



Location
5101 Unity Way

Project Name
Liberty Place Duplexes

Applicant
David Bisbee – DWB, LLC/
Steve Shulfer – Shulfer Architects

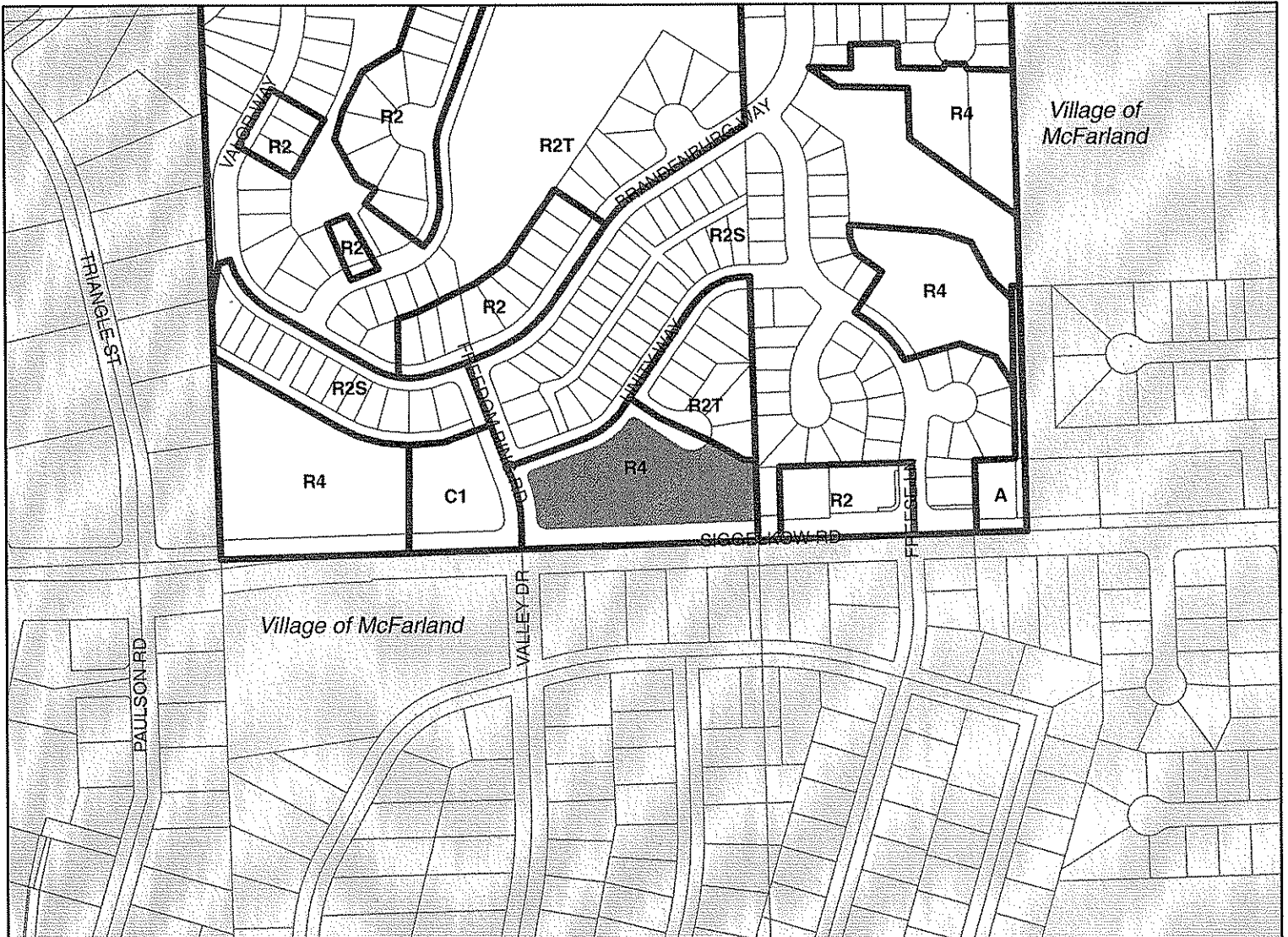
Existing Use
Vacant Land

Proposed Use
Planned Residential Development
with 11 Rental Duplexes

Public Hearing Date
Plan Commission
11 February 2008

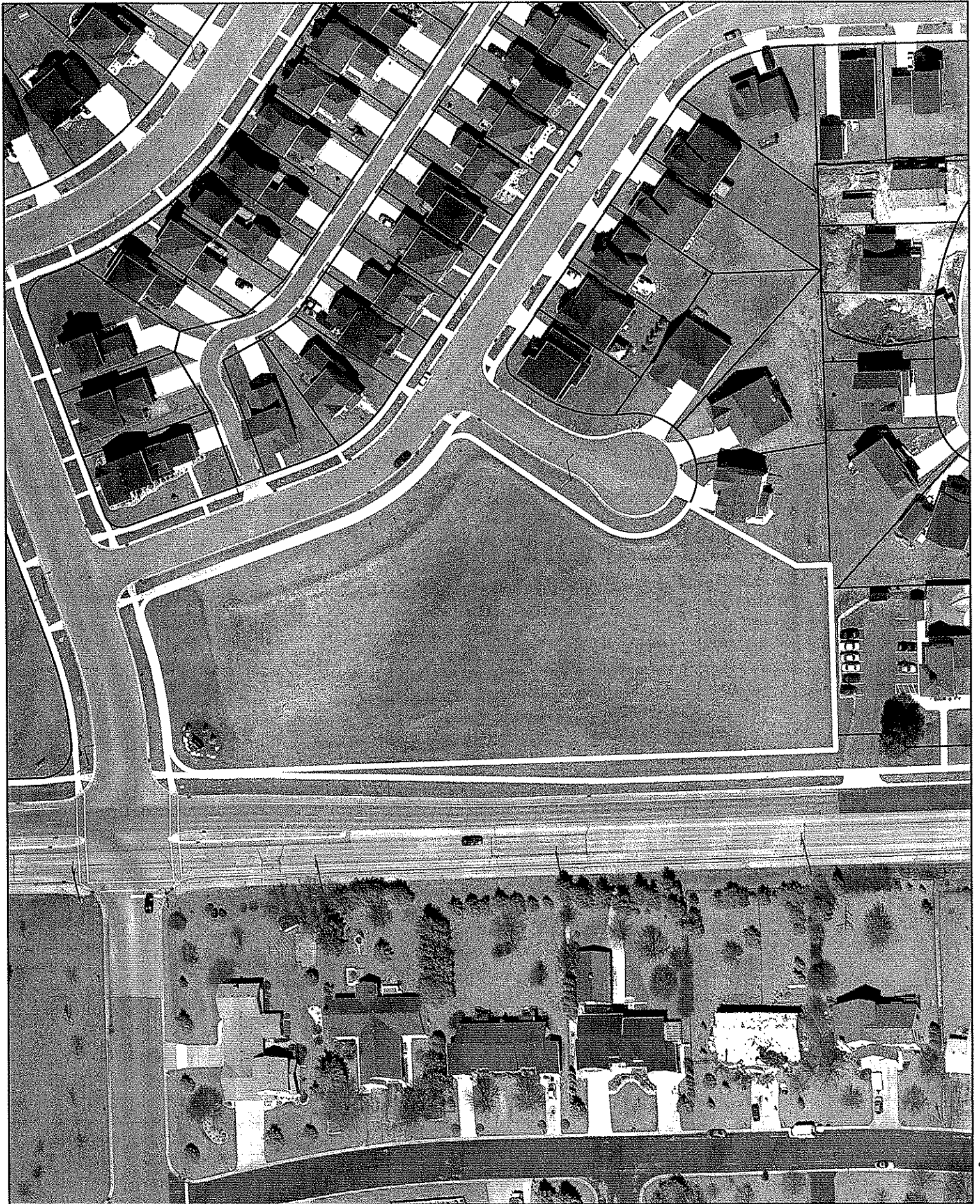


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 January 2008



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$10050.00</u>	Receipt No. <u>87750</u>
Date Received <u>12/19/07</u>	
Received By <u>JLK</u>	
Parcel No. <u>0710-341-0101-5</u>	
Aldermanic District <u>16-JUDY Compton</u>	
GQ <u>OK</u>	
Zoning District <u>R4</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>NA</u>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>12/19/07</u>	

1. **Project Address:** 5101 Unity Way
LOT 1, LIBERTY PLACE **Project Area in Acres:** 2.443 ACRES
Project Title (if any): LIBERTY PLACE DUPLEXES

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>ADOPT P.R.D.</u>	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: STEVE SHULFER Company: SHULFER ARCHITECTS LLC
Street Address: 1918 PARMENTER ST. City/State: MIDDLETON, WI Zip: 53562
Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: sjsulfer@shulferarchitects.com

Project Contact Person: _____ Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): D.W.B., LLC 40 DAVE BISBEE
Street Address: P.O. Box 12 City/State: MCFARLAND, WI Zip: 53558

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 11 RENTAL DUPLEX BUILDINGS, RESIDENTIAL W/2 CAR GARAGES: 1034-1523 S.F.
= 22 UNITS

Development Schedule: Commencement APRIL 2008 Completion OCT. 2009

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

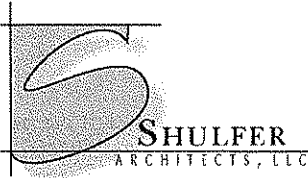
Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name STEVE SHULPER Date 12-17-07

Signature  Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner _____ Date _____



December 19, 2007

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985Street

RE: Plan Commission submittal for a P.R.D.
Lot 1, Liberty Place

Dear Commission members and Planning and Development Staff:

On behalf of the owner, D.W.B, LLC, I am submitting this letter of intent and application rezoning under a Planned Residential Development, P.R.D.

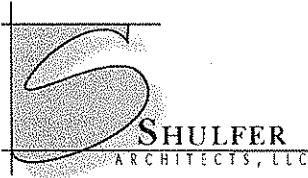
