February 19, 2008

City of Madison
Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

RE: Lot 1, Liberty Place

Dear Urban Design Commission Members:

On behalf of the owner, D.W.B., LLC, I respectfully submit the above project for Final Approval from the Urban Design Commission.

On January 9th, 2008 this project received an Initial Approval from UDC. We have considered, tested and implemented all comments received as a result from this meeting. Below are the responses:

Good job on renovation of the site plan but still a problem with the single double garage doors instead of two singles with the proximity of the buildings based on their closeness requiring more adjustments.

The garage door elevation was tested and we found that the small size of these double garages does not accommodate the width of two single doors, which utilize more linear space. The garages become less usable and visually out of balance with two garage doors.

Concern with basic building types as it relates to the private intimate alley, building types don't work, main entries to buildings need to stand out versus garage doors on the effected elevations facing the interior street, a suburban style house does not fit within setting.

Some detail changes were made to the alley elevations to enhance the doors and materials. The cultured stone product has been wrapped in building 1-B & 1-A. On building type 3, a major change was implemented to separate the garages and bring the entry forward.

Suggest that one building footprint type be used such as A1.1 in the submittal. Break up garages such as type 1 at rear, more successful whether one or two story (A1.3) concern with how gutters will work.

Although there are essentially three building types, they are based on a similar footprint, therefore they remain with similar attributes. Type 3 was completely redesigned to break up the garage and reflect the layout of the other buildings as well as the comments of the commission. A rhythm to all of the buildings developed. However, the buildings variation in the materials and details remain to lend some individual identity to the buildings. (Gutter concerns were in reference to building type 3 which was re-designed).

Building Plan 3 is less successful than other building plan types.

As stated previously, building Plan 3 was substantially redesigned to incorporate the suggestions of the commission: the garages were separated and the entry was brought a bit forward. Materials were also utilized to downplay the mass of the garages.

Site plan improved. Like the minimization of drives to garages at the private street and visitor parking location.

The site plan remains unchanged.

Keep Building Plan 3 but reverse the unit pattern; move doorway central with garages moved outward.

Revisions made, see plan and previous comments

Try to make front doors on garage elevations extend forward of garage façade.

Working with this idea kept leading us to have 10' wide dwelling units or very long wasteful corridors at the entries. It is an idea we tested broadly, but the end result was generally undesirable floor plans and excessive pavement. Consequently, we adjusted porches & exterior materials on some buildings.

Extend porches out at least 5-feet in depth and out in front of the main façade.

Plans 1-K & 1-L have increased patio sizes on the street side. Plan 3 has a long covered porch with a 4' depth, with the intentions of putting a patio off of this porch. Plan 4 has a 5' deep porch.

Below is a restatement of the characteristics of this project:

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.
- 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 location of utility boxes and air conditioning condenser units will be determined on site and within the planned landscaping for screening.

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:	10 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.)

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

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

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

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

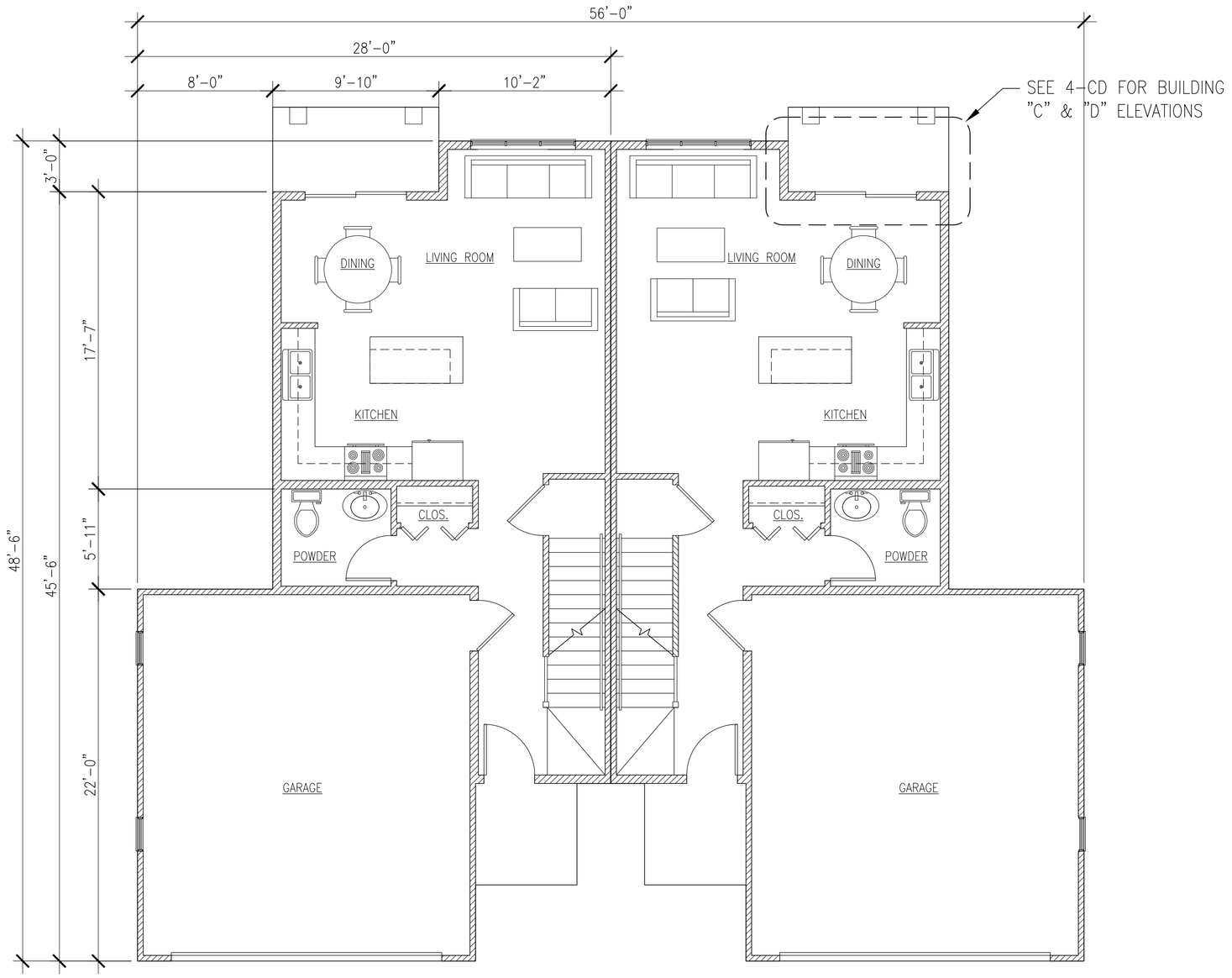
Landscape Architect:
Lisa J Geer
LJGeer Design
PO Box 14608
Madison, WI 53708

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

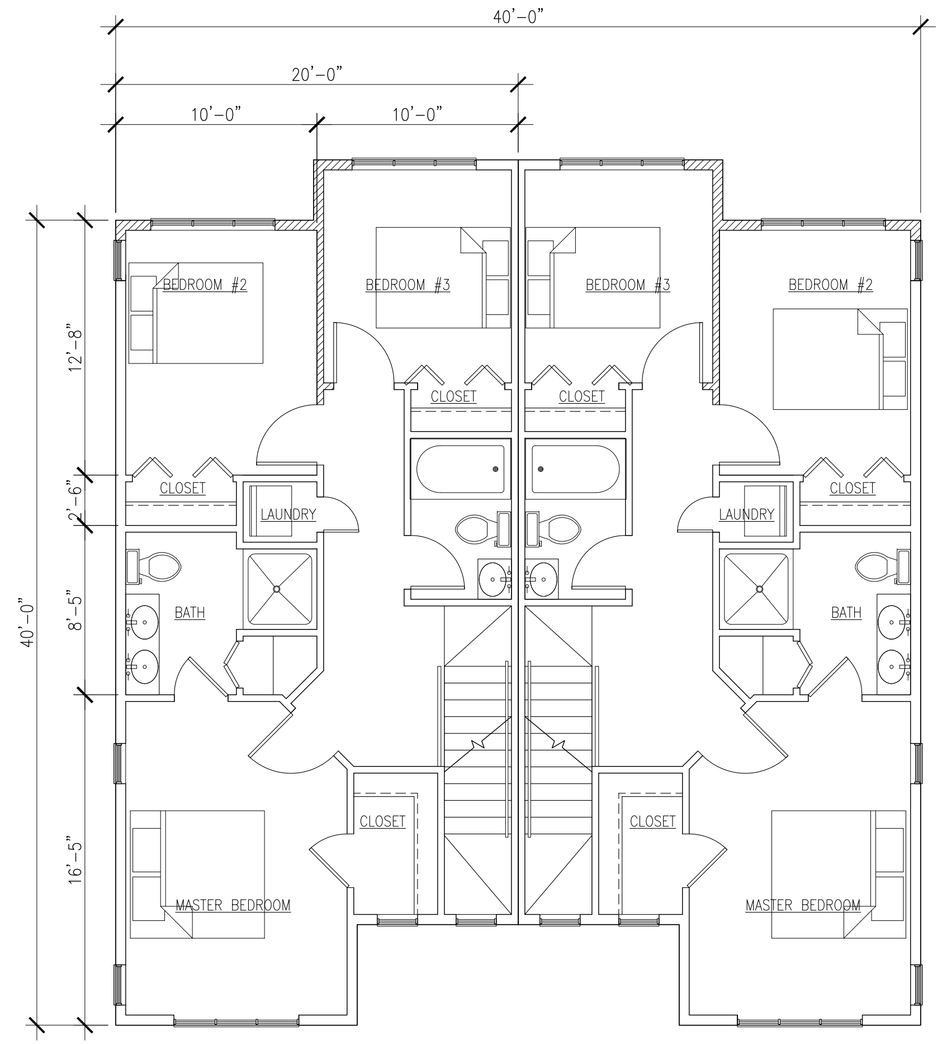
Respectfully,

Steve Shulfer, AIA.
Shulfer Architects, LLC

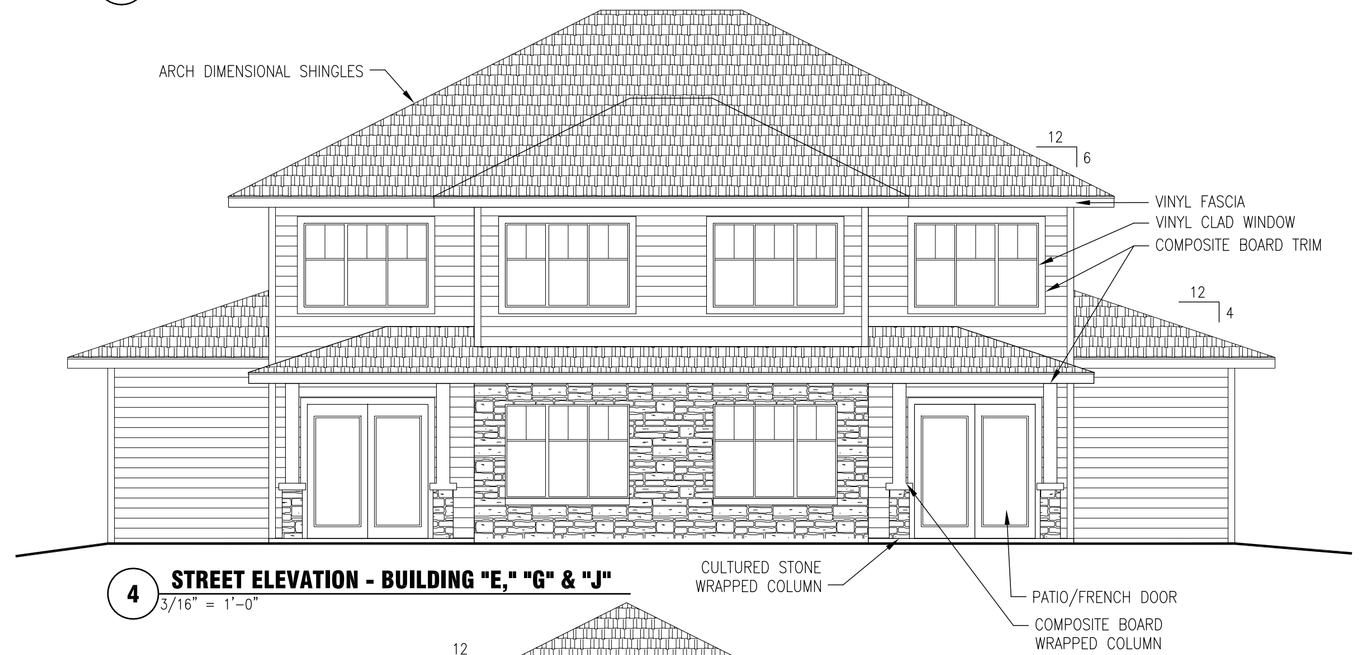
Attachments:
14 copies of 11 x 17 site plan, landscape plan, grading plan, floor plans, elevations & streetscape elevation
Colored front elevations



1 **FIRST FLOOR PLAN VIEW - BUILDING "E," "G" & "J"**
3/16" = 1'-0"

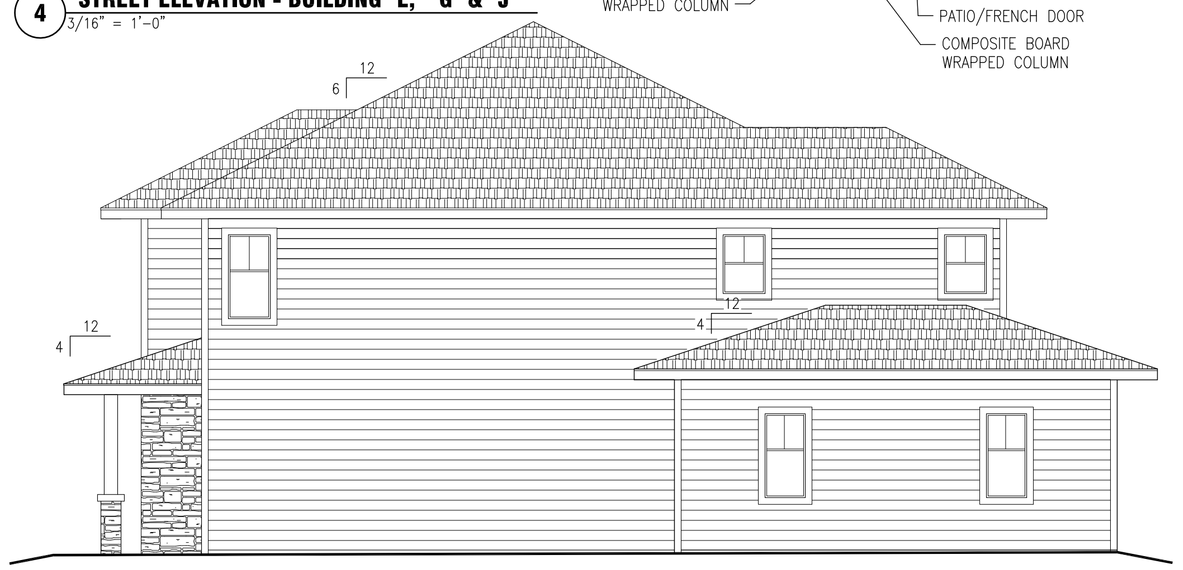


1 **SECOND FLOOR PLAN VIEW**
3/16" = 1'-0"

