

## Owner Signatures

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

Signature:  
Name:

*Brendan F. Miller*  
Brendan F. Miller Jan 11, 2023 16:53 CST  
Brendan F. Miller  
Jan 11, 2023

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

Signature:  
Name:

*Brendan F. Miller*  
Brendan F. Miller Jan 11, 2023 16:53 CST  
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

Signature:  
Name:

*Brendan F. Miller*  
Brendan F. Miller Jan 11, 2023 16:53 CST  
Brendan F. Miller  
Jan 11, 2023

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

Signature:  
Name:

\_\_\_\_\_  
\_\_\_\_\_

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Chicago, IL 60647

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Name:

*Brendan F. Miller*  
Brendan F. Miller Jan 11, 2023 16:53 CST  
Brendan F. Miller  
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: \_\_\_\_\_

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

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5949 County Highway K  
Waunakee, WI 53597

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

### 217 North Bassett Street

Nelson Trust, Jasper  
200 The Circle  
Austin, TX 78704

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

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P.O. Box 694  
Madison, WI 53701

Signature: \_\_\_\_\_

Name: \_\_\_\_\_



Brandon Cook

Jan 11, 2023

### 434 West Dayton Street

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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

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428 Castle Place #2  
Madison, WI 53703-1503

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### 440 West Dayton Street

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Attn: Daniel Bohl  
3595 Richie Road  
Verona, WI 5393

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Daniel J Bohl

Daniel J Bohl (Jan 12, 2023 10:03 CST)

Daniel J Bohl

Jan 12, 2023



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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

Dennis Martin (Last 12: 2023 10:37 CDT)

Dennis Martin

Jan 12, 2023

### 440 West Dayton Street

440 West Dayton Street LLC  
Attn: Daniel Bohl  
3595 Richie Road  
Verona, WI 53593

Signature: \_\_\_\_\_

Name: \_\_\_\_\_



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5949 County Highway K  
Waunakee, WI 53597

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Steven J Hellenbrand

Steven J Hellenbrand (Jan 11, 2022 15:40 CST)

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

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Name: \_\_\_\_\_

Steven J Hellenbrand

Steven J Hellenbrand (Jan 11, 2022 15:40 CST)

Steven J Hellenbrand

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Verona, WI 53593

Signature: \_\_\_\_\_

Name: \_\_\_\_\_





# VANDEWALLE & ASSOCIATES INC.

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](http://www.vandewalle.com)



## **Owners**

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424 Wisconsin LLC  
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Monona, WI 53716

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Chicago, IL 60647

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

*434 West Dayton Street*  
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
	Delivery/loading zone
Lower Level:	55 car spaces
Total 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 <sup>th</sup> floor roof:	2,100 sq. ft.
12 <sup>th</sup> 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 1<sup>st</sup> 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

---

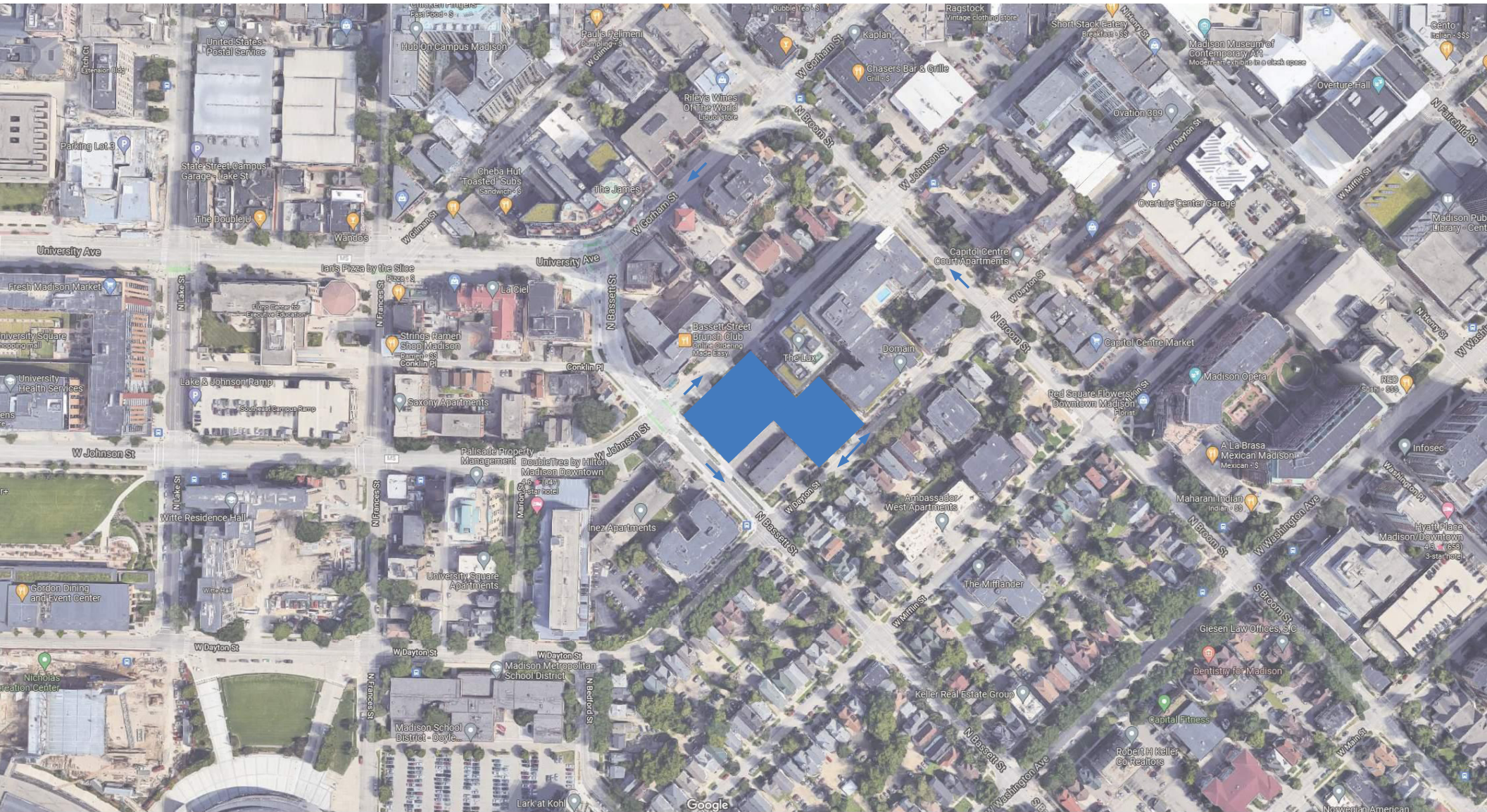
CORE MADISON BASSETT, LLC

UDC FORMAL SUBMITTAL  
MARCH 13, 2023

**Kahler Slater**



## LOCATOR MAP



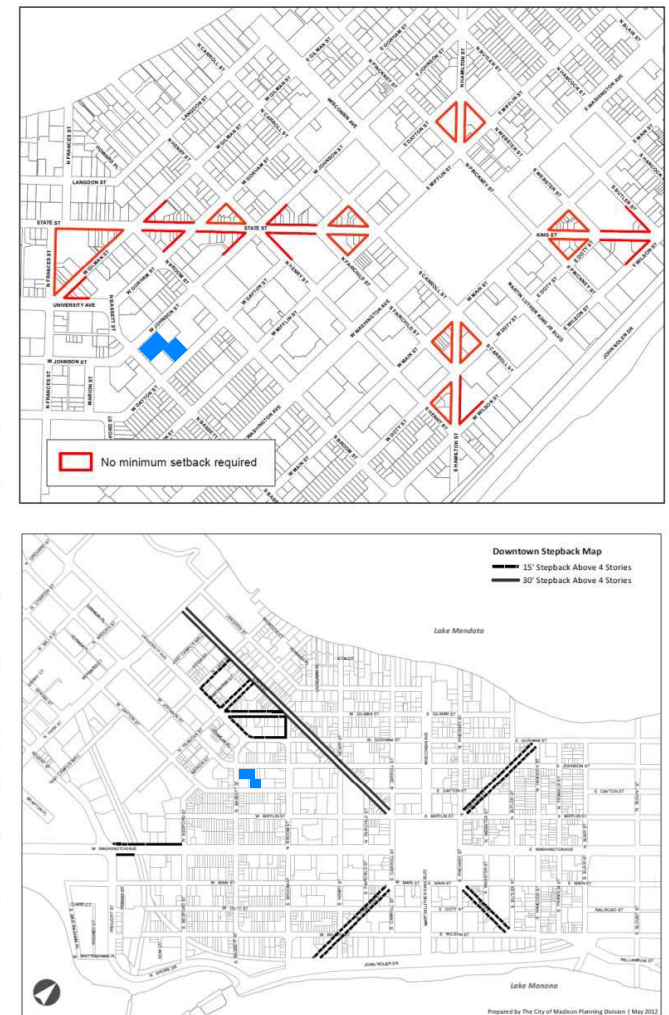


**Zoning: UMX**

**Maximum Building Heights**

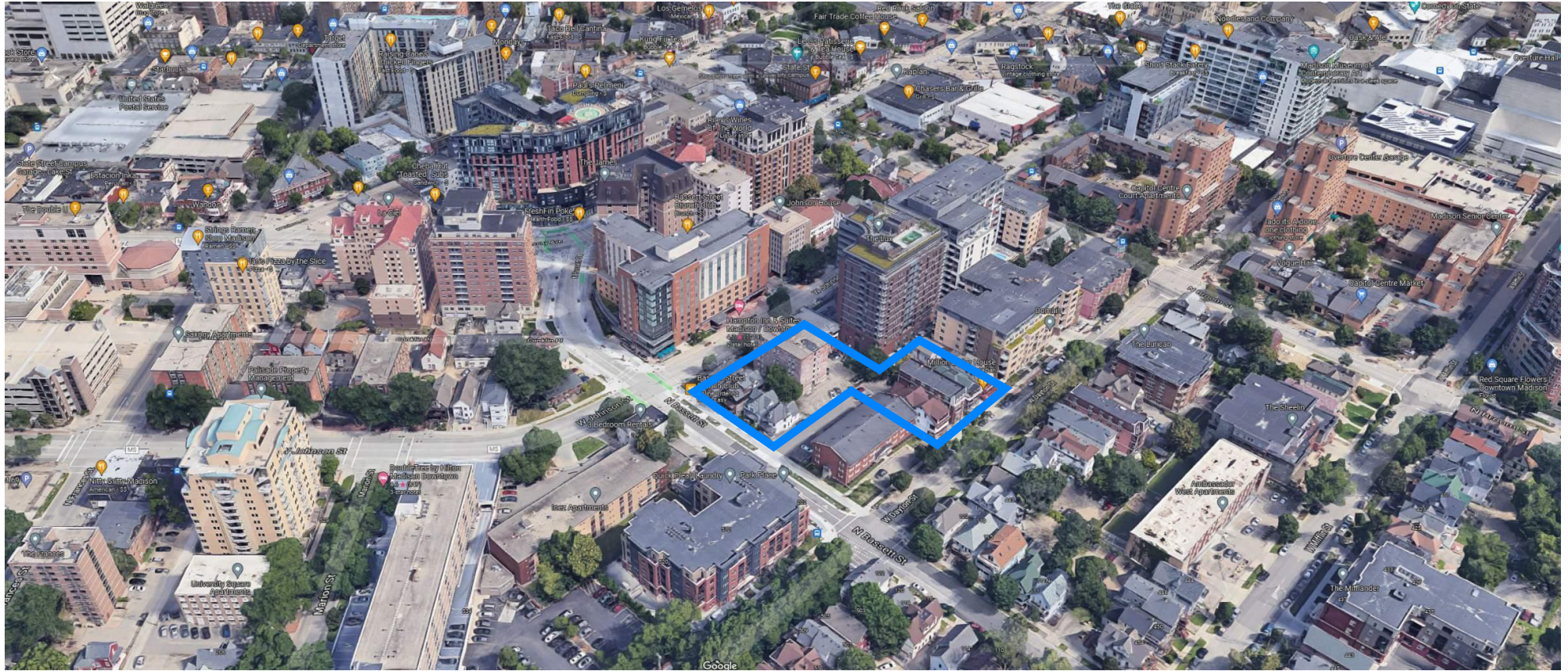
- # - Maximum Number of Stories
- CV - Capitol View Preservation Limit
- 4\* - 4 Story Height Limit Extends 30 feet back from the State Street Right-of-Way Line
- 6\* - 6 Story Height Limit Extends 132 feet back from the State Street Right-of-Way Line

The map displays the UMX Zoning District, which is outlined in a thick black line. The district is bounded by Lake Mendota to the north and Lake Monona to the south. Major streets shown include S Park St, W Washington Ave, W Johnson St, W Dayton St, W Main St, W Wilson St, S Shore Dr, John Nolen Dr, S Bassett St, S Broome St, S Hamilton St, S Carroll St, N Henry St, N Franklin St, N Kensington St, E Gilman St, E Gorham St, E Johnson St, E Washington Ave, and MLK Blvd. The map also shows various building height limits (e.g., 4, 6, 8, 10, 12) and Capitol View Preservation Limits (CV). A specific area is highlighted in blue, located between W Dayton St and W Mifflin St, and between S Bassett St and S Broome St.