We have presented this design to the City of Madison Planning and Development at its regularly scheduled all-agency meeting and to the Liberty Place ARC. On November 22, 2007 we had the opportunity to meet with the Urban Plan Commission for a preliminary review. We have also shared the design with the District Alder, Ms. Judy Compton and held a neighborhood meeting on December 11, 2007. All meetings were met with mostly favorable feedback with many suggestions, most of which we have implemented, but all of which we seriously considered.

Project Overview:

Proposed is a community of 11 duplex buildings, 22 townhouse and ranch-style residential units. All units include a full basement. The combination of units and sizes are as follows:

- Four ranch-style buildings: 3008 square feet each; 8 residential units of 1,034 s.f. per unit w/470 s.f. 2-car garages. Each unit contains two bedrooms and two full baths.
- Seven townhouse buildings: Two building designs: 3,947 s.f. and 3,646 s.f. each; 14 units of 1523 s.f. & 1,391 s.f. respectively. All have two car garages ranging from 430 s.f. to 471 s.f., three bedroom, two-and-one-half baths.
- Eight off-street parking stalls are planned in addition to the 44 garage parking spaces, for a total of 52 parking stalls.
- Two rain gardens provide open space (green space) within the development
- Total square footage: 11 buildings provide a total of 28,274 s.f. of residential living, 9882 s.f. of garage space.
- All units are designed with full, unfinished basements. Basements will be built with exposure on one side (four units) or window wells.

The duplex buildings are arranged on a private street running virtually east to west through the development. Access to the private drive is from two entrances: Unity Way and Kirkwood Circle. Much like the adjoining Liberty Place neighborhood, all driveways and two car garages will be accessed from this private street leaving a streetscape of only the residential portion of each unit.



Snow removal and trash removal will be contracted with professional service companies and paid for by the Landlord. Trash collections will consist of roll-out carts for driveway to driveway removal. Mailboxes will also be provided at the end of each driveway, or as permitted by the United States Postal Service. City services will be used for all primary utilities.

There is sufficient lighting on the streets bordering this site. In addition, each building will have garage coach lights and porch lights.

