



December 19, 2007

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 Initial Approval from the U.D.C.

As you will recall, on November 22, 2007 we had the opportunity to meet with your committee to discuss this project in a preliminary tone. We have seriously considered all of your suggestions and comments, all of which have been implemented or addressed. Below is a response to all of the comments received from the Informal Review of that date:

Too many units on the site.

This is a price point consideration. The lot needs 22 units to be financially viable. On further review, implementing other suggestions we received from U.D.C. reoriented the buildings to appear less crowded and opened up green space. This is the approach we took to resolve this issue.

Look at more direct geometry to locate units on site with common open space in more of an urban fashion

Straightening out the alley, as suggested, and orienting the buildings to the alley instead of the neighborhood allowed for more greenspace and more of a community feeling.

Discrepancies between unit type and locations on plans needs to be resolved

Addressed

Make a commitment that driveways are a place to be parked on or not...

In resolving the curvy alley, we were able to make the driveway aprons more uniform. All driveways have some depth to them to aid in additional room to back out of garage, a place to put roll-out garbage cans without impeding on the alley and a buffer between the alley and the buildings. Where the opportunity was present, we allowed for enough parking room for a car.

Provide context on existing and proposed adjacent development.

See the attached materials



Deal with relationship of houses to the street more effectively.

See enclosed site plan and previous responses. Walks have been added, buildings have been re-oriented slightly.

Relocate rain garden to alternate area to be enjoyed by others collectively.

See enclosed site plan. Two rain gardens are provided with public access

Resolve view of garages from interior drive.

Plane variation has been added to one of the designs, while side garage entries to a second design, helping to disguise the garages. The size of the garages and layout as it relates to the alley is in character with the single family homes in this neighborhood.

Provide more greenspace between the southerly tier of units

Re-spacing the units has opened up greenspace in the middle of the southerly units. In addition, these units share the most greenspace through a 40' setback from Sigglekow Road. In this revised site plan there is a total of 30,300 square feet of greenspace located in three areas of the site. This is nearly three times the "open space" required by the City of Madison,

Turn buildings 90 degrees to create parking courts and create small private greenspace between buildings, along with associating them with entries and make usable for adjacent units

We studied this approach in the our initial site planning stage, as well as since the November 22nd meeting and found that we consumed too much greenspace creating the necessary space to back a car out of the garage. This site lacks the length to successfully implement this orientation while meeting the number of units required for financial viability.

Look at integrating entries as main architectural element on garage side elevations.

Elevations for the garage side entries have been enhanced. See elevations.

Too many buildings and problem with the way they are spread out; provide an additional rain garden

Addressed in prior responses.

Make front door porches more usable with greater depth with a showy front door

Porches on the road side of units have become deeper, while sliding doors have a grill added. Elevations on the alley side have been enhanced.

Limit garage doors with consideration for concentrating garage parking to one portion of the site.

In testing this idea we found this arrangement created more impervious surface and lessened greenspace. Single car garages are out of context with the adjacent neighborhood and the relative size of the residential units. They do not meet the market demand in this area.

Make landscape plan planting list more legible as well as the overall plan.

We have included 11 x 17 plans instead of the 8 ½ x 11 plans we prepared for the Informational Meeting.



Below is updated overview 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 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

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

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

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

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

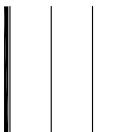
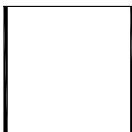
I hope that you find this development proposal acceptable and invite you to contact our office should you have any further questions.

Respectfully,

Steve Shulfer, AIA.
Shulfer Architects, LLC

Attachments:

12 copies of 11 x 17 site plan, landscape plan, floor plans & elevations
Site context material



12/19/2007

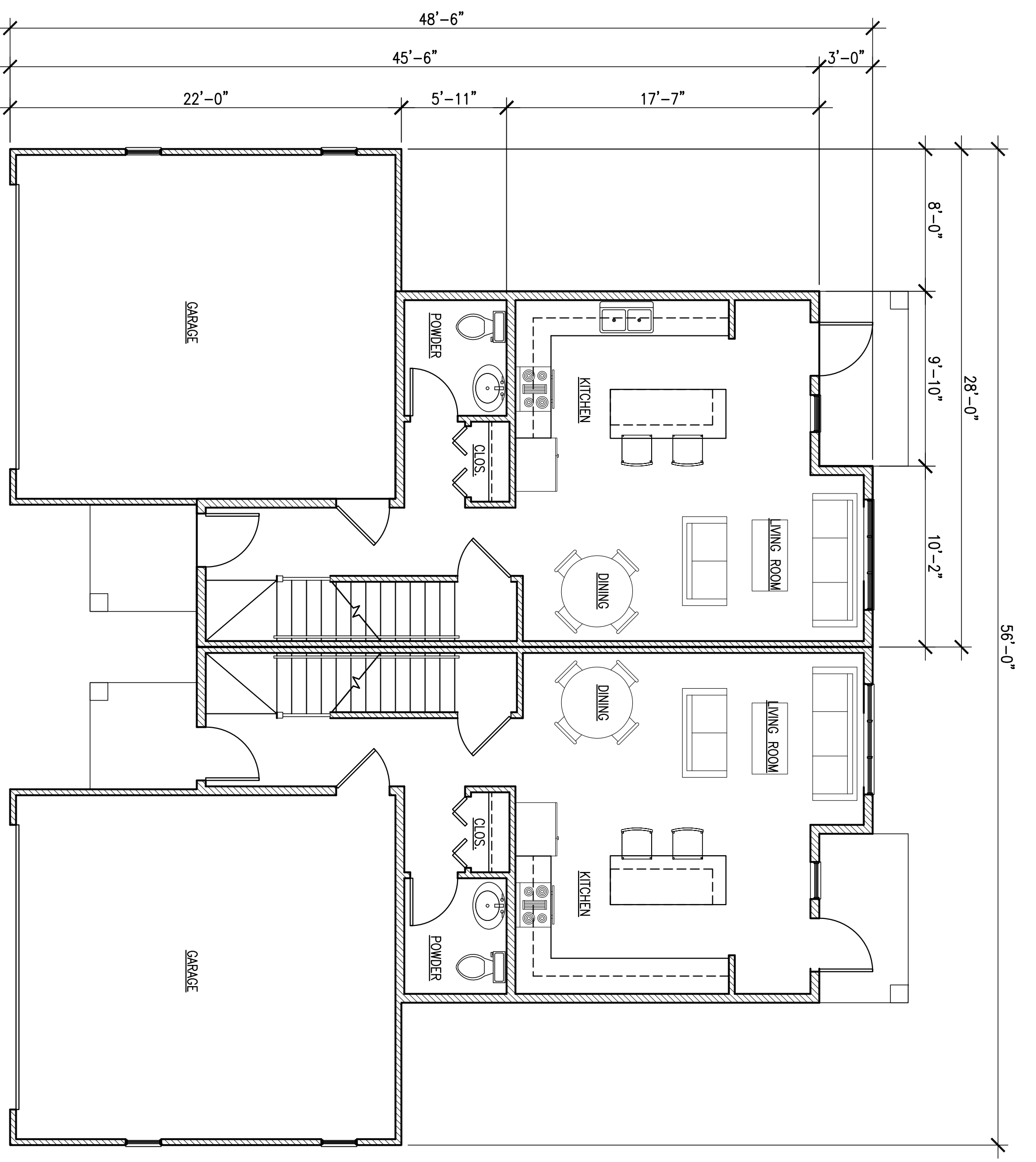
ARIEL PHOTO

LIBERTY PLACE

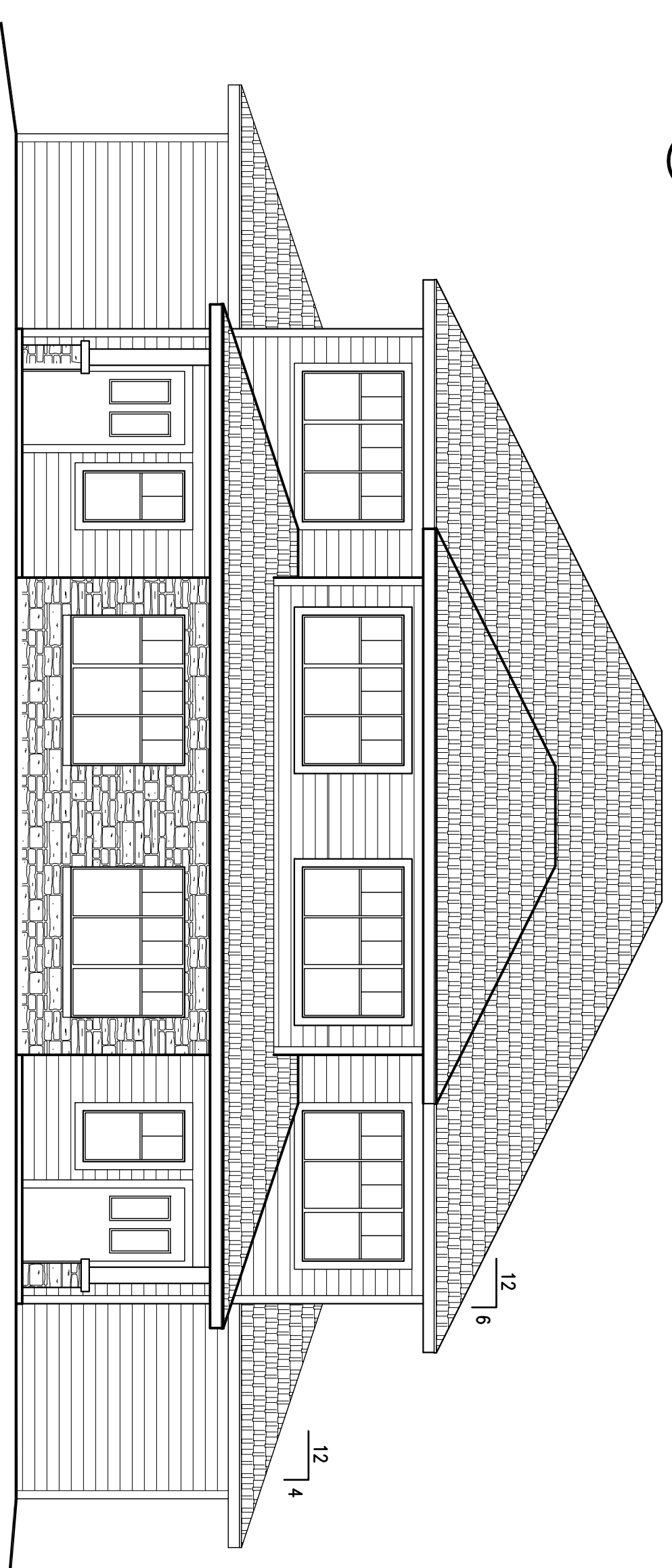


1918 PARKWAY ST., SUITE #2
MILWAUKEE, WISCONSIN 53246
TELEPHONE 408.858.7570
FAX 408.858.0559

SHULFER
ARCHITECTS, LLC



1 FIRST FLOOR PLAN VIEW - BUILDING "C" & "D"
 5/16" = 1'-0"



4 STREET ELEVATION - BUILDING "C" & "D"
 5/16" = 1'-0"

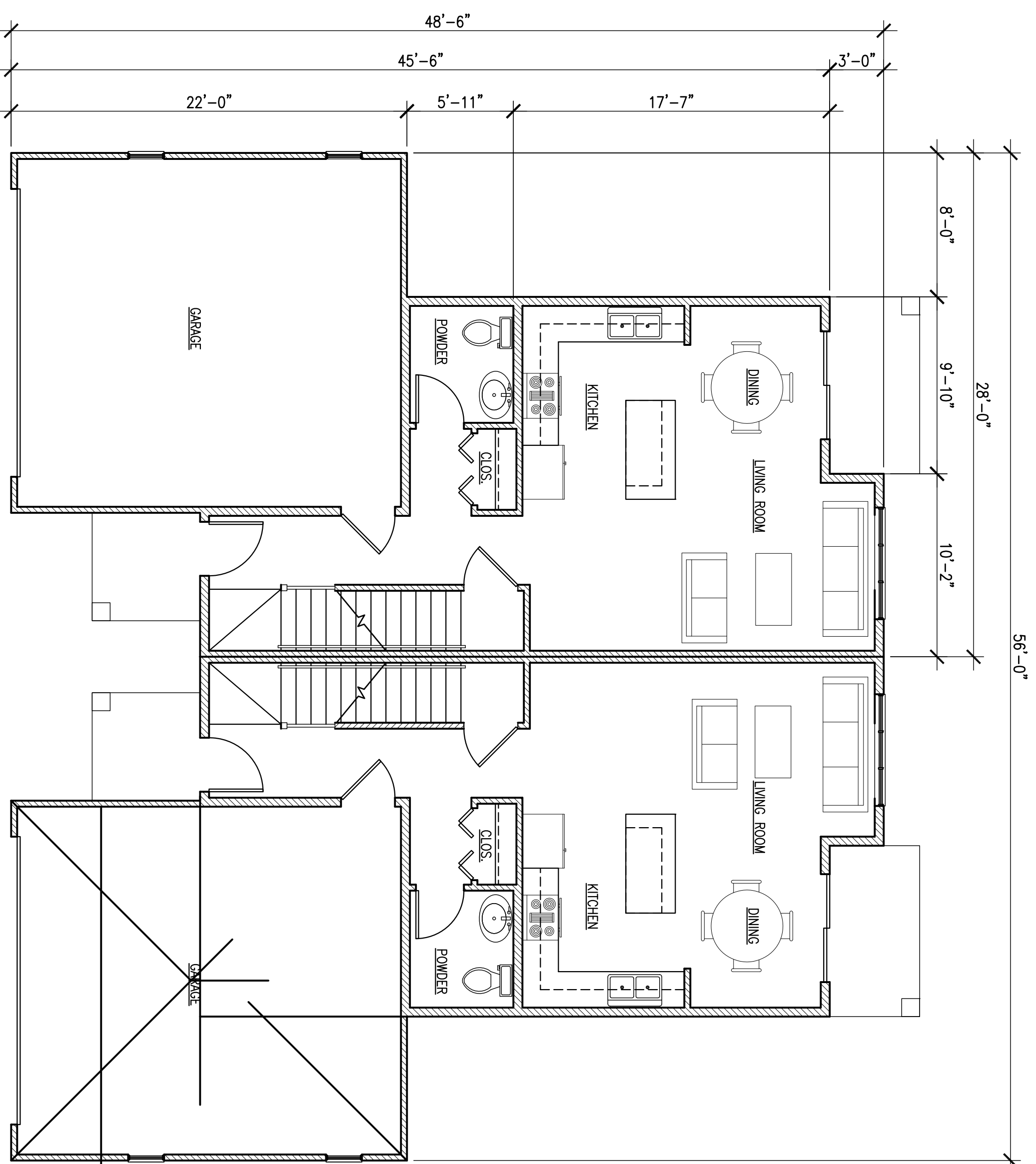
**PLAN 4, BUILDINGS C & D
 FLOOR PLAN & ELEVATIONS**

