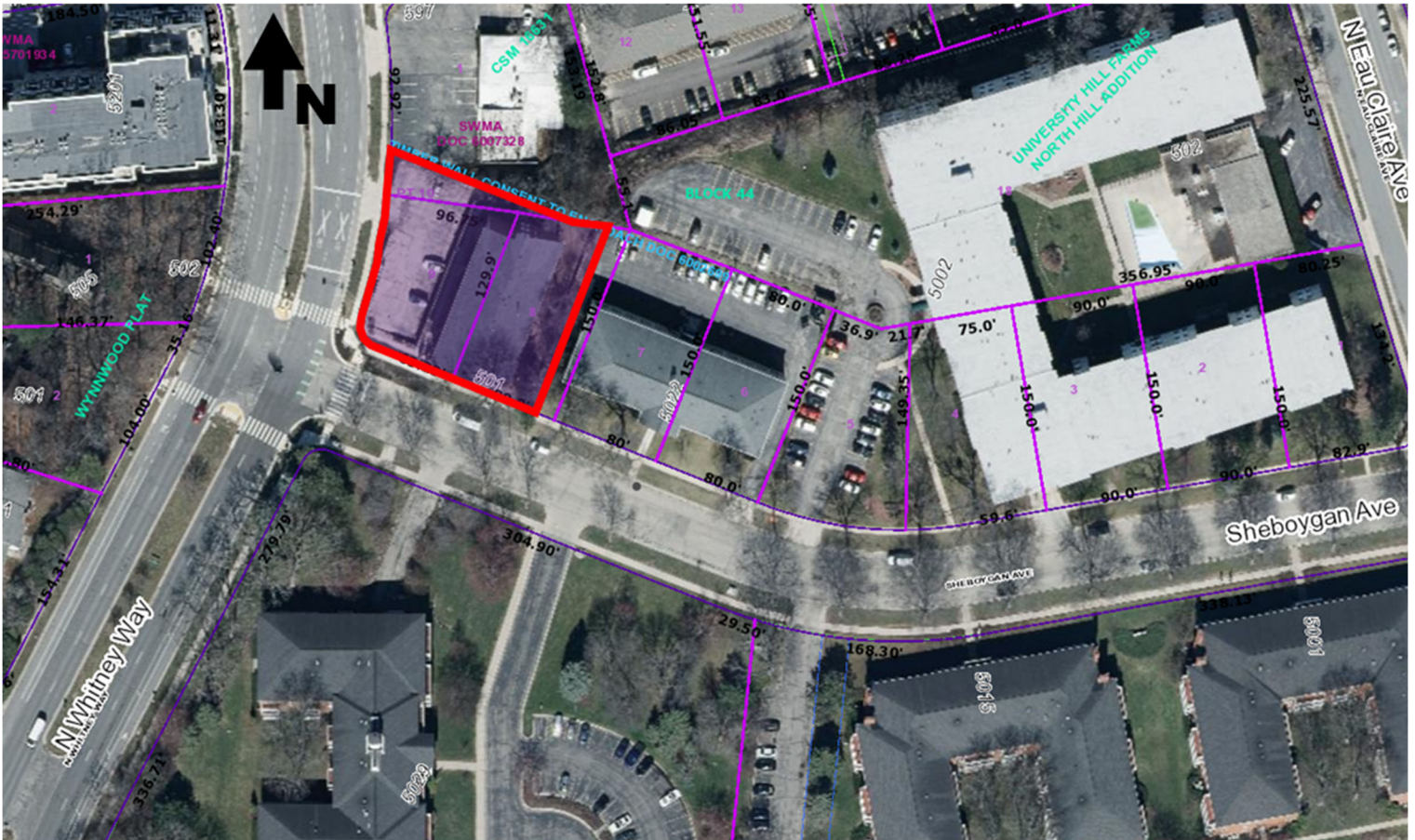


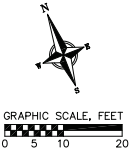
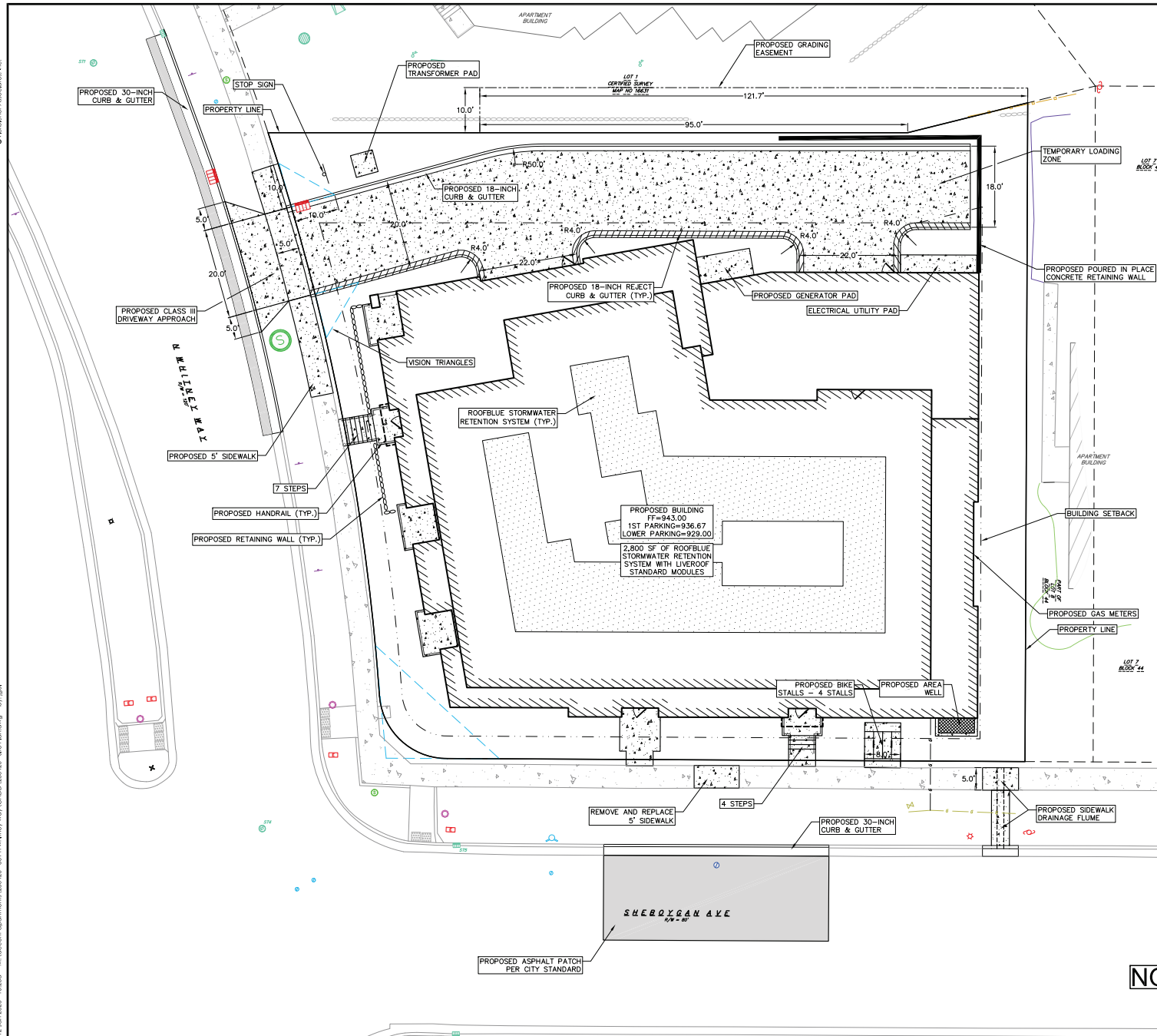
5044 Sheboygan Avenue
Contract 9755
MUNIS 16166
Developer: Whitney Way Apartments LLC



The developer, Whitney Way Apartments LLC, received the City of Madison's conditional approval for a one-lot Certified Survey Map and construction of a five-story, 42-unit multi-family dwelling at 5044 Sheboygan Avenue. The site has frontage on N Whitney Way and Sheboygan Avenue. The project will provide 46 vehicle and 42 bicycle underground parking stalls accessed from the driveway on N Whitney Way and 4 guest-use surface bicycle parking stalls near the main entry along Sheboygan Avenue.

