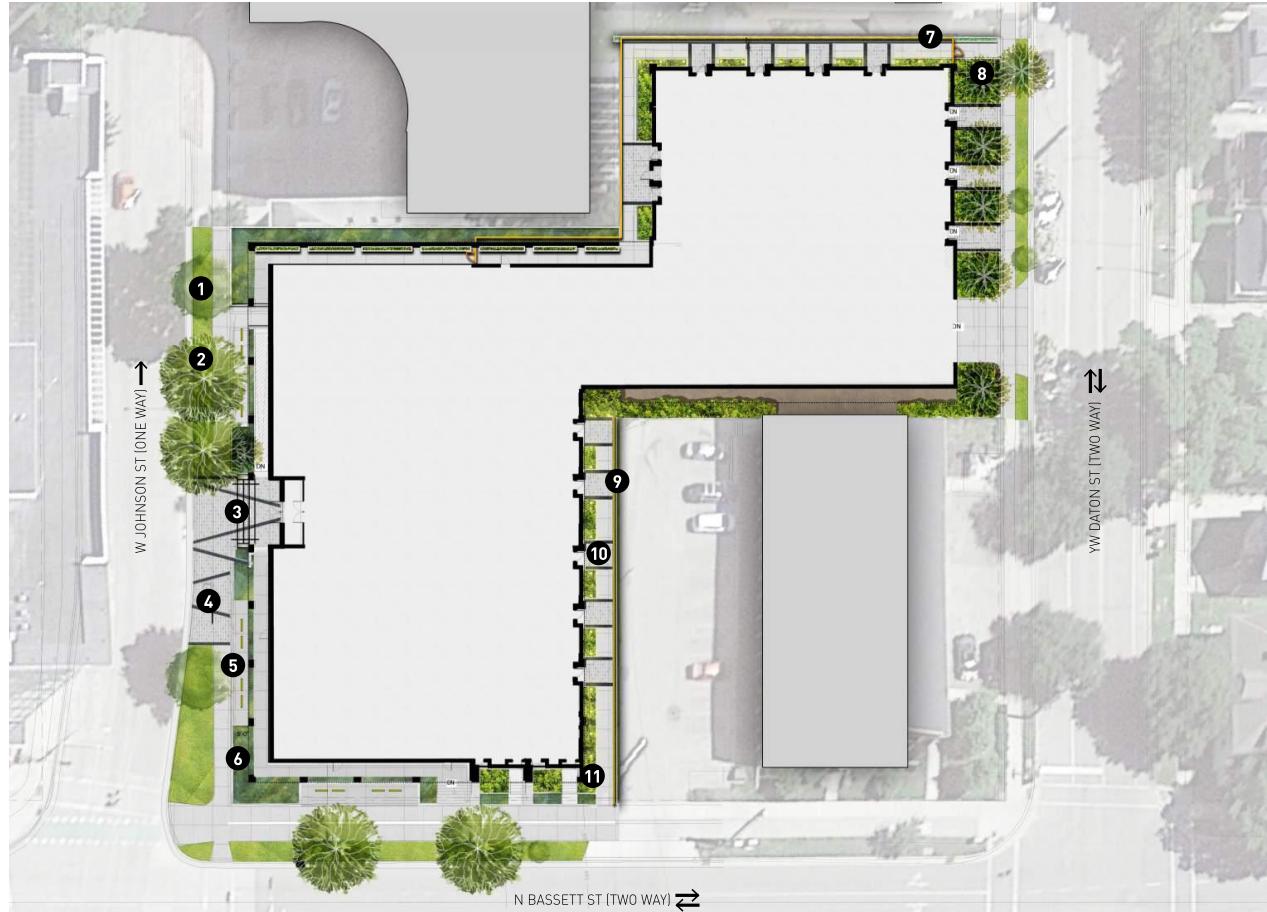
LANDSCAPE CONCEPT



CORE SPACES JOHNSON AND BASSETT, MADISON, WISCONSIN

Schematic Design, Project Number: 9591
Feb 9th, 2023

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



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

LEGEND:

- 1 PARKWAY W/ EXISTING TREE
- 2 PROPOSED SHADE TREE
- 3 ENTRY PLAZA W/ SPECIALTY PAVER
- 4 BENCH
- 5 BIKE RACKS
- 6 RAISED PLANTERS
- 7 PLANTER ALONG BUILDING FAÇADE
- 8 PROPOSED ORNAMENTAL TREE
- 9 LANDSCAPE SCREENING
- 10 PRIVATE ENTRY
- 11 LANDSCAPE LIGHTING

0'-0" 20'-0" 40'-0" 80'-0"



LANDSCAPE CONCEPT PRECEDENTS



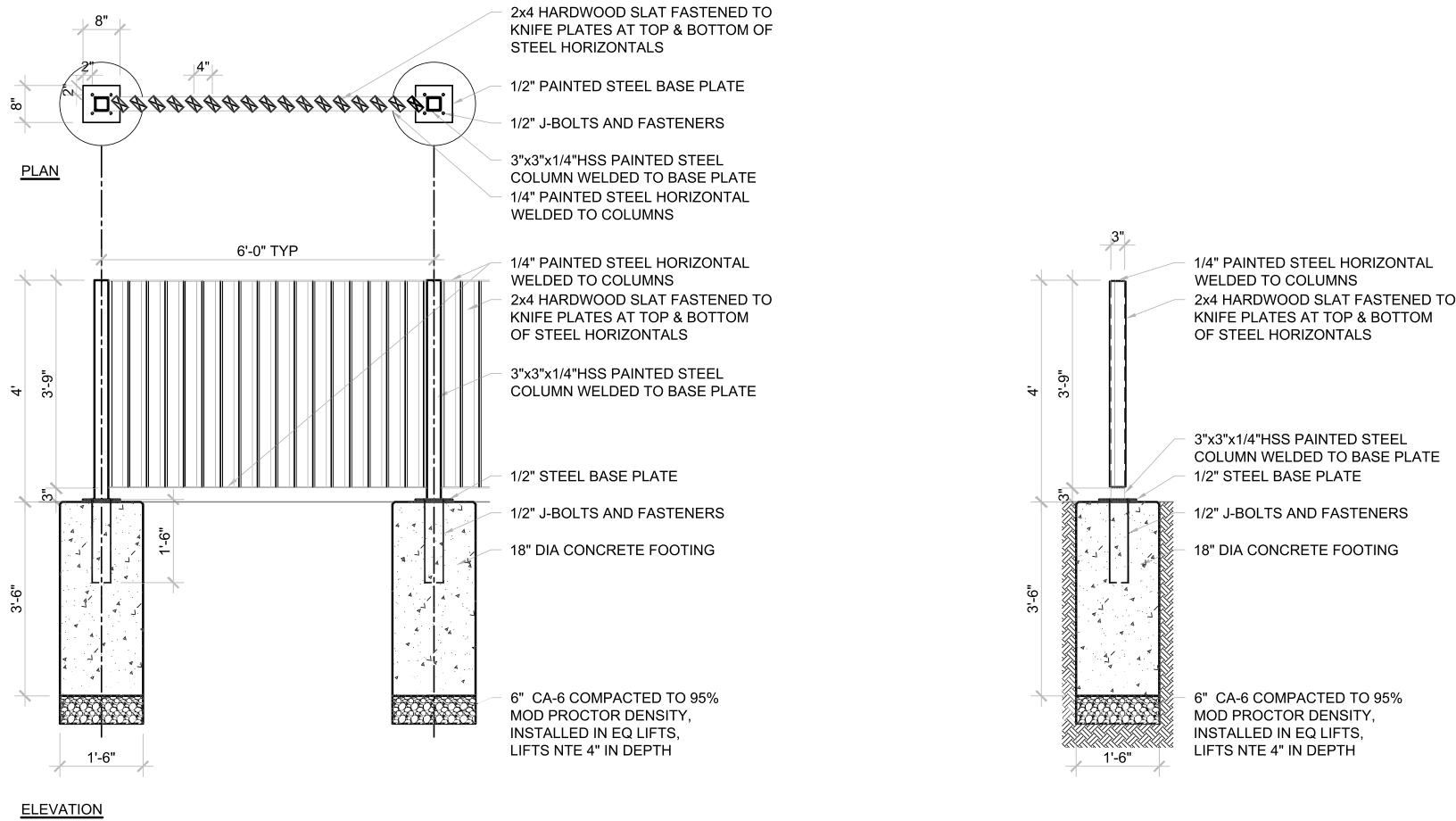
CORE SPACES JOHNSON AND BASSETT, MADISON, WISCONSIN

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LANDSCAPE CONCEPT - FENCE DETAIL



3

4'H VERTICAL WOOD SLAT FENCE

1/2" = 1'-0"

4

4'H VERTICAL WOOD SLAT FENCE POST DETAIL

1/2" = 1'-0"