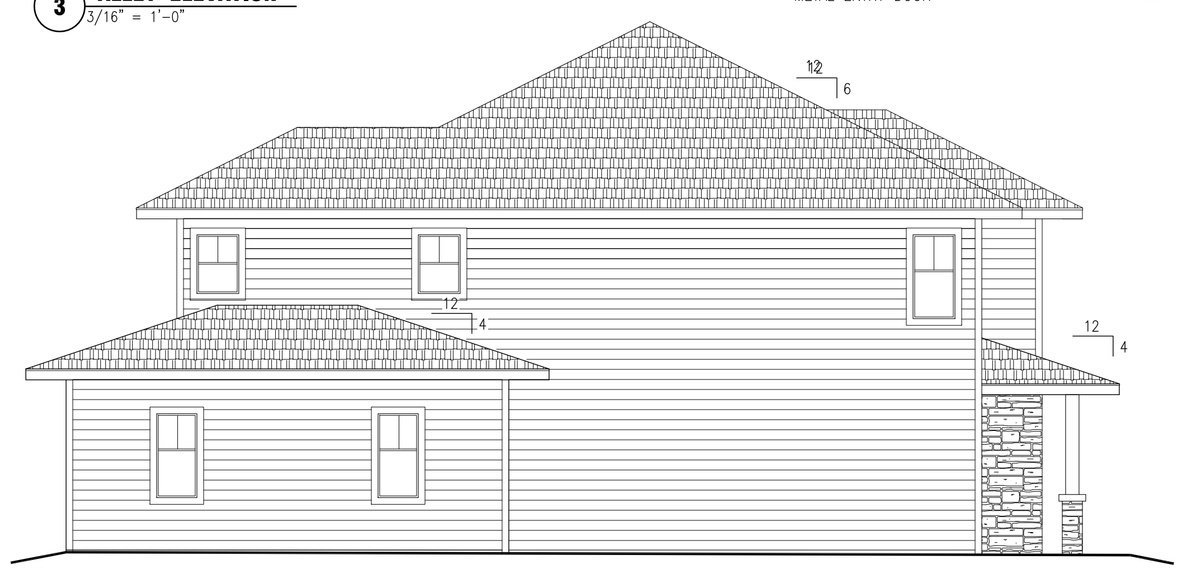


4 **STREET ELEVATION - BUILDING "E," "G" & "J"**
3/16" = 1'-0"

3 **ALLEY ELEVATION**
3/16" = 1'-0"



2 **RIGHT (SIDE) ELEVATION**
3/16" = 1'-0"



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SHULFER ARCHITECTS, LLC

LIBERTY PLACE DUPLEXES

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

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

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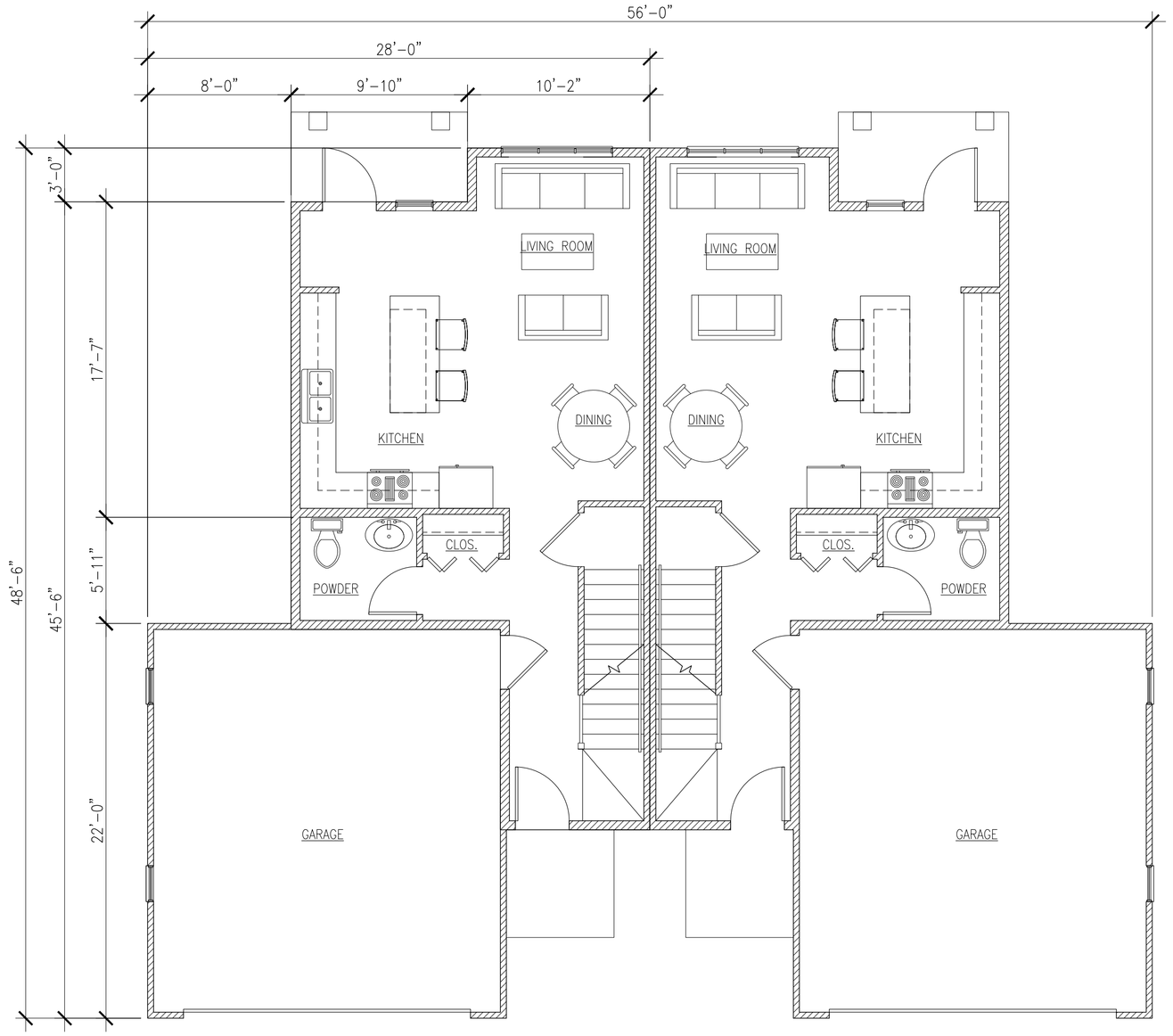
4-EGJ



2 FIRST FLOOR PLAN VIEW - BUILDING "C" & "D"
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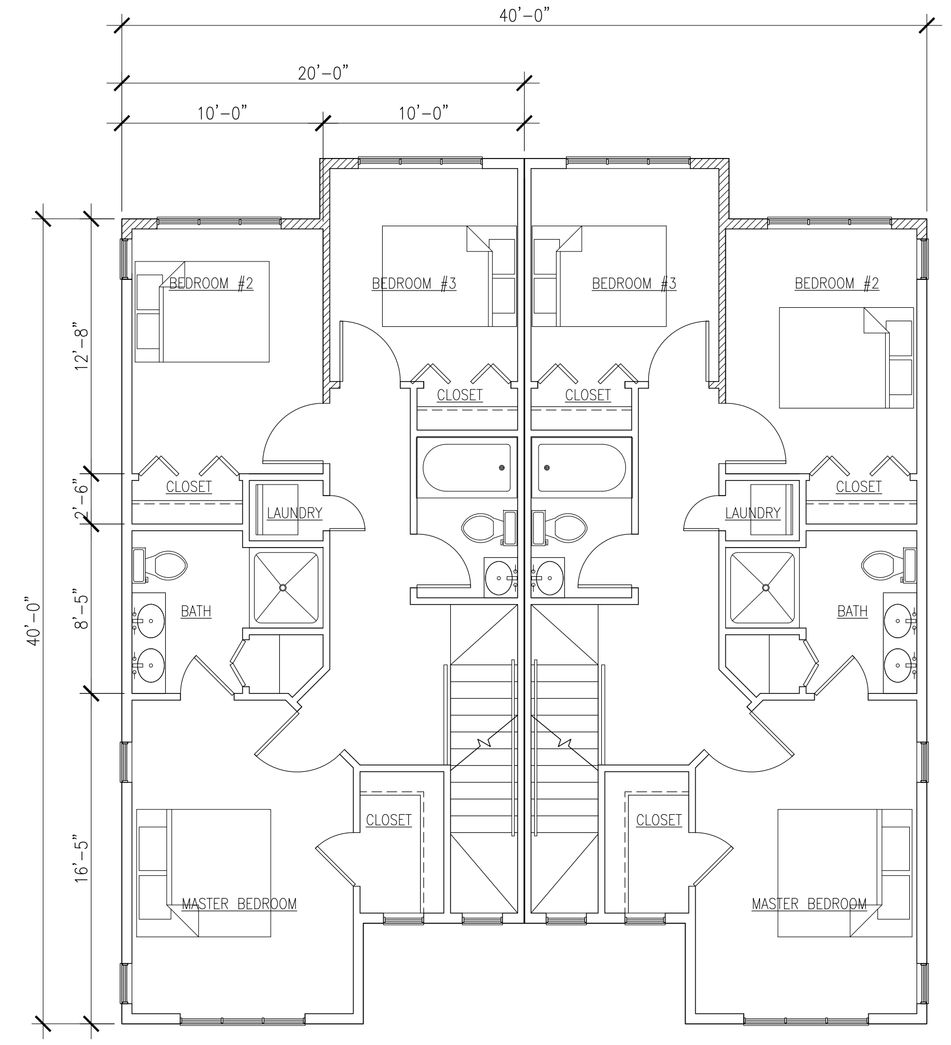

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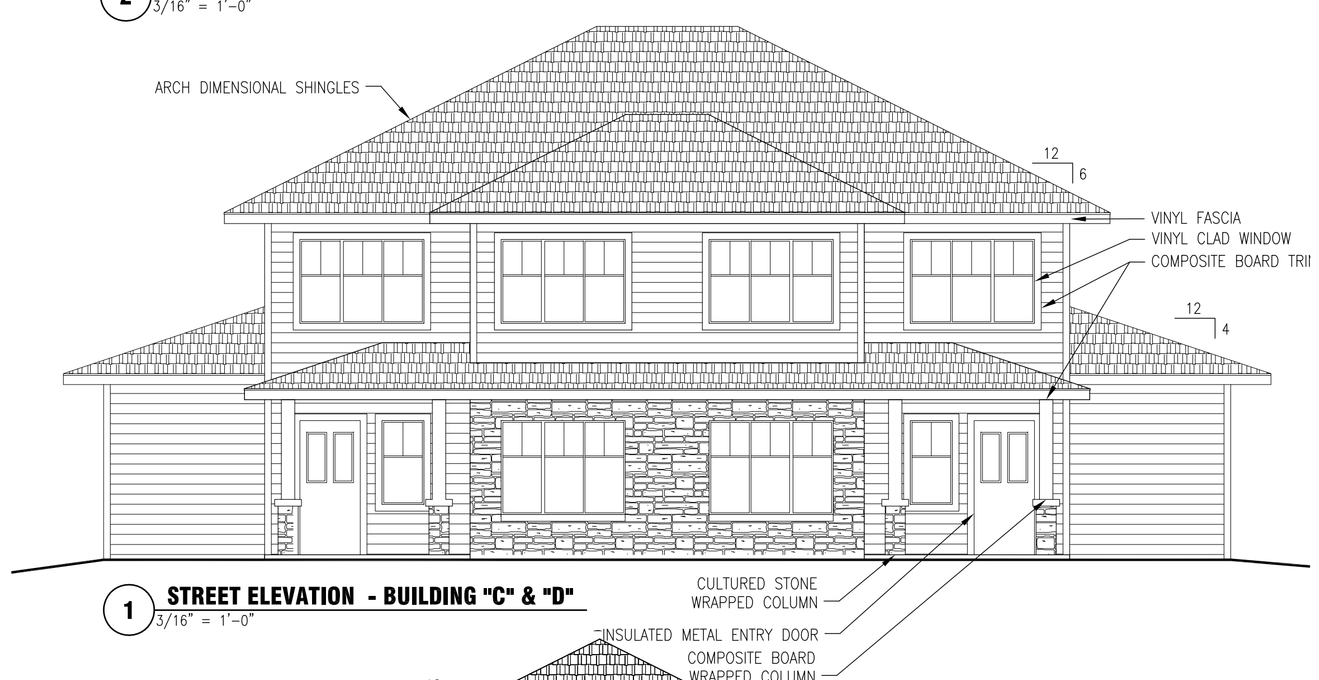