The buildings will be architecturally pleasing from the public street side as well as the private street side, leaving one with the impression that they are never looking at the backside of an apartment unit. Located at the entrance of the Liberty Place neighborhood, the buildings reflect the quality and character of a single family home.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name:	Liberty Place Duplexes
Address:	Lot 1, Liberty Place (a private street yet to be named)
Lot size:	106,425 s.f., 2.443 acres
Proposed Use:	11 duplex buildings, 22 residential units (ranch style & townhouse)
Total Building Area:	38,156 s.f.
Residential area:	28,274 s.f.
Garage area:	9,882 s.f.
Basements:	Yes
Off street parking:	8 spaces
Parking Required:	8 x 1.75 (2 bedroom) = 14 14 x 2 (3 bedroom) = 28 Total = 42 spaces
Parking Provided:	44 garage spaces + 10 unrestricted surface parking = 54 spaces
Open space:	30,300 s.f. (required: 500 s.f. x 22 units = 11,000 s.f.)

Zoning District:

The property is currently zoned R-4, applying for a P.R.D. The proposed project meets all R-4 zoning requirements.

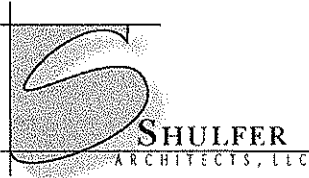
Project Schedule:

The project will be phased with construction of each building as follows:

Construction Start:	April 1, 2007
Phase 1 complete:	October 1, 2008
Phase 2 complete:	April 1, 2009
Phase 3 complete:	October 1, 2009

Project Design Team:

The key individuals and firms involved in this planning and design process include:



Owner:
D.W.B., LLC
c/o David Bisbee
P.O. Box 12
McFarland, WI 53558

Building General Contractor:
Gil-Her Construction
3469 Capitol Dr.
Sun Prairie, WI 53590

Architect:
Steve Shulfer, AIA
Shulfer Architects, LLC
1918 Parmenter St., Suite 2
Middleton, WI 53562

Civil Engineer:
Roxanne Johnson, PE
Professional Engineering, LLC
3830 Manito Ct.
Middleton, WI 53562

Landscape Architect:
Lisa J Geer
LJGeer Design
PO Box 14608
Madison, WI 53708

I hope that you find this development proposal acceptable and invite you to contact our office should you have any further questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', is written over a horizontal line.

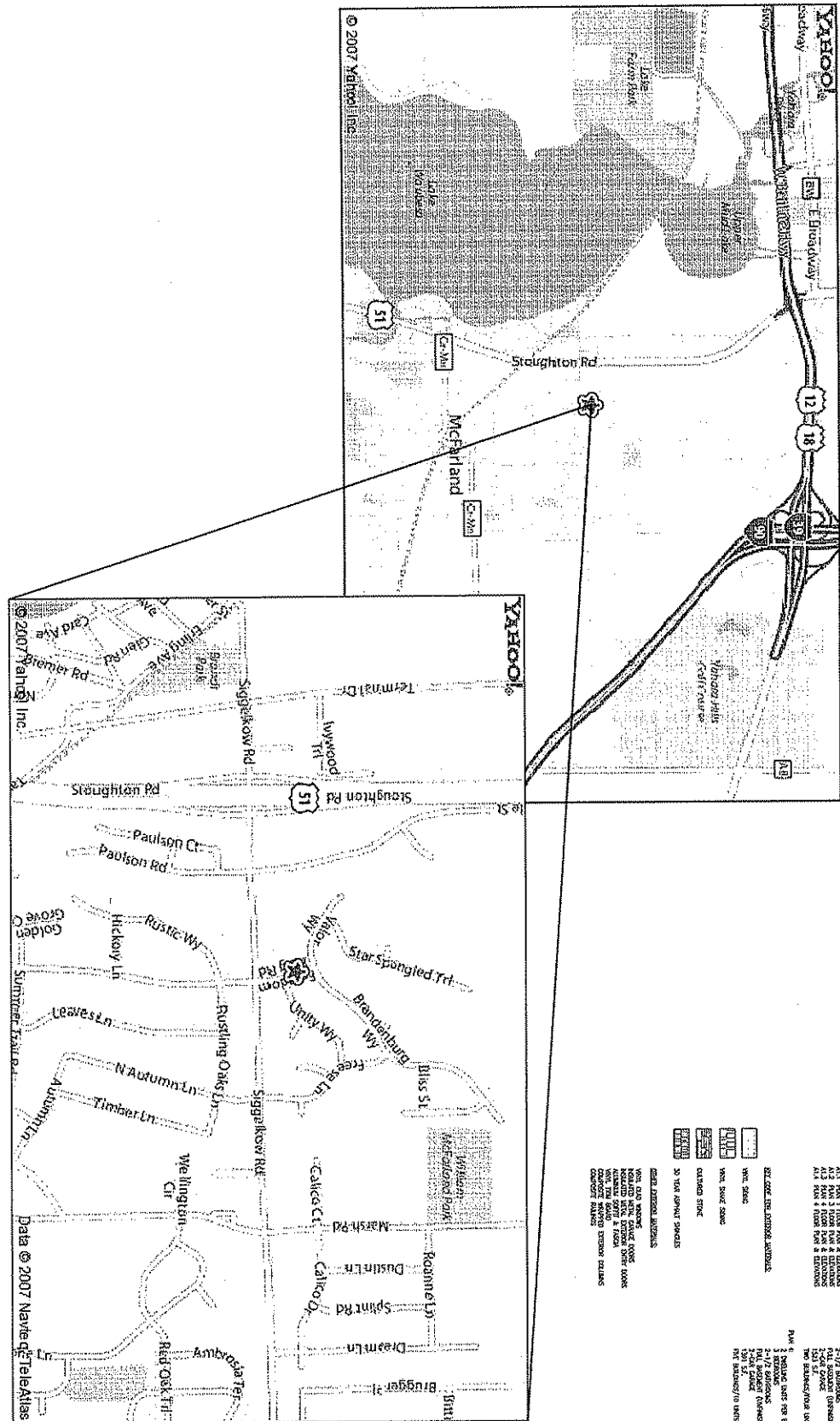
Steve Shulfer, AIA.
Shulfer Architects, LLC

Attachments:
Seven copies large-sized site and building plans
Seven copies reduced (11x17) size site and building plans

