



COYLE WHITNEY WAY
DEVELOPMENT

501 N. WHITNEY WAY MADISON, WI

5 STORY, 40 UNIT APARTMENT BUILDING; 2
LEVELS ABOVE & UNDERGROUND PARKING



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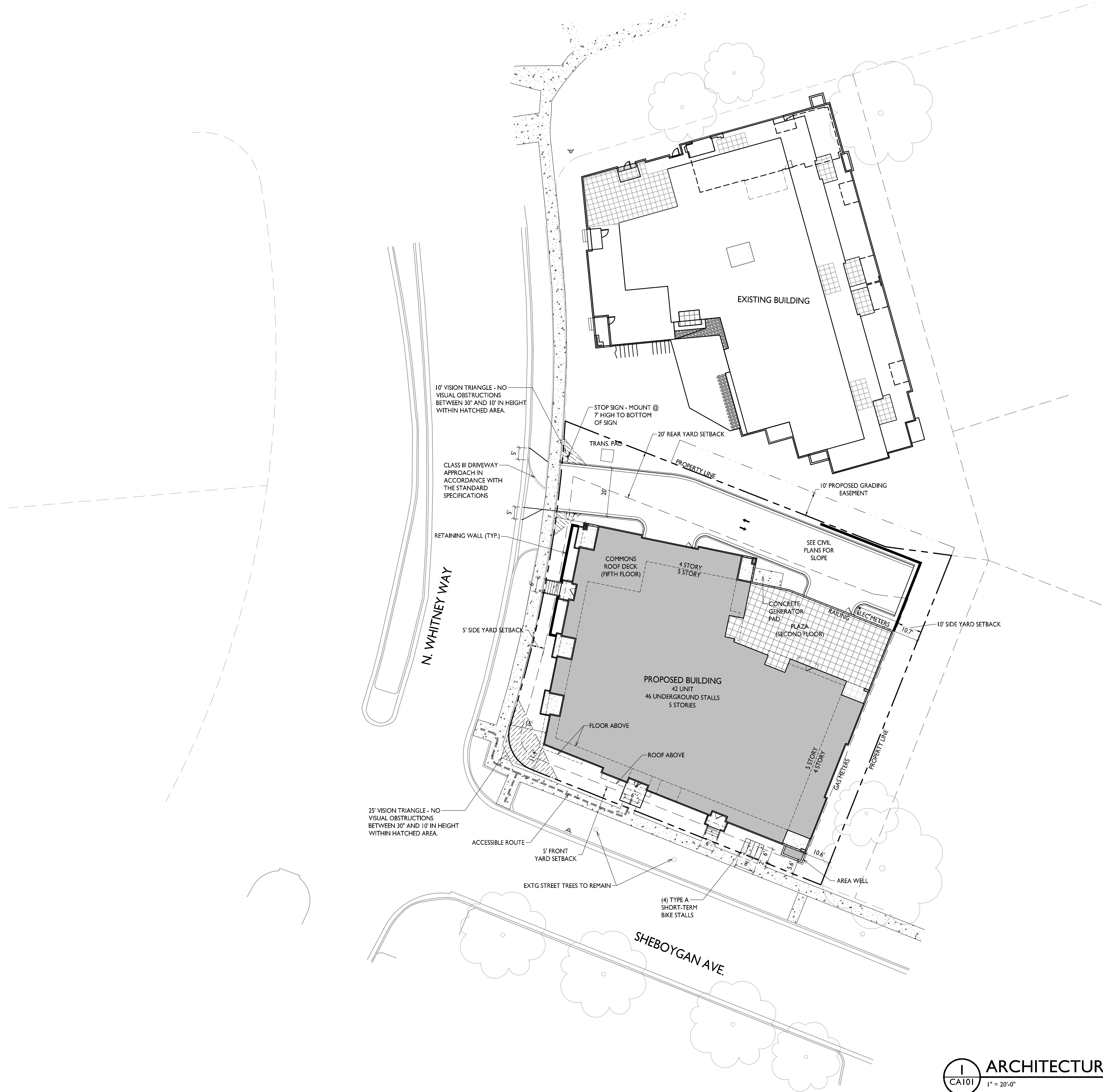
PROJECT DATE: 2025.10.06

ISSUED FOR:

LU SUBMITTAL - 2025.10.06

PROJECT NUMBER 2517





SITE DEVELOPMENT DATA:	
ZONING	TSS - TRADITIONAL SHOPPING STREET
DENSITIES:	
LOT AREA	21,241 S.F. / 0.49 ACRES
DWELLING UNITS	42 UNITS
LOT AREA / D.U.	506 S.F. / D.U.
DENSITY	85.7 UNITS / ACRE
LOT COVERAGE	16,672 S.F. (78%)
BUILDING HEIGHT	5 STORIES / 66'-3 5/8"
GROSS BUILDING AREA (INCLUDES GARAGE)	67,543 S.F.
DWELLING UNIT MIX:	
STUDIO	08
ONE BEDROOM	24
ONE BEDROOM + DEN	01
TWO BEDROOM	09
TOTAL	42 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	46 (INCL 1 ADA)
SURFACE	0
TOTAL	46 VEHICLE STALLS
10% EV READY (4)	
BICYCLE PARKING:	
GARAGE LONG-TERM RESIDENT	42
SURFACE SHORT-TERM GUEST	4
TOTAL	46 BICYCLE STALLS

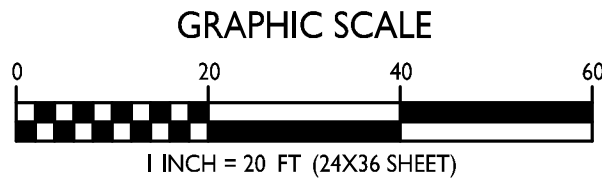
BIKE RACKS

TYPE A
EXTERIOR FLOOR
MOUNTED: "INVERTED U"
TYPE: MADRAX UX OR
SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR
MOUNTED: MADRAX
SPARTAN RACK

TYPE C
INTERIOR WALL MOUNTED:
MADRAX VERTICAL RACK
OR SARIS BIKE TRACK

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - 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 WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - 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 (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: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) 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 FIVE (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 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.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC 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 THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.





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ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562



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

Project Address: Coyle - 501 N. Whitney Way, Madison, WI

Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	☐ Yes	☒ No	☐ N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☒ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

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.

Revised 06/2022

FIRE ACCESS DATA

BUILDING #1

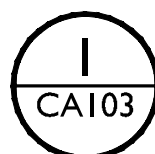
BUILDING PERIMETER 460 LINEAR FEET

26' WIDE AERIAL APPARATUS FIRE LANE 115 LR. FT. REQUIRED (25%)
206 LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

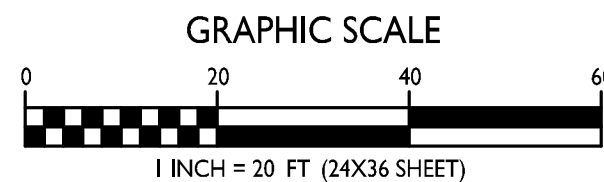
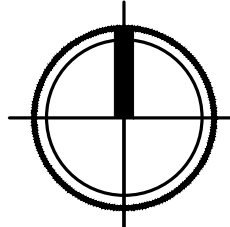
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE



FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"



1 INCH = 20 FT (24X36 SHEET)

PROJECT TITLE

Coyle
Whitney Way
Development

501 N. Whitney Way
Madison, Wisconsin

SHEET TITLE

Fire Department
Access Plan

SHEET NUMBER

CA103

PROJECT NO.

2517

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ISSUED
2025.10.06 - LU SUBMITTAL

PROJECT TITLE
Coyle
Whitney Way
Development

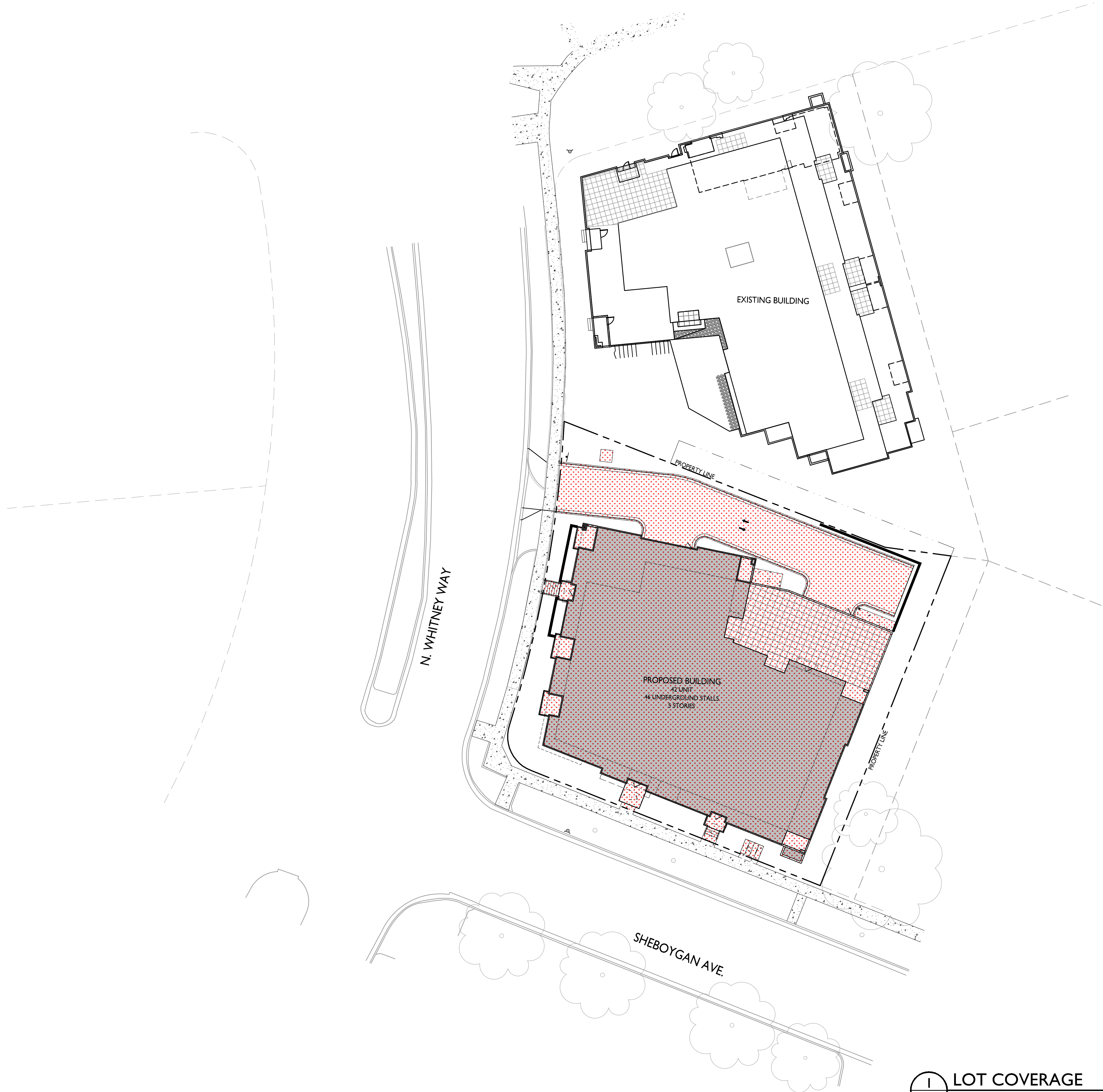
501 N. Whitney Way
Madison, Wisconsin
SHEET TITLE
Lot Coverage

