

# CITY OF MADISON LAND USE APPLICATION

# JOHNSON & BASSETT STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

KAHLER SLATER PROJECT: 222063.00  
3/16/2023

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C300	SITE PLAN
C400	GRADING PLAN
C401	EROSION CONTROL PLAN
C500	UTILITY PLAN
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Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

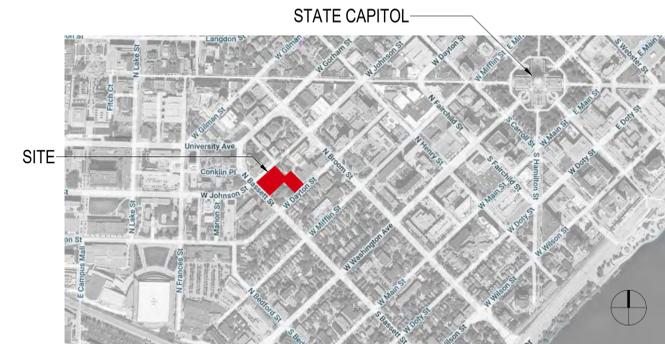
Drawing Date  
3/16/2023

JOHNSON & BASSETT STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No. Core Madison Bassett, LLC  
222063.00 000123

Sheet Title  
COVER SHEET



Architect:  
Kahler Slater, Inc.  
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(414)272-2000

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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  
EXISTING  
CONDITIONS PLAN

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Sheet No.  
C100

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 LINE
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" Ø IRON PIPE
FOUND 2" Ø IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" Ø IRON ROD
FOUND 3/4" Ø IRON ROD
SET NAIL
SET P.K. NAIL

EXISTING SANITARY STRUCTURE TABLE

Table with 5 columns: NAME, TYPE, RIM, INVERT, DIRECTION. Lists sanitary structures S1 through S7 with their respective details.

EXISTING STORM STRUCTURE TABLE

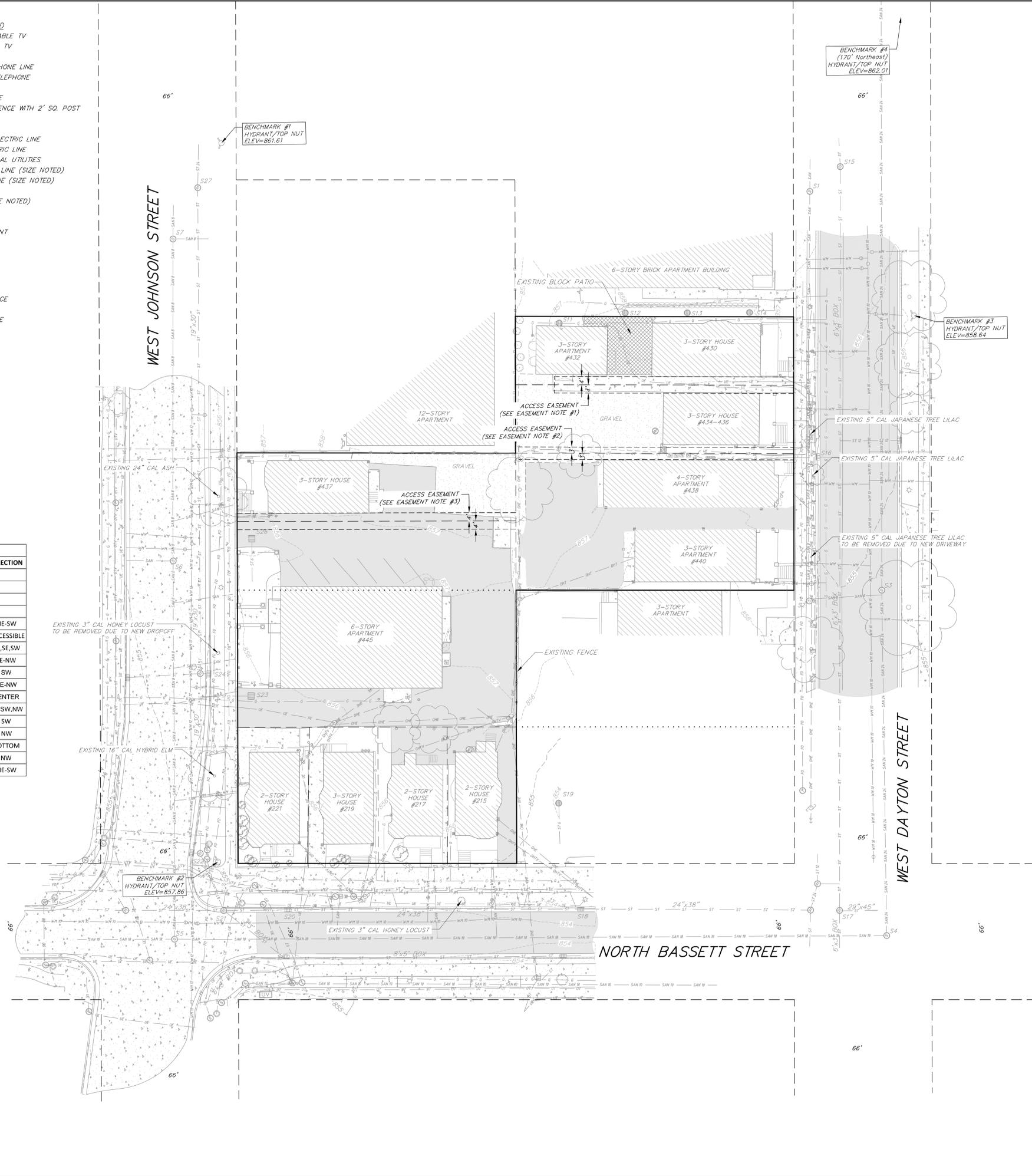
Table with 5 columns: NAME, TYPE, RIM, INVERT, DIRECTION. Lists storm structures S11 through S27 with their respective details.

EASEMENT NOTES

- 1. Eight feet (8') wide access easement, four feet (4') on either side of property line, per Document Numbers 444893, 854547 and 2203855.
2. Six feet (6') wide access easement, three feet (3') on either side of property line, per Document Number 3177355.
3. Eight feet (8') wide access easement, four feet (4') on either side of property line, per Document Numbers 412567 and 412568.
4. Easement Agreement For Sanitary Lateral Maintenance per Document Number 4669288 for sanitary lateral running from building at #430 W. Dayton St. to building at #432 W. Dayton St.

NOTES

- 1. This survey is based upon field survey work performed from November 30 - December 29, 2022. Any changes in site conditions after December 29, 2022 are not reflected by this survey.
2. The existing property lines shown on this plan are based upon found monumentation, surveys of record and the recorded deeds.
3. This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon NAVD83 datum.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Dig Safe's Hotline tickets numbers 20224801794, 20224801795, 20224801796, 20224801802, 20224801814, 20224801822, 20224801833, 20224801836, 20224801841, 20224801843, 20224801859, 20224801876 and 20224801890. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
5. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
6. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
7. Some snow cover was present during the time the field survey work was completed on the subject site. Additional improvements and utilities may exist that were not visible and of which the surveyor is not aware of.
8. This existing conditions plan was prepared at the request of CORE Spaces, LLC, 1643 N Milwaukee Ave, Chicago, IL 60647.



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STUDENT HOUSING

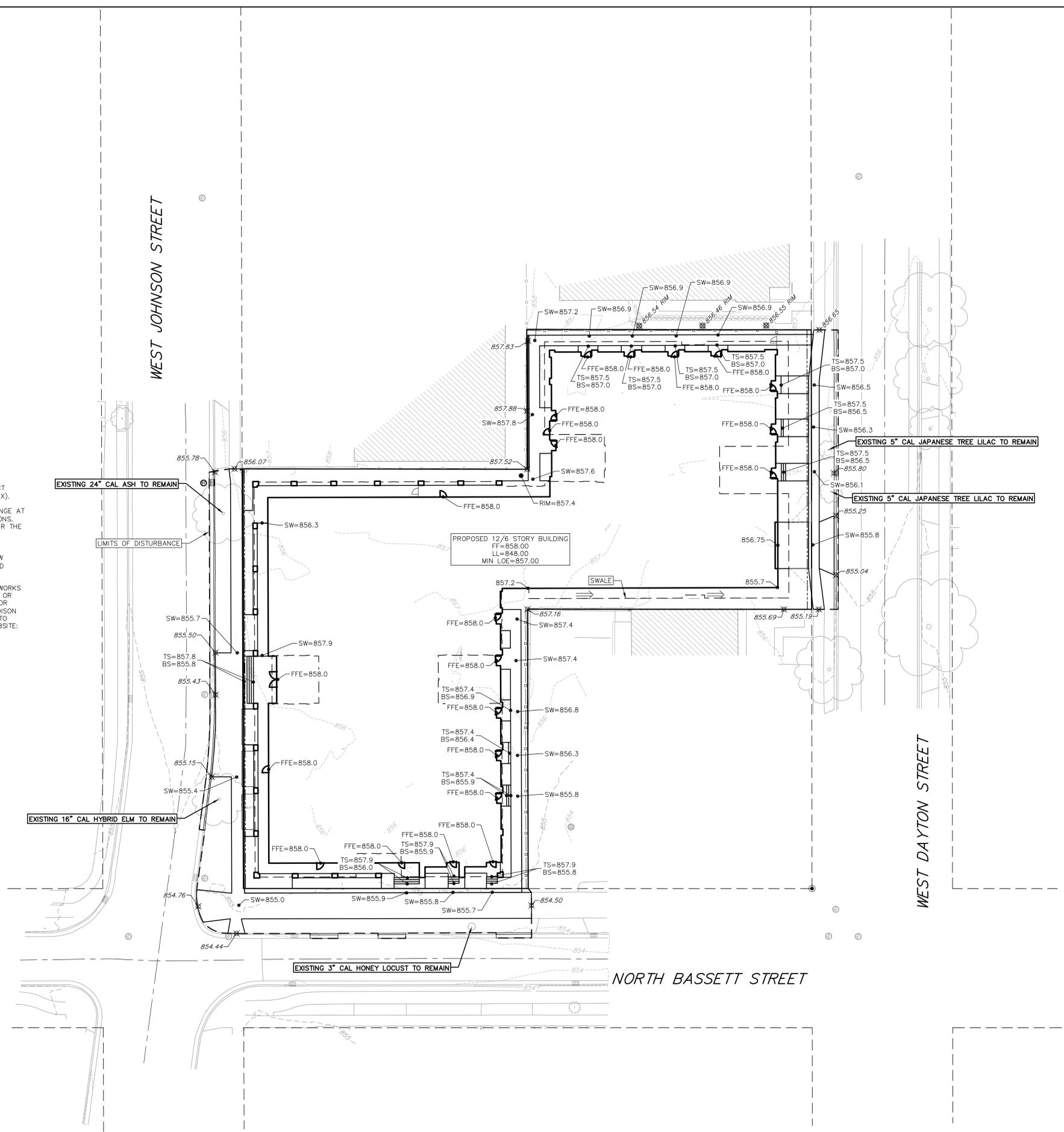
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Project No. Core Madison Bassett, LLC  
222063.00  
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GRADING PLAN

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125 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
Telephone 312.789.4516  
Sheet No.  
C400

- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
  - 818 --- EXISTING MINOR CONTOURS
  - 820 --- PROPOSED MAJOR CONTOURS
  - 818 --- PROPOSED MINOR CONTOURS
  - --- DITCH CENTERLINE
  - --- SILT FENCE
  - --- DISTURBED LIMITS
  - --- BERM
  - > DRAINAGE DIRECTION
  - 2.92% PROPOSED SLOPE ARROWS
  - +1048.61 EXISTING SPOT ELEVATIONS
  - +1048.61 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:**

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. 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.
5. 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 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 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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SCOPE DOCUMENTS

Drawing Date  
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**JOHNSON & BASSETT STUDENT HOUSING**

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No. Core Madison Bassett, LLC  
222063.00

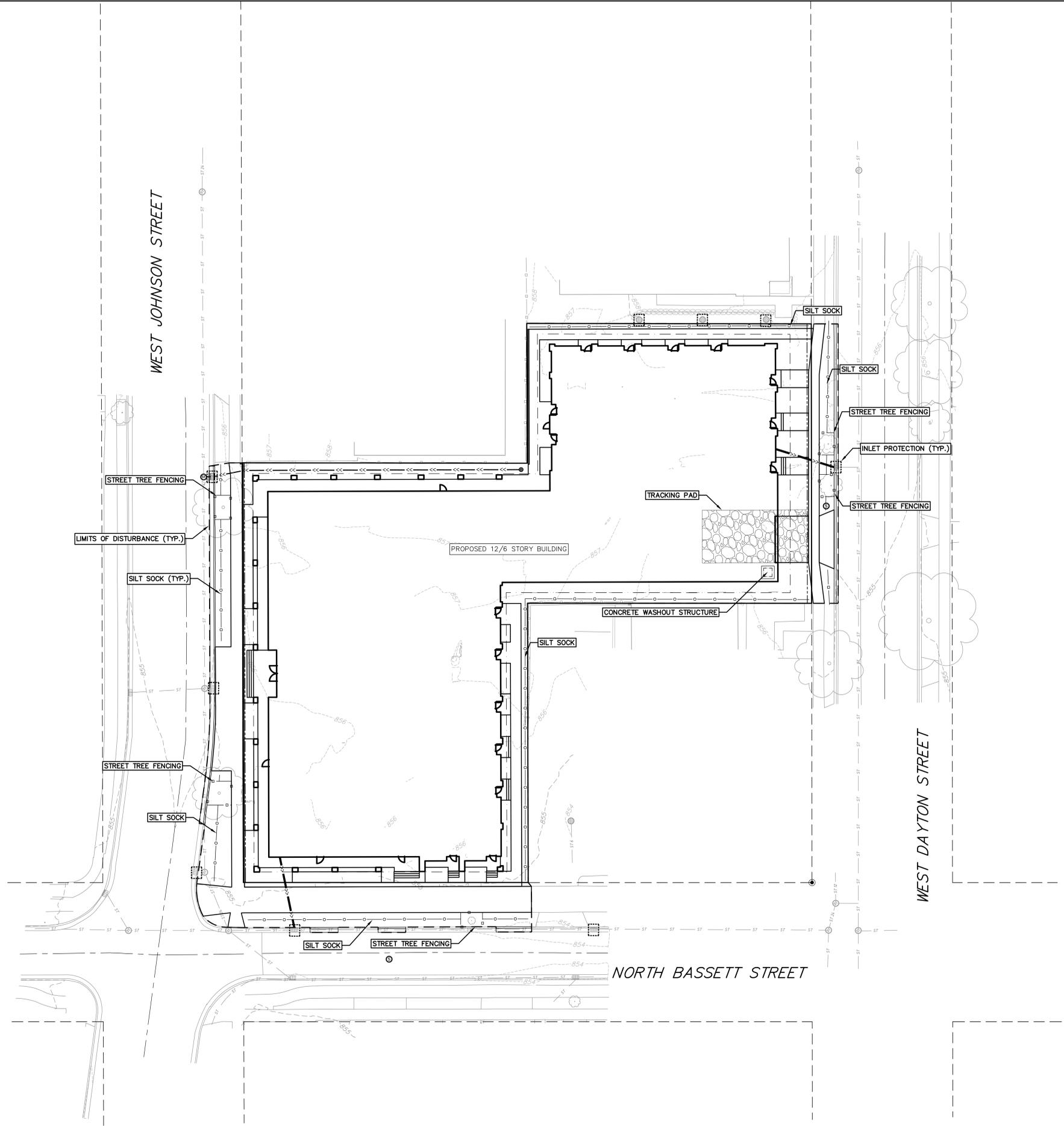
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**EROSION CONTROL PLAN**

