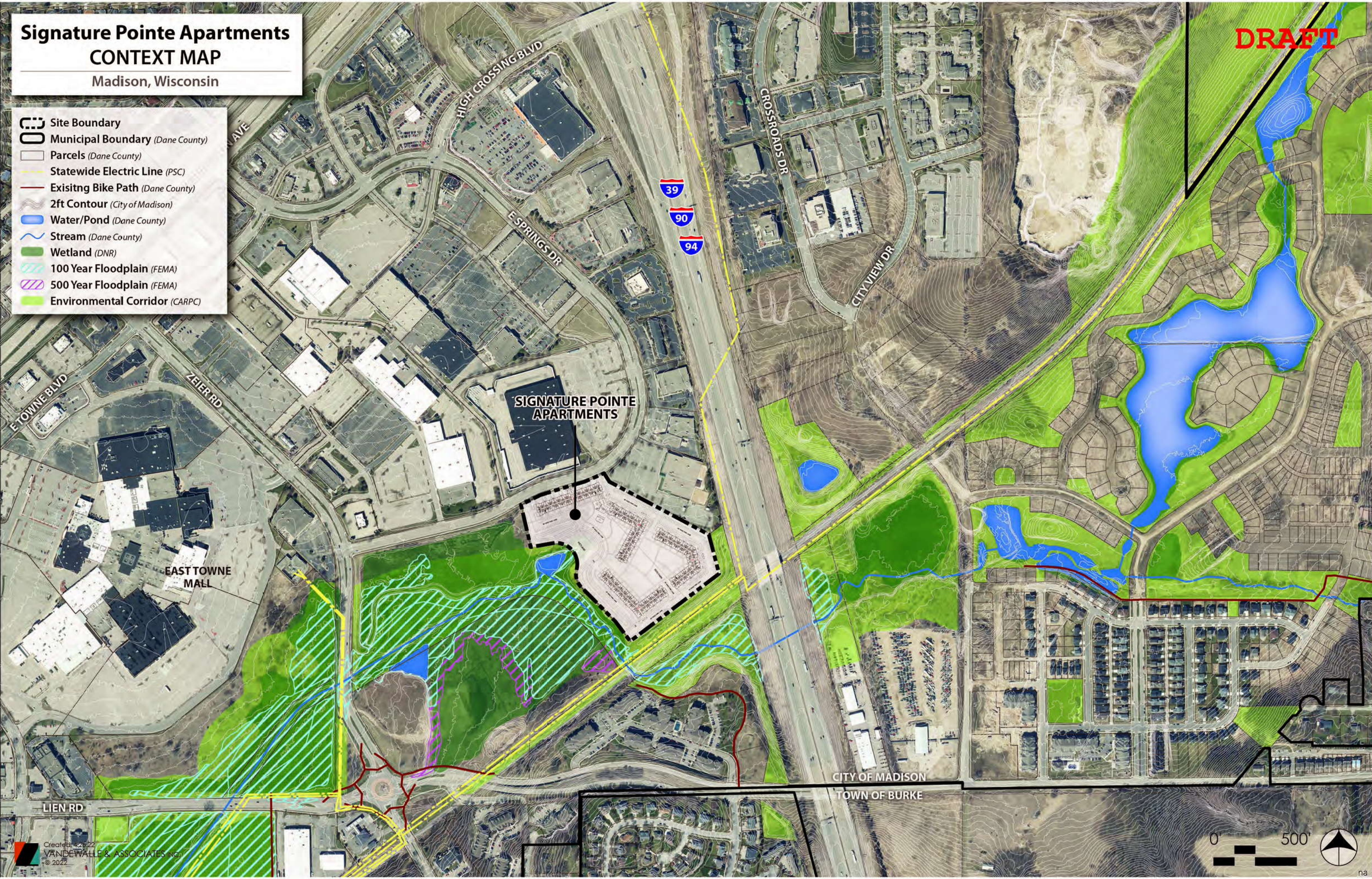





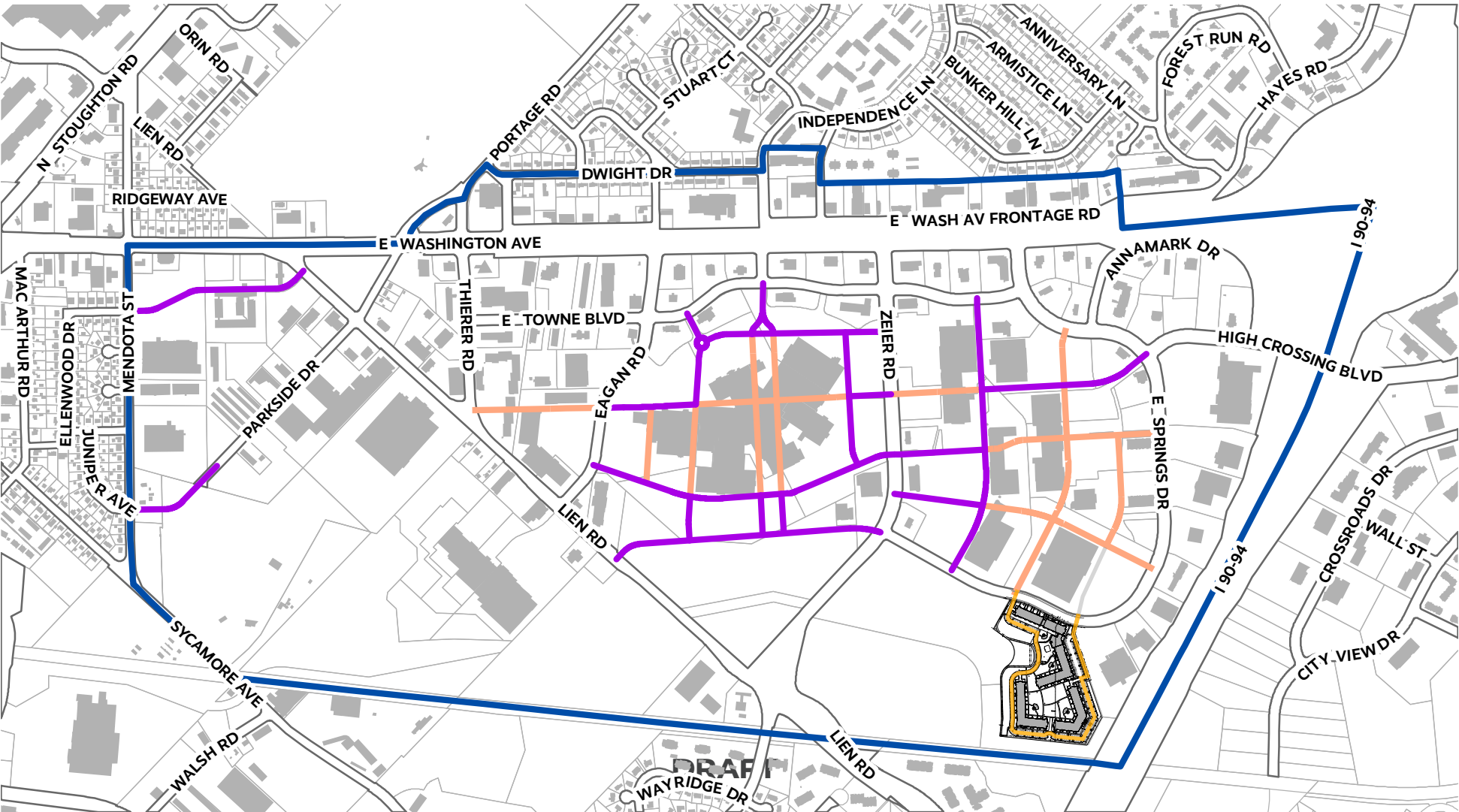
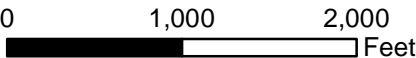
Signature Pointe Apartments
CONTEXT MAP
Madison, Wisconsin

- Site Boundary
- Municipal Boundary (Dane County)
- Parcels (Dane County)
- Statewide Electric Line (PSC)
- Existing Bike Path (Dane County)
- 2ft Contour (City of Madison)
- Water/Pond (Dane County)
- Stream (Dane County)
- Wetland (DNR)
- 100 Year Floodplain (FEMA)
- 500 Year Floodplain (FEMA)
- Environmental Corridor (CARPC)



