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7601 GANSER WAY, LLC

GANSER WAY MULTIFAMILY DEVELOPMENT

7601 GANSER WAY  
MADISON, WI 53719

### PARKING CALCULATIONS

Units	Min. Parking Calculation	Min. Parking Required	Provided Underground Parking	Bicycle Parking Min. Calc.	Min. Bicycle Parking Required
efficiency	37	None	0	1 per unit	37
one-bed	80	None	0	1 per unit	80
two-bed	17	None	0	1 per unit	17
Guest Space	None	0	132	1 per 10 units	13
Subtotal	134	0	0	Provided:	147

### 7601 GANSER WAY - SITE CALCULATIONS

Total Property	43,969 sf	0.99 ac
Zoning District	RMX - Regional Mixed-Use District	
Overlay District	TOD - Transit Overlay Development	
Maximum Lot Coverage	90%	38,762 sf
At least 30% of Primary Street Façade setback	no more than 20'	Primary Entrance within this zone.
Min. Number of Stories and Height	8 Stories / 116'	
Max. Height	8 Stories / 116'	
Side Yard Setback - Windows in Side Walls	6'-0"	
Rear Yard Setback	20'-0"	
Use:	Permitted Use - Multifamily	

### Existing Site:

Existing Buildings	6,527 sf	0.15 ac	
Existing Pavement	21,536 sf	0.49 ac	
Total Existing Impervious	28,063 sf	0.64 ac	65%
Remainder Greenspace	15,006 sf	0.34 ac	35%

### Proposed Site:

New Building	21,533 sf	0.49 ac	
New Pavement	11,585 sf	0.27 ac	
Total New & Existing Impervious	33,118 sf	0.76 ac	77%
Remainder Greenspace	9,951 sf	0.23 ac	23%
Total Additional New Impervious Area	5,055 sf		

- ### SITE GENERAL NOTES
- TRIE NORTH MAY VARY FROM PROJECT NORTH.
  - CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
  - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
  - BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO UTILITY LINE AS SHOWN ON DRAWING.
  - ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4000 PSI ALL CONCRETE PAVEMENT SHALL BE 4500 PSI UNLESS NOTED OTHERWISE.

### SITE SYMBOL LEGEND

	SIGN
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/LET
	CURB INLET
	NEW FLARED END SECTION WITH RRPP AND GUARD
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	TRANSFORMER
	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE
	NEW CONCRETE PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW ARTIFICIAL TURF
	NEW ELEVATED LANDSCAPE PLANTER

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

- ### KEYNOTES
- NEW CONCRETE PAVEMENT ENTRANCE DRIVE. SEE DETAIL 07/C100. PROVIDE FIRE LANE, NO PARKING SIGNAGE.
  - NEW CONCRETE SIDEWALK. SEE DETAIL 12/C100. PROVIDE TURN-DOWN CURB SIDEWALK ADJACENT TO DRIVEWAY. SEE DETAIL 17/C100.
  - NEW PAVEMENT PATCH FOR UTILITY WORK AND CURB AND GUTTER REPLACEMENT. SEE DETAIL ON SHEET C301.
  - NEW RECEIVER CURB AND GUTTER. SEE DETAIL ON SHEET C801.
  - NEW DRIVEWAY OPENING. SEE CURB OPENING DETAIL ON SHEET C801.
  - NEW CAST IN PLACE CONCRETE WALL.
  - NEW 1.5" TYP. BKE RACK BY MADRAX, OR APPROVED EQUAL, TYP. (13 TOTAL BKE PARKING STALLS, 7 RACKS). SEE DETAIL 06/C100.
  - NEW STAIRS WITH HANDRAIL.
  - NEW RAMP WITH HANDRAIL.
  - NEW FIRST FLOOR BUILDING ENTRANCE.
  - NEW 9" X 16" STEEL TRUSS STRUCTURE.
  - NEW 15" X 28" STEEL TRUSS STRUCTURE.
  - NEW GAS GRILL STATION.
  - NEW POOL. REFERENCE DETAIL 21/C100.
  - NEW PERIMETER FENCE.
  - ACCESS GATE. GATE WILL BE LOCKED FROM THE OUTSIDE AND WILL REQUIRE RESIDENT KEY FOB FOR ACCESS TO RESTRICT PUBLIC ACCESS. GATES WILL BE ON A TIMELOCK TO RESTRICT RESIDENT ACCESS AFTER HOURS.
  - NEW BLOCK WALL LANDSCAPE PLANTER.
  - NEW GAS FIRE BOWL AND BENCH SEATING AREA.
  - NEW ARTIFICIAL TURF SURFACING.
  - NEW FIRST FLOOR LIMIT WALK OUT PATIO.
  - NEW STORMWATER DRAINAGE. SEE SHEETS C300 AND C400.
  - NEW PUBLIC RIGHT-OF-WAY SIDEWALK TO REPLACE EXISTING. 5" THICK CONCRETE IN ACCORDANCE WITH CITY OF MADISON SPECIFICATIONS. PROVIDE CROSS SLOPE OF 1.5%.
  - REPLACE CURB AND GUTTER WITH SAME PROFILE. FIELD VERIFY AND SEE DETAIL ON SHEET C801.
  - NEW BOLLARD TO PROTECT GAS METERS.
  - NEW LANDSCAPE PLANTER WITH CONCRETE WALL.

### ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
01	SITE PLAN REVIEW SUBMITTAL	02/05/2026
02	POOL PLAN SUBMITTAL	3/3/2026

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### PROJECT NUMBER

80390

### APPROVED BY

JAD

### REVIEWED BY

KAU

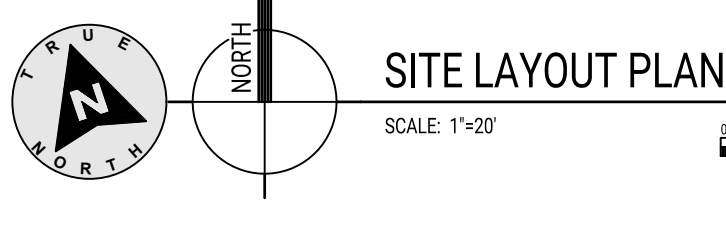
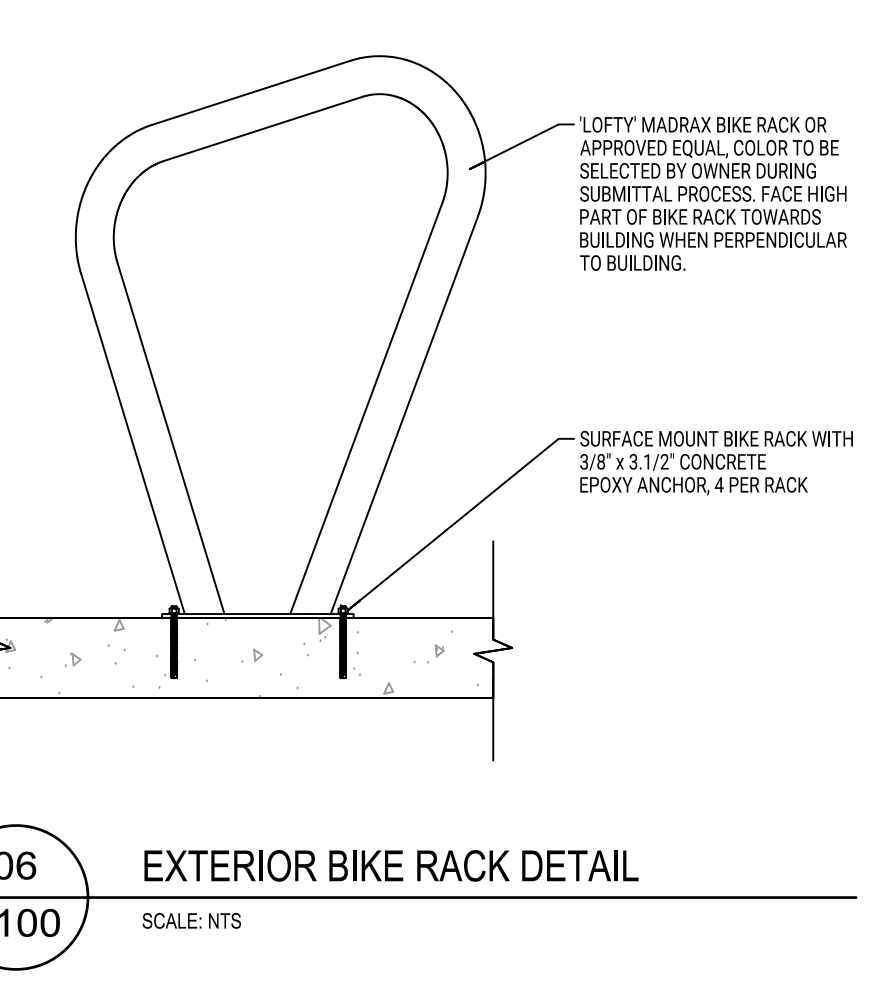
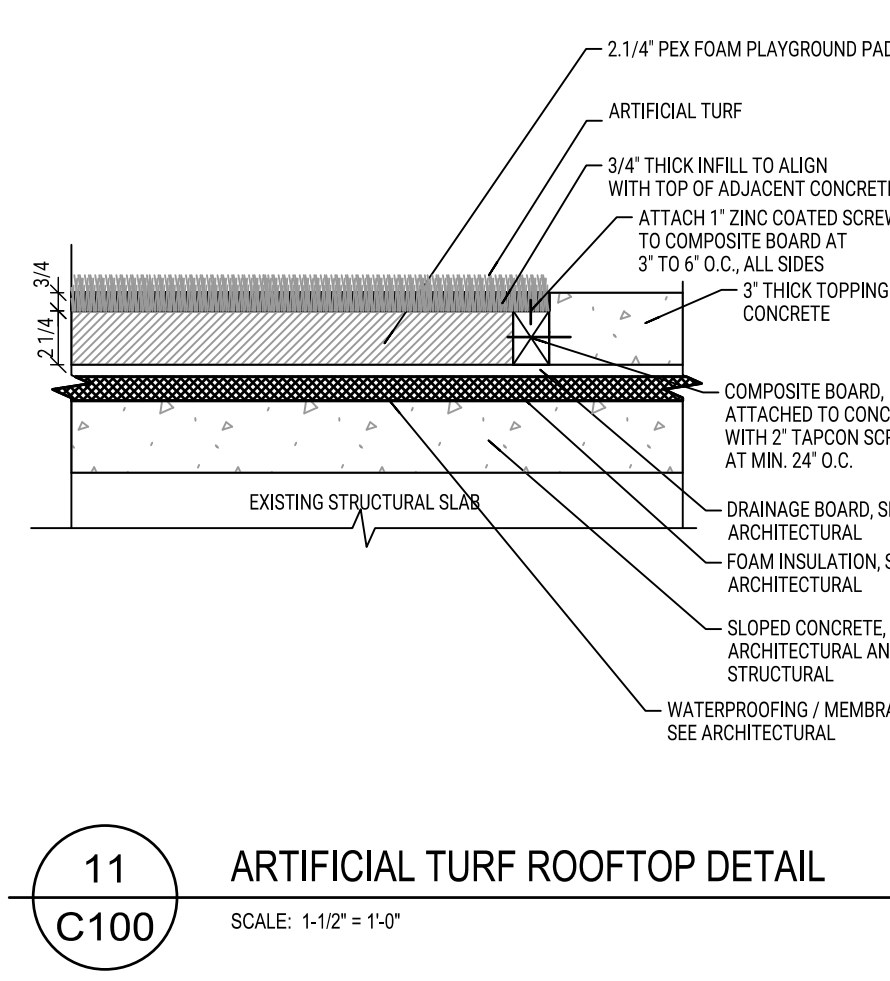