12/17/2007
 APPROVALS

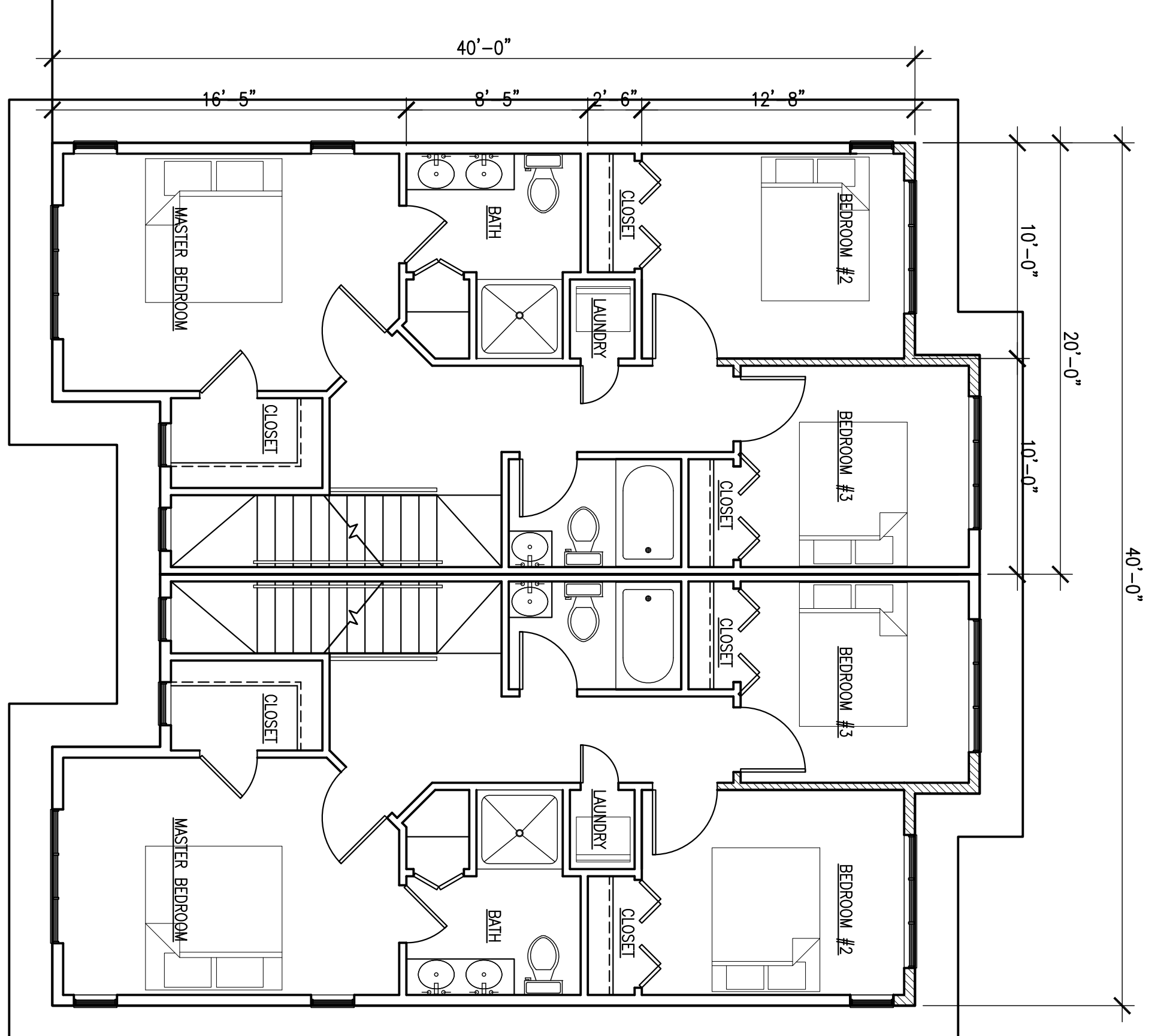
LIBERTY PLACE DUPLEXES
 LOT 1, LIBERTY PLACE
 McFARLAND, WI
 OWNER: D.W.B., LLC, P.O. BOX 12, McFARLAND, WI 53558

SHULFER ARCHITECTS, LLC
 1818 PARKWAY STREET, SUITE 42
 MEDFORD, WISCONSIN 53550
 TEL: 608-837-4005 FAX: 608-837-4007

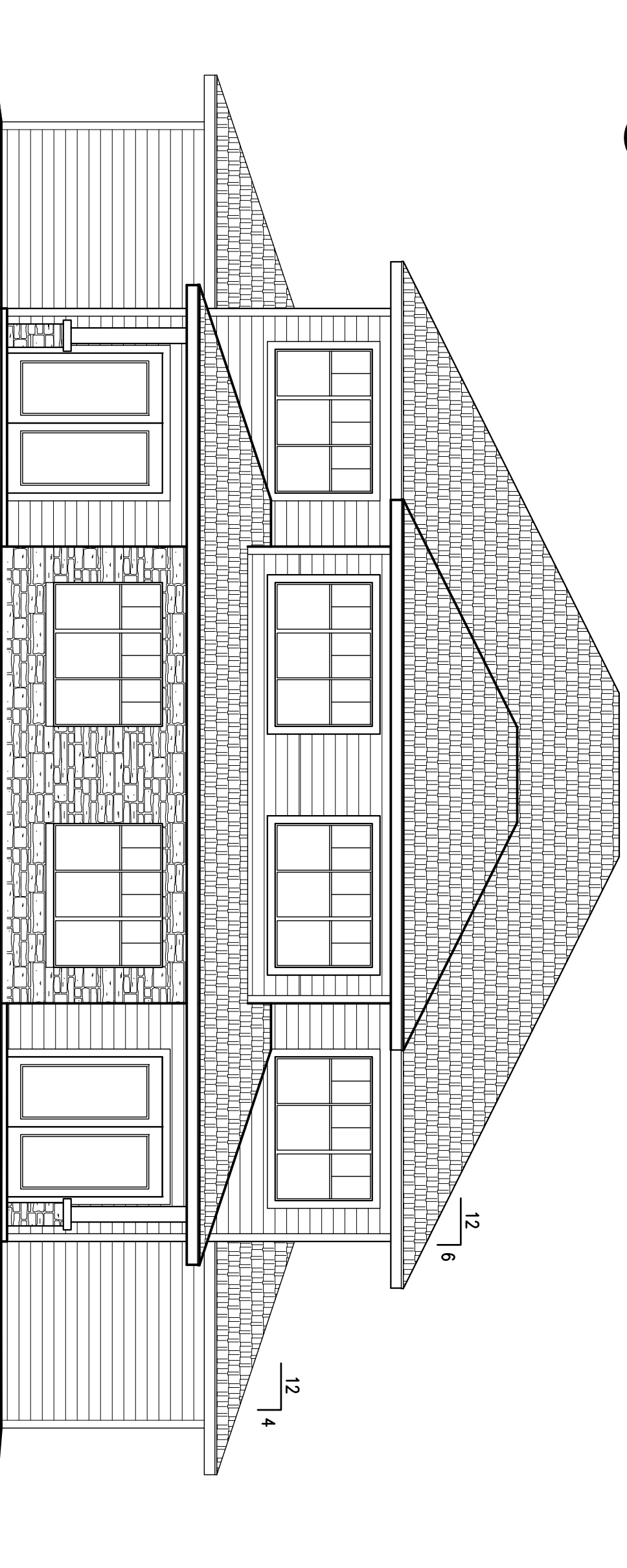
GIL-HER LTD.
 GENERAL CONTRACTOR
 115 King Street
 Sun Prairie, WI 53590
 Phone: 608-837-4005
 Fax: 608-837-4007



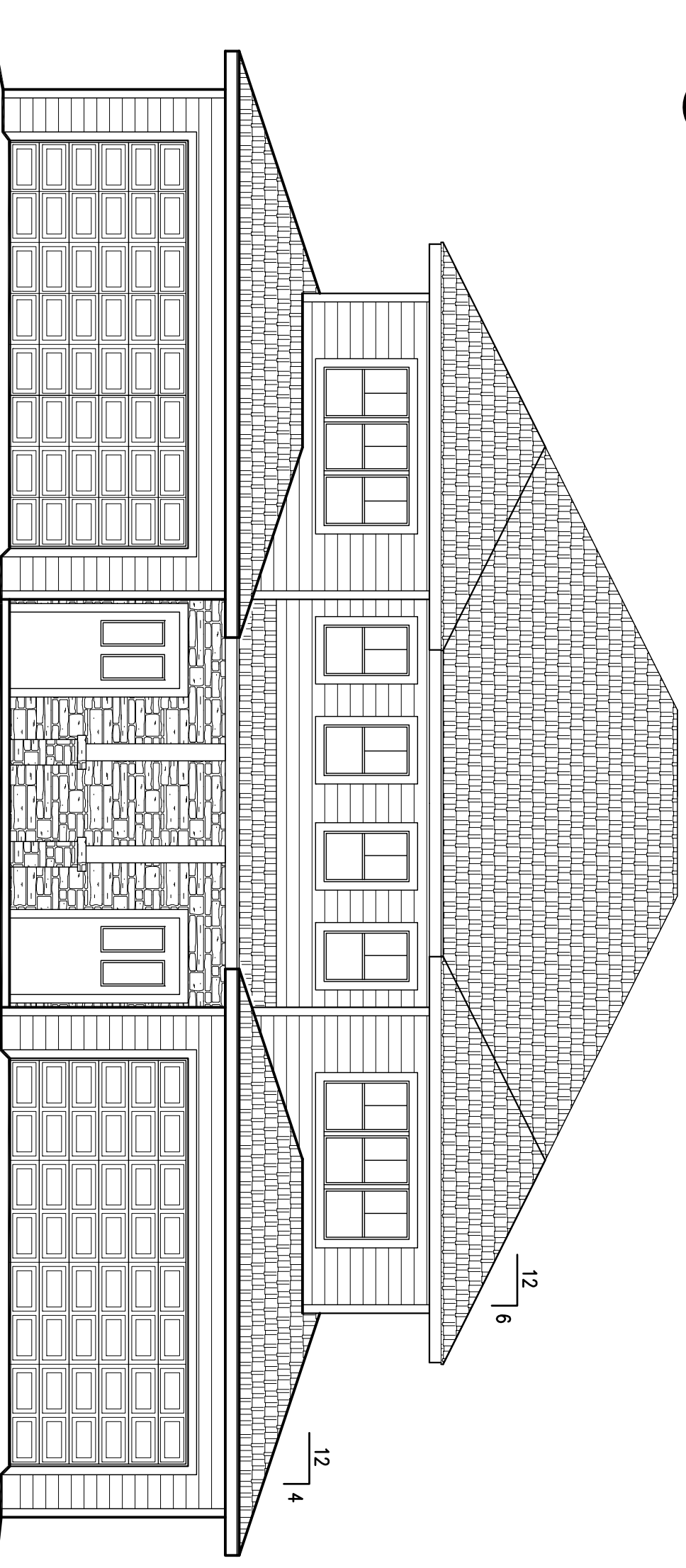
1 FIRST FLOOR PLAN VIEW - BUILDING "E," "G" & "J"
3/7/16" = 1'-0"