LIBERTY PLACE DUPLEXES

LOT 1 LIBERTY PLACE
CITY OF MADISON, WISCONSIN

DEVELOPER: D.W.B., LLC
ARCHITECT: SHULFER ARCHITECTS, LLC
GENERAL CONTRACTOR: GIL-HER CONSTRUCTION



- LEGEND**
- [Symbol] 1/4" = 1' SCALE
 - [Symbol] 1/8" = 1' SCALE
 - [Symbol] 1/16" = 1' SCALE
 - [Symbol] 1/32" = 1' SCALE
 - [Symbol] 1/64" = 1' SCALE
 - [Symbol] 1/128" = 1' SCALE
- GENERAL NOTES:**
1. SEE PLANS FOR ALTERNATE SIZES.
 2. SEE PLANS FOR ALTERNATE SIZES.
 3. SEE PLANS FOR ALTERNATE SIZES.
 4. SEE PLANS FOR ALTERNATE SIZES.
 5. SEE PLANS FOR ALTERNATE SIZES.
- NOTES:**
1. INCLUDE VENTS FOR BATH, COOK WITH...
 2. INCLUDE VENTS FOR BATH, COOK WITH...
 3. INCLUDE VENTS FOR BATH, COOK WITH...
 4. INCLUDE VENTS FOR BATH, COOK WITH...
 5. INCLUDE VENTS FOR BATH, COOK WITH...

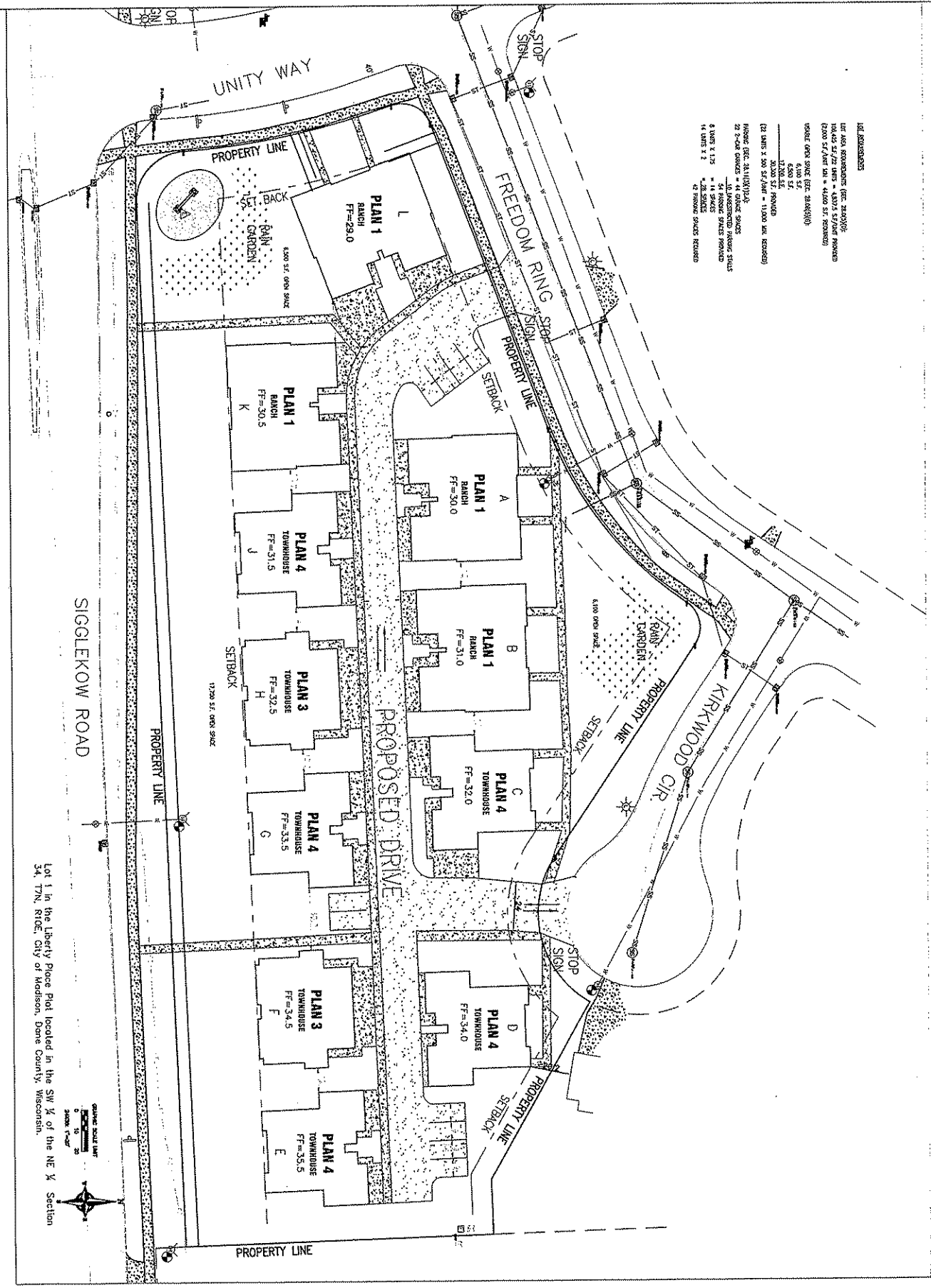
NOT RECORDED

LOT AREA APPROXIMATE (SEE 244000000)
 104,645.57/722 SQ. FT. = 4,337.55/722' PROPOSED
 (2,000.57/7,000' SQ. FT. = 44,000.57/7,000' SQ. FT.)
 UNDER OPEN SPACE (SEE 244000000)

4,100 SQ. FT.
 4,100 SQ. FT.
 4,100 SQ. FT.

