

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

2/21/22  
7:41 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 2101-2115 E. Springs Dr., Madison, WI

Title: SIGNATURE POINTE APARTMENTS

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested March 09/2022

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

### Other

- Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Dan Schmidt  
**Street address** 826 NORTH STAR DRIVE  
**Telephone** 608-285-8680

**Company** SIGNATURE POINTE APARTMENTS, LLC  
**City/State/Zip** MADISON, WISCONSIN 53718  
**Email** dans@rentfmi.com

**Project contact person** Ulian Kissiov  
**Street address** 476 PresidentialLn  
**Telephone** 608-320-3151

**Company** \_\_\_\_\_  
**City/State/Zip** Madison, WI 53711  
**Email** ukissiov@gmail.com

**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_  
**Telephone** \_\_\_\_\_

**City/State/Zip** \_\_\_\_\_  
**Email** \_\_\_\_\_

5. Required Submittal Materials

- Application Form
- Letter of Intent
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans (Refer to checklist on Page 4 for plan details)
- Filing fee
- Electronic Submittal\*
- Notification to the District Alder
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

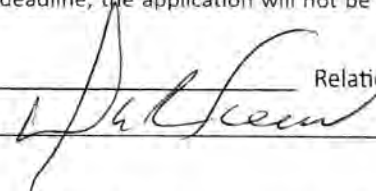
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow on Feb.10/2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Dan Schmidt Relationship to property owner  
 Authorizing signature of property owner  Date 2/18/22

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

# ULIAN KISSIOV - A R C H I T E C T

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@gmail.com

Feb. 21, 2022

UDC secretary

Department of Planning & Development City of  
Madison

215 Martin Luther King Jr. Blvd

Madison, Wisconsin 53710-2985

Re: Letter of Intent for:

I) SIGNATURE POINTE APARTMENTS

at 2101-2115 E. Springs Dr., Madison, Wisconsin

Dear UDC secretary,

The following is submitted together with the plans and Application for UDC informational presentation.

The project is located on the East Towne Area, surrounded by E. Springs Dr. to the north, Bowl-A-Vard Lanes to the north-east, Starkweather Creek to the west, railroad to the south and I-90 to the east. The site layout is consistent with the new Greater East Towne Area Plan.

## **Project Team:**

Owner/Developer: SIGNATURE POINTE APARTMENTS, LLC  
826 North Star Dr  
Madison, WI 53718  
Ph. 608-285-8680  
Fax 608-255-3387  
Contact: Dan Schmidt  
[dans@rentfmi.com](mailto:dans@rentfmi.com)

Architect: ULIAN KISSIOV  
476 Presidential Ln  
Madison, WI 53711  
608-320-3151  
[ukissiov@gmail.com](mailto:ukissiov@gmail.com)

Civil & Landscape Design: D'ONOFRIO KOTTKE & ASSOC., INC  
7530 Westward Way Madison,  
WI 53717  
608-833-7530  
Contact: Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

**Project Description:**

The proposed development area is ~14.5 acres in size, zoned CC District. The development consist of four 4 story multifamily apartment buildings with a total of 500+/- dwelling units (~34.5 du/acre) w/750+/- car parking stalls in underground parking garages and surface parking. All first floor apartment units will have entrances with pedestrian connections to the surrounding streets and the surface parking area.

The use, mass, placement, and configuration of the buildings are consistent with the adopted Zoning Plan.

Exterior building materials comprise of fiber cement siding and panels.

**Development Data:**

Site Data:

Lot Area	14.5 acres
Lot Area/D.U.	1266.7 SF/unit
Density	34.5 units/acre

Vehicle Parking:

Surface & Underground Parking Stalls	750+/-
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Tentative Dwelling Unit Mix:

Studio	50
One Bedroom	225
Two Bedroom	200
Three Bedroom	25
<hr/>	
Total	500

**Construction Schedule:**

It is anticipated that the new construction will commence 08/2022.

Thank you for your time and consideration of our project.