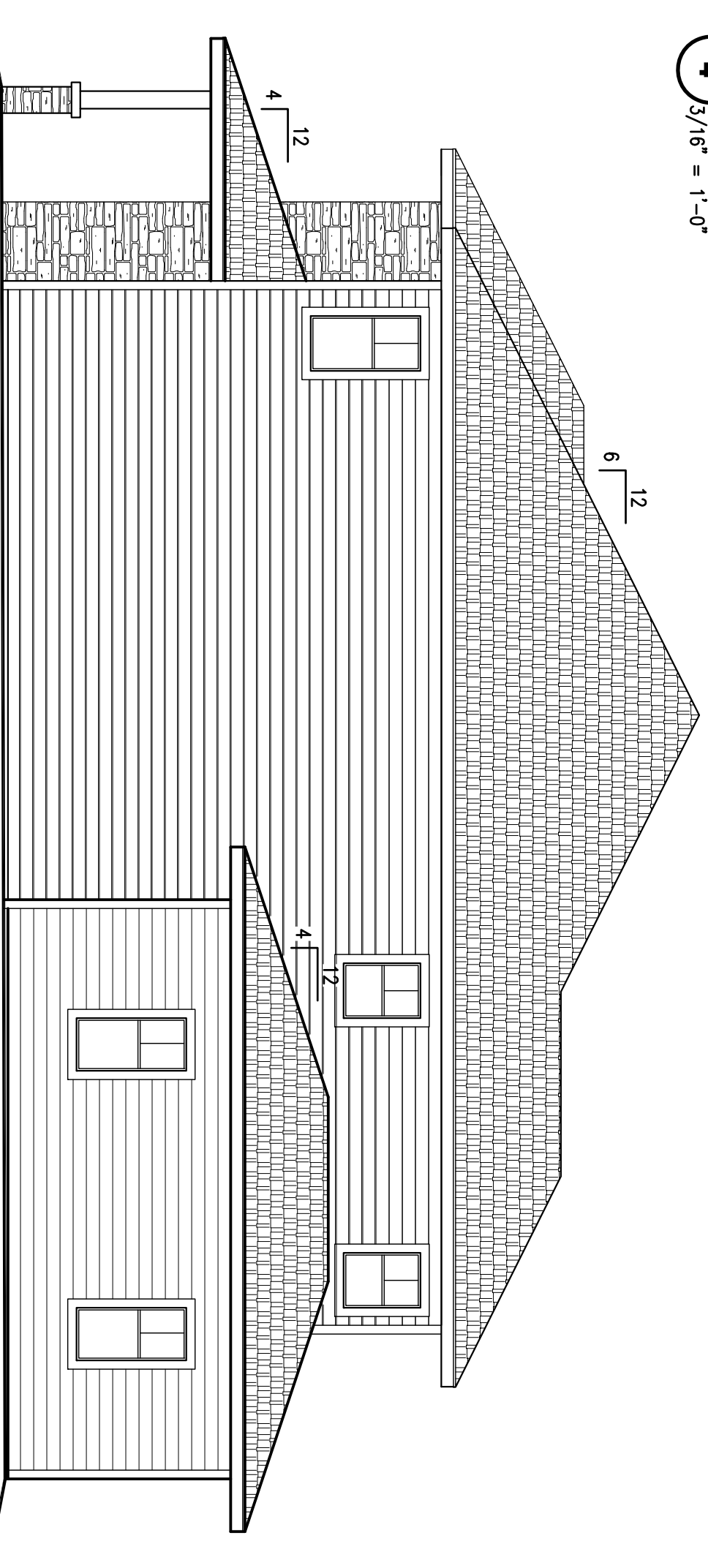
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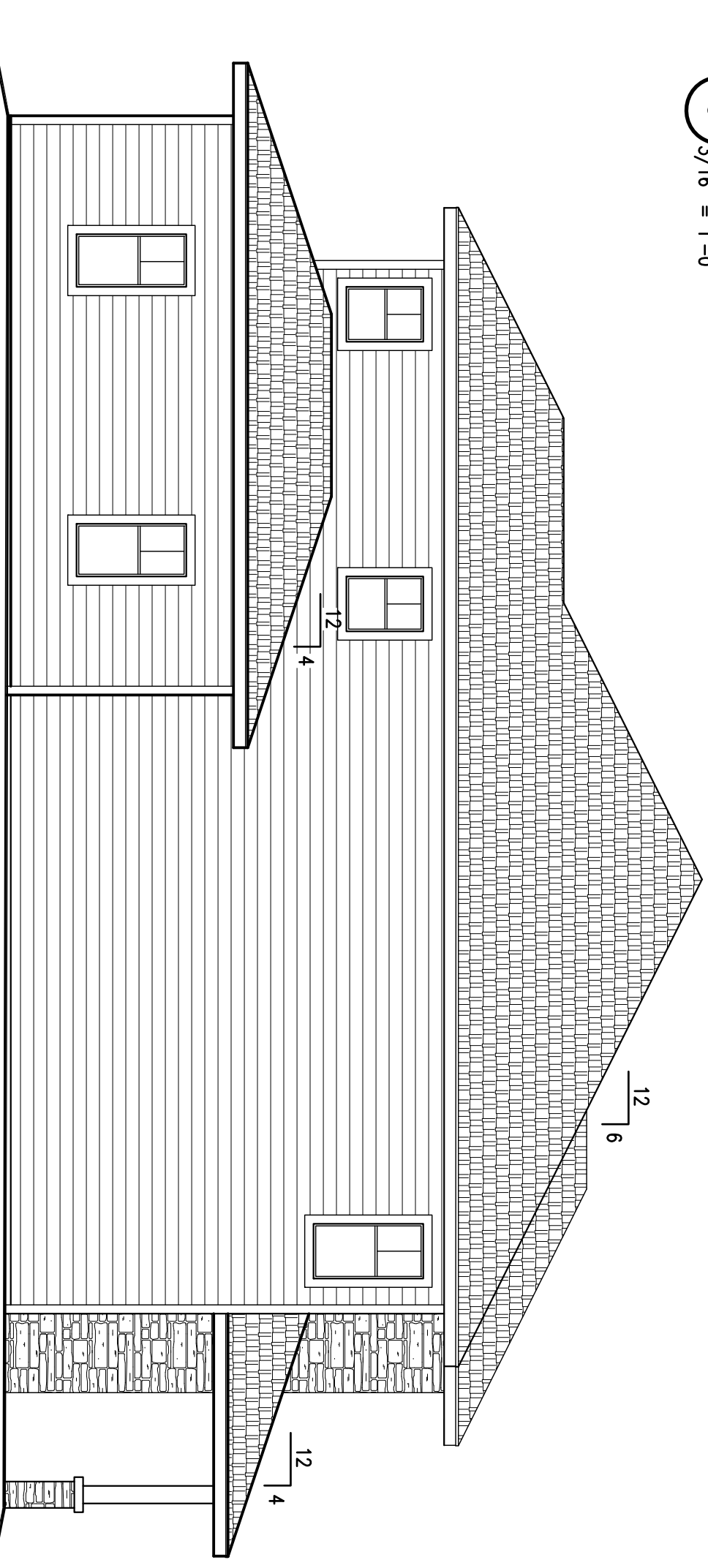
4 STREET ELEVATION - BUILDING "E," "G" & "J"
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3 ALLEY ELEVATION
3/7/16" = 1'-0"



2 RIGHT (SIDE) ELEVATION
3/7/16" = 1'-0"



1 LEFT (SIDE) ELEVATION
3/7/16" = 1'-0"

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

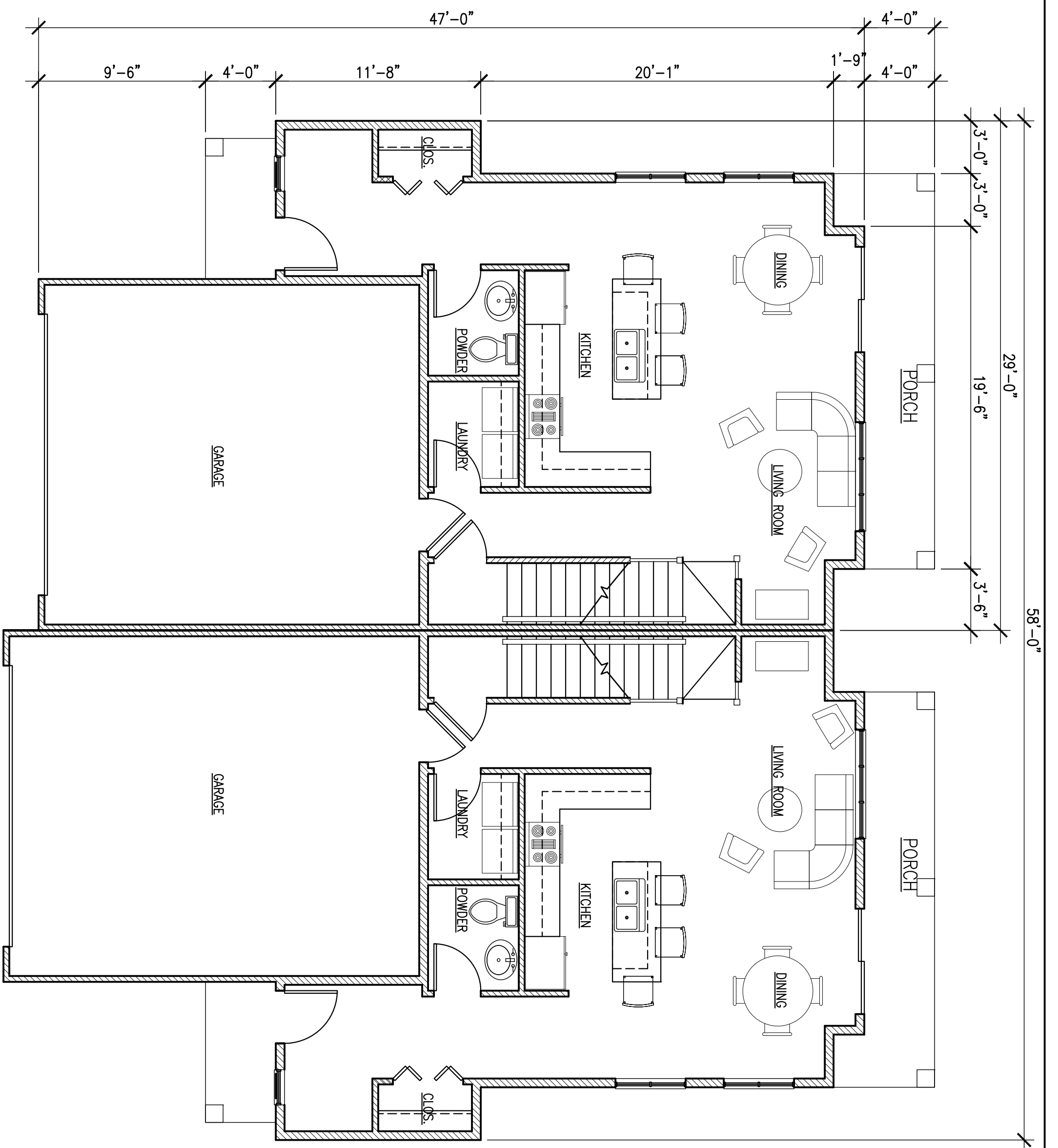
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LIBERTY PLACE DUPLEXES
LOT 1, LIBERTY PLACE
McFARLAND, WI
OWNER: D.W.B., LLC, P.O. BOX 12, McFARLAND, WI 53558