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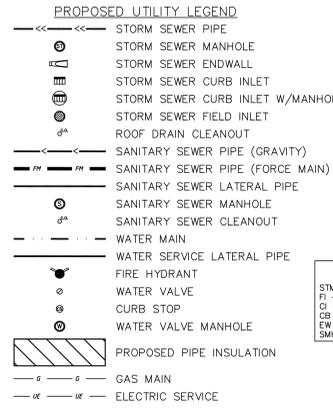
Sheet No.  
**C401**

- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
  - 818 --- EXISTING MINOR CONTOURS
  - 820 --- PROPOSED MAJOR CONTOURS
  - 818 --- PROPOSED MINOR CONTOURS
  - --- DITCH CENTERLINE
  - --- SILT FENCE
  - --- DISTURBED LIMITS
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  - >--- DRAINAGE DIRECTION
  - 2.92% PROPOSED SLOPE ARROWS
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  - --- EROSION MAT CLASS II, TYPE B
  - --- EROSION MAT CLASS III, TYPE C
  - --- EROSION MAT CLASS II, TYPE A
  - --- TRACKING PAD
  - --- RIP RAP

**NOTES:**  
SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



09 Mar 2023 - 12:29p M:\Core Spaces\220309 - 445 W Johnson\CADD\220309 - BaseEng.dwg by: dan

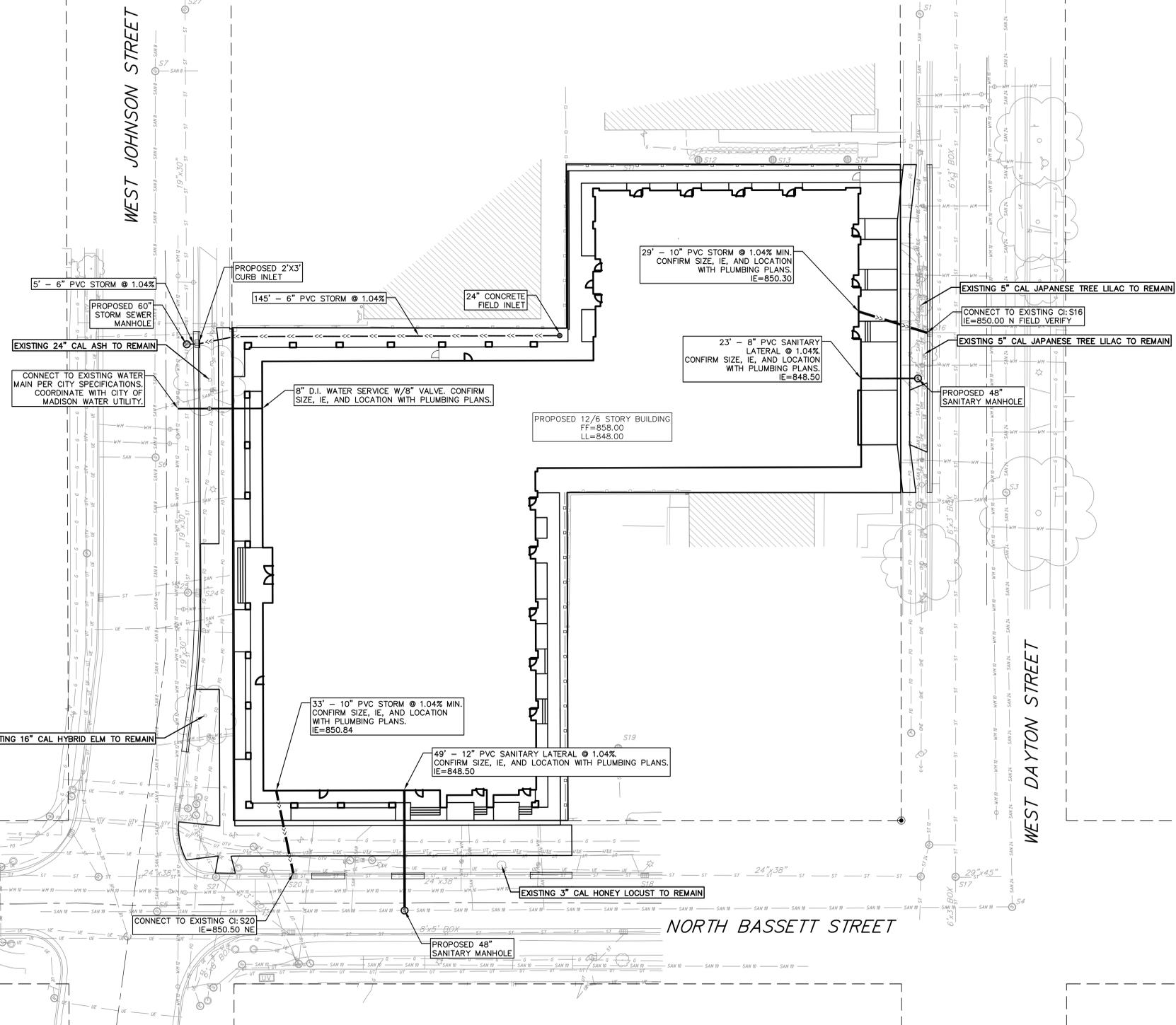


**ABBREVIATIONS**

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

**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 COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING 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 SPS 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 SPS 384.30(4)(d).
10. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(1)(h) AND SPS 382.40(8)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 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 S.145.06.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. CONTRACTOR SHALL FIELD 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 APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING 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 APPRECIABLY FROM THE PLANS.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' 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 PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT 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 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.
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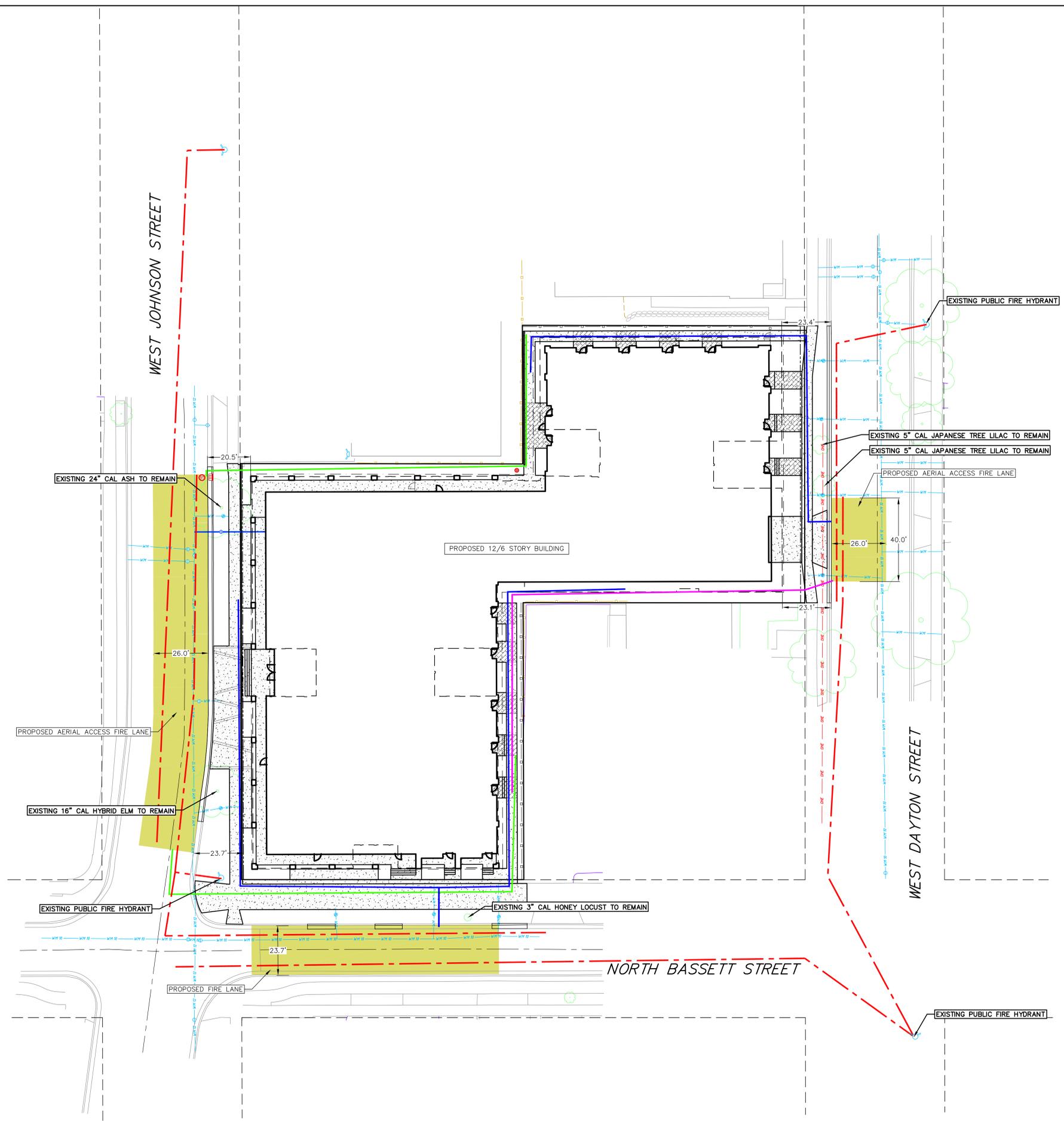
Revisions

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**SCOPE DOCUMENTS**  
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**JOHNSON & BASSETT STUDENT HOUSING**

JOHNSON AND BASSETT  
 MADISON, WI 53703  
 Project No. Core Madison Bassett, LLC  
 222063.00  
 Sheet Title  
**UTILITY PLAN**

09 Mar 2023 - 12:30p - M:\Core Spaces\220309 - 445 W Johnson\CADD\220309 - BaseEng.dwg by: dan

- 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
  -  FIRE LANE NO PARKING SIGN (12"x18") LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT OR MUNICIPALITY



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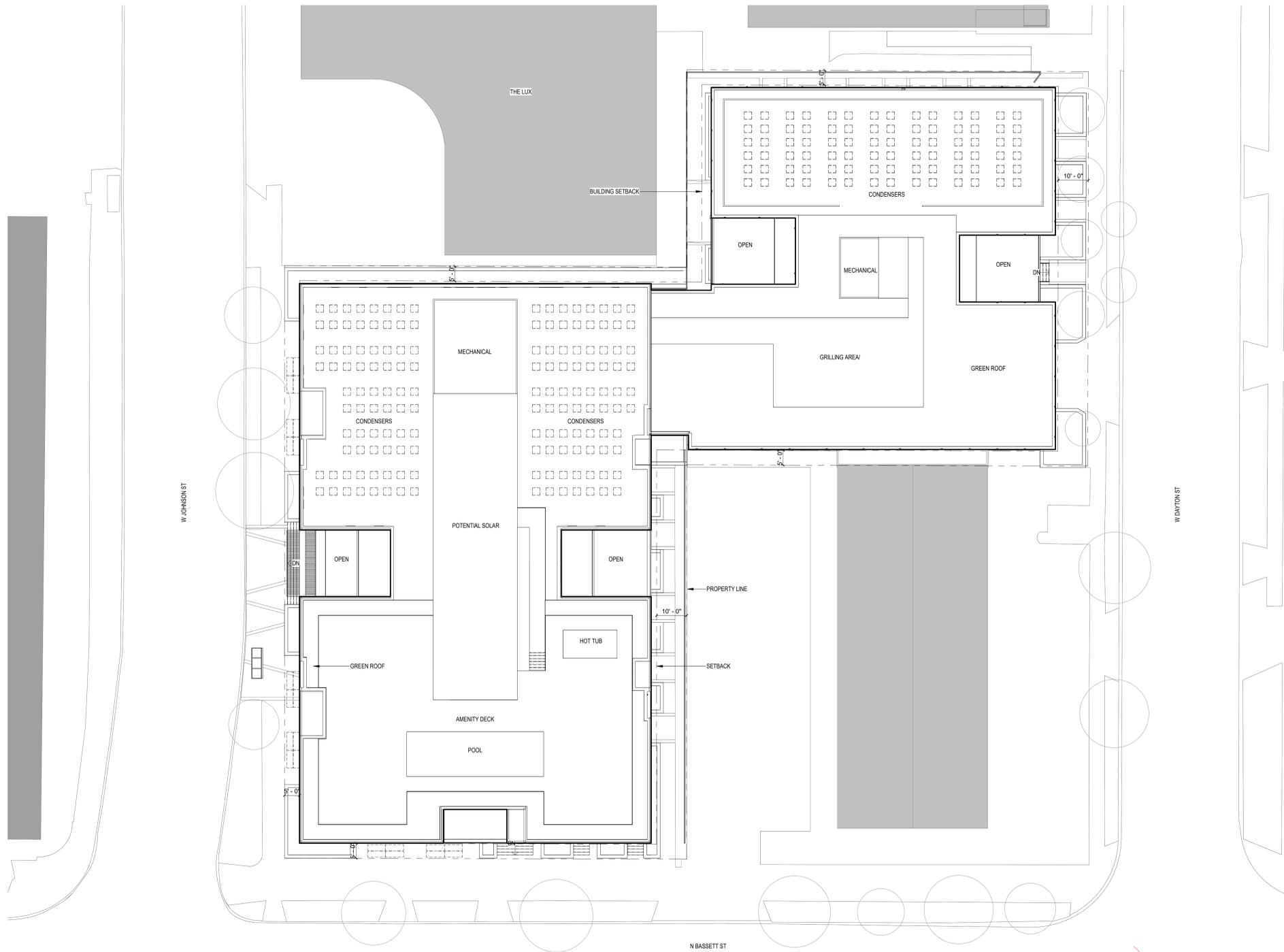
CITY OF MADISON LAND USE SUBMITTAL  
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 JOHNSON & BASSETT STUDENT HOUSING