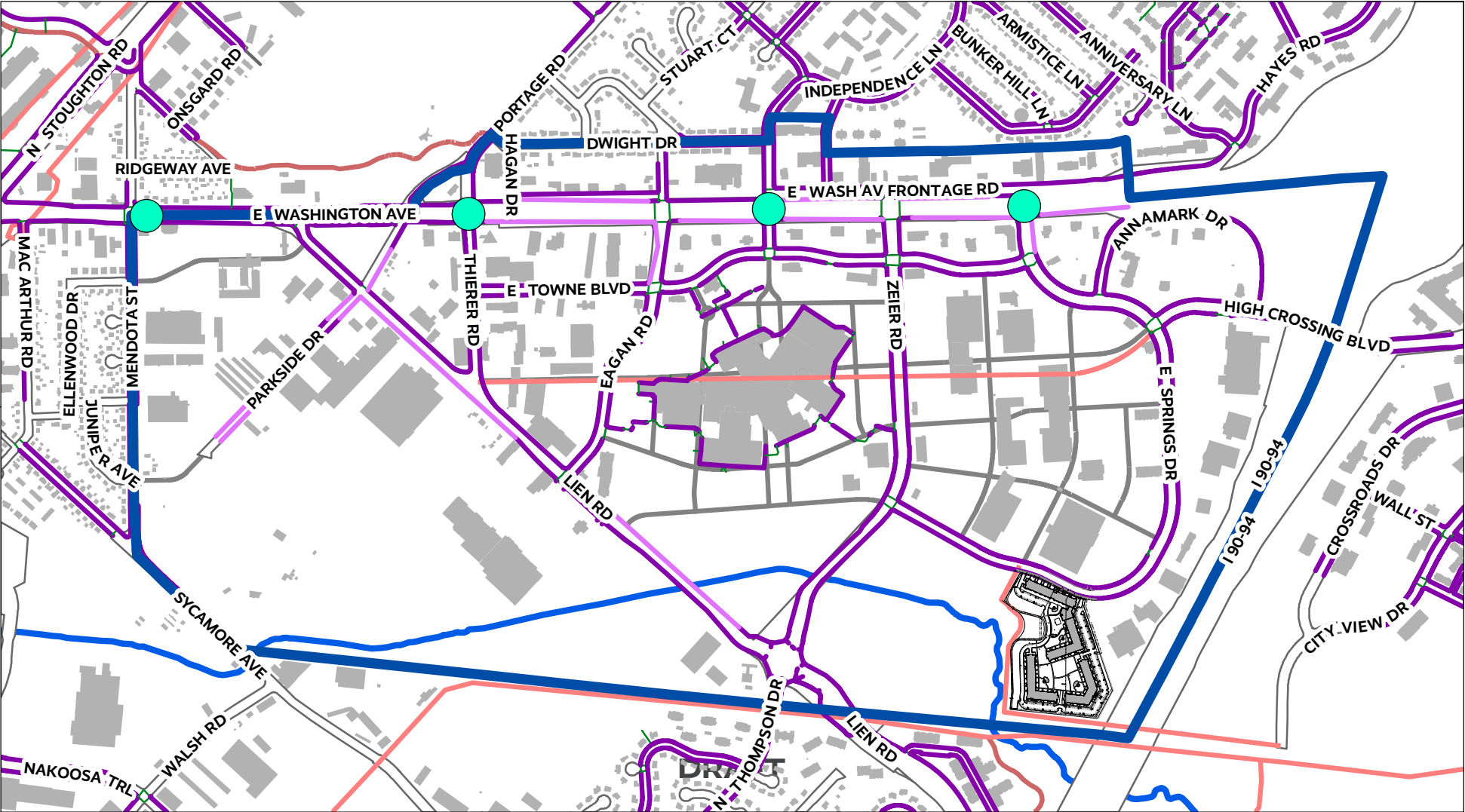
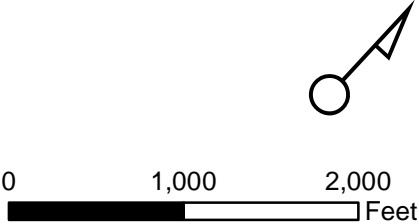
Potential Future Street Network

-  Planning Area
-  Priority Street Connections
-  Secondary Street Connections



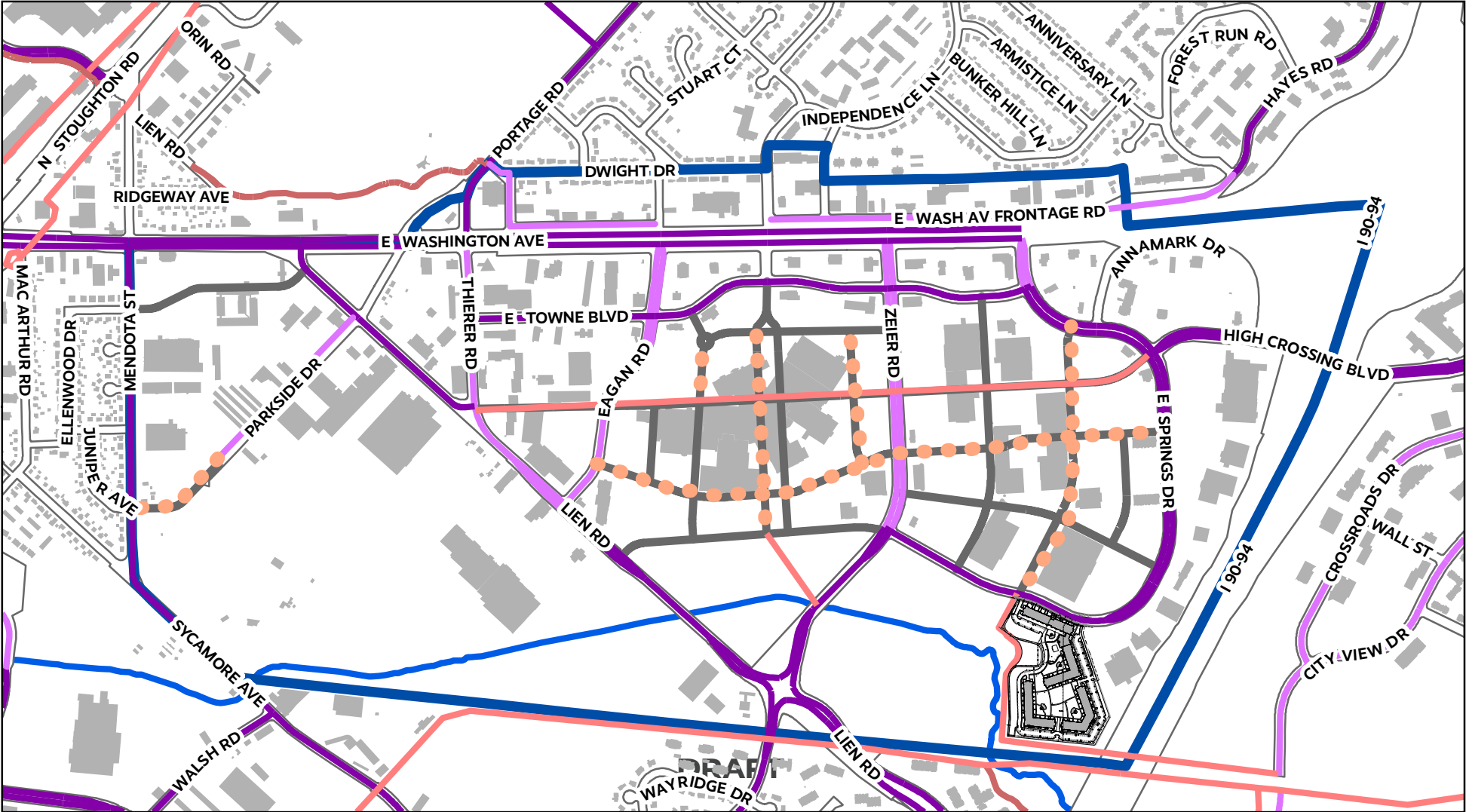
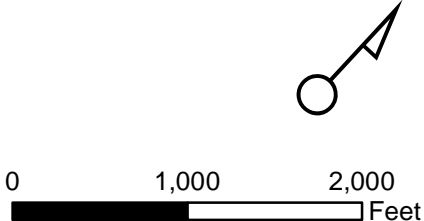
Sidewalk Network

- Planning Area
- Existing Sidewalks
- Future Sidewalk Extensions
- Existing Shared Path
- Planned Shared Path
- BRT Stations
- Potential Streets