Sincerely,

  
Ulian Kissiov, ARCHITECT

PROJECT:

# SIGNATURE POINTE APARTMENTS

2101-2115 E. SPRINGS DR., MADISON, WI

OWNER:

## SIGNATURE POINTE APARTMENTS, LLC

826 NORTH STAR DRIVE  
MADISON, WISCONSIN 53718  
CONTACT: DAN SCHMIDT  
PHONE: 608-285-8680  
FAX: 608-255-3387  
email: dans@rentfmi.com

ARCHITECT:

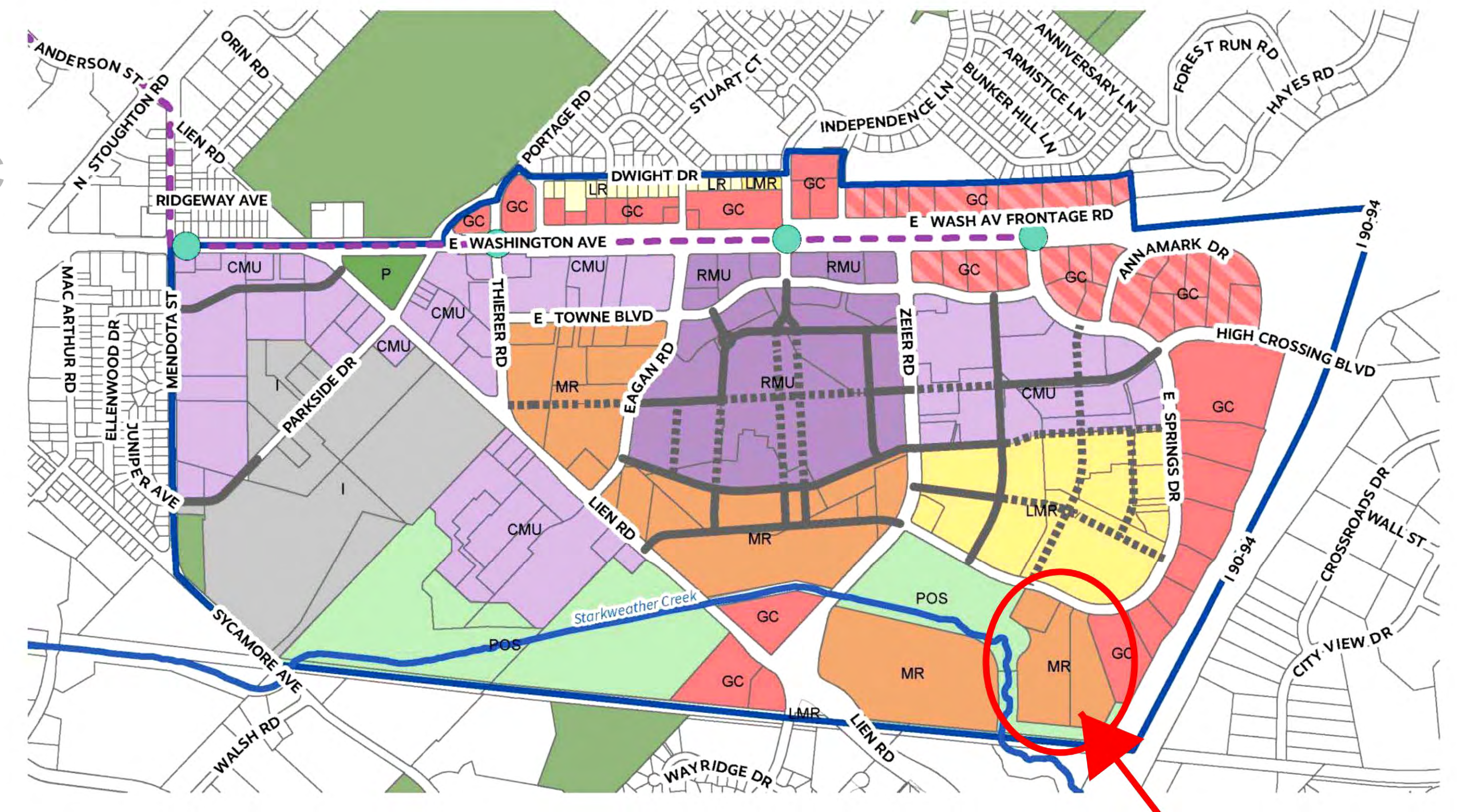
ULIAN KISSIOV  
476 PRESIDENTIAL LANE  
MADISON, WISCONSIN 53711  
PHONE: 608-320-3151  
email: ukissiov@gmail.com

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.  
7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
CONTACT: DAN DAY  
PHONE: 608-833-7530  
email: dday@donofrio.cc