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 MADISON, WI 53703  
 Project No. Core Madison Bassett, LLC  
 222063.00  
 Sheet Title  
 FIRE ACCESS PLAN

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 Telephone 312.789.4516

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3/16/2023

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MADISON, WI 53703

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Sheet Title  
**ARCHITECTURAL SITE PLAN**

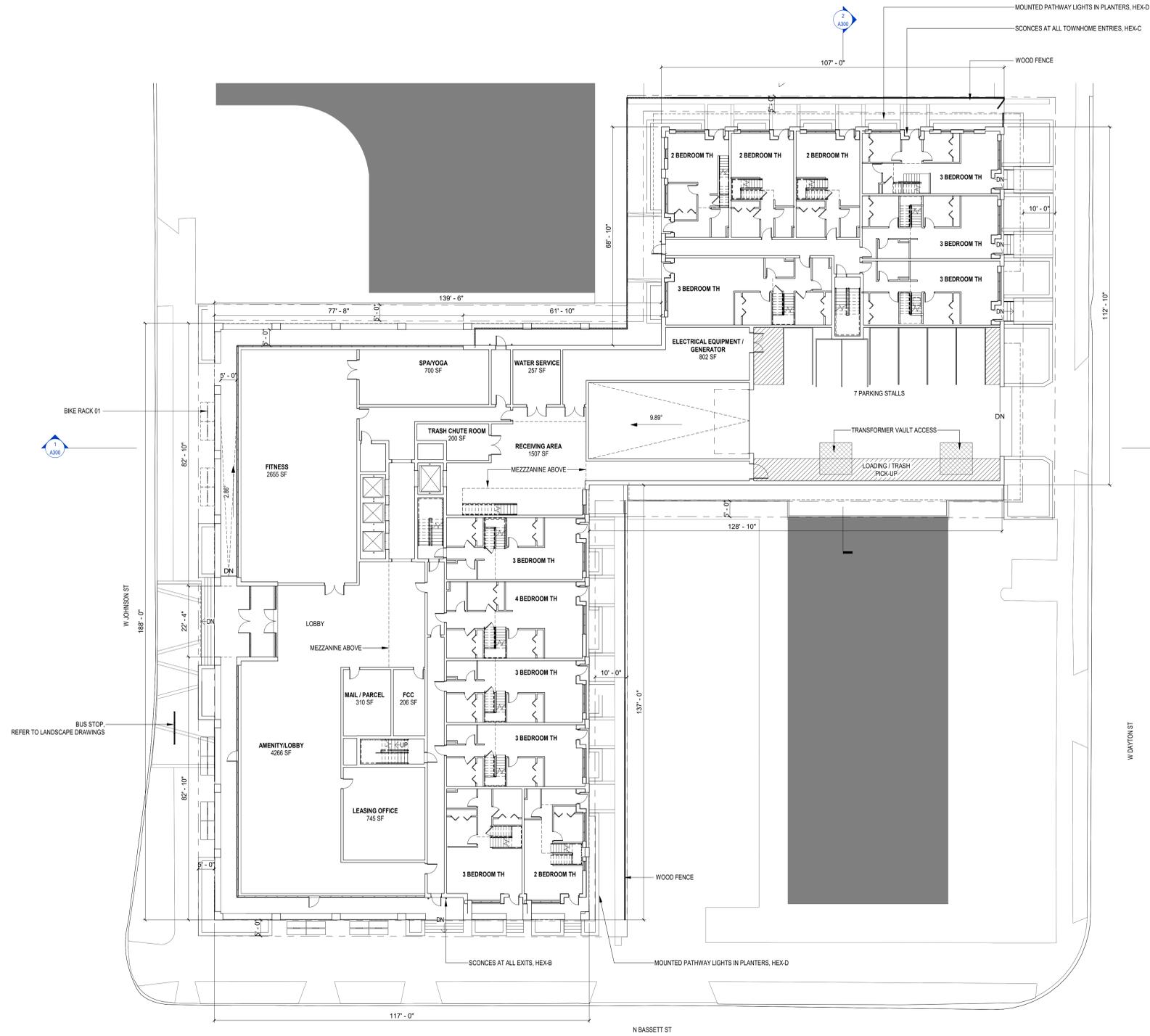


SCALE: 1/8" = 1'-0"

1 ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



KEYNOTES	
BIKE RACK 01	SINGLE U-SHAPE METAL BIKE RACK, REFER TO LANDSCAPE DRAWINGS FOR DETAILS
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



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SCOPE DOCUMENTS

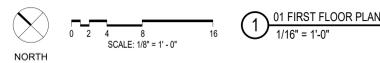
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3/16/2023

JOHNSON & BASSETT STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

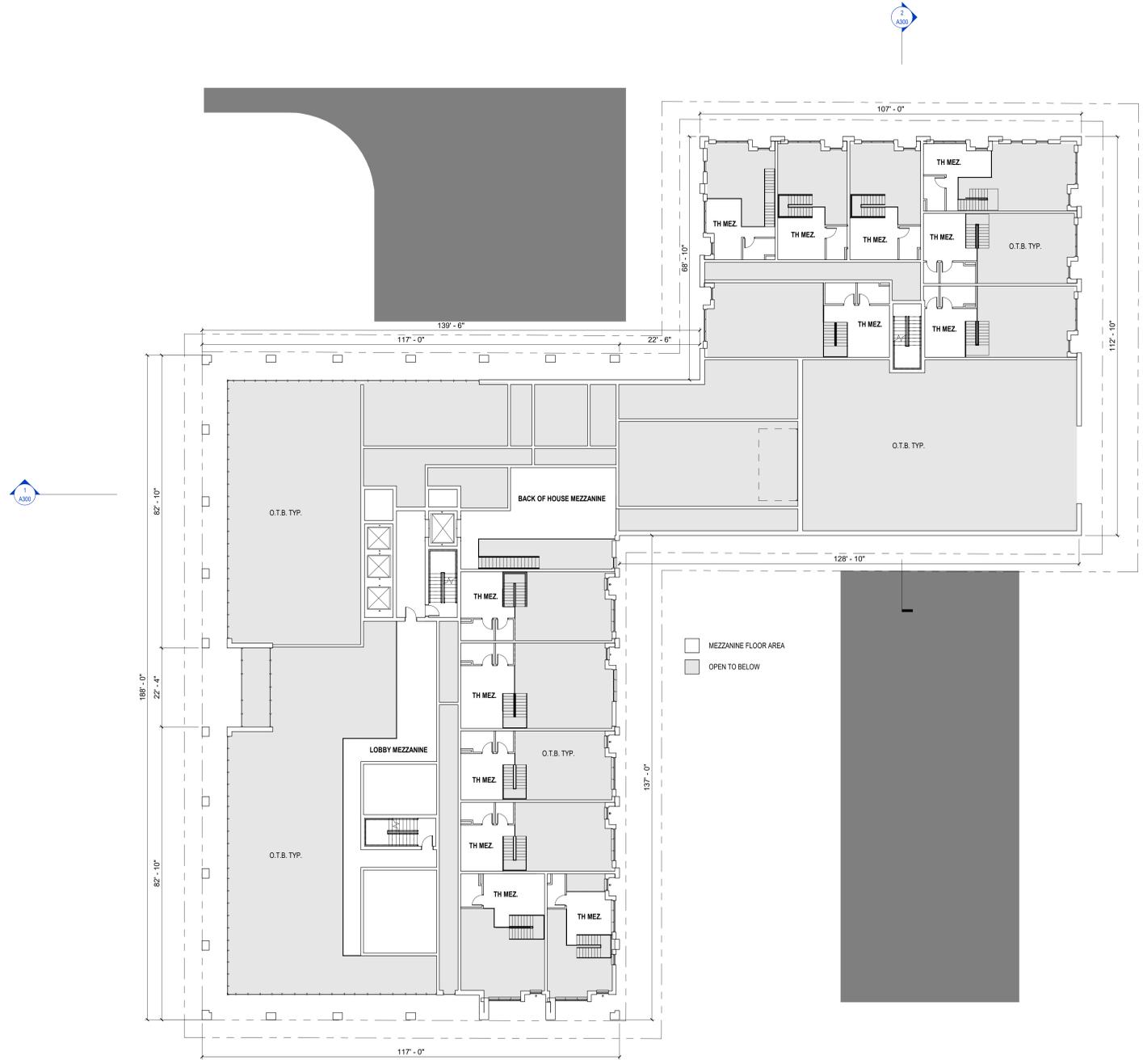
Project No. Core Madison Bassett, LLC  
222063.00 000123

Sheet Title  
FIRST FLOOR PLAN



1 01 FIRST FLOOR PLAN  
1/16" = 1'-0"

KEYNOTES



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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. Core Madison Bassett, LLC  
222063.00 000123

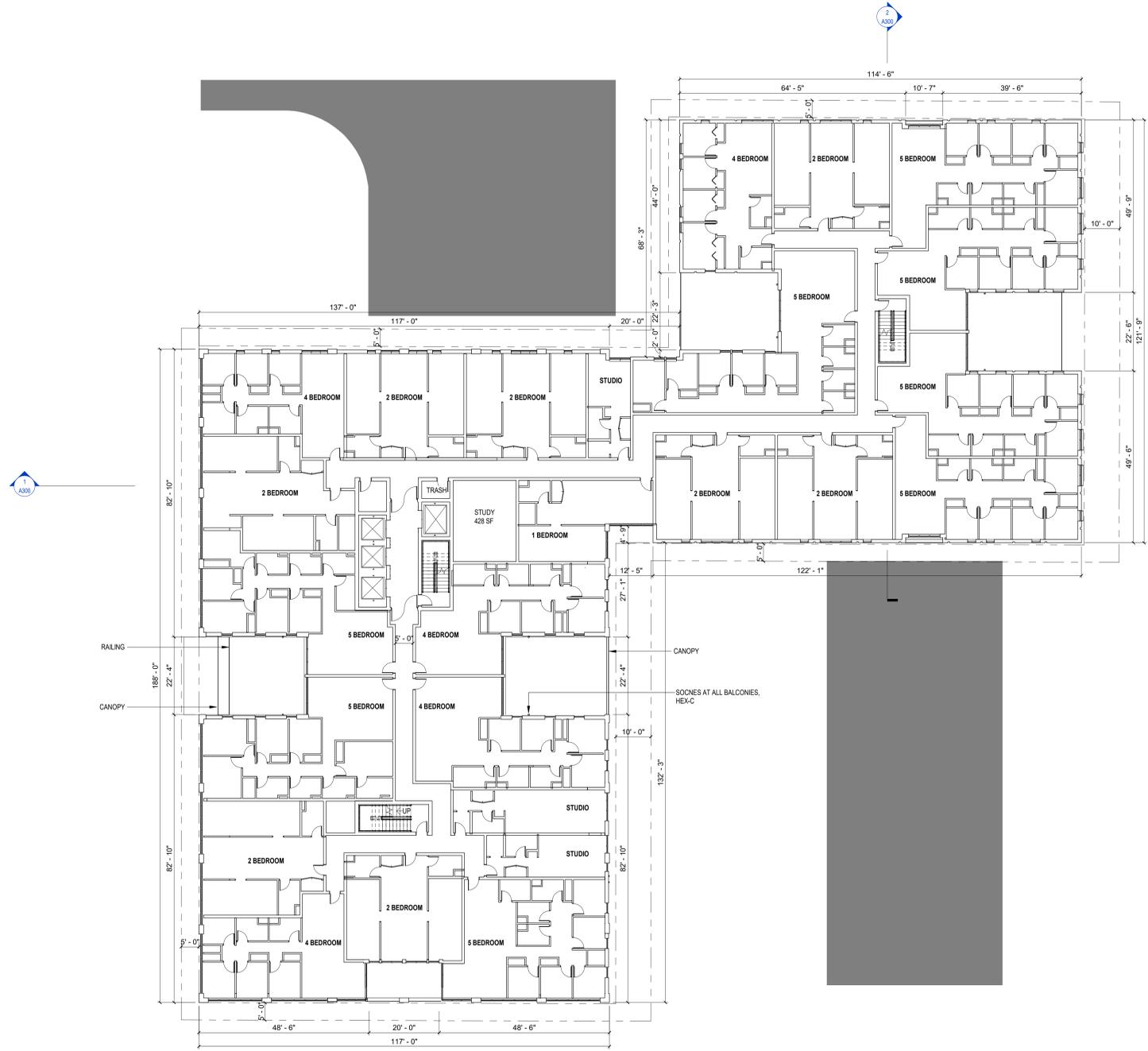
Sheet Title  
MEZZANINE FLOOR PLAN

NORTH  
SCALE: 1/8" = 1'-0"  
1/16" = 1'-0"  
M MEZZANINE FLOOR PLAN

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125 South Clark Street, Suite 675-2, Chicago, Illinois 60603  
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Sheet No.  
A102