LANDSCAPE CONCEPT - ISOMETRIC ROOFTOP RENDERINGS

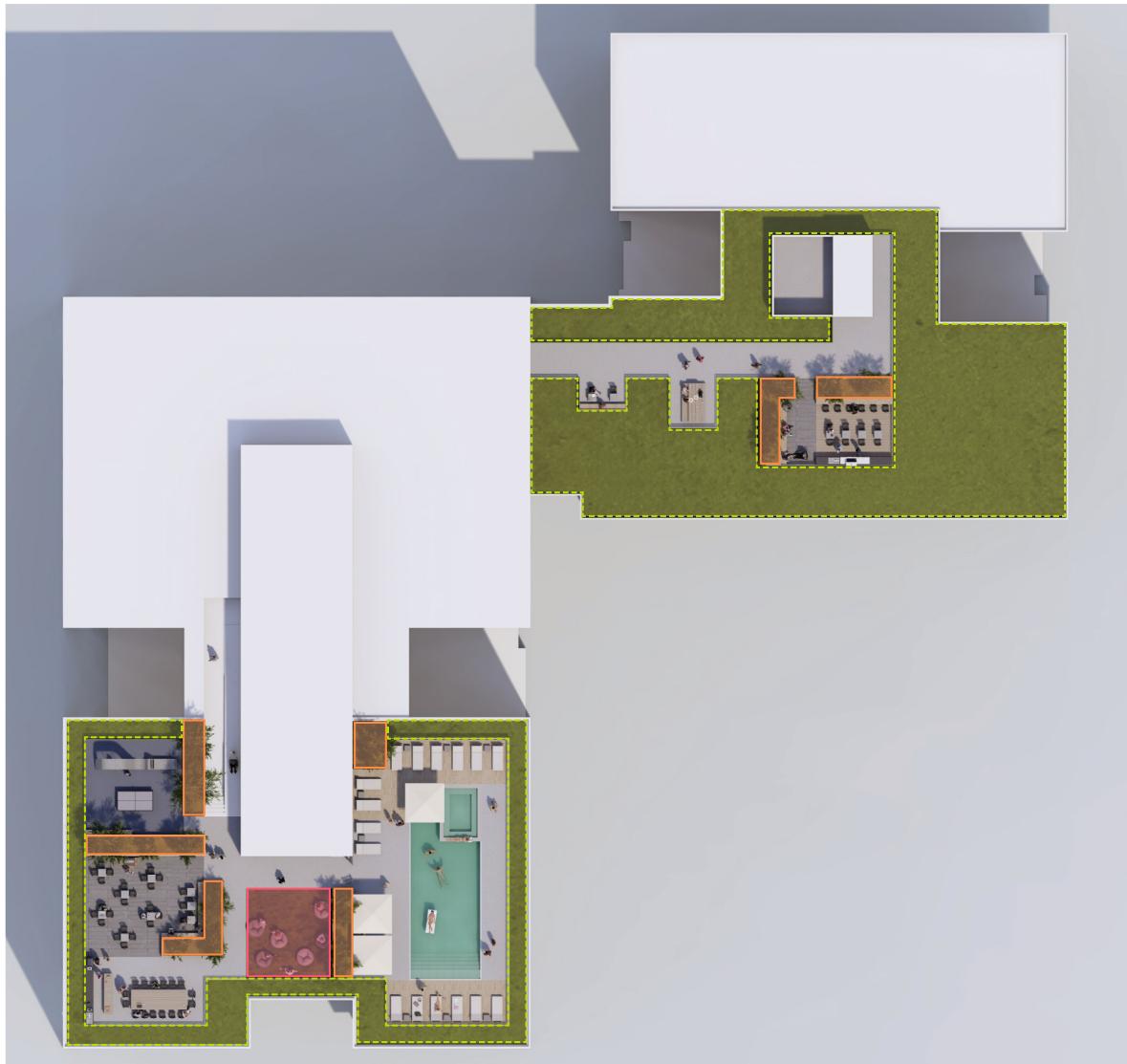


12 STORY ROOF



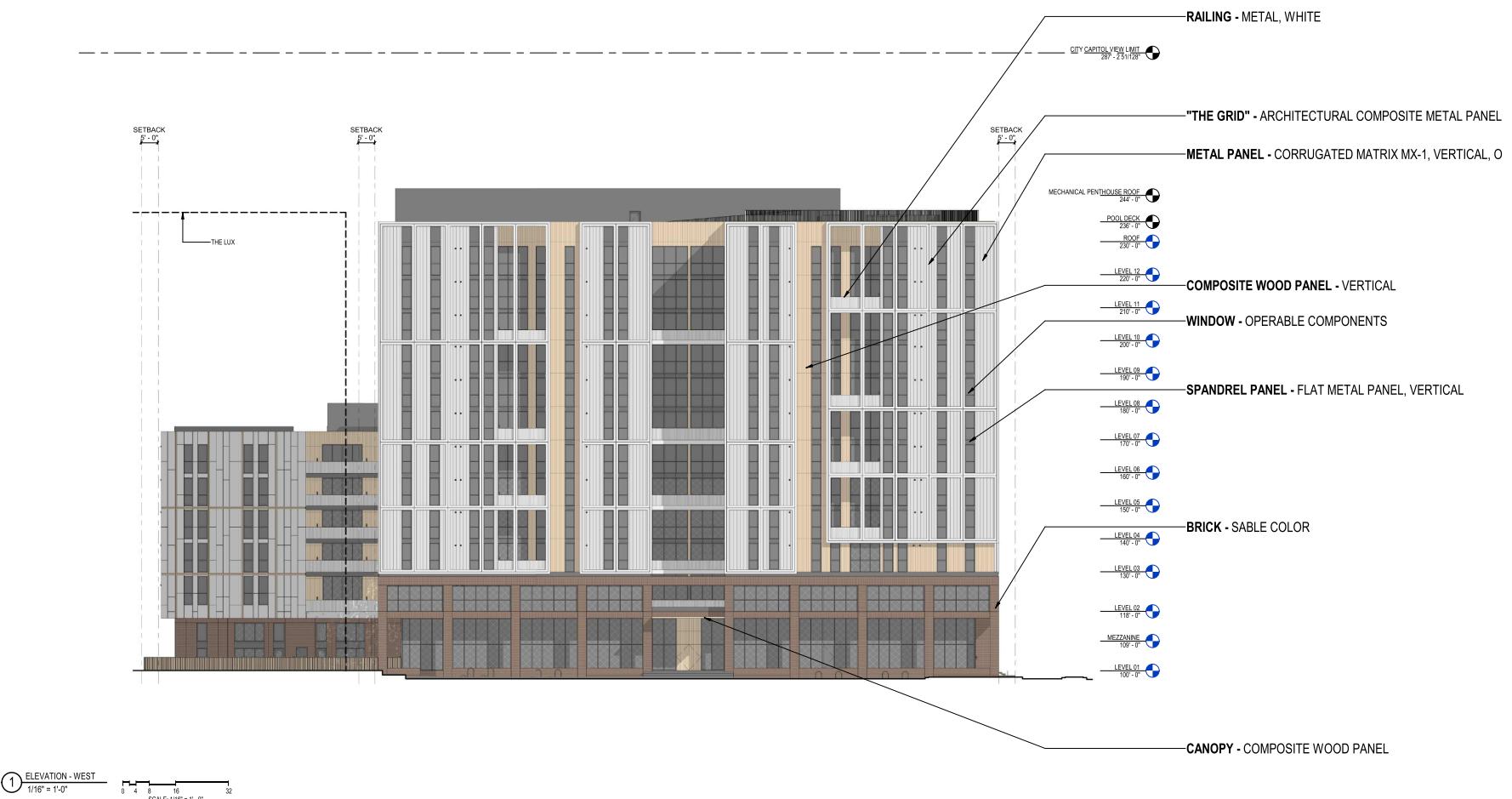
6 STORY ROOF

LANDSCAPE CONCEPT - ROOFTOP LANDSCAPE PLAN

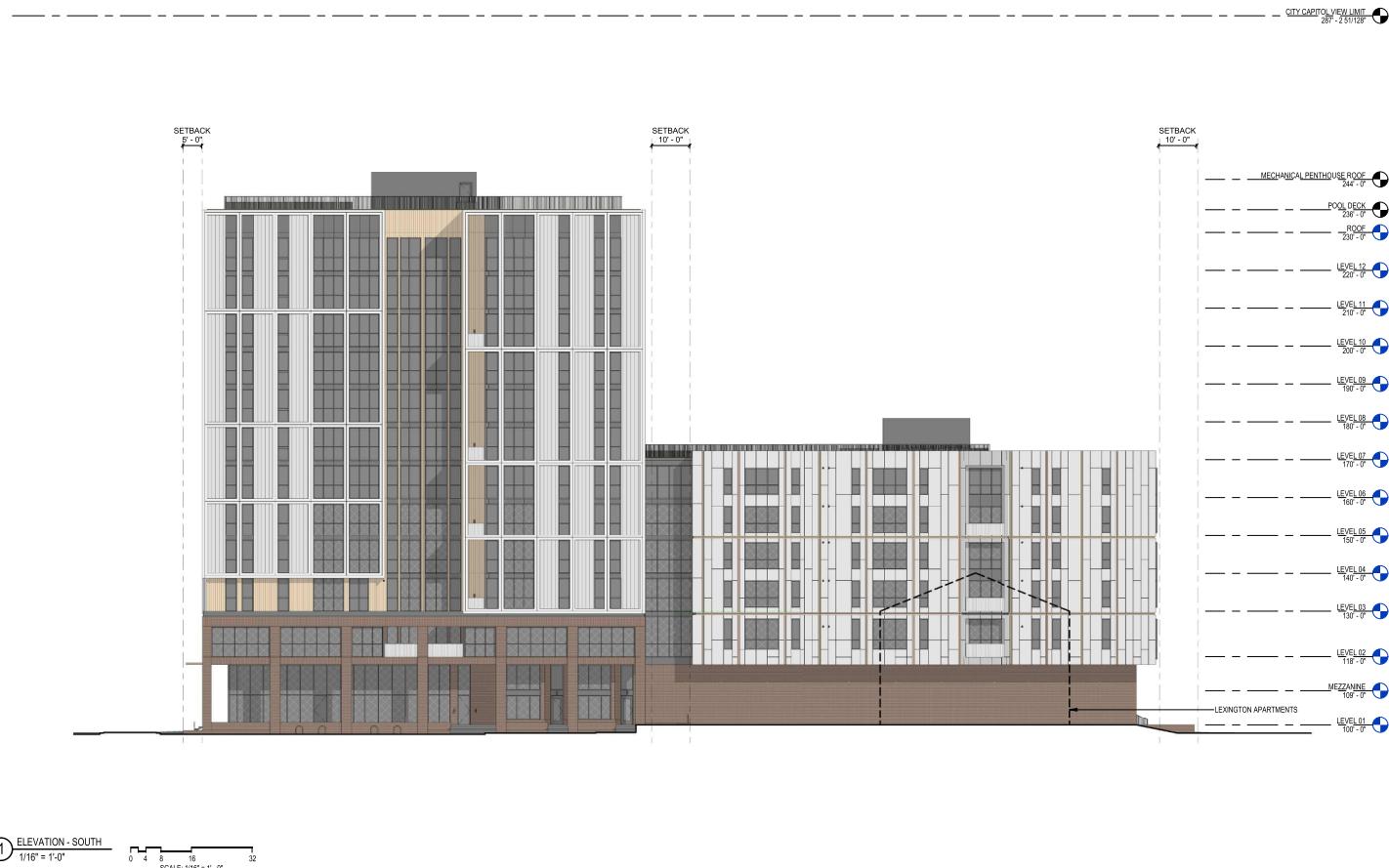


PLANT PALETTE - ROOF LEVELS			
CODE	QTY	BOTANICAL NAME	COMMON NAME
RAISED PLANTERS			
UNDERSTORY TREES			
		<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry
		<i>Cercis canadensis</i>	Eastern Redbud
		<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn
DECIDUOUS SHRUBS			
		<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Chokeberry
		<i>Ceanothus americanus</i>	New Jersey Tea
		<i>Cornus sericea 'Bergeson Compact'</i>	Bergeson Compact Redosier Dogwood
		<i>Diervilla lonicera</i>	Dwarf Bush-honeysuckle
		<i>Hypericum kalmianum 'Ames'</i>	Ames St. Johnswort
		<i>Rhus aromatica 'Gro-Low'</i>	Grow Low Fragrant Sumac
		<i>Rosa rugosa 'Meitozaure'</i>	Raspberry Rugosar Rose
EVERGREEN SHRUBS			
		<i>Pinus mugo 'Valley Cushion'</i>	Valley Cushion Mugo Pine
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS			
		<i>Heuchera 'Autumn Bride'</i>	Autumn Bride Heuchera
		<i>Pycnanthemum virginianum</i>	Mountain Mint
		<i>Schizachyrium scoparium</i>	Little Bluestem
		<i>Sporobolus heterolepis</i>	Prairie Dropseed
ARTIFICIAL TURF			
GREEN ROOF 6" MEDIA DEPTH			
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS			
		<i>Agastache 'Blue Fortune'</i>	Blue Fortune Anise Hyssop
		<i>Allium cernuum</i>	Nodding Onion
		<i>Allium schoenoprasum 'Forescate'</i>	Forescate Chives
		<i>Asclepias syriaca</i>	Common Milkweed
		<i>Asclepias tuberosa</i>	Butterfly Weed
		<i>Baptisia australis</i>	Blue False Indigo
		<i>Coreopsis lanceolata</i>	Lance-leaved Coreopsis
		<i>Coreopsis tinctoria</i>	Plains Coreopsis
		<i>Dalea candida</i>	White Prairie Clover
		<i>Dalea purpurea</i>	Purple Prairie Clover
		<i>Echinacea pallida</i>	Pale Coneflower
		<i>Echinacea purpurea</i>	Purple Coneflower
		<i>Eryngium yuccifolium</i>	Rattlesnake Master
		<i>Eupatorium perfoliatum</i>	Common Boneset
		<i>Helianthus helianthoides</i>	Early Sunflower
		<i>Heuchera 'Autumn Bride'</i>	Autumn Bride Heuchera
		<i>Liatris spicata</i>	Dense Blazing Star
		<i>Monarda fistulosa</i>	Wild Bergamot
		<i>Monarda punctata</i>	Horse Mint
		<i>Panicum virgatum</i>	Switchgrass
		<i>Penstemon digitalis</i>	Foxglove Beardtongue
		<i>Pycnanthemum virginianum</i>	Mountain Mint
		<i>Ratibida pinnata</i>	Yellow Coneflower
		<i>Rudbeckia hirta</i>	Black-eyed Susan
		<i>Ruellia humilis</i>	Wild Petunia
		<i>Schizachyrium scoparium</i>	Little Bluestem
		<i>Solidago canadensis</i>	Canada Goldenrod
		<i>Sporobolus heterolepis</i>	Prairie Dropseed
		<i>Symphoricarpos ericoides</i>	Heath Aster
		<i>Symphoricarpos laeve</i>	Smooth Blue Aster
		<i>Symphoricarpos novae-angliae</i>	New England Aster
		<i>Symphoricarpos occidentalis</i>	Sky Blue Aster
		<i>Verbena hastata</i>	Blue Vervain
BULBS			
		<i>Allium sphaerocephalon</i>	Drumstick Allium
		<i>Crocus 'Hokus Crocus' MX</i>	Hocus Crocus Crocus Mx
		<i>Narcissus 'Gold Shoulder' MX</i>	Gold Shoulder Daffodil Mix