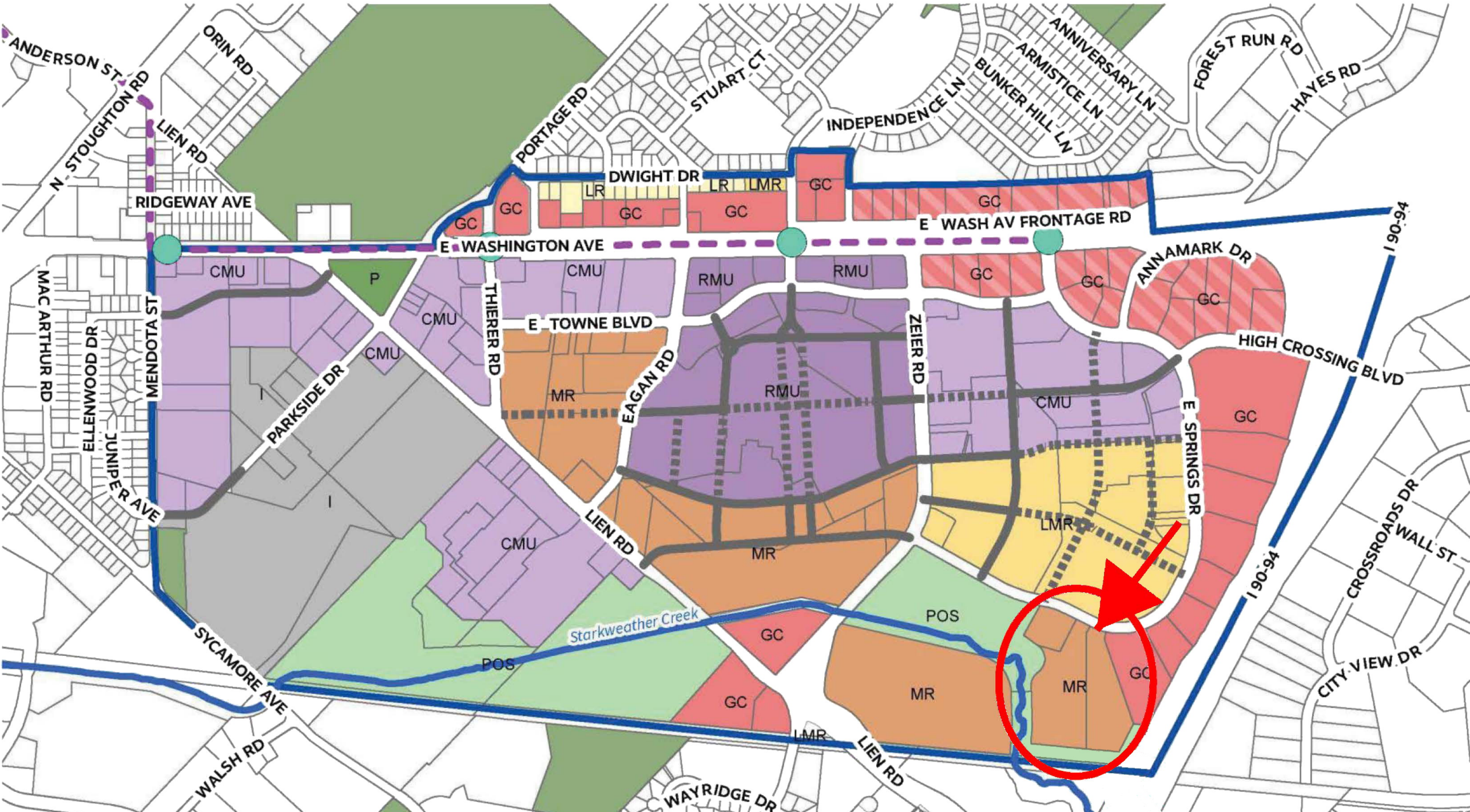
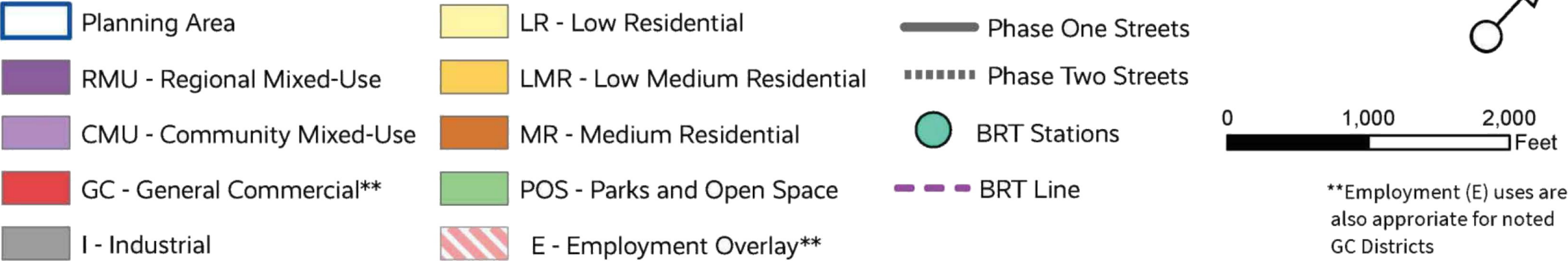
Bicycle Network

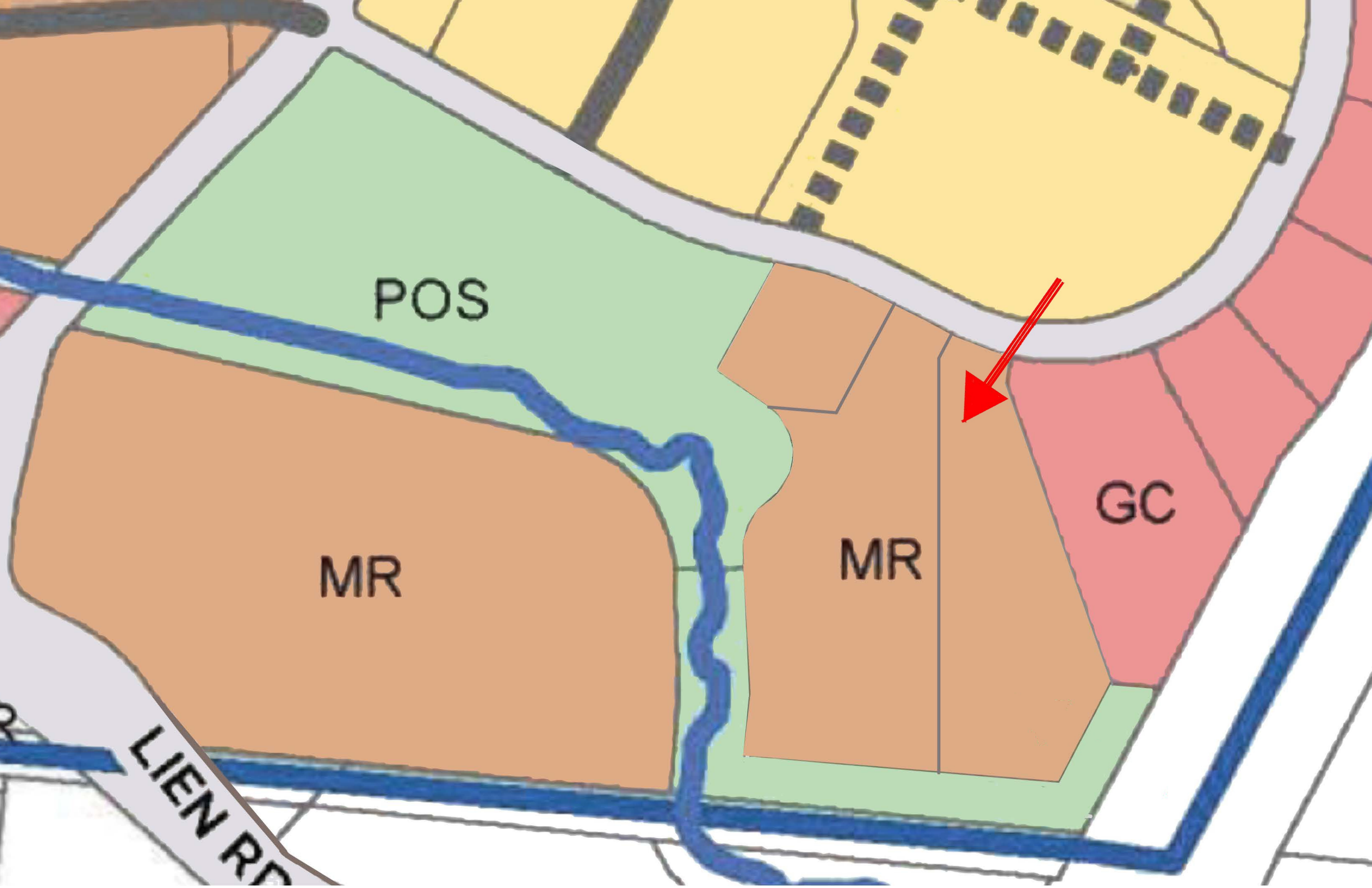
- Planning Area
- Existing On-Street Bike Lane
- Planned On-Street Bike Lane
- Existing Off-Street Bike Path
- Planned Off-Street Bike Path
- Potential Street Network
- New Bicycle Lanes on Potential New Streets