SHEET NUMBER

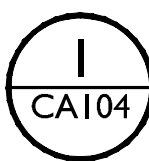
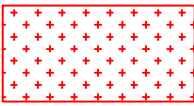
CA104

PROJECT NO. **2517**

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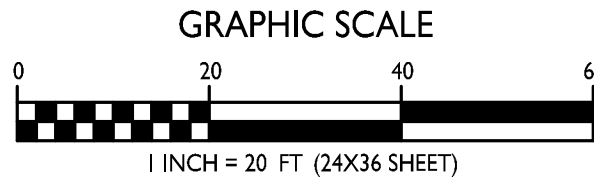
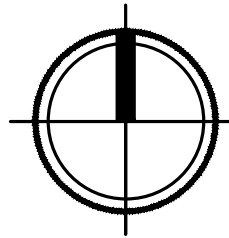


LOT COVERAGE	
ZONING	TSS
MAXIMUM LOT COVERAGE	18,055 S.F. / 85%
LOT AREA	21,241 S.F.
PROPOSED LOT COVERAGE	16,672 S.F. / 78%



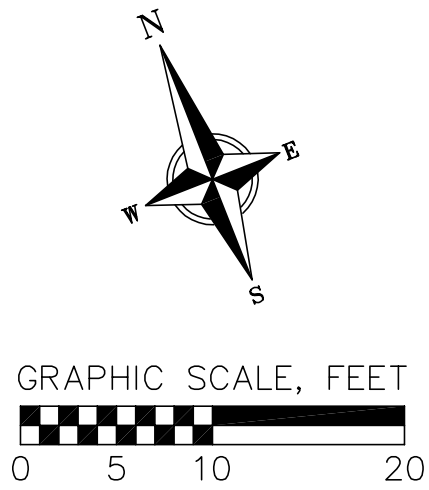
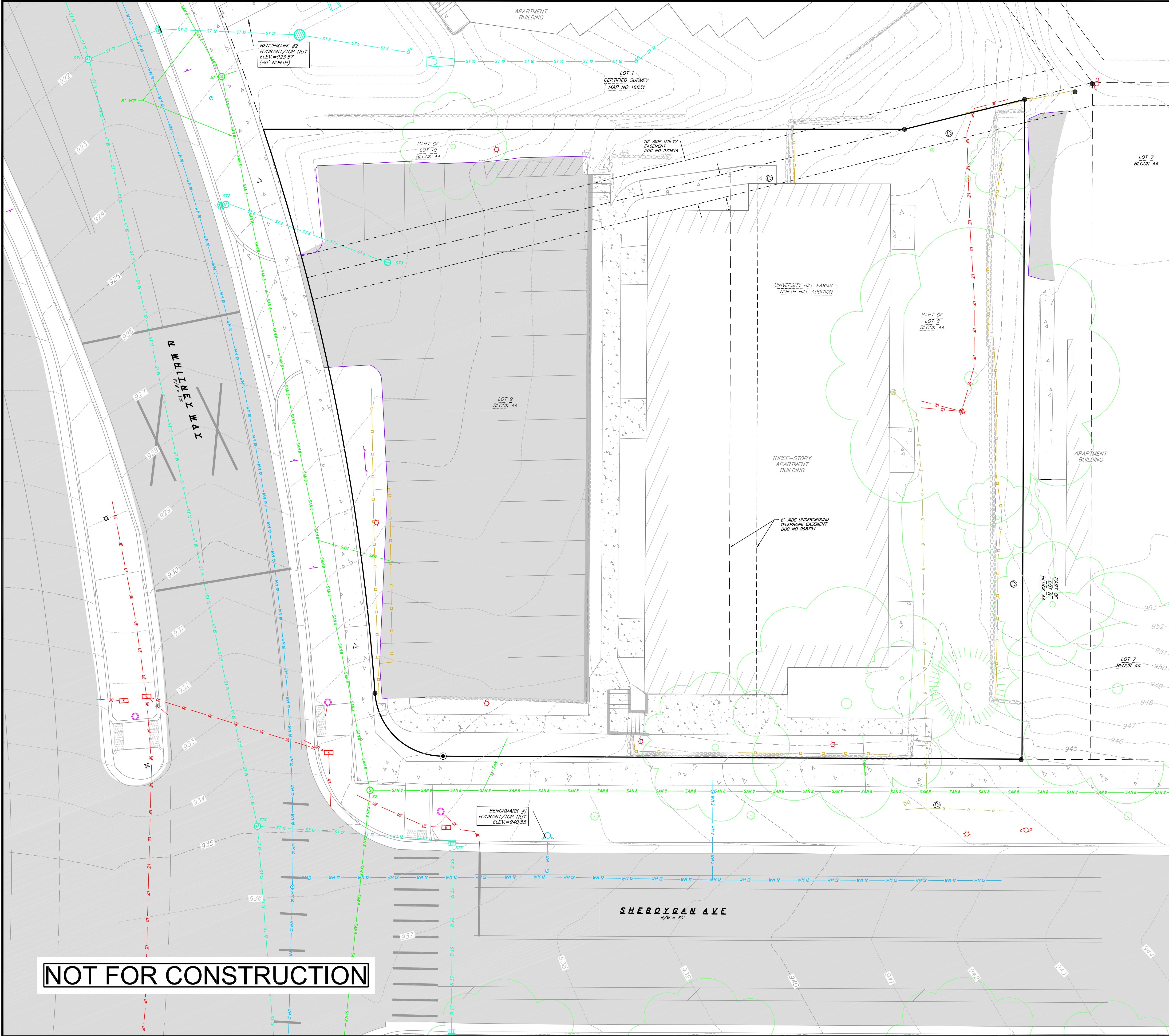
LOT COVERAGE

1" = 20'-0"



GRAPHIC SCALE

1 INCH = 20 FT (24X36 SHEET)



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TRAFFIC SIGNAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

- FO - EXISTING FIBER OPTIC LINE
- OHT - EXISTING OVERHEAD TELEPHONE LINE
- UT - EXISTING UNDERGROUND TELEPHONE
- RETAINING WALL (WOOD TIMBER)
- RETAINING WALL (CONCRETE)
- EXISTING WOOD FENCE
- G - EXISTING GAS LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- SAN - EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST - EXISTING STORM SEWER LINE (SIZE NOTED)
- EDGE OF TREES
- WM - EXISTING WATER MAIN (SIZE NOTED)
- 940 - EXISTING MAJOR CONTOUR
- 938 - EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

EXISTING CONDITIONS NOTES:

- This survey is based upon field survey work performed from June 17-July 15, 2025. Any changes in site conditions after July 15, 2025 are not reflected by this survey.
- The existing property lines shown on this plan are based upon found monumentation, surveys of record and the recorded deeds.
- This map is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.
- 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 Digger's Hotline tickets number 20252408039. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
- The easterly sanitary lateral along Sheboygan Avenue and the water lateral serving the existing building were surveyed from markings on the ground. The other sewer laterals were placed using the City of Madison utilities website.
- Sewer and water structures were surveyed. Sewer pipes are shown per the City of Madison utilities website.
- 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.
- This existing conditions plan was prepared at the request of Adam Coyle, Eight & Eight Partnership, 2317 South Staughton Road, Madison, WI 53716.