1 STREET ELEVATION - BUILDING "C" & "D"
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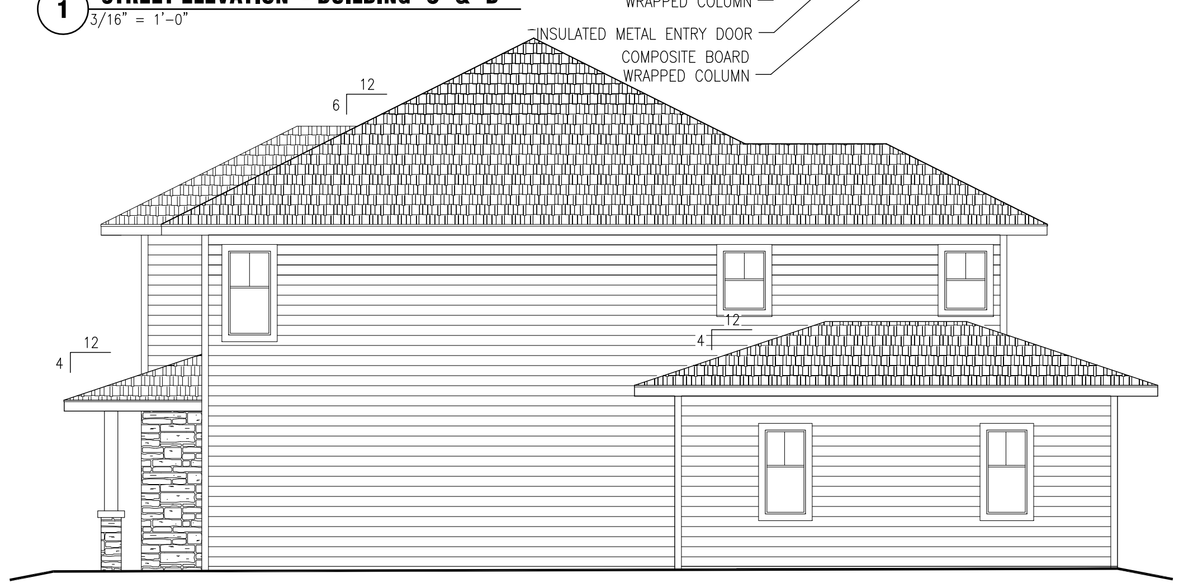
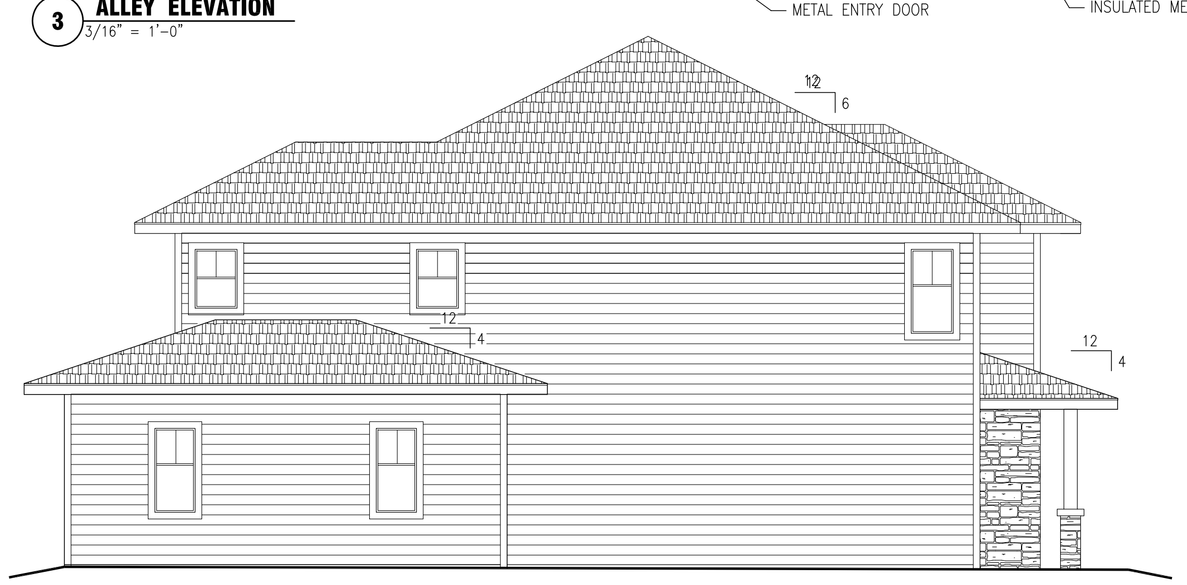
3 ALLEY ELEVATION
3/16" = 1'-0"



2 RIGHT (SIDE) ELEVATION
3/16" = 1'-0"



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LIBERTY PLACE DUPLEXES

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PLAN 4, BUILDINGS C & D
FLOOR PLAN & ELEVATIONS

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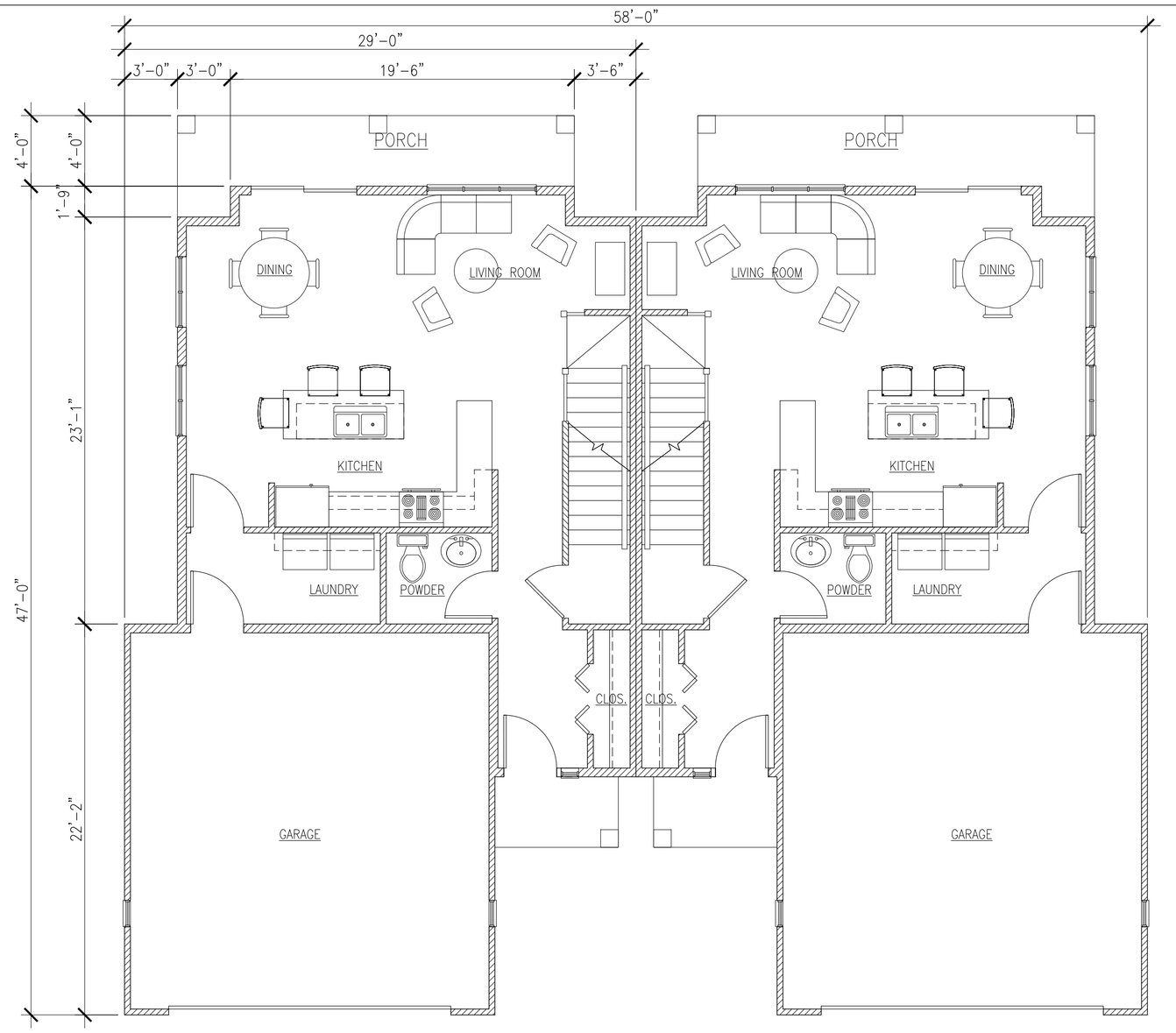
4-CD



6 **FIRST FLOOR PLAN VIEW - BUILDING "F" & "H"**
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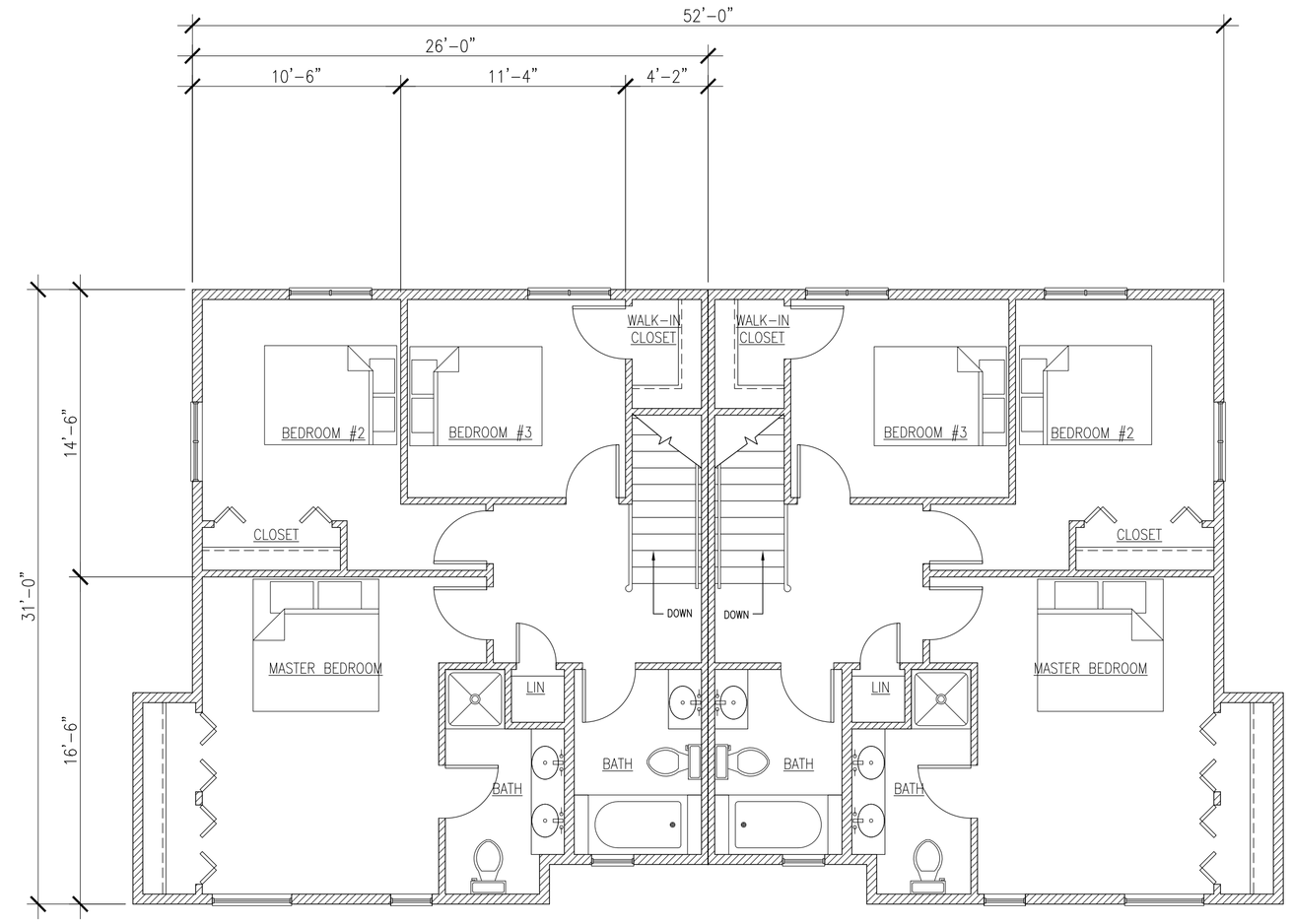
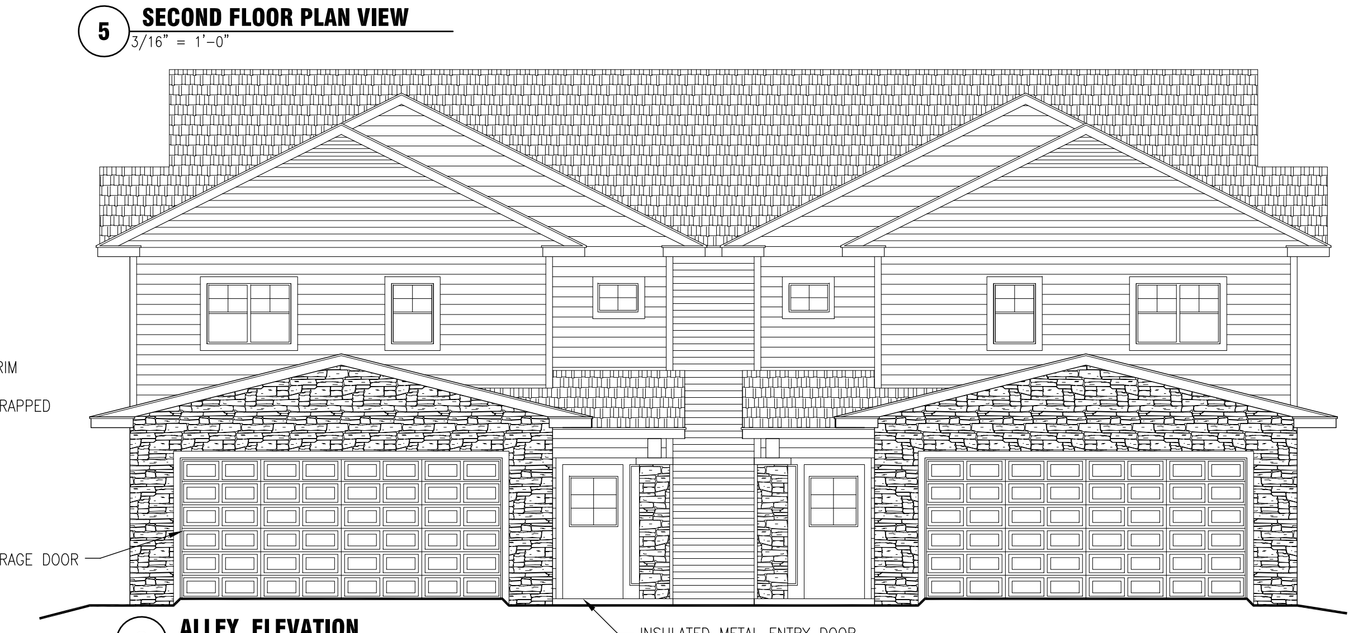


5 **SECOND FLOOR PLAN VIEW**
3/16" = 1'-0"

4 **STREET ELEVATION - BUILDING "F" & "H"**
3/16" = 1'-0"