## Greater East Towne Area Plan

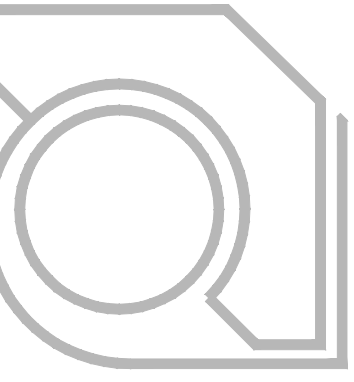
### Land Use and Transportation Concepts



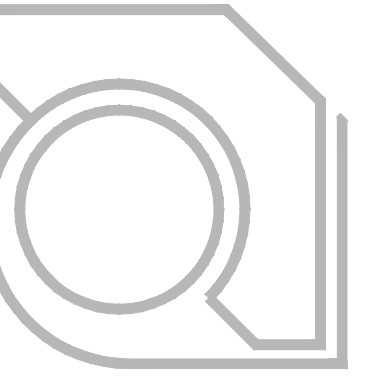
LOCATION MAP  
NO SCALE

### SHEET INDEX

T	TITLE SHEET / LOCATION MAP
A-01	CONTEXTUAL SITE INFORMATION
A-02	CONTEXTUAL SITE INFORMATION
A-03	CONTEXTUAL SITE INFORMATION
A-1	SITE PLAN/1ST FLR PLANS
A-2	UPPER LEVEL PLANS
A-3-8	EXTERIOR ELEVATIONS

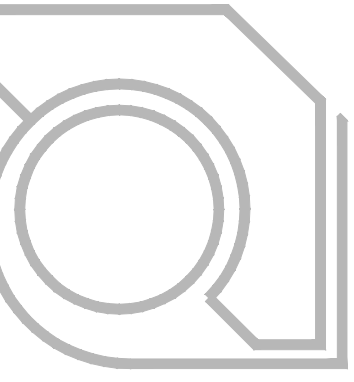


CONTEXTUAL SITE INFORMATION

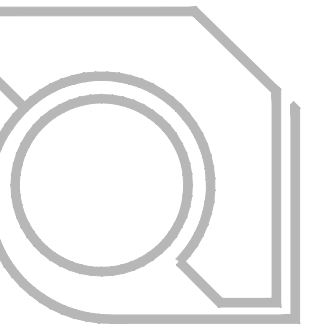


# CONTEXTUAL SITE INFORMATION





# CONTEXTUAL SITE INFORMATION



**ULIAN KISSIOV**  
 ARCHITECT  
 476 PRESIDENTIAL LN  
 MADISON, WI 53711  
 PHONE: 608-320-3151  
 ukissiov@gmail.com



**SITE PLAN/1ST FLR PLAN**

1" = 40' (22X34)

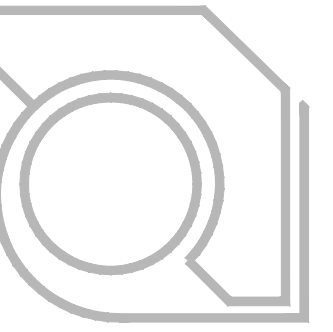
40' 80' 160'