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
ST1	STMH	922.00	???.??	N
ST1 & ST2 WERE				
INACCESSIBLE				
ST2	STMH	924.44	???.??	N
???.??				
ST3	FIN	927.39	925.99	NW
ST4	CIN	918.29	909.79	N
916.25				
ST5	CIN	936.40	933.05	SW&NW

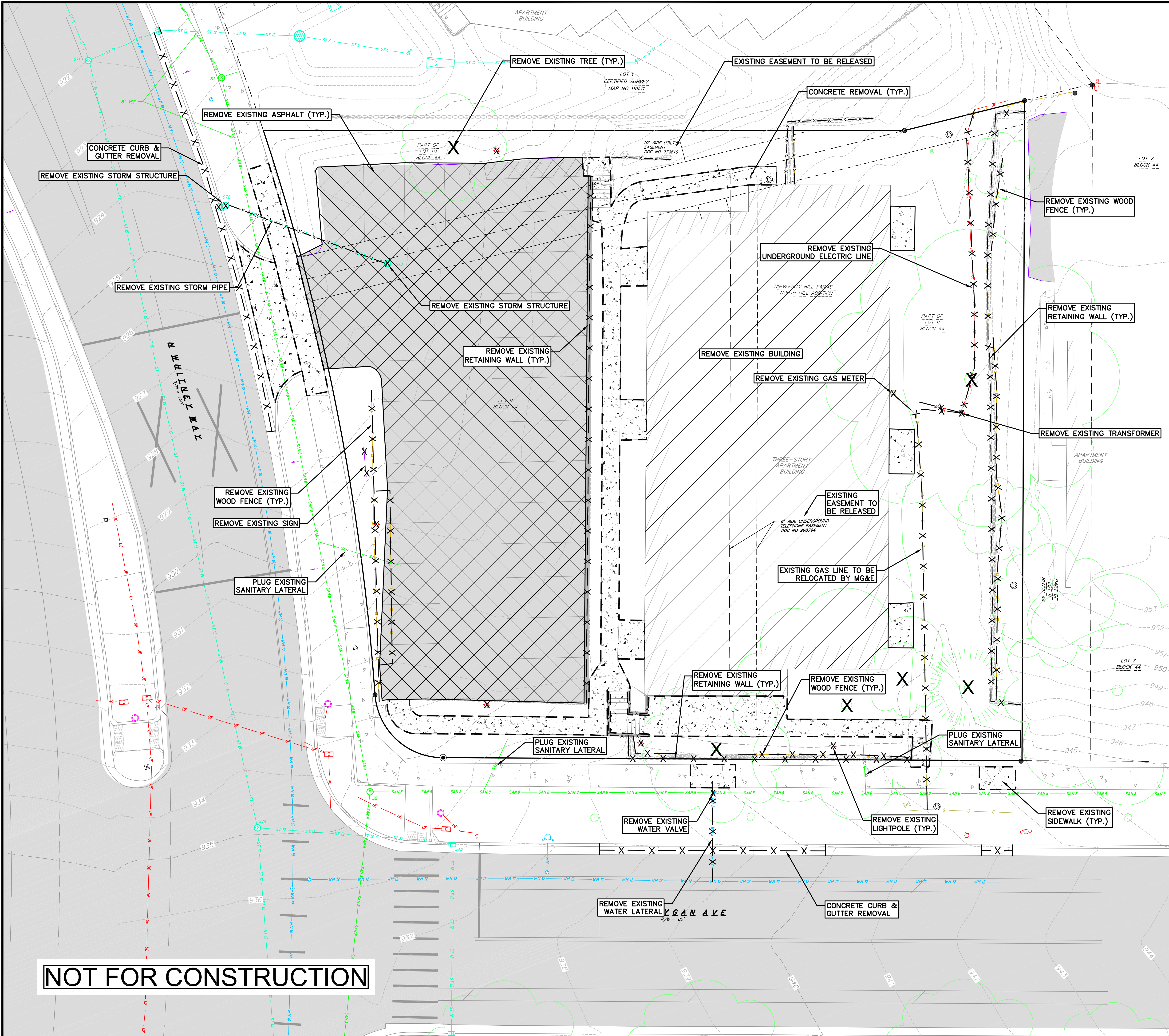
EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	922.94	915.38	N
915.62				
915.64				
842.42				
S2	SMH	935.15	928.07	N
928.89				
928.22				
S3	SMH	947.80	940.45	S
939.66				

EXISTING CONDITIONS

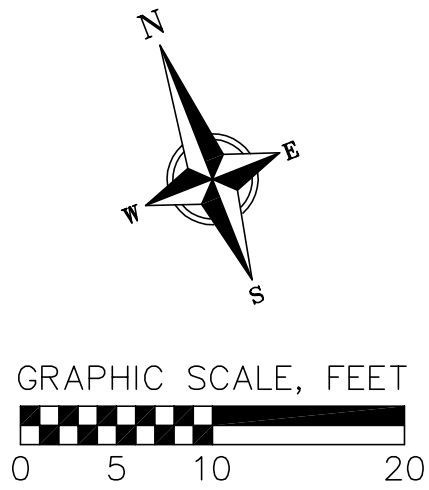
501 N WHITNEY WAY
MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	10/06/2025
DRAFTER	DRAFTER
CHECKED	CHECKED
PROJECT NO.	250426
C100	



NOT FOR CONSTRUCTION

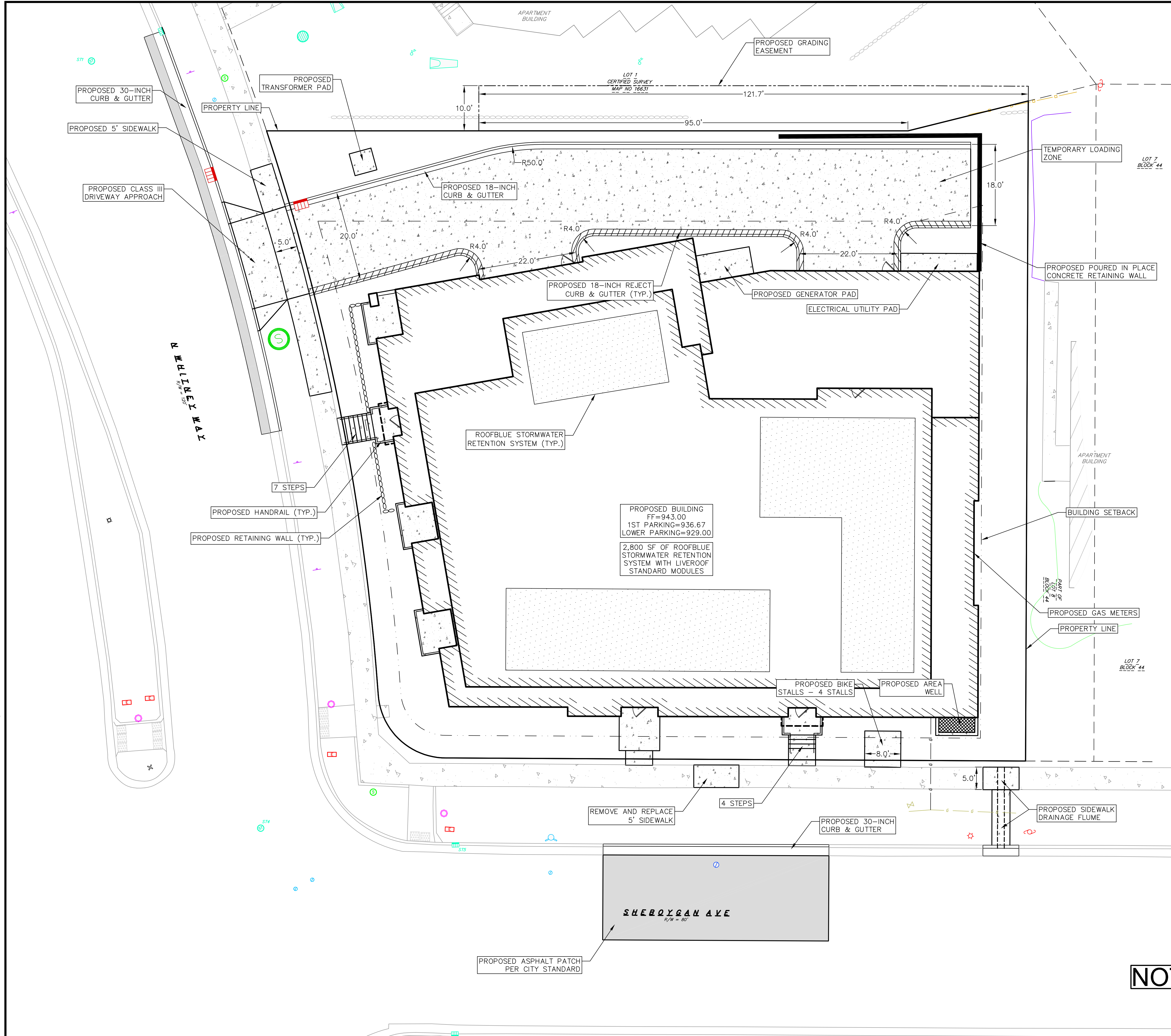


DEMOLITION PLAN

501 N WHITNEY WAY
MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	10/06/2025
DRAFTER	
CHECKED	
PROJECT NO.	250426
C101	



