



# VANDEWALLE & ASSOCIATES INC.

May 2, 2022

Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: Signature Pointe Apartments  
2101, 2019, 2115 East Springs Drive

Dear Heather,

Forward Management is pleased to submit the following Conditional Use Permit request for the Signature Pointe Apartments, a 463 unit apartment building complex development of a vacant lot in the East Towne Mall area. This proposal is consistent with the recently adopted Greater East Towne Mall Area Plan and offers a range of unit types and configurations.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson  
Principal

**Project Name:**

Signature Pointe Apartments

**Applicant/Owner:**

Signature Pointe Apartments, LLC.  
826 North Star Drive  
Madison, WI 53718  
Dan Schmidt  
608-285-8689  
dans@rentfmi.com

**Design Team:**

Architect:                   Ulian Kissiov  
476 Presidential Lane  
Madison, WI 53711  
608-320-3151  
ukissiov@gmail.com

Civil Engineering/  
Landscape Arch.:         D’Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Dan Day  
608-833-7530  
dday@donofrio.cc

Planning:                   Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715  
Brian Munson  
608-609-4410  
[Bmunson@vandewalle.com](mailto:Bmunson@vandewalle.com)

**Site Data:**

Address:	2101 East Springs Drive	84,774 sq. ft.
	2109 East Springs Drive	319,160 sq. ft.
	2115 East Springs Drive	230,530 sq. ft.

Parcel Size:               14.54 acres

**Existing Zoning:**

Commercial Center     (CC)

## Proposed Zoning:

Commercial Center (CC)  
Conditional Use: Multi-Family Building greater than 36 units  
Residential Building Complex

## LEGAL DESCRIPTION:

Lots 58, 59, and 60, Regional East V, recorded in Volume 57-11B of Plats on pages 38 and 39 as Document Number 2654031 in the Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4, NW1/4 of the SE1/4 and the NE1/4 of the SW1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 27; thence N00°27'17"E, 1506.36 feet along the West line of said SE1/4 to a point on the North line of Lot 31, Regional East II, also being the point of beginning; thence S82°32'07"W, 0.14 feet along said North line to the Southeast corner of Lot 42, Regional East III; thence N13°25'36"W, 258.41 feet along the East line of said Lot 42, to a point on the Southerly right-of-way line of East Springs Drive; thence N60°08'19"E, 51.10 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 600.00 feet a chord which bears N67°05'38"E, 145.31 feet; thence N74°02'57"E, 212.92 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the left which has a radius of 519.41 feet and a chord which bears N66°57'05"E, 128.36 feet to the Northwest corner of Lot 57, Regional East V; thence S30°10'28"E, 59.92 feet along the Southwest line of said Lot 57; thence S61°57'11"E, 676.47 feet along said Southwest line to the most Southerly corner of said Lot 57; thence S14°54'26"E, 240.92 feet; thence S52°44'39"W, 670.07 feet; thence N37°22'55"W, 135.15 feet; thence N44°46'21"W, 299.54 feet along the Northeast line of said Lot 31 and the Southerly extension thereof, to a point curve; thence Northerly along said Northeast line along a curve to the right which has a radius of 125.00 feet and a chord which bears N16°26'55"W, 118.61 feet to a point of reverse curve; thence Northwesterly along said Northeasterly line on a curve to the left which has a radius of 125.00 feet and a chord which bears N42°47'41"W, 203.96 feet to a point on the North line of said Lot 31; thence S82°32'07"W, 132.60 feet along said North line to the point of beginning. Containing 633,537 square feet (14.544 acres).