2 **ALLEY ELEVATION**
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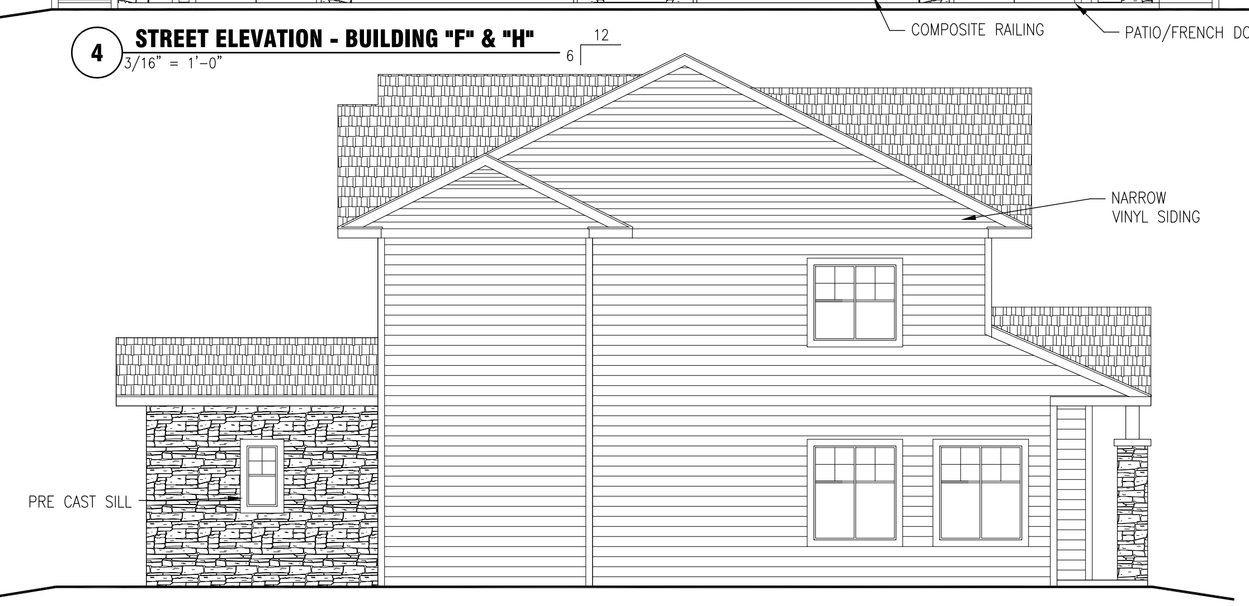
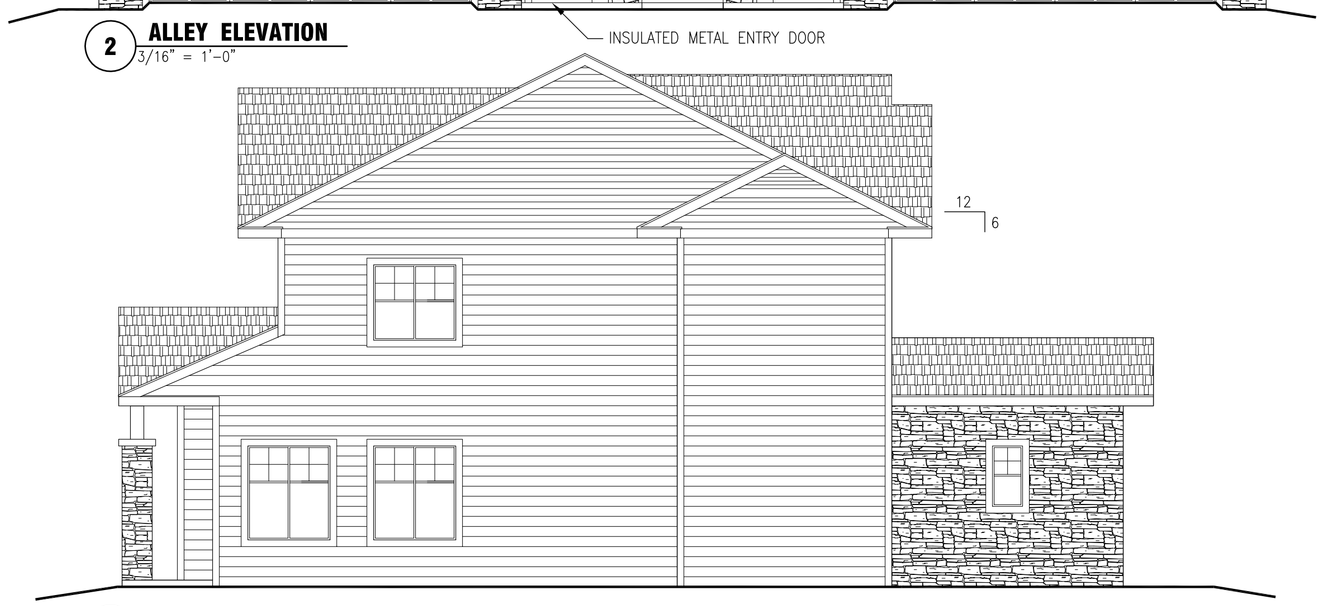


3 **RIGHT (SIDE) ELEVATION**
3/16" = 1'-0"



1 **LEFT (SIDE) ELEVATION**
3/16" = 1'-0"

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LIBERTY PLACE DUPLEXES

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PLAN 3, BUILDINGS F, H
FLOOR PLAN & ELEVATIONS

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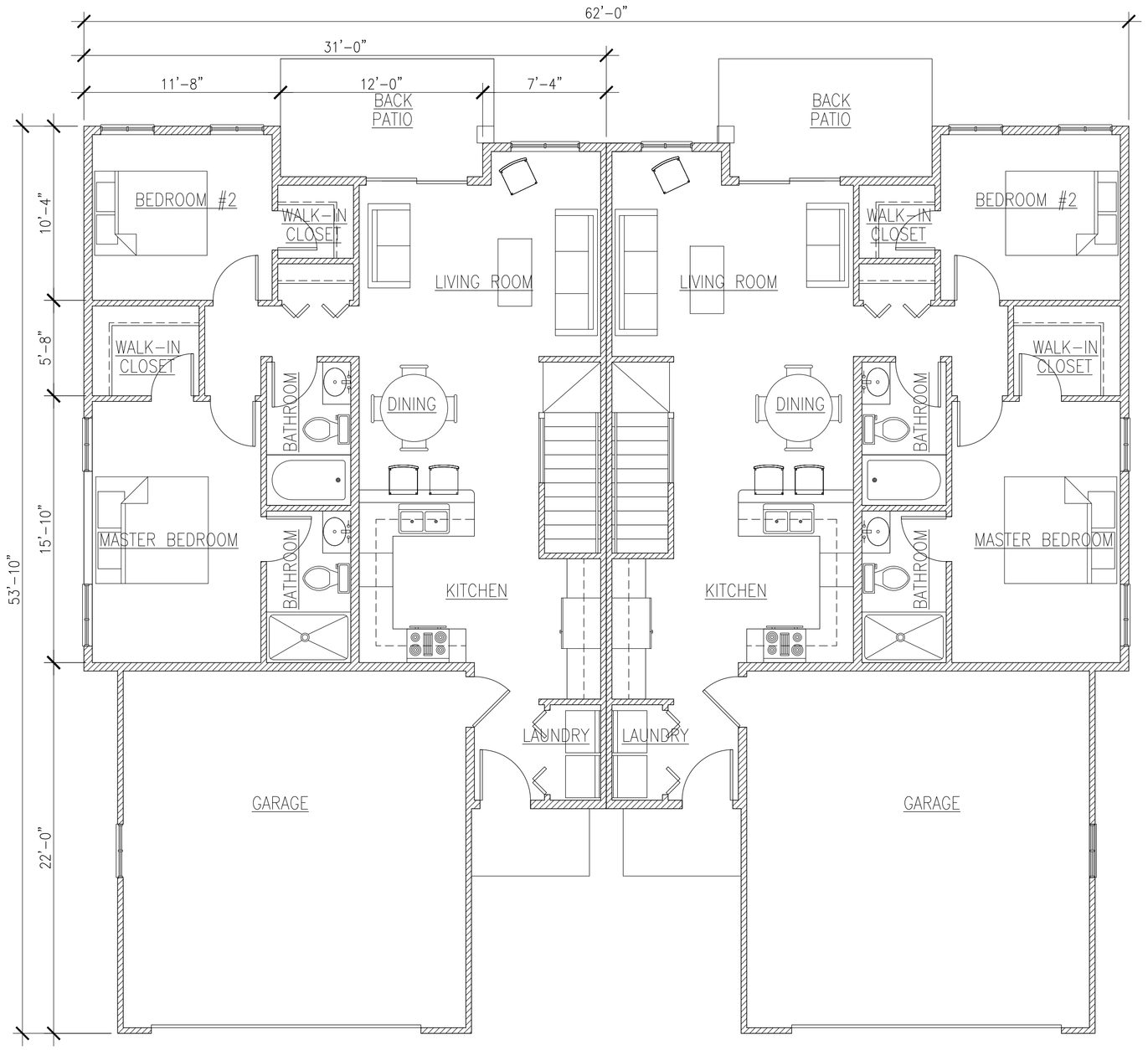
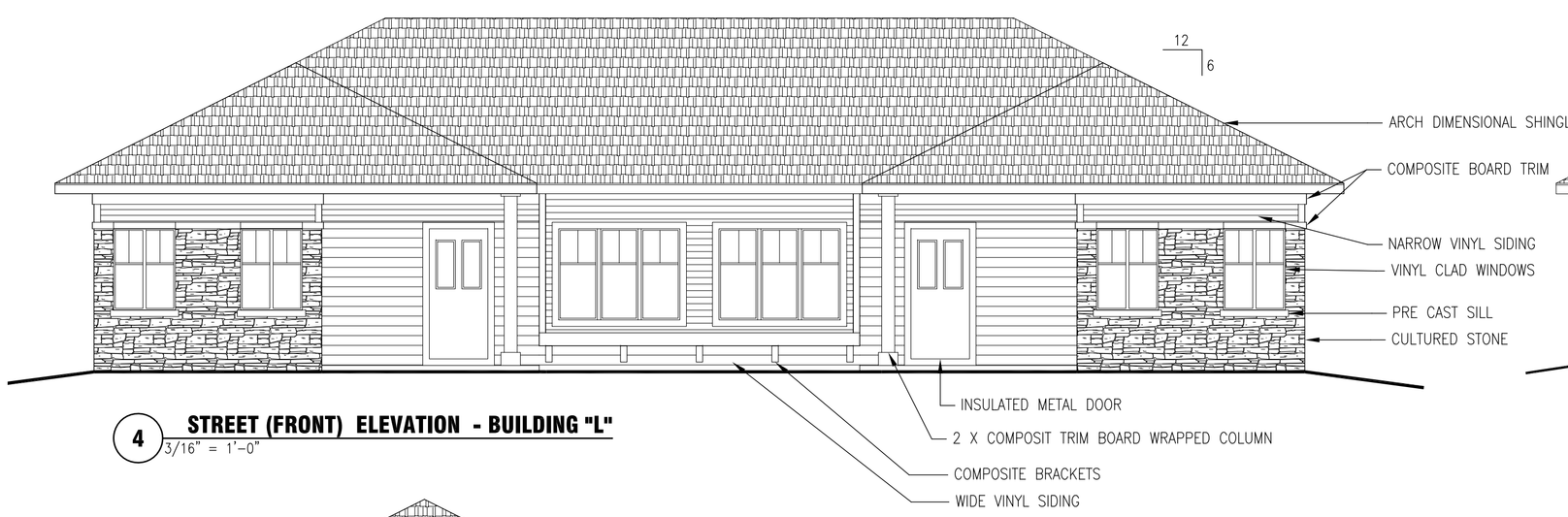
3-FH



5 **RANCH STYLE DUPLEX - FLOOR PLAN**
3/16" = 1'-0"



4 **STREET (FRONT) ELEVATION - BUILDING "L"**
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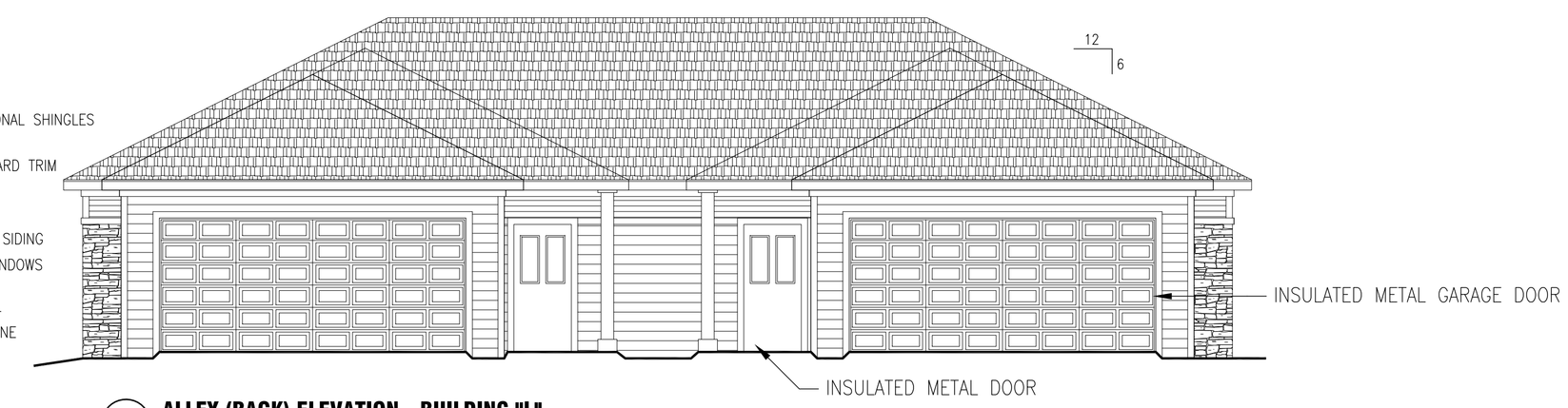
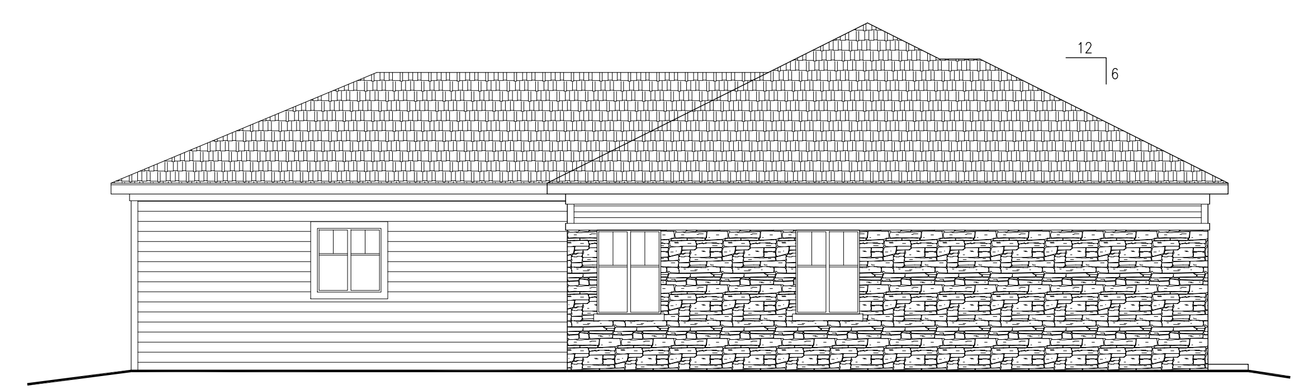


2 **ALLEY (BACK) ELEVATION - BUILDING "L"**
3/16" = 1'-0"

3 **RIGHT (SIDE) ELEVATION - BUILDING "L"**
3/16" = 1'-0"



1 **LEFT (SIDE) ELEVATION**
3/16" = 1'-0"

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LIBERTY PLACE DUPLEXES

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PLAN 1, BUILDING L
FLOOR PLAN & ELEVATIONS