(22' UNITS X 500 SQ. FT./UNIT = 11,000 SQ. FT. REQUIRED)

PROPOSED (SEE 244000000)
 20' OPEN SPACE - 18' UNINCORPORATED PARKING SPACES
 4' UNITS X 1.75' = 24' UNINCORPORATED PARKING SPACES
 14' UNITS X 1.75' = 28' UNINCORPORATED PARKING SPACES
 42' UNINCORPORATED PARKING SPACES REQUIRED



SIGGLEKOW ROAD

UNITY WAY

FREEDOM RING

KIRKWOOD CIR

PROPOSED DRIVE

PROPERTY LINE

PROPERTY LINE

PLAN 1 RANCH FF=23.0

PLAN 1 RANCH FF=30.5

PLAN 4 TOWNHOUSE FF=31.5

PLAN 3 TOWNHOUSE FF=32.5

PLAN 4 TOWNHOUSE FF=33.5

PLAN 3 TOWNHOUSE FF=34.5

PLAN 4 TOWNHOUSE FF=35.5

PLAN 1 RANCH FF=30.0

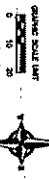
PLAN 1 RANCH FF=31.0

PLAN 4 TOWNHOUSE FF=32.0

PLAN 4 TOWNHOUSE FF=34.0

PLAN 4 TOWNHOUSE FF=35.5

Lot 1 in the Liberty Place Plat located in the SW 1/4 of the NE 1/4 Section 34, T7N, R10E, City of Madison, Dane County, Wisconsin.



A0.1

OWNER: D.W.S., LLC, P.O. BOX 10, McFARLAND, WI

SITE PLAN

LIBERTY PLACE DUPLEXES

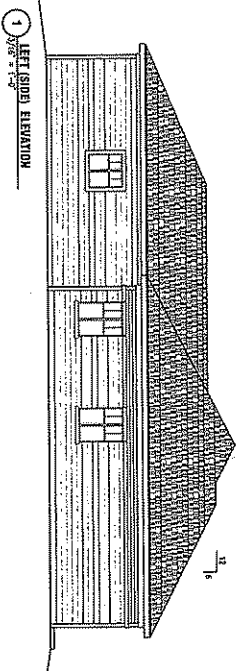
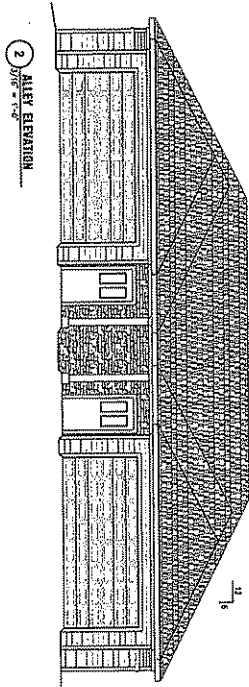
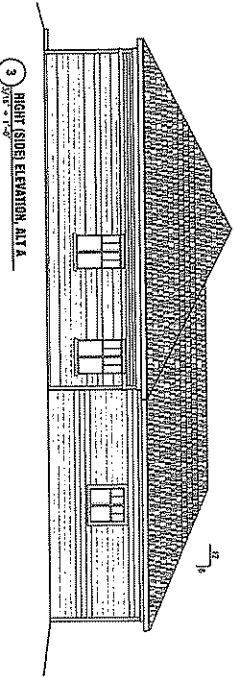
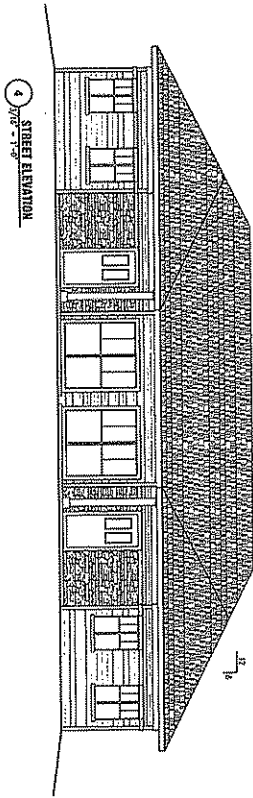
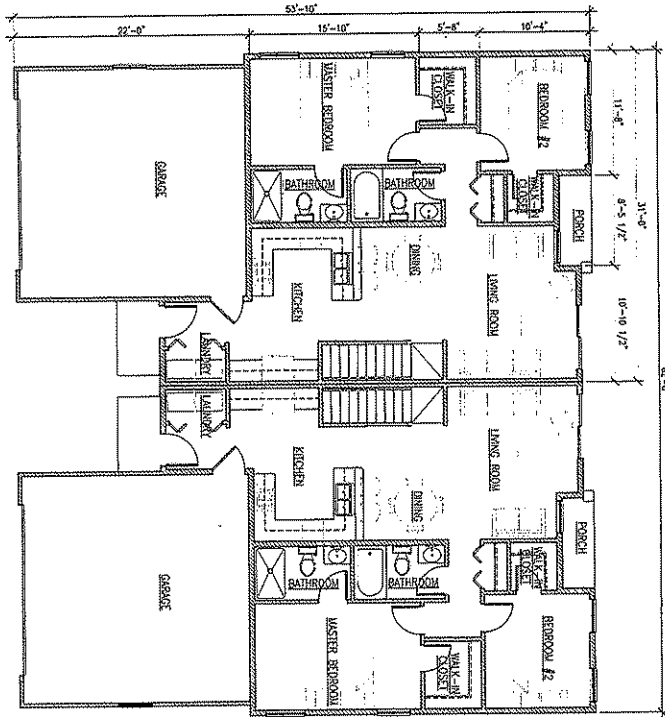
LOT 1, LIBERTY PLACE