Greater East Towne Area Plan

Land Use and Transportation Concepts





POS

MR

MR

GC

LIEN RD



POS

MR

GC

E. SPRINGS DR.

LIEN RD

WETLAND

COURTYARD AREA - TYP

OUTDOOR KITCHEN

PARKING

DOG PARK AREA



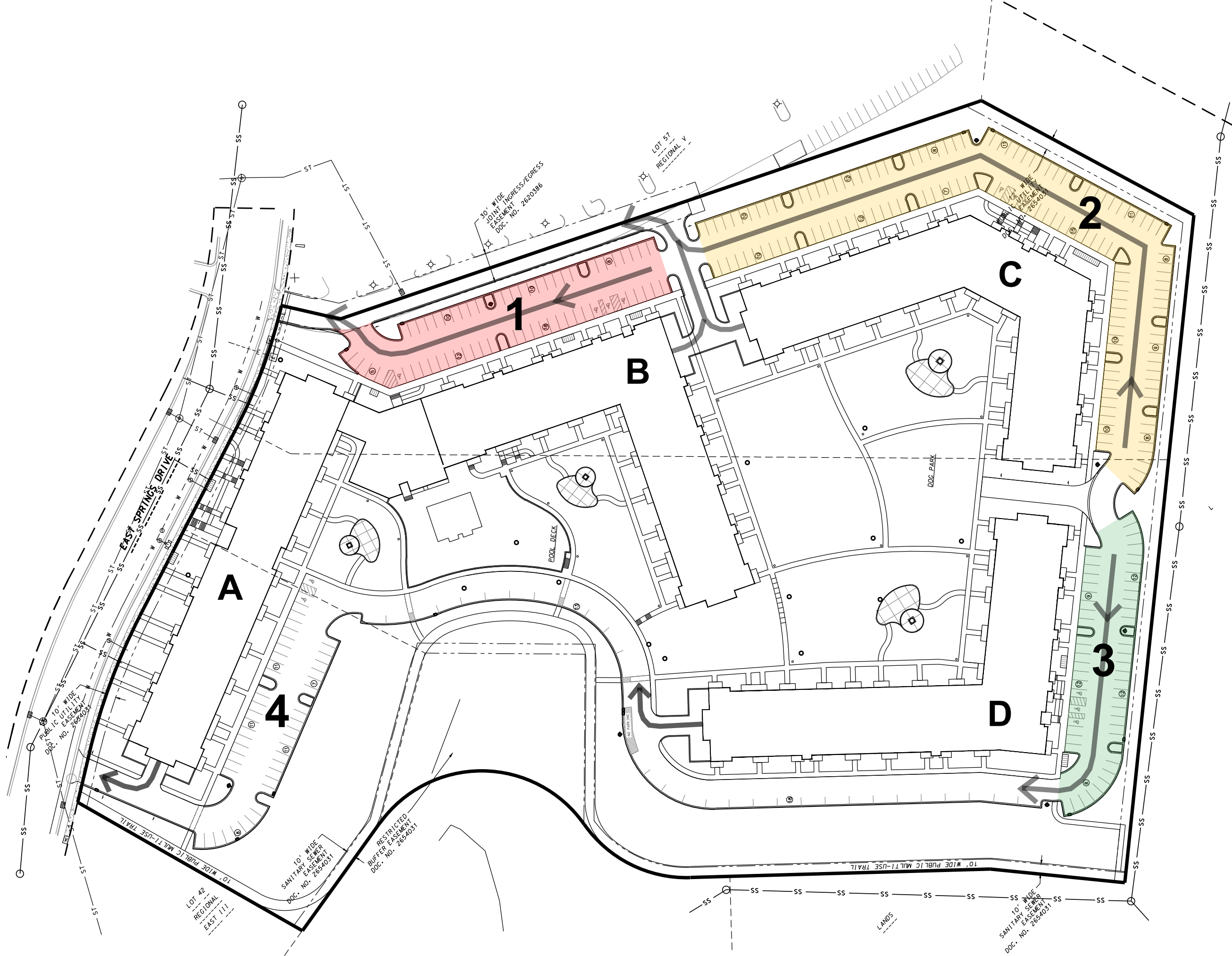


FORMER MENARDS BUILDING

EAST SPRINGS DRIVE

BOWL-A-YARD







BUILDING - A



OFFICE/CLUBHOUSE



BUILDING - B



FAÇADE AT PRIMARY ENTRANCE

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

29. Grant a Public Sidewalk and Bike Path Easement to the City on the face of a forth coming Certified Survey Map with the size and location to be determined by the City of Madison Engineering and Traffic Engineering Departments
30. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building or early start permit.

31. The address for Building A is 2003 East Springs Dr.

The address for the clubhouse is 2015 East Springs Dr.

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The address for Building C is 2039 East Springs Dr.

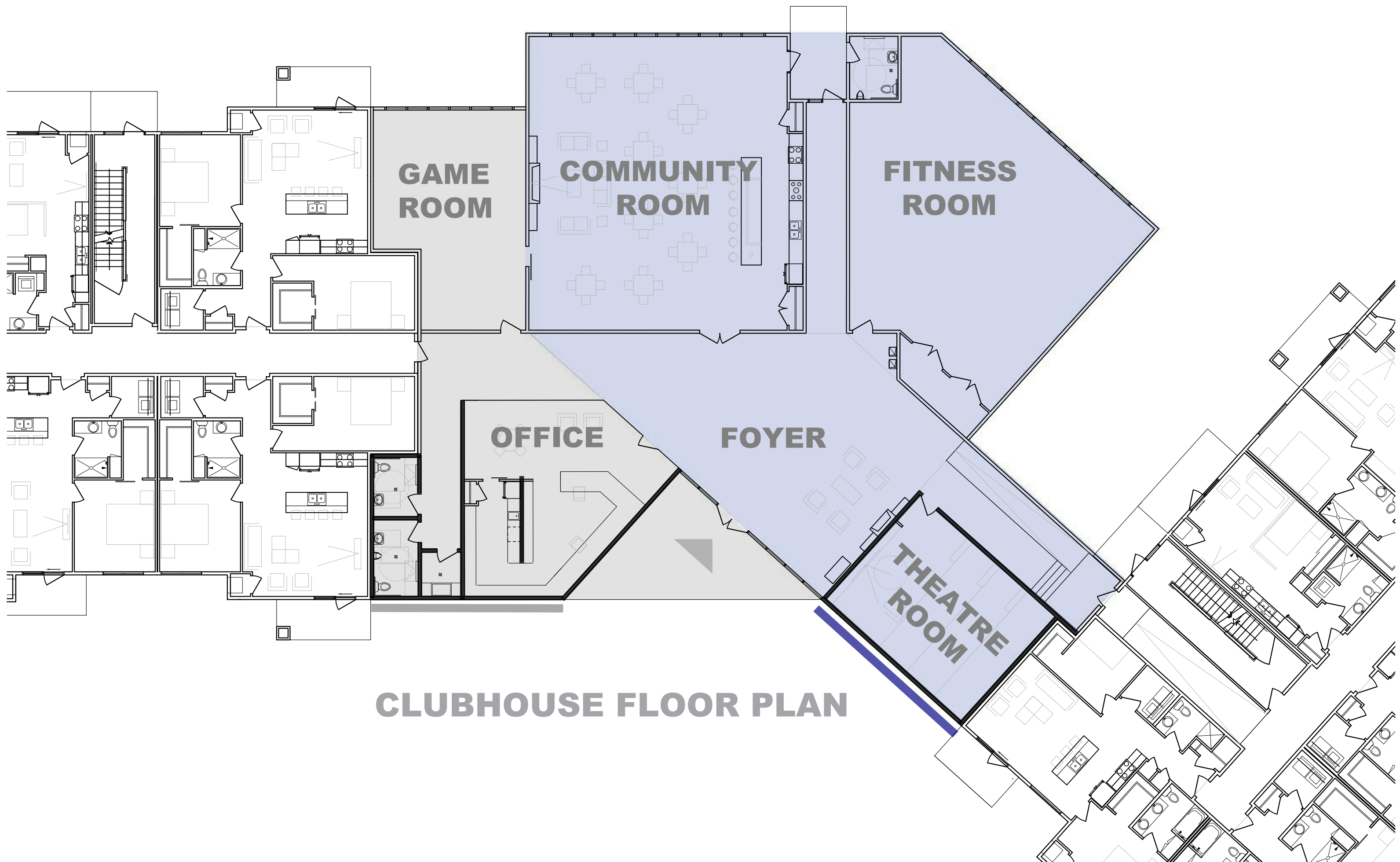
The address for Building D is 2041 East Springs Dr.

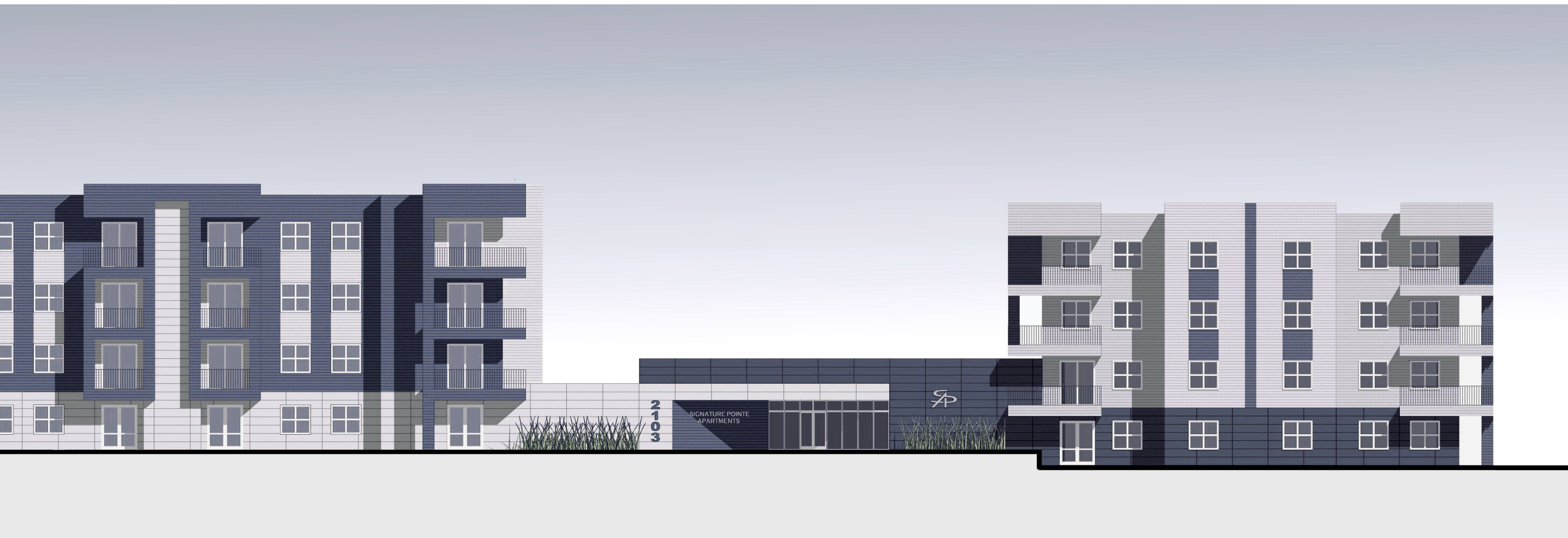
The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

32. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The approved Addressing Plan shall be included in the final application. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

33. The applicant shall work with Traffic Engineering and Engineering on determining the final location for the multiuse path. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off for public path improvements, final path alignment to be determined by City Engineer.
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CLUBHOUSE FAÇADE



BUILDING - A



BUILDING - B



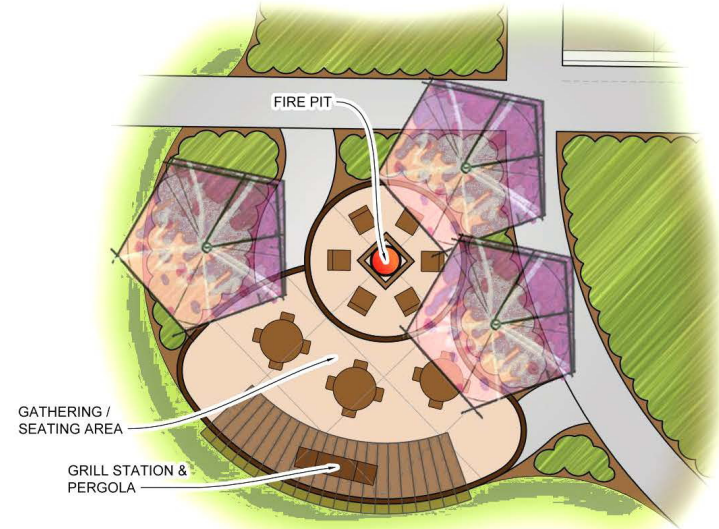
BUILDING - C



BUILDING - D

SUPPLEMENT

THE EDISON APARTMENTS



TYPICAL FIRE PIT AREA



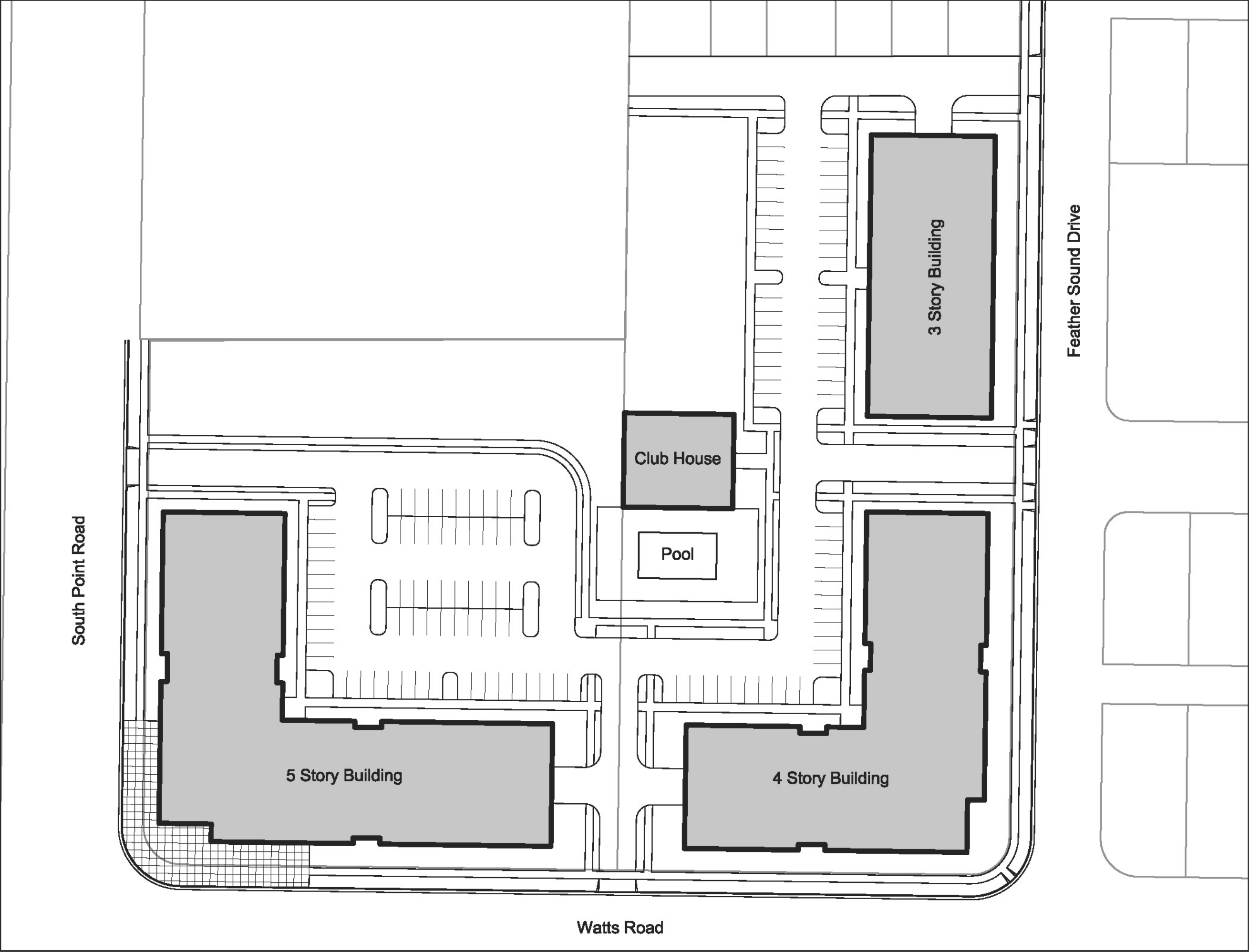
SOUTH POINT ROAD

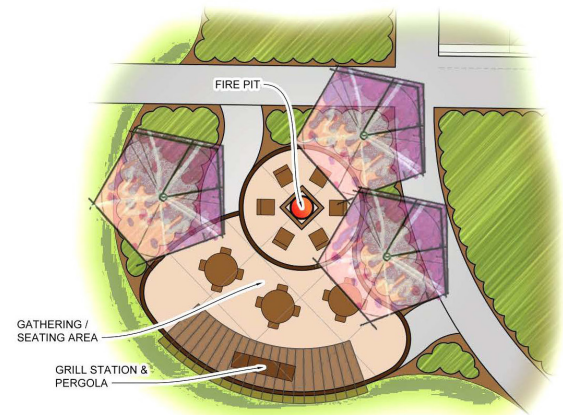


WATTS ROAD

FEATHER SOUND DRIVE

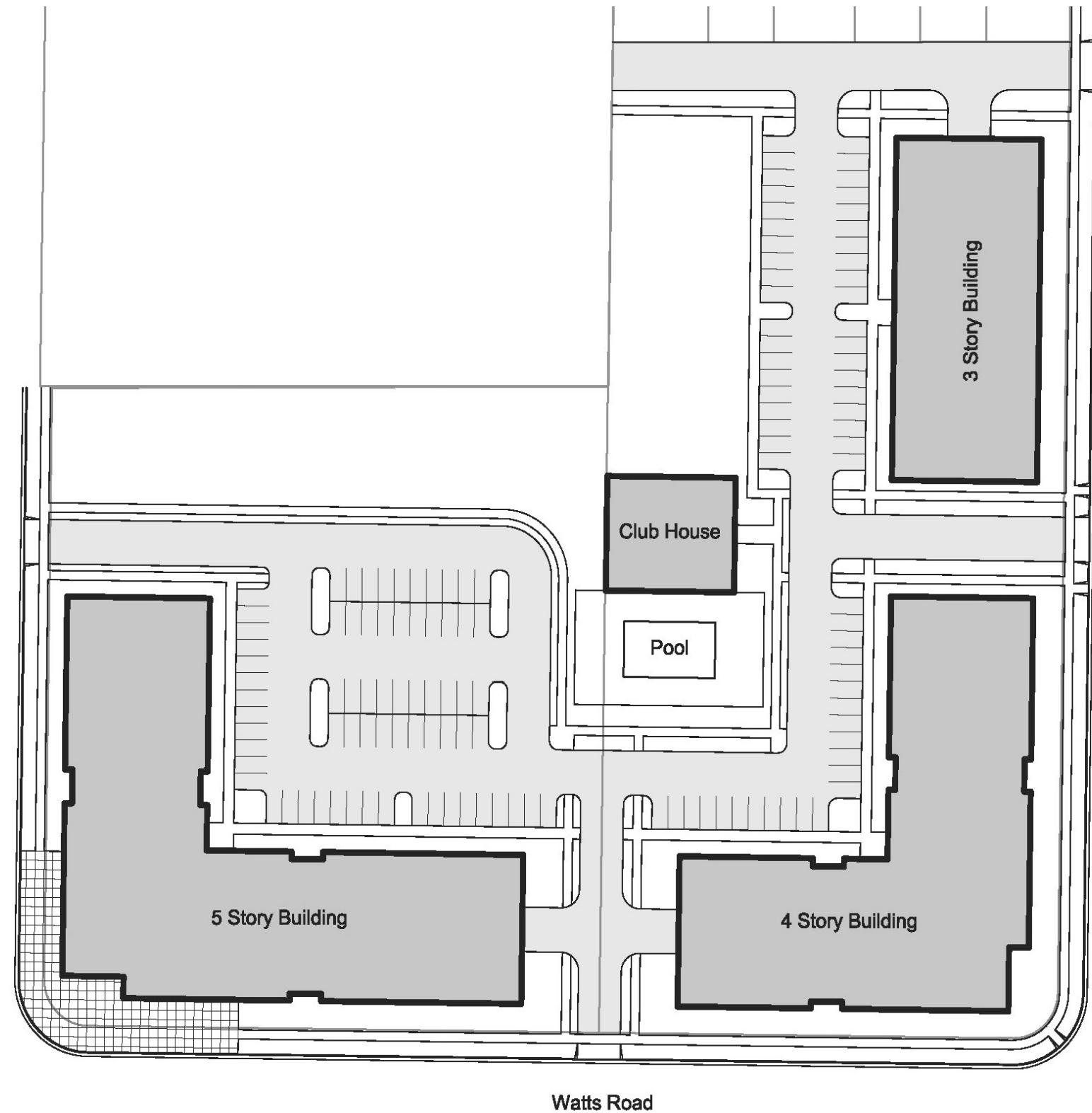
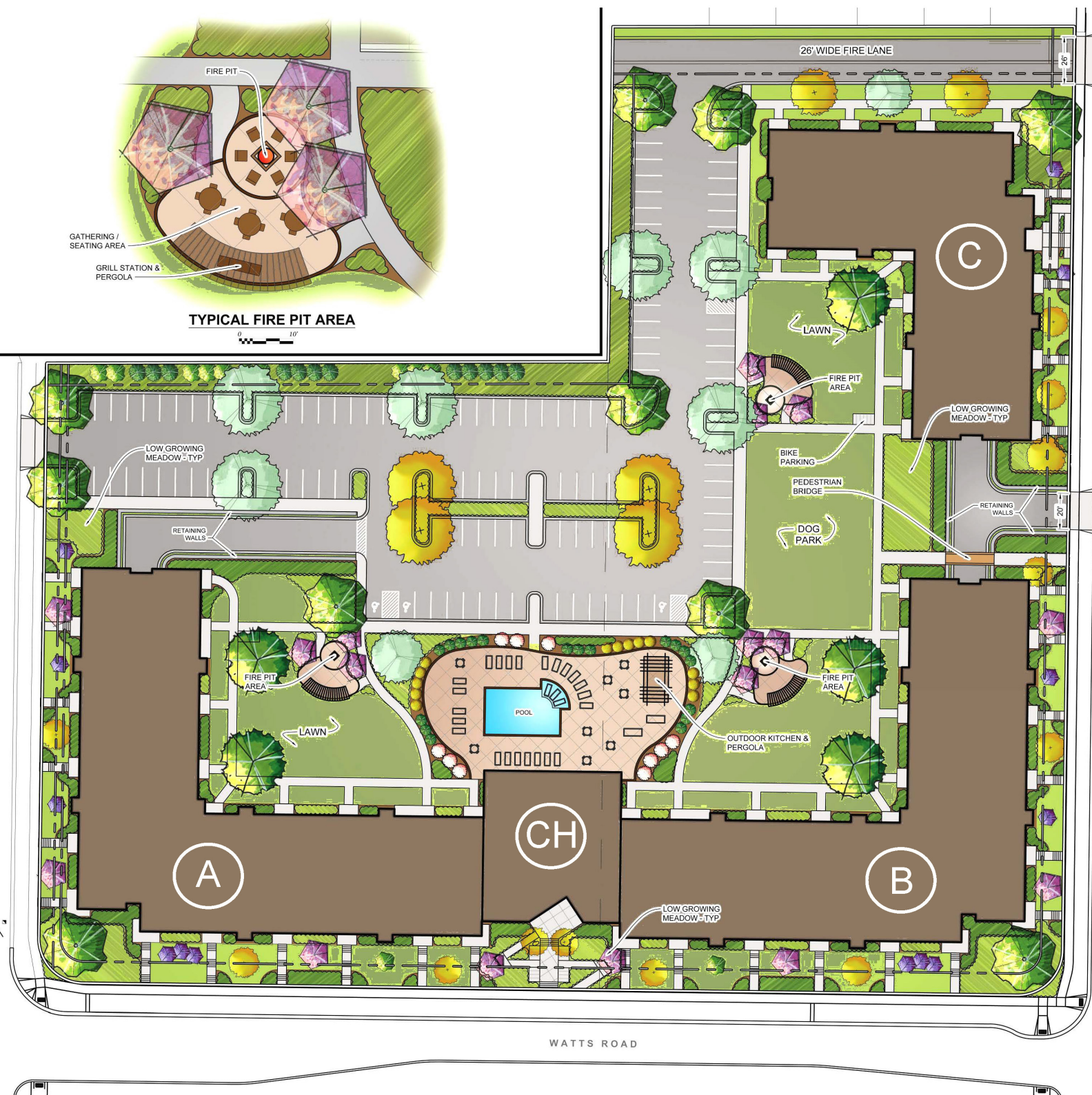
HIGHLAND GATE WAY





TYPICAL FIRE PIT AREA

0 10'