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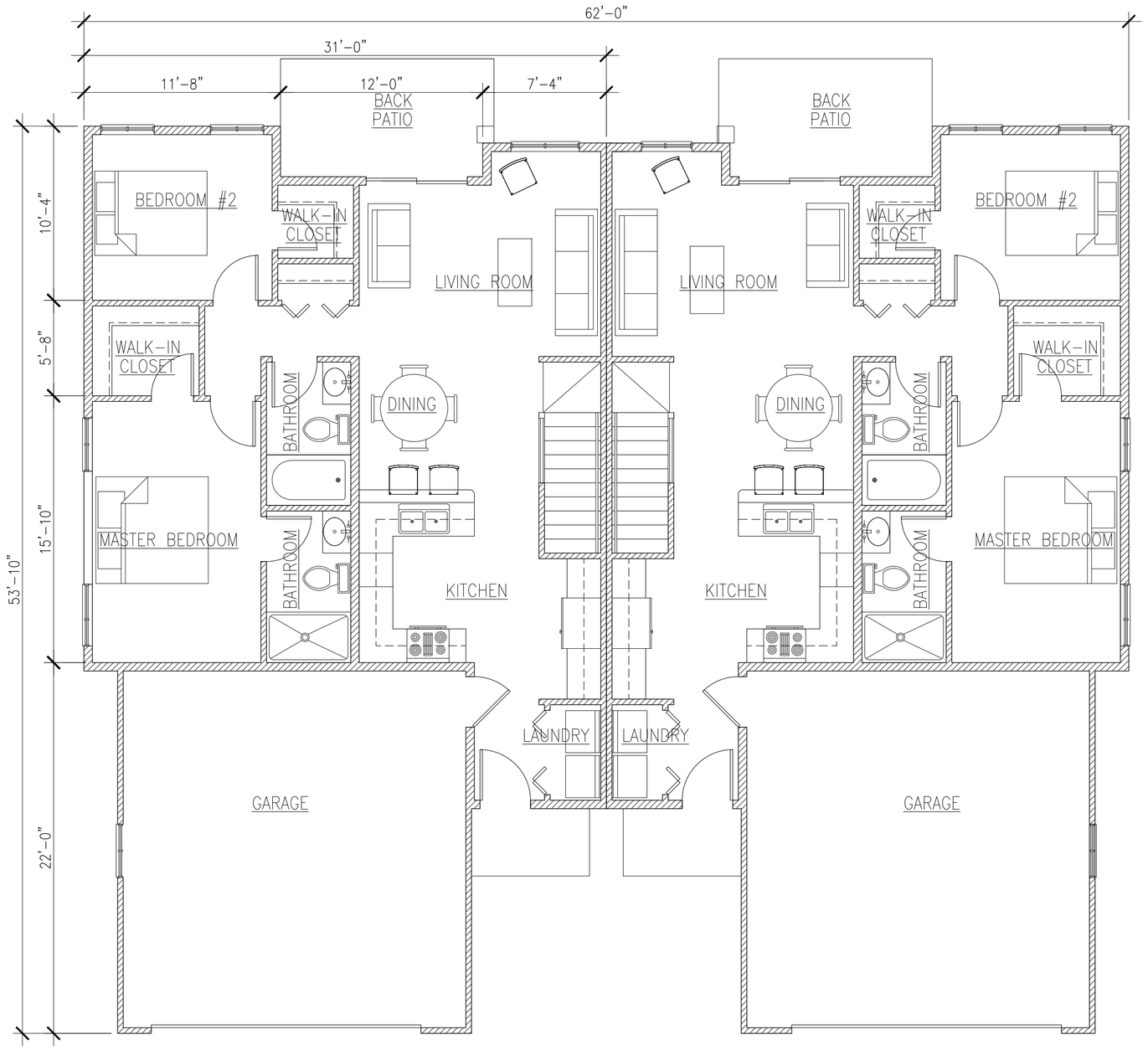
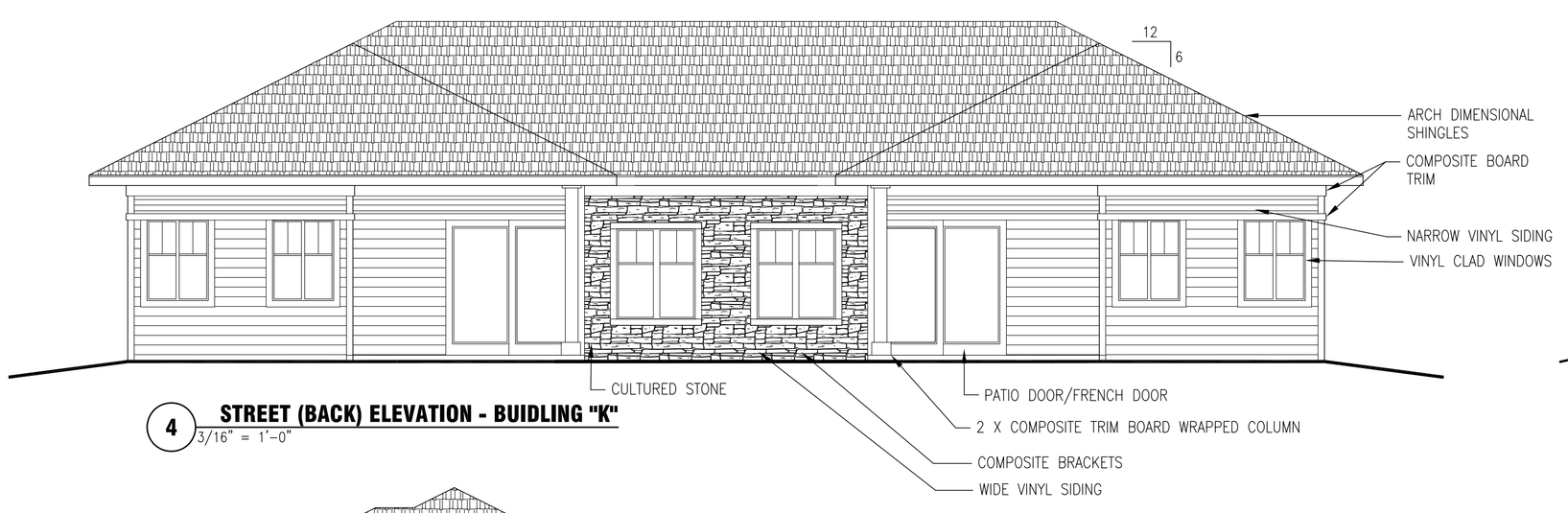
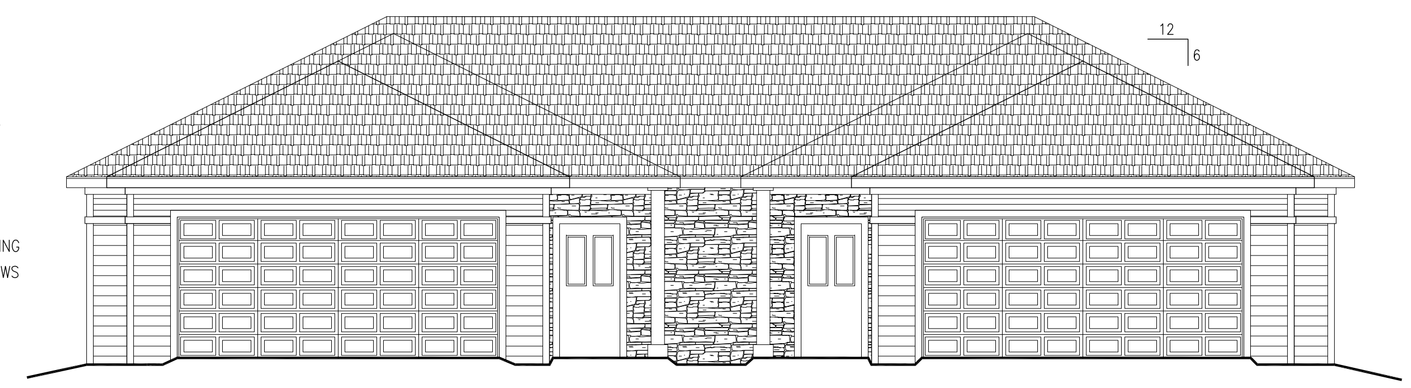
1-L



5 **RANCH STYLE DUPLEX - FLOOR PLAN**
3/16" = 1'-0"



4 **STREET (BACK) ELEVATION - BUIDLING "K"**
3/16" = 1'-0"



2 **ALLEY (FRONT) ELEVATION - BUILDING "K"**
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3 **RIGHT (SIDE) ELEVATION - BUILDING "K"**
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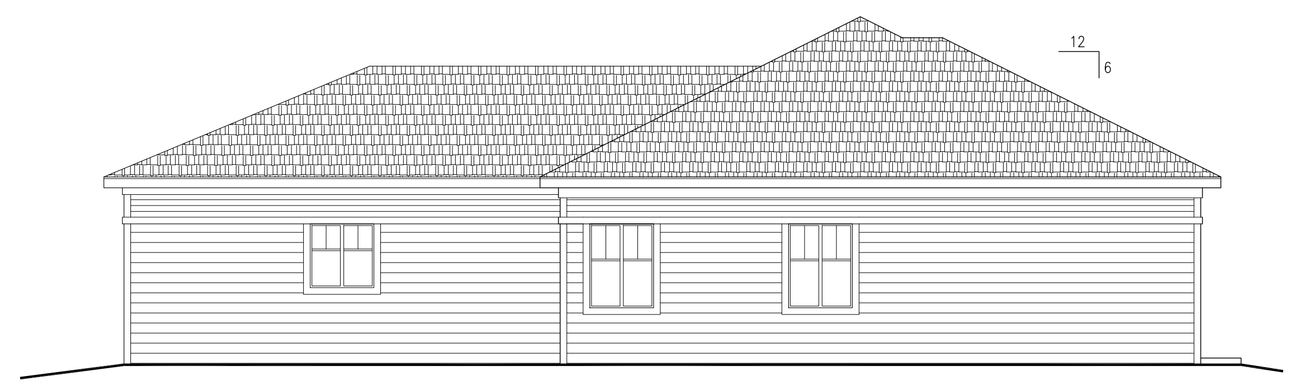

1 **LEFT (SIDE) ELEVATION - BUILDING "K"**
3/16" = 1'-0"

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LIBERTY PLACE DUPLEXES

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PLAN 1, BUILDING K
FLOOR PLAN & ELEVATIONS

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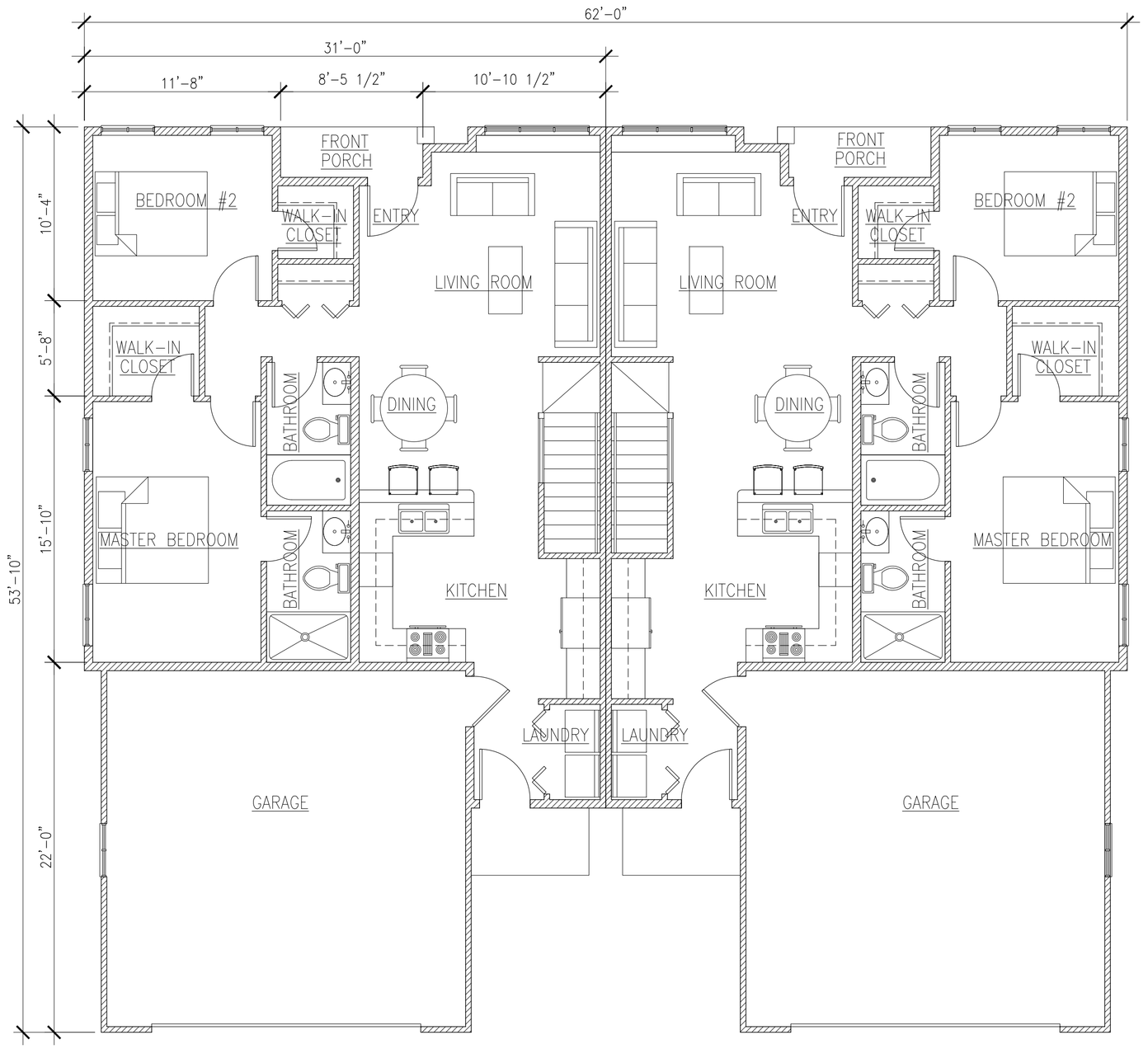
1-K