NOT FOR CONSTRUCTION



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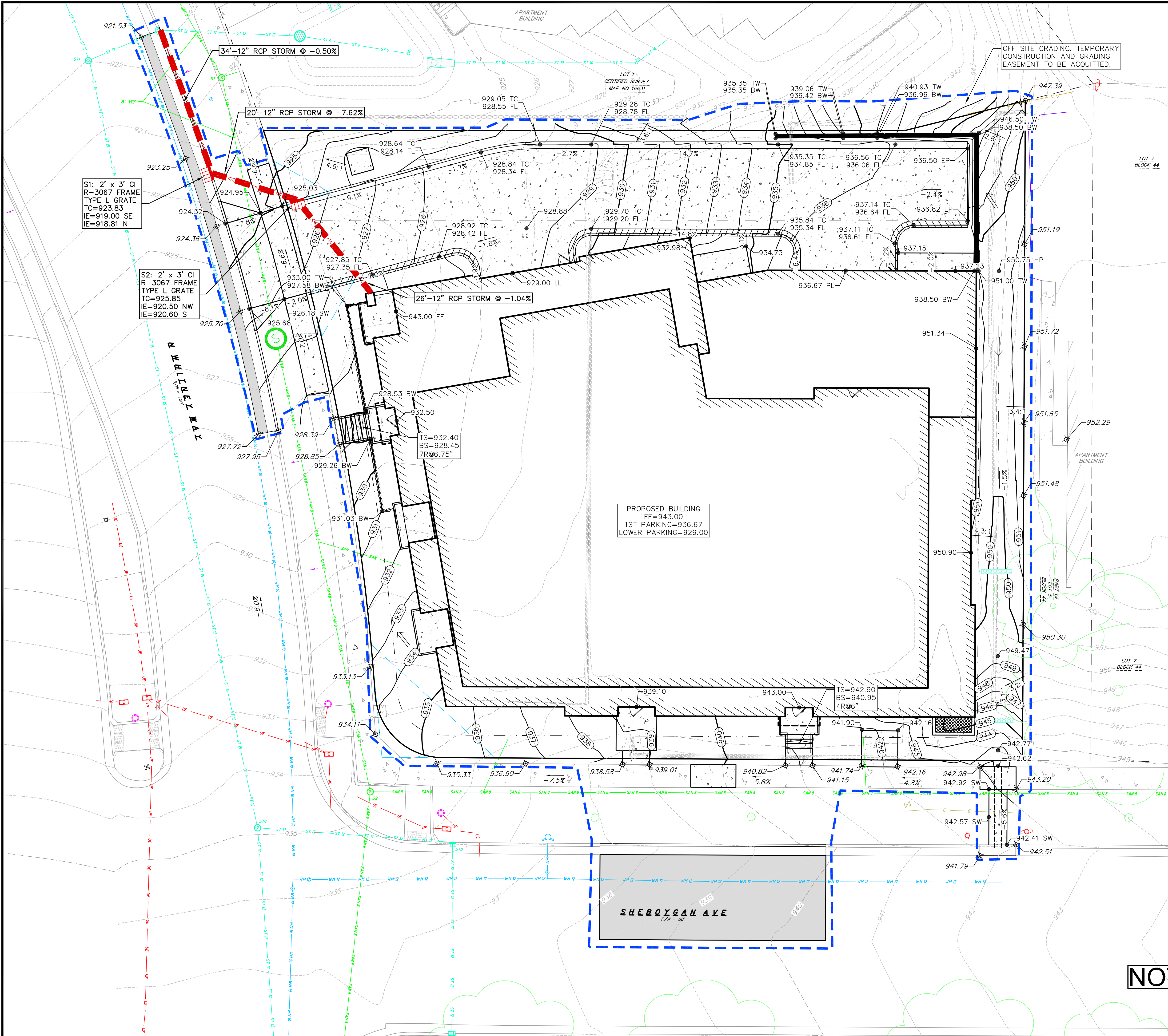
SITE PLAN

501 N WHITNEY WAY
MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 10/06/2025
DRAFTER: EKAA
CHECKED: SCHU
PROJECT NO.: 250426

C200



NOT FOR CONSTRUCTION



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GRADING PLAN

501 N WHITNEY WAY

MADISON

DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

10/06/2025

DRAFTER

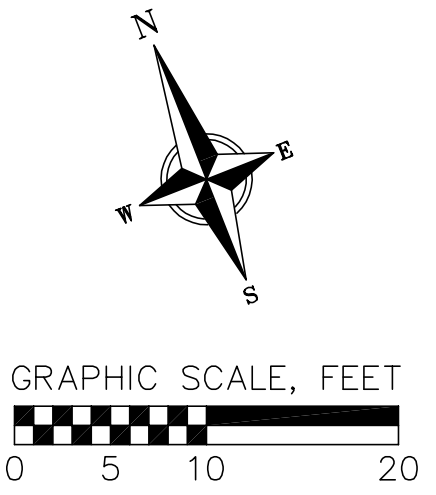
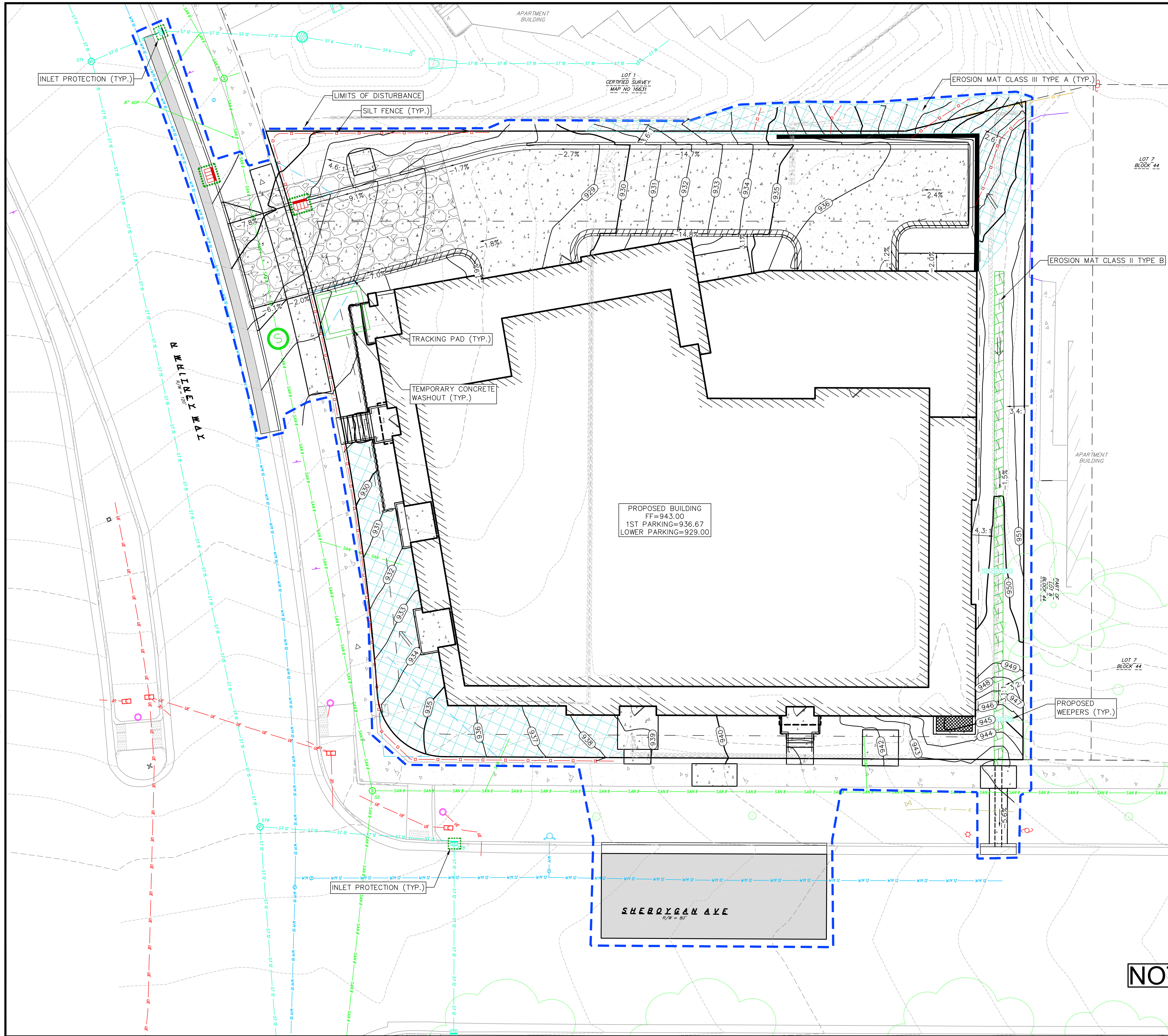
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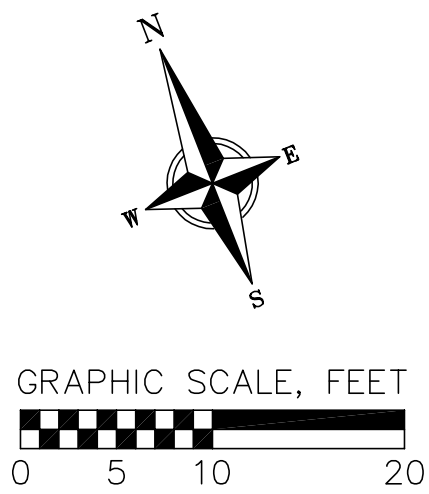
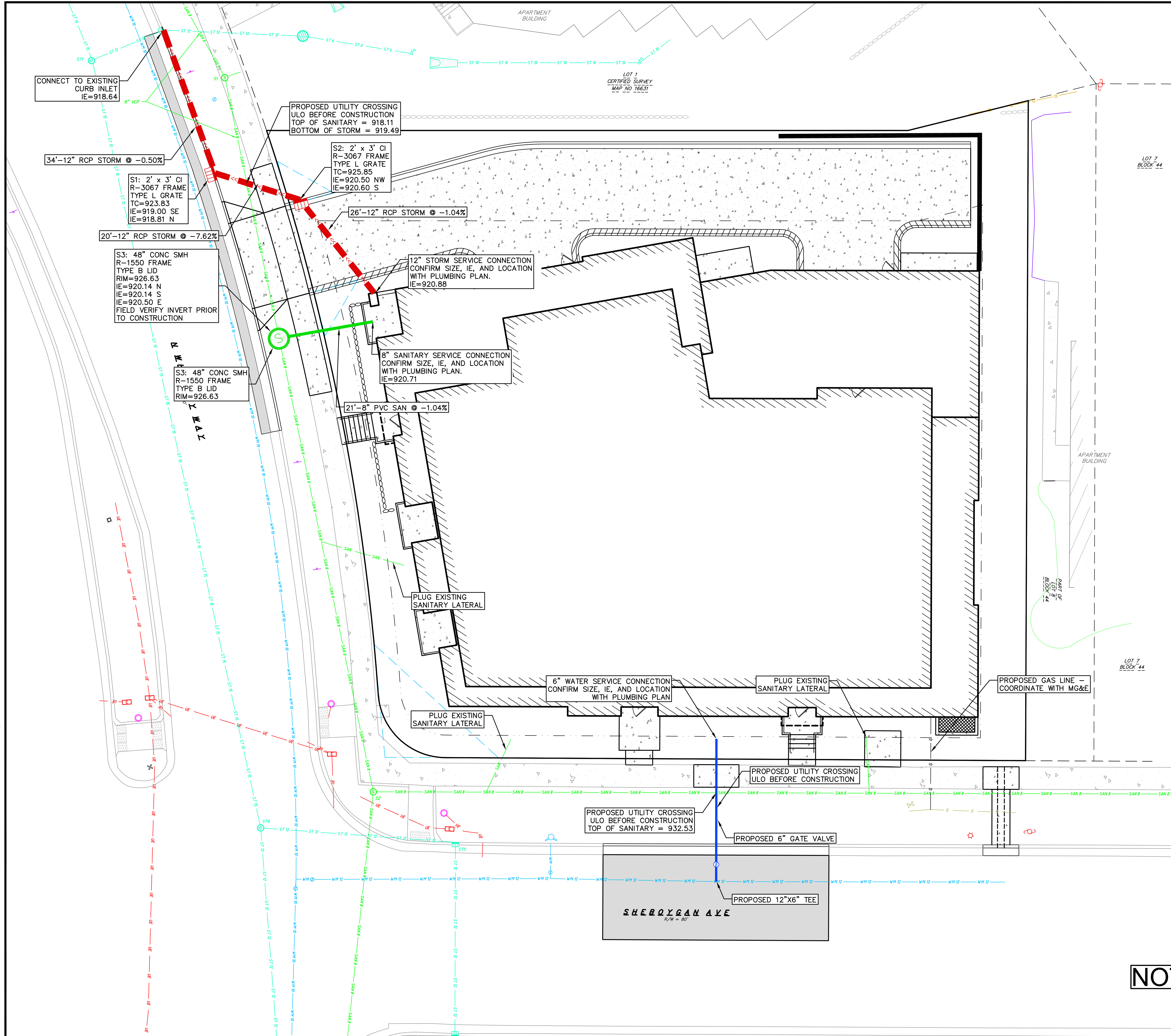
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PROJECT NO.