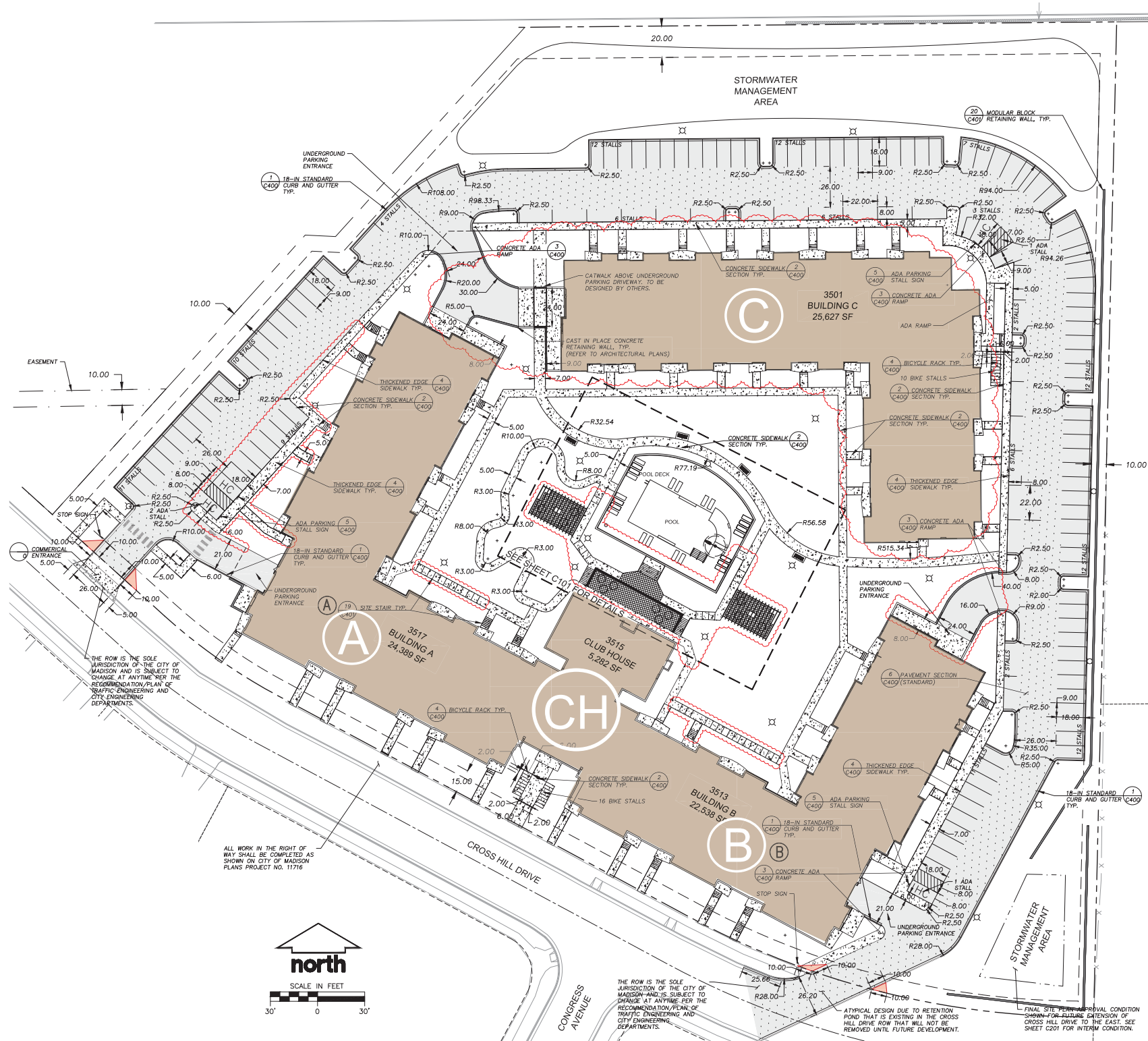


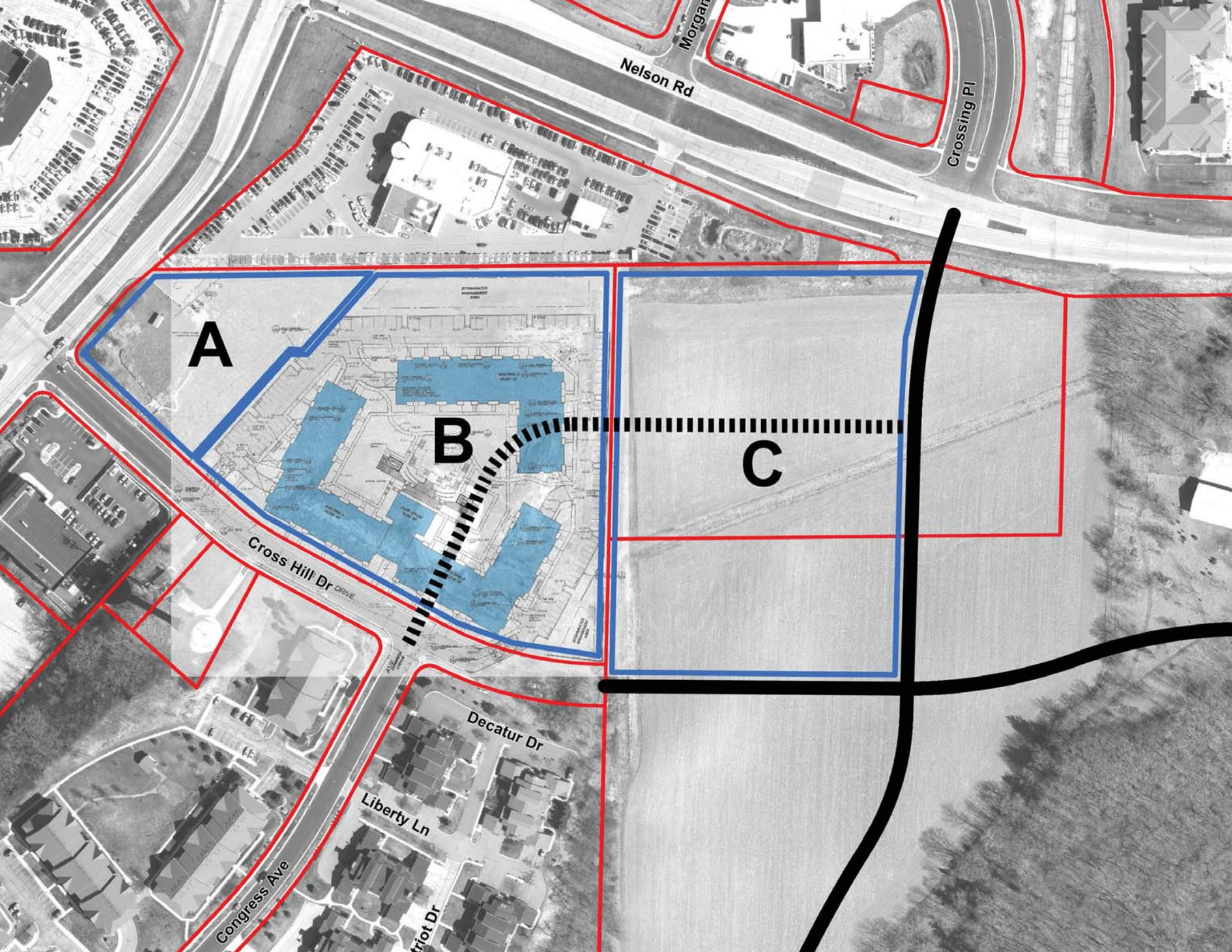






SUPPLEMENT CROSS HILL HEIGHTS





Nelson Rd

Crossing Pl

A

B

C

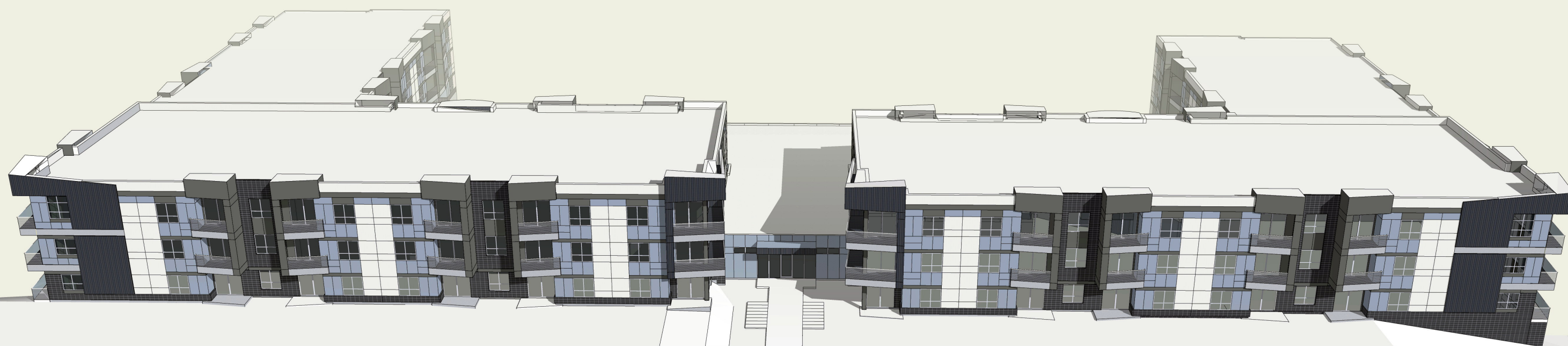
Cross Hill Dr

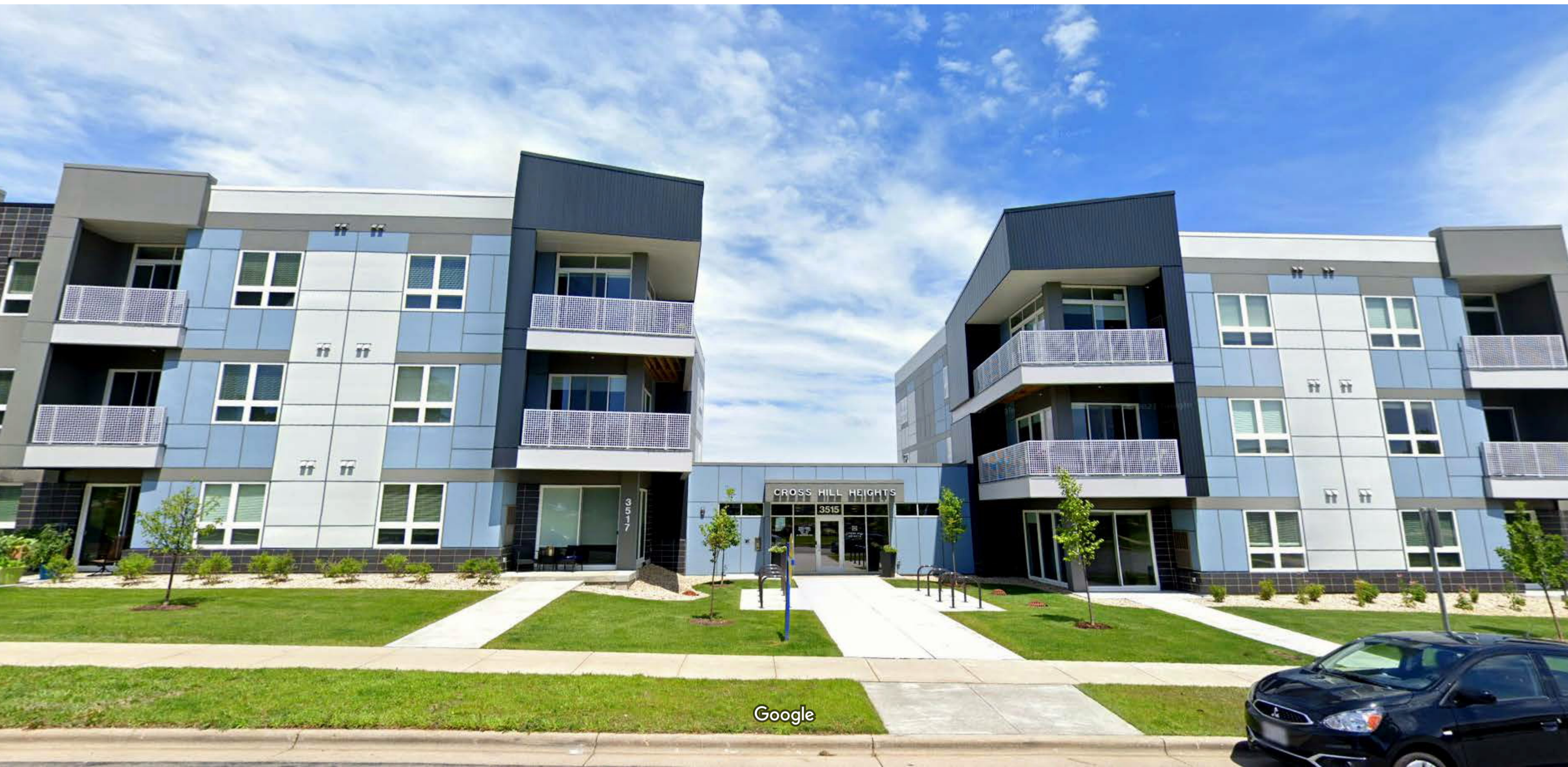
Decatur Dr

Liberty Ln

Congress Ave

Triot Dr





Google

SUPPLEMENT

MWA



Residence Inn by
Marriott Madison West...
4.4 (473)
3-star hotel

Johnnys Italian
Steakhouse
Steak • \$\$\$

Graphic Design -
In-Store Signage

Market West Apartments

Market St

Market St

Deming Way

Market St

Asp

Marshall







ADDITIONAL SUPPLEMENTS

City Engineering Division – Mapping Section (Contact Julius Smith, 264-9276)