ELEVATION - NW / JOHNSON STREET



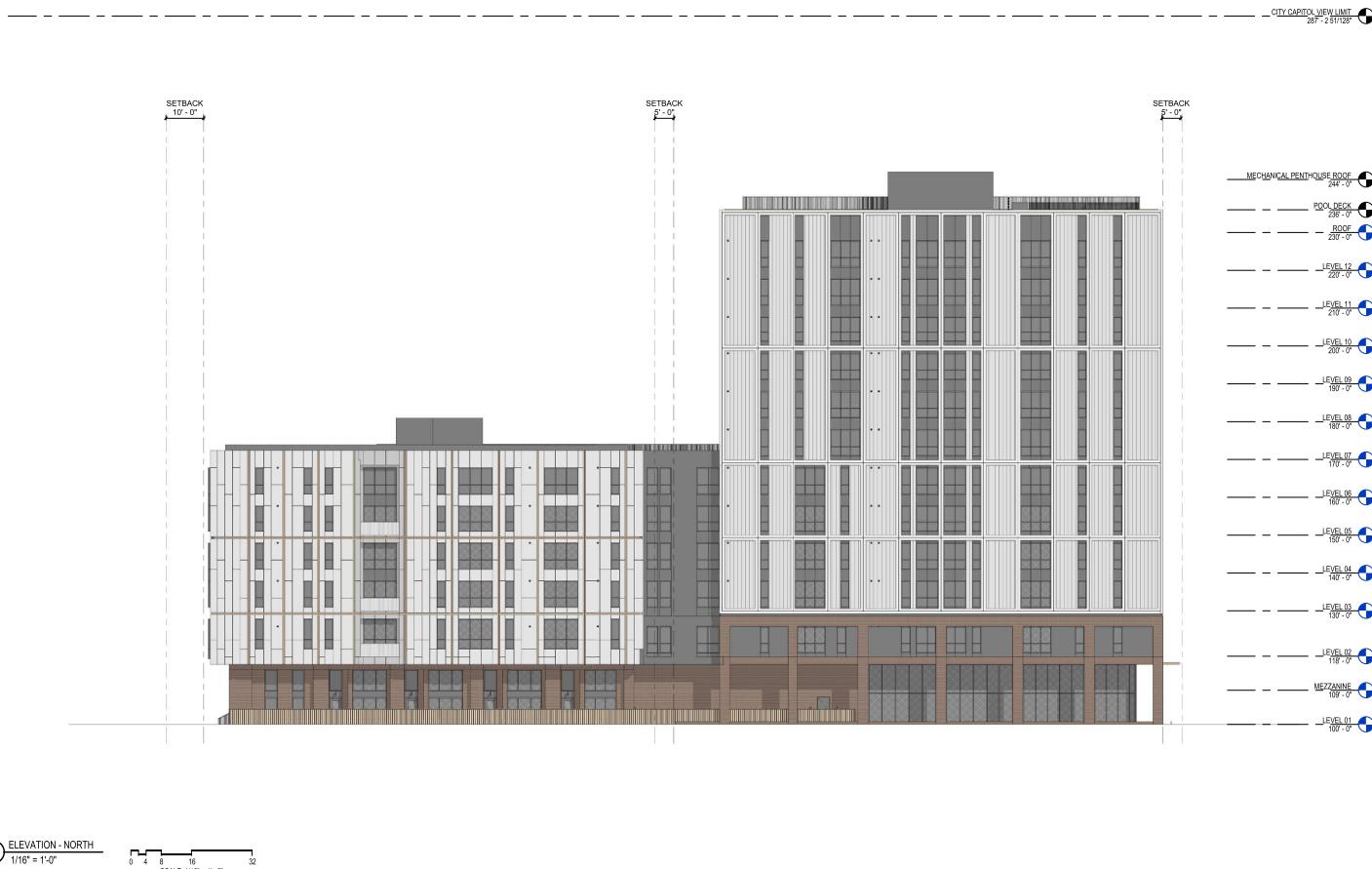
ELEVATION - SW / BASSETT STREET



ELEVATION - SE / DAYTON STREET



ELEVATION - NE



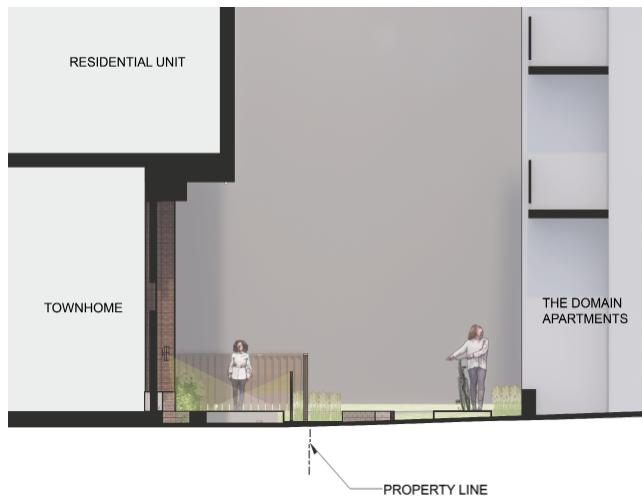
ENLARGED TOWNHOME ELEVATIONS AND SECTIONS



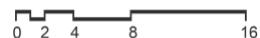
TOWNHOME ELEVATION - AT DOMAIN PROPERTY LINE



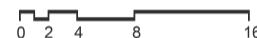
TOWNHOME ELEVATION - AT LEXINGTON PROPERTY LINE

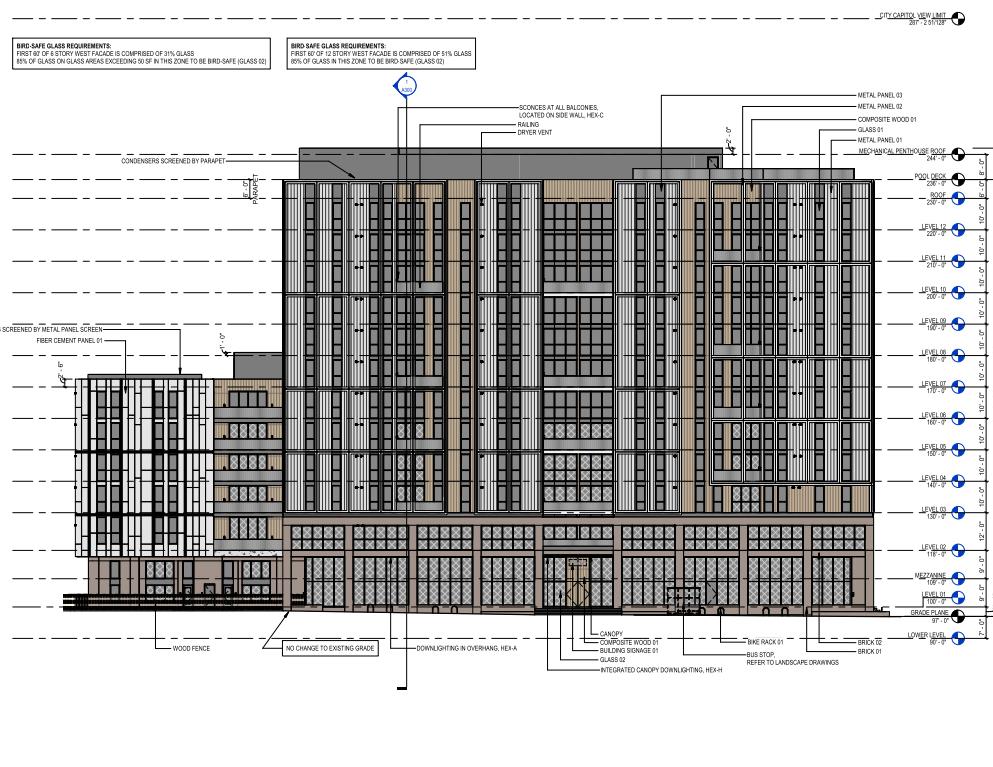


SECTION A - AT DOMAIN PROPERTY LINE



SECTION B - AT LEXINGTON PROPERTY LINE



NOT FOR
CONSTRUCTION

KEYNOTES

BRICK 01	BRICK U-SHAPE METAL BIRE BRICK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
BRICK 02	MODULAR CONCRETE BRICK, RUNNING BOND, BASIS OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BRICK 03	MODULAR CONCRETE BRICK, SOLDIER COURSE, BASIS OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BALCONY RAILING	DESIGN HORN MATT M01
CANOPY	CUSTOM WOOD AND GLASS CANOPY. INTEGRATED DOWNLIGHTING, FINISH TO MATCH COMPOSITE WOOD 01
COMPOSITE WOOD 01	COMPOSITE WOOD SENG 5 1/2" VERTICAL PANELS, BASIS OF DESIGN NEVERWOOD TONGUE AND GROOVE USBB, COLOR JAPANESE CEDAR
COMPOSITE WOOD 02	COMPOSITE WOOD SENG 5 1/2" VERTICAL PANELS, BASIS OF DESIGN NEVERWOOD TONGUE AND GROOVE USBB, COLOR JAPANESE CEDAR
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL, TRIM, BASIS OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR ARCTIC WHITE
GLASS 01	INSULATED GLASS, 1" CLEAR
GLASS 02	1/8" CLEAR ETCHED OR APPLIED DOT PATTERN, 1/8" CLEAR ETCHED OR APPLIED DOT PATTERN TO BE APPLIED TO 80% OF GLASS AREA
METAL PANEL 01	SINGLE SHEET METAL PANEL, 1/2" VERTICAL PANEL, BASIS OF DESIGN HORN MATT M01, COLOR LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASIS OF DESIGN ALPOLIC PE, 0.030" THICK, COLOR WHITE
METAL PANEL 03	ALUMINUM COMPOSITE METAL PANEL, BASIS OF DESIGN HORN MATT M01, COLOR LIGHT GRAY
RAILING	WATER PICKET RAILING, WHITE
WOOD FENCE	PROFILIC, SQM, WOOD POSTS, RECTANGULAR ANGLED SLATS WITH RECTANGULAR TOP AND BOTTOM RAILS, FINISH TO MATCH COMPOSITE WOOD 01, REFER TO LANDSCAPE DRAWINGS

Revisions

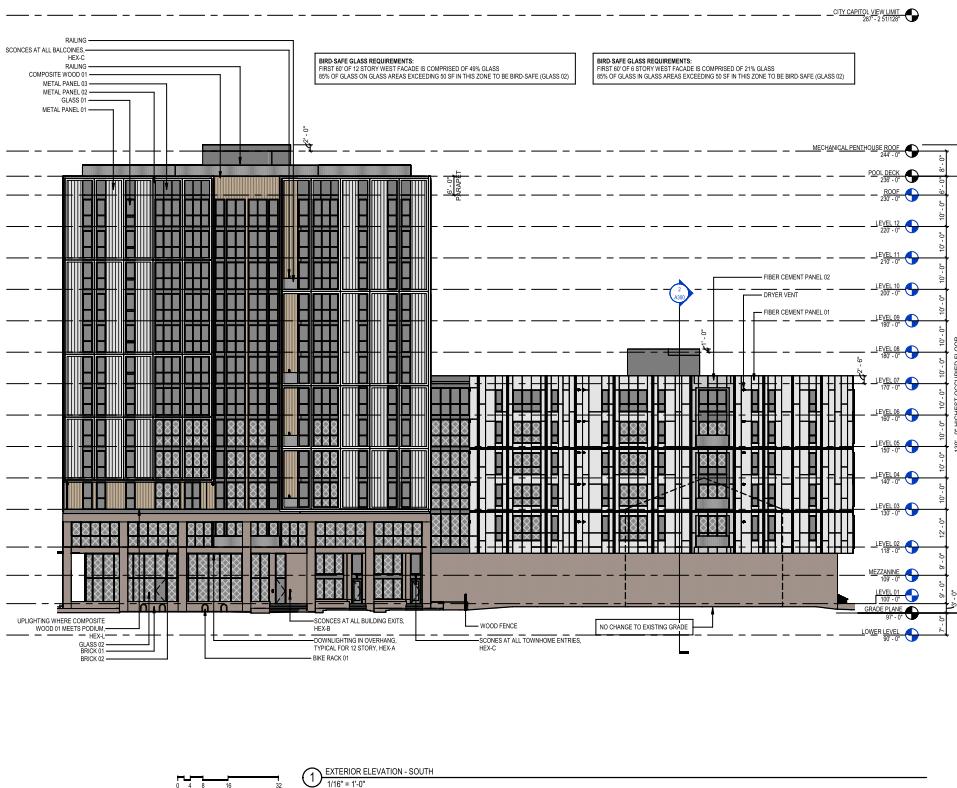
CITY OF MADISON LAND USE
APPLICATION

SCOPE DOCUMENTS

Drawing Date
3/16/2023JOHNSON & BASSETT
STUDENT HOUSINGJOHNSON AND BASSETT
MADISON, WI 53703Project No.: Core Madison Bassett,
222063.00
000123Sheet Title
EXTERIOR ELEVATION -
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750 N Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414.273.2200, Fax 414.273.2201104 Shadelock Drive, Frederick, Virginia 22201
Telephone 301.767.2520722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300, Fax 608.265.6317125 South Dearborn Street, Suite 875-2, Chicago, Illinois 60603
Telephone 312.787.5416Sheet No.
A200