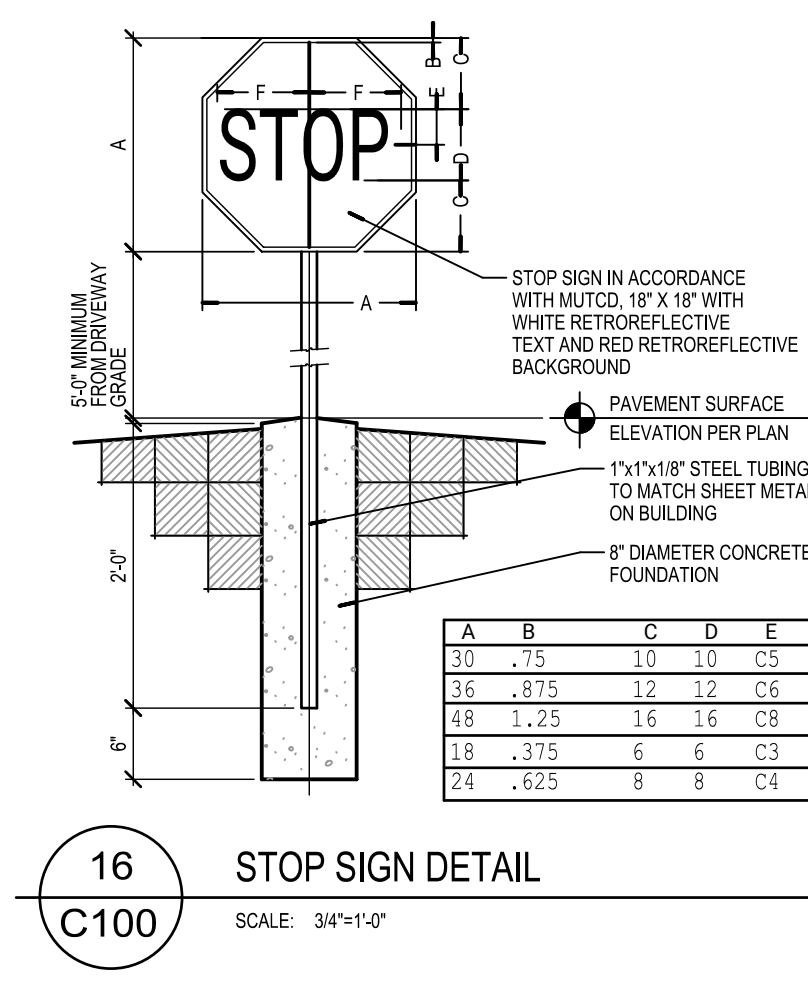
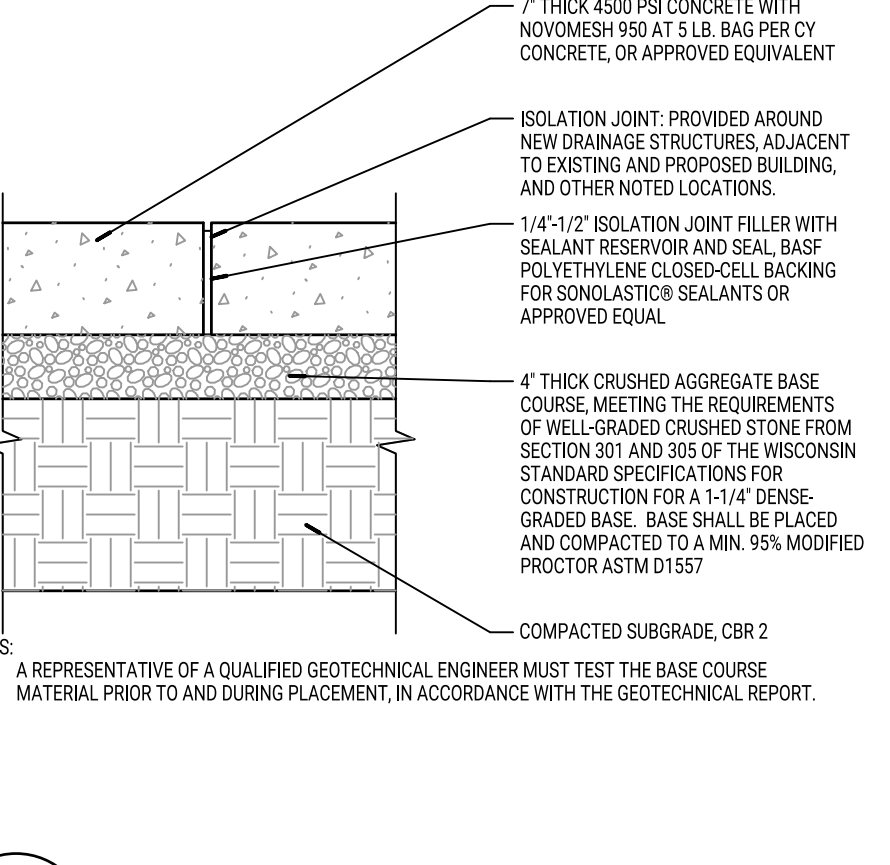
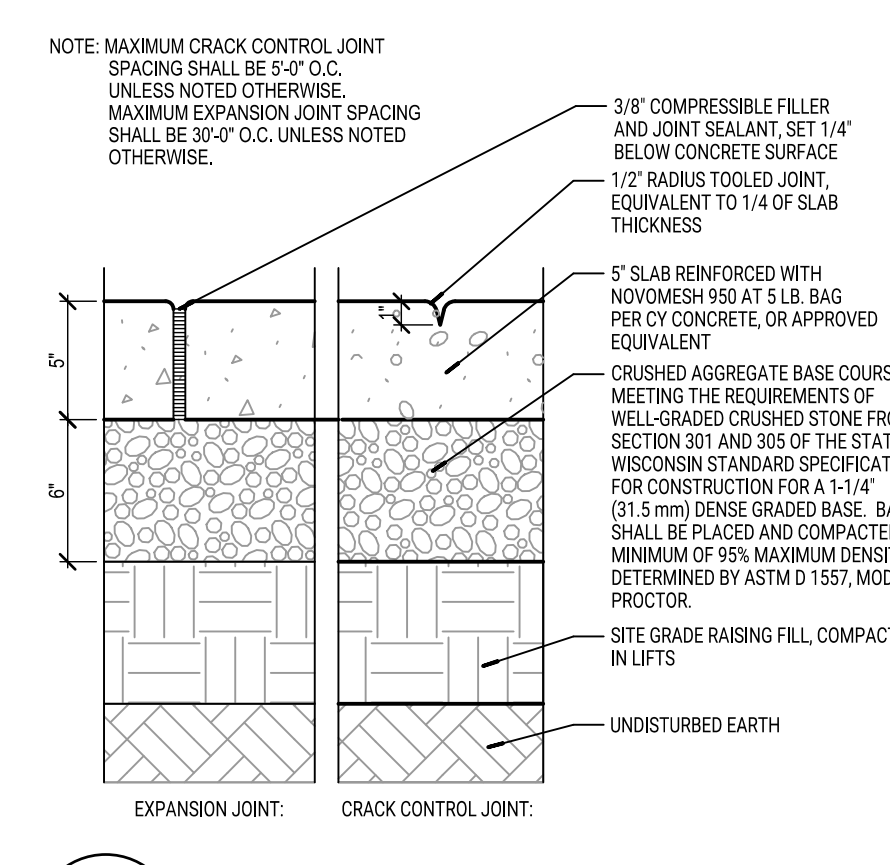
