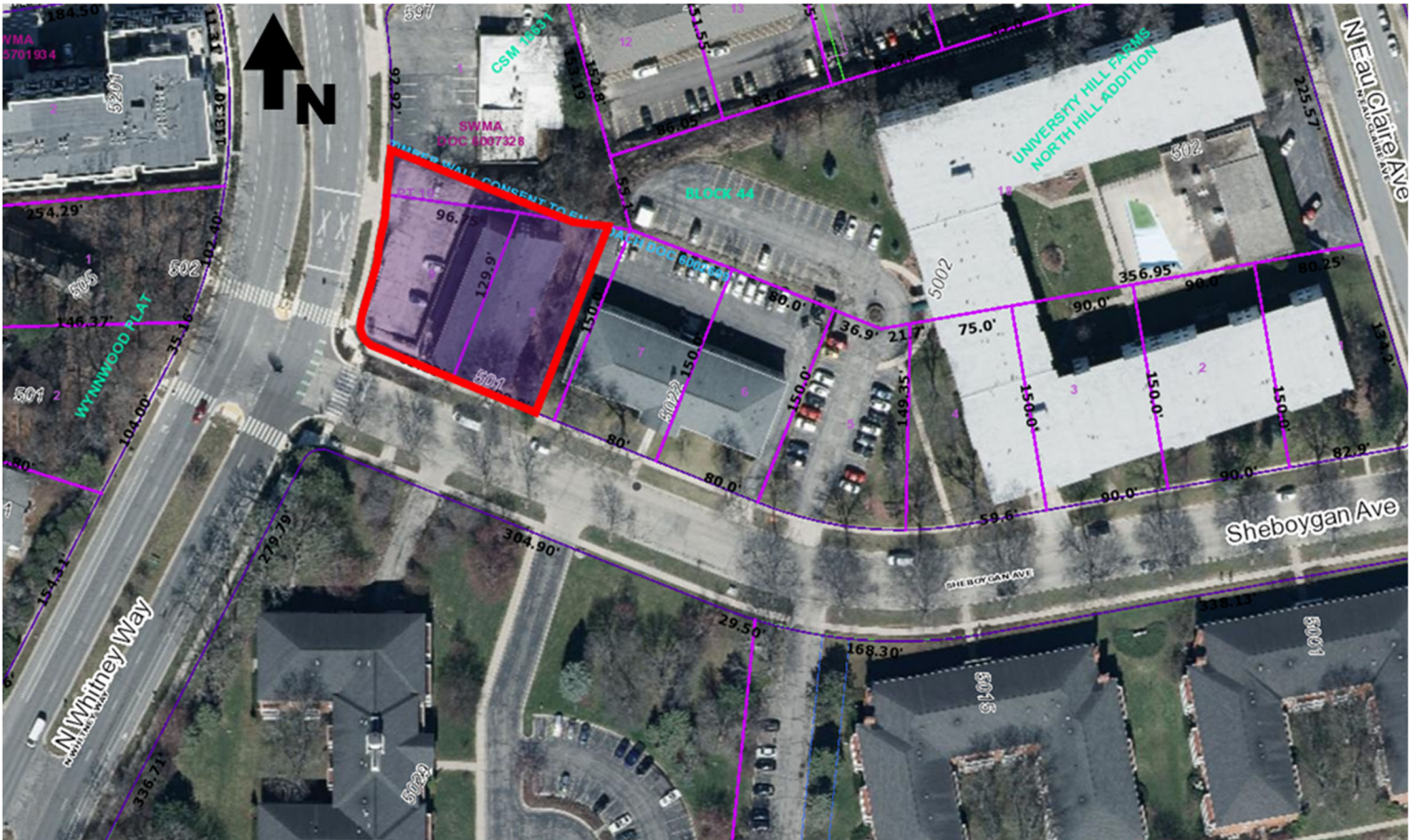


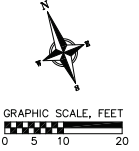
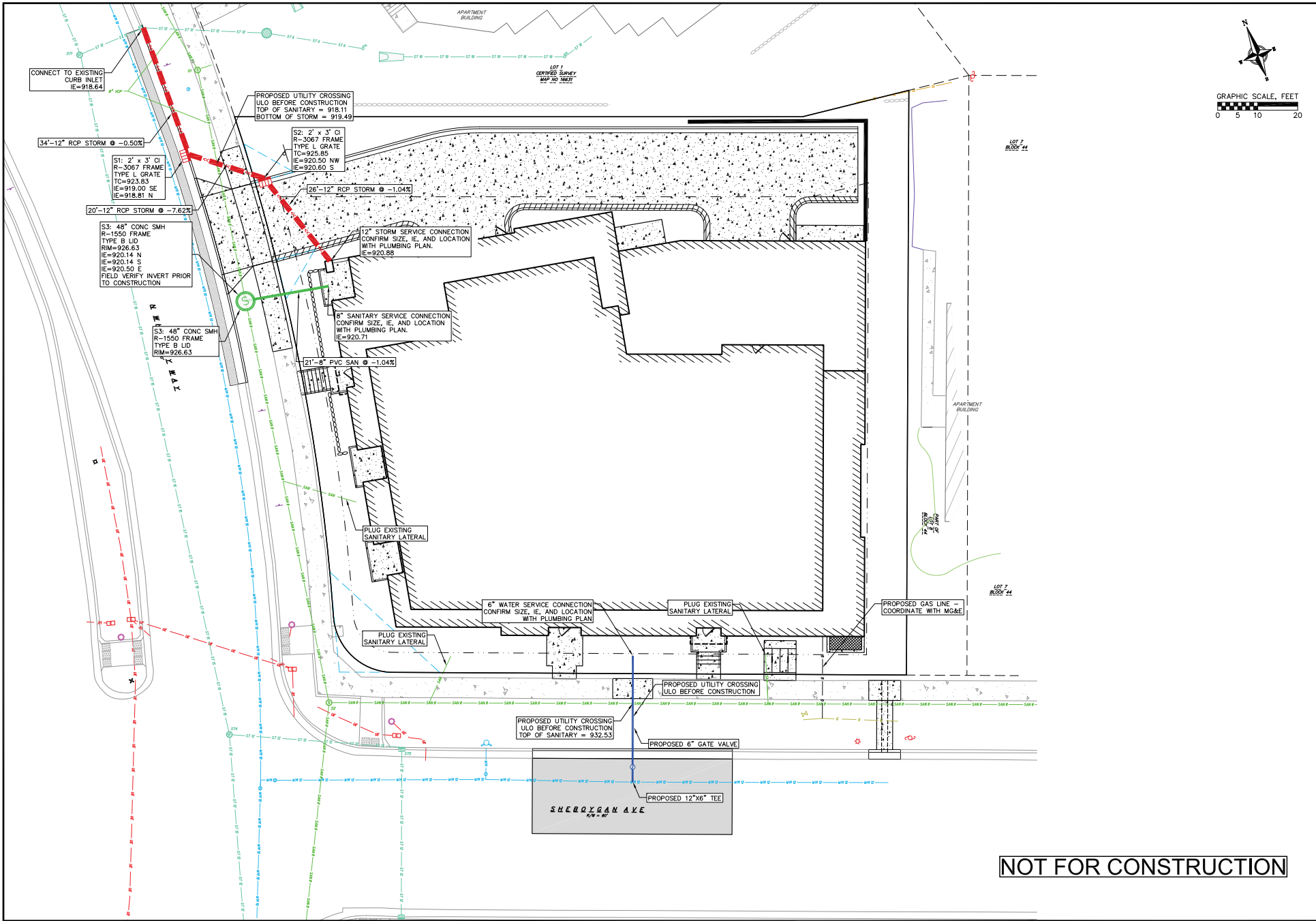
5044 Sheboygan Avenue
Contract 9755
MUNIS 16166
Developer: Whitney Way Apartments LLC



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.