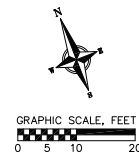
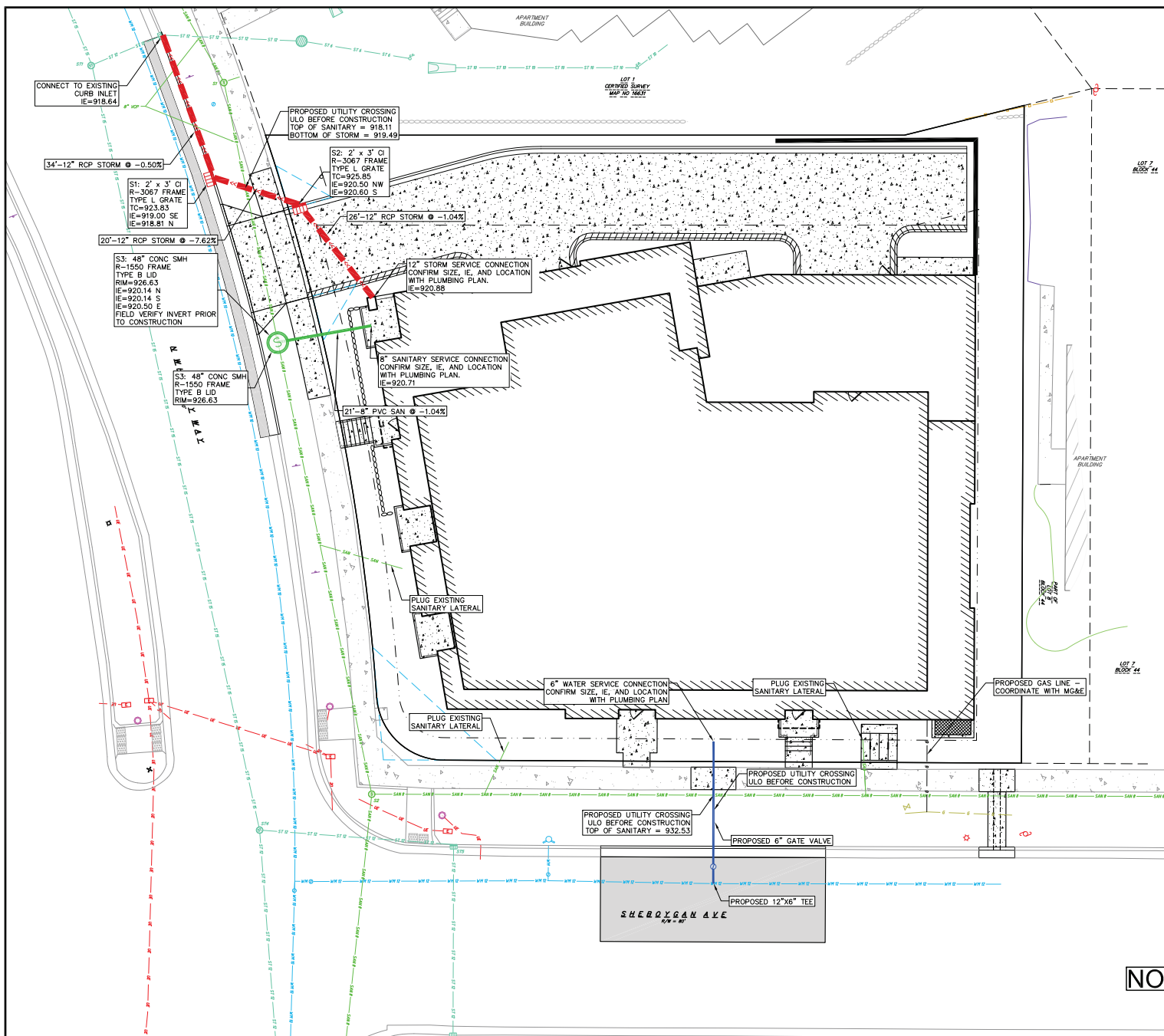
Summary of Improvements:

- Recording Certified Survey Map.
- Reconstruct public sidewalk, street terrace, curb and gutter, and pavement on N Whitney Way and Sheboygan Avenue per plan approved by the City Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Provide public street tree protection, removals, and plantings per City Forestry approvals and per plans approved by the City Engineer.
- City Forestry will issue a street tree removal permit for two (2) trees along Sheboygan Avenue:
 - 2" Linden Tree
 - 2" Buckeye Tree
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit issued by the City Traffic Engineering Division.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Replace traffic signal loops removed with pavement replacement. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

NOT FOR CONSTRUCTION

[illegible]

NOT FOR CONSTRUCTION



GRAPHIC SCALE, FEET



0 5 10 20



planners | engineers | advisors
vierbicher

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SZE	NOTES	QTY
DECIDUOUS TREES					
GR	Quercus rubra / Red Oak	8 & B	2.5'cd		1
UNDERSTORY TREES					
AL	Americanlarch / Larch	8 & B	4' ht.	Multi-Stem	11
CP	Cornus canadensis / Eastern Reddog	8 & B	4' ht.		1
CE	Cornus canadensis / Eastern Reddog	8 & B	2.5'cd		2
CT	Crataegus crus-galli / Thornless Hawthorn	8 & B	1.5'cd		2
MI	Malus pensilvanica / Prairie Crabapple	15'cd	4' ht.		1
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5'cd.		11
Cm	Cornus canadensis / New Jersey Tea	Cont.	3'cd.		13
Co-2	Cornus americana / American's Cornus / Dwarf Red Twig Dogwood	Cont.	5'cd.		6
Ld	Lonicera dioica / Honeysuckle	Cont.	3'cd.		11
Ps-2	Prunus pennsylvanica / Dwarf Nisebark	Cont.	5'cd.		6
Va-2	Viburnum dentatum / Milkveinblossom / Little Joe™ Arrowwood Viburnum	Cont.	5'cd.		11

	GROUNDCOVER #1	99¢/sf
	<i>Allium cernuum</i> / Nodding Onion	82
	<i>Carex breviar</i> / Oval Sedge	103
	<i>Carex pendula</i> / Staff Twined	82
	<i>Echinacea pallida</i> / Pale Purple Coneflower	82
	<i>Liatris aspera</i> / Rough Blazing Star	598
	<i>Sparganium angustifolium</i> / Prairie Drooped	82
	DECORATIVE STONE #1	40¢/sf
	GROUNDCOVER #2	213¢/sf
	<i>Aquilegia canadensis</i> / Eastern Columbine	18
	<i>Carex albicans</i> / White-lined Sedge	76
	<i>Carex bromoides</i> / Bromoides Sedge	64
	<i>Carex pennsylvanica</i> / Pennsylvanica Sedge	9
	<i>Carex rosea</i> / Rosy Sedge	22
	<i>Hesperis matronalis</i> / Night Almond Root	22
	<i>Viburnum acerifolium</i> / Viburnum Root	9

LANDSCAPE PLAN
5044 SHEBOYGAN AVENUE
MADISON
DANE COUNTY, WI

[illegible]

DATE
1/12/2026

DRAFTER

EGOR
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SCHU

PROJECT NO.
250426

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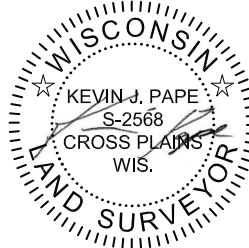
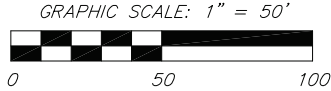
© Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No.