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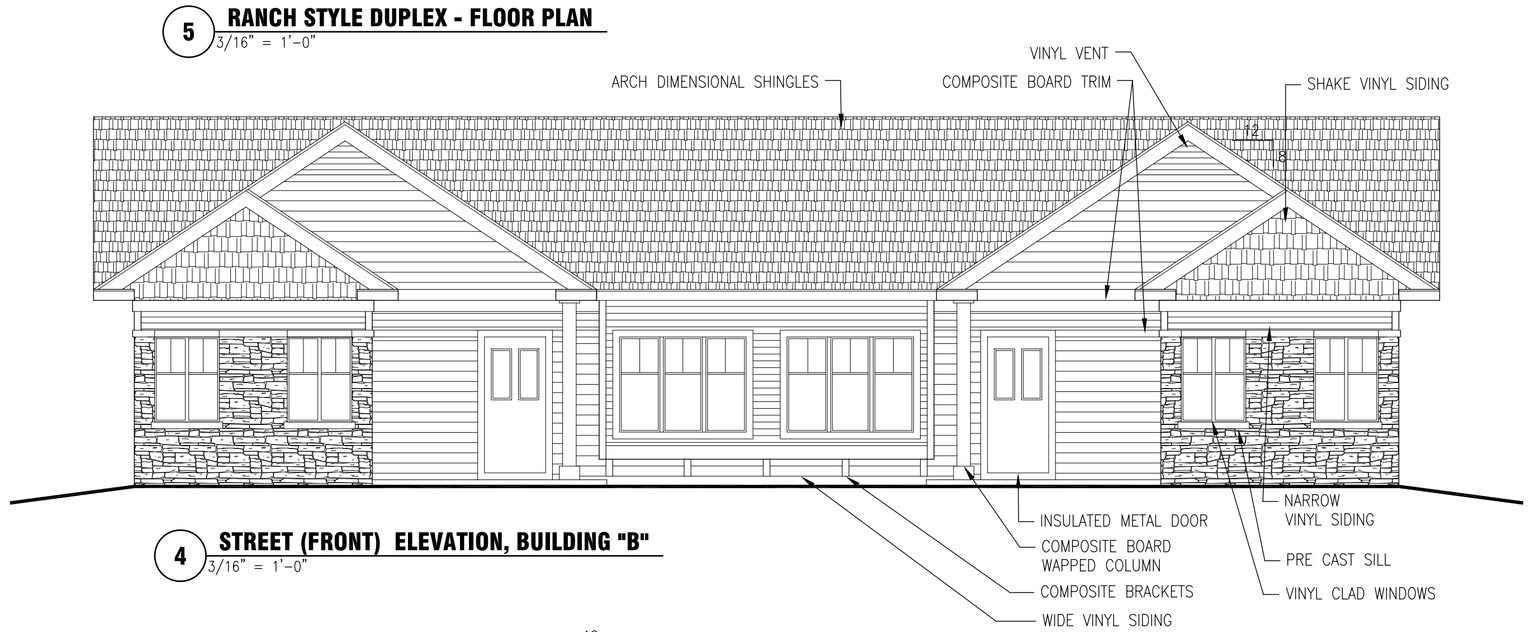

4 **STREET (FRONT) ELEVATION, BUILDING "B"**
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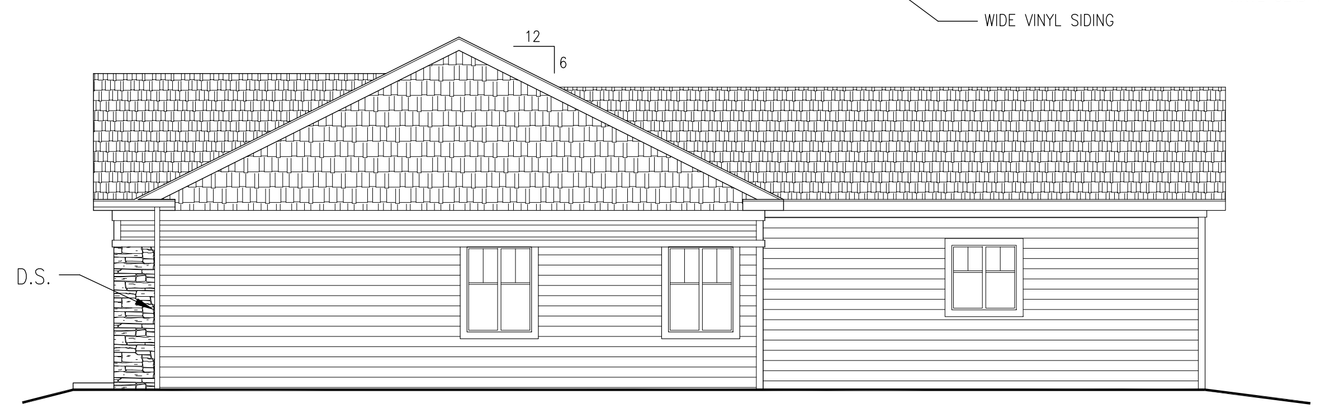
2 **ALLEY (BACK) ELEVATION - BUILDING "B"**
3/16" = 1'-0"



3 **RIGHT (SIDE) ELEVATION - BUILDING "B"**
3/16" = 1'-0"

1 **LEFT (SIDE) ELEVATION - BUILDING "B"**
3/16" = 1'-0"

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FLOOR PLAN & ELEVATIONS

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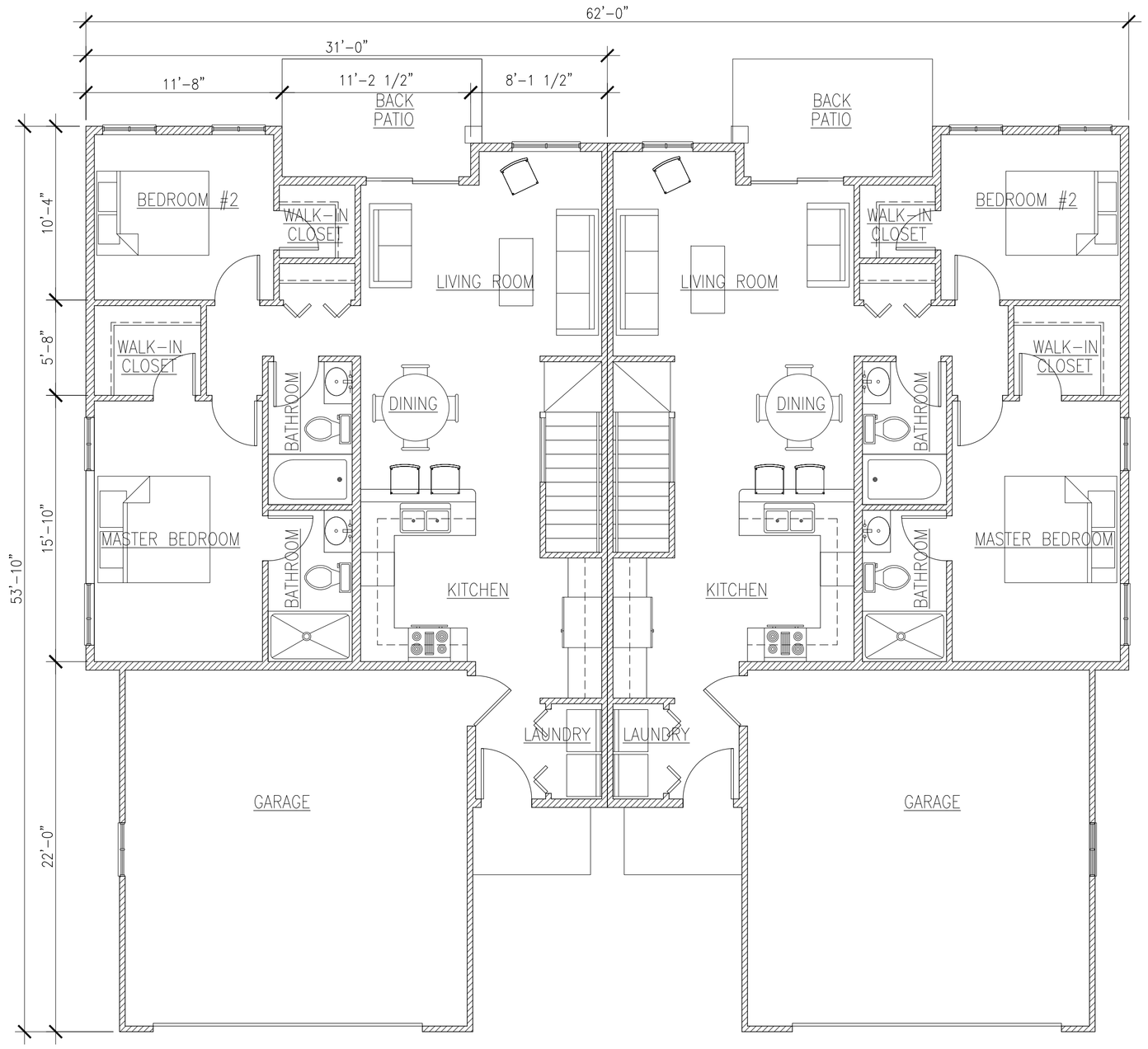
1-B



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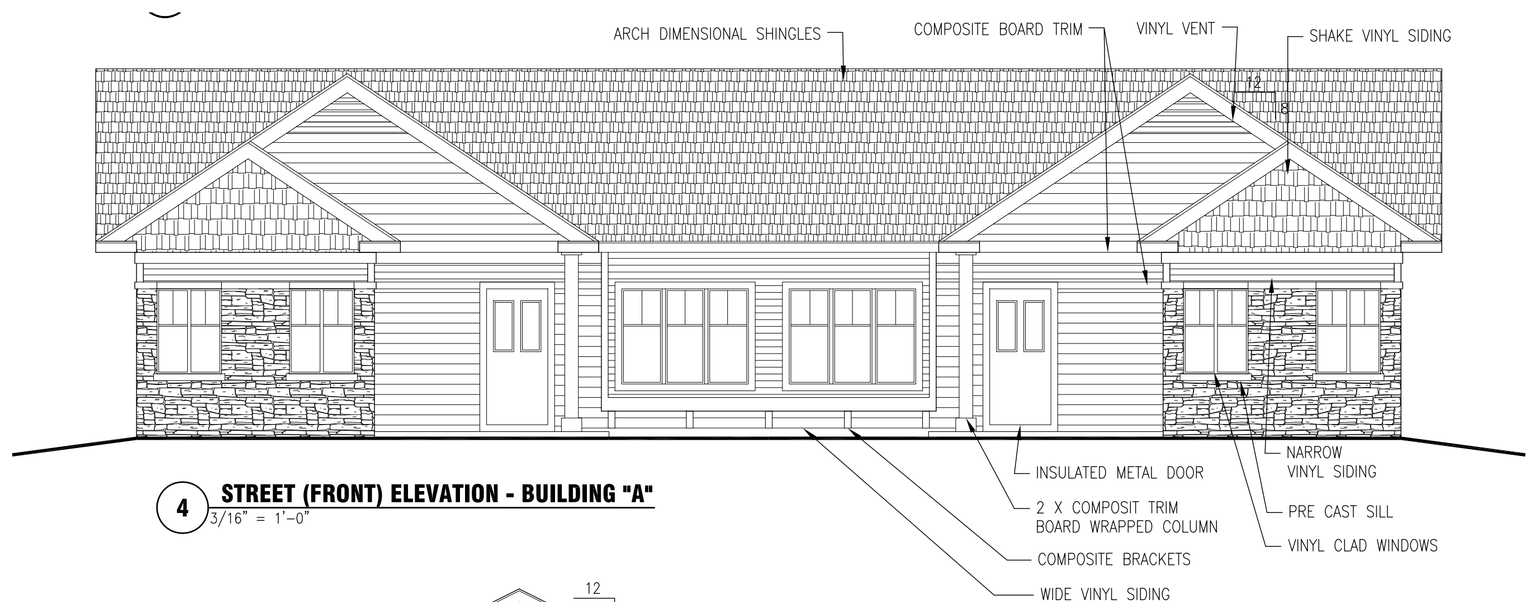

4 **STREET (FRONT) ELEVATION - BUILDING "A"**
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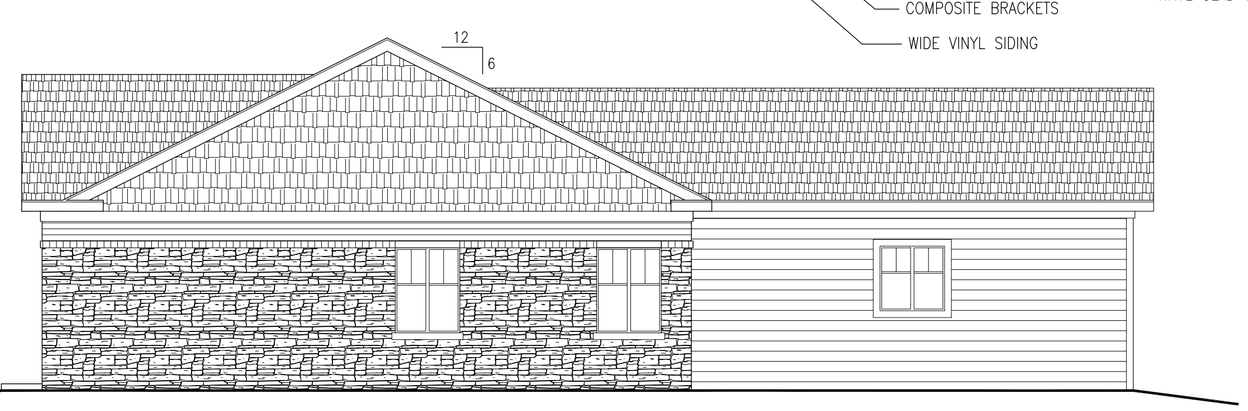
2 **ALLEY (BACK) ELEVATION - BUILDING "A"**
3/16" = 1'-0"



3 **RIGHT (SIDE) ELEVATION - BUILDING "A"**
3/16" = 1'-0"

1 **LEFT (SIDE) ELEVATION - BUILDING "A"**
3/16" = 1'-0"

GIL-HER LTD.
GENERAL CONTRACTOR
119 King Street
Box Prairie, WI 53005
Phone: 608-437-5005
Fax: 608-437-6007

1918 WASHINGTON AVENUE, SUITE 2E
MADISON, WISCONSIN 53726-2010
TELEPHONE: (608) 663-0101
FAX: (608) 663-0103
SHULFER ARCHITECTS, LLC