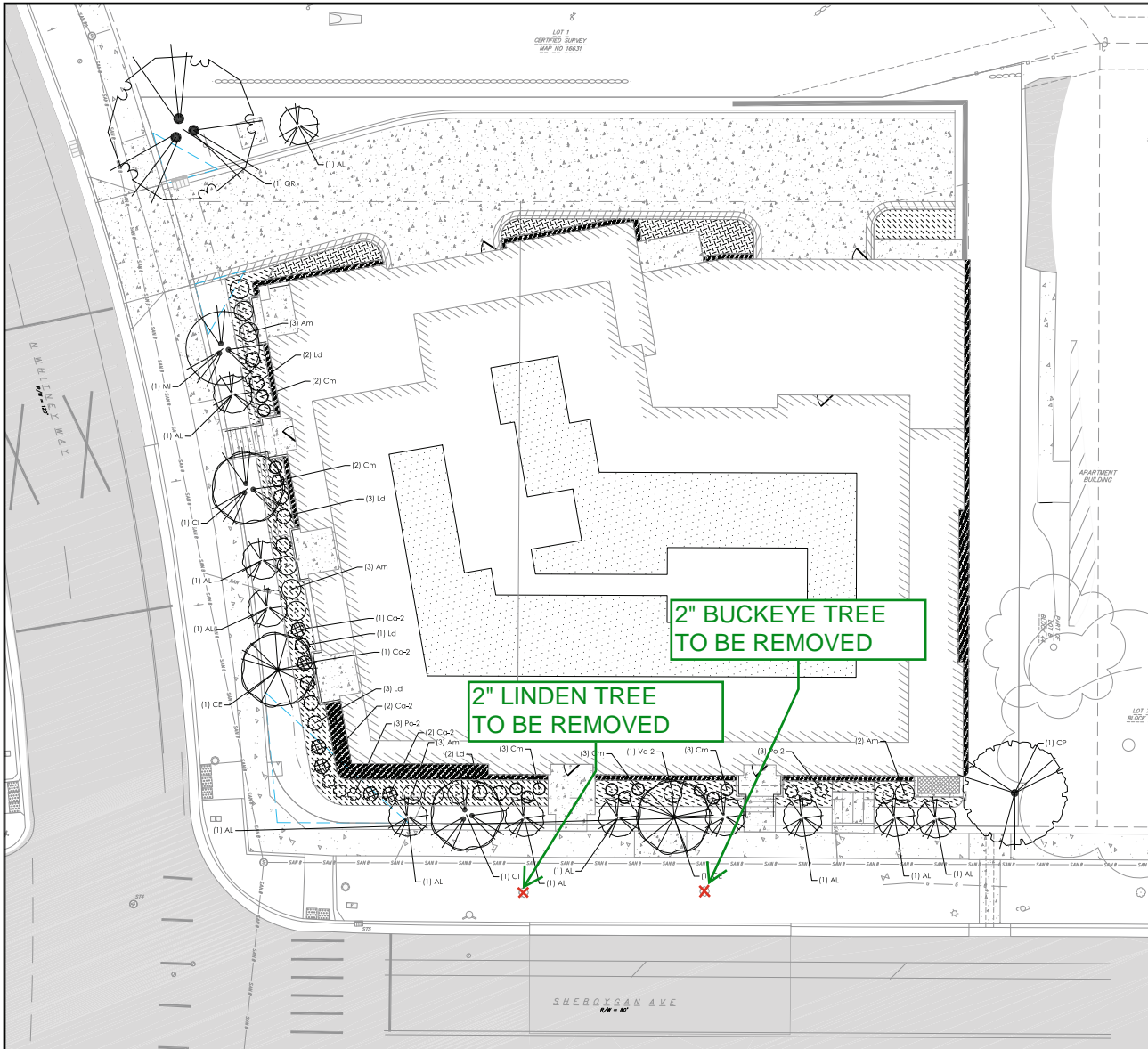


REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

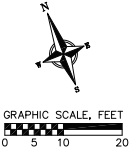
DATE	1/12/2026
DRAWER	ECAA
CHECKED	SOHJ
PROJECT NO.	250426

C400

NOT FOR CONSTRUCTION



LOT 1
CERTIFIED SURVEY
MAP NO 18267



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
QR	Quercus rubra / Red Oak	8 & 8	2.5'cd		1
UNDERSTORY TREES					
AL	Amelanchier lancea / Allegheny Serviceberry	8 & 8	4' ht.	Multi-Stem	11
CP	Cornus canadensis / American Hornbeam	8 & 8	7' ht.		1
CE	Cercis canadensis / Eastern Redbud	8 & 8	2.5'cd		2
CI	Crataegus crus-galli thorn / Thornless Cockspur Hawthorn	8 & 8	1.5'cd		2
HI	Hedera helix / Ivy	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
Co-2	Cornus sericea 'Albeman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		6
Ld	Deinandra bicolora / Honeyuckle	Cont.	3 Gal.		11
Pa-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		6
Vd-2	Viburnum dentatum 'XLMarevteen' / Little Joe™ Arrowwood Viburnum	Cont.	5 Gal.		1

CONCEPT PLANT SCHEDULE

GROUNDCOVER #1		995 sf
Alum	Alum Cenarius / Notting Onion	82
Carex	Carex brevicor / Oval Sedge	103
Carex	Carex palmata / SHI Thickseed	82
Echinops	Echinops polkii / Pale Purple Coneflower	82
Liatris	Liatris aspera / Rough Blazing Star	82
Sporobolus	Sporobolus heterolepis / Prairie Dropseed	578
DECORATIVE STONE #1		408 sf
GROUNDCOVER #2		213 sf
Aquilegia	Aquilegia canadensis / Eastern Columbine	18
Carex	Carex elatior / White-lined Sedge	76
Carex	Carex bromoides / Brome-like Sedge	66
Carex	Carex pensylvanica / Pennsylvania Sedge	9
Carex	Carex rostrata / Rozy Sedge	22
Hieracium	Hieracium richardsonii / Prairie Alum Root	22
Viola	Viola sororia / Woods Blue Violet	9