McFARLAND, WI

OWNER: D.W.S., LLC, P.O. BOX 10, McFARLAND, WI



8



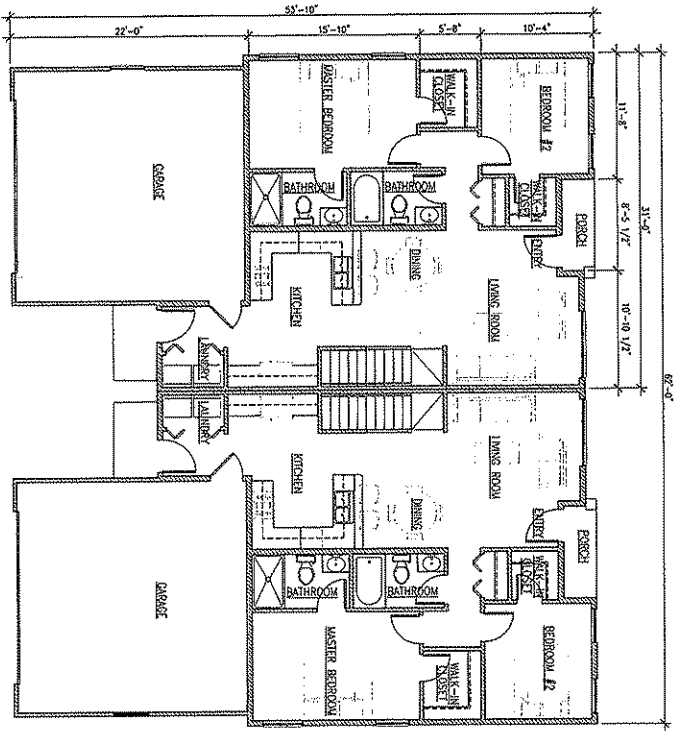
A1.1

PLAN 1, BUILDING K, L
 FLOOR PLAN & ELEVATIONS

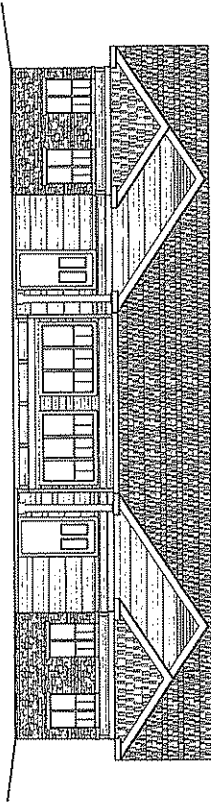
LIBERTY PLACE DUPLEXES

LOT 1, LIBERTY PLACE
 McFARLAND, WI
 OWNER: D.W.B., LLC, P.O. BOX 12, McFARLAND, WI 53558

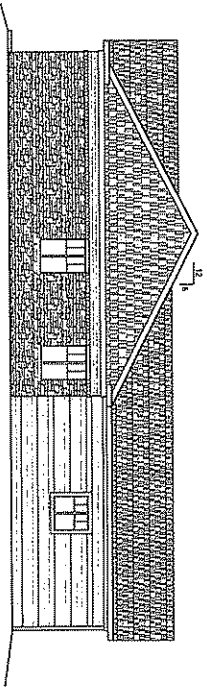




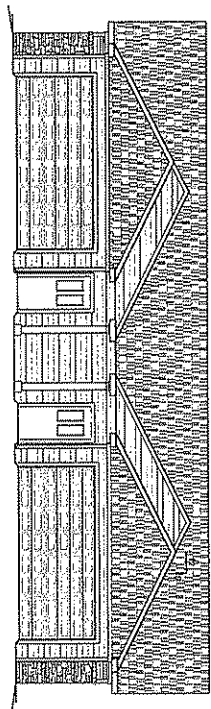
5 RANCH STYLE DUPLEX - FLOOR PLAN



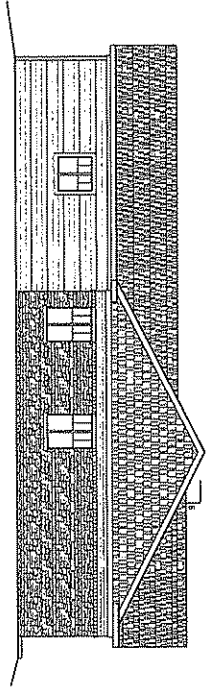
4 STREET ELEVATION, ALT B



3 RIGHT SIDE ELEVATION, ALT A



2 ALLEY ELEVATION, ALT B



1 LEFT SIDE ELEVATION

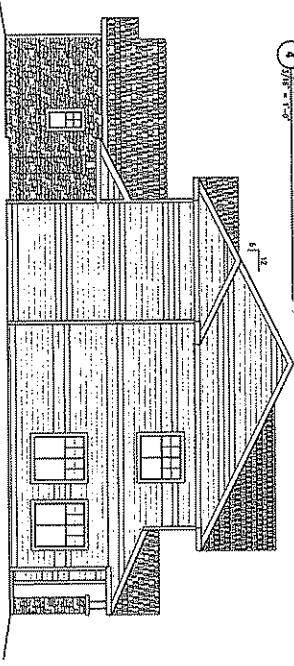
PLAN 1, BUILDING A, B
FLOOR PLAN & ELEVATIONS

LIBERTY PLACE DUPLEXES

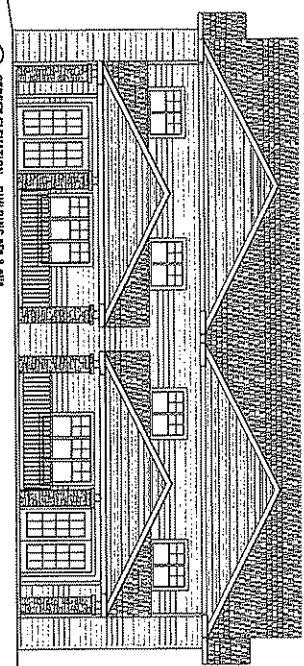
LOT 1, LIBERTY PLACE
McFARLAND, WI
OWNER: D.W.B., LTD, P.O. BOX 12, McFARLAND, WI 53558



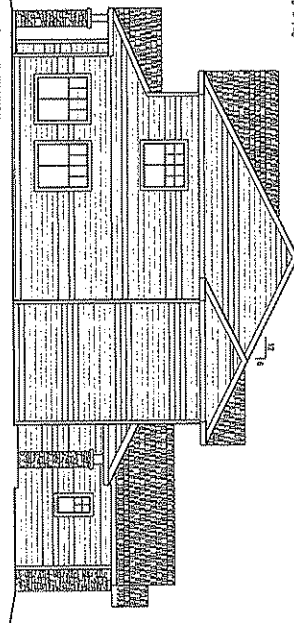
3 RIGHT SIDE ELEVATION
1/8" = 1'-0"



