



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.

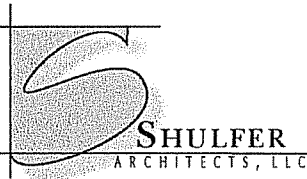
We have presented this design to the City of Madison Planning and Development at its regularly scheduled all-agency meeting and to the Liberty Place ARC. On November 22, 2007 we had the opportunity to meet with the Urban Plan Commission for a preliminary review. We have also shared the design with the 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 light blue 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