KEYNOTES	
CANOPY	CUSTOM WOOD AND GLASS CANOPY, INTEGRATED DOWNLIGHTING, FINISH TO MATCH COMPOSITE WOOD 01
RAILING	METAL PICKET RAILING, WHITE



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Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date  
3/16/2023

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STUDENT HOUSING

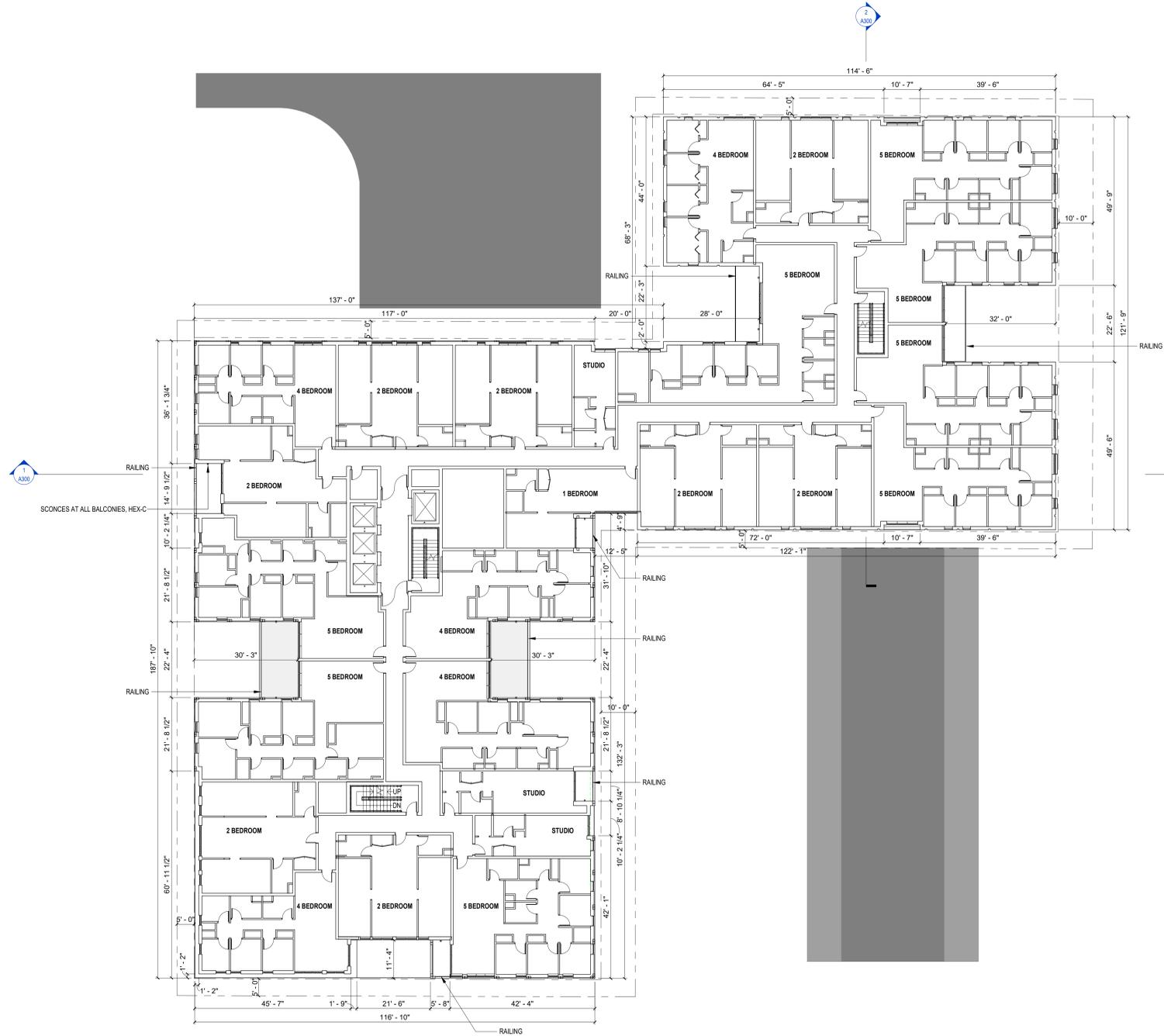
JOHNSON AND BASSETT  
MADISON, WI 53703

Project No. Core Madison Bassett, LLC  
222063.00 000123

Sheet Title  
SECOND FLOOR PLAN

② 02 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
1/16" = 1'-0"

KEYNOTES	
RAILING	METAL PICKET RAILING, WHITE



SCONCES AT ALL BALCONIES, HEX-C

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CONSTRUCTION

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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

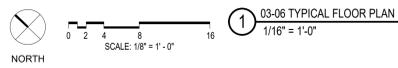
Drawing Date  
3/16/2023

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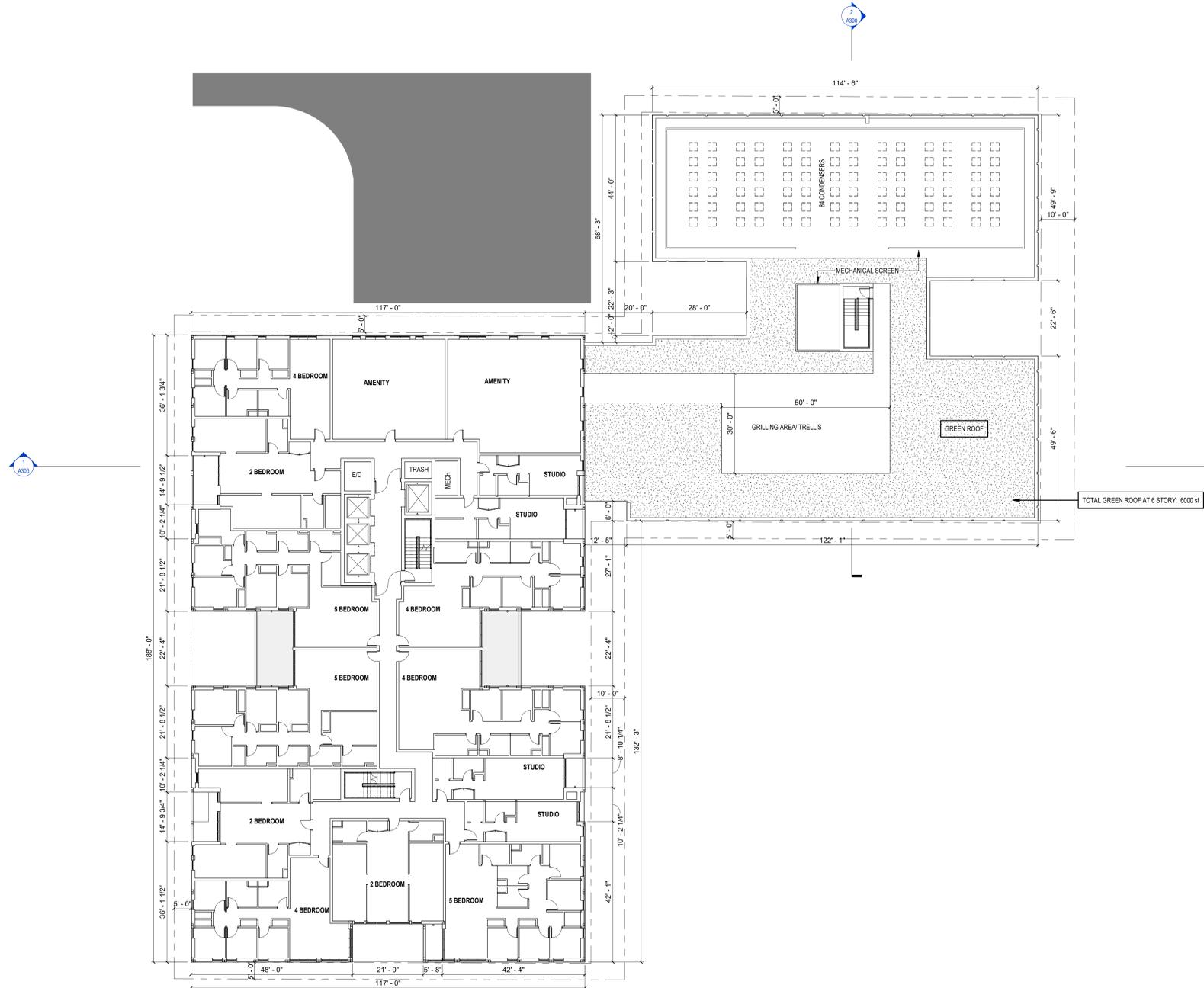
Project No.	Core Madison Bassett, LLC
222063.00	000123

TYPICAL FLOOR PLAN  
3-6



03-06 TYPICAL FLOOR PLAN  
1/16" = 1'-0"

KEYNOTES



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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

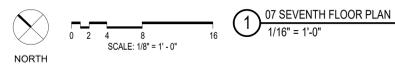
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3/16/2023

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222063.00	000123

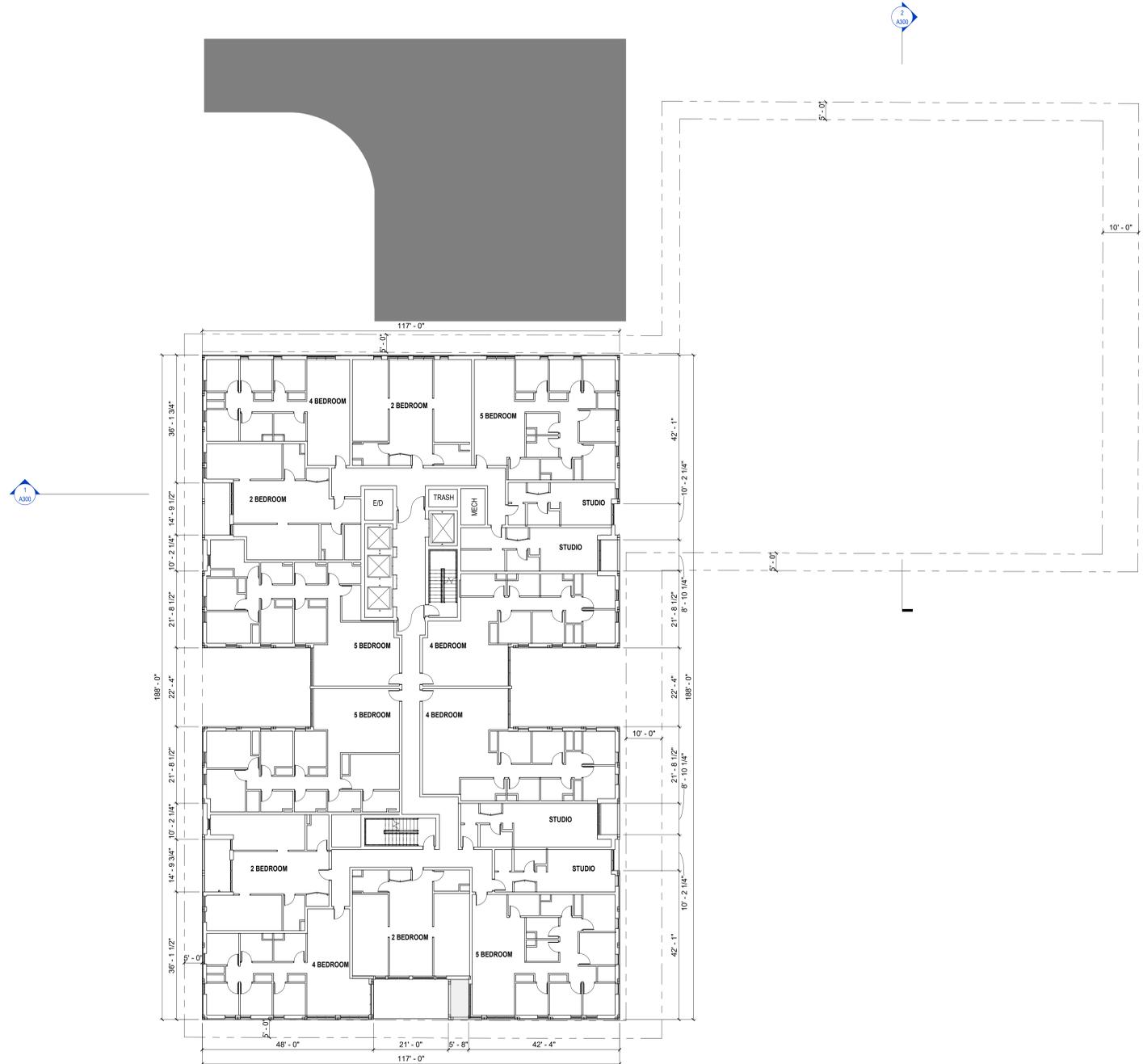
Sheet Title  
**SEVENTH FLOOR PLAN**



1 07 SEVENTH FLOOR PLAN  
1/16" = 1'-0"

3/16/2023 12:27 PM

KEYNOTES



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CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

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3/16/2023

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STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No.	Core Madison Bassett, LLC
222063.00	000123