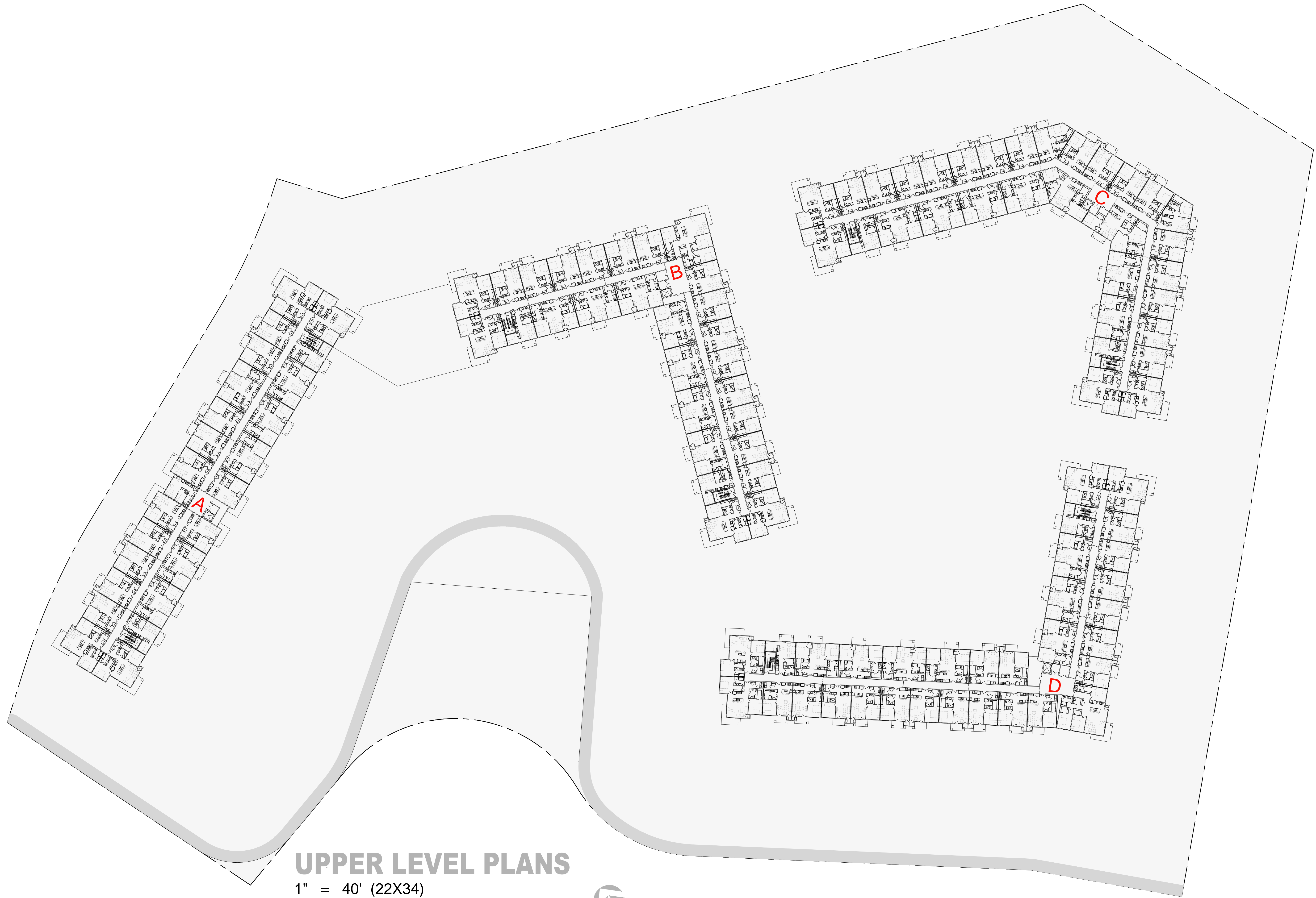
FUTURE BIKE TRAIL

PROJECT: 2022-03  
 CAD FILE:  
 DRAWN BY: U.K.  
 DATE: 02/21/22

PROJECT:  
**SIGNATURE POINTE APARTMENTS**  
 2101-2115 EAST SPRINGS DRIVE, MADISON, WI  
 CLIENT:  
**SIGNATURE POINTE APARTMENTS, LLC**  
 826 NORTH STAR DRIVE, MADISON, WI 53718



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# UPPER LEVEL PLANS

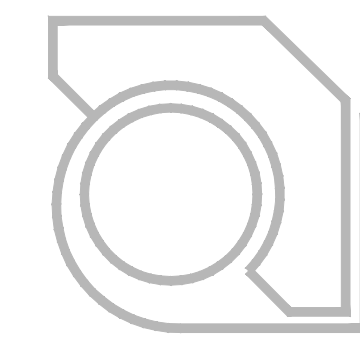
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40' 80' 160'