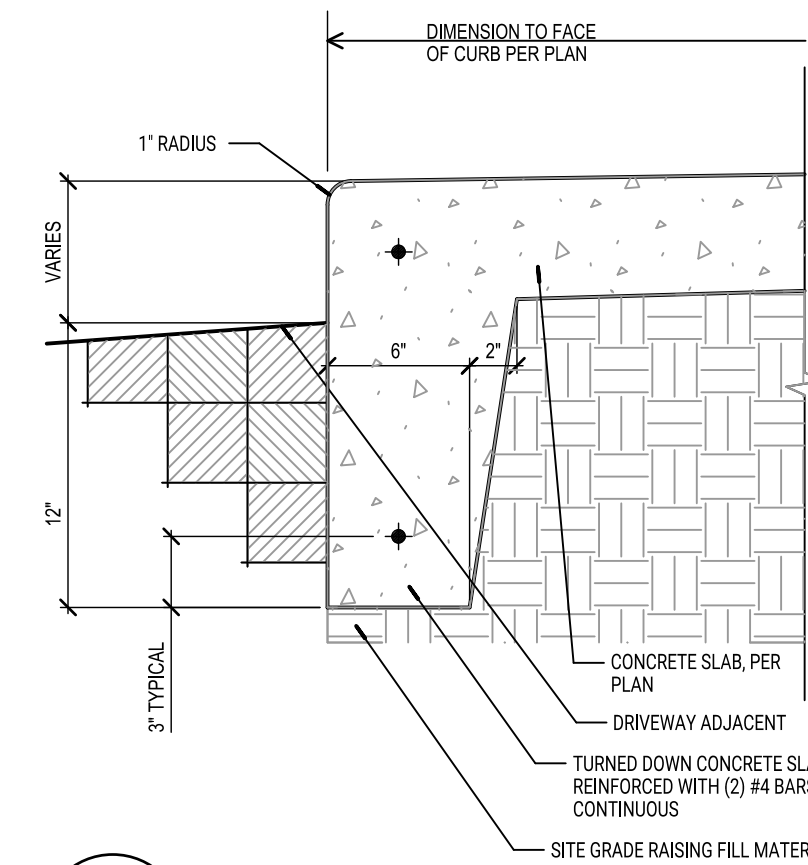
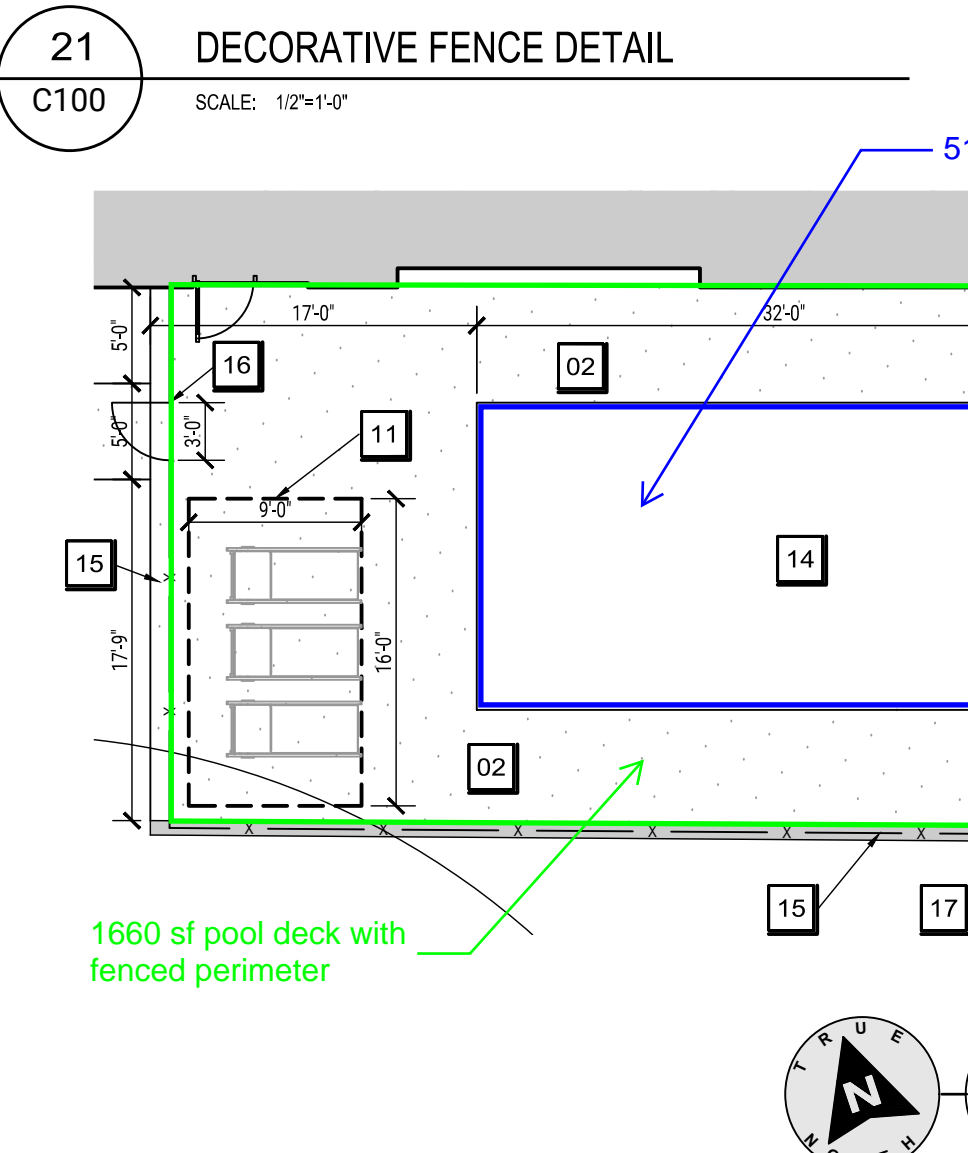
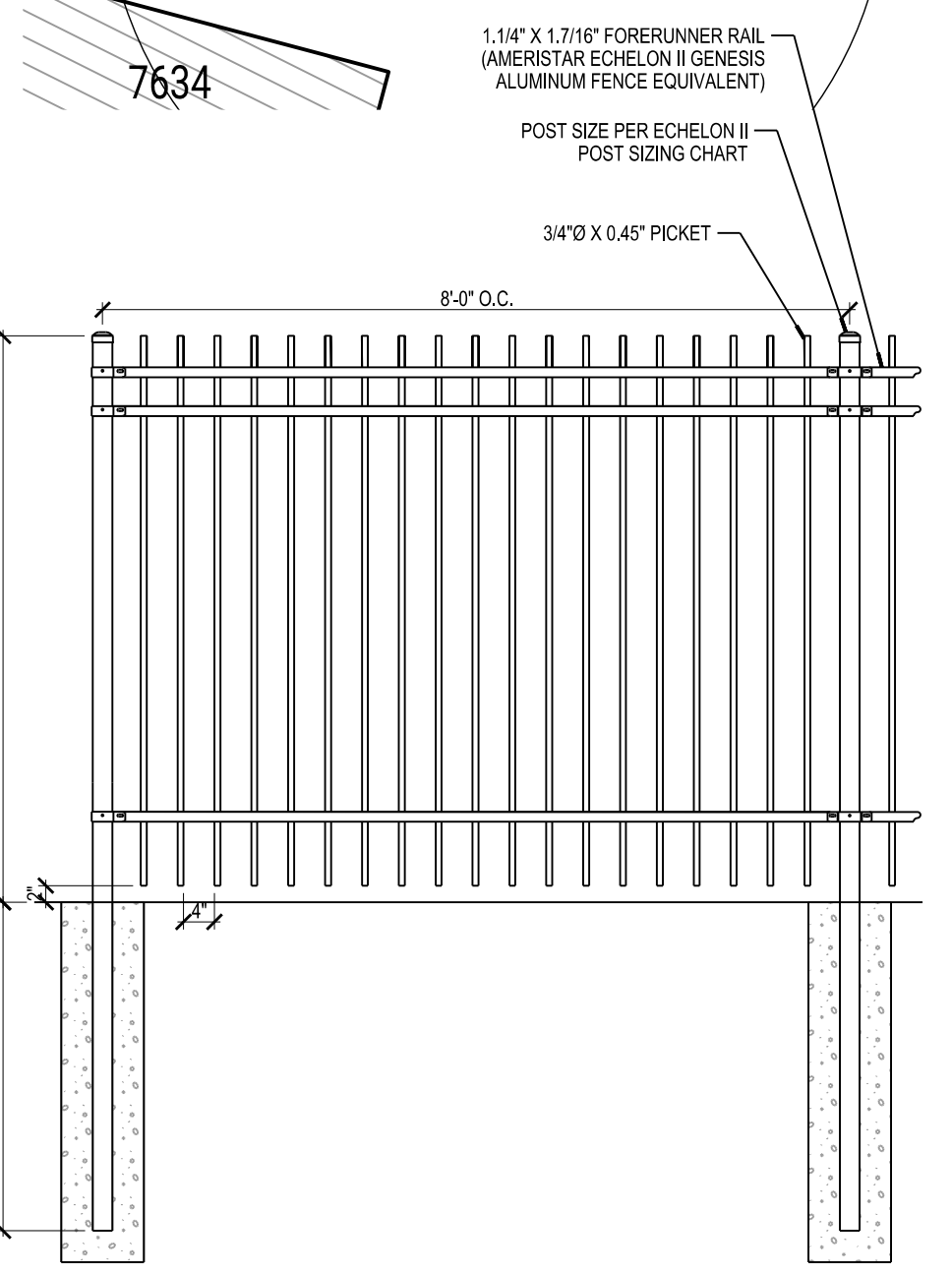
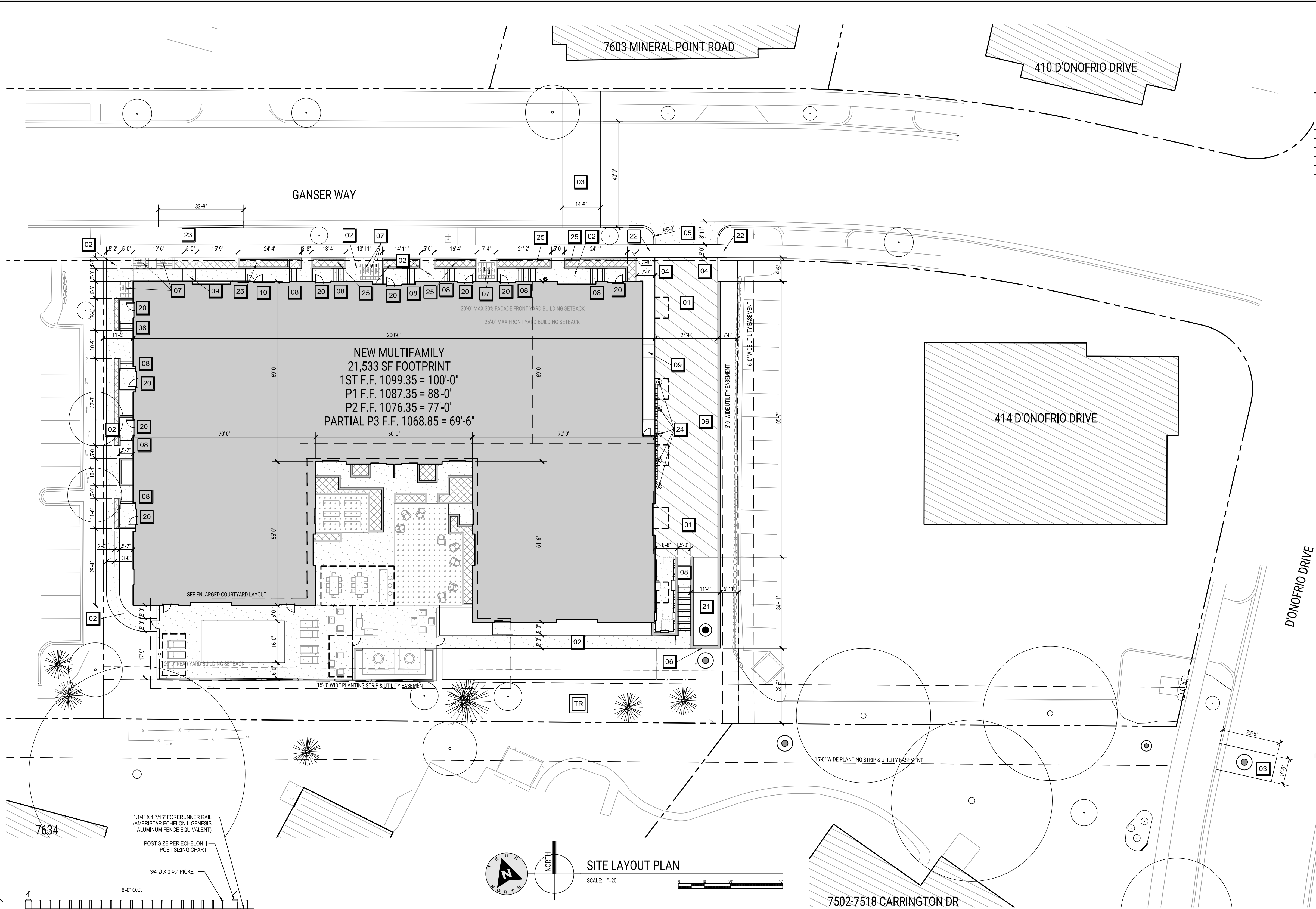