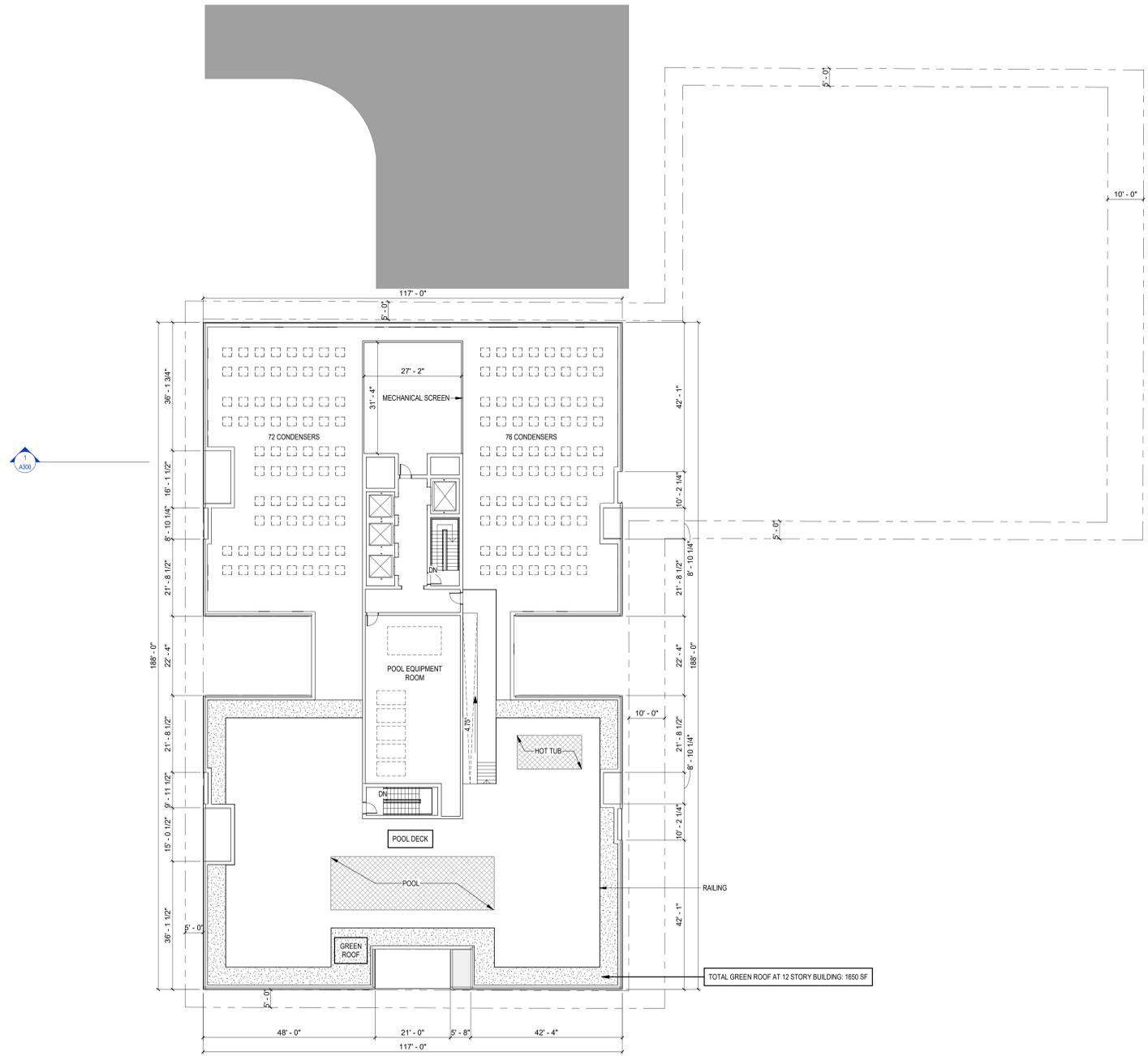
TYPICAL FLOOR PLAN  
8-12

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Telephone 312.789.4516

Sheet No.  
A106

1 08-12 TYPICAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
1/16" = 1'-0"

KEYNOTES	
RAILING	METAL PICKET RAILING, WHITE



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Revisions

CITY OF MADISON LAND USE APPLICATION

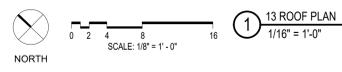
SCOPE DOCUMENTS  
Drawing Date  
3/16/2023

JOHNSON & BASSETT STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

Project No. Core Madison Bassett, LLC  
222063.00 000123

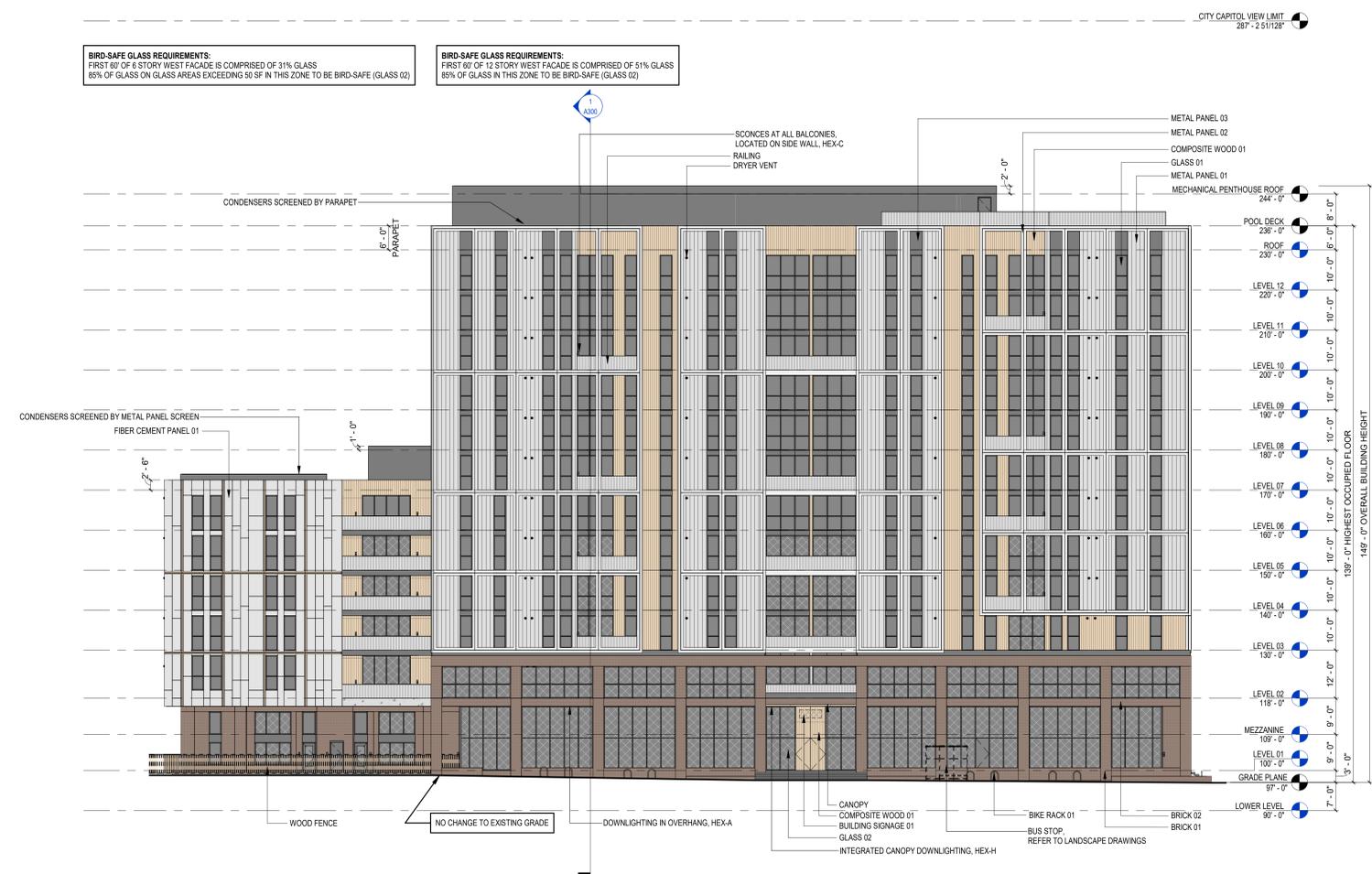
Sheet Title  
ROOF PLAN



13 ROOF PLAN  
1/16" = 1'-0"

NOT FOR CONSTRUCTION

KEYNOTES	
BIKE RACK 01	SINGLE U-SHAPE METAL BIKE RACK, REFER TO LANDSCAPE DRAWINGS FOR DETAILS
BRICK 01	MODULAR CONCRETE BRICK, RUNNING BOND, BASIS OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BRICK 02	MODULAR CONCRETE BRICK, SOLDIER COURSE, BASIS OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BUILDING SIGNAGE 01	BUILDING SIGNAGE, DESIGN TBD
CANOPY	CUSTOM WOOD AND GLASS CANOPY, INTEGRATED DOWNLIGHTING, FINISH TO MATCH COMPOSITE WOOD 01
COMPOSITE WOOD 01	COMPOSITE WOOD SIDING, 5 1/2" VERTICAL PANELS, BASIS OF DESIGN NEWTECHWOOD TONGUE AND GROOVE US09, COLOR JAPANESE CEDAR
DRYER VENT	DRYER VENT, CUSTOM FINISH TO MATCH COLOR OF SURROUNDING MATERIAL
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASIS OF DESIGN HARDIE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR ARCTIC WHITE
GLASS 01	INSULATED GLASS, 1", CLEAR
GLASS 02	BIRD SAFE INSULATED GLASS, 1", CLEAR, ETCHED OR APPLIED DOT PATTERN, 1/4" DIAMETER SPACED 2" BY 2", DOT PATTERN TO BE APPLIED TO 85% OF GLASS AREA
METAL PANEL 01	SINGLE SKIN METAL PANEL, 12" VERTICAL PANELS, BASIS OF DESIGN MORIN MATRIX MX-1, COLOR LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASIS OF DESIGN MORIN MATRIX PE, COLOR WHITE
METAL PANEL 03	SINGLE SKIN METAL PANEL, 12" VERTICAL PANELS, BASIS OF DESIGN MORIN MATRIX MX-6, 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, LLC  
222063.00 000123

Sheet Title  
EXTERIOR ELEVATION - WEST

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Sheet No.  
A200

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SCALE: 1/16" = 1'-0"

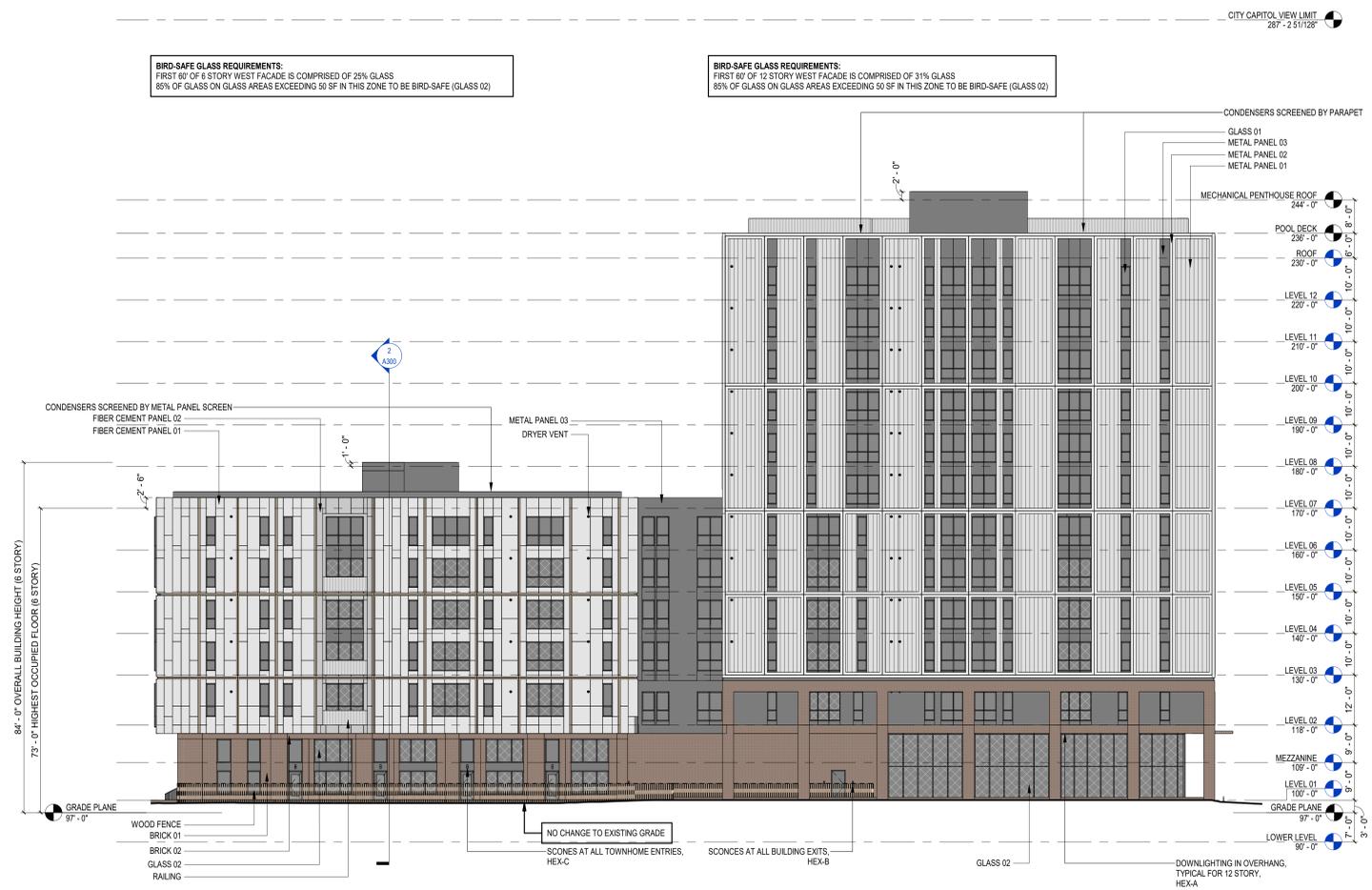
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NOT FOR CONSTRUCTION