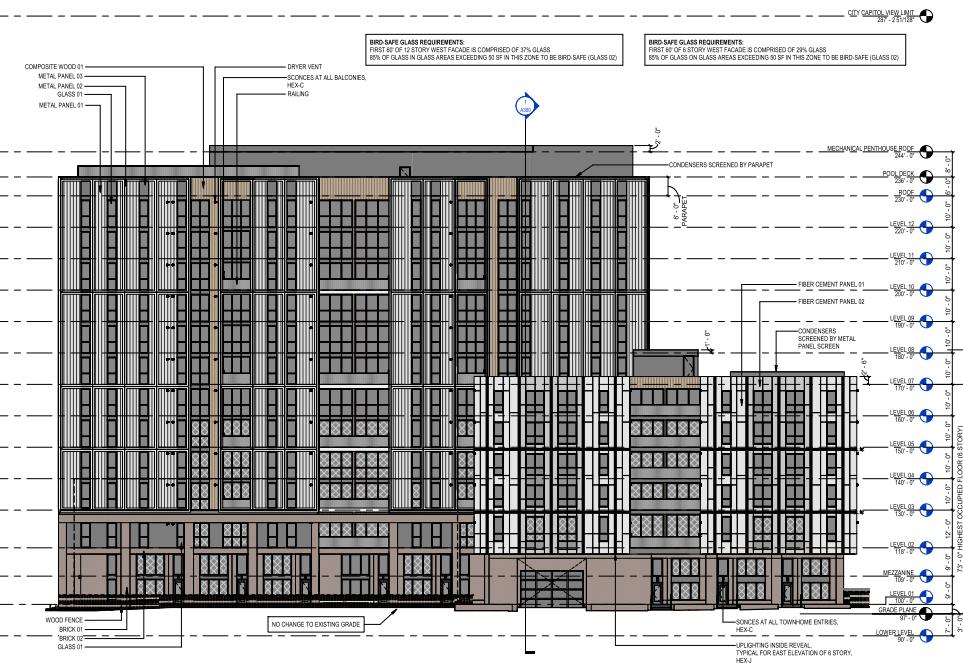
NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01	SHaDLe U-SHAPE METAL BRICK REFER TO CLASSIC DRAWINGS FOR DETAILS
BRICK 02	MODULAR CONCRETE BRICK, RUNNING BOND, BASE OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BRICK 03	MODULAR CONCRETE BRICK, SOLDIER COURSE, BASE OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
COMPOSITE WOOD 01	WOOD FENCE, SQUARE, WOOD POSTS, RECTANGULAR ANGLED SLATS WITH RECTANGULAR TOP AND BOTTOM RAILS, FINISH TO MATCH COMPOSITE WOOD (1). REFER TO LANDSCAPE DRAWINGS
DRIVER VENT	DRIVER VENT, CUSTOM FINISH TO MATCH COLOR OF SURROUNDING MATERIAL
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASE OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR ARCTIC WHITE
FIBER CEMENT PANEL 02	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASE OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR LIGHT GRAY
GLASS 01	INSULATED GLASS, 1" CLEAR
GLASS 02	BRICK-SAFE INSULATED GLASS, 1" CLEAR, ETC-EQ OR APPROX. 20% PERCENT OF GLASS AREA, 1" DOT PATTERN TO BE APPLIED TO 80% OF GLASS AREA
GLASS 03	INSULATED GLASS, 1" CLEAR, ETC-EQ OR APPROX. 20% PERCENT OF GLASS AREA, 1" DOT PATTERN TO BE APPLIED TO 80% OF GLASS AREA
METAL PANEL 01	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASE OF DESIGN MORN MATRIX, COLOR LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASE OF DESIGN MORN MATRIX, COLOR WHITE
METAL PANEL 03	SINKA, 12" VERTICAL PANELS, BASES OF DESIGN MORN MATRIX, COLOR LIGHT GRAY
PARKING	STREET PARKING, PARKING, WALKS
WOOD FENCE	WOOD FENCE, SQUARE, WOOD POSTS, RECTANGULAR ANGLED SLATS WITH RECTANGULAR TOP AND BOTTOM RAILS, FINISH TO MATCH COMPOSITE WOOD (1). REFER TO LANDSCAPE DRAWINGS



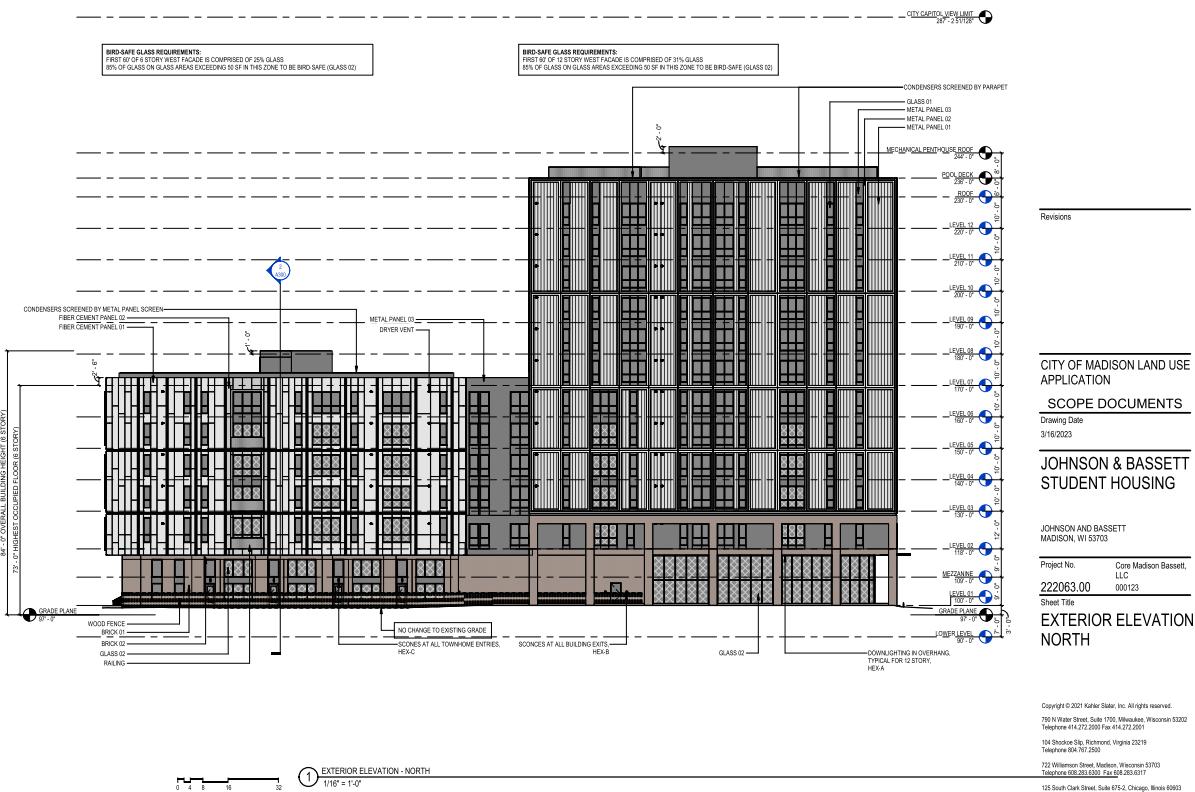
NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01	MODULAR CONCRETE BRICK, ROLLING BOND, BASIS OF DESIGN COUNTY MATERIAL HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BRICK 02	MODULAR CONCRETE BRICK, SOLDER COURSE, BASIS OF DESIGN COUNTY MATERIAL HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
COMPOSITE WOOD 01	COMPOSITE WOOD SLANG, 5 1/2" VERTICAL PANELS, BASIS OF DESIGN NEWTECHWOOD TONGUE AND GROOVE 01, COLOR JAPANESE CEDAR
COMPOSITE WOOD 02	COMPOSITE WOOD SLANG, 5 1/2" VERTICAL PANELS, BASIS OF DESIGN NEWTECHWOOD TONGUE AND GROOVE 01, COLOR JAPANESE CEDAR
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASIS OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR ARCTIC WHITE
FIBER CEMENT PANEL 02	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASIS OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR LIGHT GRAY
METAL PANEL 01	SINGLE SHEET METAL PANEL, 12" VERTICAL PANELS, BASIS OF DESIGN MORN MATRIX MX-1, COLOR LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASIS OF DESIGN ALPOLIC PE, COLOR WHITE
METAL PANEL 03	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASIS OF DESIGN MORN MATRIX MX-1, COLOR LIGHT GRAY
RAILING	WIRE PICKET RAILING, WHITE
WOOD FENCE	WOOD FENCE, SQUARE WOOD POSTS, RECTANGULAR ANGLED SLATS WITH RECTANGULAR TOP AND BOTTOM RAILS, FINISH TO MATCH COMPOSITE WOOD 01, REFER TO LANDSCAPE DRAWINGS



NOT FOR
CONSTRUCTION

KEYNOTES	
BRICK 01	MODULAR CONCRETE BRICK, 8X16X8, BOND SIZE, BASED OF DESIGN CONCRETE MATERIALS COLLECTION, BRICK COLOR: SABLE, MORTAR COLOR: LIGHT GRAY
BRICK 02	MODULAR CONCRETE BRICK, 8X16X8, BOND SIZE, BASED OF DESIGN CONCRETE MATERIALS COLLECTION, BRICK COLOR: SABLE, MORTAR COLOR: LIGHT GRAY
DRIVER WENT	DRIVER WENT, CUSTOM FINISH TO MATCH COLOR OF SURROUNDING MATERIAL
FLYER CEMENT PANEL 01	FLYER CEMENT, 12X24, 3/8" THICK, METAL REINFORCED, THIN BASE, DESIGN FOR ARCHITECTURAL COLLECTION, COLOR: SABLE, MORTAR COLOR: WHITE
FLYER CEMENT PANEL 02	FLYER CEMENT, 12X24, 3/8" THICK, METAL REINFORCED, THIN BASE, DESIGN FOR ARCHITECTURAL COLLECTION, COLOR: SABLE, MORTAR COLOR: WHITE
GLASS 01	INSULATED GLASS, 12" X 16"
GLASS 02	INSULATED GLASS, 12" X 16", DESIGN TO APPEAR DIFFERENT PATTERN, 1/4" CENTER SPACER, 1/2" OUT, PATTERN TO BE APPLIED TO BOTH OF GLASS AREA
METAL PANEL 01	SUS 304 STAINLESS STEEL, 12" X 16", VERTICAL PANELS, BASES OF DESIGN MORN MATT M1, COLOR: LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM BASES, BASES OF DESIGN MORN PE, COLOR: WHITE
ROCK 01	ROCK, 12" X 16", DESIGN TO APPEAR DIFFERENT PATTERN, 1/4" CENTER SPACER, 1/2" OUT, PATTERN TO BE APPLIED TO BOTH OF ROCK AREA
ROCK 02	ROCK, 12" X 16", DESIGN TO APPEAR DIFFERENT PATTERN, 1/4" CENTER SPACER, 1/2" OUT, PATTERN TO BE APPLIED TO BOTH OF ROCK AREA
WOOD FENCE	WOOD FENCE, SQUARE WOOD POSTS, RECTANGULAR ANGLED SLATS WITH RECTANGULAR TOP AND BOTTOM RAIL, FINISH TO MATCH COMPOSITE WOOD (1), REFER TO LWOOD



PERSPECTIVE - JOHNSON & BASSETT



ELEVATION PERSPECTIVE - JOHNSON ST.



PERSPECTIVE - BASSETT ST.



PERSPECTIVE - DAYTON ST.



NOT FOR
CONSTRUCTION

CITY OF MADISON LAND USE
SUBMITTAL
SCOPE DOCUMENTS

Drawing Date
MARCH 13, 2023

JOHNSON & BASSETT
STUDENT HOUSING

JOHNSON AND BASSETT
MADISON, WI 53703

Project No. Core Madison Bassett, LLC
222063.00

Sheet Title

CONDITIONS PLAN

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790 W Water Street, Suite 1700, Milwaukee, Wisconsin 53202
Telephone 414/272-2000 Fax 414/272-2001

104 Shoshone St., Beloit, Wright 23219
Telephone 608/761-2300

722 W Wisconsin Street, Milwaukee, Wisconsin 53202
Telephone 608/263-3000 Fax 608/261-6517

125 South Clark Street, Suite 675-2, Chicago, IL 60603
Telephone 312/789-4516

TOPOGRAPHIC SYMBOL LEGEND

- » EXISTING
EXISTING POST
- » EXISTING CEMENT (TYPE NOTED)
- » EXISTING PARKING METER
- » EXISTING CURB INLET
- » EXISTING ENDWALL
- » EXISTING FIELD INLET RECTANGULAR
- » EXISTING FIELD INLET
- » EXISTING ROOF DRAIN CLEANOUT
- » EXISTING ROOF DRAIN
- » EXISTING SANITARY MANHOLE
- » EXISTING SANITARY MANHOLE RECTANGULAR
- » EXISTING SANITARY CLEANOUT
- » EXISTING SANITARY MANHOLE
- » EXISTING FIRE HYDRANT
- » EXISTING FIRE DEPARTMENT CONNECTION
- » EXISTING WATER MAIN VALVE
- » EXISTING Curb STOP
- » EXISTING Curb VALVE
- » EXISTING GAS VALVE
- » EXISTING AIR CONDITIONING PEDESTAL
- » EXISTING DOWN GUY
- » EXISTING ELECTRIC MANHOLE
- » EXISTING ELECTRIC RECTANGULAR MANHOLE
- » EXISTING ELECTRIC PEDESTAL
- » EXISTING TRANSFORMER
- » EXISTING ELECTRIC METER
- » EXISTING ELECTRIC UTILITY POLE
- » EXISTING UTILITY POLE
- » EXISTING TV MANHOLE
- » EXISTING TV RECTANGULAR MANHOLE
- » EXISTING UTILITY MANHOLE
- » EXISTING TRAFFIC SIGNAL
- » EXISTING TRAFFIC SIGNAL
- » EXISTING SHRUB
- » EXISTING CONIFEROUS TREE
- » EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINework LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE WITH 2' SQ. POST
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING BLOCK PATIO
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE

SURVEY LEGEND

FOUND CHISELED "X"
FOUND NAIL
FOUND 1" ♂ IRON PIPE
FOUND 2" ♂ IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" ♂ IRON ROD
FOUND 3/4" ♂ IRON ROD
SET NAIL
SET P.K. NAIL

1. **What is the primary purpose of the study?**

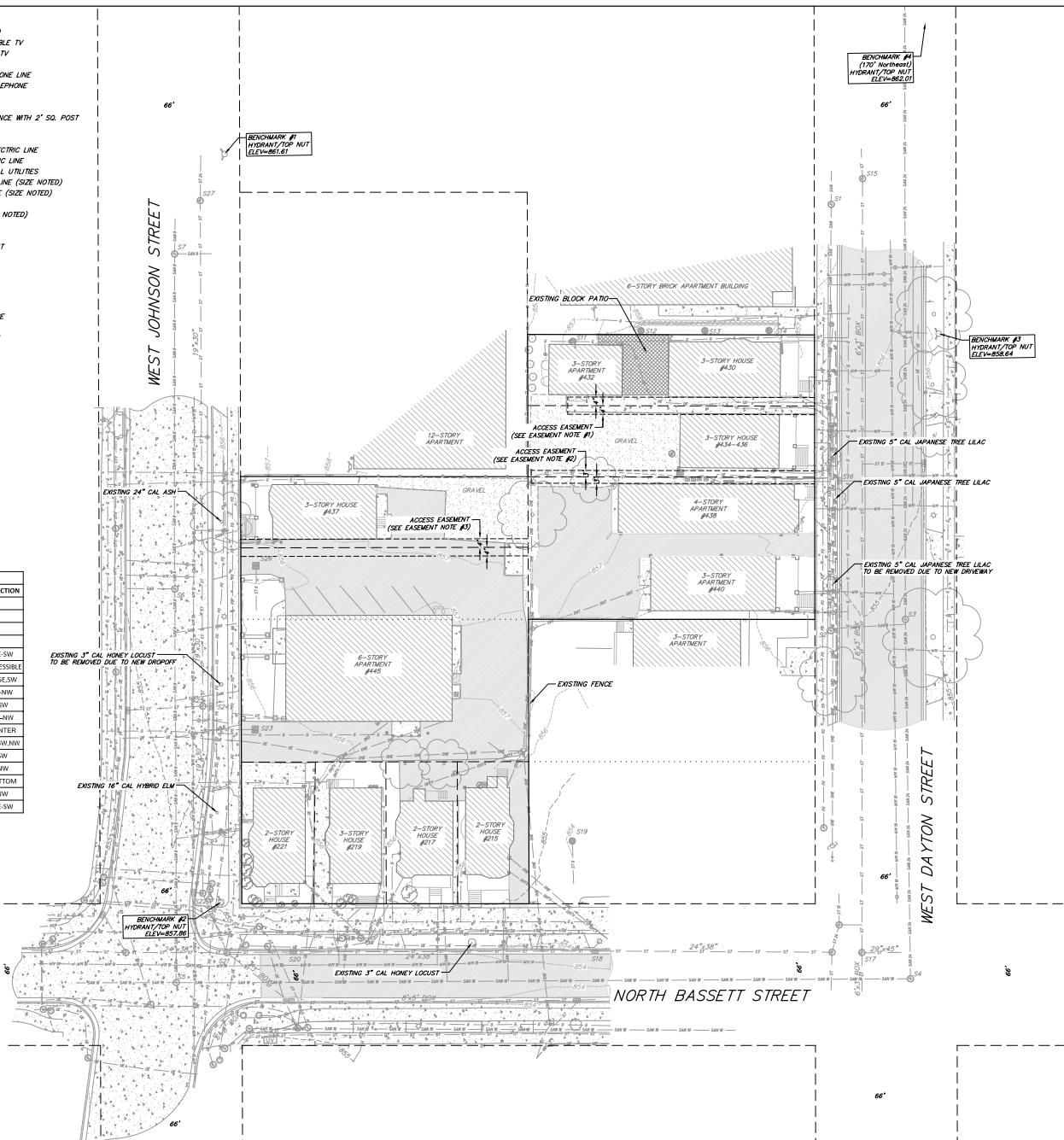
EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	857.41	848.11	NE
			849.10	SW
S2	SMH	856.15	847.27	NE
			847.11	SE
			847.65	SW
S3	SMH	854.80	844.50	NE
			844.52	SW
			845.02	NW
S4	SMH	854.04	844.76	NE
			844.92	SW
			844.98	NW
S5	SMH	854.58	848.85	NE
			846.86	SE
			846.69	NW
S6	SMH	855.42	849.81	NE
			849.73	SW
			850.46	NW
S7	SMH	857.16	850.38	NE/SW
			850.48	SE

EXISTING STORM STRUCTURE TAB

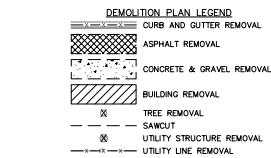
EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RM	INVERT	DIRECTION
S11	FIN	856.86		
S12	FIN	856.54		
S13	FIN	856.46		
S14	FIN	856.55		
S15	STMH	857.31	851.56	NE-SW
S16	CIN	856.80		INACCESSIBL
S17	STMH	854.10	849.22	NE,SE,SW
S18	CIN	854.12	850.37	SE-NW
S19	FIN	853.73	852.13	SW
S20	CIN	854.45	850.47	SE-NW
S21	STMH	854.83	850.84	CENTER
S22	STMH	850.10	851.30	NE,SW,NW
S23	FIN	858.27	853.07	SW
S24	CIN	850.43	852.03	NE
S25	STMH	856.16	851.53	BOTTOM
S26	FIN	859.59	853.20	SW
S27	STMH	857.75	852.52	NE-SW

EASEMENT NOTES

- Eight feet (8') wide access easement, four feet (4') on either side of property line, property Number 444983, 854547 and 2203855.
- Six feet (6') wide access easement, three feet (3') on either side of property line, property Number 3773375.
- Eight feet (8') wide access easement, four feet (4') on either side of property line, property Number 442567 and 425680.
- Easement Agreement For Sanitary Lateral Maintenance per Document Number 446122, running from building #430 W. Dayton St. to building #432 W. Dayton St.**

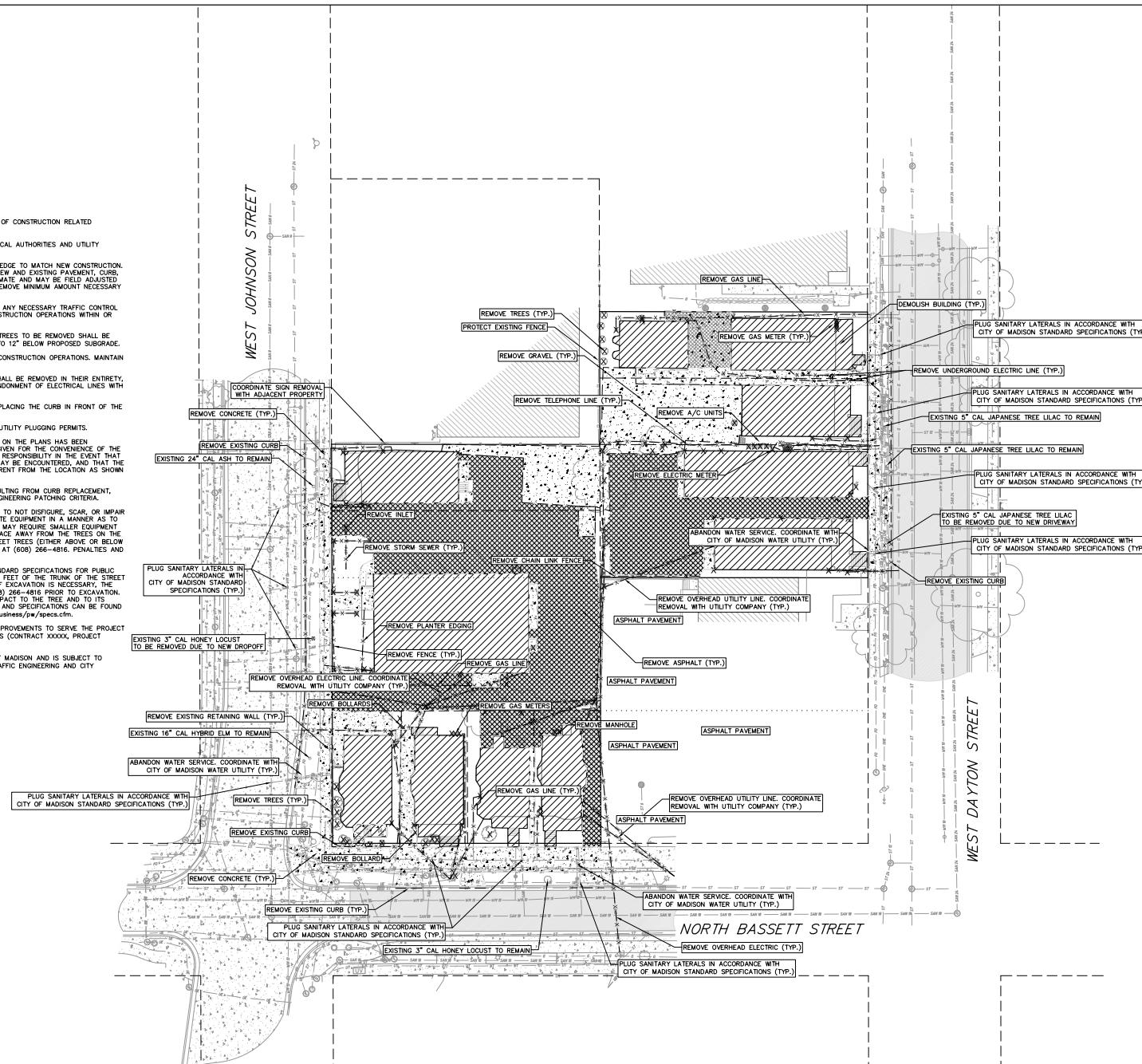


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DEMOLITION/EROSION CONTROL NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION MATERIALS. SAWCUT AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO CONSIDER CONCRETE TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUNDED TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING POLE, BASE, AND OTHER ATTACHMENTS. PROVIDE ABANDONMENT OF ELECTRICAL UTILITY BY ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE EVENT THAT DURING CONSTRUCTION, THE CONTRACTOR ENCOUNTERS OTHER UTILITIES WHICH ARE NOT SHOWN OR THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO AVOID SCALING, IMPAIR THE HEALTH AND STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A RECOMMENDED PLACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (ABOUT GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS, EXCAVATION IS NOT PERMITTED WITHIN 5 FEET OF THE BOUNDING OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE SECTION 107.13 ON ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <http://www.cityofmadison.com/business/pw/specs.cfm>
- ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.



CITY OF MADISON LAND USE
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SCOPE DOCUMENTS

Draining Date
MARCH 13, 2023

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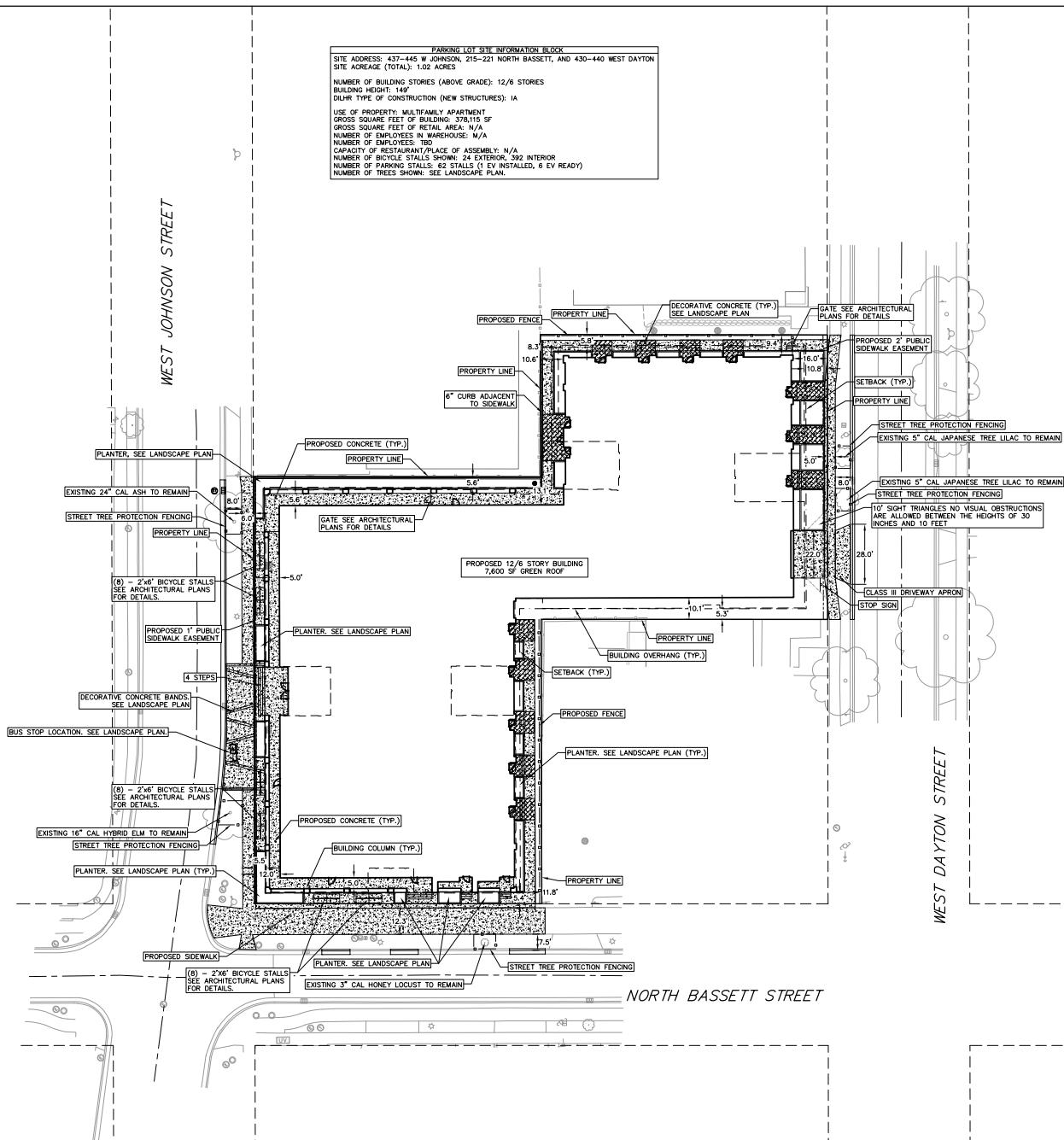
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222063,00