250426

C300





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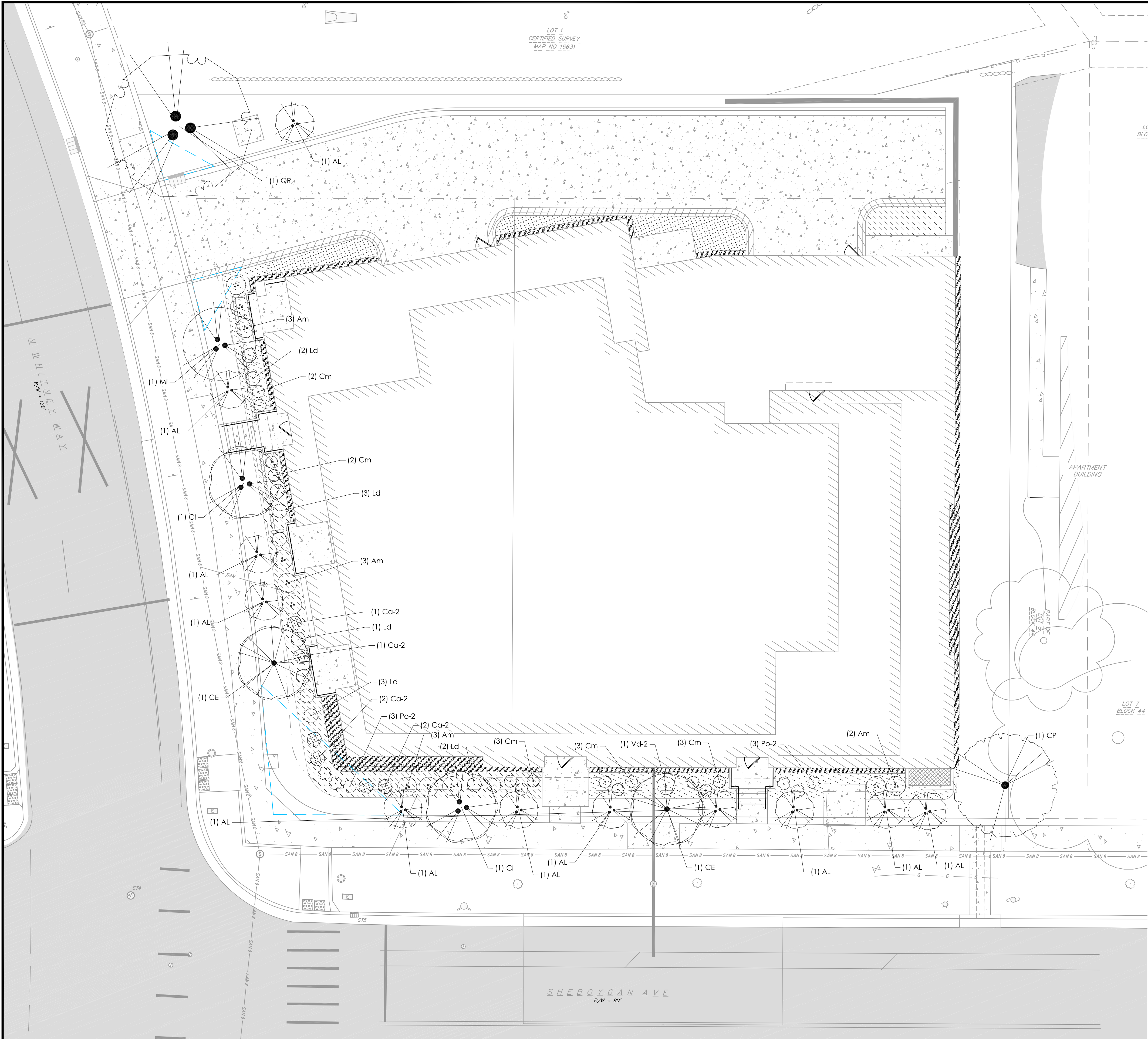
UTILITY PLAN
501 N WHITNEY WAY
MADISON
DANE COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
10/06/2025
DRAFTER
EKAA
CHECKED
SCHU
PROJECT NO.
250426

C400

NOT FOR CONSTRUCTION



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
QR	Quercus rubra / Red Oak	B & B	2.5"Cal		1
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	11
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		1
CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5"Cal		2
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5"Cal		2
MI	Malus ioensis / Prairie Crabapple	15 gal	4' ht.		1
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		11
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		13
Ca-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		6
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		11
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		6
Vd-2	Viburnum dentatum 'KLMseventeen' / Little Joe™ Arrowwood Viburnum	Cont.	5 Gal.		1

CONCEPT PLANT SCHEDULE

GROUNDCOVER #1		995 sf
Allium cernuum / Nodding Onion	82	
Carex brevior / Oval Sedge	103	
Coreopsis palmata / Stiff Tickseed	82	
Echinacea pallida / Pale Purple Coneflower	82	
Liatris aspera / Rough Blazing Star	82	
Sporobolus heterolepis / Prairie Dropseed	598	
DECORATIVE STONE #1		408 sf
GROUNDCOVER #2		213 sf
Aquilegia canadensis / Eastern Columbine	18	
Carex albicans / White-fingered Sedge	76	
Carex bromoides / Brome-like Sedge	66	
Carex pennsylvanica / Pennsylvania Sedge	9	
Carex rosea / Rosy Sedge	22	
Heuchera richardsonii / Prairie Alum Root	22	
Viola sororia / Woolly Blue Violet	9	



vierbicher
planners | engineers | advisors

LANDSCAPE PLAN
501 N WHITNEY WAY
MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE
10/06/2025

DRAFTER
EGOR

CHECKED
SCHU

PROJECT NO.
250426

L100

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
4. AREAS IDENTIFIED AS DECORATIVE STONE #1 ARE TO BE INSTALLED USING 1"-2". WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
5. LANDSCAPE BEDS, DECORATIVE STONE, AND SEEDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE #8"x4" OR EQUAL, COLOR BLACK ANODIZED.
4. ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 6" DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

GENERAL LANDSCAPE NOTES:

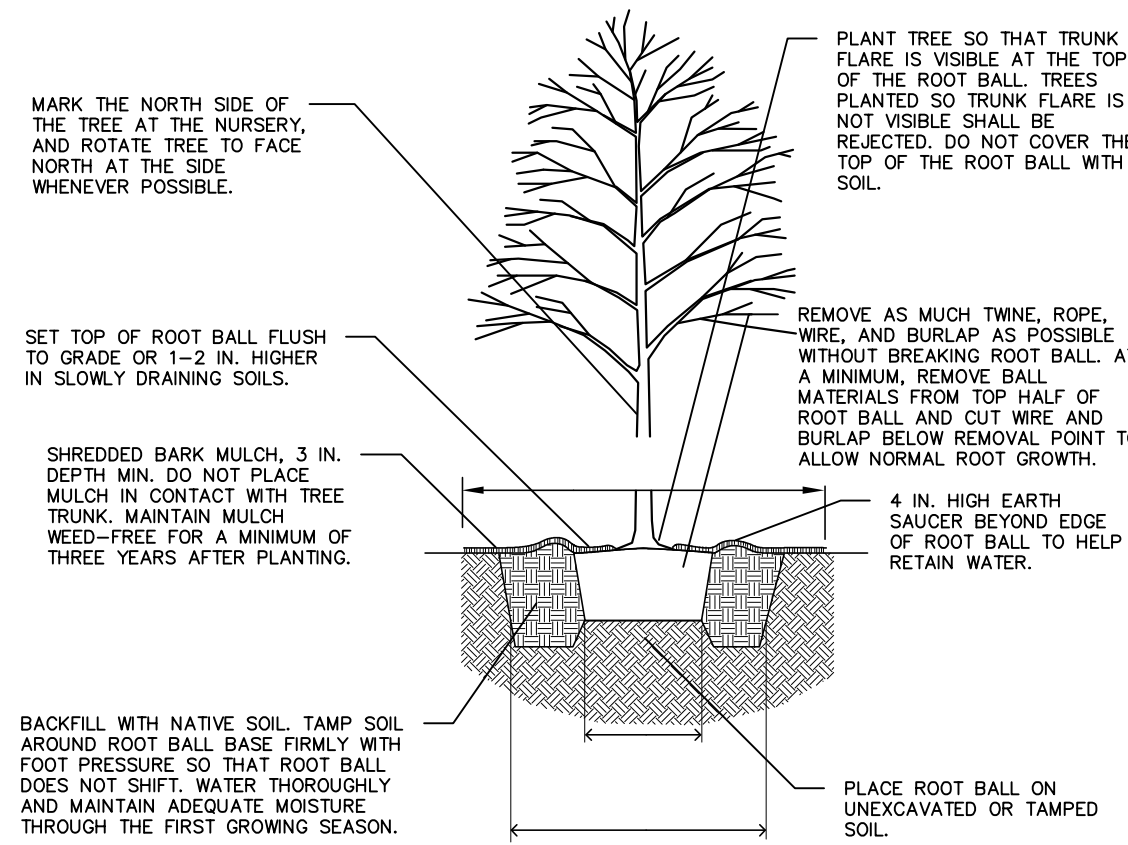
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
5. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
6. PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
7. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.

SEEDING AND PLUG PLANTING NOTES:

1. ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6".) PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
2. INSTALL GROUNDCOVERS AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN, EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY BIODEGRADABLE NON-WOVEN GEOTEXTILE WEED BARRIER FABRIC TO SOIL SURFACE PRIOR TO PLANTING, INCISE CAPS IN FABRIC FOR EACH PLUG. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 2" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

NOTES:

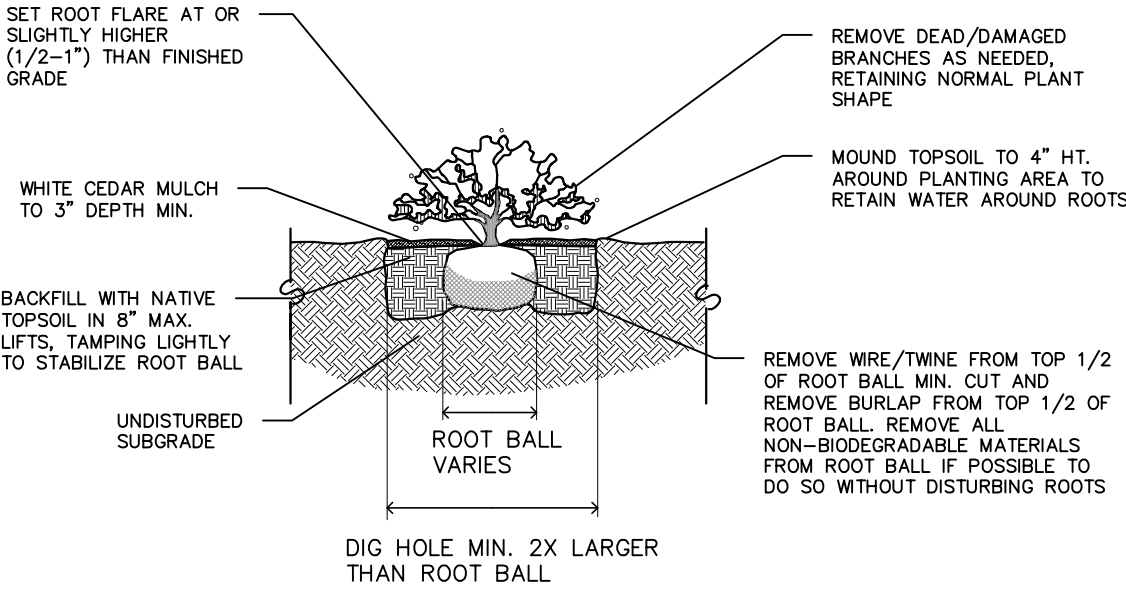
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1 B&B TREE PLANTING DETAIL
1 NOT TO SCALE

NOTES:

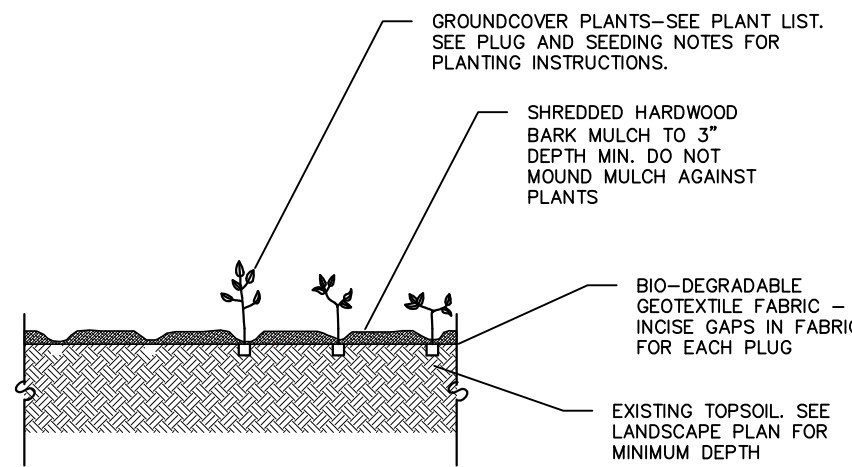
1. KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
2. APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 SHRUB PLANTING DETAIL
1 NOT TO SCALE

NOTES:

1. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING.
2. WHERE PLANTINGS ABUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS.
3. WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



1 GROUNDCOVER PLANTING DETAIL
1 NOT TO SCALE



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ARCHITECTS

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PROJECT TITLE
Coyle
Whitney Way
Development

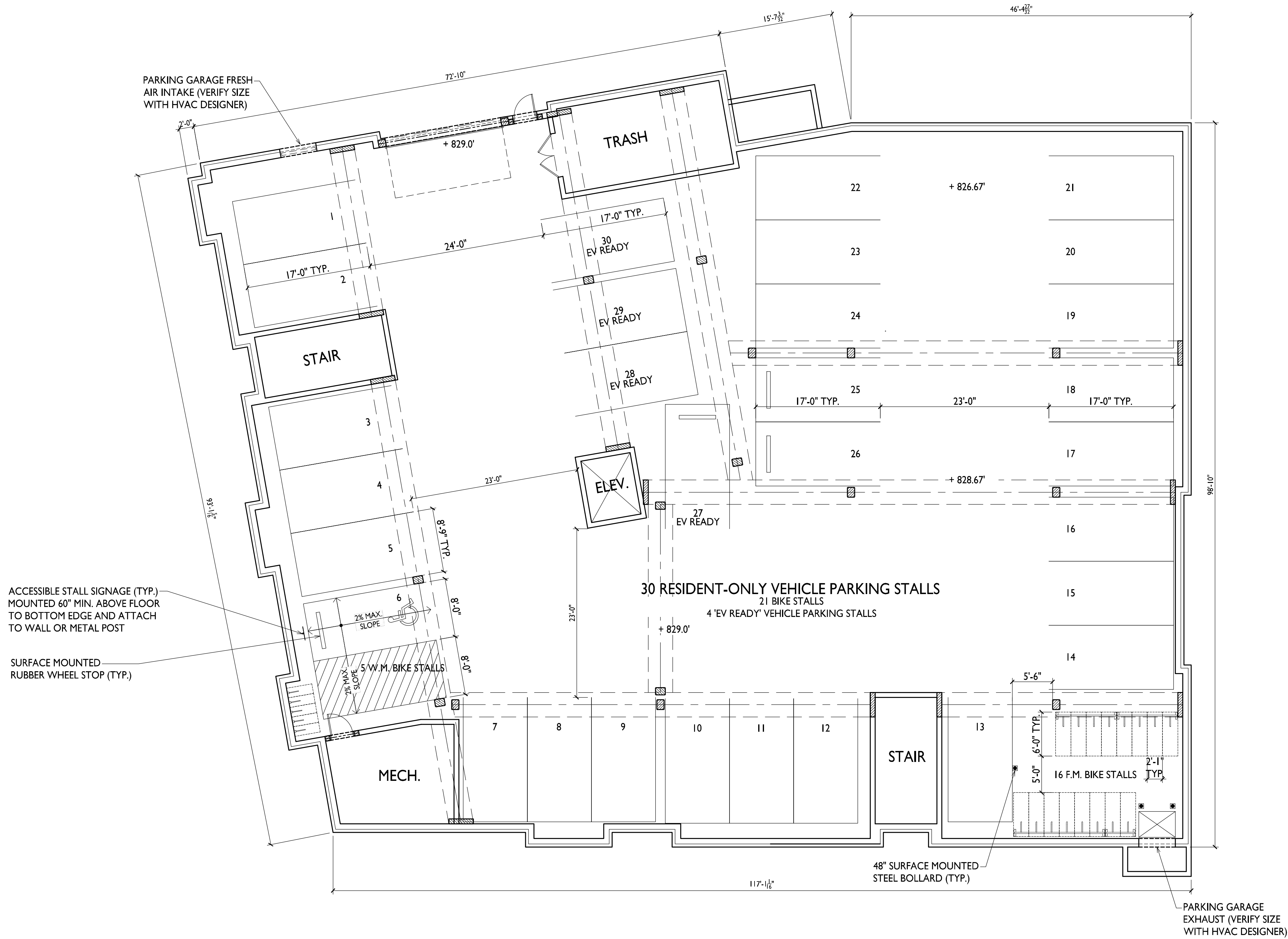
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Madison, Wisconsin
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