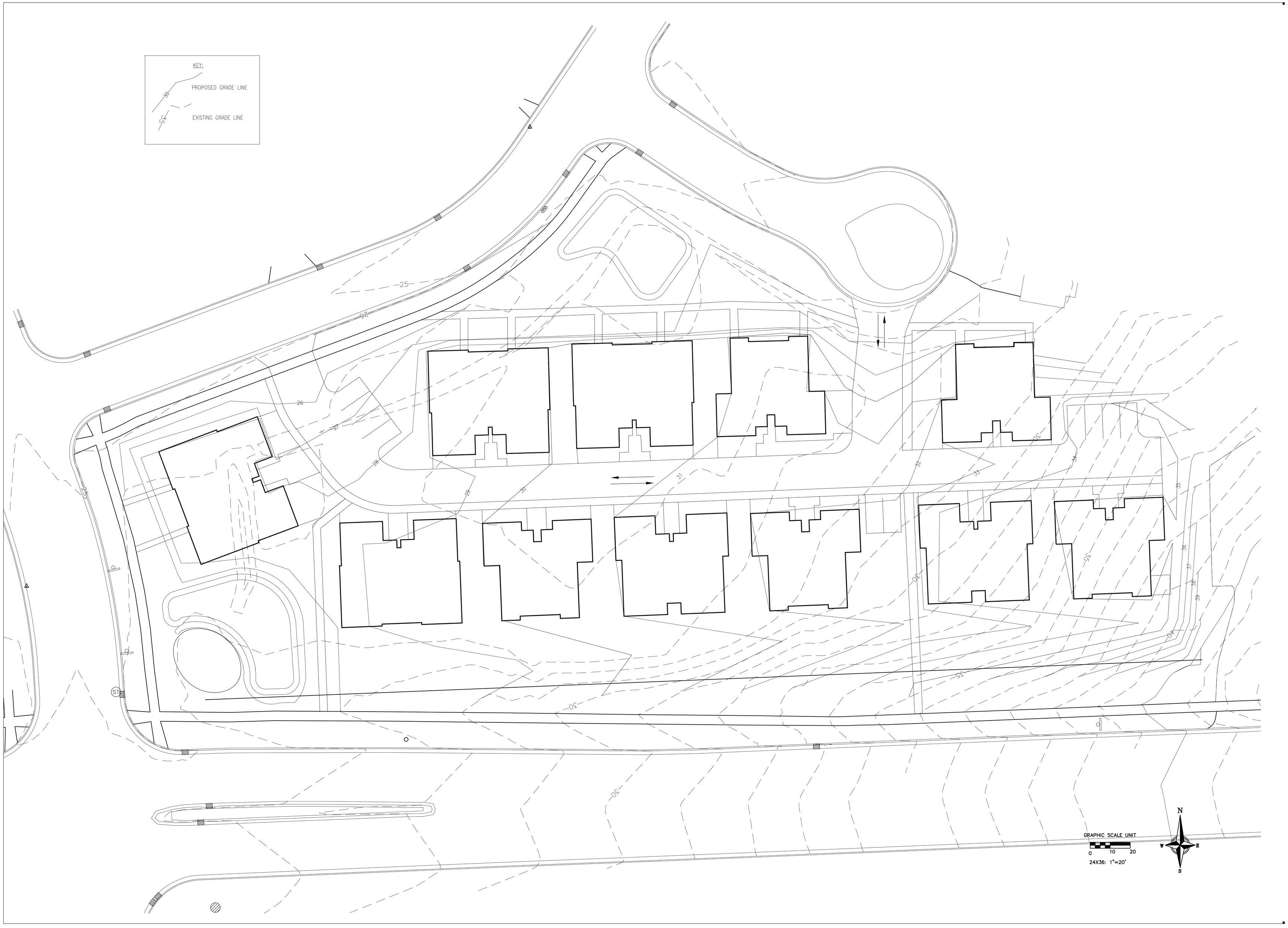
LIBERTY PLACE DUPLEXES

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

PLAN 1, BUILDING A
FLOOR PLAN & ELEVATIONS

12/17/2007 APPROVALS
01/08/2008 ARC UPDATE
2/20/2008 UDC SUBMISSION

1-A



GIL-HER LTD.
GENERAL CONTRACTOR
119 King Street
Burlington, WI 53105
Tel: 262-763-3365
Fax: 608-837-6007

SHULFER ARCHITECTS, LLC
1918 WASHINGTON AVENUE, RACINE, WI 53403
TEL 262.633.5310 FAX 262.633.5320

LIBERTY PLACE DUPLEXES

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

GRADING PLAN

2/20/2008
UDC SUBMISSION

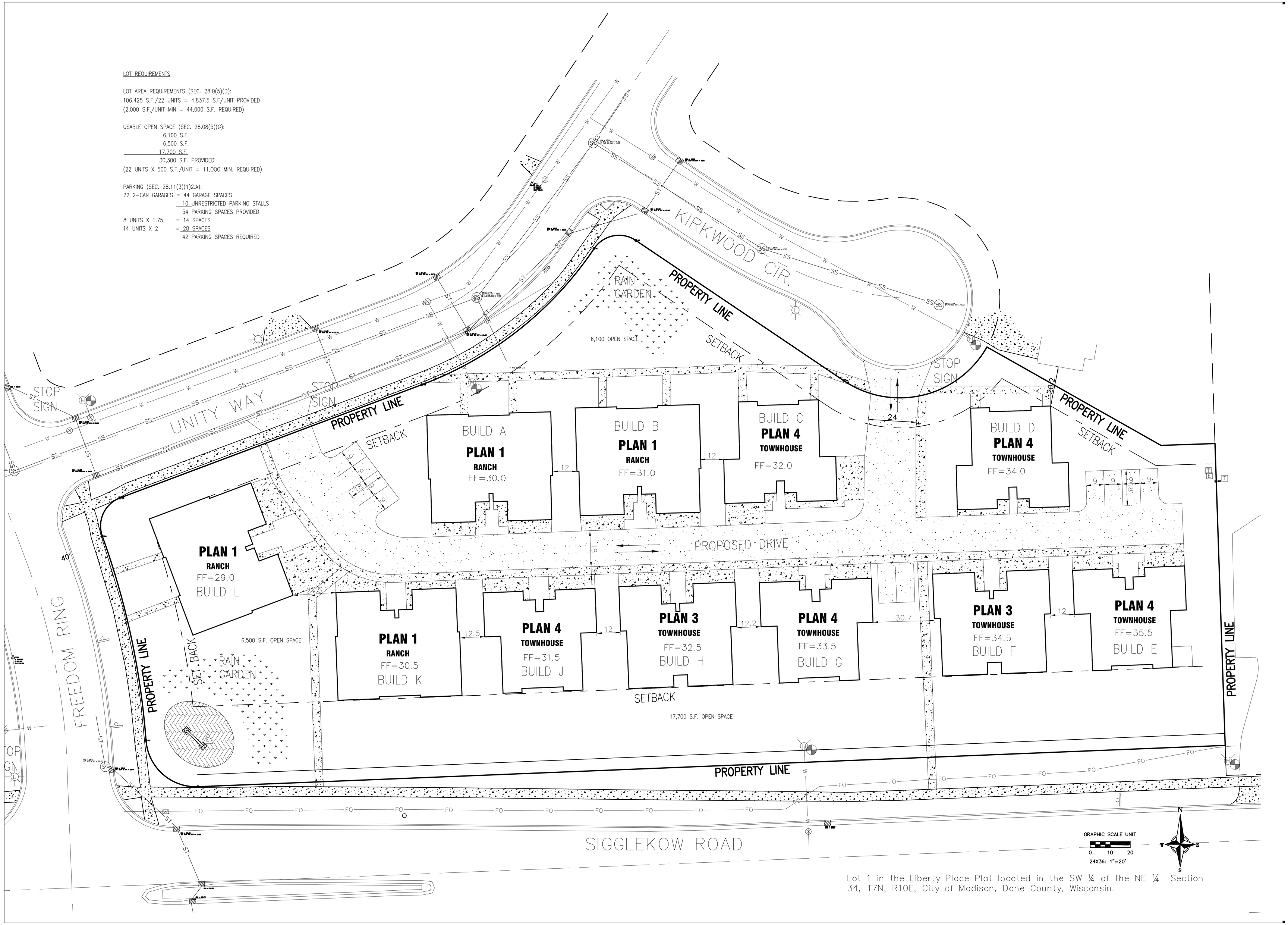
A0.2

LOT REQUIREMENTS

LOT AREA REQUIREMENTS (SEC. 28.0(5)(D):
106,425 S.F./22 UNITS = 4,837.5 S.F/UNIT PROVIDED
(2,000 S.F./UNIT MIN = 44,000 S.F. REQUIRED)

USABLE OPEN SPACE (SEC. 28.08(5)(G):
6,100 S.F.
6,500 S.F.
17,700 S.F.
30,300 S.F. PROVIDED
(22 UNITS X 500 S.F./UNIT = 11,000 MIN. REQUIRED)

PARKING (SEC. 28.11(3)(1)2.A):
22 2-CAR GARAGES = 44 GARAGE SPACES
10 UNRESTRICTED PARKING STALLS
54 PARKING SPACES PROVIDED
8 UNITS X 1.75 = 14 SPACES
14 UNITS X 2 = 28 SPACES
42 PARKING SPACES REQUIRED



Lot 1 in the Liberty Place Plat located in the SW ¼ of the NE ¼ Section 34, T7N, R10E, City of Madison, Dane County, Wisconsin.

GIL-HER LTD.
GENERAL CONTRACTOR
110 King Street
Box Prairie, WI 53526
Phone: 608-837-4000
Fax: 608-837-4007

SHULFER ARCHITECTS, LLC
1918 WINGRAVE STREET, STE. 25
MADISON, WISCONSIN 53705
TELEPHONE: 608-231-1911
FAX: 608-231-2101

LIBERTY PLACE DUPLEXES

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

SITE PLAN

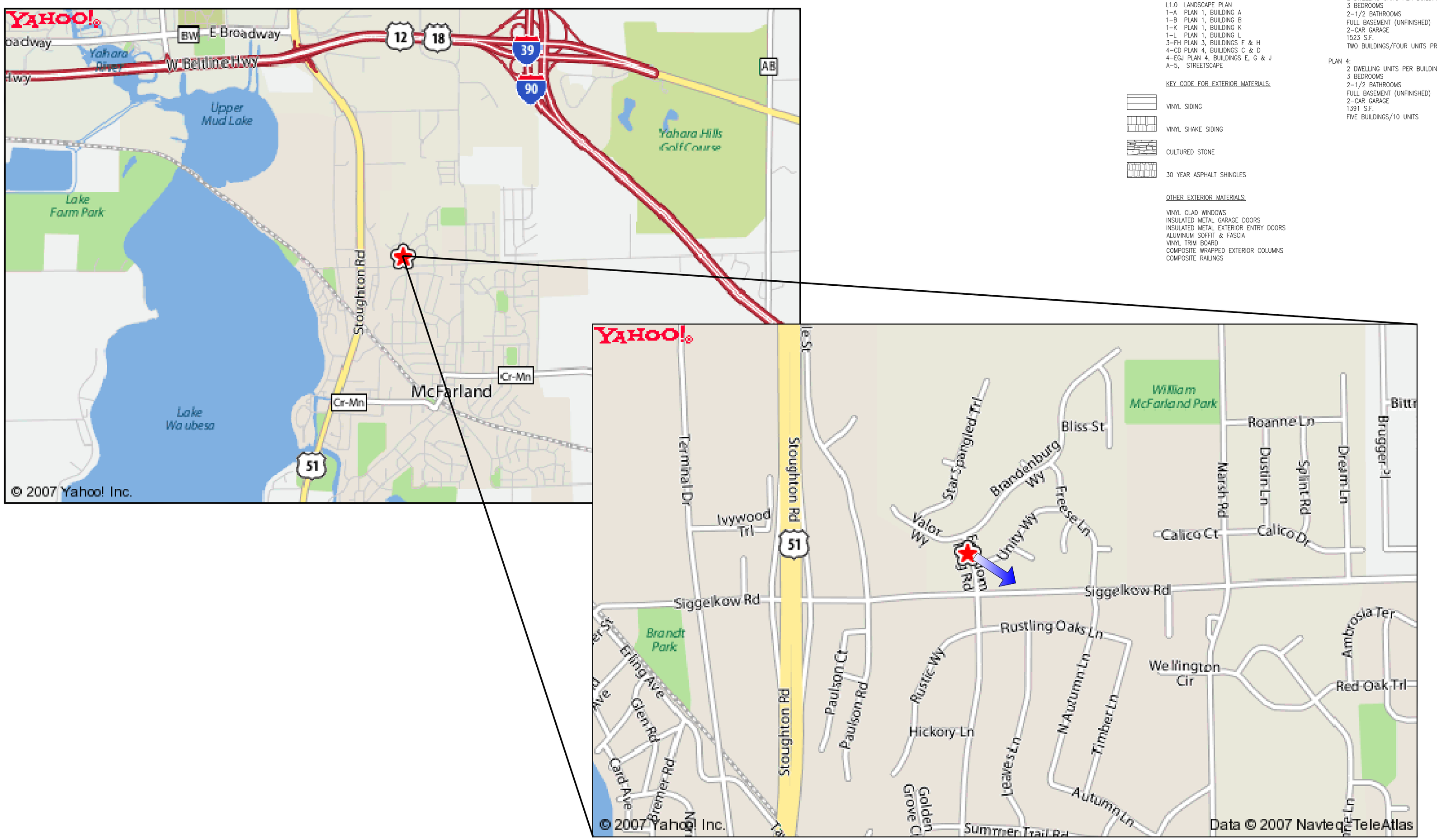
12/17/2007
APPROVALS
01/08/2008
ARC UPDATE
02/20/08
UDC SUBMISSION

A0.1

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



PROJECT DATA:

LIBERTY PLACE DUPLEXES
LOT 1, LIBERTY PLACE
CITY OF MADISON
COUNTY OF DANE
STATE OF WISCONSIN

TABLE OF CONTENTS:

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L1.0 LANDSCAPE PLAN
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1-B PLAN 1, BUILDING B
1-K PLAN 1, BUILDING K
1-L PLAN 1, BUILDING L
3-FH PLAN 3, BUILDINGS F & H
4-CD PLAN 4, BUILDINGS C & D
4-EGJ PLAN 4, BUILDINGS E, G & J
A-5, STREETSCAPE

KEY CODE FOR EXTERIOR MATERIALS:

VINYL SIDING

VINYL SHAKE SIDING

CULTURED STONE

30 YEAR ASPHALT SHINGLES

OTHER EXTERIOR MATERIALS:

VINYL CLAD WINDOWS
INSULATED METAL GARAGE DOORS
INSULATED METAL EXTERIOR ENTRY DOORS
ALUMINUM SOFFIT & FASCIA
VINYL TRIM BOARD
COMPOSITE WRAPPED EXTERIOR COLUMNS
COMPOSITE RAILINGS

DWELLING UNIT INFORMATION:

PLAN 1:
2 DWELLING UNITS PER BUILDING, EACH WITH:
2 BEDROOM
2 BATHROOM
FULL BASEMENT (UNFINISHED)
2-CAR GARAGE
1034 S.F. FINISHED
PLANS INCLUDE TWO DIFFERENT EXTERIOR ELEVATIONS
FOUR BUIDLINGS/EIGHT UNITS PROPOSED

PLAN 3:
2 DWELLING UNITS PER BUILDING, EACH WITH:
3 BEDROOMS
2-1/2 BATHROOMS
FULL BASEMENT (UNFINISHED)
2-CAR GARAGE
1523 S.F.
TWO BUILDINGS/FOUR UNITS PROPOSED

PLAN 4:
2 DWELLING UNITS PER BUILDING, EACH WITH:
3 BEDROOMS
2-1/2 BATHROOMS
FULL BASEMENT (UNFINISHED)
2-CAR GARAGE
1391 S.F.
FIVE BUILDINGS/10 UNITS

GIL-HER LTD.
GENERAL CONTRACTOR
110 King Street
Box Prairie, WI 53526
Phone: 608-837-4000
Fax: 608-837-6007

SHULFER ARCHITECTS, LLC
1918 WASHBURN STREET, STE. A
MCFARLAND, WISCONSIN 53558
TELEPHONE 608-838-0272
FAX 608-838-0220

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

COVER SHEET

12/17/2007
APPROVALS
01/08/2008
ARC UPDATE
2/20/2008
UDC SUBMISSION

A0.0

LANDSCAPE WORKSHEET

I. Number of Trees Required

Number of Parking Stalls	9	
Number of Canopy Shade Trees Required (2" – 2 1/2" Caliper)	1	
Number of Canopy Shade Trees Provided (2" – 2 1/2" Caliper)		TOTAL 1