# SITE CONTEXT - AERIAL





## SITE CONTEXT - STREET VIEWS



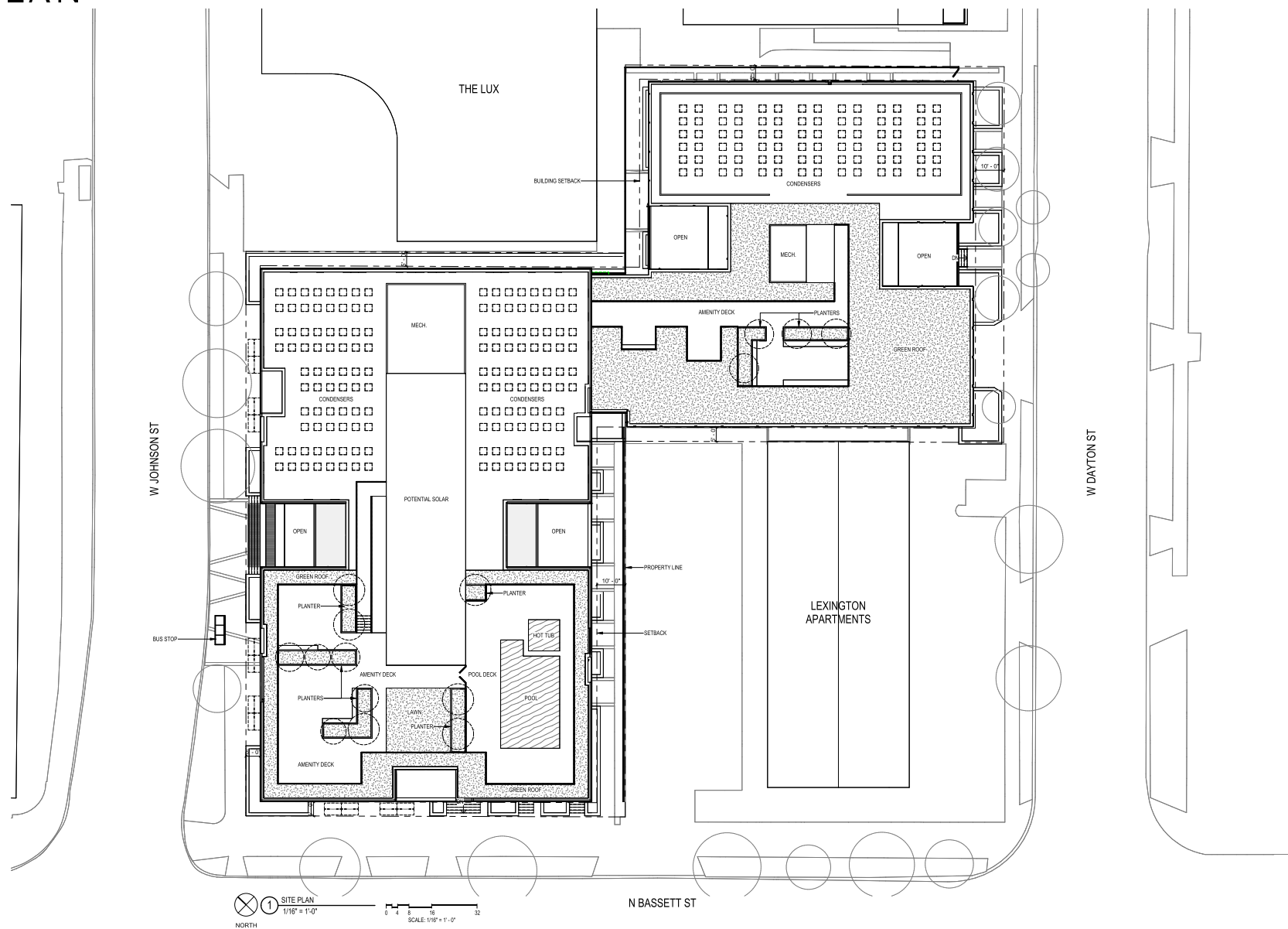


## SITE CONTEXT - STREET VIEWS



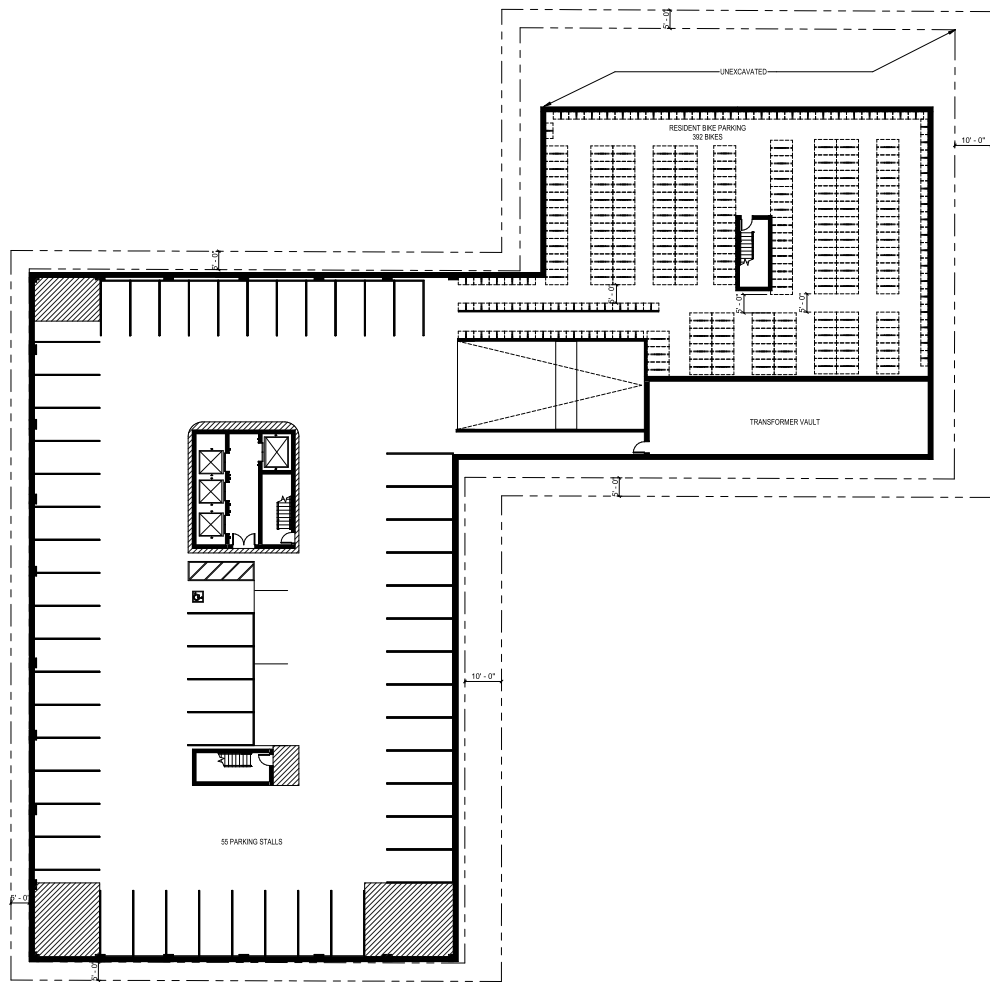


SITE PLAN





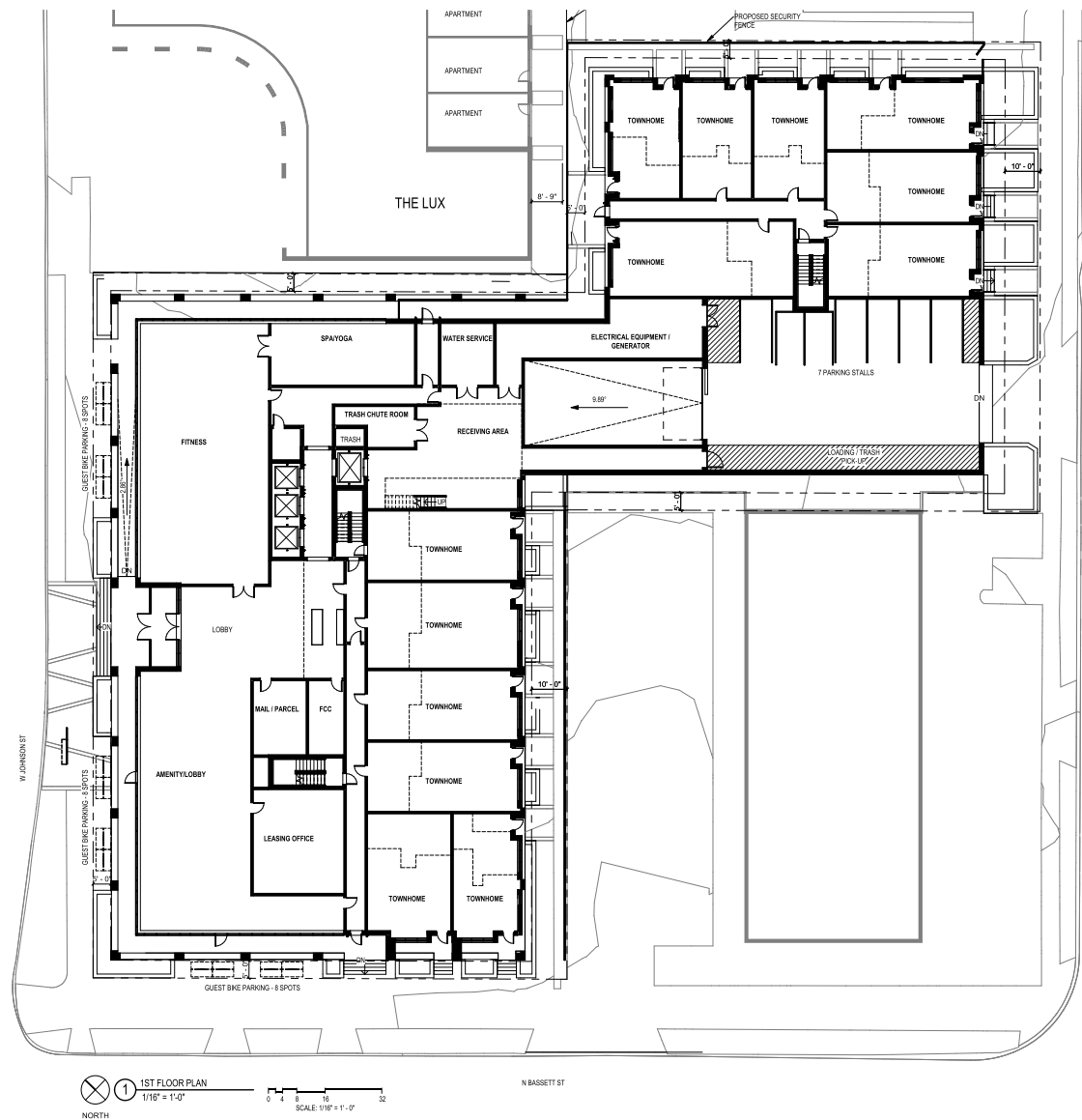
# FLOOR PLAN - LOWER LEVEL



1 LOWER LEVEL PLAN  
1/16" = 1'-0"  
SCALE: 1/16" = 1'-0"

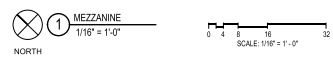
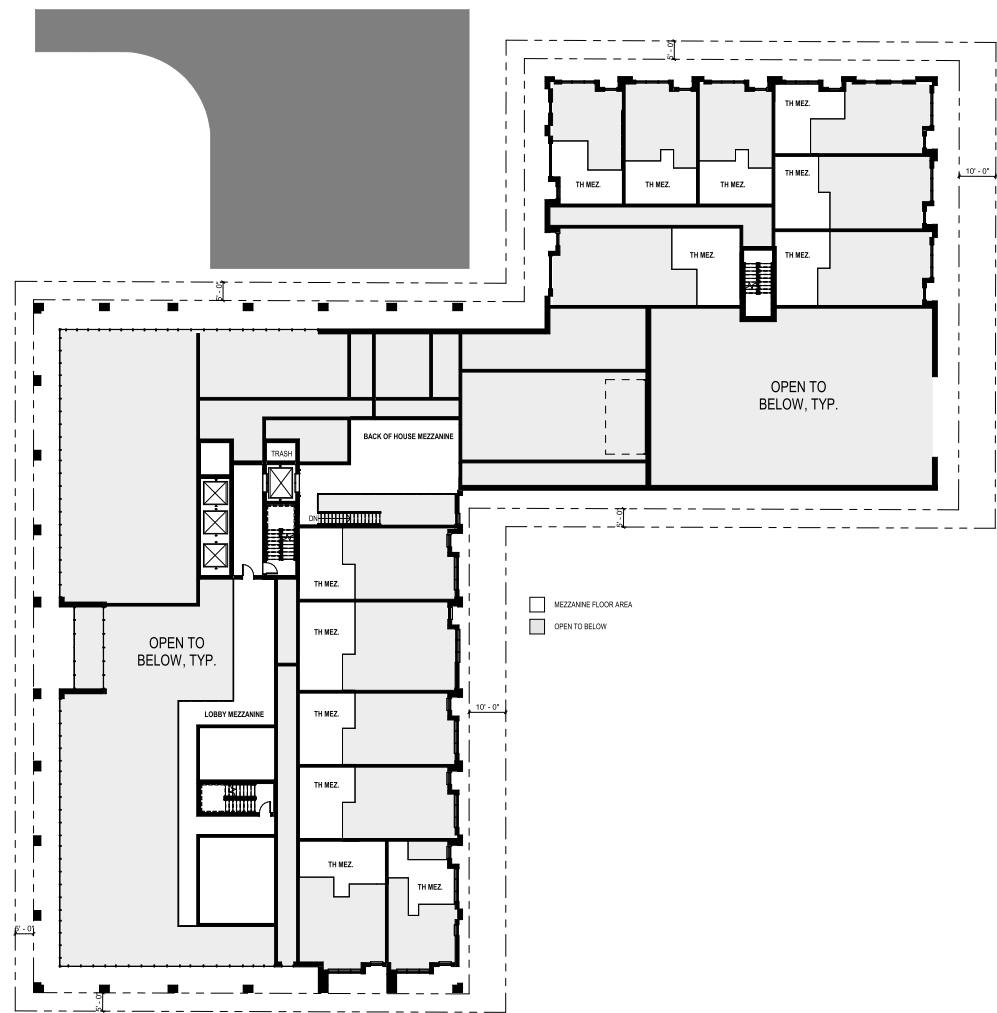