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Waters Residence Hall

Google Earth

Image Landsat / Copernicus
Image NOAA

50 ft



Waters Residence Hall

TECHNICAL MEMORANDUM

5400 King James Way, Suite 200
Madison, Wisconsin 53719
608-663-1218
www.klengineering.com

To: Sean Malloy, P.E.
City of Madison

CC: Ulian Kissiov

Dan Schmidt, CPM, CCIM
Forward Management, Inc.

From: Kevin C. Wehner, P.E., PTOE
KL Engineering, Inc.

Date: June 13, 2022

Subject: 2101-2115 East Springs Drive Trip Generation Estimate

Introduction

Forward Management, Inc. is proposing a residential development located along East Springs Drive in the City of Madison. Additional details regarding the proposed development are provided in the development application materials. A project location map is provided in **Exhibit 1**.

The proposed development location is near the East Towne Mall, a large regional shopping destination, which is itself surrounded by significant additional retail space. The development consists of four buildings containing 463 residential units. The residential units include a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. Surface and underground parking spaces are proposed with the development for a total of 698 spaces. A site plan is provided in **Exhibit 2**.

Development Trip Generation

A trip generation estimate was completed for the proposed development to estimate the number of trips that will enter and exit the site each day and during peak hours. Each trip represents either one entering or one exiting vehicle. For example, a mail delivery vehicle entering and exiting the site would result in two trips, one in and one out.

Trip generation for the development was completed using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The manual provides trip generation information based on observational studies of similar sites. The trip generation estimate completed for the proposed development is summarized in **Table 1**.

Table 1. Trip Generation

ITE Land Use	ITE Land Use Code	Size	Weekday Daily Trips (rate)	AM Peak			PM Peak		
				In (%)	Out (%)	Total (rate)	In (%)	Out (%)	Total (rate)
Multifamily Housing (Mid-Rise)	221	463 Dwelling Units	2,100 (4.54)	45 (23%)	145 (77%)	190 (0.41)*	110 (61%)	70 (39%)	180 (0.39)*
New Trips			2,100	45	145	190	110	70	180

* Fitted curve used to calculate trips. Effective trip generation rate shown.

The proposed development is anticipated to generate 2,100 daily trips, 190 trips during the morning peak hour, and 180 trips during the afternoon peak hour. Some of the potential trip generation may be reduced if residents utilize transit, pedestrian, or bicycle modes of transportation. These reductions were not accounted for in order to complete a conservative estimate.

Broken down by peak direction, 145 trips are anticipated to exit the site during the morning peak hour and 110 trips are anticipated to enter the site during the afternoon peak hour. This translates roughly to two and a half and two cars exiting and entering the site, per minute, during the morning and afternoon peak hours, respectively.

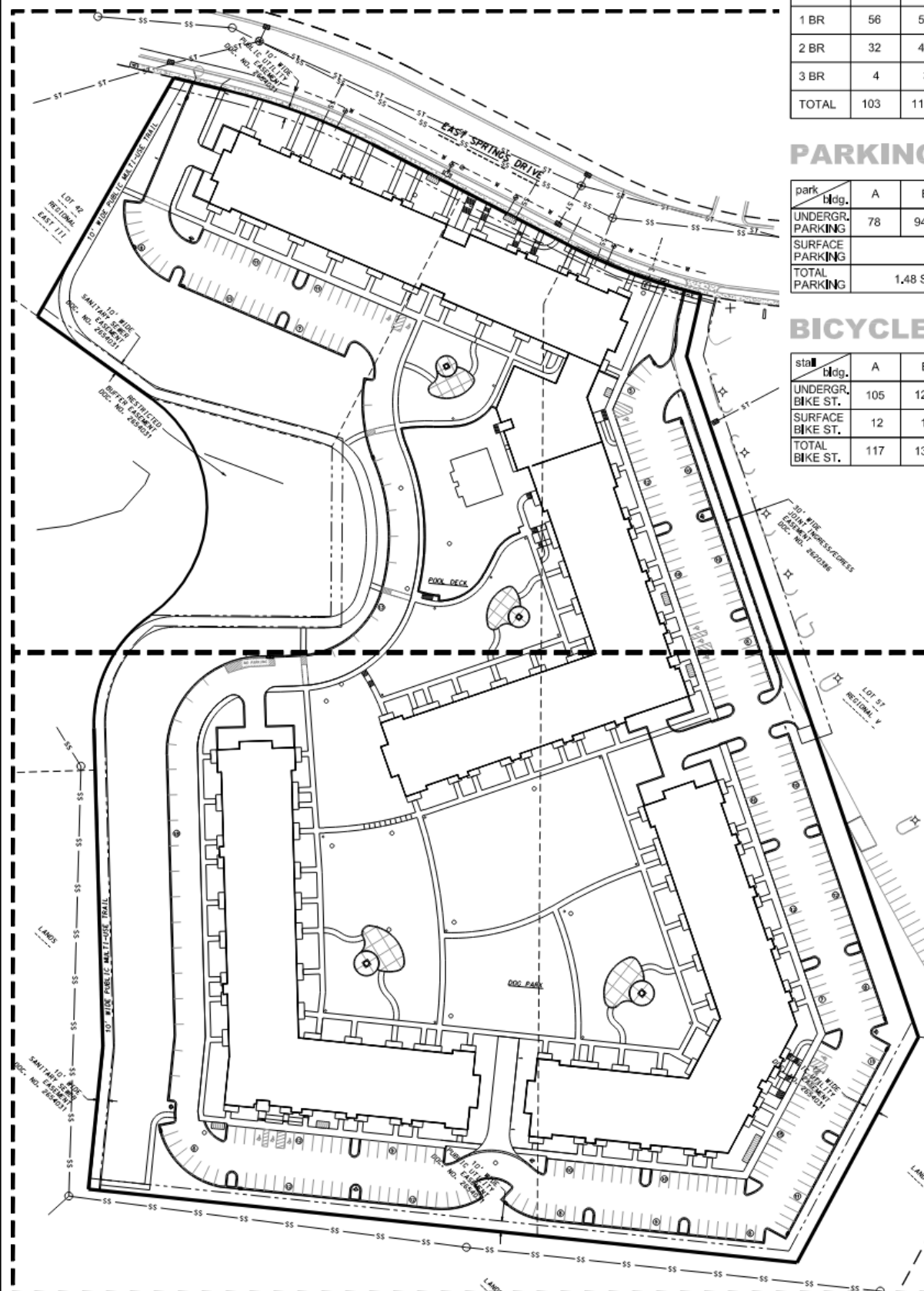
Traffic Operations

The developer requested that KL Engineering and City of Madison Traffic Engineering Department staff consider the potential for operational challenges resulting from the proposed development site configuration and trip generation potential. The conclusion of the assessments completed by both KL Engineering and City of Madison Traffic Engineering Department staff is that minimal operational problems are anticipated to result from completion of the proposed development along East Springs Drive. No operational problems are anticipated within the development. This conclusion is based on the low volume of traffic the site is anticipated to generate as well as the proposed internal circulation, which is acceptable.





NOT TO SCALE



UNIT MIX

unit/ bldg.	A	B	C	D	TOTAL	%
STUDIO	11	8	10	12	41	9%
1 BR	56	56	70	40	222	48%
2 BR	32	45	44	65	186	40%
3 BR	4	3	4	3	14	3%
TOTAL	103	112	128	120	463	100%

PARKING STALLS

park bldg.	A	B	C	D	TOTAL
UNDERGR. PARKING	78	94	87	91	350
SURFACE PARKING					336
TOTAL PARKING	1.48 STALLS/UNIT				686

BICYCLE STALLS

sta/ bldg.	A	B	C	D	TOTAL
UNDERGR. BIKE ST.	105	122	130	122	479
SURFACE BIKE ST.	12	12	14	12	50
TOTAL BIKE ST.	117	134	144	134	529