II. Number of Landscape Points Required

Number of Parking Stalls	9
Number of Points Required	44.5

Tabulation of Points and Credits

Element	Point Value	Quantity	Point Achieved	Credits Quantity	Credits Points
Canopy Tree: 2" - 2 ½"	35	24	840		
Deciduous Shrub	2	185	370		
Evergreen Shrub	3	0	0		
Decorative Wall or Fence (per 10 L.F.)	5	0	0		
Earth Berm (per 10 L.F.) Avg. Height 30" Avg. Height 15"	5 2	0 0	0 0		
Evergreen Trees 3' height minimum	15	14	210		
Canopy Tree or Small Tree 1 ½" - 2" Caliper	15	14	210		
Sub Totals			1630	+	-

TOTAL Number of Points Provided — TOTAL 1630

PLANT LEGEND

SHADE TREES

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
AF	Sienna Glen Maple	Acer x freemanii 'Sienna'	2" 1/2" Cal.	B & B	6
BN	River Birch clump	Betula nigra	10'–12' Ht.	B & B	6
BP	Whitespire Birch clump	Betula papulifolia 'Whitespire'	10' Ht.	B & B	3
QB	Swamp White Oak	Quercus bicolor	2" Cal.	B & B	2
TC	Greenspire Linden	Tilia cordata 'Greenspire'	2" Cal.	B & B	5
UJ	Accolade Elm	Ulmus japonica x Wilsoniana 'Morton'	2" 1/2" Cal.	B & B	3

ORNAMENTAL TREES

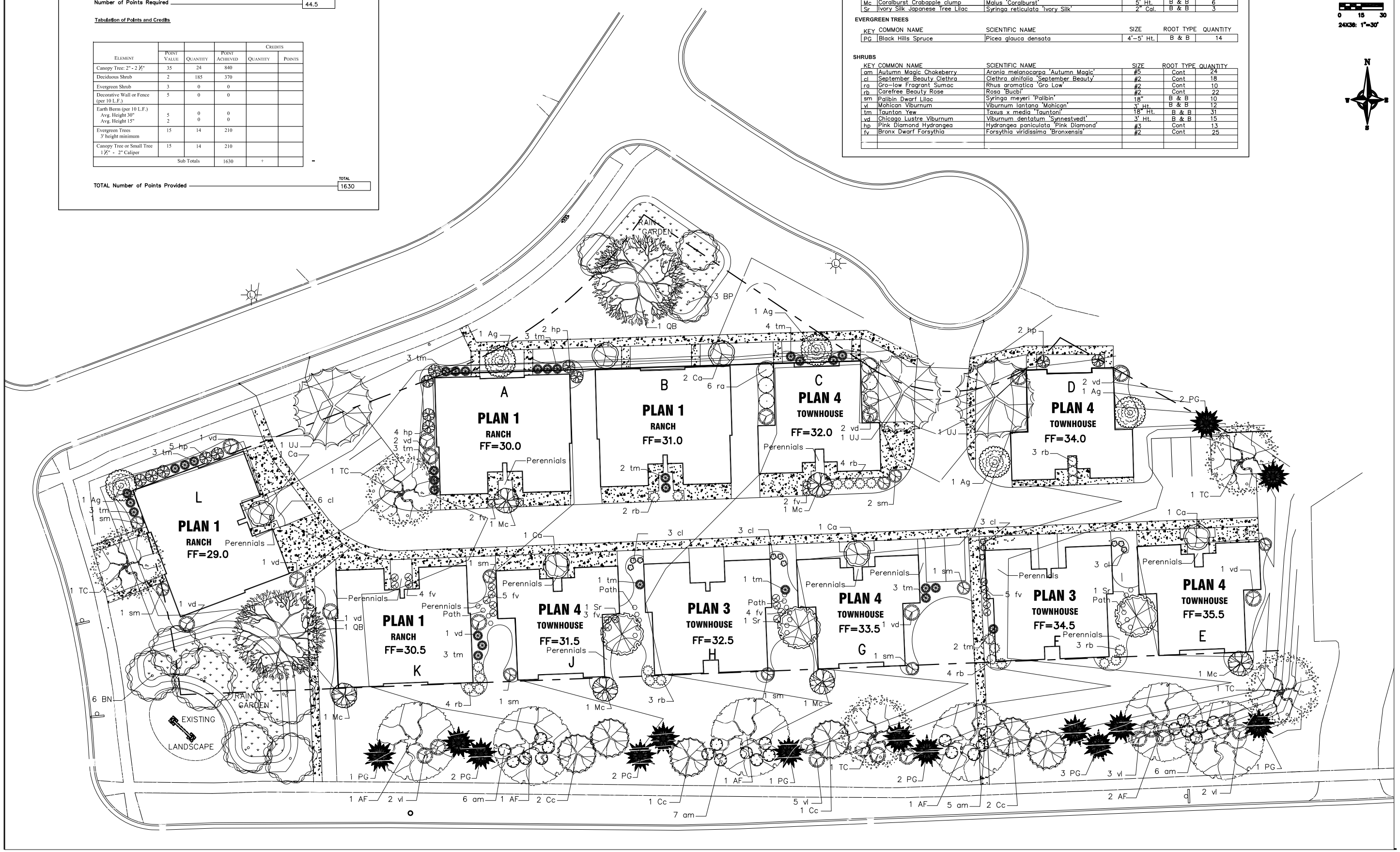
KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Ag	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	B & B	5
Ca	Pagoda Dogwood	Cornus alternifolia	6' Ht.	B & B	6
Cc	Crusader Thls. Cockspur Hawthorn	Crataegus crusgalli var. inermis 'Cruzam'	2" Cal.	B & B	5
Mc	Coralburst Crabapple clump	Malus 'Coralburst'	5' Ht.	B & B	6
Sr	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" Cal.	B & B	3

EVERGREEN TREES

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
PG	Black Hills Spruce	Picea glauca densata	4'–5' Ht.	B & B	14

SHRUBS

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
am	Autumn Magic Chokeberry	Aronia melanocarpa 'Autumn Magic'	#5	Cont	24
cl	September Beauty Clethra	Clethra alnifolia 'September Beauty'	#2	Cont	18
ra	Gro–low Fragrant Sumac	Rhus aromatica 'Gro Low'	#2	Cont	10
rb	Carefree Beauty Rose	Rosa 'Bucbi'	#2	Cont	22
sm	Palibin Dwarf Lilac	Syringa meyeri 'Palibin'	18"	B & B	10
vl	Mohican Viburnum	Viburnum lantana 'Mohican'	3' Ht.	B & B	12
tm	Taunton Yew	Taxus x media 'Tauntoni'	18" Ht.	B & B	31
vd	Chicago Lustre Viburnum	Viburnum dentatum 'Synnestvedt'	3' Ht.	B & B	15
hp	Pink Diamond Hydrangea	Hydrangea paniculata 'Pink Diamond'	#3	Cont	13
fv	Bronx Dwarf Forsythia	Forsythia viridissima 'Bronxensis'	#2	Cont	25



LJ GEER DESIGN
PO Box 14608
Madison, WI 53708
608-220-3011 lgeerdesign@yahoo.com

GRAPHIC SCALE FEET
0 15 30
24X36: 1"=30'

N
W E
S

PROFESSIONAL ENGINEERING LLC
3250 Martin Court
Middleton, WI 53562
phone (608) 824-2078
fax (608) 237-2129

SHULFER ARCHITECTS, LLC

LIBERTY PLACE DUPLEXES

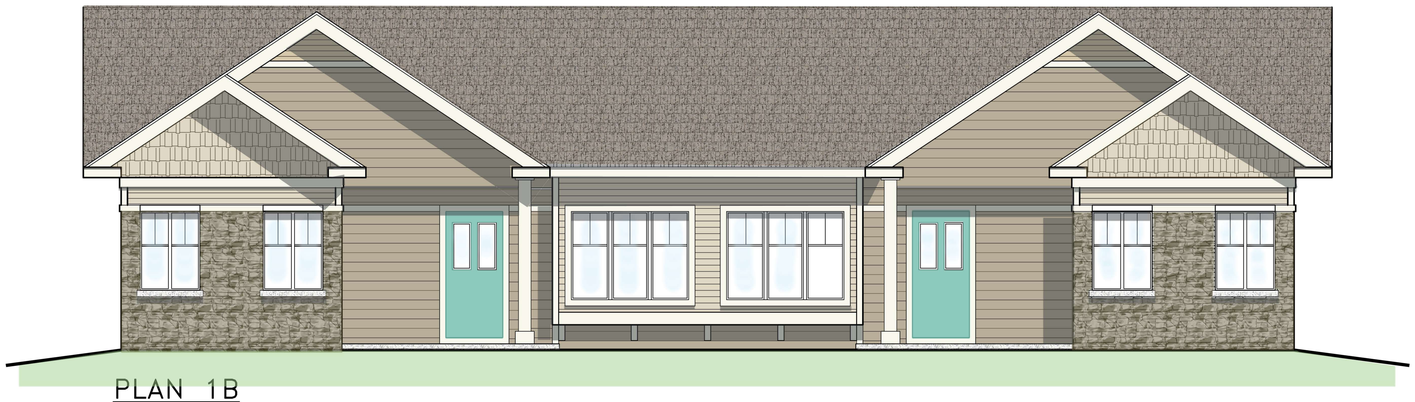
5101 UNITY WAY

MADISON, WISCONSIN

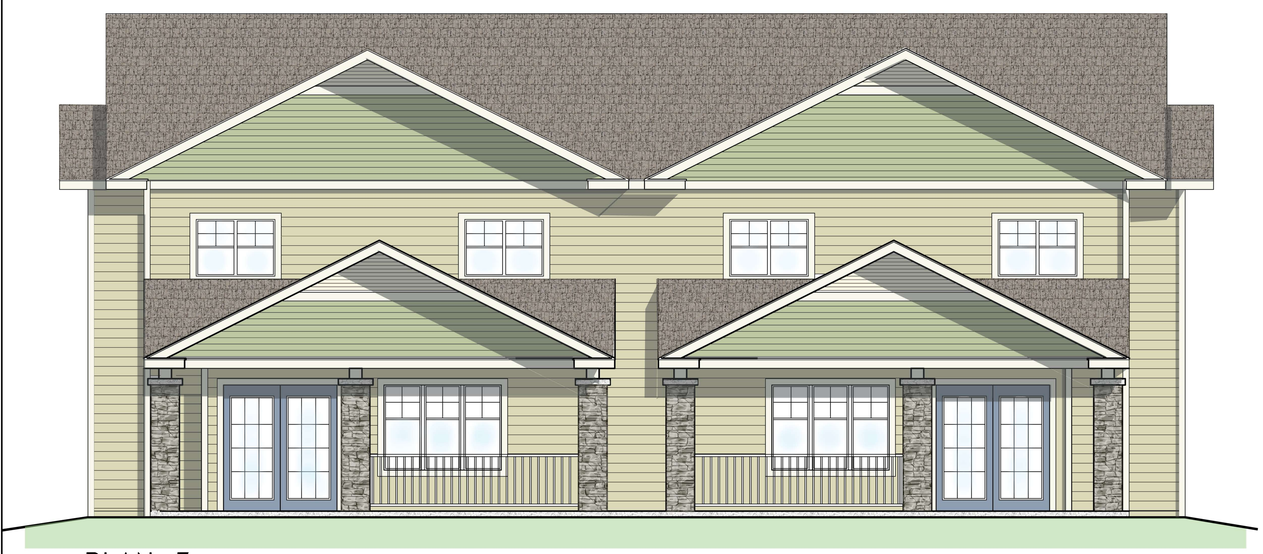
LANDSCAPE PLAN

12/12/07
UDC

L1.0

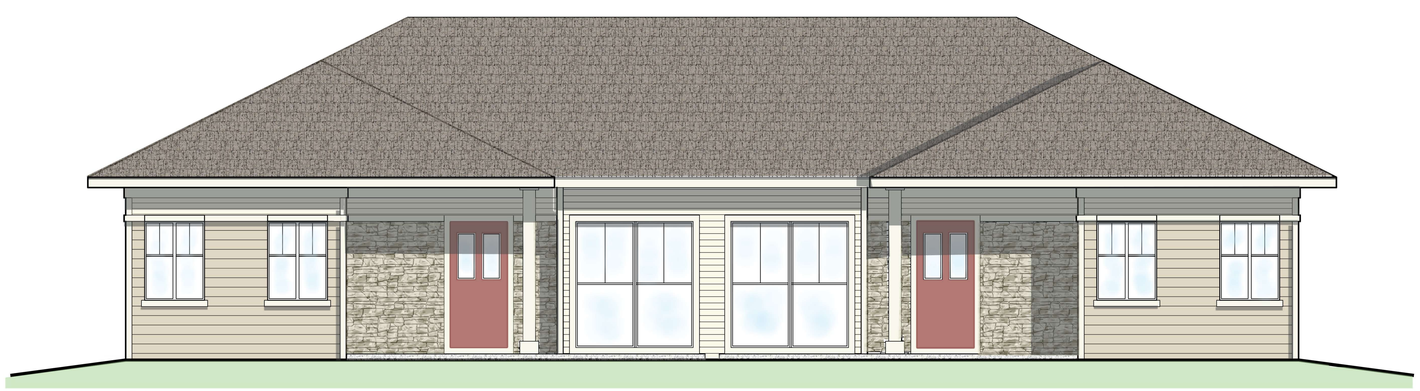


PLAN 1B



PLAN 3

PLAN 4



PLAN 1A

GIL-HER LTD.
GENERAL CONTRACTOR
115 King Street
Gordon, WI 54838
Phone: 608-817-0000
Fax: 608-887-6007

SHULFER ARCHITECTS, LLC
1050 FAIRMOUNT AVENUE, SUITE A
WINTERHAVEN, WISCONSIN 54896
PH 608-831-0000
FAX 608-831-0009

LIBERTY PLACE DUPLEXES

OWNER: D.W.B.LLC.
P.O. BOX 12
McFARLAND, WI 53558

COLORED ELEVATIONS

STREETSCAPE - FROM SIGGLEKOW ROAD

STREETSCAPE - FROM FREEDOM RING RD. & UNITY WAY

STREETSCAPE - FROM COURT

GIL-HER LTD.
GENERAL CONTRACTOR
110 King Street
Box Prairie, WI 54026
Tel: 608-837-4000
Fax: 608-837-4007

1005 W. WASHINGTON AVENUE, SUITE 1-E
MADISON, WISCONSIN 53703-3012
TELEPHONE 608-251-0101
FAX 608-663-0201
SHULFER ARCHITECTS, LLC

LIBERTY PLACE DUPLEXES

OWNER: D.W.B.LLC.
P.O. BOX 12
McFARLAND, WI 53558

STREETSCAPE VIEWS

A5