AC100

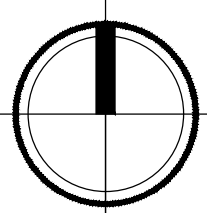
PROJECT NO. 2517

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BASEMENT FLOOR PLAN

1/8" = 1'-0"





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PROJECT TITLE
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Development**

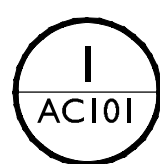
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Madison, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER

AC101

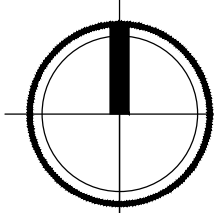
PROJECT NO. **2517**

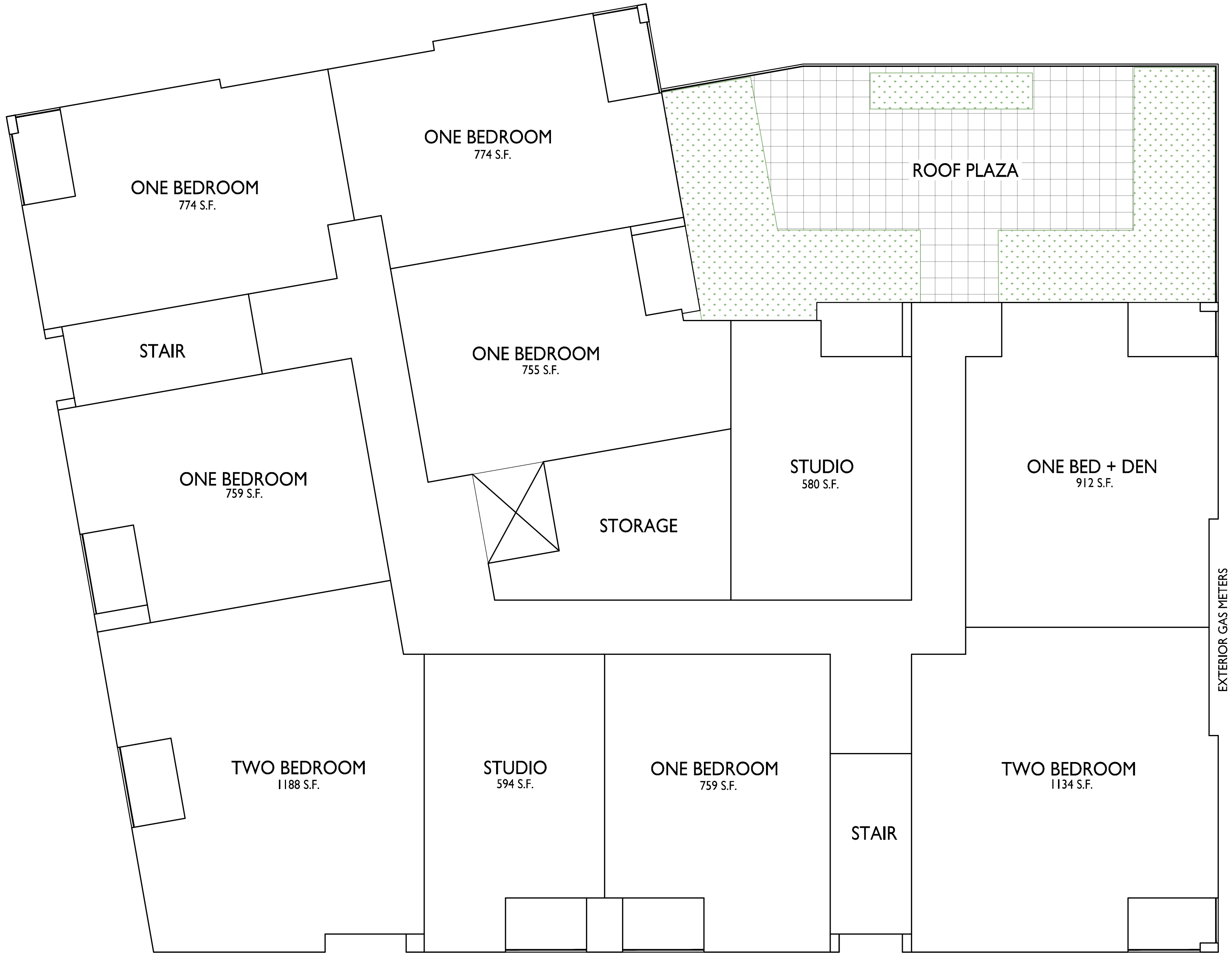
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FIRST FLOOR PLAN

1/8" = 1'-0"





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PROJECT TITLE
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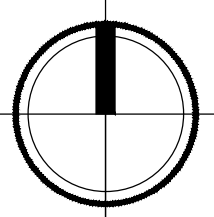
501 N. Whitney Way
Madison, Wisconsin
SHEET TITLE
Second Floor Plan

SHEET NUMBER



SECOND FLOOR PLAN

1/8" = 1'-0"



AC102

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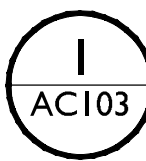


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PROJECT TITLE
Coyle
Whitney Way
Development

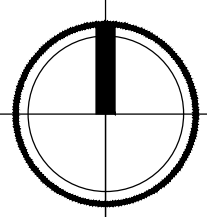
501 N. Whitney Way
Madison, Wisconsin
SHEET TITLE
Third Floor Plan

SHEET NUMBER



THIRD FLOOR PLAN

1/8" = 1'-0"



AC103

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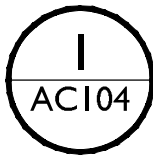
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Madison, Wisconsin
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER

AC104

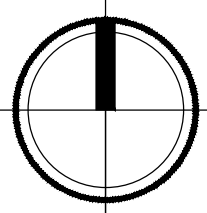
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FOURTH FLOOR PLAN

1/8" = 1'-0"





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PROJECT TITLE
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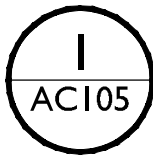
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Madison, Wisconsin
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

AC105

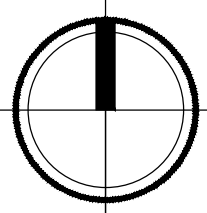
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FIFTH FLOOR PLAN

1/8" = 1'-0"



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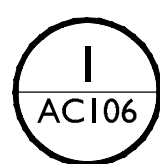
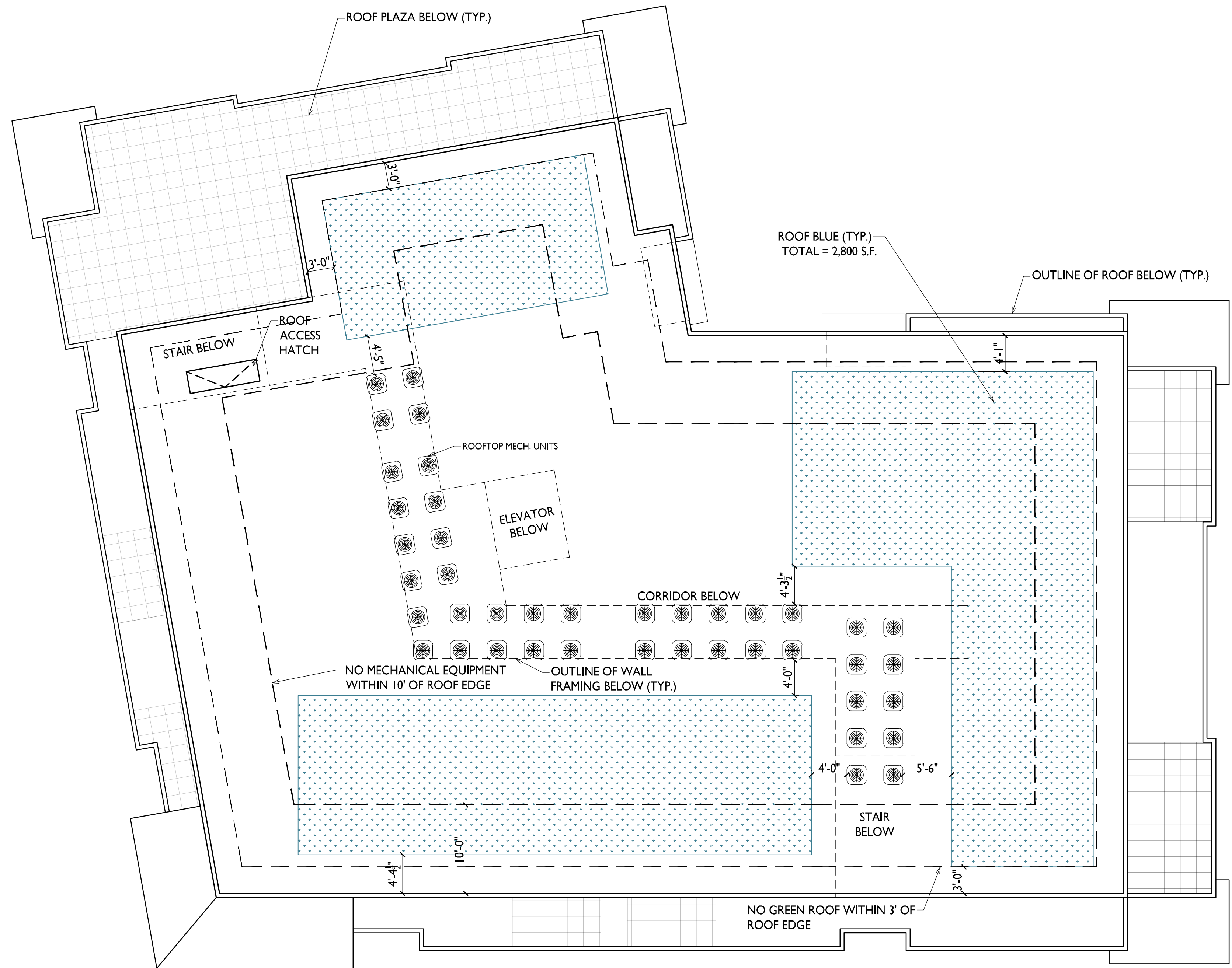
PROJECT TITLE
**Coyle
Whitney Way
Development**