FLOOR PLAN - 1ST





# FLOOR PLAN - TOWNHOMES UPPER LEVEL



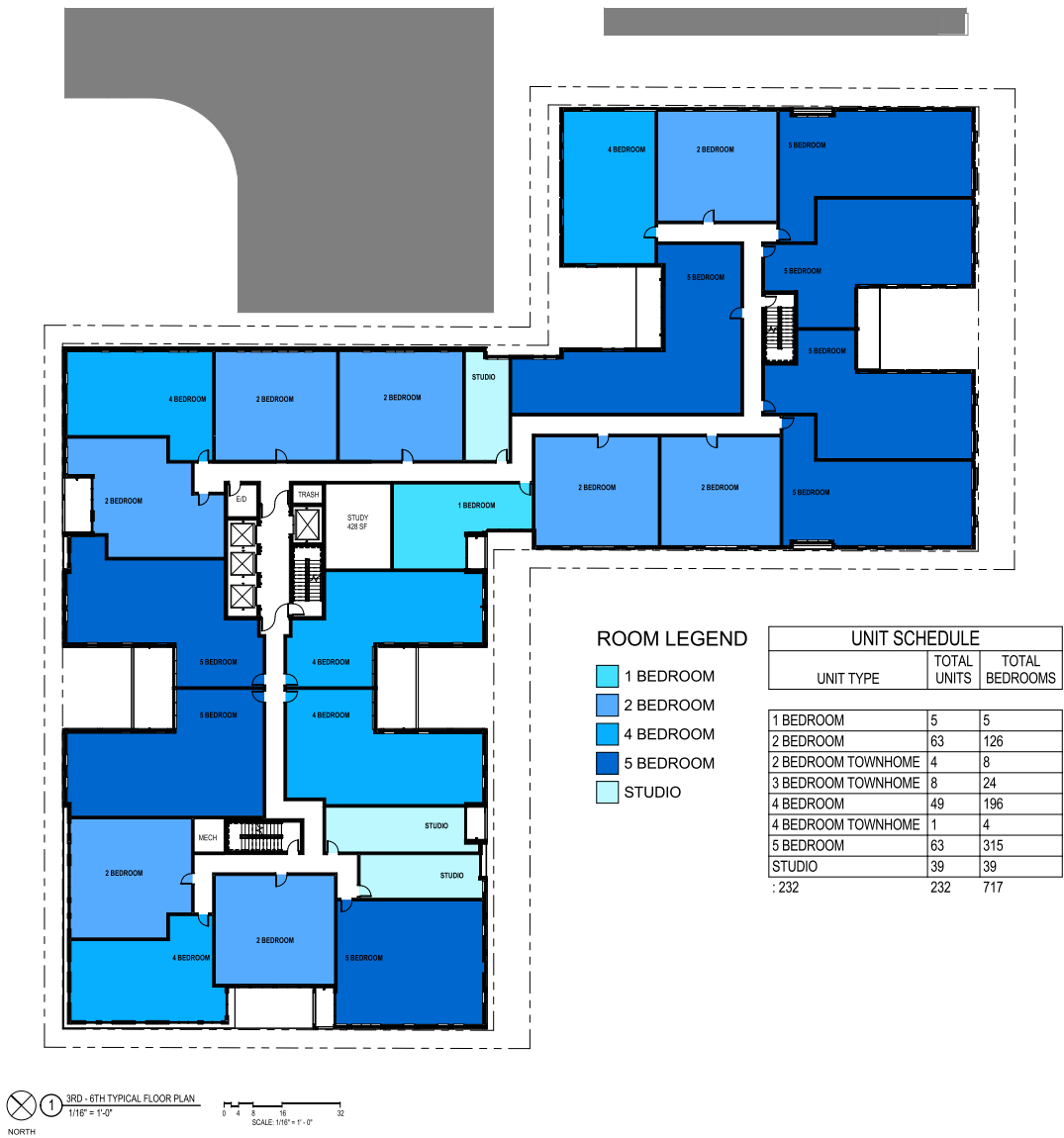


FLOOR PLAN - 2ND





# FLOOR PLAN - 3RD-6TH



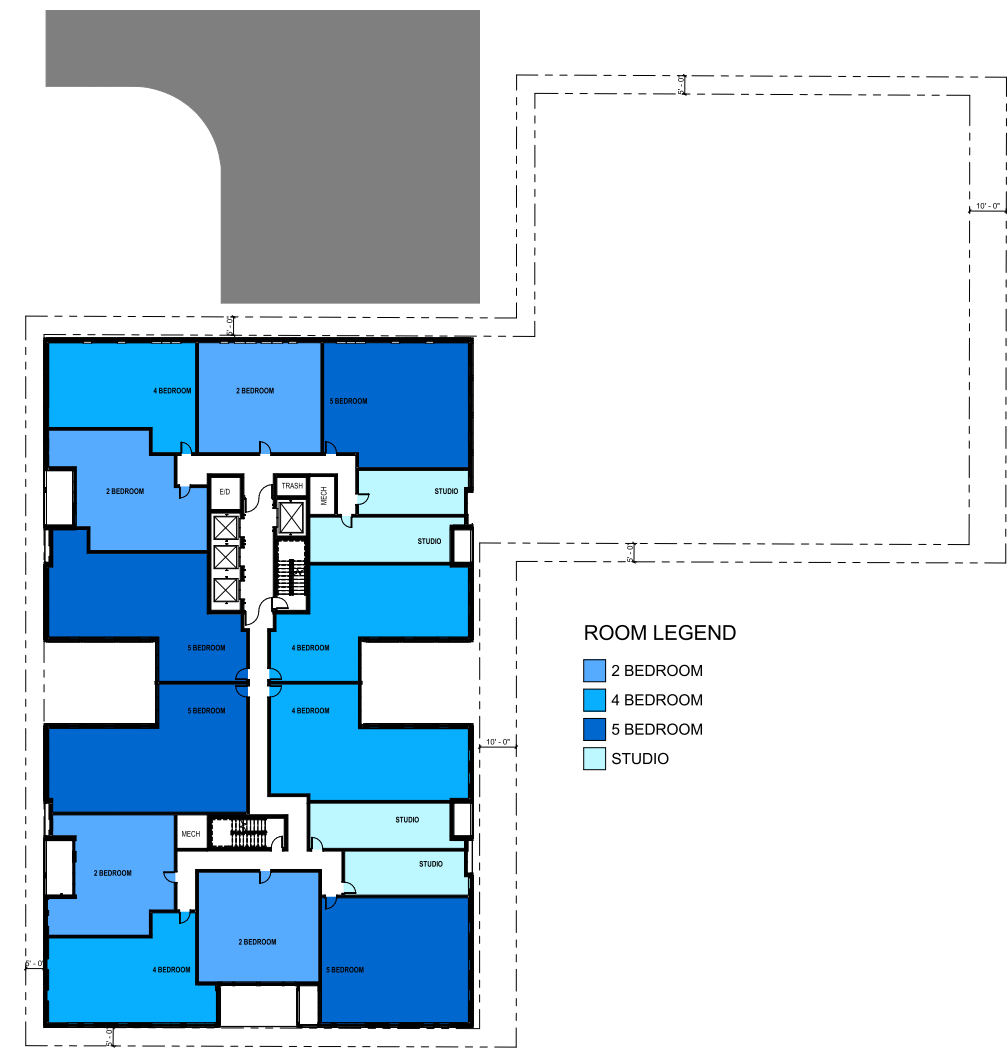


# FLOOR PLAN - 7TH



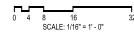


# FLOOR PLAN - 8TH-12TH



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





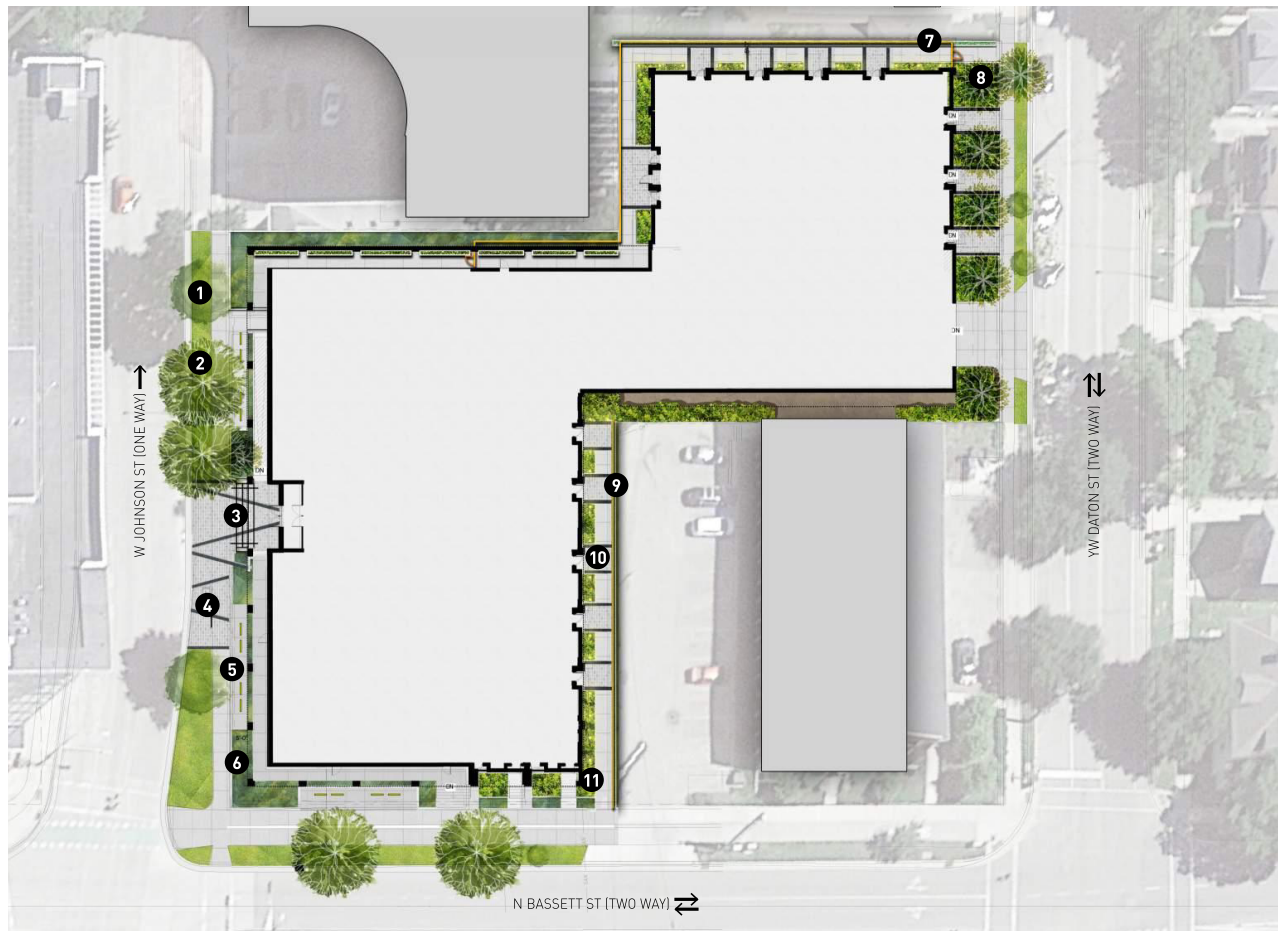


# LANDSCAPE CONCEPT



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  
Feb 9th, 2023



## 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 FACADE
- 8 PROPOSED ORNAMENTAL TREE
- 9 LANDSCAPE SCREENING
- 10 PRIVATE ENTRY
- 11 LANDSCAPE LIGHTING

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

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



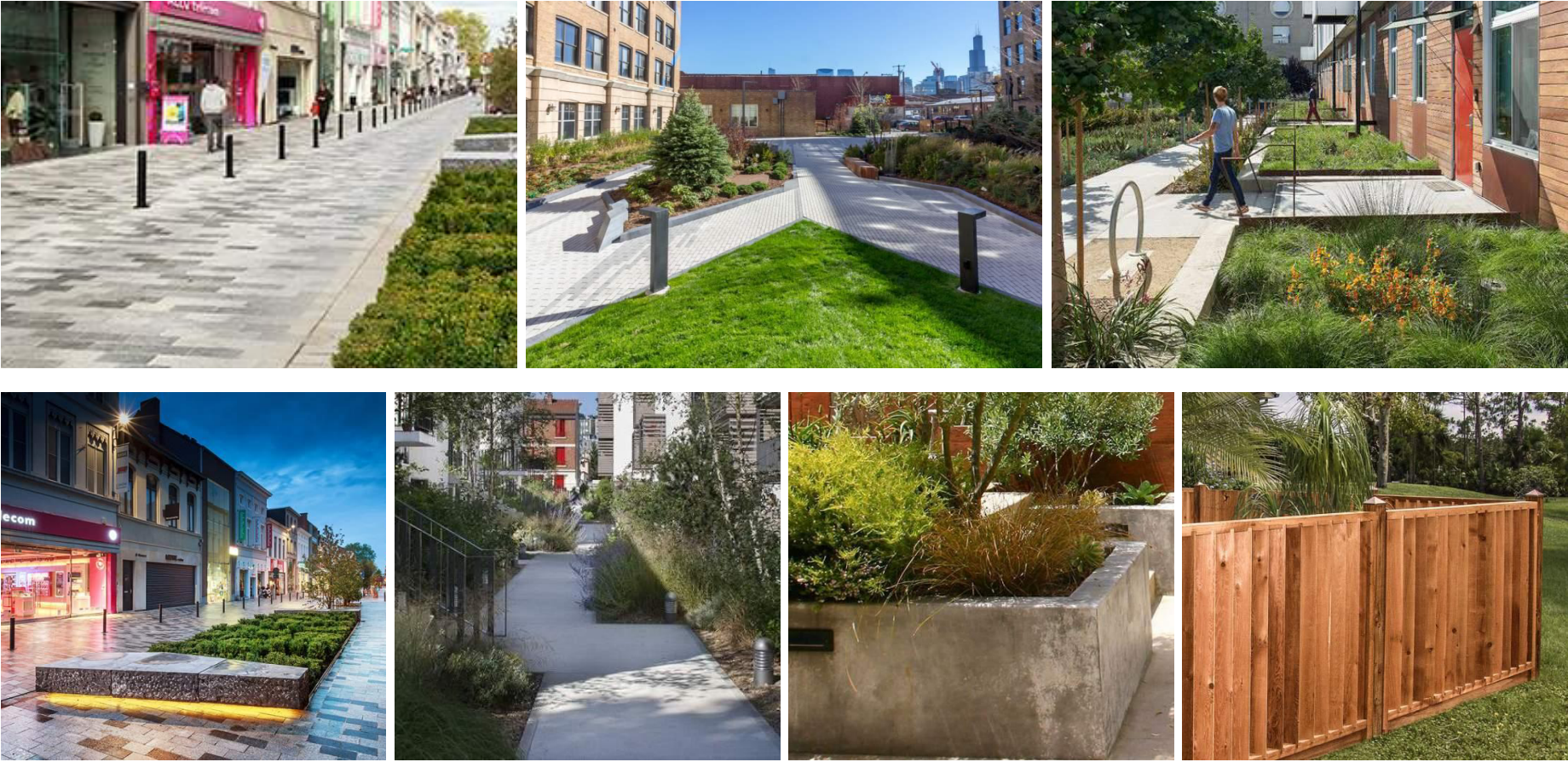


# LANDSCAPE CONCEPT PRECEDENTS



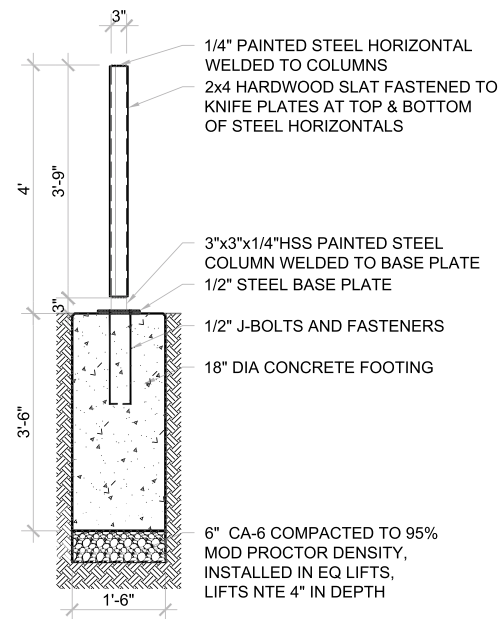
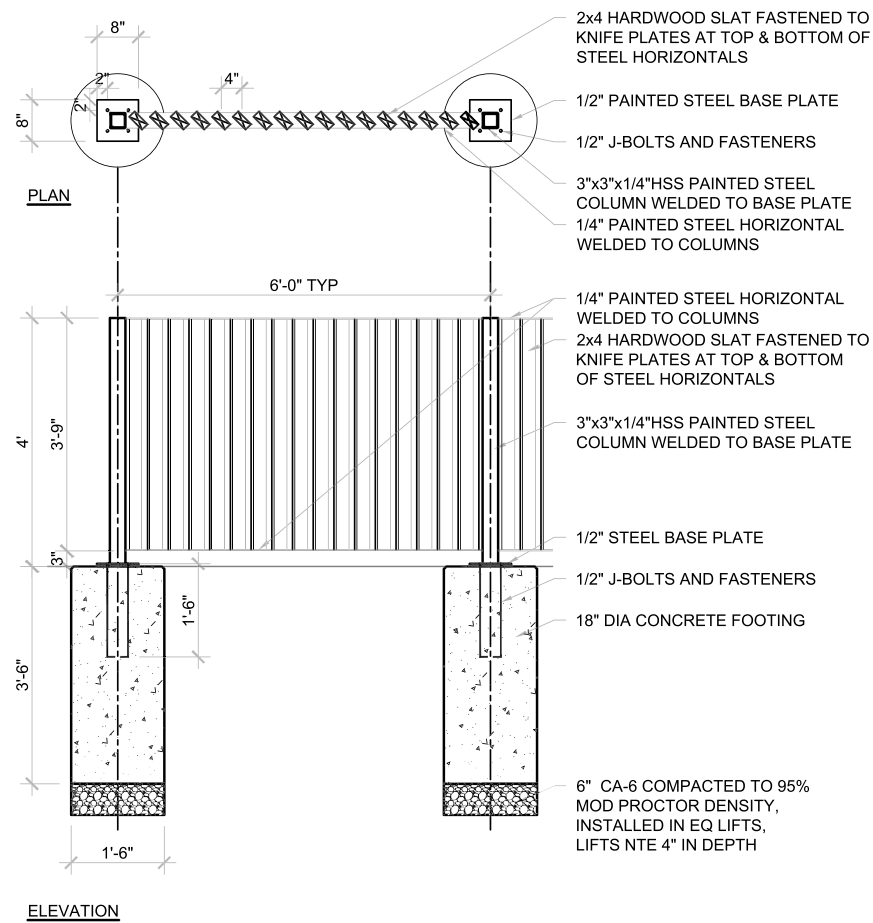
888 south michigan avenue  
suite 1000 chicago, illinois 60605  
tel 312.427.7240 fax 312.427.7241  
www.site-design.com