KEYNOTES	
BRICK 01	MODULAR CONCRETE BRICK, RUNNING BOND, BASIS OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
BRICK 02	MODULAR CONCRETE BRICK, SOLDIER COURSE, BASIS OF DESIGN COUNTY MATERIALS HERITAGE COLLECTION, BRICK COLOR SABLE, MORTAR COLOR LIGHT GRAY
DRYER VENT	DRYER VENT, CUSTOM FINISH TO MATCH COLOR OF SURROUNDING MATERIAL
FIBER CEMENT PANEL 01	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASIS OF DESIGN HARDIE ARCHITECTURAL COLLECTION FINE SAND PANEL, COLOR ARCTIC WHITE
FIBER CEMENT PANEL 02	FIBER CEMENT PANEL, SIZE VARIES, METAL REVEAL TRIM, BASIS OF DESIGN HARDIE 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 SPACED 2" BY 2", DOT PATTERN TO BE APPLIED TO 85% OF GLASS AREA
METAL PANEL 01	SINGLE SKIN METAL PANEL, 12" VERTICAL PANELS, BASIS OF DESIGN MORIN MATRIX MM-1, COLOR LIGHT GRAY
METAL PANEL 02	ALUMINUM COMPOSITE METAL PANEL, CUSTOM SIZES, BASIS OF DESIGN ALPOVIC PE, COLOR WHITE
METAL PANEL 03	SINGLE SKIN METAL PANEL, 12" VERTICAL PANELS, BASIS OF DESIGN MORIN MATRIX MM-4, COLOR LIGHT GRAY
RAILING	METAL 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



**BIRD-SAFE GLASS REQUIREMENTS:**  
FIRST 60' OF 6 STORY WEST FACADE IS COMPRISED OF 25% GLASS  
85% OF GLASS ON GLASS AREAS EXCEEDING 50 SF IN THIS ZONE TO BE BIRD-SAFE (GLASS 02)

**BIRD-SAFE GLASS REQUIREMENTS:**  
FIRST 60' OF 12 STORY WEST FACADE IS COMPRISED OF 31% GLASS  
85% OF GLASS ON GLASS AREAS EXCEEDING 50 SF IN THIS ZONE TO BE BIRD-SAFE (GLASS 02)

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, LLC  
222063.00 000123

Sheet Title  
EXTERIOR ELEVATION - NORTH

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Sheet No.  
A203

1 EXTERIOR ELEVATION - NORTH  
1/16" = 1'-0"  
SCALE: 1/16" = 1'-0"

3/16/2023 12:27:48 PM



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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.	Core Madison Bassett, LLC
222063.00	000123

Sheet Title  
EXTERIOR RENDERINGS

PERSPECTIVE VIEW FROM JOHNSON AND BASSETT



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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. Core Madison Bassett, LLC  
222063.00 000123

Sheet Title  
EXTERIOR RENDERINGS

PERSPECTIVE VIEW FROM JOHNSON STREET



PERSPECTIVE VIEW FROM BASSETT

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Revisions

CITY OF MADISON LAND USE  
APPLICATION

SCOPE DOCUMENTS

Drawing Date  
3/16/2023

JOHNSON & BASSETT  
STUDENT HOUSING

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EXTERIOR RENDERINGS

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Sheet No.  
A292



PERSPECTIVE VIEW FROM DAYTON

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CITY OF MADISON LAND USE  
APPLICATION

SCOPE DOCUMENTS

Drawing Date  
3/16/2023

JOHNSON & BASSETT  
STUDENT HOUSING

JOHNSON AND BASSETT  
MADISON, WI 53703

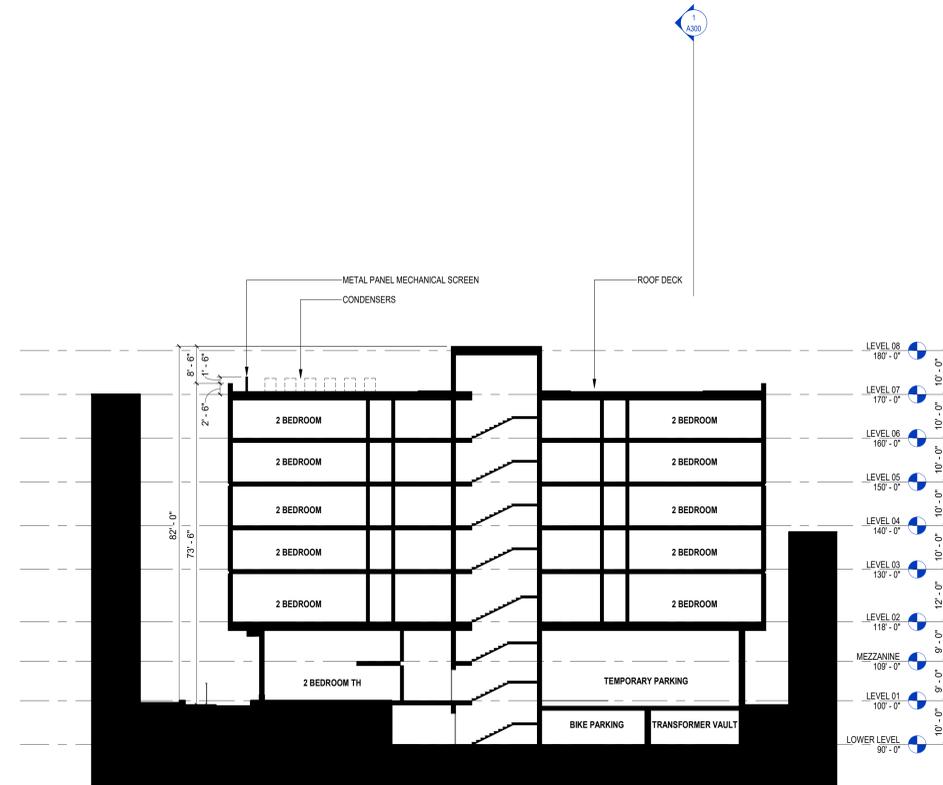
Project No. Core Madison Bassett,  
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Sheet Title  
EXTERIOR RENDERINGS

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Sheet No.  
A293

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② BUILDING SECTION 2  
1/16" = 1'-0"



① BUILDING SECTION 1  
1/16" = 1'-0"

Revisions

CITY OF MADISON LAND USE APPLICATION

SCOPE DOCUMENTS

Drawing Date  
3/16/2023

JOHNSON & BASSETT STUDENT HOUSING

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Sheet Title  
BUILDING SECTIONS

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Sheet No.  
A300

**LEGEND**

- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 1
- [Pattern] PEDESTRIAN CONCRETE PAVING, TYPE 2
- [Pattern] UNIT PAVER PAVING, TYPE 1
- [Pattern] UNIT PAVER PAVING, TYPE 2
- == RAISED PLANTER
- BENCH
- [Symbol] BUS SHELTER
- [Symbol] SHADE TREE
- [Symbol] ORNAMENTAL TREE
- [Symbol] SHRUBS
- [Pattern] GROUND COVER/PERENNIALS
- [Pattern] SOD

- NOTES:**
1. 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 REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
  2. 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 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.
  3. 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 SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
  4. SECTION 107.13(G) 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 DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
  5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED 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.
  6. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.

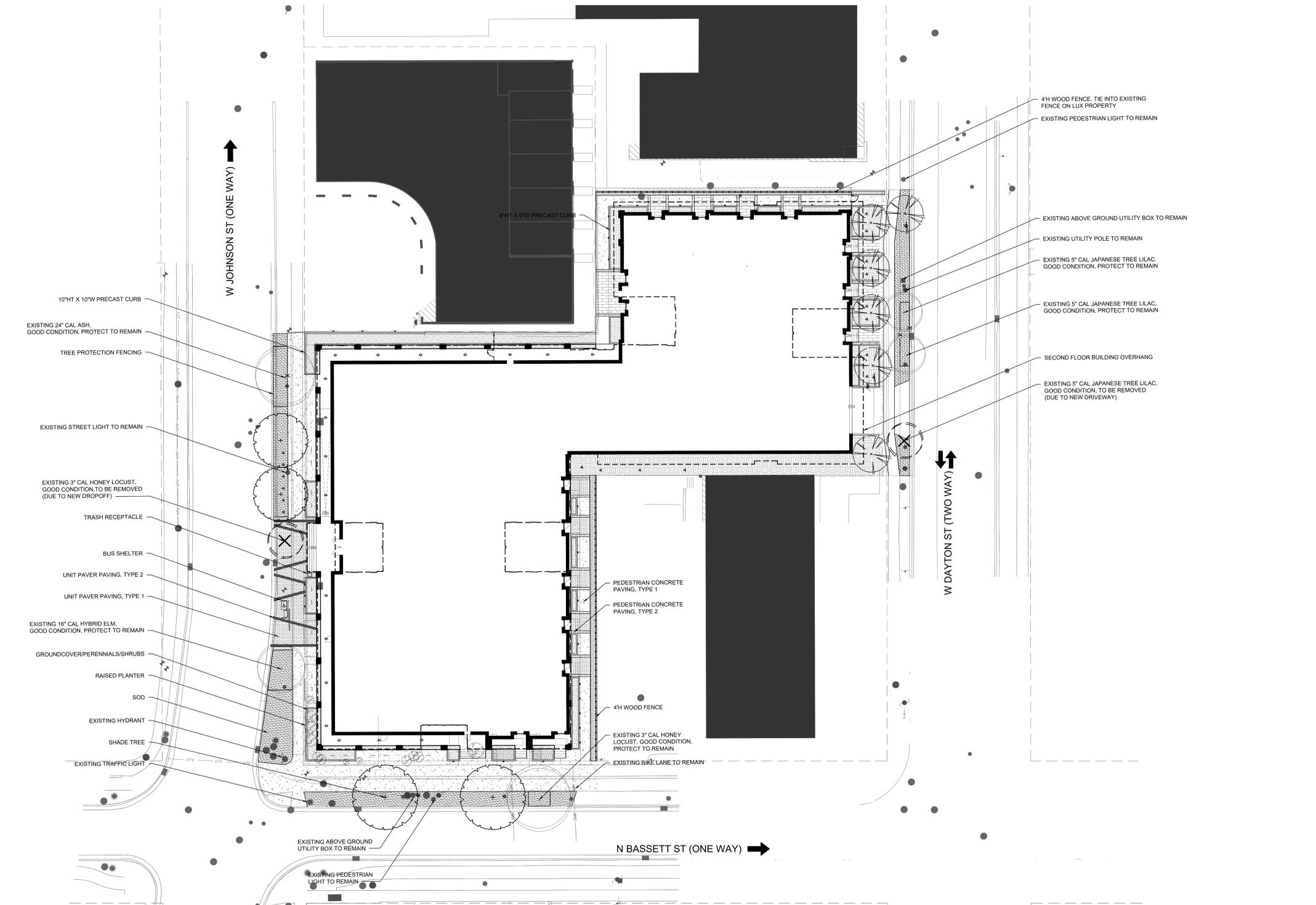
**Core Spaces  
Johnson &  
Bassett**

Johnson Street & Bassett Street, Madison, Wisconsin



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88 South Michigan Avenue #100, Chicago, IL 60605  
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Landscape Architect



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



**ISSUANCES**

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

Project No:	9591
Drawn:	AP
File:	9591_situ.dwg
Checked:	SV
Scale:	AS NOTED
Approved:	SV

Sheet Title:  
**LANDSCAPE SITE PLAN**

Drawing Number:

**L101**

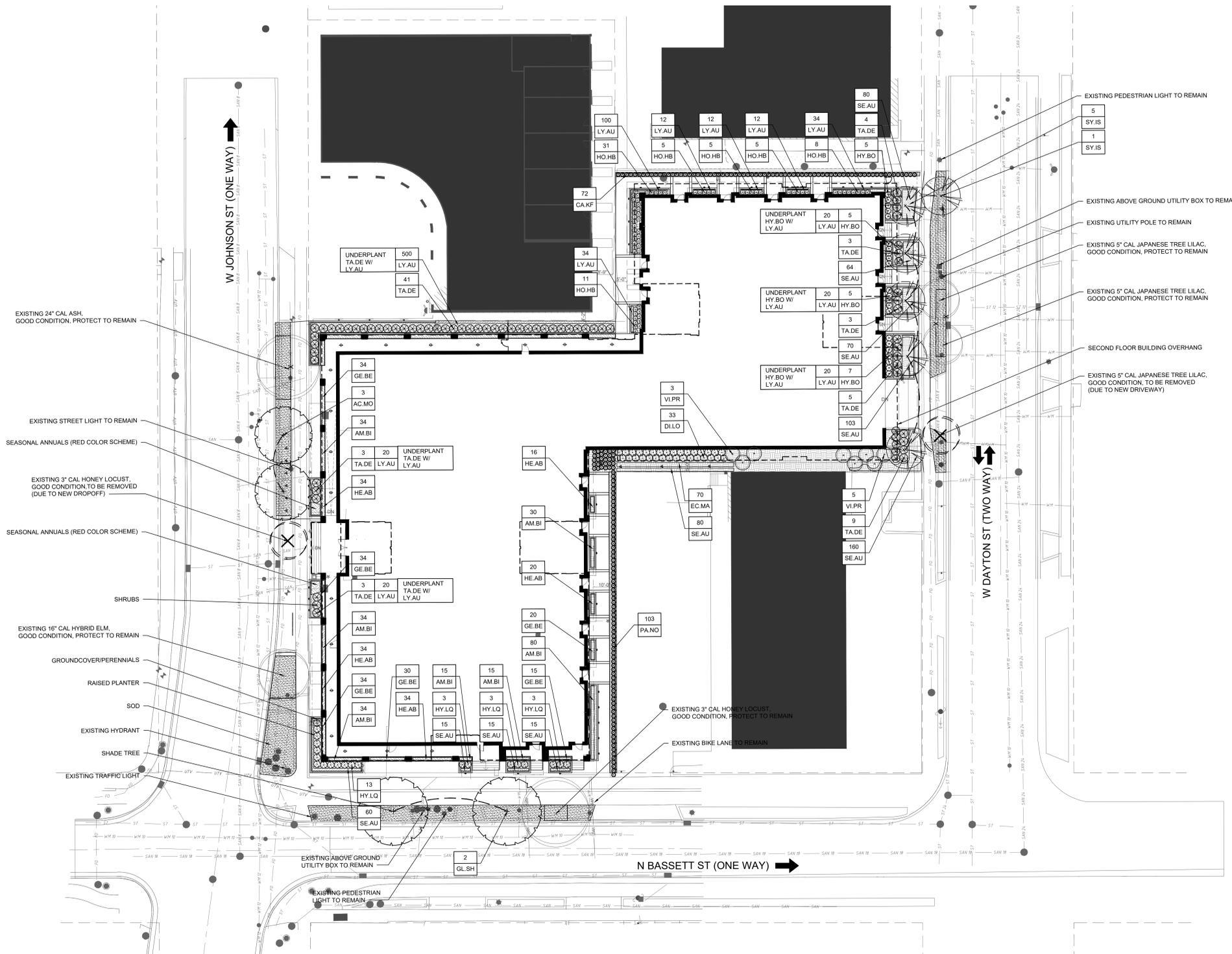


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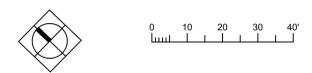
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- - - PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
- ==== RAISED PLANTER
- SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- ▨ GROUNDCOVER/PERENNIALS
- ▩ SOD