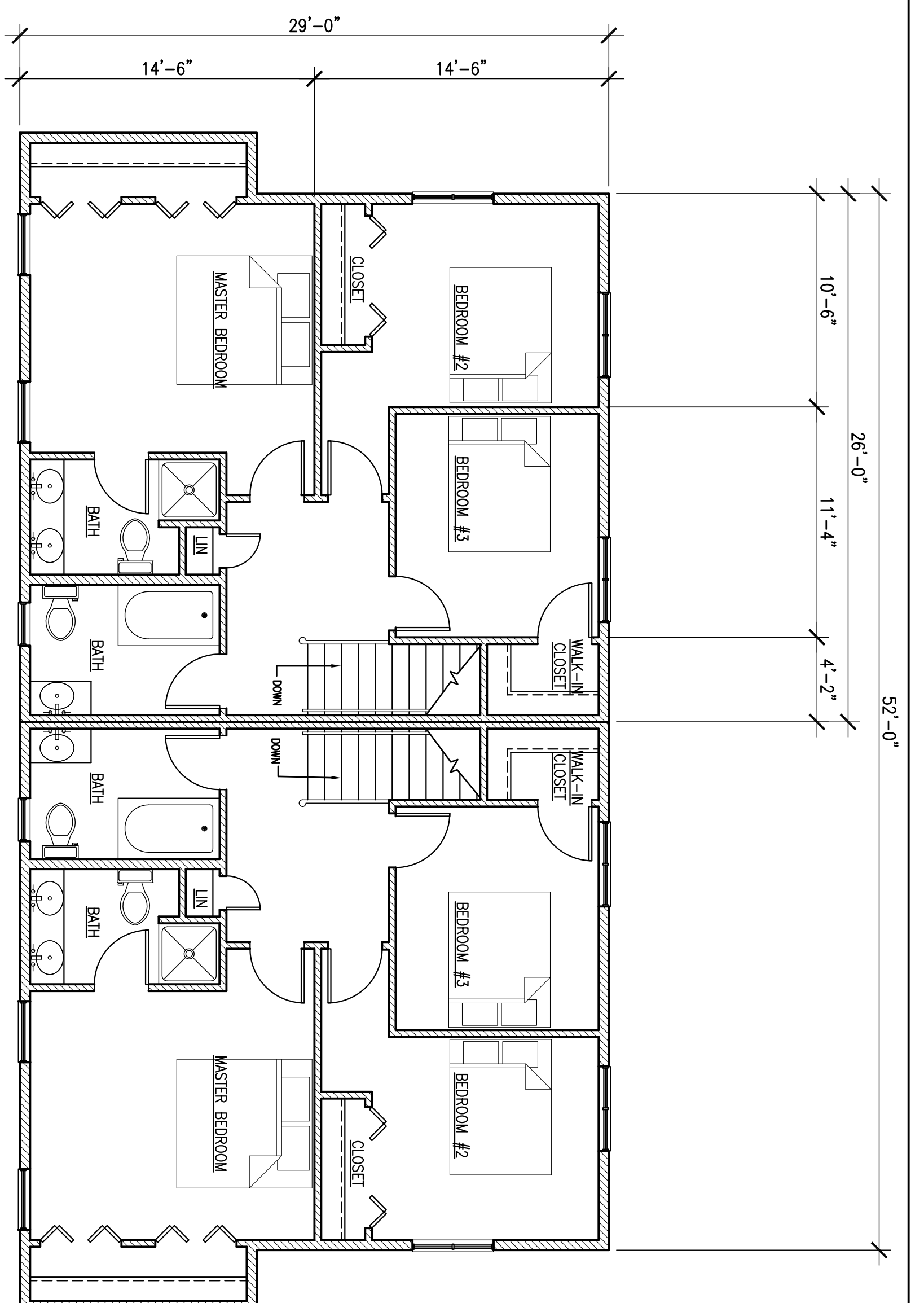
SHULFER ARCHITECTS, LLC
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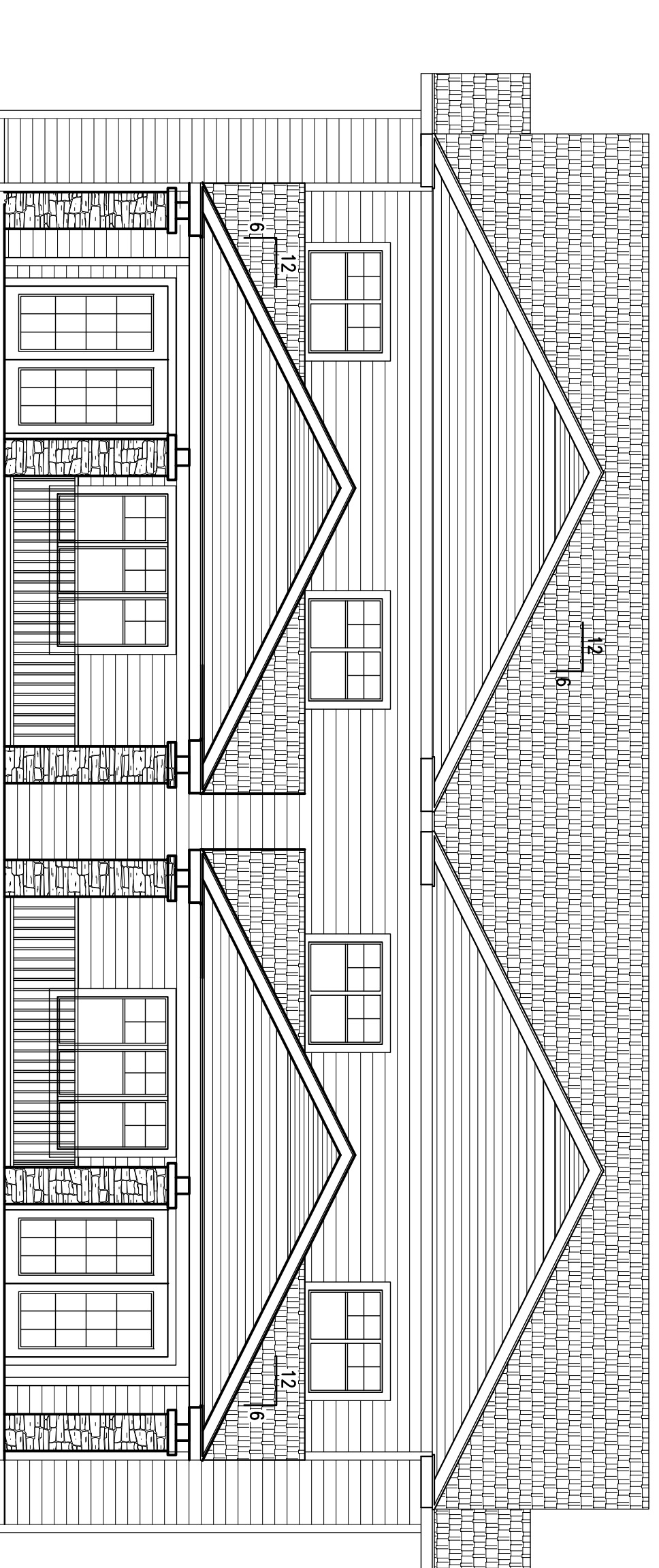
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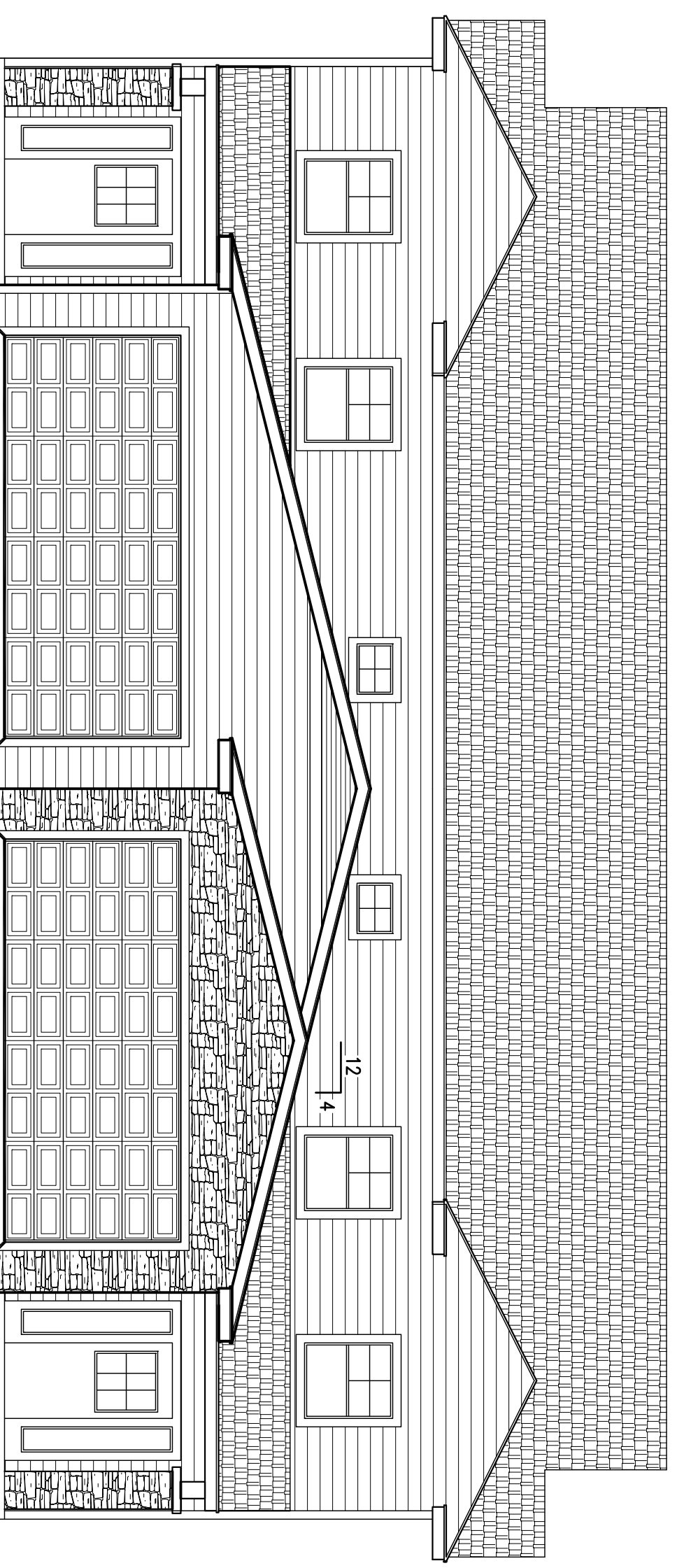
6 FIRST FLOOR PLAN VIEW - BUILDING "F" & "H"
3/7/06 = 1'-0"



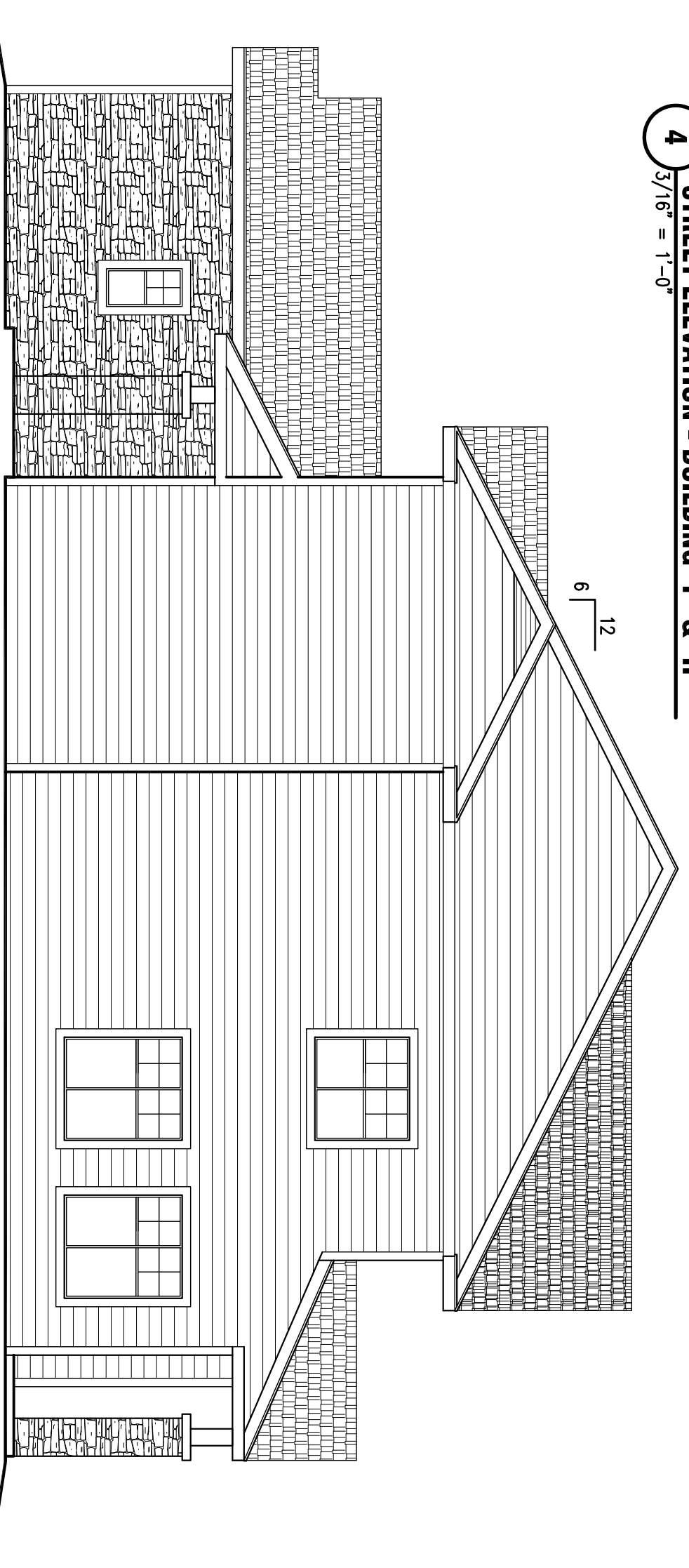
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3/7/06 = 1'-0"