LANDSCAPE PLAN
5044 SHEBOYGAN AVENUE
MADISON
DANE COUNTY, WI

NO.	DATE	REVISIONS	REMARKS



DATE	1/12/2026
DRAWER	EGOR
CHECKED	SOJA
PROJECT NO.	250426
L100	

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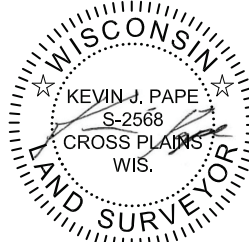
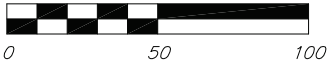
CERTIFIED SURVEY MAP No.

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

GRAPHIC SCALE: 1" = 50'



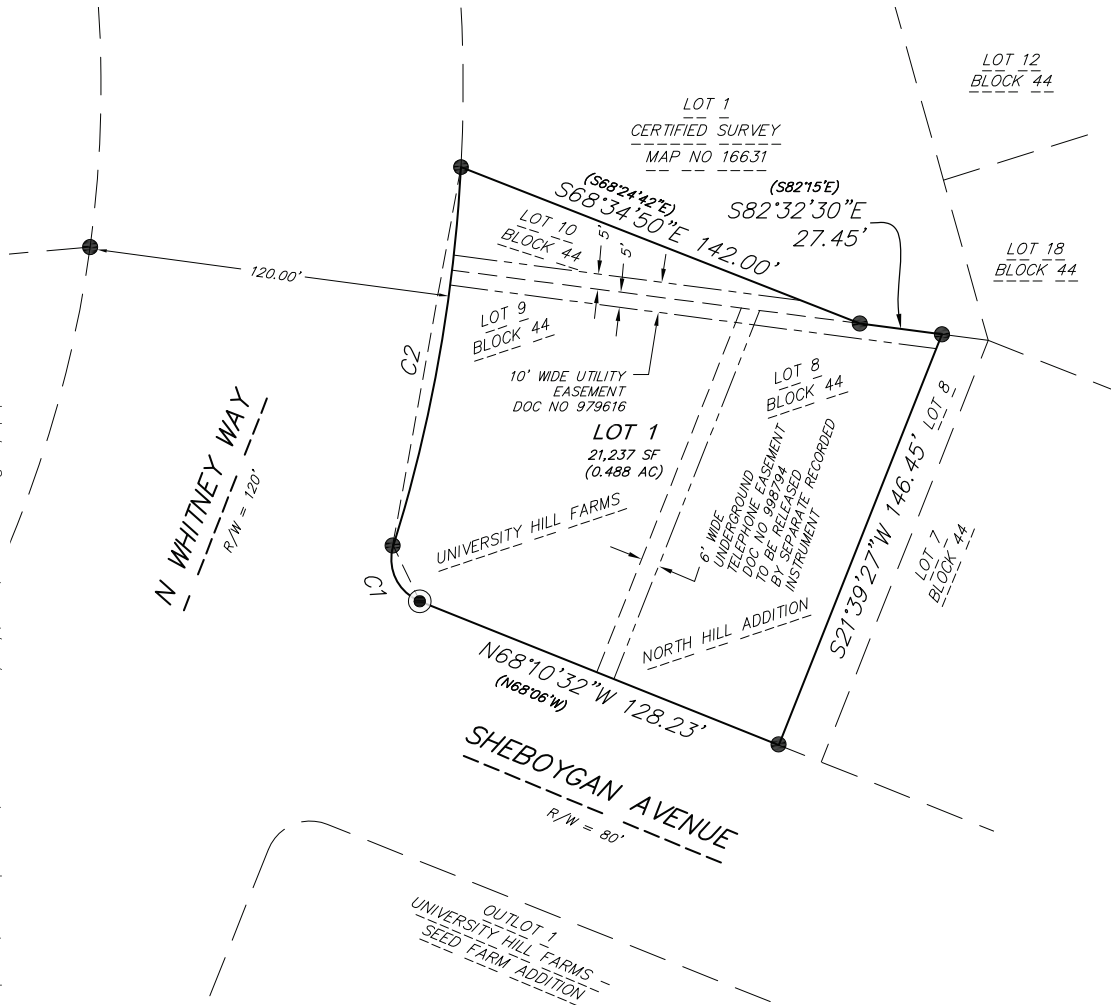
02/06/2026

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	141°3'12"	514.89'	127.76'	N10°07'14"E	127.46'	IN–N17°13'50"E; OUT–N03°00'39"E



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL, SHEET 4 FOR NOTES.

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



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