**Core Spaces  
Johnson &  
Bassett**

Johnson Street & Bassett Street, Madison, Wisconsin



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



**ISSUANCES**

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

Project No: 9591  
 Drawn: AP File: 9591\_plnt.dwg  
 Checked: SV Scale: AS NOTED  
 Approved: SV

Sheet Title:  
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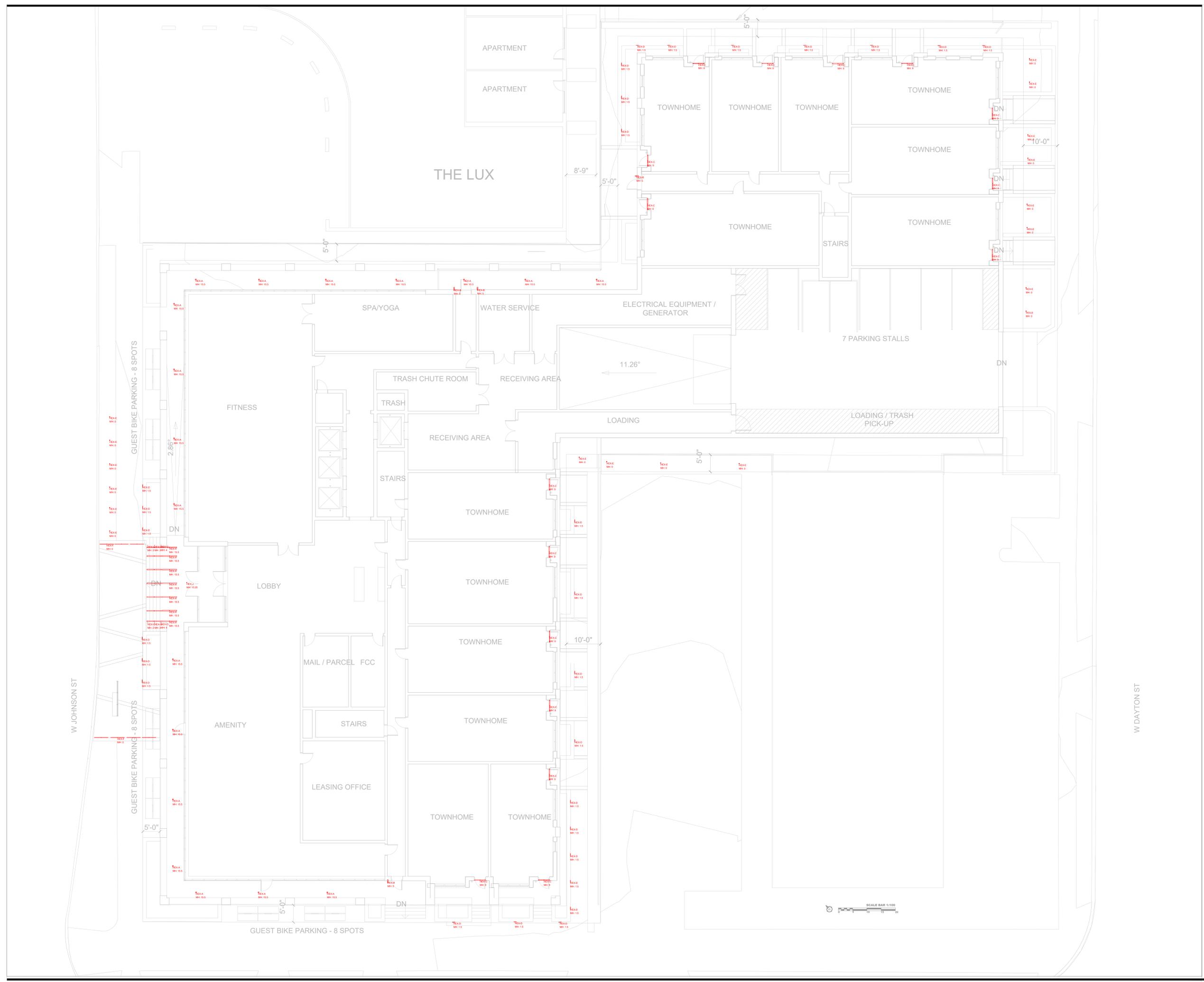
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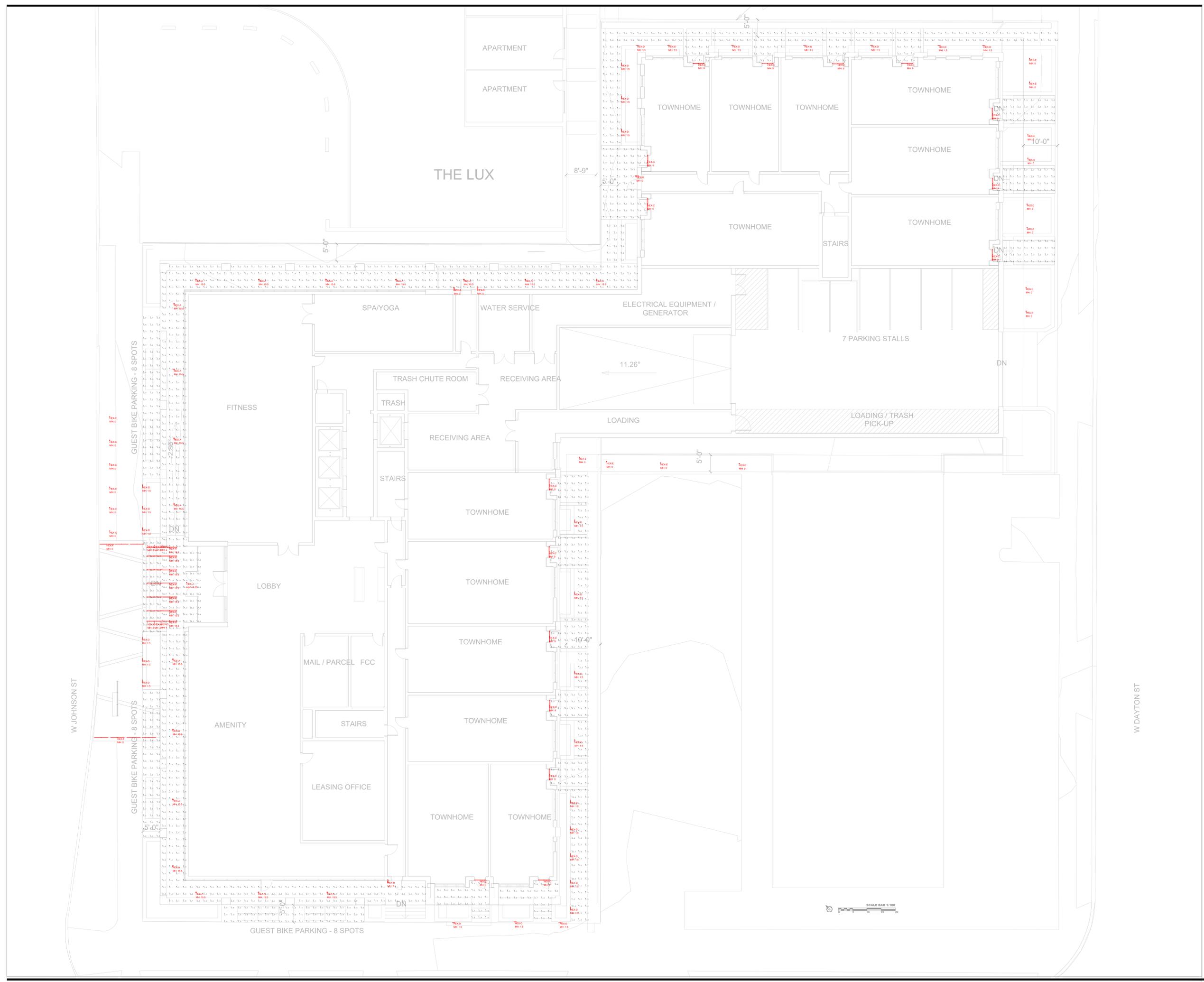


No.	Date	Revision

Seal & Signature

Date  
03/06/2023  
Scale  
1" = 100'0"  
Project No. & Title  
CORE Johnson Bassett  
Drawn By  
SD  
Checked By  
JK

**SITE LIGHTING LAYOUT**



No.	Date	Revision

Seal & Signature

Date  
**03/06/2023**  
Scale  
**1" = 100'0"**  
Project No. & Title  
**CORE Johnson Bassett**  
Drawn By  
**SD**  
Checked By  
**JK**

**SITE LIGHTING  
PHOTOMETRICS**

Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	18	HEXA_EV04_30_10 AR MWD LD	Single	EVO4 30_10 AR MWD LD	HEX-A	0.900	852	8.8	158.4
	4	AT6510-BK - Slate	Single	AT6510-BK HEX-B Opt2	HEX-B	0.900	1104	20.6	82.4
	16	QW2484-L35K-H	Single	QW2480	HEX-C	0.900	1952	39.5	632
	28	S6240W	Single	S6240W_14	HEX-D	0.900	422	13.5	378
	18	LED-e66-MFL-12-ITL85922	Single	NS-LED-e66-MFL-12_AR-LED-TR-e66-MFL-12_AR-LED-RM-e66-MFL-12_DS-LED-e66-MFL-12	HEX-E	0.900	458	6.77	121.86
	7	LL18WET-T-30K_IESNA2002	Single	LL18WET-T-30K	HEX-F	0.900	484	6.1	42.7
	6	LULF30K705	Single	LULF30K705	HEX-G	0.900	94	1.95	11.7
	14	ACL3ST4LS40UHE	Single	ACL3ST4LS40UHE	HEX-H	0.900	2261	19	266
	1	Rosco-Image-Spot-3000K-Medium	Single		HEX-J	0.900	479	29.26	29.26

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bike Stall_S	Illuminance	Fc	1.65	3.1	0.3	5.50	10.33
Porch_E_1	Illuminance	Fc	3.03	9.3	0.5	6.06	18.60
Porch_E_2	Illuminance	Fc	3.05	9.3	0.5	6.10	18.60
Porch_E_3	Illuminance	Fc	2.95	9.2	0.4	7.38	23.00
Porch_S_1	Illuminance	Fc	3.36	9.5	0.1	33.60	95.00
Porch_S_2	Illuminance	Fc	3.45	8.6	0.1	34.50	86.00
Property Line_E	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
Property Line_N	Illuminance	Fc	0.32	1.0	0.0	N.A.	N.A.
Property Line_S	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.
Property Line_W	Illuminance	Fc	2.48	27.8	0.0	N.A.	N.A.
Sidewalk_W	Illuminance	Fc	5.42	41.3	0.0	N.A.	N.A.
Walkway_1	Illuminance	Fc	6.04	38.4	0.1	60.40	384.00
Walkway_2	Illuminance	Fc	7.04	133.8	0.0	N.A.	N.A.
Walkway_3	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Walkway_4	Illuminance	Fc	4.13	42.4	0.0	N.A.	N.A.

**GENERAL NOTES:**

EXTERIOR LIGHTS HEX-D, E, F, G, J, K, AND L TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

TYPE HEX-A, B, C, AND H WILL BE CONTROLLED SEPERATELY THAN THE TIMECLOCK.

**GENERAL CALCULATION NOTES:**

AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE  
ALL OTHER CALCULATIONS TAKEN AT GROUND

90% LUMEN MAINTENANCE

**CALCULATION DISCLAIMER:**

ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.