**CORE SPACES JOHNSON AND BASSETT, MADISON , WISCONSIN**  
Schematic Design, Project Number: 9591  
Feb 9th, 2023





# 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



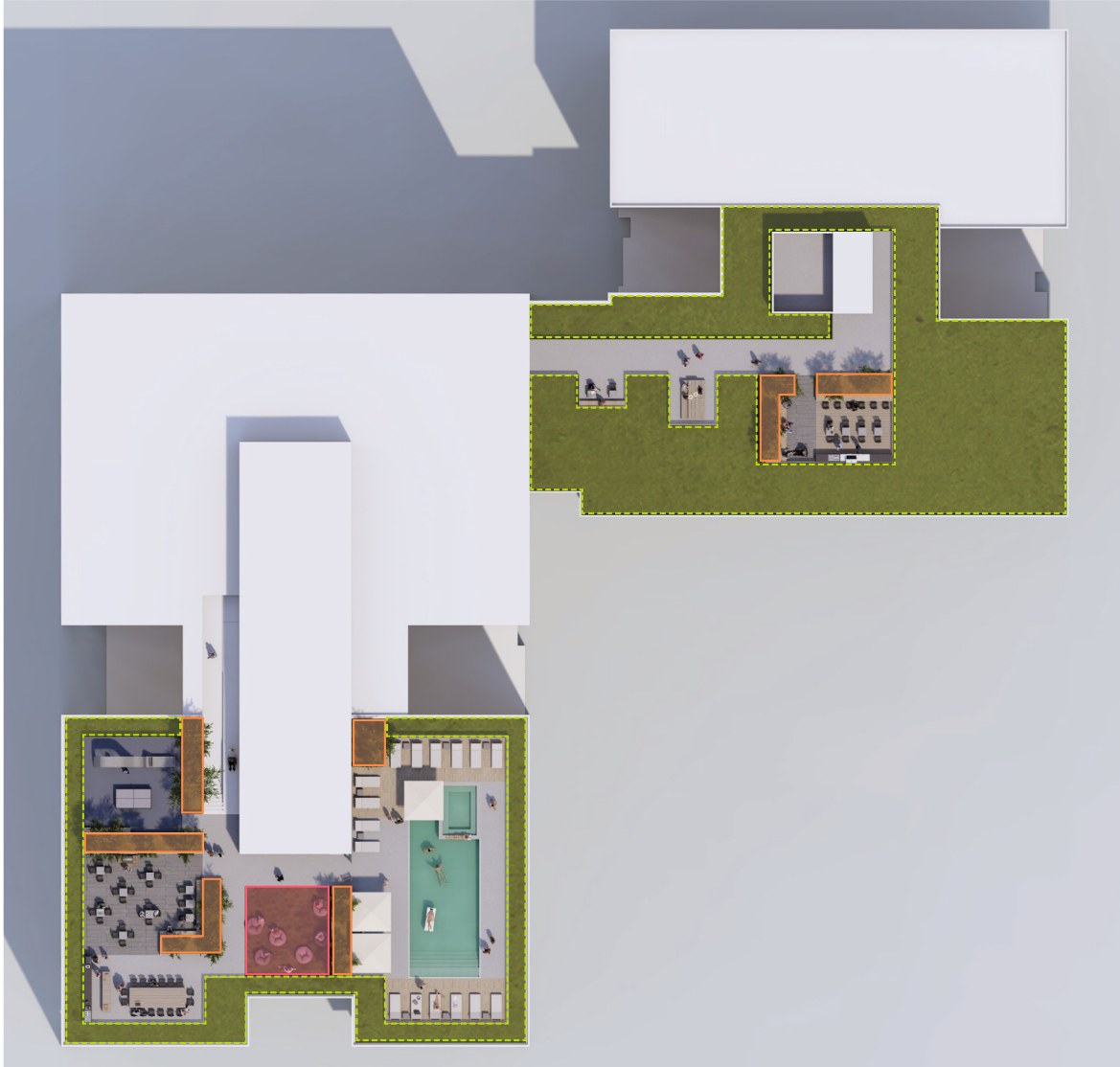
12 STORY ROOF



6 STORY ROOF



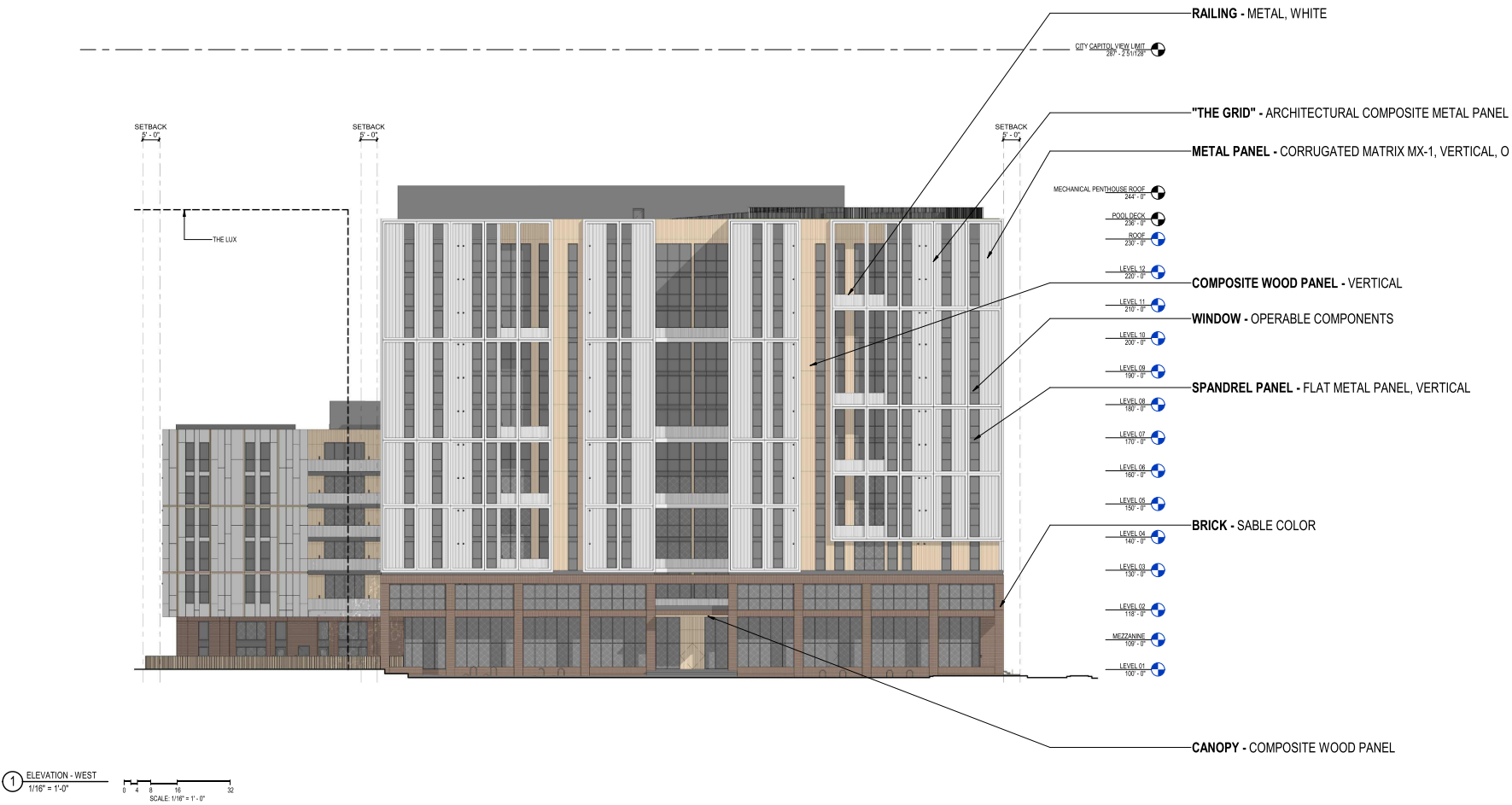
# LANDSCAPE CONCEPT - ROOFTOP LANDSCAPE PLAN



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

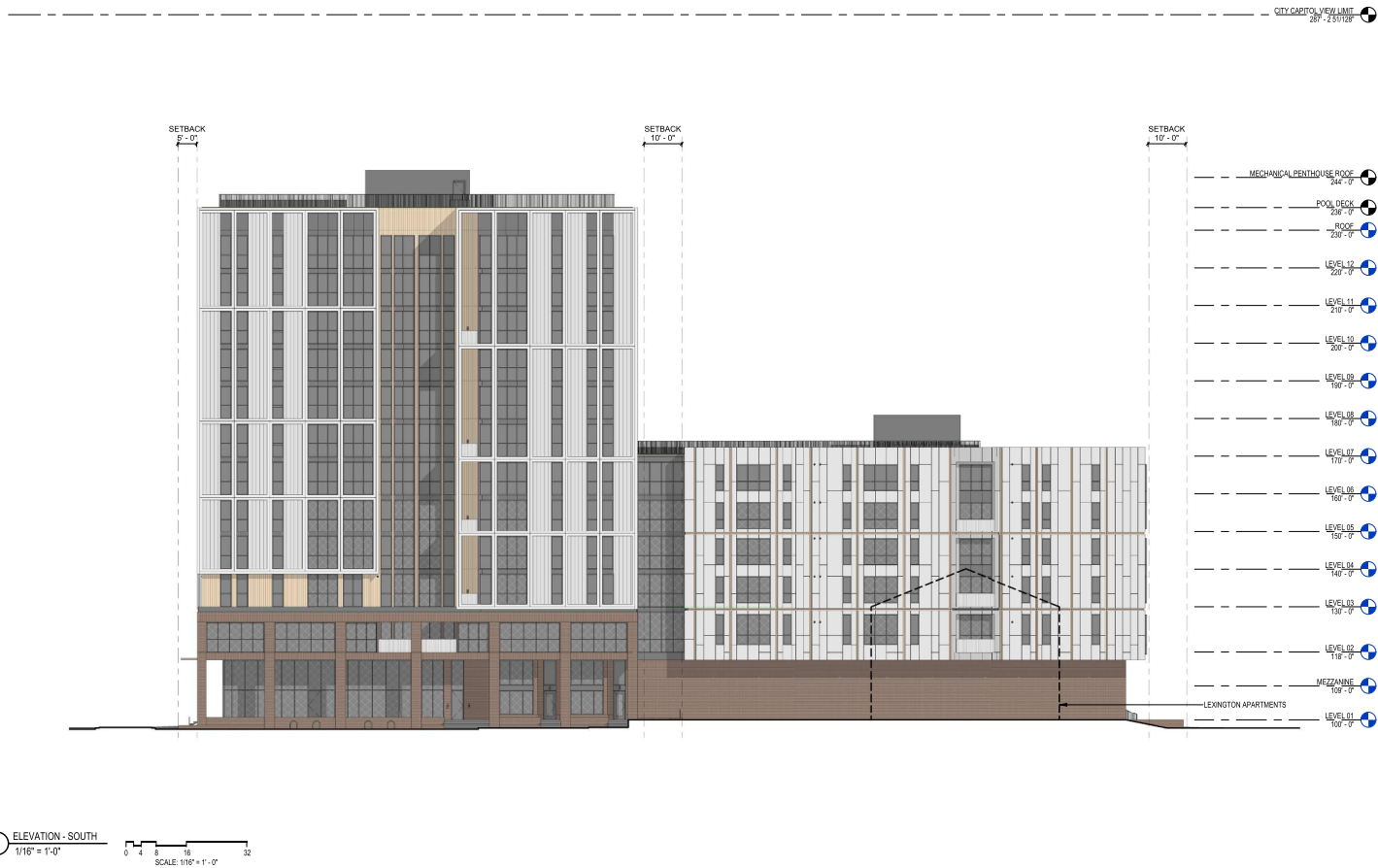


# ELEVATION - NW / JOHNSON STREET



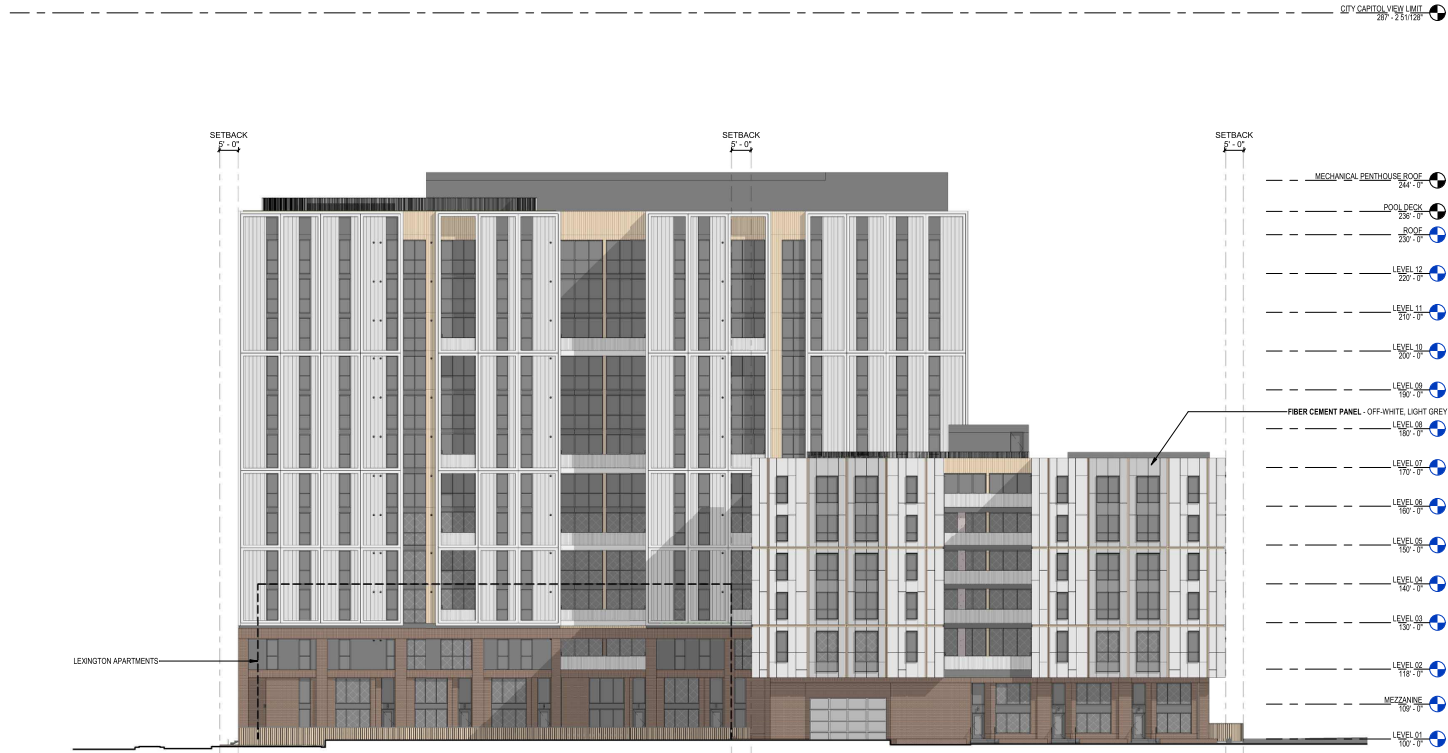


# ELEVATION - SW / BASSETT STREET



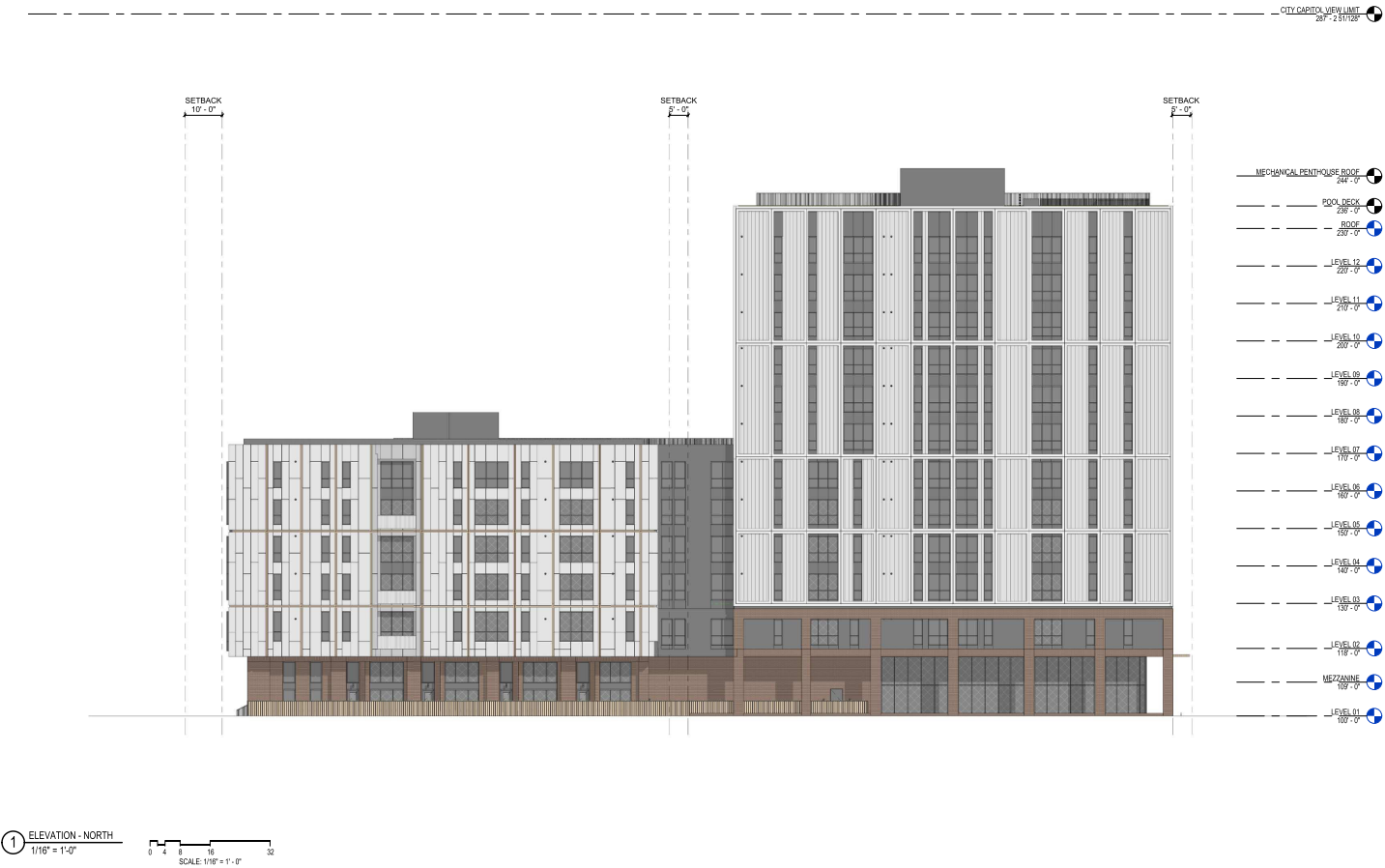


ELEVATION - SE / DAYTON STREET





# ELEVATION - NE





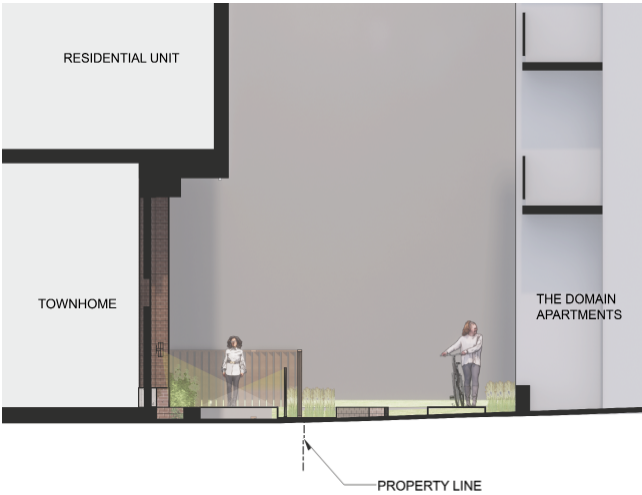
# ENLARGED TOWNHOME ELEVATIONS AND SECTIONS



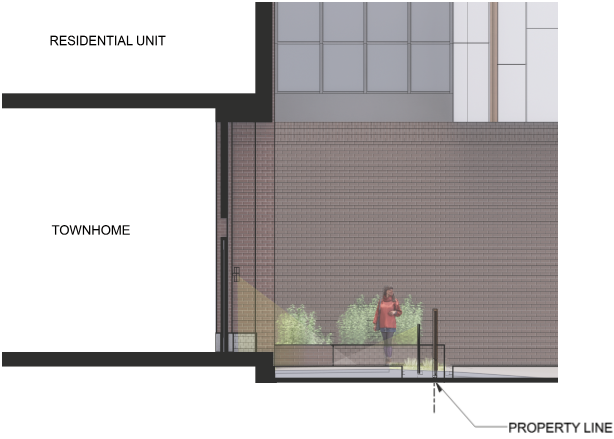
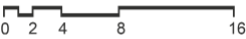
TOWNHOME ELEVATION - AT DOMAIN PROPERTY LINE