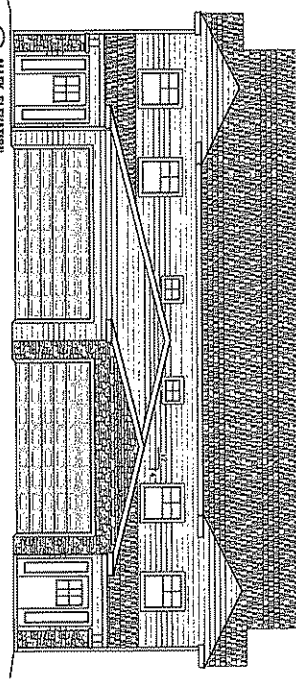
4 STREET ELEVATION - BUILDINGS F & H
1/8" = 1'-0"



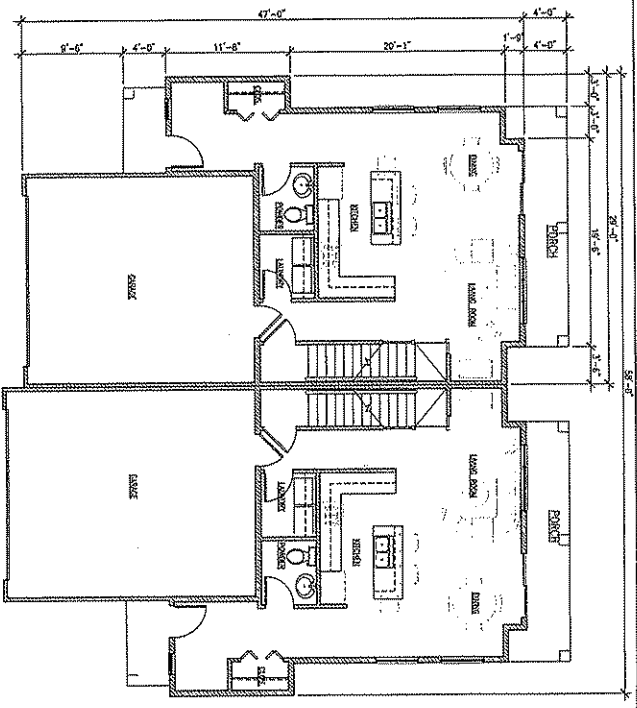
1 LEFT SIDE ELEVATION
1/8" = 1'-0"



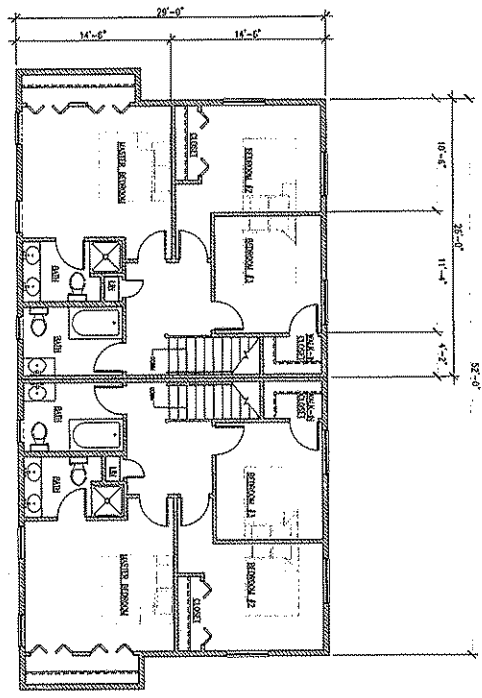
2 ALLEY ELEVATION
1/8" = 1'-0"



8 FIRST FLOOR PLAN VIEW - BUILDING F & H
1/8" = 1'-0"



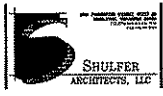
5 SECOND FLOOR PLAN VIEW
1/8" = 1'-0"

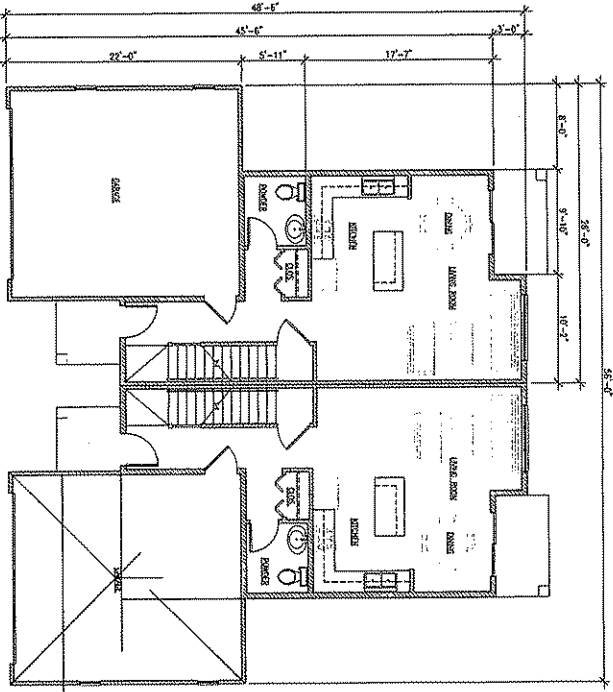


A1.3

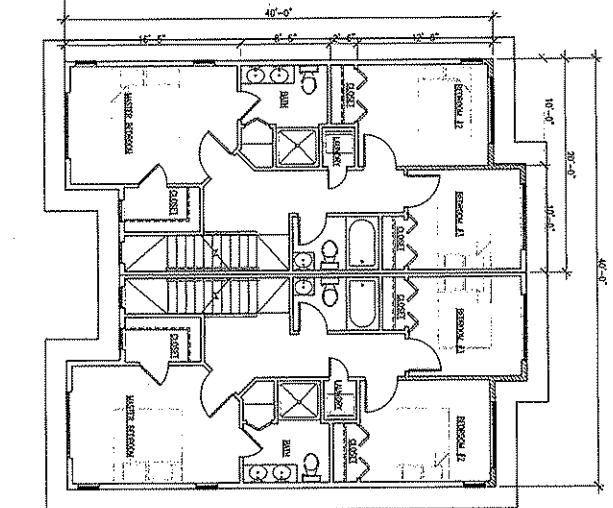
PLAN 3, BUILDINGS F, H
FLOOR PLAN & ELEVATIONS

