

March 2, 2026

TO:  
City of Madison Zoning  
215 Martin Luther King Jr. Blvd, Suite 017  
Madison, WI 53703

RE:  
Letter of Intent – Conditional Use Permit: Outdoor  
Recreation/ Pool

A-Y PROJECT # 80390

**PROJECT:**

Ganser Way Multi-Family  
7601 Ganser Way  
Madison, WI 53719

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The following is submitted together for review by the Staff: Letter of Intent (this document), Land Use Application, Project Drawing Package.

This conditional use permit application is for a new outdoor pool which will be included in the new multi-family development located at 7601 Ganser Way. The multi-family development project was previously submitted as a part of the Permitted Use Site Plan Review dated February 5, 2026.

**PROJECT DESCRIPTION:**

The outdoor pool area includes a 512 sf pool surrounded by a 1660 sf concrete pool deck. The pool deck will include seating areas and two 9' x 16' steel trellis structures. The area will be secured and surrounded by 6'-0" tall decorative fencing as indicated on the plans. The pool will be utilized exclusively by residents and their invited guests. The gates to the pool will be locked from the outside and will require resident key fob for access (to restrict public access). Residents will be required to sign and abide by the attached 'Pool Policies and Community Standards' document – please reference this document for additional information.

**PROJECT TEAM:**

**DEVELOPER:**

7601 Ganser Way LLC  
c/o Gallatin Real Estate  
PO Box 5562  
Madison, WI 53705  
608-481-4064  
Contact: Jon Kemman  
jkemman@gallatinre.com

**ARCHITECT/ SITE DESIGNER:**

Angus-Young  
316 W. Washington Avenue - Ste 800  
Madison, Wisconsin 53703  
608-756-2326  
Contact: AJ Robitschek  
a.robitschek@angusyoung.com

**PROPOSED SCHEDULE:**

Pending feedback from staff, the intent is to start construction in March of 2027, and complete the project in the Summer of 2028.

Thank you for your time reviewing our proposal. We are looking forward to your support and feedback!

Sincerely,

AJ Robitschek  
Angus-Young

## **POOL POLICIES & COMMUNITY STANDARDS**

Madison, Wisconsin

Welcome to the Pool at [Community Name]. This amenity is provided exclusively for residents and their invited guests. To ensure a safe, relaxing, and high-quality experience for all, the following policies apply.

### **HOURS OF OPERATION**

The pool is open daily from 8:00 AM to 10:00 PM during the designated pool season (typically Memorial Day through Labor Day), weather permitting.

Management reserves the right to modify hours or temporarily close the pool for maintenance, weather conditions, public health directives, or operational needs.

Access outside posted hours is strictly prohibited.

### **SAFETY NOTICE**

**NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK**

In accordance with Wisconsin Administrative Code ATCP 76:

- Children under 16 years of age must be accompanied and directly supervised by a responsible adult (18+).
- Residents are responsible for the supervision and conduct of their guests and minors at all times.

Emergency equipment is provided as required by state regulations and may not be tampered with or misused.

### **RESIDENT AND GUEST ACCESS**

- Pool access is limited to residents in good standing and their invited guests.
- Each household may host up to two (2) guests at a time unless otherwise approved by management.
- The resident must remain present in the pool area while guests are present.
- Management reserves the right to limit guest access during peak usage periods or community events.
- Pool access devices may not be shared.

### **COMMUNITY CONDUCT STANDARDS**

The pool area is intended to be a relaxing residential environment. The following are not permitted:

- Running, diving, roughhousing, or unsafe behavior
- Glass containers of any kind
- Amplified music or speakers (headphones are encouraged)
- Smoking or vaping within the pool enclosure
- Intoxicated or impaired use of the facility
- Reserving lounge chairs for extended periods without occupancy

Proper swim attire is required at all times.  
Pool furniture must remain within the enclosure and may not be removed.

### **HEALTH AND HYGIENE**

- Shower before entering the pool.
- Individuals with open wounds, infections, or communicable illnesses may not enter the water.
- Children not fully toilet trained must wear swim diapers.
- Service animals are permitted on deck but are not allowed in the water.

### **WEATHER AND EMERGENCIES**

The pool must be cleared immediately in the event of lightning, severe weather, or a medical emergency.

In case of emergency, call 911 first, then notify management as soon as possible.

### **ENFORCEMENT**

Failure to comply with these policies may result in:

- Immediate removal from the pool area
- Suspension or permanent revocation of pool privileges
- Lease violation notice
- Charges for damages or extraordinary cleaning

Management reserves the right to enforce all rules in the interest of safety and maintaining community standards.

### **POOL USE ACKNOWLEDGMENT AND LIABILITY AGREEMENT**

I acknowledge and agree that:

1. The pool is an amenity provided for resident use and is used at my own risk.
2. There is no lifeguard on duty.
3. I am responsible for supervising any minors and guests I permit into the pool area.
4. I will comply with all posted rules and applicable Wisconsin public pool regulations.
5. I assume all risks associated with pool use, including personal injury or death.
6. I release and hold harmless the Owner, Property Manager, affiliates, and employees from liability arising from ordinary use of the pool facility, except in cases of gross negligence or willful misconduct.

Resident Name: \_\_\_\_\_

Unit Number: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_