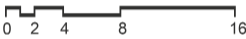
TOWNHOME ELEVATION - AT LEXINGTON PROPERTY LINE



SECTION A - AT DOMAIN PROPERTY LINE



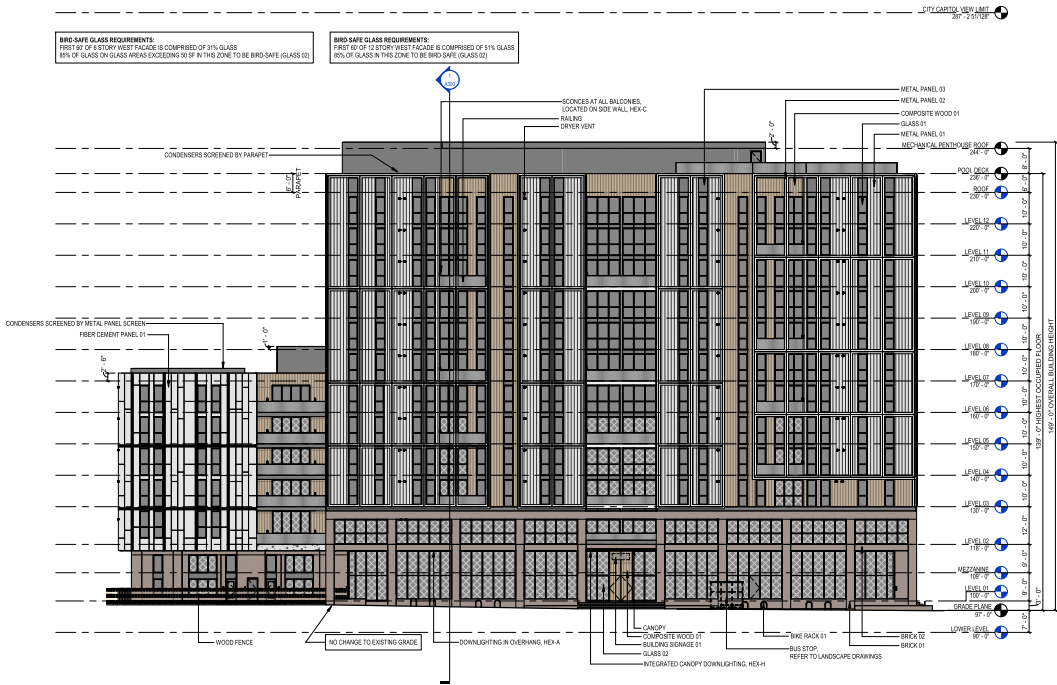
SECTION B - AT LEXINGTON PROPERTY LINE





NOT FOR  
CONSTRUCTION

KEYNOTES	
BIKE RACK 01	SINGLE U-SHAPE METAL BIKE RACK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
BRICK 01	MODULAR CONCRETE BRICK, DOWNWINDING. BASES OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION. BRICK COLOR: GREY, MORTAR COLOR: LIGHT GRAY
BRICK 02	MODULAR CONCRETE BRICK, SOLID. COURSE. BASES OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION. BRICK COLOR: SABLE, MORTAR COLOR: LIGHT GRAY
BUILDING SIGNAGE DESIGN 01	BUILDING SIGNAGE DESIGN 01
CANOPY	CUSTOM WOOD AND GLASS CANOPY. INTEGRATED DOWNLIGHTING. FINISH TO MATCH COMPOSITE WOOD 01
COMPOSITE WOOD 01	COMPOSITE WOOD (KING), 5 1/4" VERTICAL PANELS. BASES OF DESIGN NEWTECHWOOD TONGUE AND GROOVE URBAN COLOR: JAPANESE CEDAR
DRIVE VENT	INTER-VENT. CUSTOM FINISH TO MATCH COLOR OF BUILDING MATERIALS
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, SIZE VARIES. METAL REVEAL. TRIM BASES OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR: ARCTIC WHITE
GLASS 01	INSULATED GLASS, 1" CLEAR
GLASS 02	BIRD-SAFE INSULATED GLASS, 1" CLEAR, ETCHED DRUM-SCOT PATTERN, 1/4" DIAMETER SPACES 2" BY 7". DOT PATTERN TO BE APPLIED TO 50% OF GLASS AREA
METAL PANEL 01	SINGLE BRONZE METAL PANEL, 1/2" VERTICAL PANELS. BASES OF DESIGN MORN MATERIAL MTL. COLOR: LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM TRIM. TRIM OF DESIGN MORN MATERIAL MTL. COLOR: WHITE
METAL PANEL 03	SINGLE DARK METAL PANEL, 1/2" VERTICAL PANELS. BASES OF DESIGN MORN MATERIAL MTL. COLOR: LIGHT GRAY
WALKWAY	METAL POINT WALKWAY, 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



Revisions

CITY OF MADISON LAND USE  
APPLICATION

SCOPE DOCUMENTS

Drawing Date  
3/16/2023

JOHNSON & BASSETT  
STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

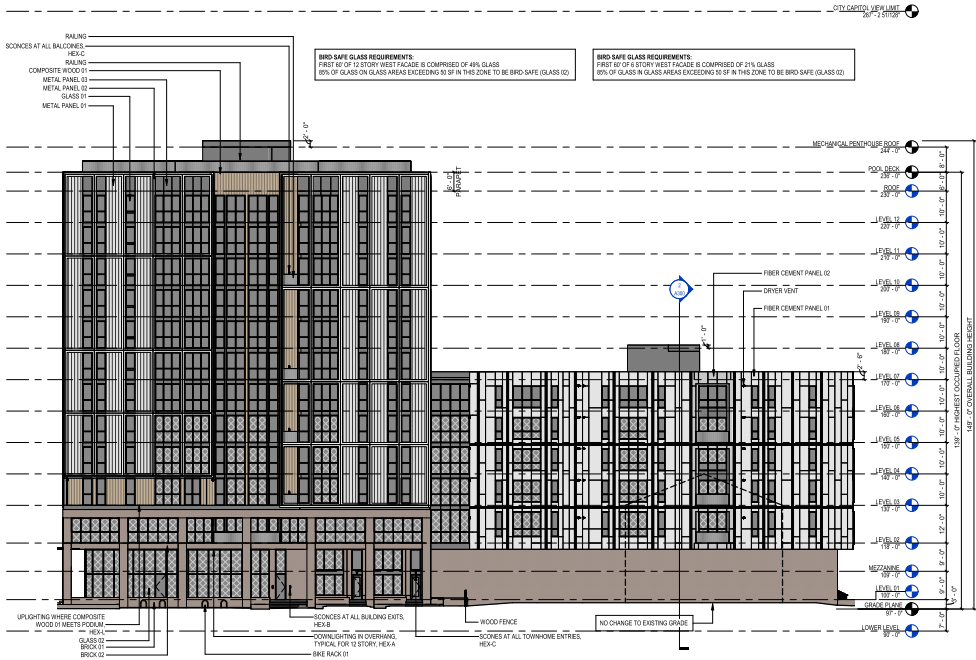
Project No. Core Madison Bassett,  
222063.00 LLC  
Sheet Title 000123

EXTERIOR ELEVATION -  
WEST

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Telephone 414.272.0001 Fax 414.272.0001  
104 Shockoe Slip, Richmond, Virginia 23219  
Telephone 804.797.2500  
722 Wisconsin Street, Madison, Wisconsin 53703  
Telephone 608.263.6300 Fax 608.263.6317  
115 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
Telephone 312.789.4318  
Sheet No.  
A200



KEYNOTES	
BIKE RACK 01	SINGLE U-SHAPE METAL BIKE RACK. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
BRICK 01	MODULAR CONCRETE BRICK, DRAINING BOND, BASED OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION. BRICK COLOR: GREY. MORTAR COLOR: LIGHT GRAY.
BRICK 02	MODULAR CONCRETE BRICK, SOLID COURSE, BASED OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION. BRICK COLOR: SABLE. MORTAR COLOR: LIGHT GRAY.
COMPOSITE WOOD 01	COMPOSITE WOOD Siding & 1/2" VERTICAL PANELS BASED OF DESIGN NEWTOWN WOOD TONGUE AND GROOVE 0200. COLOR: JAPANESE CEDAR.
GRITER VENT	GRITER VENT, CUSTOM PANEL TO MATCH COLOR OF SURROUNDING MATERIAL.
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, 625 VARIET METAL REVEAL, THIN BASED OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SHADE PANEL. COLOR: ARCTIC WHITE.
FIBER CEMENT PANEL 02	FIBER CEMENT PANEL, 625 VARIET METAL REVEAL, THIN BASED OF DESIGN HARDE ARCHITECTURAL COLLECTION FINE SHADE PANEL. COLOR: LIGHT GRAY.
GLASS 01	INSULATED GLASS, 1" CLEAR.
GLASS 02	INSULATED GLASS, 1" CLEAR, ETCHED OR APPLIED DOT PATTERN. 44" DIAMETER SPANSE 2" BY 2" DOT PATTERN TO BE APPLIED TO 80% OF GLASS AREA.
METAL PANEL 01	SINGLE SHIN METAL PANEL, 1/2" VERTICAL PANELS, BASED OF DESIGN DOWNSIDE METAL. COLOR: LIGHT GRAY.
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM BASED, BASED OF DESIGN ALPOLAR. COLOR: WHITE.
METAL PANEL 03	SINGLE SHIN METAL PANEL, 1/2" VERTICAL PANELS, BASED OF DESIGN DOWNSIDE METAL. COLOR: LIGHT GRAY.
RAILING	METAL PICKET RAILING, WHITE.
WOOD FENCE	WOOD FENCE, SQUARE WOOD POSTS, RECTANGULAR RAILING 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

3/16/2023

JOHNSON & BASSETT  
STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No. Core Madison Bassett,  
222063.00 LLC  
950123

Sheet Title

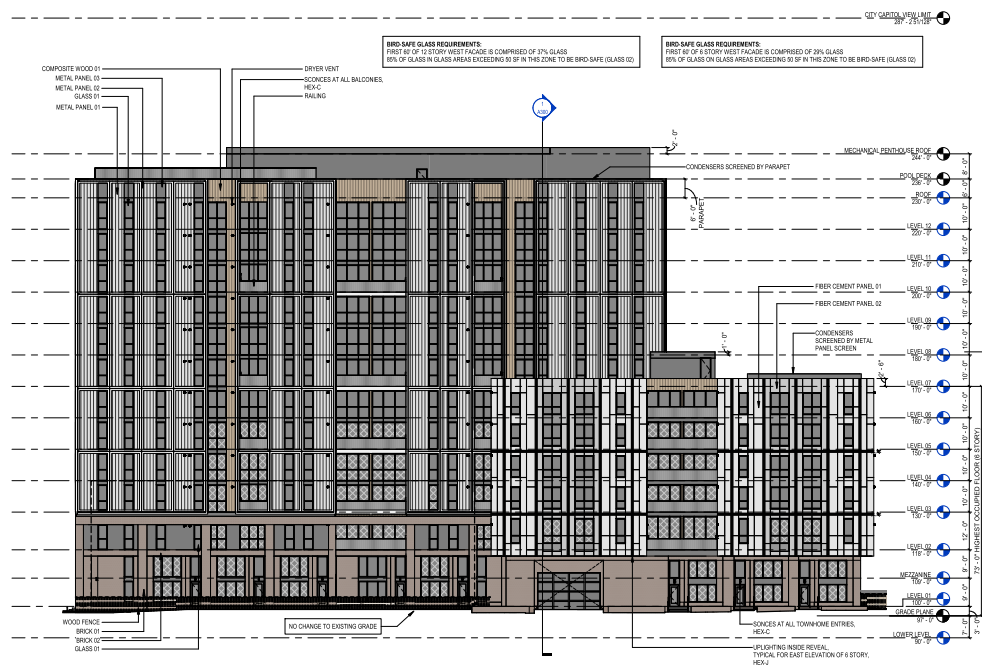
EXTERIOR ELEVATION -  
SOUTH

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Telephone 804.797.2500  
722 Wisconsin Street, Madison, Wisconsin 53703  
Telephone 608.263.0300 Fax 608.263.0317  
115 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
Telephone 312.789.4318

Sheet No.

A201



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## Revisions

CITY OF MADISON LAND USE  
APPLICATION

SCOPE DOCUMENTS

Drawing Date  
3/16/2023

JOHNSON & BASSETT  
STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No.	Cone Madison Bassett LLC
222063.00	000123

EXTERIOR ELEVATION  
EAST

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104 Shockze Slip, Richmond, Virginia 23219  
Telephone 804.767.2500

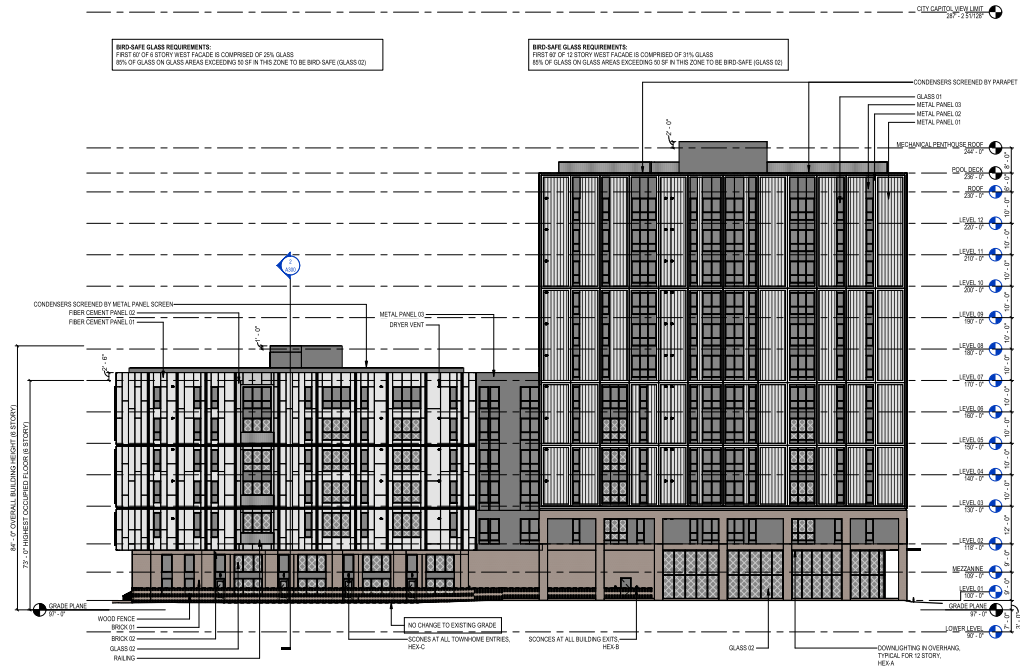
722 Williamson Street, Madison, Wisconsin 53703  
Telephone 608.283.6300 Fax 608.283.6317

Telephone 312.789.4516

A202



KEYNOTES	
BRICK 01	MODULAR CONCRETE BRICK, RUNNING BOND, BASE OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR: SABLE, MORTAR COLOR: LIGHT GRAY
BRICK 02	MODULAR CONCRETE BRICK, SOLID COURSE, BASE OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR: SABLE, MORTAR COLOR: LIGHT GRAY
DRYER VENT	DRYER VENT, CUSTOM PANEL TO MATCH COURSE 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	BIRD-SAFE INSULATED GLASS, 1" CLEAR, ETCHED OR APPLIED DOT PATTERN, 1/4" DIAMETER SPACES 7" BY 7", DOT PATTERN TO BE APPLIED TO 80% OF GLASS AREA
METAL PANEL 01	SINGLE BRN METAL PANEL, 12" VERTICAL PANELS, BASE OF DESIGN-MORAN MATERIAL M-1, COLOR: LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SABLE, BASE OF DESIGN-MORAN MATERIAL M-1, COLOR: WHITE
METAL PANEL 03	SINGLE BRN METAL PANEL, 12" VERTICAL PANELS, BASE OF DESIGN-MORAN MATERIAL M-1, COLOR: LIGHT GRAY
RAILING	METAL POCKET 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



Revisions

CITY OF MADISON LAND USE  
APPLICATION

SCOPE DOCUMENTS  
Drawing Date  
3/16/2023

JOHNSON & BASSETT  
STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No. Core Madison Bassett,  
222063.00 LLC  
000123

Sheet Title  
EXTERIOR ELEVATION -  
NORTH

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Telephone 804.767.2500  
722 Wisconsin Street, Madison, Wisconsin 53703  
Telephone 608.261.6300 Fax 608.261.6317