Sheet Title
DEMOLITION PLAN

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Telephone 608.270.2300, Fax 608.270.2301
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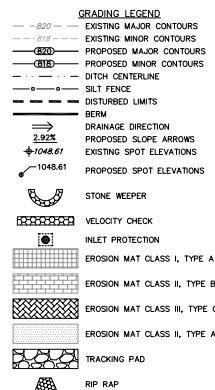
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MADISON, WI 53703

Project No. Core Madison-Bassett, LLC
222063.00

Sheet THB
SITE PLAN

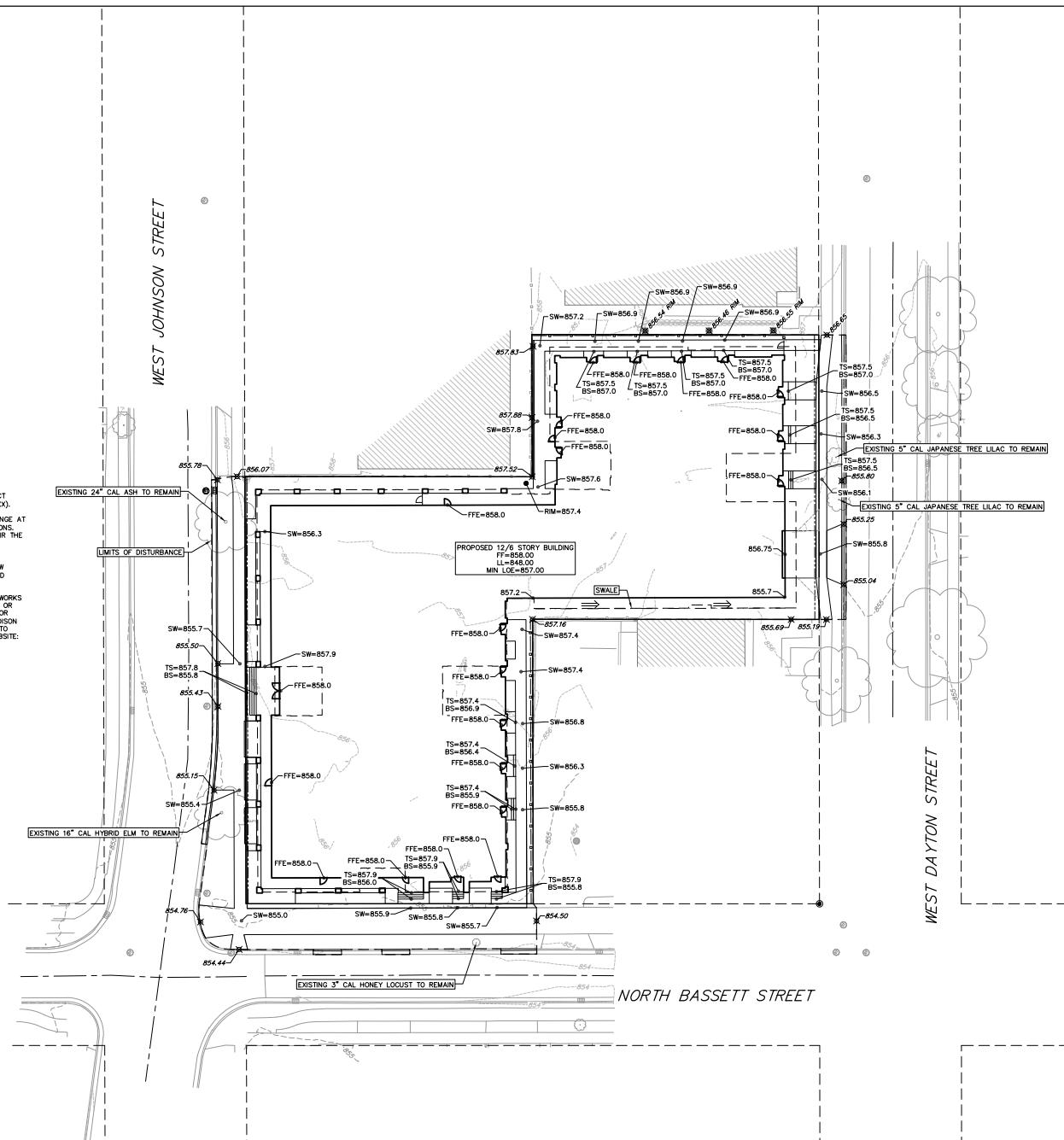
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722 Wisconsin Street, Milwaukee, WI 53203
Telephone (414) 273-2300, Fax (414) 273-2301
125 South 11th Street, Suite 674, Chicago, IL 60603
Telephone (312) 270-0140
Sheet No. C300

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GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.
5. CONTRACTOR SHALL TAKE ALL NECESSARY CONSIDERATION TO NOT DAMAGE THE BRANCHES OR TRUNK OF THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LONGER WORKING HOURS. CONTRACTOR SHALL NOT OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
6. AS DEFINED BY THE SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONTRACTS, THE CONTRACTOR SHALL NOT USE OF EQUIPMENT TO CUT DOWN A STREET TREE OR WHEN CUTTING ROADS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY WILL DETERMINE IF THE EXCAVATION IS NECESSARY AND APPROVE SPOT GRADES PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <http://www.cityofmadison.com/business/pw/specs.cfm>.



CITY OF MADISON LAND USE
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Drawing Date
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Sheet No. GRADING PLAN

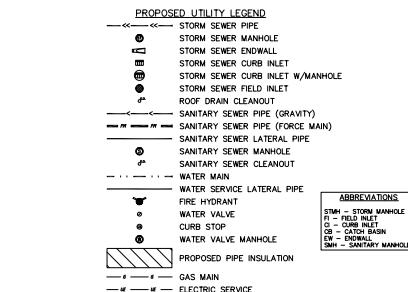
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Telephone (608) 266-4300, Fax (608) 266-2317

722 Williamson Street, Madison, Wisconsin 53703
Telephone (608) 266-4300, Fax (608) 266-2317
125 South 11th Street, Suite 674, Chicago, Illinois 60603
Telephone (312) 733-0140

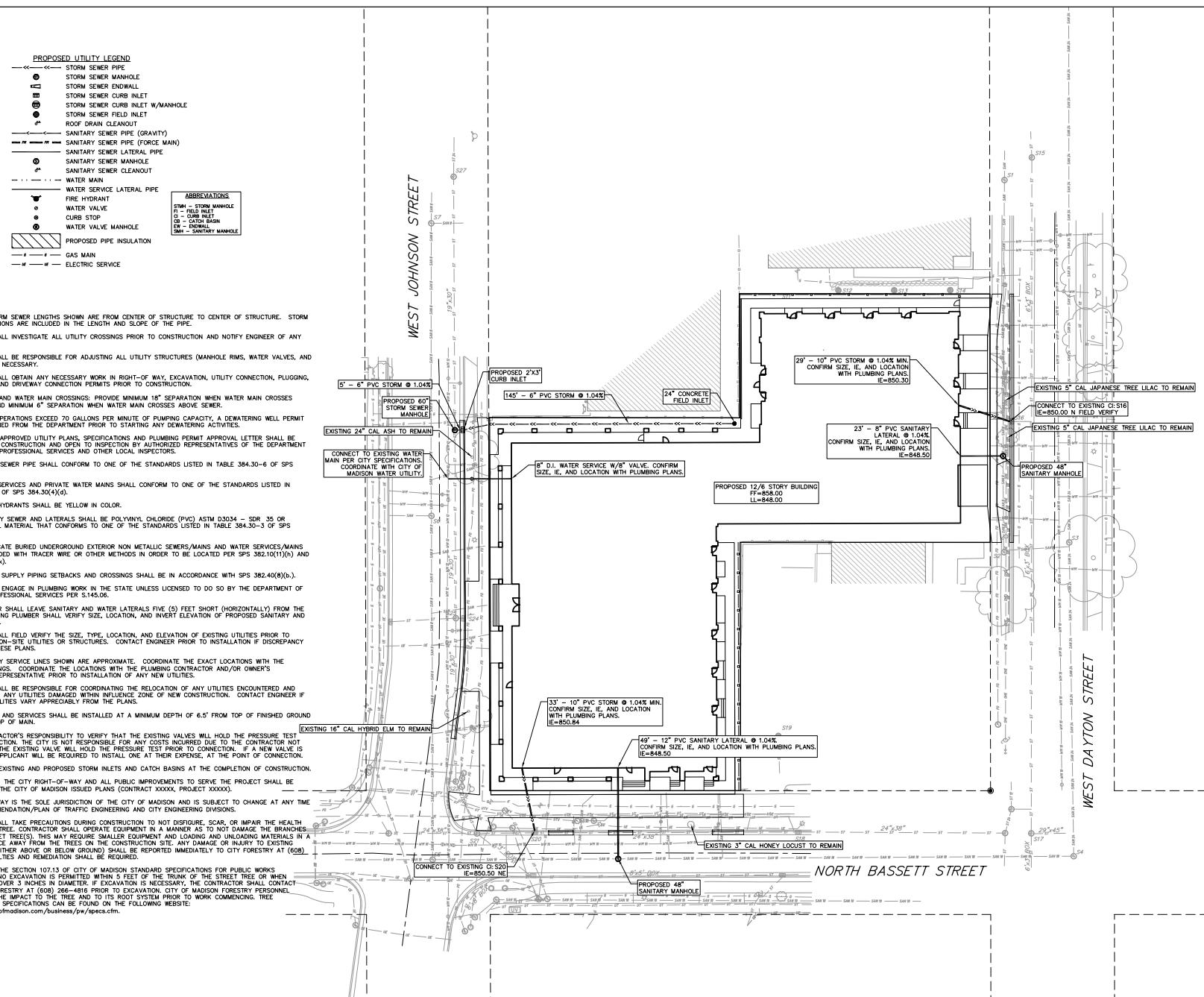
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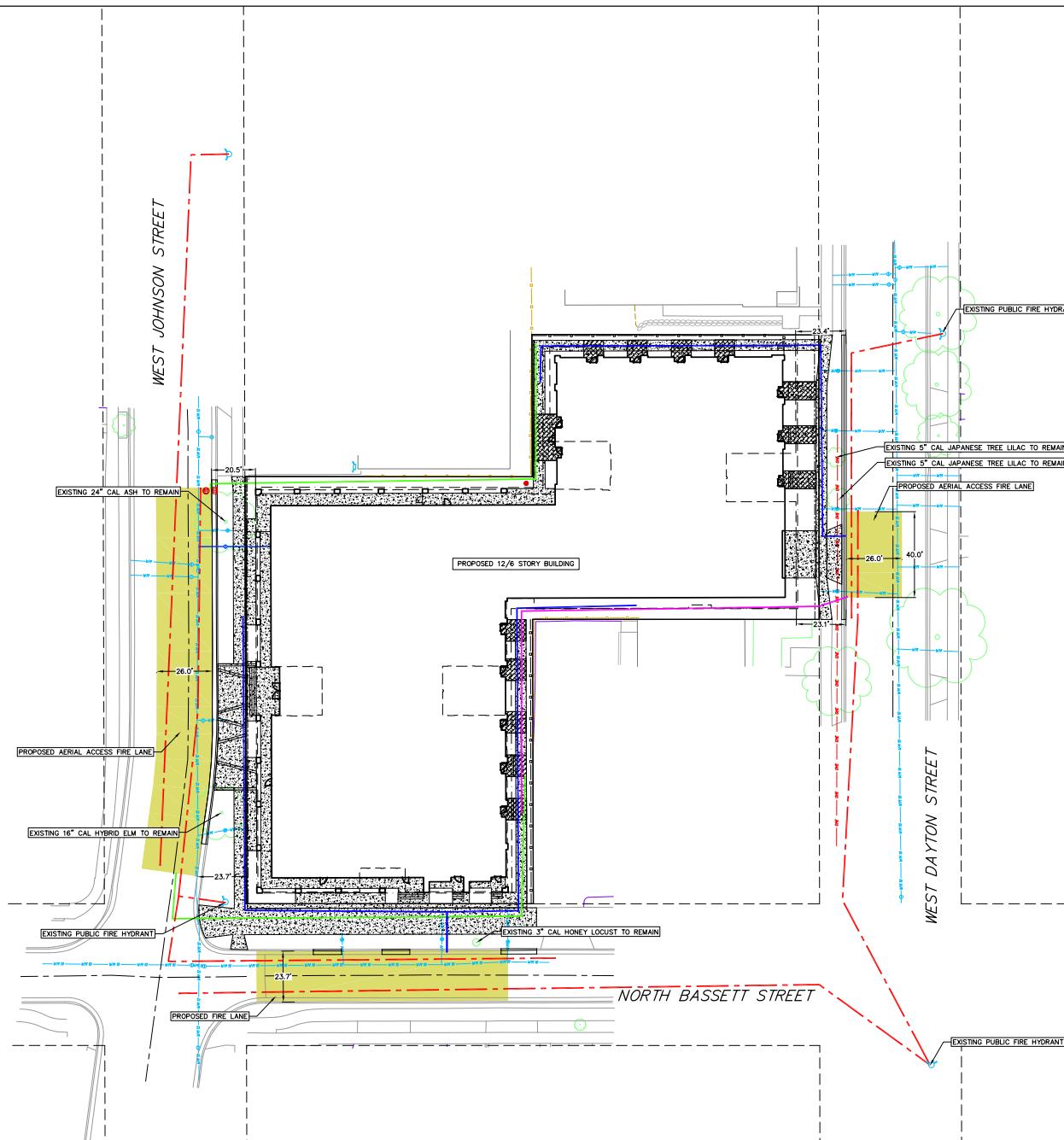
UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF Dewatering operations exceed 70 gallons per minute of pumping capacity, a dewatering well permit shall be obtained from the department prior to starting any dewatering activities.
7. A DOWNTOWN CONSTRUCTION PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPLS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPLS 384.30(4)(a).
10. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDP. 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPLS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED BY TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPLS 382.10(11)(h) AND SPLS 382.40(4)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPLS 382.40(8)(b).
14. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER SPLS 14.06.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE EXISTING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
17. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROPRIATE. COORDINATE THE EXACT LOCATIONS WITH THE CITY OF MADISON TO DETERMINE THE LOCATION OF THE EXISTING UTILITY. CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPARENTLY FROM THE PLANS.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST FOR THE CONNECTION. THE CITY IS RESPONSIBLE FOR THE VALVE FOR THE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
23. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.
24. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISLIGUE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OR TRUNK OF THE TREE(S). IT MAY BE NECESSARY TO ELEVATE EQUIPMENT AND MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIALS SHALL BE REQUIRED.
25. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS (2010 EDITION), THE TERM "FORESTRY" REFERS TO THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROADS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL BE NOTIFIED OF THE EXCAVATION AND THE FOREST PROTECTION WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <http://www.cityofmadison.com/business/pw/specs.cfm>.



