



Department of Planning & Community & Economic Development

## Planning Division

Meagan E. Tuttle, Director  
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[planning@cityofmadison.com](mailto:planning@cityofmadison.com)

**\*\*BY E-MAIL ONLY\*\***

April 17, 2026

AJ Robitschek  
Angus-Young Associates, Inc.  
316 W Washington Avenue, Suite 800  
Madison, Wisconsin 53703

RE: Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a six-story, 134-unit multi-family dwelling at 7601 Ganser Way (ID 92237; LNDUSE-2026-00015).

Dear AJ,

At its April 13, 2026 meeting, the Plan Commission found the standards met and **approved** your conditional use request. The conditions of approval in the following sections shall be satisfied prior to issuance of building, use, or occupancy permits for the conditional use request.

**Please contact Kathleen Kane of the City Engineering Division at (608) 266-4098 if you have questions regarding the following five (5) items:**

1. The applicant shall provide additional detail on the type of pool filter this is planned for the site and the discharge location proposed when draining the pool. If pool discharge is planned to the sanitary sewer system, the applicant shall limit discharge rate to 50 gallons per minute (GPM) to prevent the City sanitary sewer system going over capacity.
2. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
4. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
5. The increase in population density will result in increased wastewater flows. The increase in wastewater flow may result in the need for offsite sewer improvements by the developer as a

condition for development. The applicant shall provide projected wastewater flow calculations for the proposed development to Mark Moder, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com) as a condition of plan approval.

**Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have questions regarding the following item:**

6. Note: A Transportation Demand Management (TDM) Plan is not required as part of the conditional use review for the proposed outdoor recreation use. TDM Plan review and approval will be part of the permitted use site plan review (LNDSPR-2026-00043).

**Please contact my office at (608) 261-9632 if you have questions about the following four (4) items:**

7. Given the proximity of the proposed pool and pool deck to the southern property line and adjacent residential uses, to ensure adequate privacy for pool users, and to attenuate noise from the pool area, the six-foot ornamental fence along the southern edge of the pool area shall be replaced with a six-foot tall solid fence or wall to be approved by the Director of the Planning Division or designee prior to final approval and issuance of permits for the pool and pool deck. The Planning Division recommends that the enclosure along the southern edge of the pool deck be wood, masonry, or fiber cement to match the exterior of the multi-family dwelling.
8. Consistent with the materials provided with the conditional use request, the hours of operation for the pool shall be 8:00 AM to 10:00 PM seven days a week. Use of the pool outside these hours is not allowed. Any revision to the approved hours of operation for the proposed pool shall require approval of an alteration to the conditional use to be approved by the district alder and Director of the Planning Division or the Plan Commission.
9. Amplified sound (including by personal portable speakers) shall not be permitted in the pool area unless allowed as an alteration to the conditional use approved by the district alder and Director of the Planning Division or the Plan Commission. A note regarding this prohibition on amplified sound shall be included in the final pool policies document, which shall be approved by the Planning Division and kept on file with the Zoning Administrator.
10. Include the address and project name on the final pool policies document, which shall be kept on file with the Zoning Administrator. [There is currently a blank for this information in the draft policies.]

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**Please now follow the procedures listed below for obtaining permits for your project:**

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to [sprapplications@cityofmadison.com](mailto:sprapplications@cityofmadison.com). (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the **site plan review fee** shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.

2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
  
3. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
  
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void two (2) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission’s approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com).

Sincerely,



Timothy M. Parks  
 Planner

<b>LNDUSE-2026-00015</b>			
<b>For Official Use Only, Re: Final Plan Routing</b>			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Parking Division	<input type="checkbox"/>	Other:

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

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*Signature of Applicant*

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*Signature of Property Owner  
(If Not Applicant)*