151 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
Telephone 312.789.4318

Sheet No.  
A203



## PERSPECTIVE - JOHNSON & BASSETT





## ELEVATION PERSPECTIVE - JOHNSON ST.





## PERSPECTIVE - BASSETT ST.





## PERSPECTIVE - DAYTON ST.





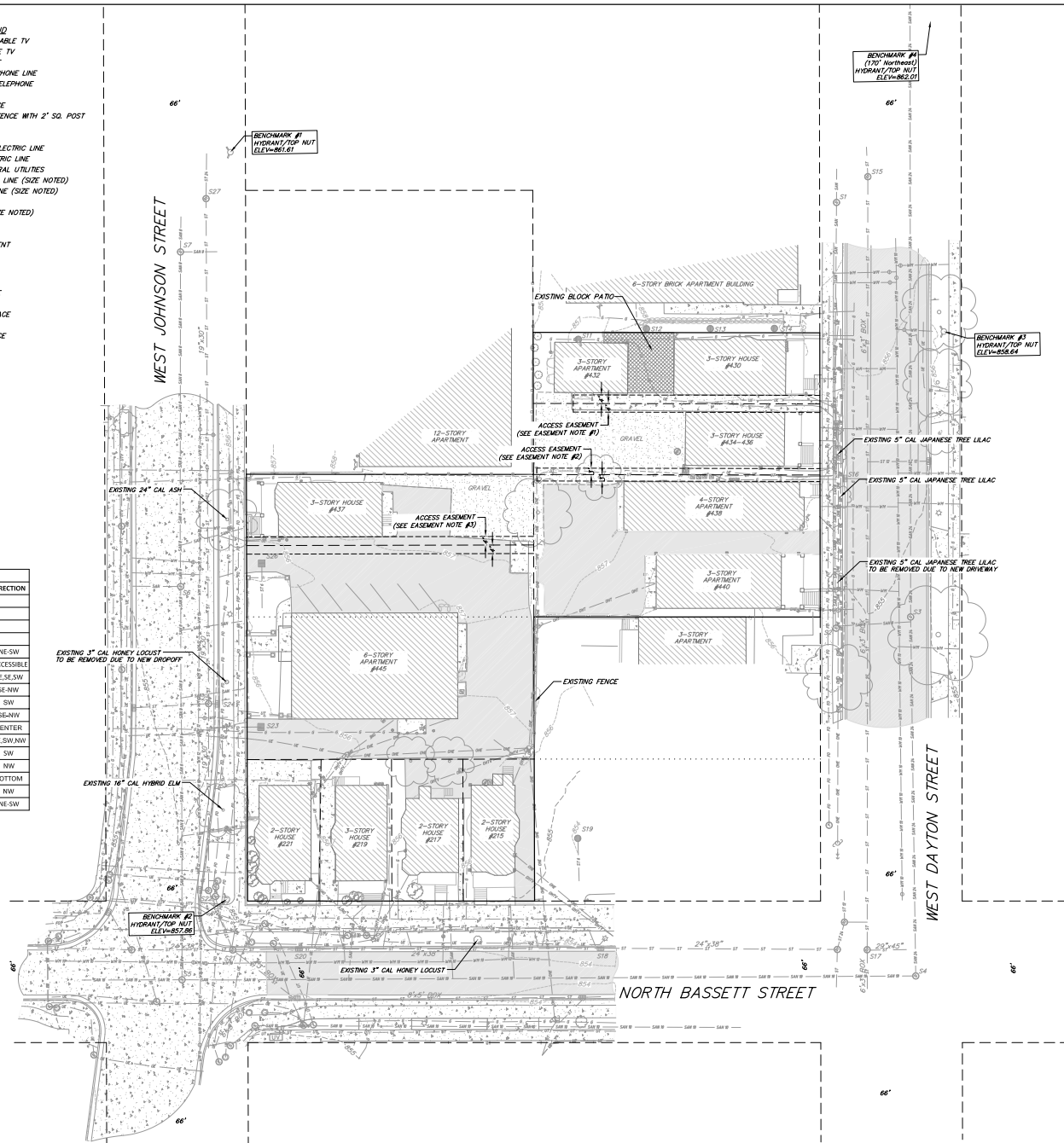
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - EXISTING POST
  - EXISTING SIGN (TYPE NOTED)
  - EXISTING PARKING METER
  - EXISTING CURB INLET
  - EXISTING ENDWALL
  - EXISTING FIELD INLET RECTANGULAR
  - EXISTING FIELD INLET
  - EXISTING ROOF DRAIN CLEANOUT
  - EXISTING ROOF DRAIN
  - EXISTING STORM MANHOLE
  - EXISTING STORM MANHOLE RECTANGULAR
  - EXISTING SANITARY CLEANOUT
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING FIRE DEPARTMENT CONNECTION
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING GAS VALVE
  - EXISTING GAS METER
  - EXISTING AIR CONDITIONING PEDESTAL
  - EXISTING DOWN GUY
  - EXISTING ELECTRIC MANHOLE
  - EXISTING ELECTRIC RECTANGULAR MANHOLE
  - EXISTING ELECTRIC PEDESTAL
  - EXISTING TRANSFORMER
  - EXISTING ELECTRIC METER
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING TV MANHOLE
  - EXISTING TV RECTANGULAR MANHOLE
  - EXISTING TV PEDESTAL
  - EXISTING TELEPHONE MANHOLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING UNIDENTIFIED MANHOLE
  - EXISTING UNIDENTIFIED UTILITY VAULT
  - EXISTING HANDICAP PARKING
  - 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 WROUGHT IRON FENCE WITH 2" SQ. POST
  - EXISTING WOOD FENCE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING OVERHEAD GENERAL 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
  - EXISTING ASPHALT 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

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	857.41	849.11	NE
S2	SMH	855.16	847.27	NE
			847.11	SE
			847.65	SW
S3	SMH	854.80	844.50	NE
			844.52	SW
			845.62	NW
S4	SMH	854.25	844.70	NE
			844.92	SW
			844.98	NW
S5	SMH	854.58	845.85	NE
			845.86	SE
			846.69	NW
S6	SMH	855.42	849.81	NE
			849.73	SW
			850.46	NW
S7	SMH	857.18	850.38	NE-SW
			850.48	SE

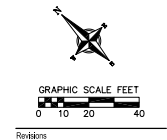
EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S11	FIN	856.36		
S12	FIN	856.54		
S13	FIN	856.46		
S14	FIN	856.55		
S15	STMH	857.31	851.56	NE-SW
S16	CIN	855.80		INACCESSIBLE
S17	STMH	854.10	849.22	NE-SE-SW
S18	CIN	854.12	850.37	SE-NW
S19	FIN	853.73	852.13	SW
S20	CIN	854.45	850.47	SE-NW
S21	STMH	854.43	850.84	CENTER
S22	STMH	855.10	851.30	NE-SW-NW
S23	FINR	855.27	853.07	SW
S24	CIN	855.43	852.03	NW
S25	STMH	855.16	851.53	BOTTOM
S26	FINR	855.50	853.29	NW
S27	STMH	857.75	852.52	NE-SW

- GENERAL NOTES:**
- Right-of-way (R/W) side access easement, four feet (4') on either side of property line, per Document Numbers 444881, 854847 and 201085.
  - Do not (D/N) side access easement, four feet (4') on either side of property line, per Document Number 377330.
  - Right-of-way (R/W) side access easement, four feet (4') on either side of property line, per Document Number 444881.
  - Consent Agreement for Sanitary Lateral Maintenance per Document Number 444881.
  - Consent Agreement for Sanitary Lateral Maintenance per Document Number 444881.

- NOTES:**
- This survey is based upon field survey work performed from November 30, December 10, 2022. Any changes to the existing site information are not reflected by this survey.
  - The existing property lines shown on this plan are based upon field measurements, survey of record and the recorded data.
  - This survey is referenced to the Wisconsin County Coordinate System-Data Zone, NAD 83.
  - All underground utilities have been located per markings placed on the ground or maps provided by the utility owners, and their locations are indicated by the symbols shown on this plan.
  - Shading on the plan indicates the location of the existing utilities.
  - Some access ways are present during the time the field survey work was performed, but they were not shown on the plan. The utility map used that was not shown and of which the surveyor is not aware of.
  - The existing conditions plan was prepared at the request of CORP Spence, LLC, 1843 N. Milwaukee Ave., Chicago, IL 60647.



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CONSTRUCTION



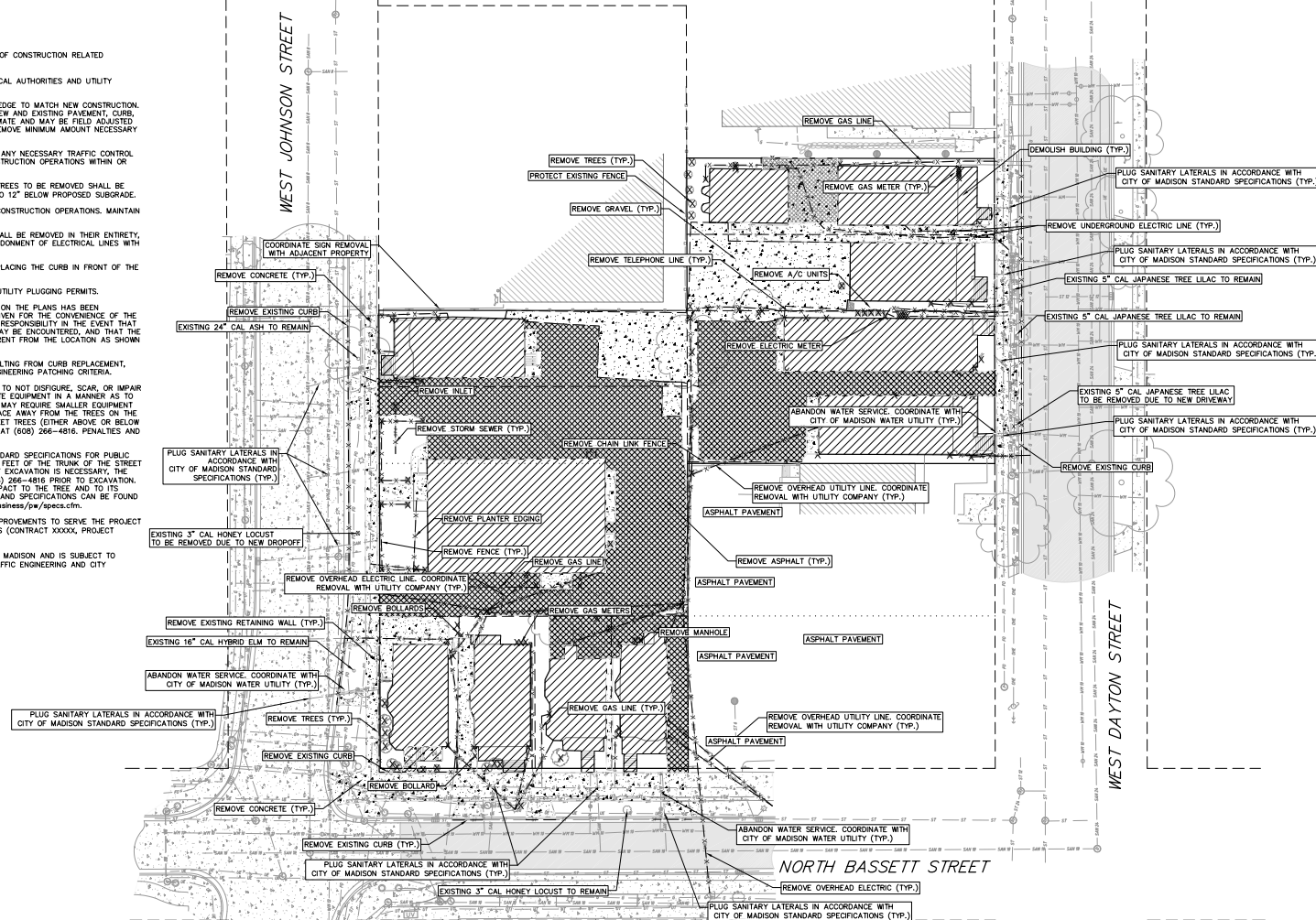
CITY OF MADISON LAND USE  
SUBMITTAL  
SCOPE DOCUMENTS  
Drawing Date  
MARCH 13, 2023  
**JOHNSON & BASSETT  
STUDENT HOUSING**

JOHNSON AND BASSETT  
MADISON, WI 53705  
Project No.  
222063.00  
Sheet Title  
**EXISTING  
CONDITIONS PLAN**  
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104 Groveside, Milwaukee, WI 53219  
Telephone 414.272.0000  
125 South Park Street, Suite 1700, Chicago, IL 60603  
Telephone 312.789.4710  
Sheet No.  
**C100**






1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEARBY CONSTRUCTION. ALL SAWCUTS SHALL BE AT 90 DEGREE ANGLES. POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURBS, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, TREES, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, TRAFFIC SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN FENCING THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASES AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING TO ORIGINAL CONDITION.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. 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 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PAVING CRITERIA.
12. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFOUR, SCAR, OR IMPAIR ANY EXISTING TREE OR ANY TREE SPECIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE DAMAGE THE BRANCHES OF THE STREET TREE(S), THIS MAY REQUIRE SMALLER EQUIPMENT AND/OR MORE FREQUENT TRIMMING OF BRANCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO EXISTING STREET TREES OR LANDSCAPE TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STREET TREES OR LANDSCAPE TREES. THE CONTRACTOR SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND DAMAGES SHALL BE ASSESSED.
13. AS DEFINED BY THE SECTION 107.1.3 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE. ANY CUTTING OR REMOVAL OF BRANCHES OF STREET TREES SHALL BE PERMITTED ONLY IF THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOTS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE TREE AND TO ITS ROOTS. FOR MORE INFORMATION VISIT: <https://www.cityofmadison.com/business/pa/specs.cfm>.
14. 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).
15. 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 FACILITY ENGINEERING AND CITY ENGINEERING PERSONNEL.



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CONSTRUCTION



GRAPHIC SCALE FEET



0 10 20 40

## Revisions

CITY OF MADISON LAND USE  
SUBMITTAL  
SCOPE DOCUMENTS

Drawing Date  
MARCH 13, 2

JOHNSON & BASSETT  
STUDENT HOUSINGJOHNSON AND BASSETT  
MADISON, WI 53703

Project No.	Core Madison Bassett, LLC
222063.00	

Sheet Title

DEMOLITION PLAN

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722 W Main Street, Madison, Wisconsin 53703  
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125 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
Telephone 312.789.4516

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Sheet No.

**C200**



JOHNSON AND BASSETT  
MADISON, WI 53703

Sheet Title  
**SITE PLAN**

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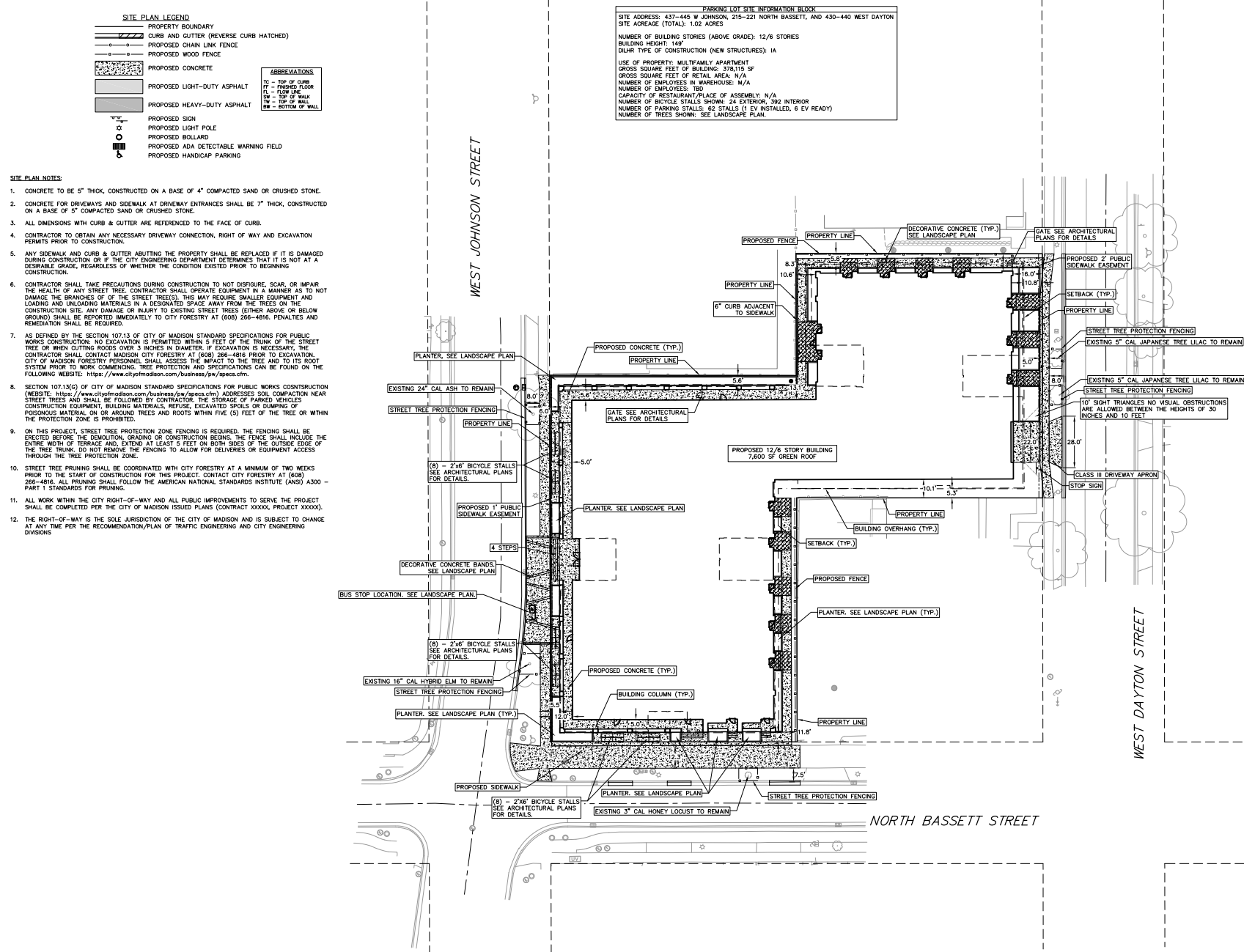
104 Shodice St., Richmond, Virginia 23219  
Telephone 804.767.2500