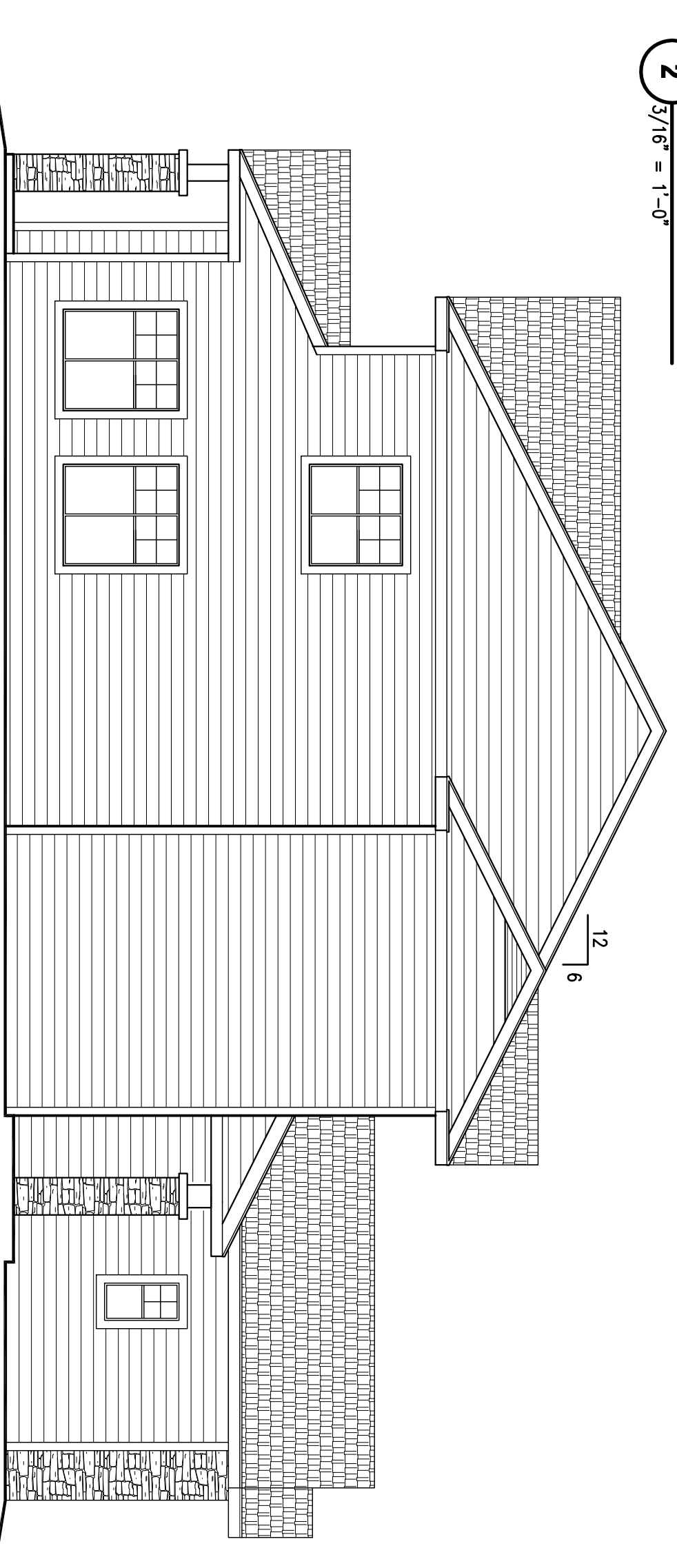
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2 ALLEY ELEVATION
3/7/06 = 1'-0"



3 RIGHT (SIDE) ELEVATION
3/7/06 = 1'-0"

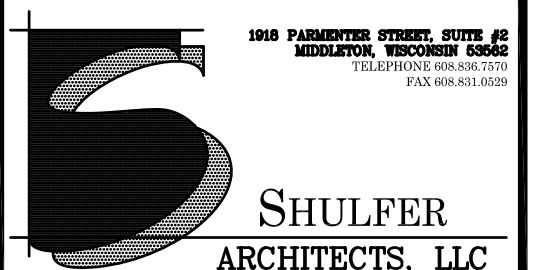


1 LEFT (SIDE) ELEVATION
3/7/06 = 1'-0"

PLAN 3, BUILDINGS F, H
FLOOR PLAN & ELEVATIONS

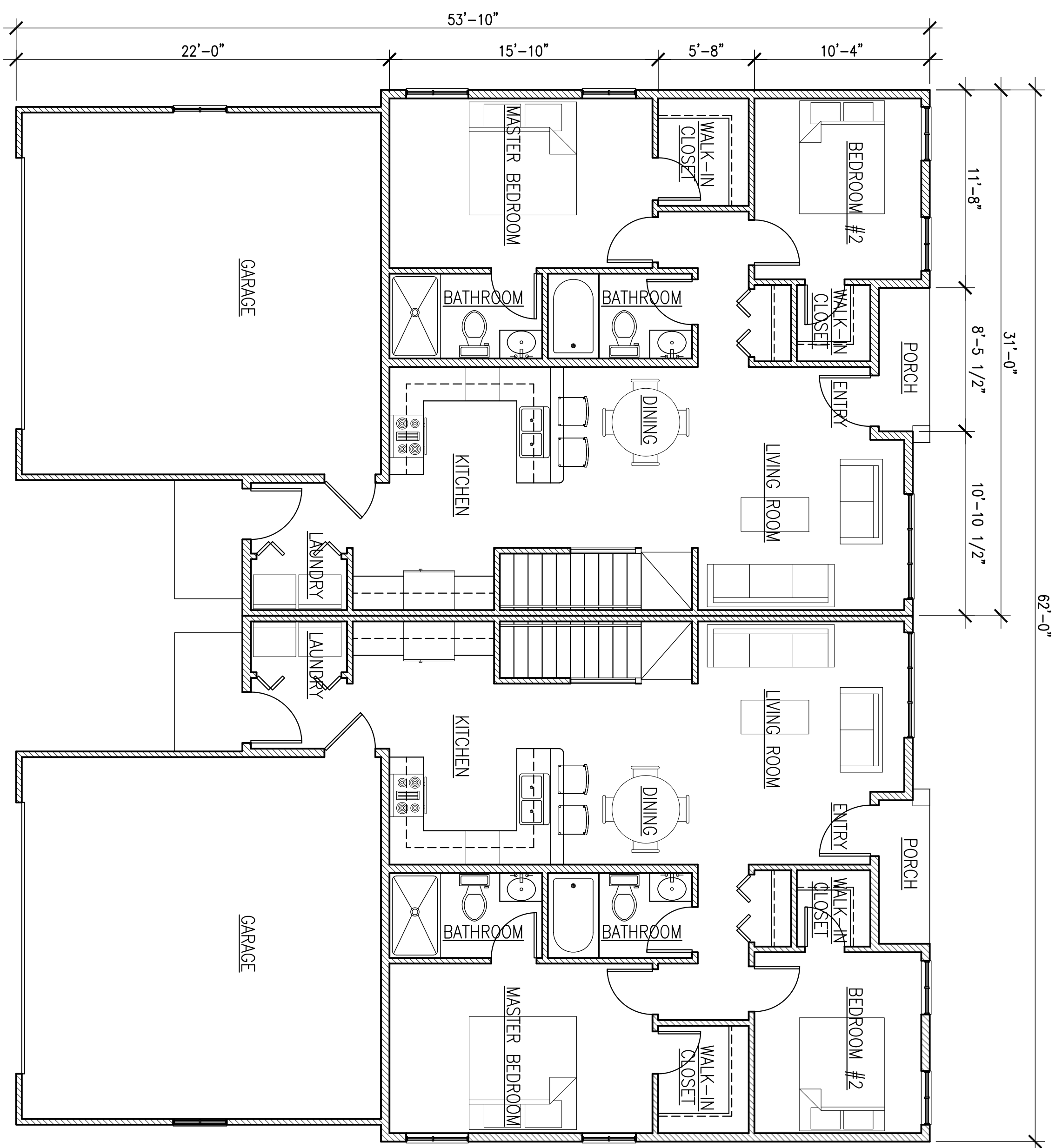
LIBERTY PLACE DUPLEXES

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

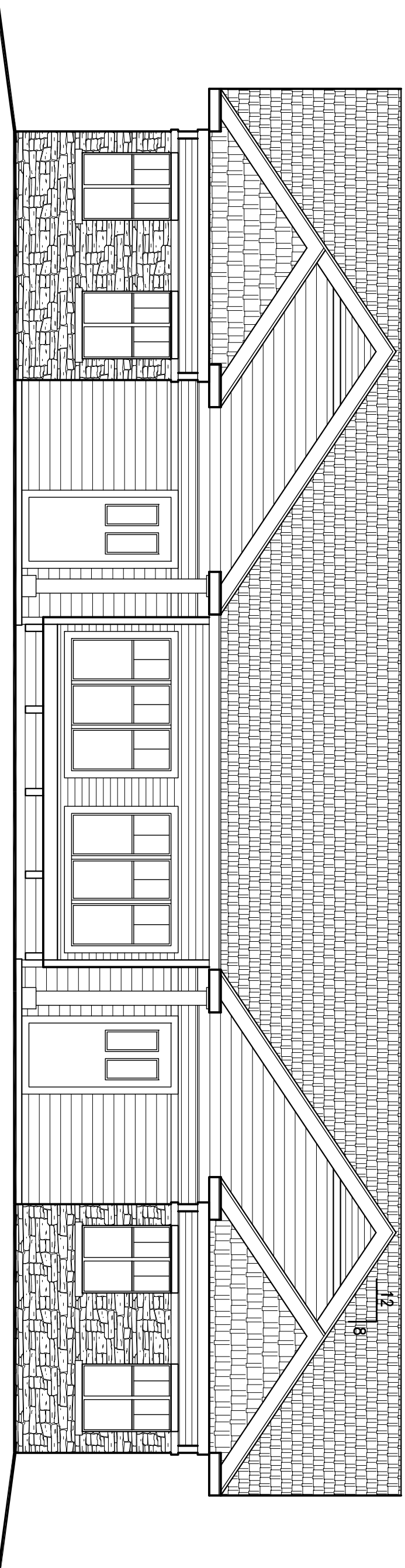


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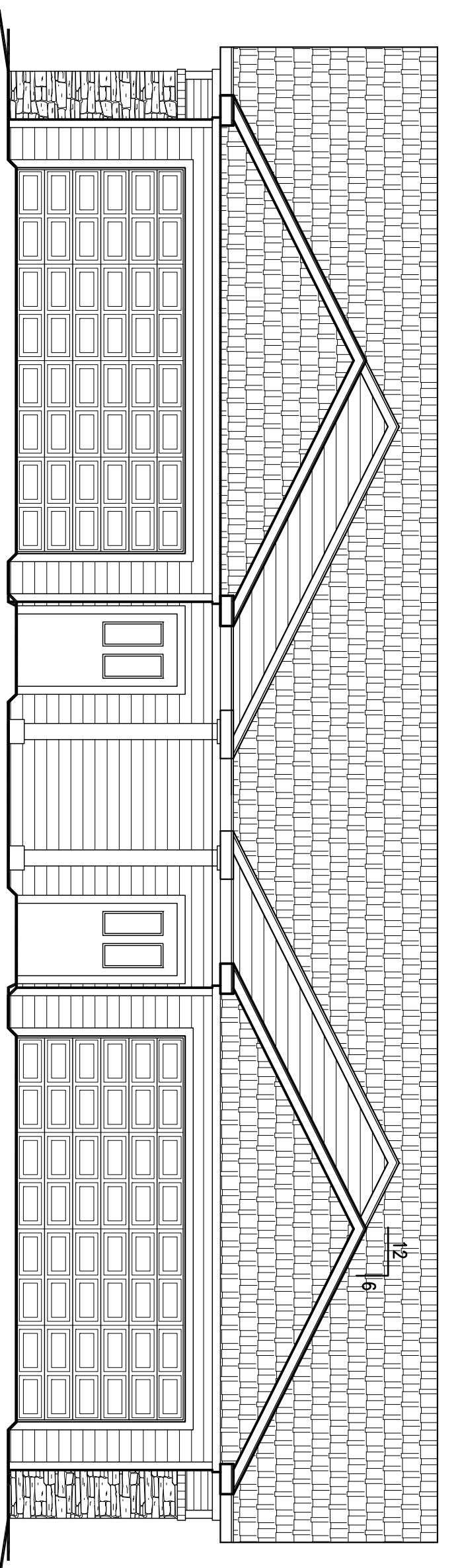
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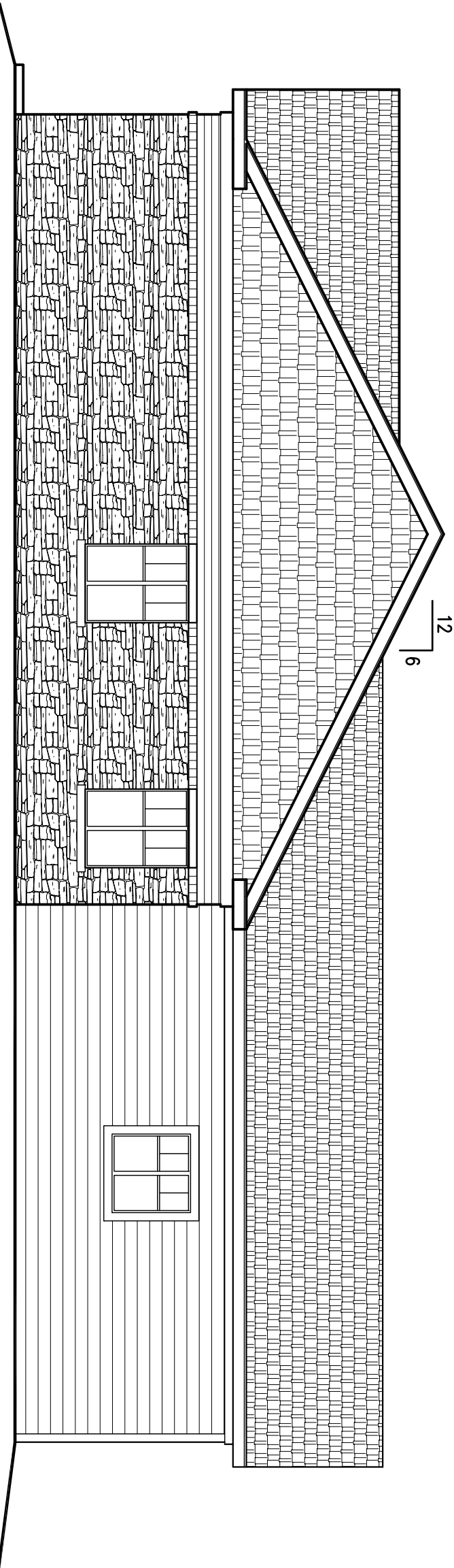
5 RANCH STYLE DUPLEX - FLOOR PLAN
3/7/16" = 1'-0"