LIBERTY PLACE DUPLEXES
LOT 1, LIBERTY PLACE
McFARLAND, WI
OWNER: D.W.B., LLC, LOT 12, McFARLAND, WI 53558

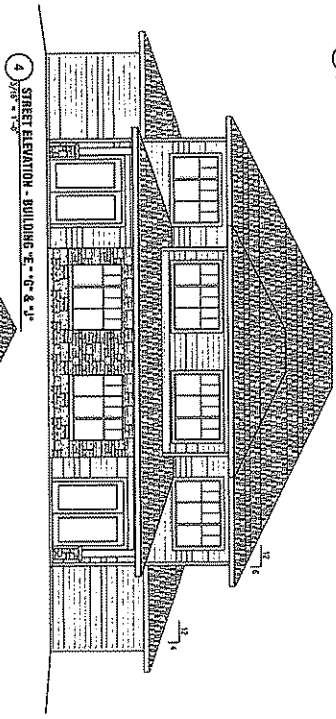




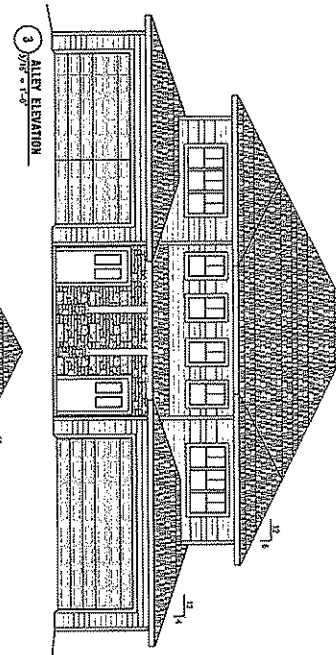
1 FIRST FLOOR PLAN VIEW - BUILDING E, G, & J
SCALE: 1/8" = 1'-0"



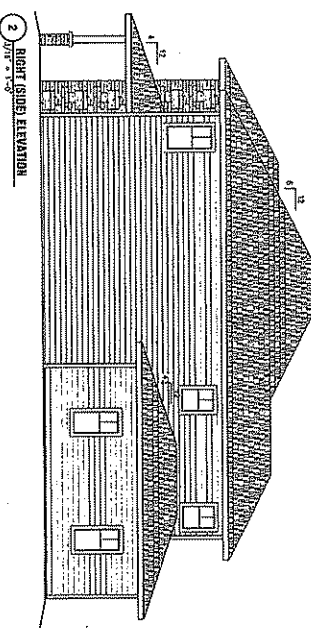
1 SECOND FLOOR PLAN VIEW
SCALE: 1/8" = 1'-0"



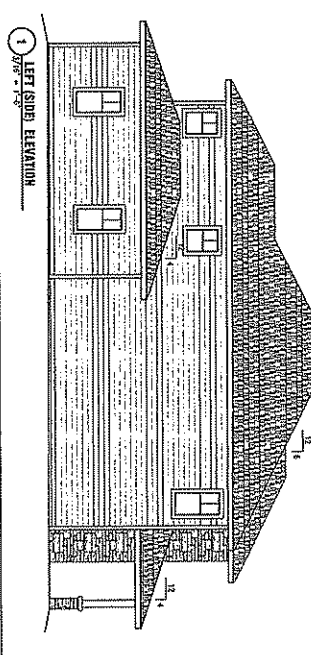
4 STREET ELEVATION - BUILDING E, G, & J
SCALE: 1/8" = 1'-0"



3 ALLEY ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



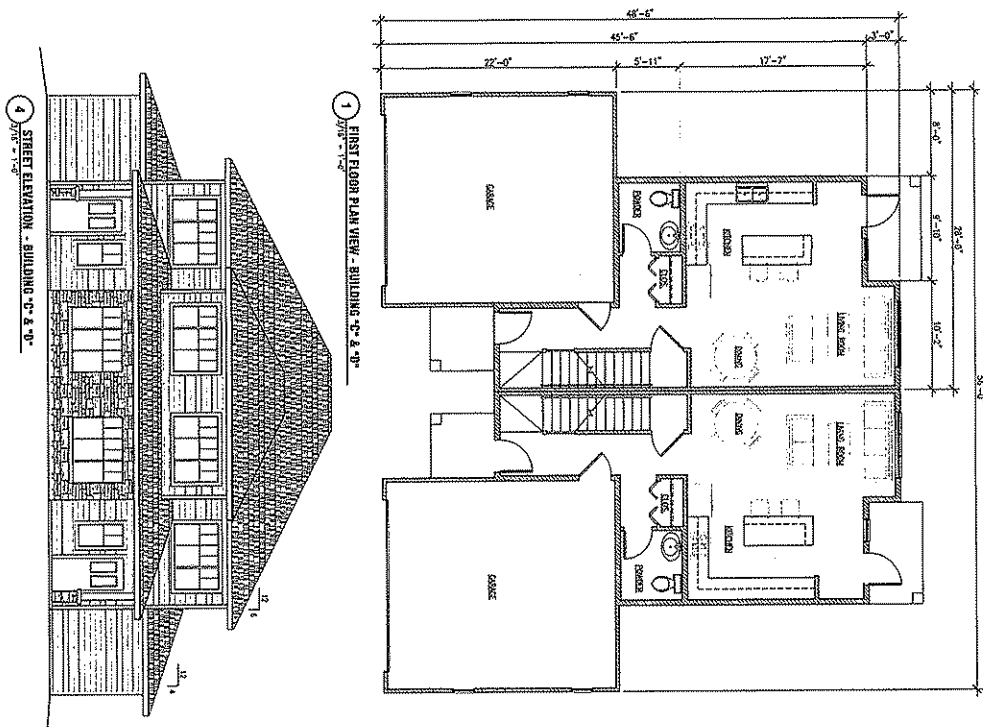
1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A1.4

PLAN 4, BUILDINGS E, G, J
FLOOR PLAN & ELEVATIONS

LIBERTY PLACE DUPLEXES
LOT 1, LIBERTY PLACE
McFARLAND, WI
OWNER: D.W.B., LLC, P.O. BOX 32, McFARLAND, WI 53558





4 STREET ELEVATION - BUILDING 'C' & 'D'
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR PLAN VIEW - BUILDING 'C' & 'D'
SCALE: 1/8" = 1'-0"