722 W. Mason Street, Madison, Wisconsin 53703  
Telephone 608.283.6300 Fax 608.283.6517

126 South Clark Street, Suite 675-C, Chicago, Illinois 60603  
Telephone 312.789.4516

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Sheet No.  
**C300**





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CONSTRUCTION



GRAPHIC SCALE FEET  
0 10 20 40

Revisions

CITY OF MADISON LAND USE  
SUBMITTAL  
SCOPE DOCUMENTS  
Drawing Date  
MARCH 13, 2023

JOHNSON & BASSETT  
STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53705

Project No. Core Madison Bassett, LLC  
222063.00

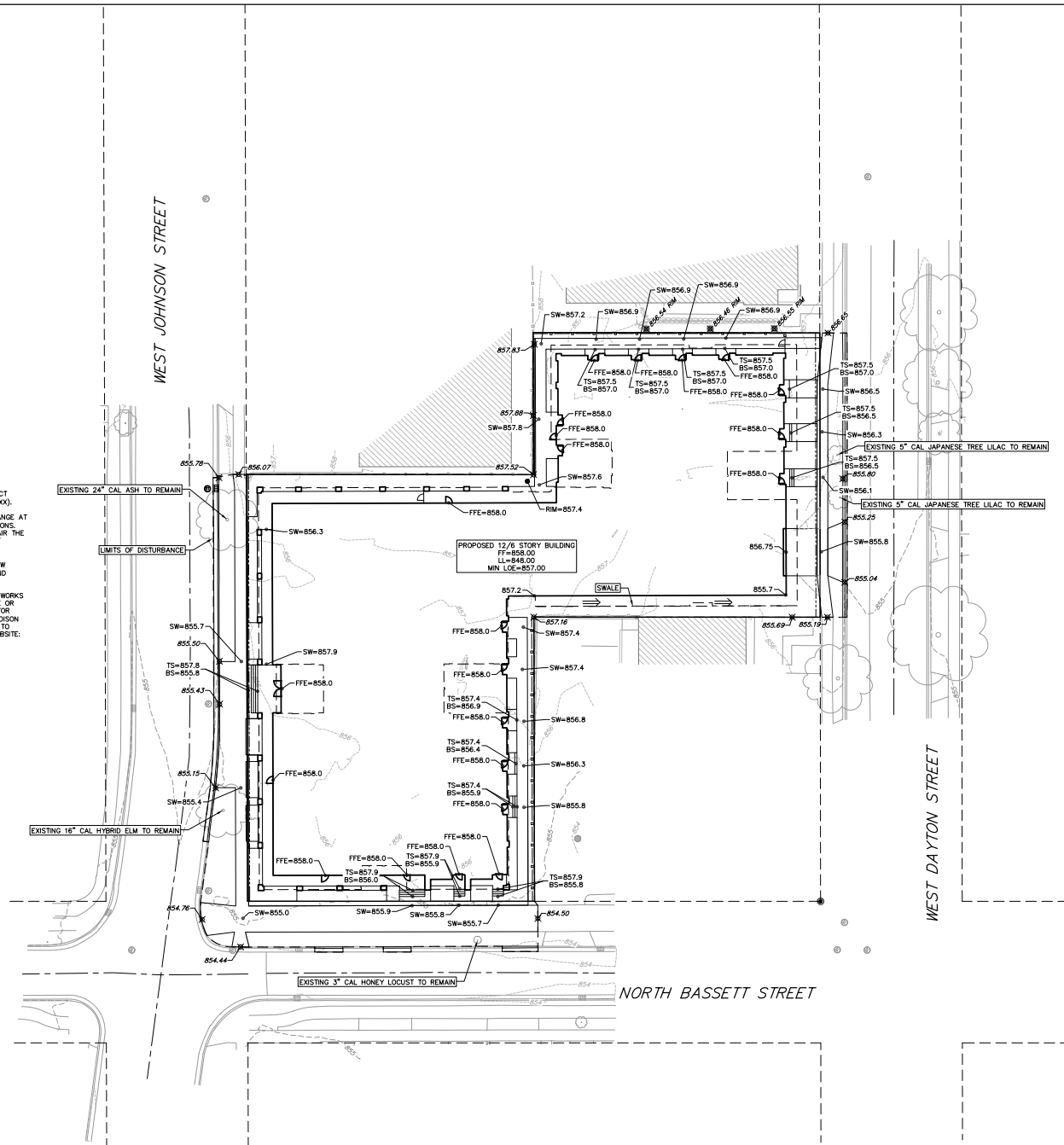
Sheet Title  
**GRADING PLAN**

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Telephone (608) 223-0000 Fax (608) 223-0001  
(US) Shoshone • Milwaukee • Chicago • St. Louis  
722 N Mirror Street, Madison, Wisconsin 53703  
Telephone (608) 223-0000 Fax (608) 223-0001  
125 South Park Street, Suite 675-2, Chicago, Illinois 60603  
Telephone (312) 786-4510  
Sheet No.  
**C400**

GRADING LEGEND	
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	DITCH CENTERLINE
---	SILT FENCE
---	DISTURBED LIMITS
---	BERM
---	DRAINAGE DIRECTION
---	PROPOSED SLOPE ARROWS
---	EXISTING SPOT ELEVATIONS
---	PROPOSED SPOT ELEVATIONS
---	STONE WEEPER
---	VELOCITY CHECK
---	INLET PROTECTION
---	EROSION MAT CLASS I, TYPE A
---	EROSION MAT CLASS II, TYPE B
---	EROSION MAT CLASS III, TYPE C
---	EROSION MAT CLASS II, TYPE A
---	TRACKING PAD
---	RIP RAP

**GRADING NOTES:**

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
- 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 XXXX, 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.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR 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 LOADING AND UNLOADING 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 REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK 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 FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.











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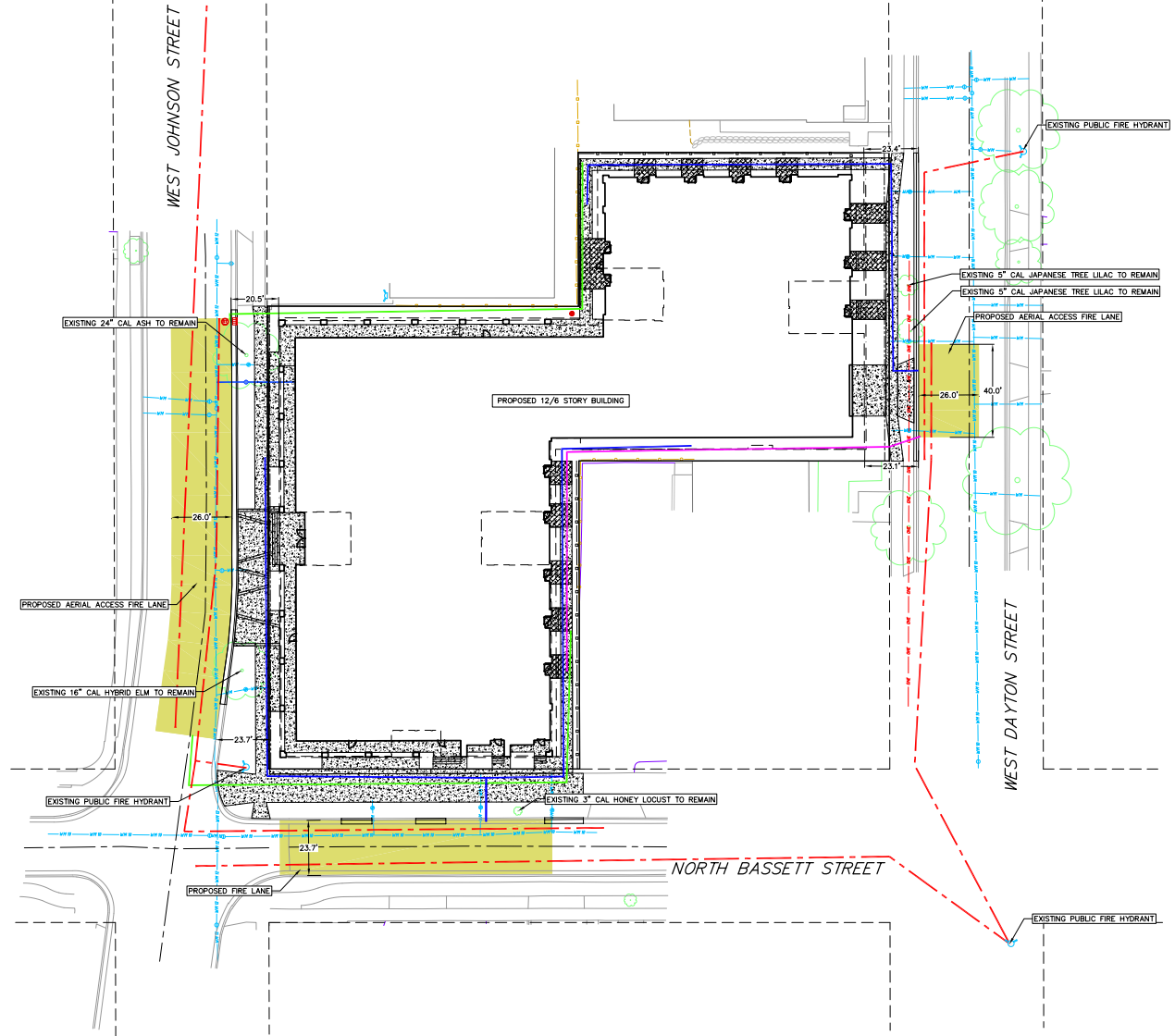
126 South Clark Street, Suite 675-L, Chicago, Illinois 60603  
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---

Sheet No.  
**C500**



- FIRE ACCESS LEGEND**
- 500' HOSE LAY FROM FIRE HYDRANT
  - 250' HOSE LAY FROM FIRE LANE
  - PROPOSED FIRE LANE (WIDTH NOTED)
  - EXISTING WATER MAIN
  - EXISTING FIRE HYDRANT
  - EXISTING FIRE DEPARTMENT CONNECTION
  - WATER MAIN
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - NO PARKING FIRE LANE
  - FIRE LANE NO PARKING SIGN (12"x18") LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY



NOT FOR  
CONSTRUCTION



GRAPHIC SCALE FEET  
 0 10 20 40

Revisions

CITY OF MADISON LAND USE  
 SUBMITTAL  
 SCOPE DOCUMENTS  
 Drawing Date  
 MARCH 13, 2023

JOHNSON & BASSETT  
 STUDENT HOUSING

JOHNSON AND BASSETT  
 MADISON, WI 53705

Project No. Core Madison Bassett, LLC  
 222063.00

Sheet Title

FIRE ACCESS PLAN

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 Telephone 414.761.2000  
 722 W. Monroe Street, Madison, Wisconsin 53703  
 Telephone 608.262.0000 Fax 608.262.0001  
 125 South Park Street, Suite 675-2, Chicago, IL 60603  
 Telephone 312.786.4516  
 Sheet No.  
 F100



## LEGEND

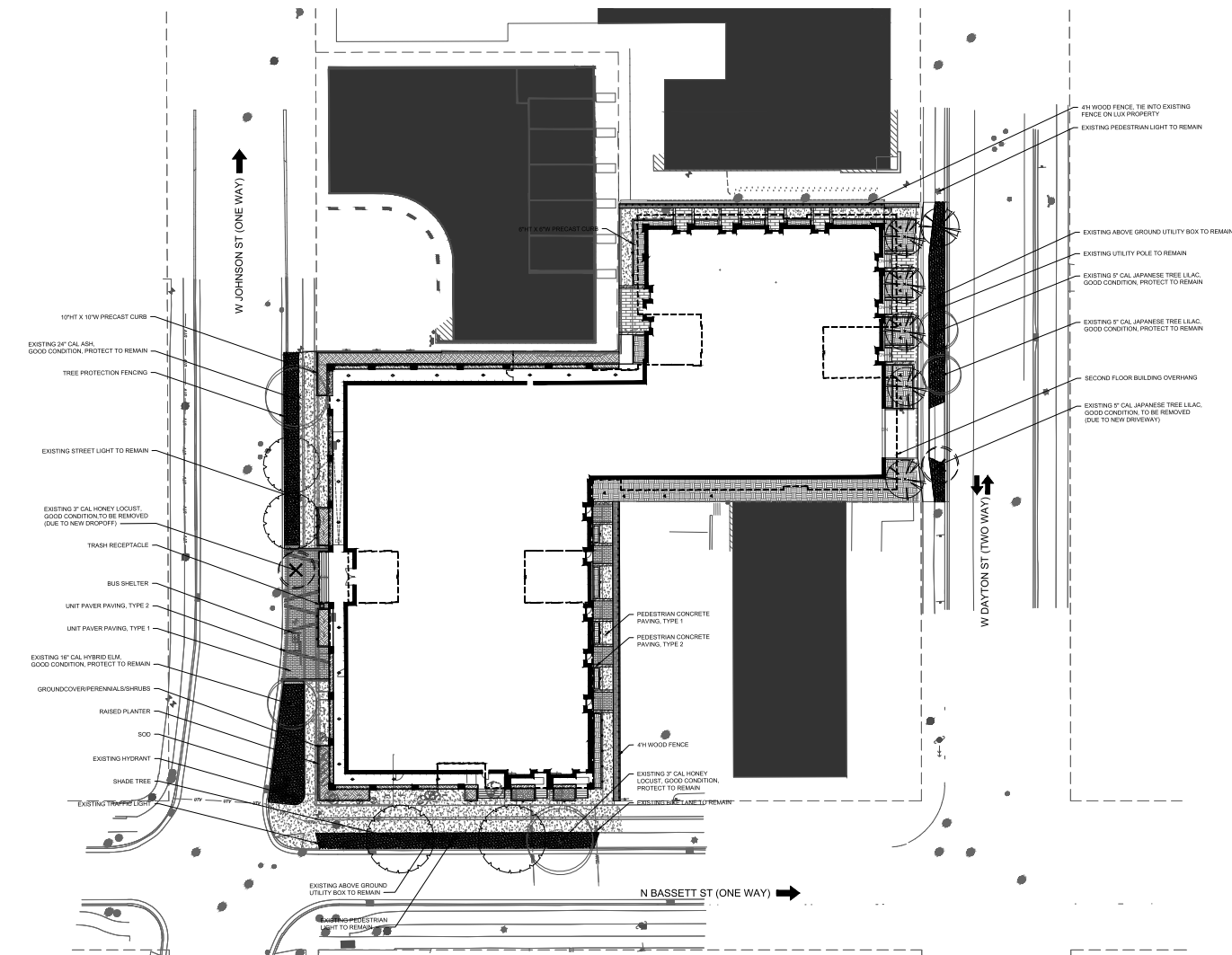
	PROPERTY LINE
	PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
	PEDESTRIAN CONCRETE PAVING, TYPE 1
	PEDESTRIAN CONCRETE PAVING, TYPE 2
	UNIT PAVER PAVING, TYPE 1
	UNIT PAVER PAVING, TYPE 2
	RAISED PLANTER
	BENCH
	BUS SHELTER
	SHADE TREE
	ORNAMENTAL TREE
	SHRUBS
	GROUNDCOVER/PERENNIALS
	SOD

## NOTES:

- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISPOSE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THE WAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR HARM 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.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 4 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 ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:  
<https://www.cityofmadison.com/business/pw/specs/cfm>
- SECTION 107.16(1) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR CLUMPING OF POROUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE DIRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THE PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.