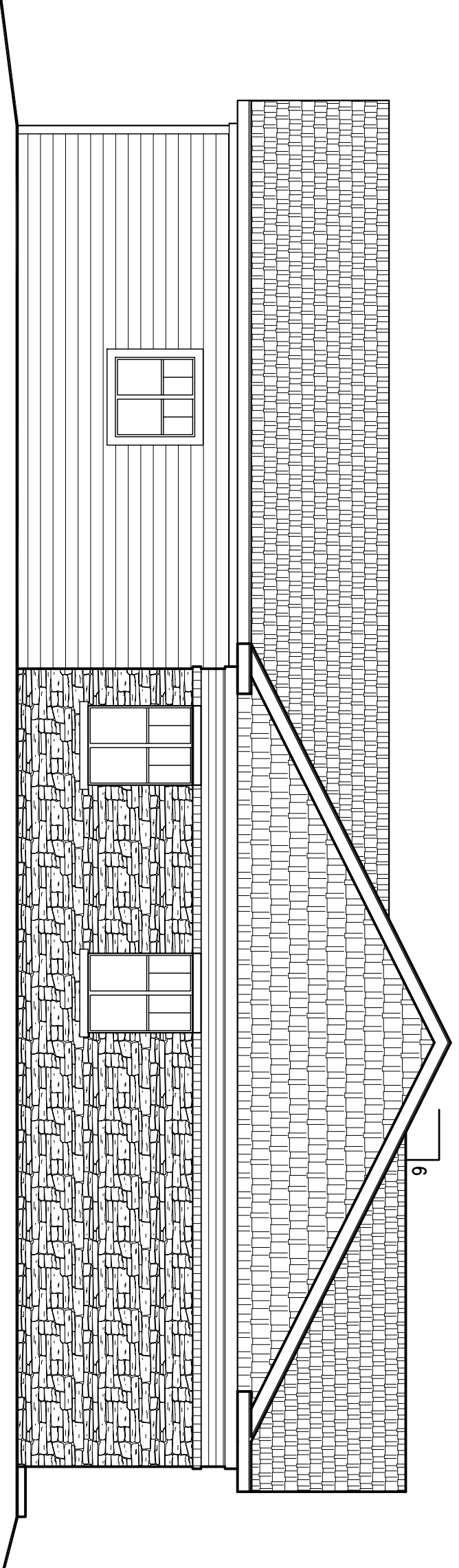
4 STREET ELEVATION, ALT B
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2 ALLEY ELEVATION, ALT B
3/7/16" = 1'-0"



3 RIGHT (SIDE) ELEVATION, ALT A
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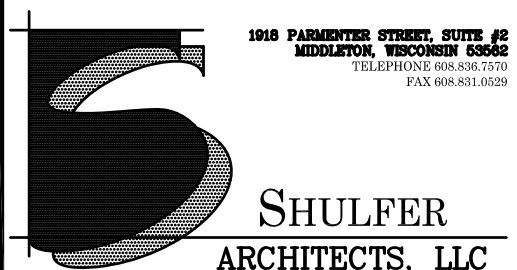


1 LEFT (SIDE) ELEVATION
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PLAN 1, BUILDING A, B
FLOOR PLAN & ELEVATIONS

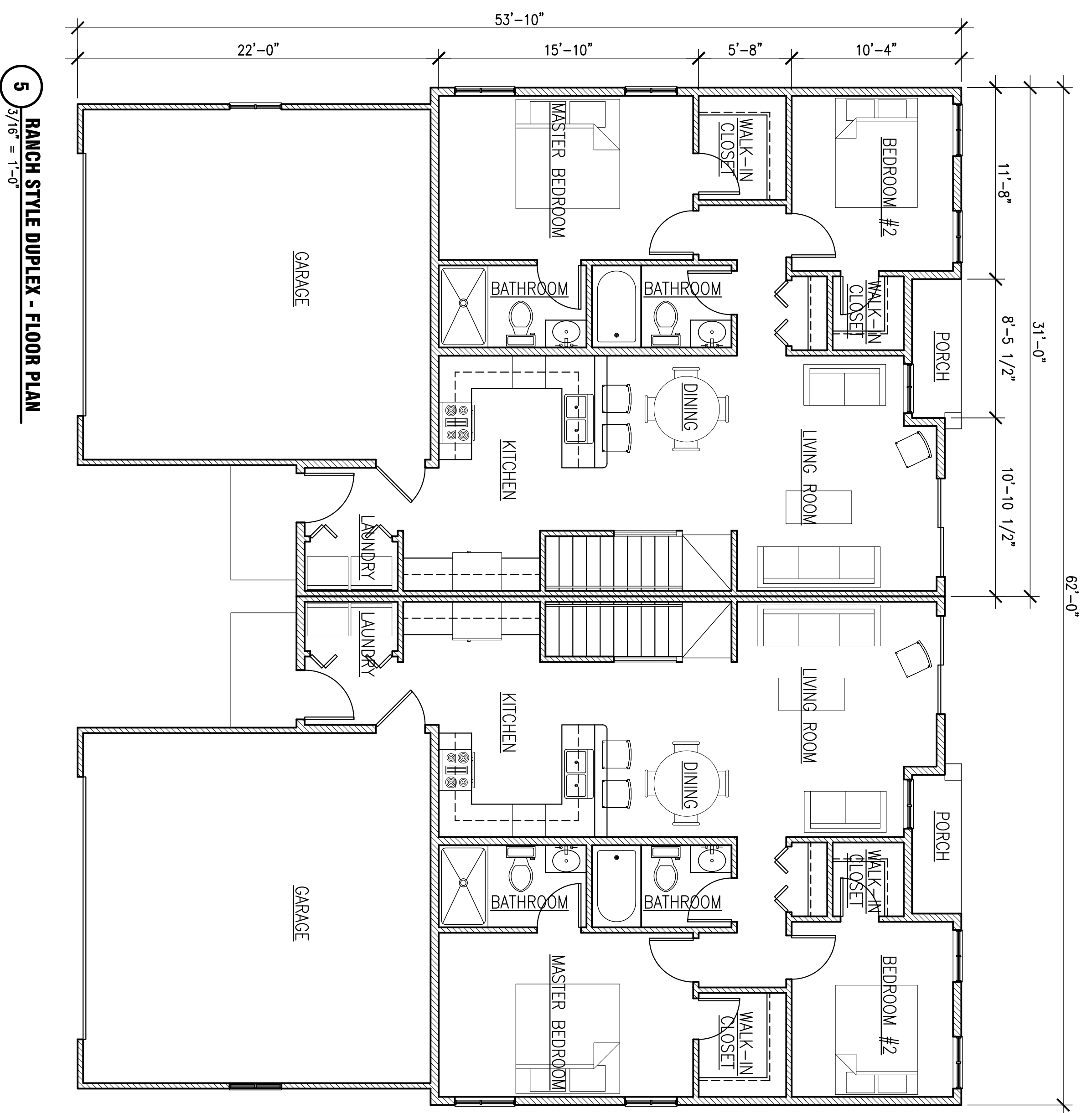
LIBERTY PLACE DUPLEXES

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

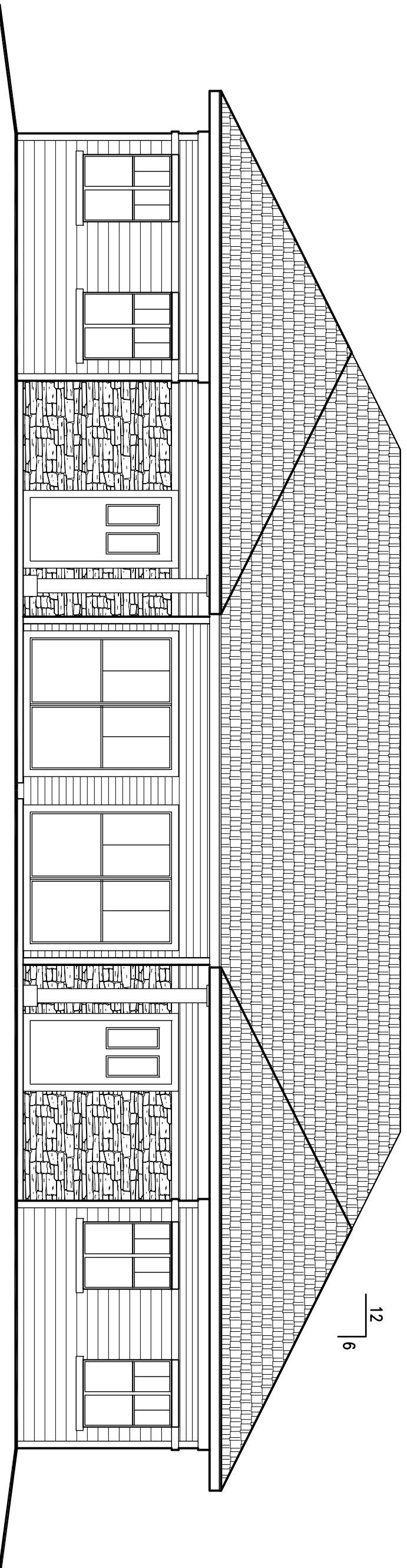


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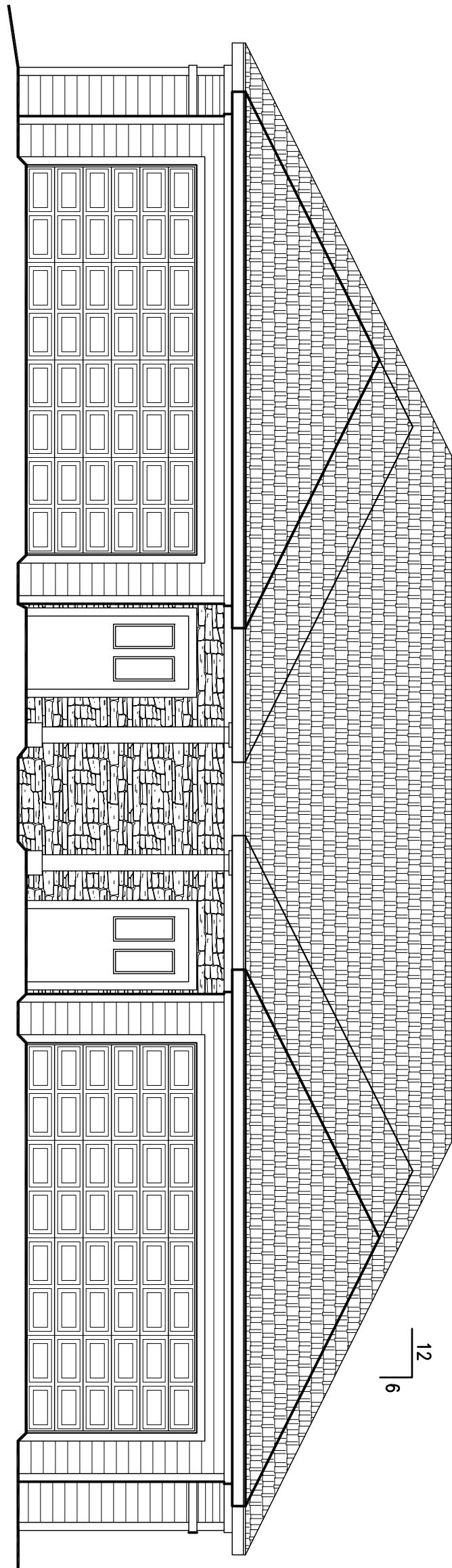
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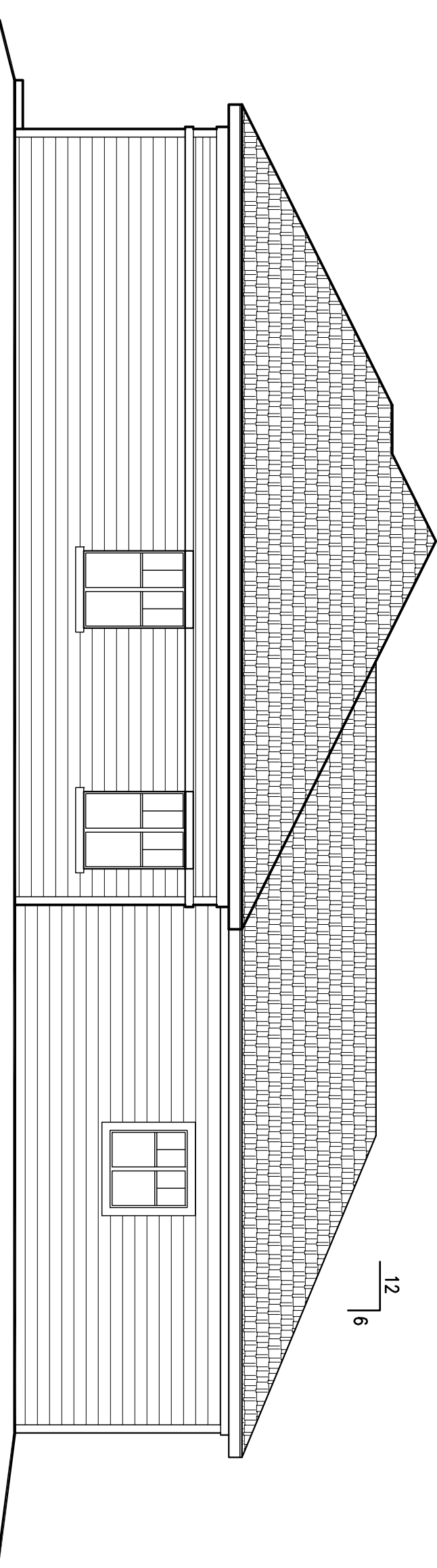
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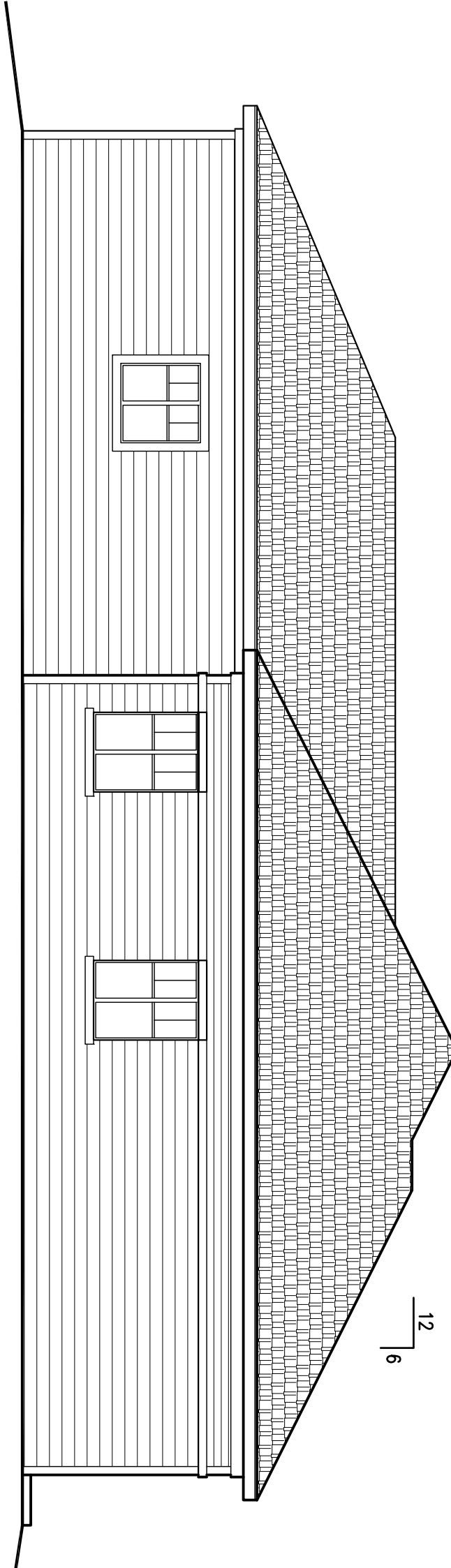
4 STREET ELEVATION
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2 ALLEY ELEVATION
3/7/16" = 1'-0"