PART OF LOT 8, ALL OF LOT 9 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE COUNTY, NAD83 (2011),
THE NORTH LINE OF THE NE1/4 OF
SECTION 19-07-09 MEASURED
AS BEARING S88°39'08"W



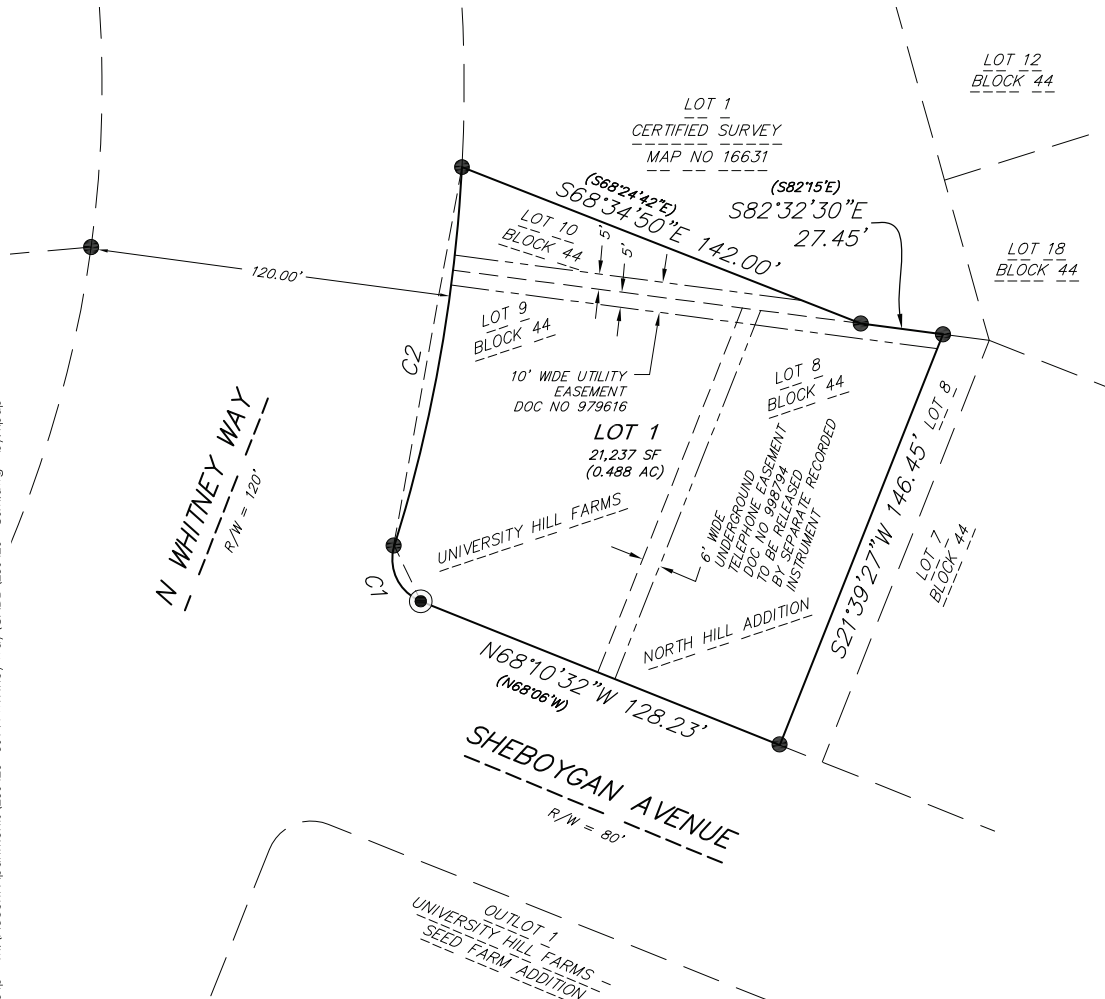
02/06/2026

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- () INDICATES RECORDED AS

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	85°25'46" (85°32'20")	15.00'	22.36'	N25°22'13"W (N25°19'50"W)	20.35' (20.37')	IN-N68°05'06"W; OUT-N17°20'40"E
C2	14°13'12"	514.89'	127.76'	N10°07'14"E	127.46'	IN-N17°13'50"E; OUT-N03°00'39"E



03 Feb 2026 - 2:54p M:\Accent Apartments\250426 - 501 N Whitney Way\CADD\250426 - CSM.dwg by: kpap



vierbicher
advisors / engineers / surveyors

Job #: 250426
Date: 02/06/2026
Rev:
Drafted By: KPAP
Checked By: SCHU

SURVEYED FOR:
EIGHT & EIGHT
PARTNERSHIP
2317 Stoughton Road
Madison, WI 53716

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 6