## Core Spaces Johnson & Bassett

Johnson Street & Bassett Street, Madison, Wisconsin



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



0 10 20 30 40'

## ISSUANCES

Rev. #	Description	Date Issued
01	UDCLUA SUBMITTAL	03/13/2022

Project No.	0991
Drawn by	AP
Checked by	SV
Approved by	SV

Sheet Title  
LANDSCAPE SITE PLAN

Drawing Number

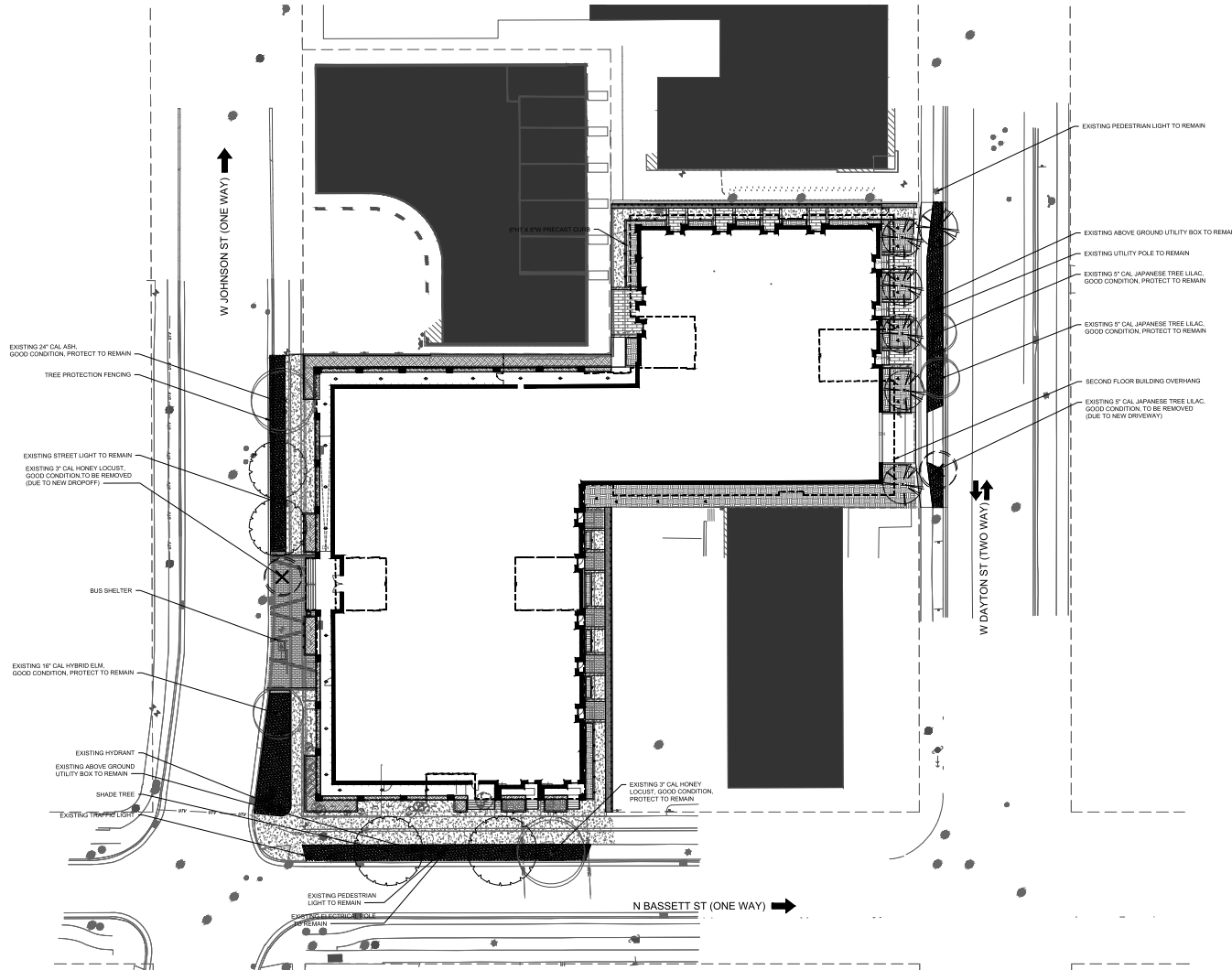
L101



# LEGEND

	PROPERTY LINE
	PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
	PEDESTRIAN CONCRETE PAVING, TYPE 1
	PEDESTRIAN CONCRETE PAVING, TYPE 2
	UNIT PAVER PAVING, TYPE 1
	UNIT PAVER PAVING, TYPE 2
	RAISED PLANTER
	BENCH
	BUS SHELTER
	SHADE TREE
	ORNAMENTAL TREE
	SHRUBS
	GROUNDCOVER/PERENNIALS
	SOD

- NOTES:
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
  - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THE MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM 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 REMEDIATION SHALL BE REQUIRED.
  - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 1 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 ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS/CFM](https://www.cityofmadison.com/business/pw/specs/cfm)
  - SECTION 107.15(1) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PAILED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR CLUMPING OF PESTICIDES MATERIALS ON OR AROUND TREES AND ROOTS WITHIN (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
  - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE DIRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
  - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THE PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.



1 STREET TREE PLAN  
1" = 20'-0"



0 10 20 30 40'

## Core Spaces Johnson & Bassett

Johnson Street & Bassett Street, Madison, Wisconsin



Rev. #	Description	Date Issued
01	UDCLIA SUBMITTAL	03/13/2022

Project No. 1931  
Drawn: AP File: 1931\_sst\_01a.dwg  
Checked: SV Scale: AS NOTED  
Approved: SV

Sheet Title  
STREET TREE PLAN

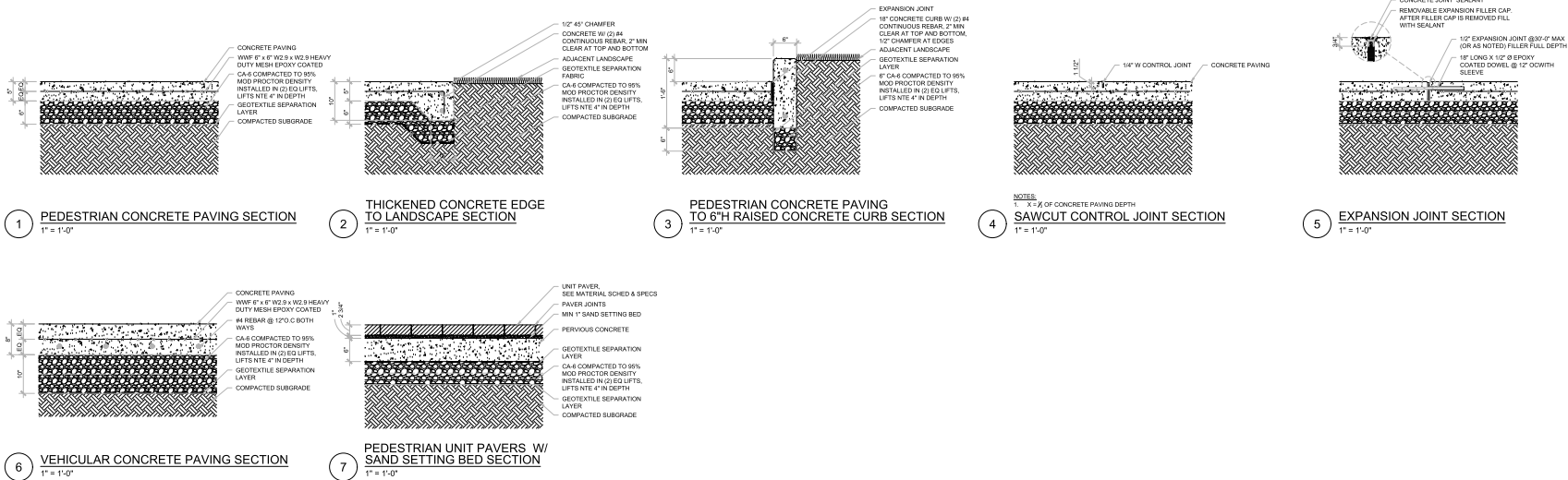
Drawing Number

L101A









# Core Spaces Johnson & Bassett

Johnson Street & Bassett Street, Madison, Wisconsin



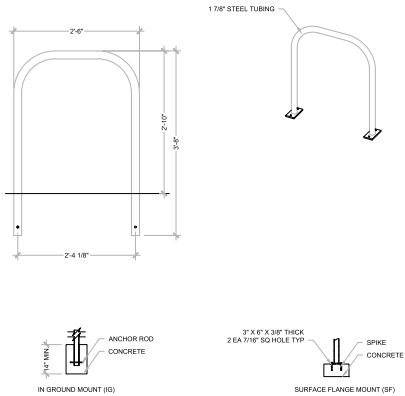
ISSUANCES		
Rev. #	Description	Date Issued
1	UDCLUA SUBMITTAL	03/15/2023

Project No.	9991
Drawn by	AP
Checked by	SV
Approved by	SV

Sheet Title  
HARDSCAPE DETAILS

Drawing Number  
L503



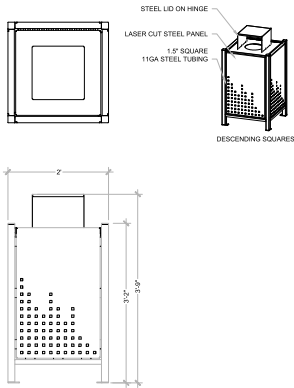


ALL FASTENERS ARE STAINLESS STEEL  
SHPBS UNASSEMBLED

**NOTES**

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER

**1 BIKE RACK**  
1" = 1'-0"



**PRODUCT:** ALTR-32  
**DESCRIPTION:** ALBANY RECEPTACLE, 32 GALLON

**NOTES**

1. SITE FURNISHING IS POWDER COATED WITH TGIC POLYESTER
2. STEEL SURFACE PREP INCLUDES MECHANICAL AND CHEMICAL ETCHING FOLLOWED WITH A COATING TO IMPROVE ADHESION AND CORROSION RESISTANCE

**2 TRASH RECEPTACLE**  
1" = 1'-0"

## Core Spaces Johnson & Bassett

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Wisconsin

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P 734-240-1000 F 734-240-1000

Landscape Architect

### ISSUANCES

Rev. #	Description	Date Issued
01	UDCLUA SUBMITTAL	03/13/2023

Project No. 0991

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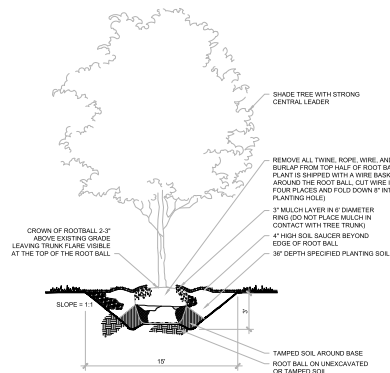
Sheet Title

SITE FURNISHING DETAILS

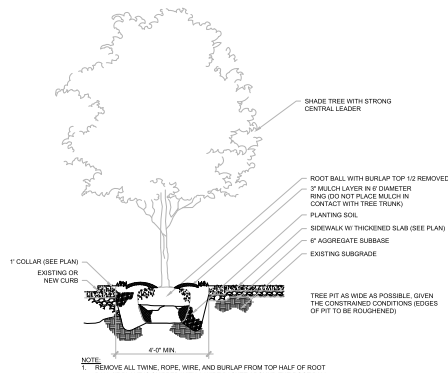
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L504

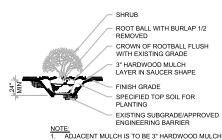




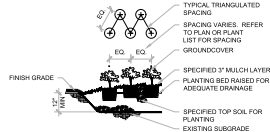
1 SHADE TREE PLANTING SECTION  
NOT TO SCALE



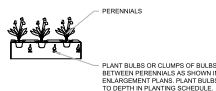
5 SHADE TREE IN PARKWAY SECTION  
NOT TO SCALE



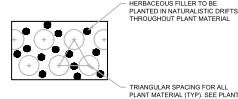
3 SHRUB PLANTING SECTION  
NOT TO SCALE



4 PERENNIAL PLANTING SECTION  
NOT TO SCALE



5 BULB INSTALLATION DETAIL  
NOT TO SCALE



6 INTERPLANTING DETAIL  
NOT TO SCALE

## Core Spaces Johnson & Bassett

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Rev. #	Description	Date Issued
1	UDCLUA SUBMITTAL	03/13/2023

Project No. 9991  
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Sheet Title  
PLANTING DETAILS

Drawing Number

L506



PLANT SCHEDULE - GROUND FLOOR							
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	POINTS	REMARKS
TREES - PARKWAY							
AC.MO	2	<i>Acer miyabei</i> 'Morton'	State Street Miyabe Maple	B&B	2" cal	70	matching heads
GL.SH	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	B&B	2" cal	70	matching heads
SY.IS	1	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2" cal	35	
TREES - INTERIOR							
SY.IS	5	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2" cal	175	matching heads
EVERGREEN SHRUBS							
TA.DE	71	<i>Taxus x media</i> 'Densiformis'	Dense Yew	cont	min 24" ht	284	42" o.c.
DECIDUOUS SHRUBS							
DI.LO	33	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	cont	#3, min 18" ht	99	36" o.c.
HY.BO	22	<i>Hydrangea paniculata</i> 'Ivobo' BOBO	Bobo Panicle Hydrangea	cont	#3, min 18" ht	66	30" o.c.
HY.LQ	22	<i>Hydrangea paniculata</i> 'SMHPLQF'	Little Quickfire Panicle Hydrangea	cont	#5, min 24" ht	66	36" o.c.
VI.PR	8	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	B&B	min 5' ht x w	24	8' o.c.
ORNAMENTAL GRASSES & PERENNIALS							
AM.BI	242	<i>Amsonia</i> 'Blue Ice'	Blue Ice Blue Star	cont	#1	484	12" o.c.
EC.MA	70	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	cont	#1	140	18" o.c.
GE.BE	167	<i>Geranium</i> 'Bevan's Variety'	Bevans Cranesbill	cont	#1	334	12" o.c.
CA.KF	72	<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	cont	#2, min 30" ht	144	24" o.c.
HE.AB	138	<i>Heuchera</i> 'Autumn Bride'	Autumn Bridge Heuchera	cont	#1	276	12" o.c.
HO.HB	65	<i>Hosta</i> 'Hadsphen Blue'	Hadsphen Blue Hosta	cont	#1	130	24" o.c.
PA.NO	103	<i>Panicum virgatum</i> 'Northwind'	Northwind Switchgrass	cont	#2, min 30" ht	206	24" o.c.
GROUNDCOVERS							
LY.AU	804	<i>Lysimachia nummularia</i> 'Aurea'	Golden Creeping Jenny	cell	4" pot	-	10" o.c.
SE.AU	662	<i>Sesleria autumnalis</i>	Autumn Moor Grass	cont	#1, min 12" ht	-	15" o.c.
SEASONAL ANNUALS (RED & WHITE COLOR SCHEME)							
-	-	-	To be determined by owner pending season	pot	-	-	-
						TOTAL POINTS: 2,638	

Core Spaces  
Johnson &  
Bassett

Johnson Street & Bassett Street, Madison,  
Wisconsin



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ISSUANCES

Rev. #	Description	Date Issued
	UDCLUA SUBMITTAL	03/13/2023

Project No. 0991		
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Approved:	SV	

Sheet Title  
PLANTING SCHEDULE

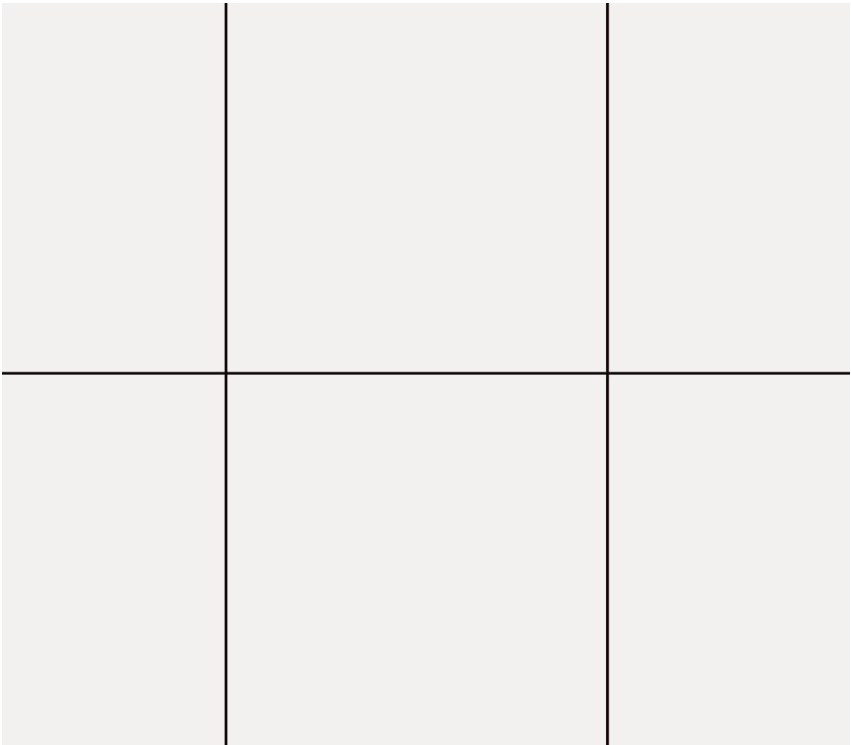
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L606



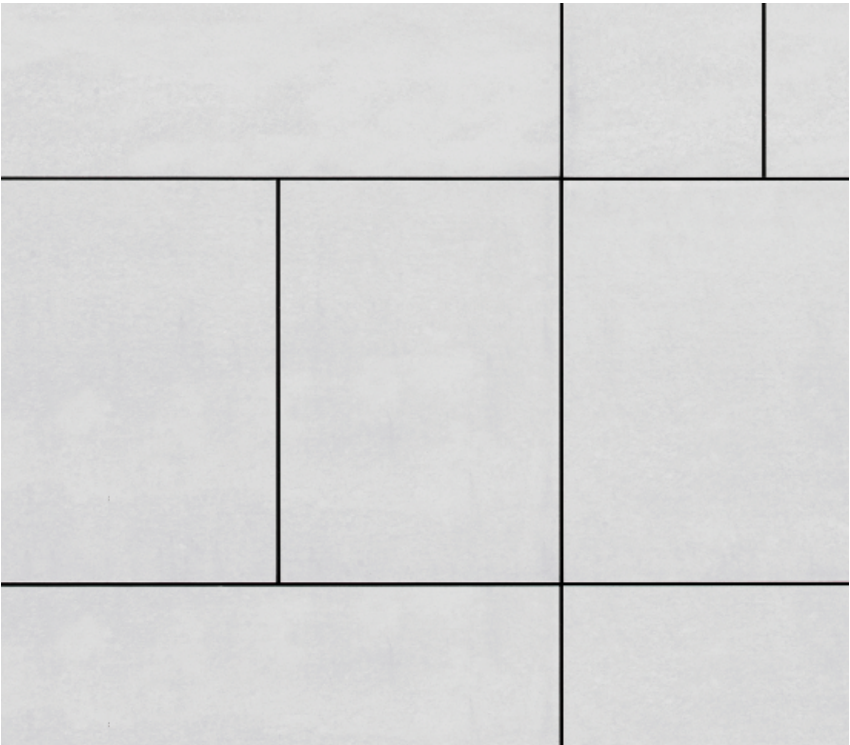
# EXTERIOR MATERIALS



**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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