3 RIGHT (SIDE) ELEVATION, ALTA
3/7/16" = 1'-0"



1 LEFT (SIDE) ELEVATION
3/7/16" = 1'-0"

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

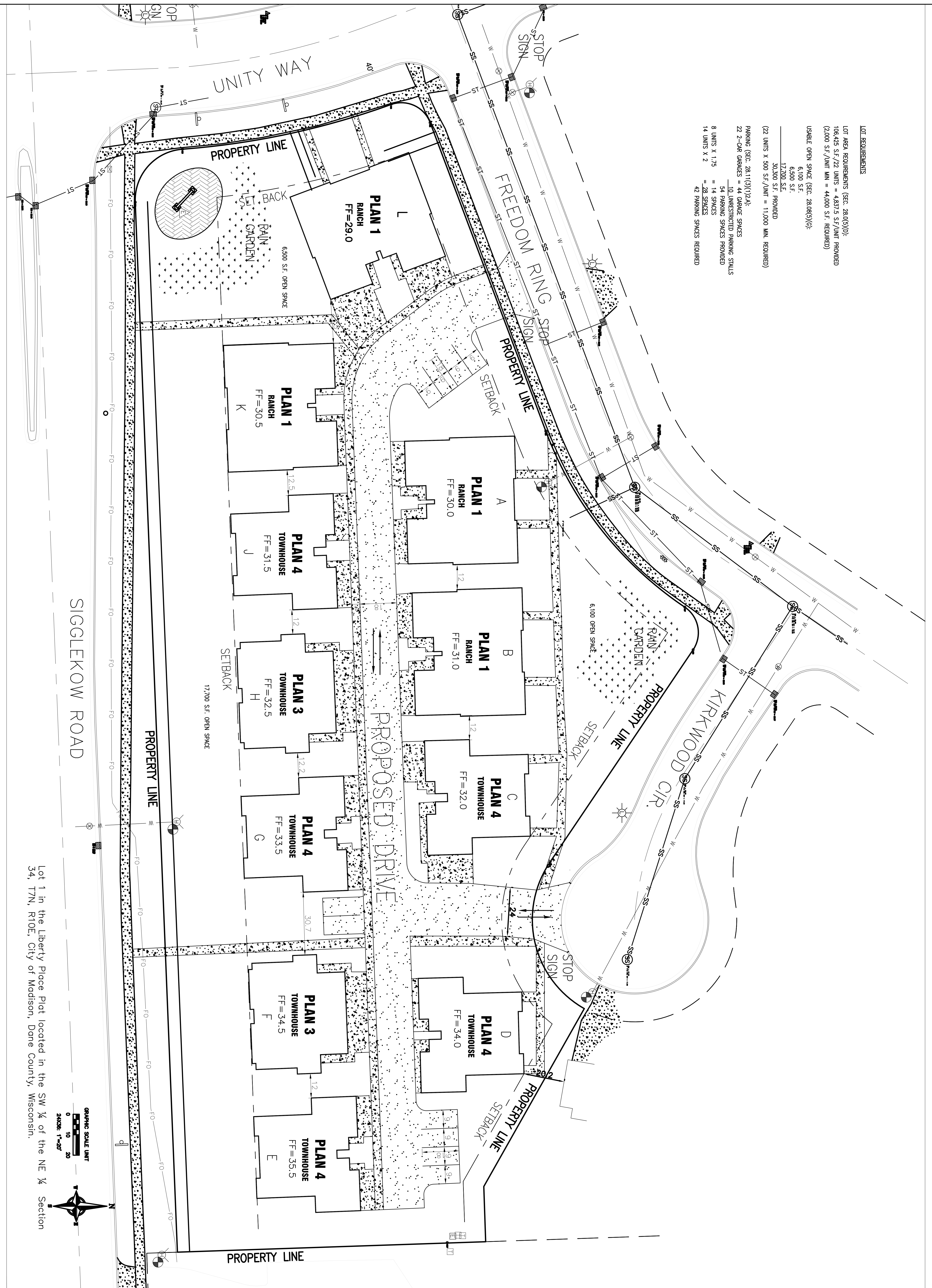
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A1.1

- LOT REQUIREMENTS**
- LOT AREA REQUIREMENTS (SEC. 28.05(1)(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)):
 6,500 S.F.
 17,200 S.F.
 30,300 S.F. PROVIDED
- (22 UNITS X 500 S.F./UNIT = 11,000 MIN. REQUIRED)
- PARKING (SEC. 28.11(3)(1)(2A)):
 22 2-CAR GARAGES = 44 GARAGE SPACES
 10 UNRESTRICTED PARKING SPACES
 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 1/4 of the NE 1/4 Section 34, T7N, R10E, City of Madison, Dane County, Wisconsin.

SITE PLAN

LIBERTY PLACE DUPLEXES

LOT 1, LIBERTY PLACE

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

SHULFER ARCHITECTS, LLC
 150 PARKVIEW DRIVE, SUITE 42
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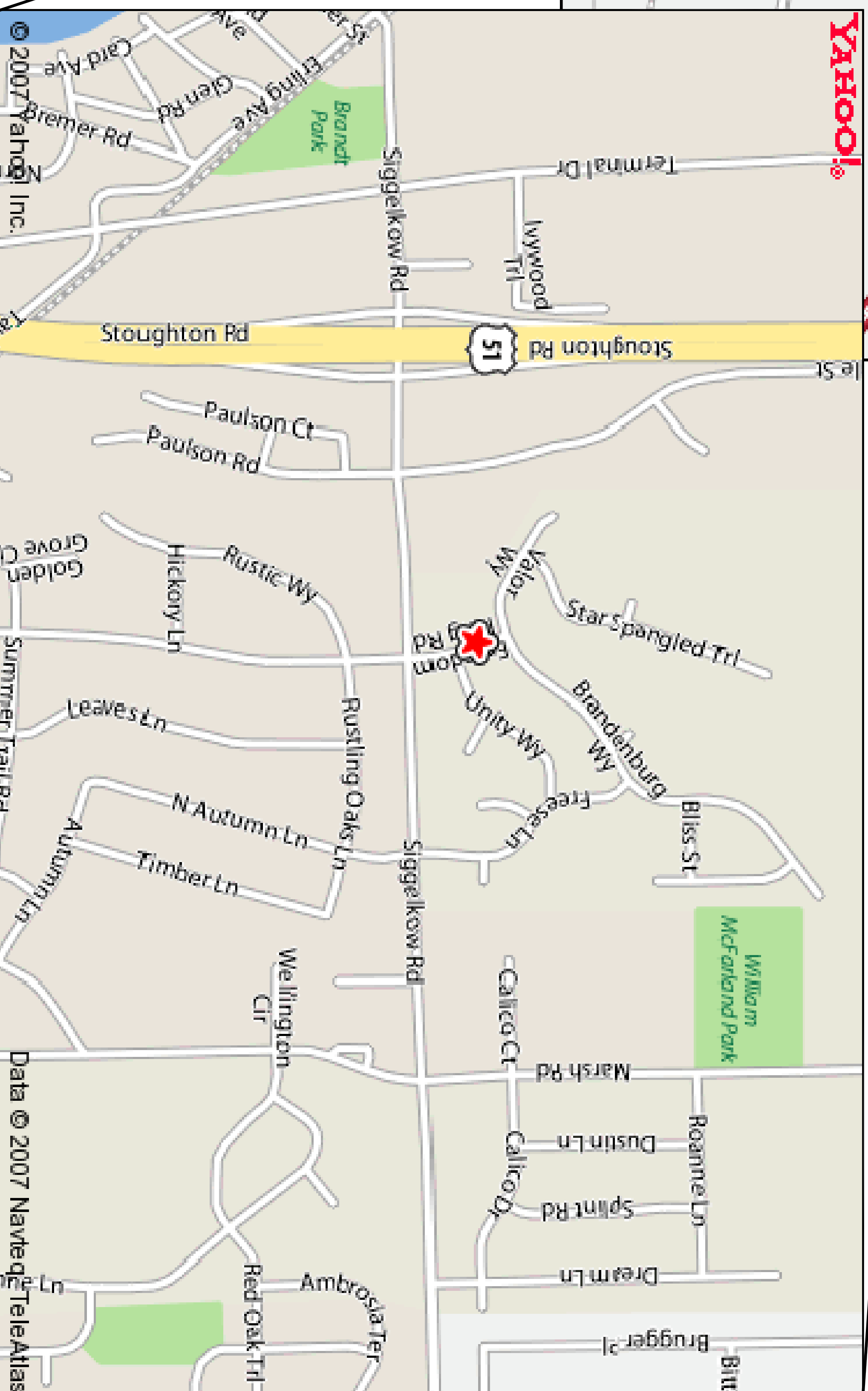
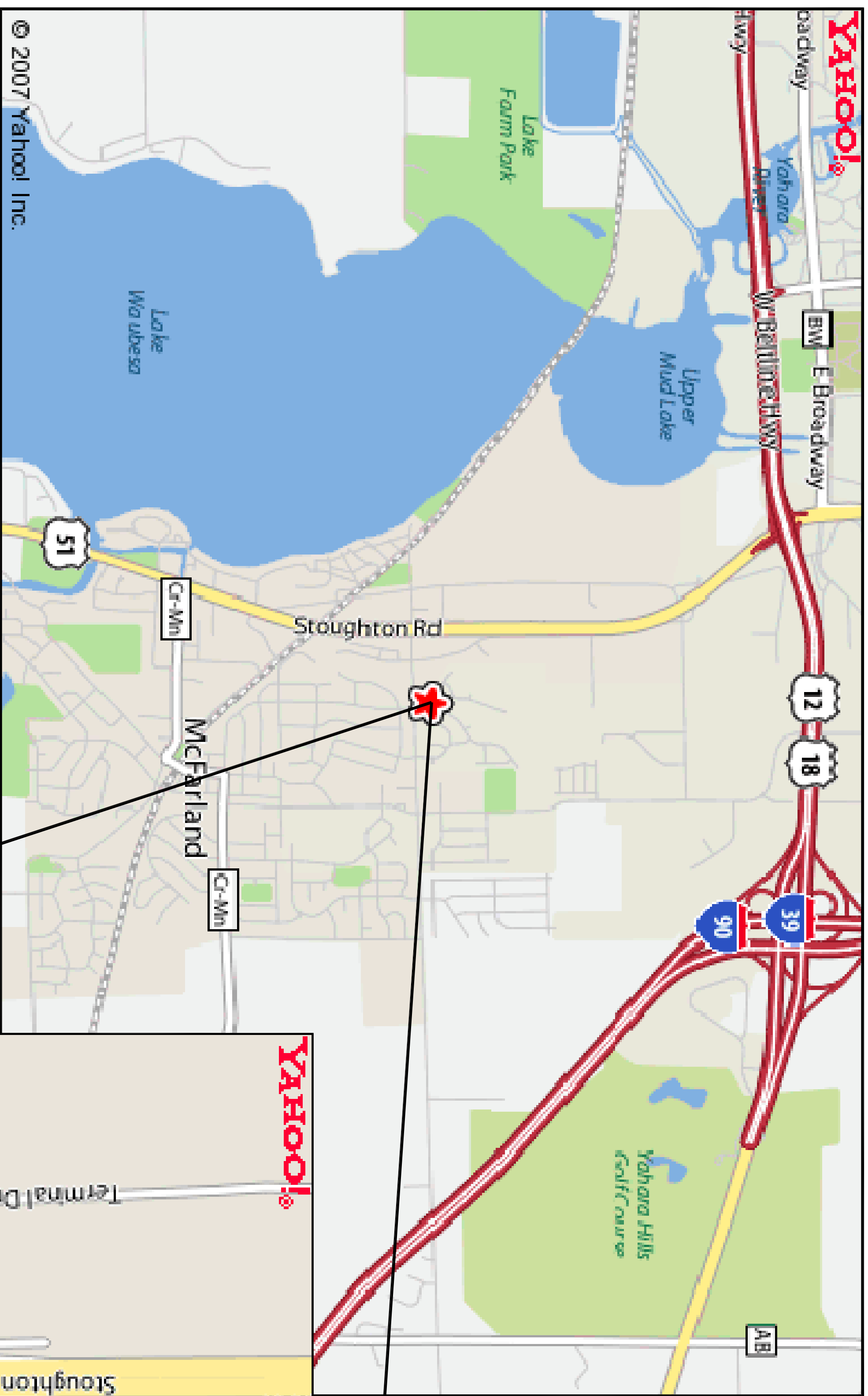
LIBERTY PLACE DUPLEXES