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The diagram illustrates the required components for a fire lane. At the top, a red line represents a 500' hose lay from a fire hydrant. Below it, a blue line represents a 250' hose lay from a fire lane. A green shaded area indicates the proposed fire lane. A legend on the left identifies the symbols: a blue circle for 'EXISTING WATER MAIN', a blue hydrant icon for 'EXISTING FIRE HYDRANT', a blue dashed line for 'EXISTING FIRE DEPARTMENT CONNECTIVE', a blue circle with a water drop for 'WATER MAIN', a blue hydrant icon for 'FIRE HYDRANT', and a blue dashed line for 'FIRE DEPARTMENT CONNECTIVE'. At the bottom, a black and white 'NO PARKING' sign is shown, with the text 'FIRE LANE' written over it. To the right of the sign, the text 'FIRE LANE NO PARKING SIGN (12"X18") LOCATIONS TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY' is written.



**CITY OF MADISON LAND USE
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SCOPE DOCUMENTS**

Drawing Date
MARCH 13, 2

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MADISON, WI 53703

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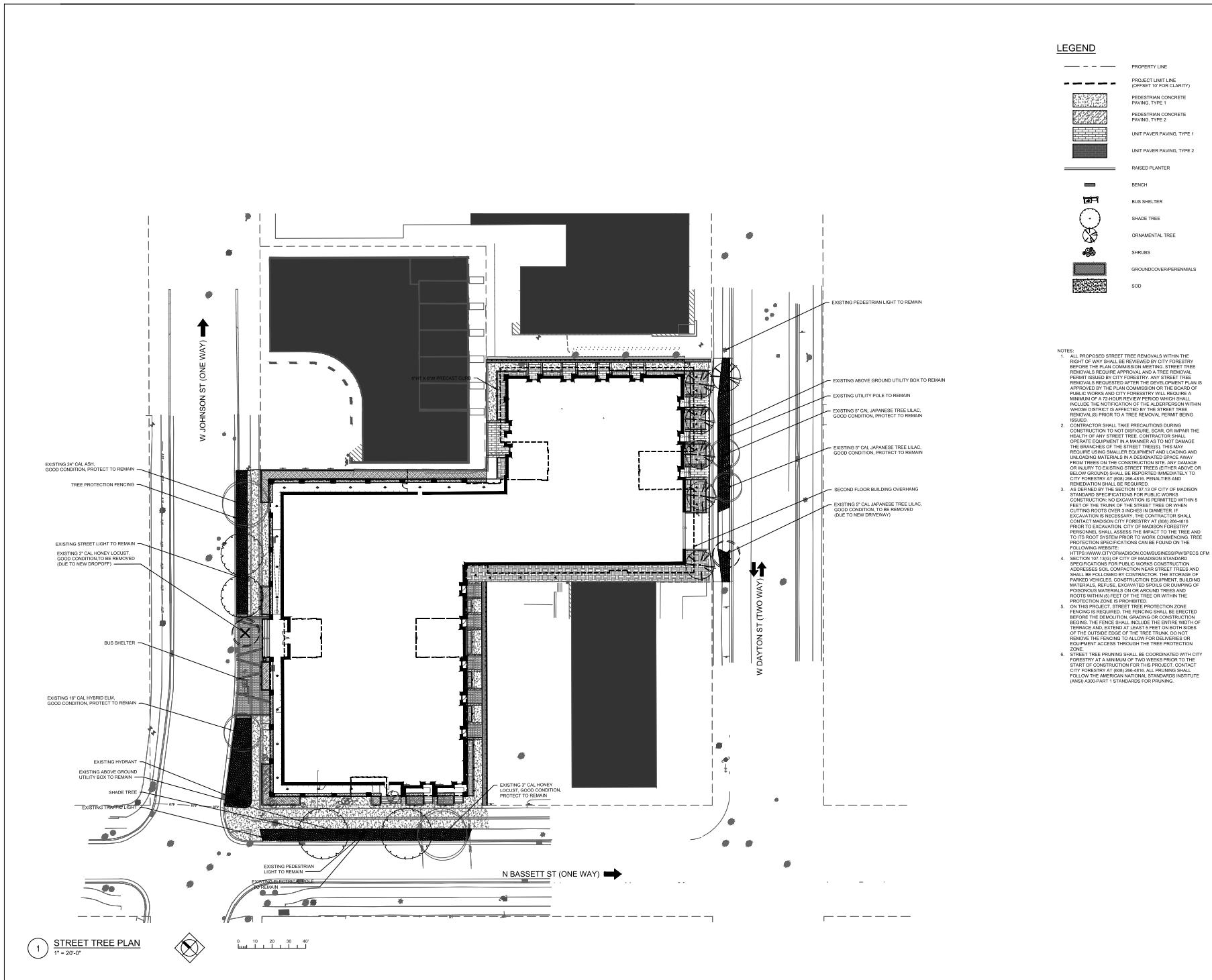
FIRE ALARM SYSTEM

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Telephone 414.272.2000 Fax 414.272.2001

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Telephone 804.787.2500

722 Williamson Street, Madison, Wisconsin 53701
Telephone 608.283.6300 Fax 608.283.6317

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Telephone 312/789-4516



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Johnson Street & Bassett Street, Madison, Wisconsin



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LEGEND

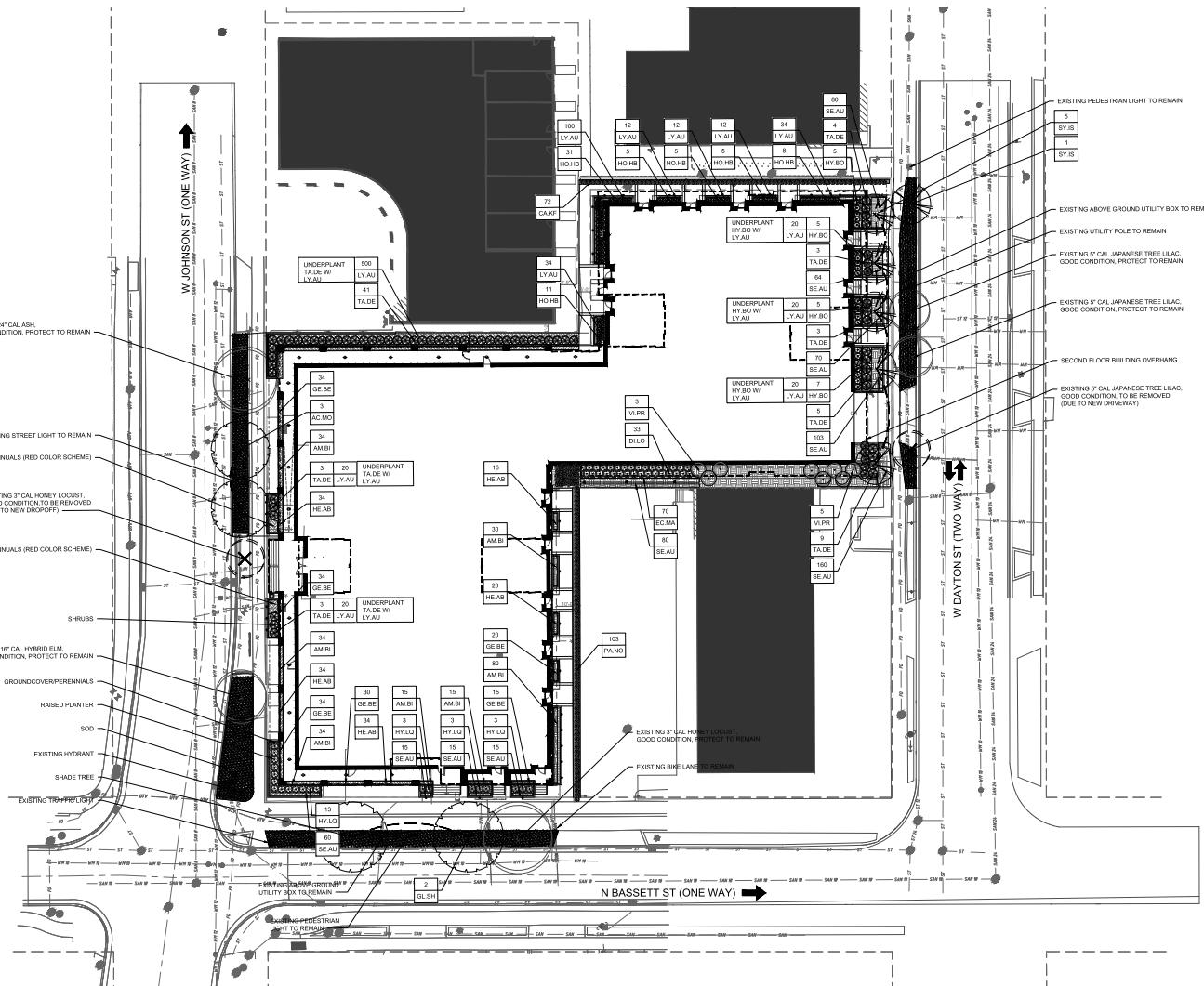
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Johnson Street & Bassett Street, Madison,
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escape Anchors



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Checked : SV Scale : AS NOTED
Approved : SV

PLANTING PLAN

Designing Number:

L106

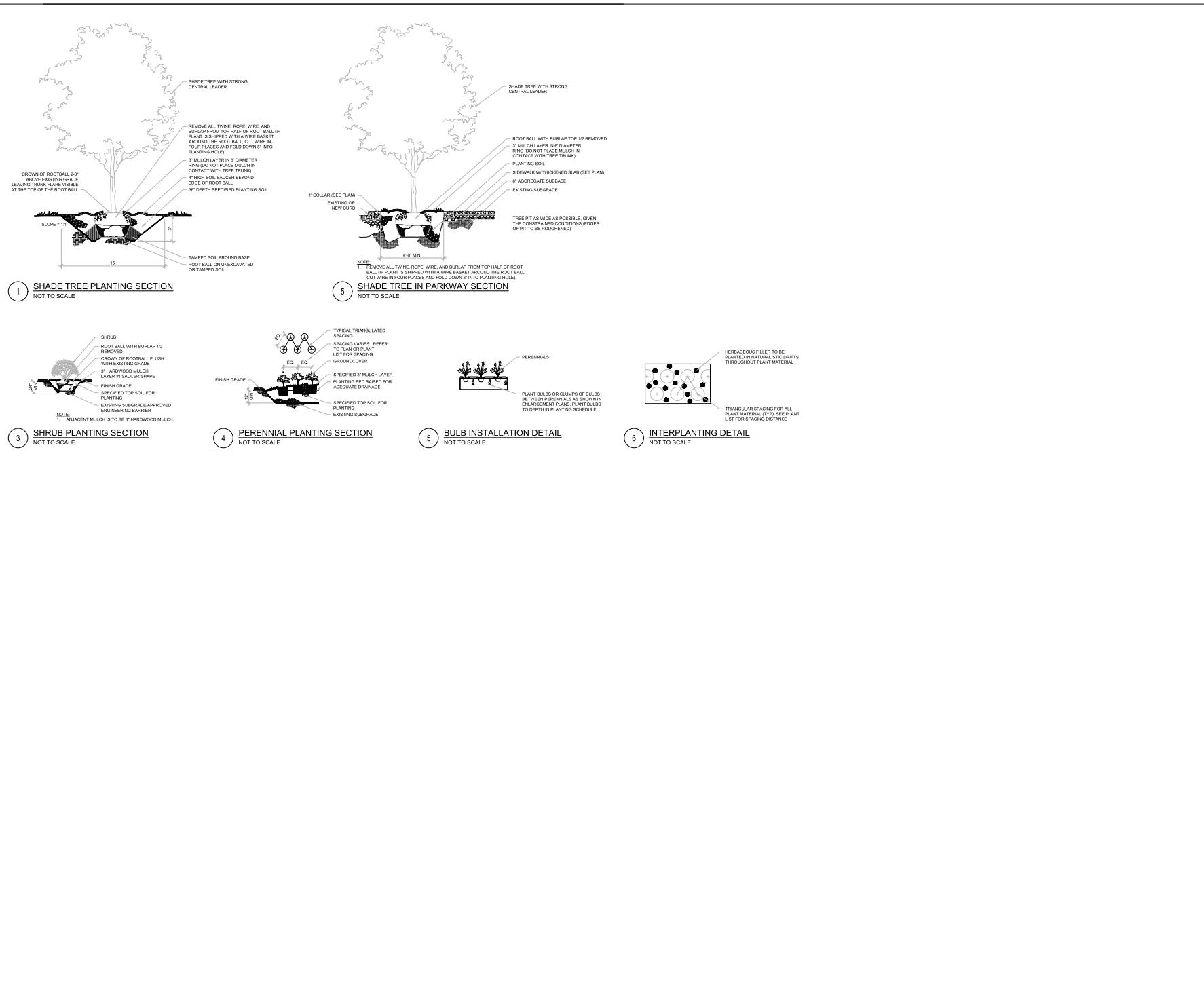
1 LANDSCAPE SITE PLAN
1" = 20'-0"

1

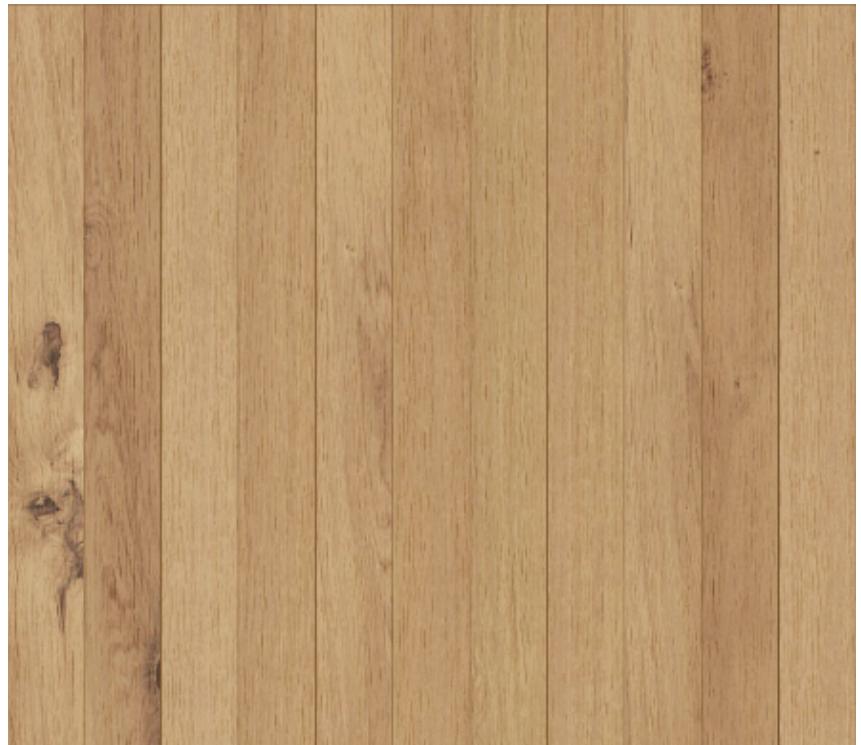
LANDSCAPE SITE PLAN

1" = 20'-0"

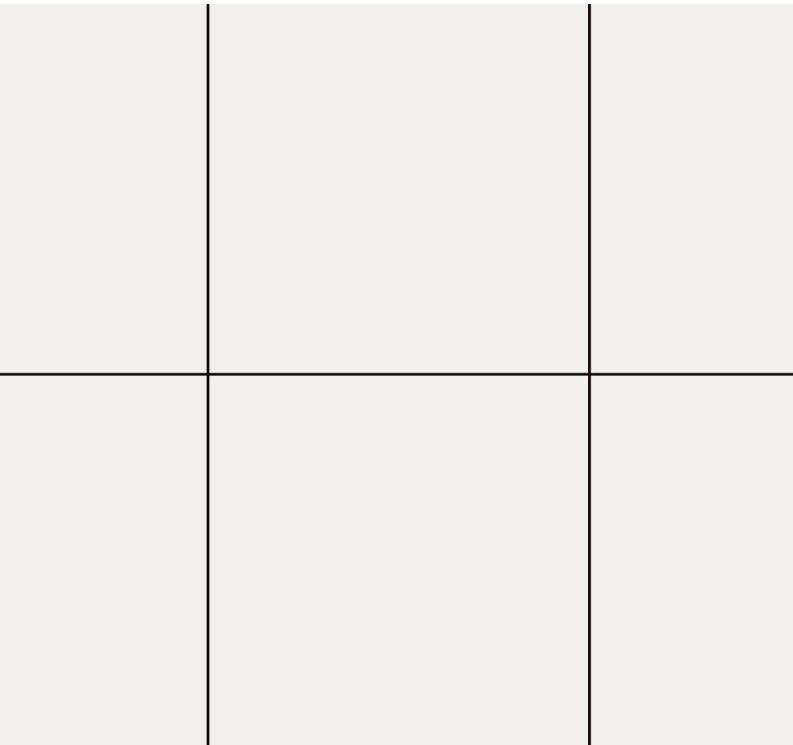




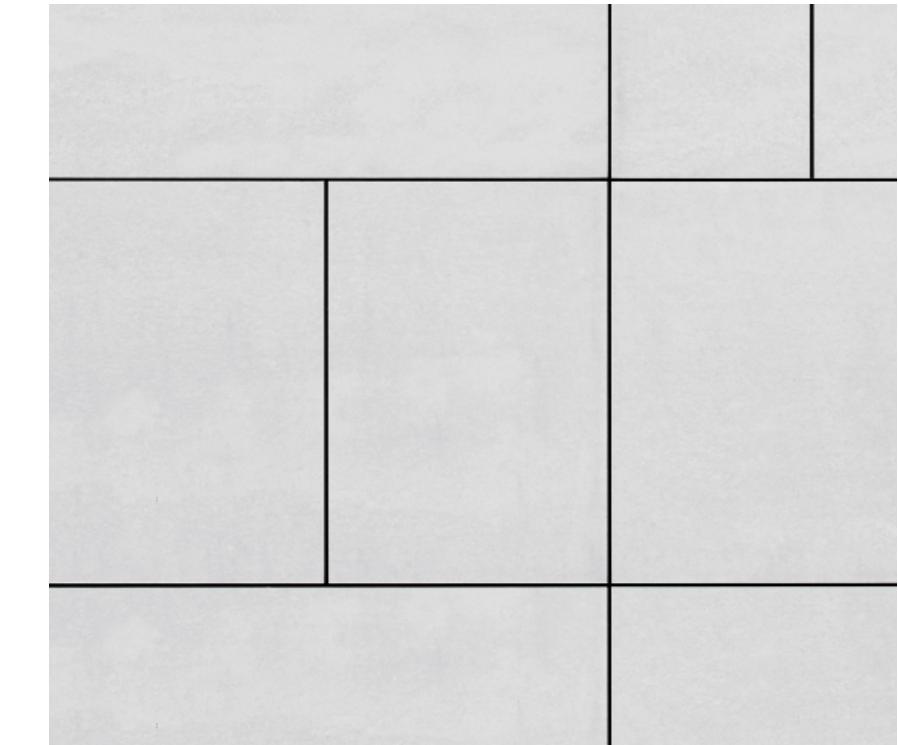
EXTERIOR MATERIALS



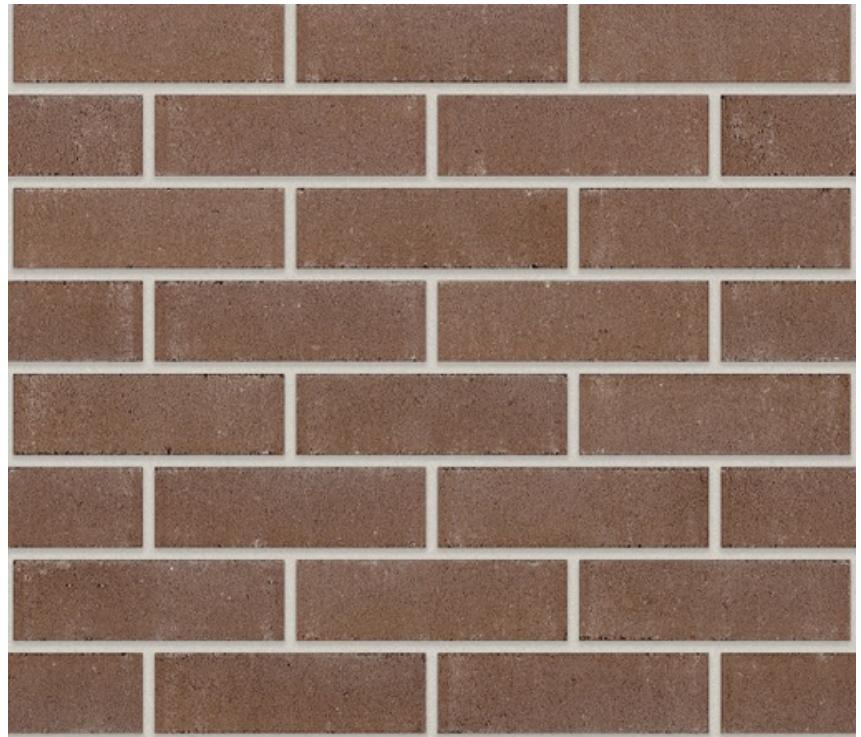
COMPOSITE WOOD: COMPOSITE WOOD SIDING, 5 1/2" VERTICAL PLANKS,
BASIS OF DESIGN - NEWTECHWOOD TONGUE AND GROOVE, JAPANESE OAK



METAL PANEL (GRID): ALUMINUM COMPOSITE METAL PANEL,
BASIS OF DESIGN - ALPOLIC PE, WHITE



FIBER CEMENT PANEL: FIBER CEMENT PANEL, REVEAL TRIM
BASIS OF DESIGN - JAMES HARDIE ARCHITECTURAL COLLECTION, OFF-WHITE



BRICK: MODULAR CONCRETE BRICK RUNNING BOND WITH SOLDIER COURSES
BASIS OF DESIGN - COUNTY MATERIALS HERITAGE COLLECTION, SABLE



METAL PANEL (INFILL): SINGLE SKIN METAL PANEL VERTICAL 2" BOX RIB,
BASIS OF DESIGN - MORIN MATRIX MX-1, OFF-WHITE

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