501 N. Whitney Way
Madison, Wisconsin
SHEET TITLE
Roof Plan

SHEET NUMBER

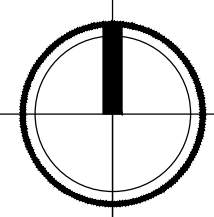
AC106

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ROOF PLAN

1/8" = 1'-0"

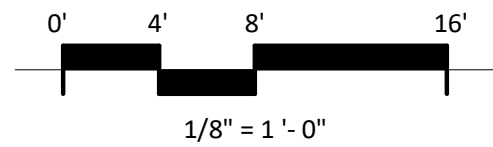




1 SOUTH ELEVATION ALONG SHEBOYGAN AVE.
1/8" = 1'-0"



2 WEST ELEVATION ALONG N. WHITNEY WAY
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE HORIZONTAL SIDING	JAMES HARDIE	AGED PEWTER
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	DEEP OCEAN
03	COMPOSITE VERTICAL SIDING	JAMES HARDIE	BEAVERTAIL BROWN - DREAM COLLECTION
04	COMPOSITE PANEL	JAMES HARDIE	BEAVERTAIL BROWN - DREAM COLLECTION
05	COMPOSITE BALCONY TRIM	JAMES HARDIE	BEAVERTAIL BROWN - DREAM COLLECTION
06	COMPOSITE TRIM	JAMES HARDIE	MATCH W/ ADJACENT SIDING
07	BRICK VENEER	SUMMIT	555 FAWN
08	STONE VENEER	TBD	MATCH WITH BRICK VENEER
09	CAST STONE	EDWARDS	18-018
10	COMPOSITE WINDOWS	TBD	BLACK
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	TBD	BLACK

PROJECT TITLE
COYLE
WHITNEY WAY
DEVELOPMENT

501 N. WHITNEY WAY
MADISON, WI
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

AC201

PROJECT NUMBER
2517



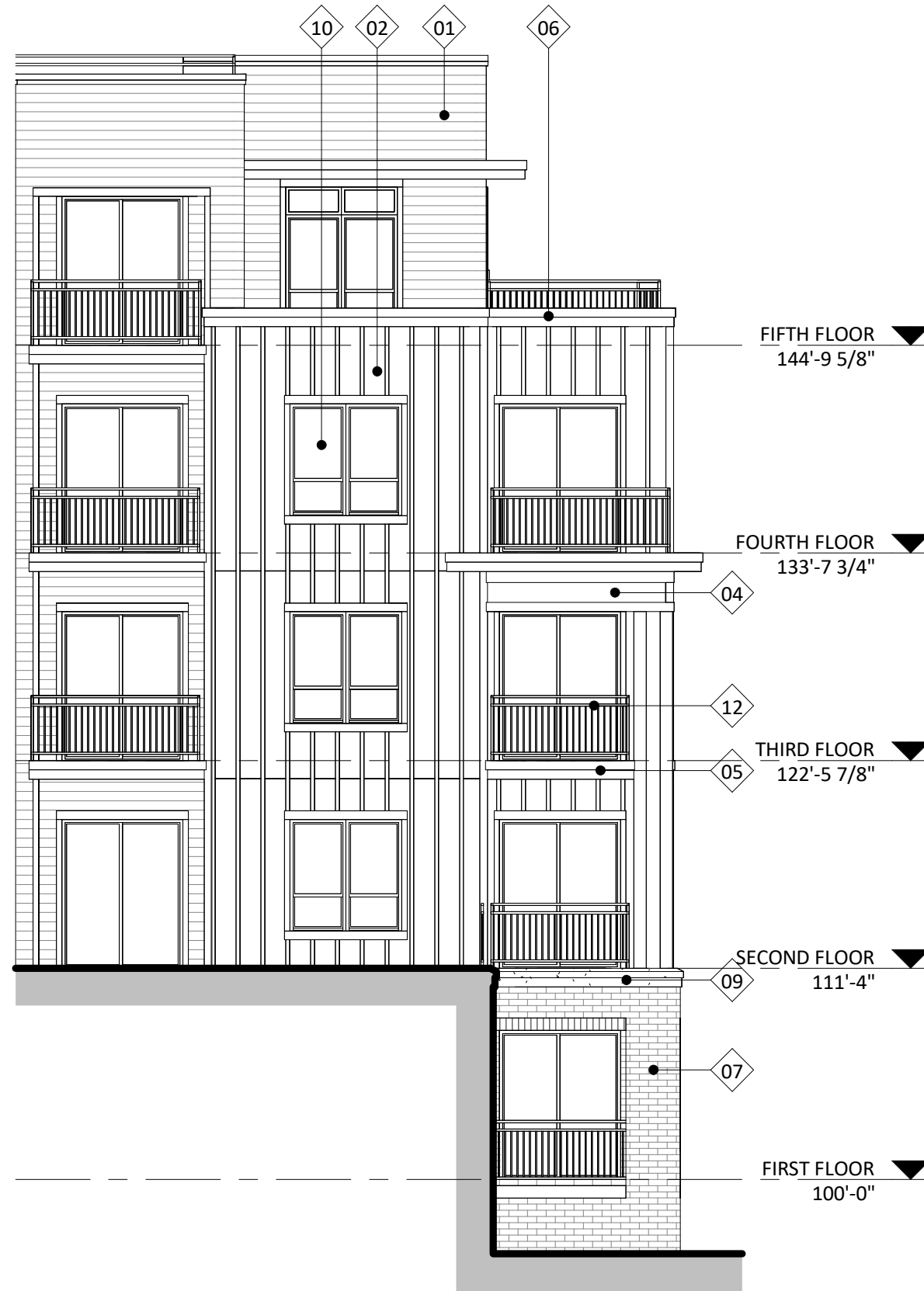
1 NORTH ELEVATION
AC202 1/8" = 1'-0"



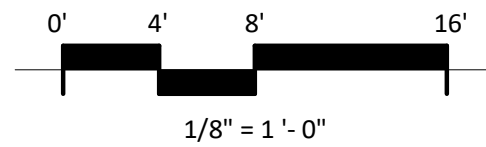
2 NORTH ELEVATION
AC202 1/8" = 1'-0"



3 EAST ELEVATION
AC202 1/8" = 1'-0"



4 EAST ELEVATION
AC202 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE HORIZONTAL SIDING	JAMES HARDIE	AGED PEWTER
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	DEEP OCEAN
03	COMPOSITE VERTICAL SIDING	JAMES HARDIE	BEAVERTAIL BROWN - DREAM COLLECTION
04	COMPOSITE PANEL	JAMES HARDIE	BEAVERTAIL BROWN - DREAM COLLECTION
05	COMPOSITE BALCONY TRIM	JAMES HARDIE	BEAVERTAIL BROWN - DREAM COLLECTION
06	COMPOSITE TRIM	JAMES HARDIE	MATCH W/ ADJACENT SIDING
07	BRICK VENEER	SUMMIT	555 FAWN
08	STONE VENEER	TBD	MATCH WITH BRICK VENEER
09	CAST STONE	EDWARDS	18-018
10	COMPOSITE WINDOWS	TBD	BLACK
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	TBD	BLACK



1 SOUTH ELEVATION ALONG SHEBOYGAN AVE.
1/8" = 1'-0"



2 WEST ELEVATION ALONG N. WHITNEY WAY
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE HORIZONTAL SIDING	JAMES HARDIE	AGED PEWTER
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	DEEP OCEAN
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08	STONE VENEER	TBD	MATCH WITH BRICK VENEER
09	CAST STONE	EDWARDS	18-018
10	COMPOSITE WINDOWS	TBD	BLACK
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	TBD	BLACK



1 NORTH ELEVATION
AC204 1/8" = 1'-0"



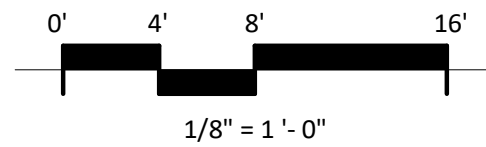
2 NORTH ELEVATION
AC204 1/8" = 1'-0"



3 EAST ELEVATION
AC204 1/8" = 1'-0"



4 EAST ELEVATION
AC204 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE HORIZONTAL SIDING	JAMES HARDIE	AGED PEWTER
02	COMPOSITE BOARD & BATTEN	JAMES HARDIE	DEEP OCEAN
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09	CAST STONE	EDWARDS	18-018
10	COMPOSITE WINDOWS	TBD	BLACK
11	ALUMINIUM STOREFRONT	TBD	BLACK
12	RAILINGS & HANDRAILS	TBD	BLACK



CONCEPT IMAGE

COYLE WHITNEY WAY DEVELOPMENT
501 N. WHITNEY WAY MADISON, WI



CONCEPT IMAGE



CONCEPT IMAGE

COYLE WHITNEY WAY DEVELOPMENT
501 N. WHITNEY WAY MADISON, WI

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CONCEPT IMAGE



CONCEPT IMAGE

COYLE WHITNEY WAY DEVELOPMENT
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