Hartranft Lighting Design  
401 Hawthorne Ln, Ste.  
110-269  
Charlotte, NC 28204  
(240) 731-1058

No. Date Revision

Seal & Signature

Date

03/06/2023

Scale

NA

Project No. & Title

CORE Johnson Bassett

Drawn By

SD

Checked By

JK

**SITE LIGHTING  
SCHEDULES**

Sheet:

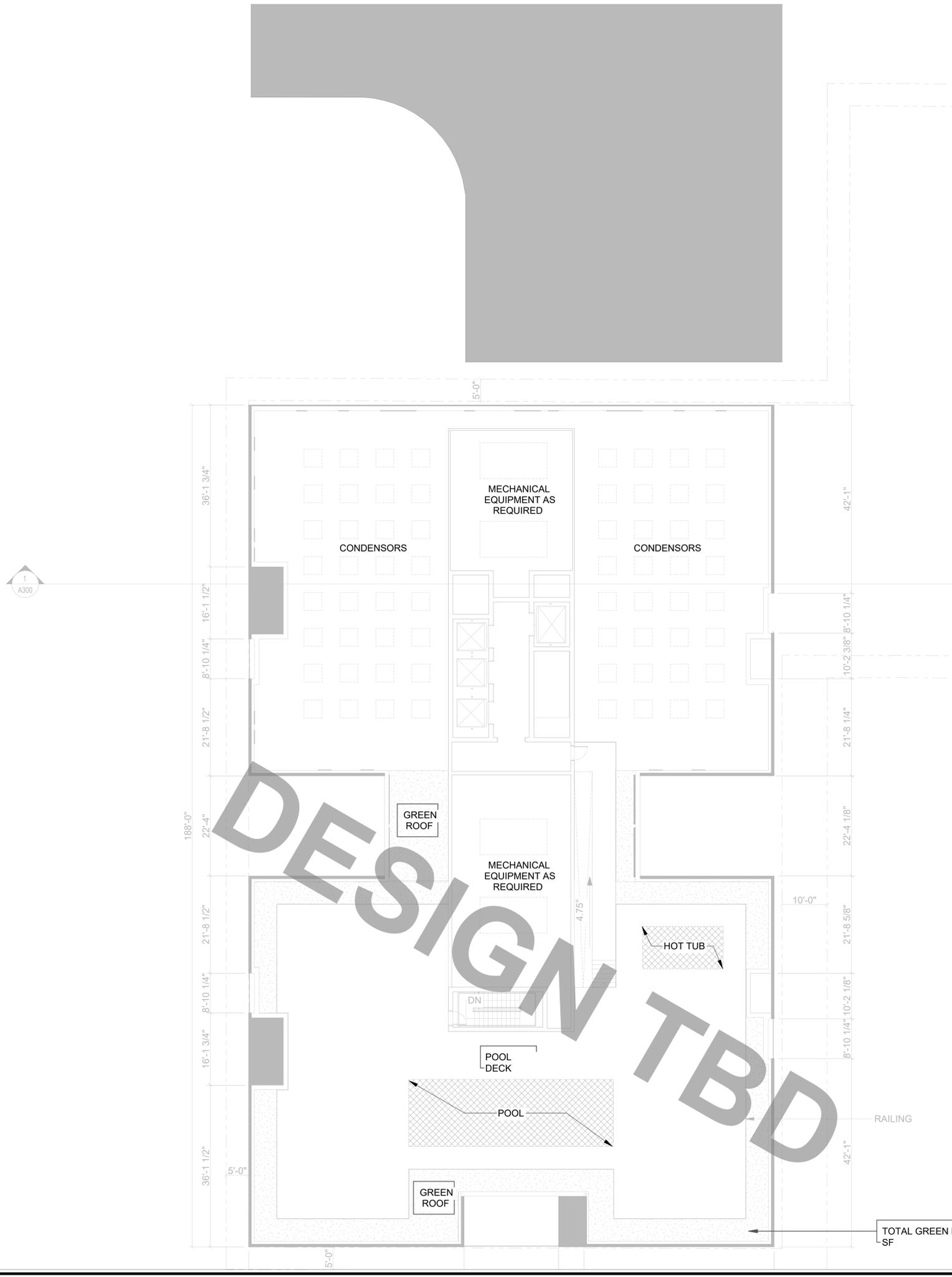
**LT-100.2**

**GENERAL NOTES:**  
CODE MINIMUM LIGHTING WILL BE PROVIDED AT THE POOL DECK

**GENERAL CALCULATION NOTES:**

**CALCULATION DISCLAIMER:**

ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.



No.	Date	Revision

Seal & Signature

Date  
**03/06/2023**  
Scale  
**1" = 100'0"**  
Project No. & Title  
**CORE Johnson Bassett**  
Drawn By  
**SD**  
Checked By  
**JK**

**POOL DECK  
PHOTOMETRICS**

Sheet:  
**LT-101.1**



# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

<b>Project Address:</b>	<u>JOHNSON &amp; BASSETT DEVELOPMENT</u>
<b>Contact Name &amp; Phone #:</b>	<u>CARTER LANSER - VIERBICHER - 608-821-3946</u>

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to <u>grow across the aerial fire lane</u> ? (Based on mature canopy width of tree species) <u>EXISTING STREET TREES ON JOHNSON</u> e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? <u>EXISTING STREET TREES ON JOHNSON</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.



# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 437-445 W Johnson/215-221 N Bassett/430-440 W Dayton

Name of Project Student Housing

Owner / Contact Core Madison Bassett LLC c/o Site Design Group

Contact Phone 312.374.5587 x145 Contact Email suzanne.vincent@site-design.com

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\***

### Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 12,355 sf

Total landscape points required 206

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area \_\_\_\_\_

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			5	75
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			85	255
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			71	284
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			857	1,714
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
<b>Sub Totals</b>						2,328

**Total Number of Points Provided** 2,328

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

**Total Developed Area**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

**Development Frontage Landscaping**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

**Interior Parking Lot Landscaping**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

**Foundation Plantings**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

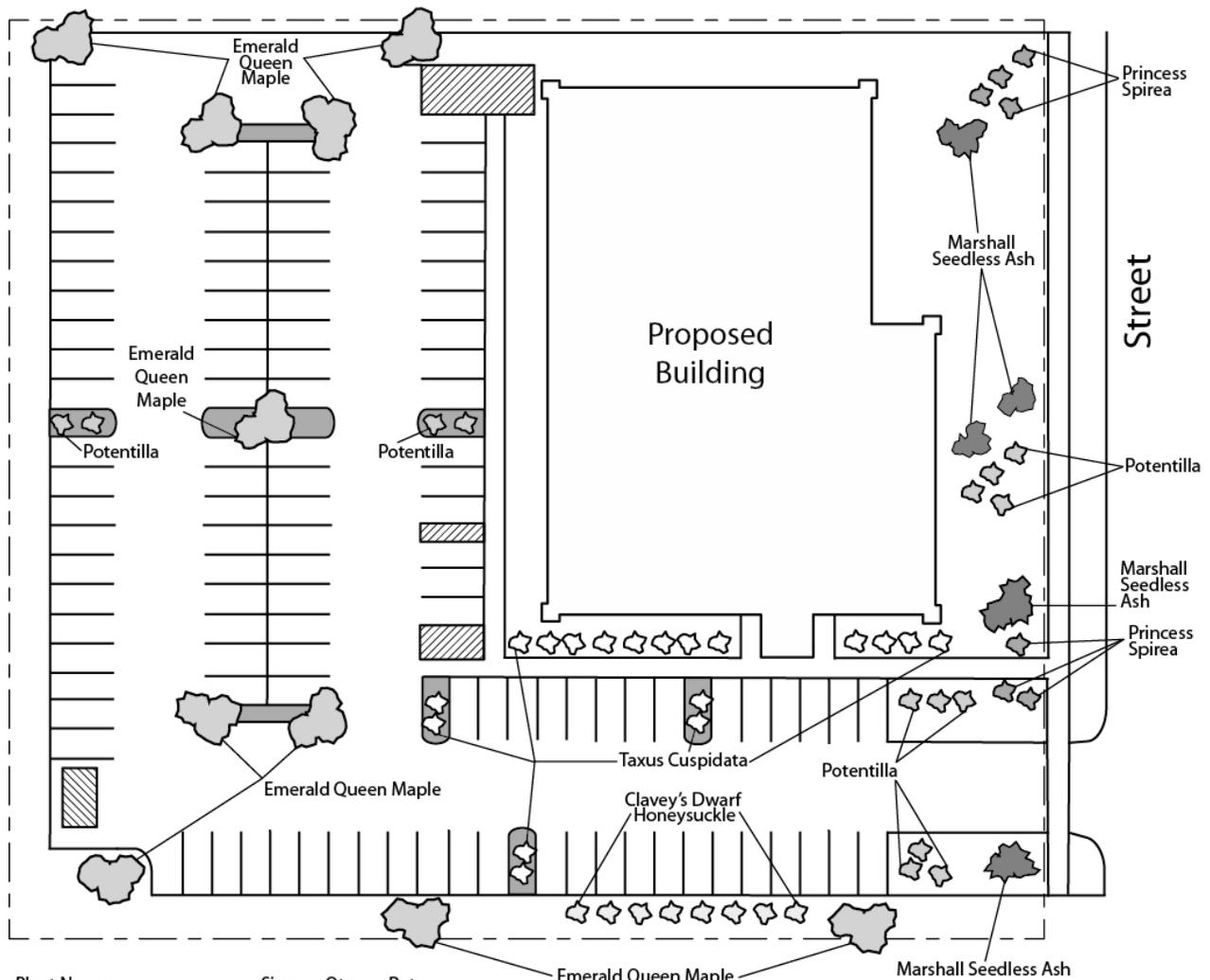
**Screening Along District Boundaries**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

**Screening of Other Site Elements**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

**Example Landscape Plan**



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

### **Applicability.**

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### **Landscape Plan and Design Standards.**

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
  1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
  2. Site amenities, including bike racks, benches, trash receptacles, etc.
  3. Storage areas including trash and loading.
  4. Lighting (landscape, pedestrian or parking area).
  5. Irrigation.
  6. Hard surface materials.
  7. Labeling of mulching, edging and curbing.
  8. Areas of seeding or sodding.
  9. Areas to remain undisturbed and limits of land disturbance.
  10. Plants shall be depicted at their size at sixty percent (60%) of growth.
  11. Existing trees eight (8) inches or more in diameter.
  12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

### **Landscape Calculations and Distribution.**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
  1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
  2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
  3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

### **Development Frontage Landscaping.**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

### **Interior Parking Lot Landscaping.**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

### **Foundation Plantings.**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

### **Screening Along District Boundaries.**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

### **Screening of Other Site Elements.**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

### **Maintenance.**

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

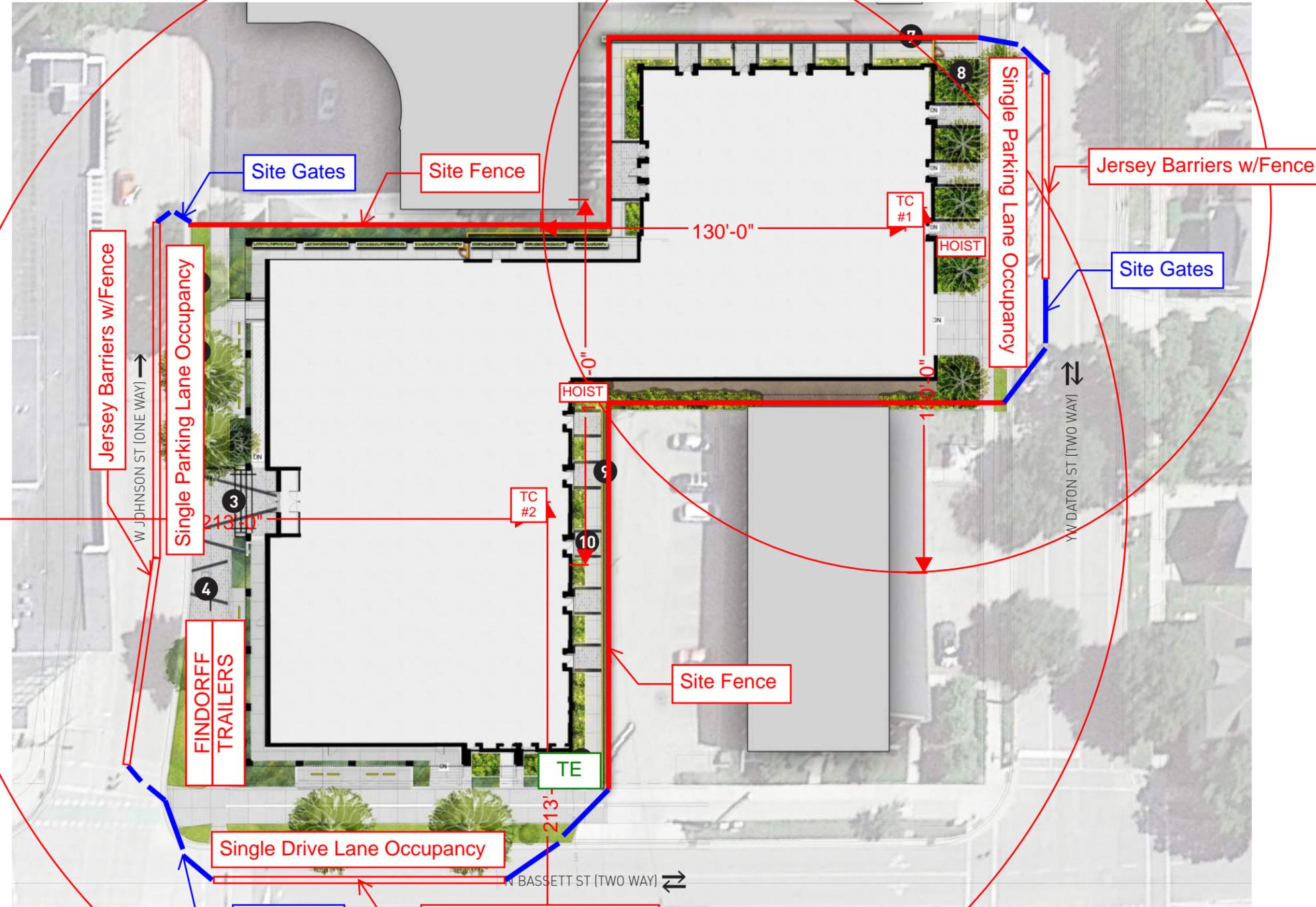
# LANDSCAPE CONCEPT



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"