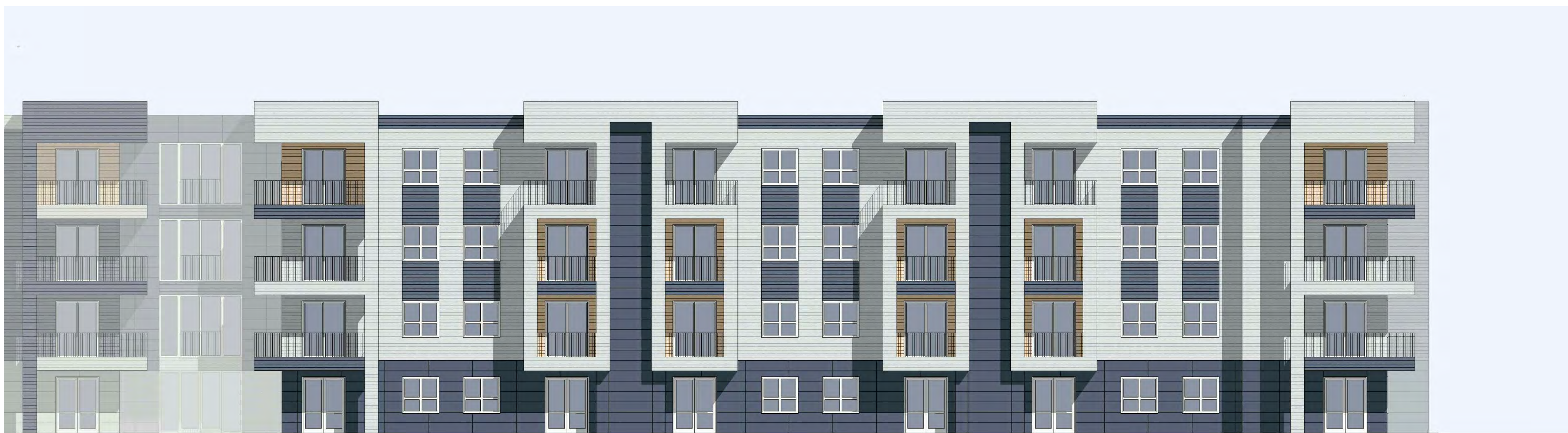


**PROJECT:** SIGNATURE POINTE APARTMENTS  
2101-2115 EAST SPRINGS DRIVE, MADISON, WI  
**CLIENT:** SIGNATURE POINTE APARTMENTS, LLC  
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03  
CAD FILE:  
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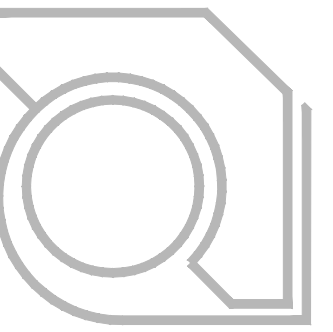


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# BUILDING-A FRONT ELEVATIONS

1/8" = 1'-0" (22X34) 



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-  FIBERCEMENT SIDING  
COLOR: SW 6253
-  FIBERCEMENT SIDING  
COLOR: SW 6530
-  FIBERCEMENT SIDING  
COLOR: SW 6688
-  "NICHHA" PANELS  
COLOR: SW 6253
-  "NICHHA" PANELS  
COLOR: SW 6530
-  VINYL WINDOWS  
COLOR: WHITE
-  ALUMINUM RAILING  
COLOR: SW 6530

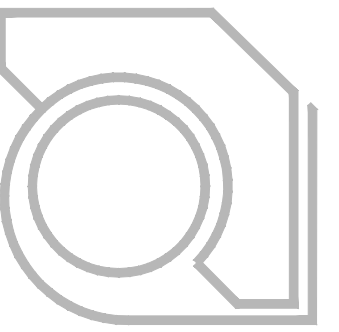
## MATERIALS & COLORS

PROJECT: SIGNATURE POINTE APARTMENTS  
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826 NORTH STAR DRIVE, MADISON, WI 53718

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## BUILDING-A ENTRANCE ELEVATION

1/4" = 1'-0" (22X34) 



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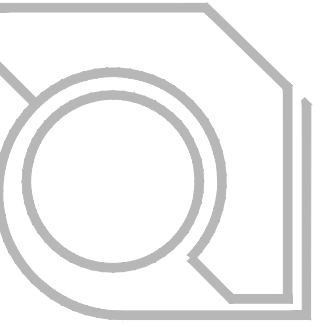


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2101-2115 EAST SPRINGS DRIVE, MADISON, WI  
CLIENT: SIGNATURE POINTE APARTMENTS, LLC  
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2022-03  
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# TYPICAL FRONT ELEVATIONS

1/8" = 1'-0" (22X34) 



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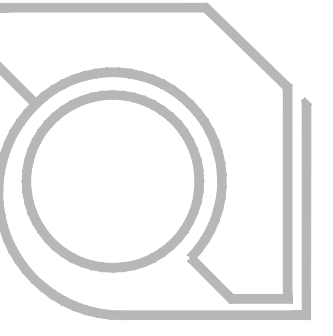


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# TYPICAL END ELEVATIONS

1/8" = 1'-0" (22X34) 



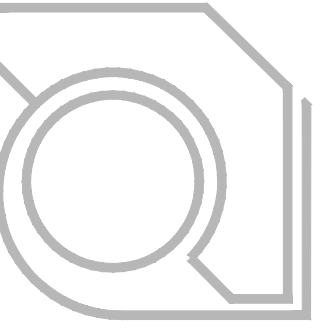
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