LOT 1 LIBERTY PLACE
CITY OF MADISON, WISCONSIN

DEVELOPER: D.W.B., LLC

ARCHITECT: SHULFER ARCHITECTS, LLC

GENERAL CONTRACTOR: GIL-HER CONSTRUCTION



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
 - INSULATED METAL EXTERIOR ENTRY DOORS
 - VINYL TRIM BOARD & FASCIA
 - COMPOSITE WEATHERED EXTERIOR COLUMNS
 - COMPOSITE RAILINGS

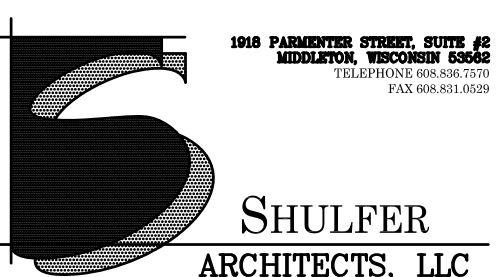
PROJECT DATA:

- LIBERTY PLACE DUPLEXES
 - LOT 1, LIBERTY PLACE
 - CITY OF MADISON
 - STATE OF WISCONSIN
- TABLE OF CONTENTS:**

- A00 COVER SHEET
- A01 SITE PLAN
- L10 UNFINISHER PLAN
- A1.0 PLAN 1 FLOOR PLAN & ELEVATIONS
- A1.1 PLAN 1 FLOOR PLAN & ELEVATIONS
- A1.2 PLAN 2 FLOOR PLAN & ELEVATIONS
- A1.3 PLAN 3 FLOOR PLAN & ELEVATIONS
- A1.4 PLAN 4 FLOOR PLAN & ELEVATIONS

DWELLING UNIT INFORMATION:

- PLAN 1:
 - 2 DWELLING UNITS PER BUILDING, EACH WITH:
 - 2 BEDROOMS
 - 2 BATHROOMS
 - FULL BREAKFAST (UNFINISHED)
 - 2-CAR GARAGE
 - 1034 S.F. FINISHED
- PLAN 2:
 - FOUR BUILDINGS/FOUR UNITS PROPOSED
- PLAN 3:
 - 2 DWELLING UNITS PER BUILDING, EACH WITH:
 - 3 BEDROOMS
 - 2-1/2 BATHROOMS
 - FULL BREAKFAST (UNFINISHED)
 - 2-CAR GARAGE
 - 1923 S.F.
- PLAN 4:
 - TWO BUILDINGS/FOUR UNITS PROPOSED



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

COVER SHEET

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LANDSCAPE WORKSHEET

I. **Number of Trees Required**

Number of Parking Stalls **TOTAL**

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)

Number of Canopy Shade Trees Provided (2" - 2 1/2" Caliper)

II. **Number of Landscape Points Required**

Number of Parking Stalls

Number of Points Required

Tabulation of Points and Credits

ELEMENT	POINT VALUE	QUANTITY	POINT ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	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.)	5	0	0		
Avg. Height 30"	2	0	0		
Avg. Height 15"	2	0	0		
Evergreen Trees 3' height minimum	15	14	210		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper	15	14	210		
Sub Totals			1630		

TOTAL Number of Points Provided

PLANT LEGEND

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 populifolia '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

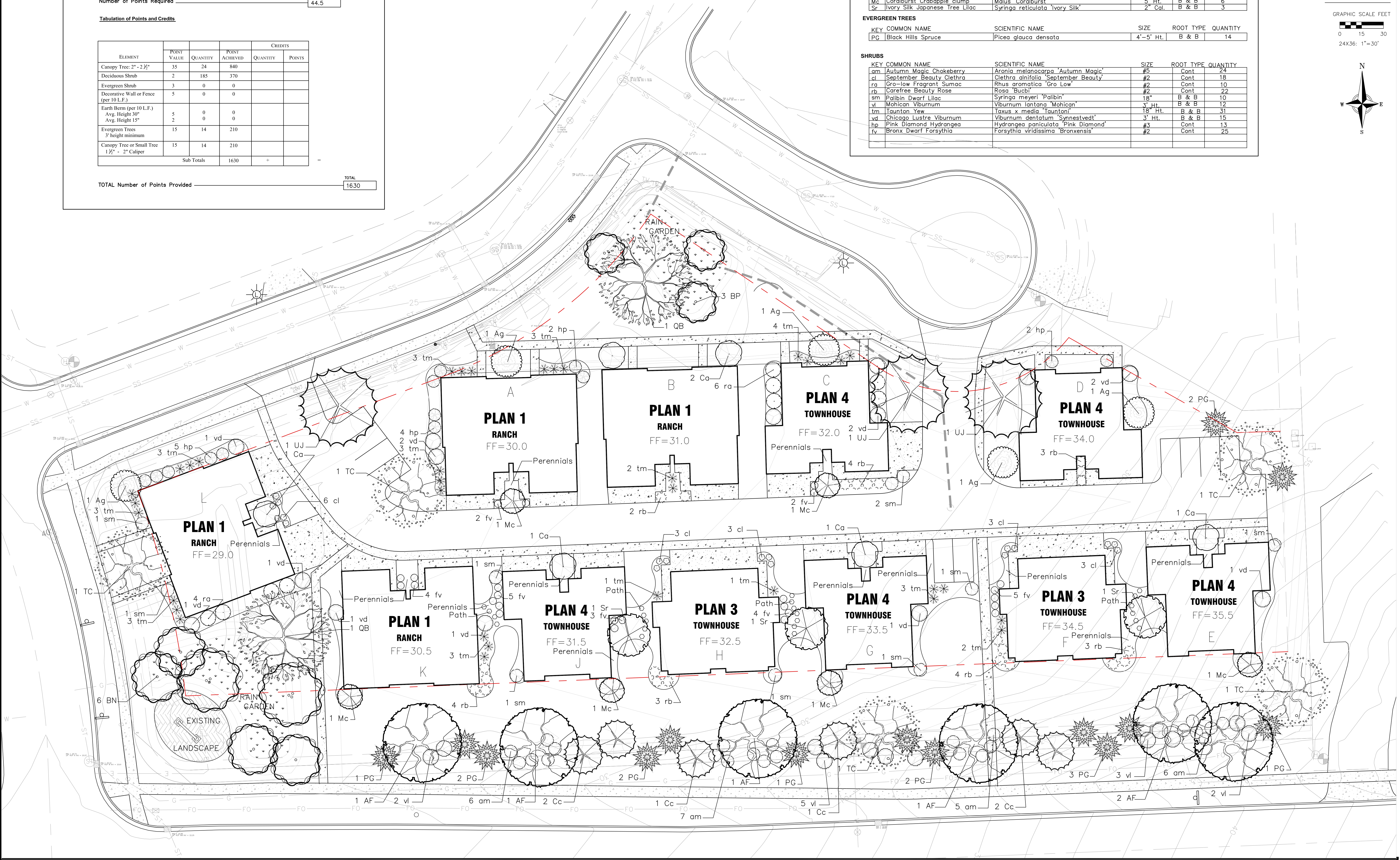
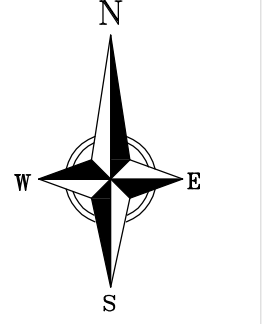
KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
Ag	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	B & B	5
Ca	Pagoda Dogwood	Cornus alternifolia	6" Ht.	B & B	6
Cc	Crusader This Cockspear Hawthorn	Crataegus crusgalli var. inermis 'Crusam'	2" Cal.	B & B	5
Mc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

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

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 'Buchi'	#2	Cont.	22
sm	Polbin Dwarf Lilac	Syringa meyeri 'Polbin'	18"	B & B	10
vi	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 'Synnystvedt'	3" Ht.	B & B	15
hp	Pink Diamond Hydrangea	Hydrangea paniculata 'Pink Diamond'	#3	Cont.	13
fv	Bronx Dwarf Forsythia	Forsythia vridissima 'Bronxensis'	#2	Cont.	25

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 Madison, WI 53708
 608-228-8275 ljgeer@aol.com

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



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SHULFER ARCHITECTS, LLC
 1000 W. MOUNTAIN VIEW
 MADISON, WISCONSIN 53704
 608.224.0376

LIBERTY PLACE DUPLEXES
 5101 UNITY WAY
 MADISON, WISCONSIN

LANDSCAPE PLAN

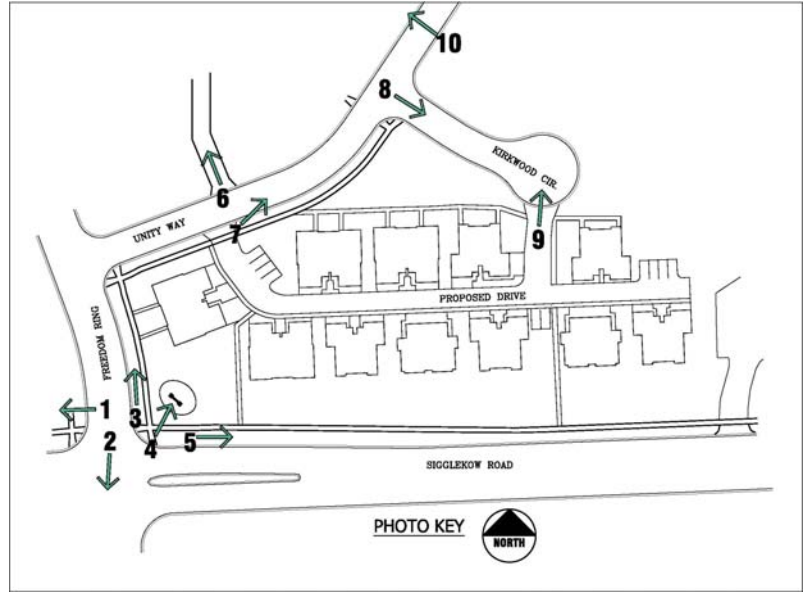
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Liberty Place: Context Material



Picture #1
Looking West on the corner of
Sigglekow Rd. & Freedom Ring



Picture #2
Looking Southwest on the corner of
Sigglekow Rd. & Freedom Ring



Picture #3
Looking North on corner of
Sigglekow & Freedom Ring



Picture #4
Looking at Neighborhood sign,
Southwest corner of site



Picture #5
Looking East; the complete Southern side of site down Sigglekow Rd.



Picture #8
Looking down Kirkwood Ct. from corner of Unity Way & Kirkwood Ct.



Picture #6
Looking into alley of single family homes off of Unity Way



Picture #9
Standing in proposed driveway of site looking North, Kirkwood Ct.



Picture #7
Looking down Unity Way, Single family houses



Picture #10
Density of houses on Unity