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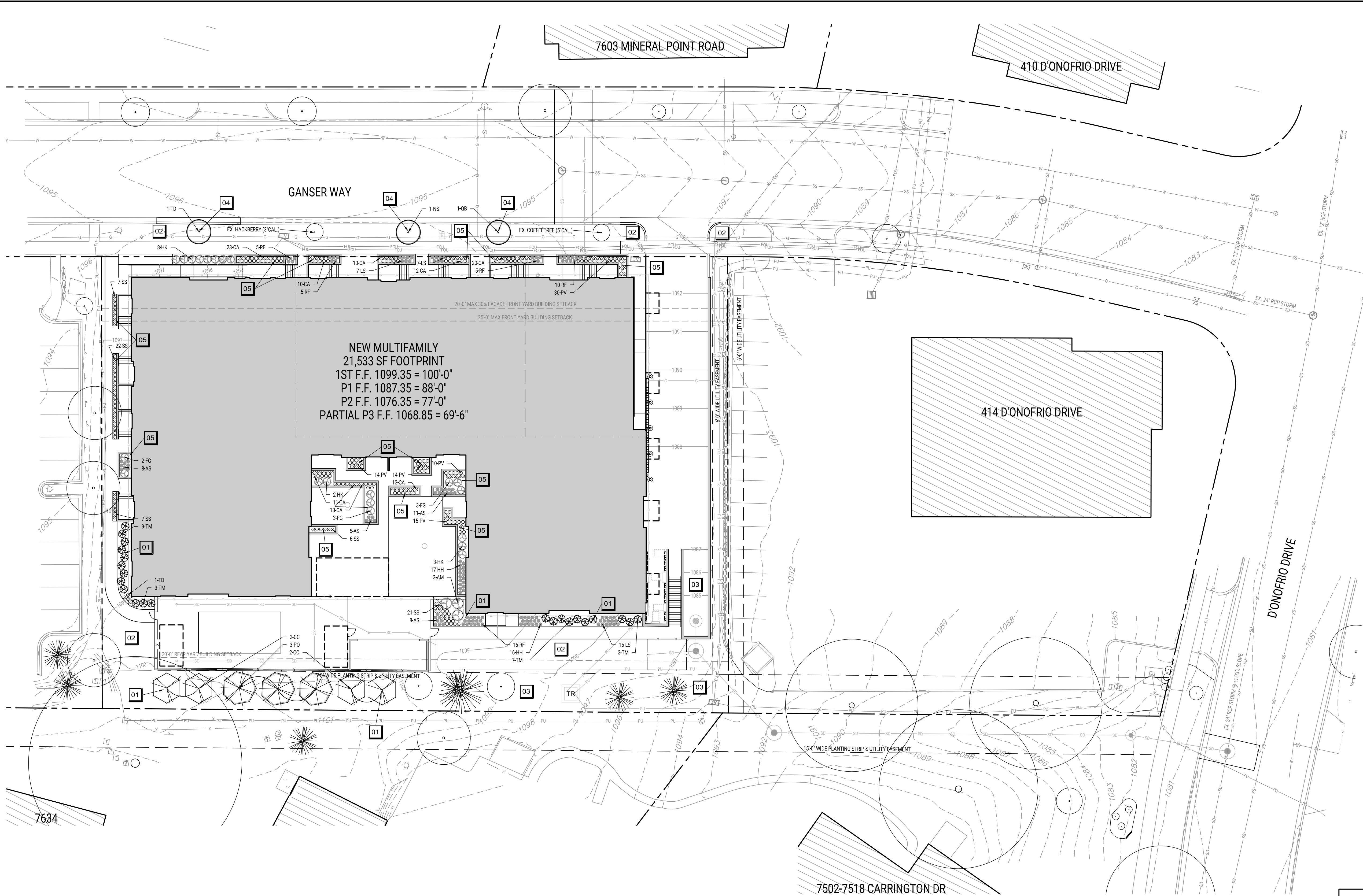
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SITE LAYOUT PLAN

# C100

PRELIMINARY - NOT FOR CONSTRUCTION





### LANDSCAPE GENERAL NOTES

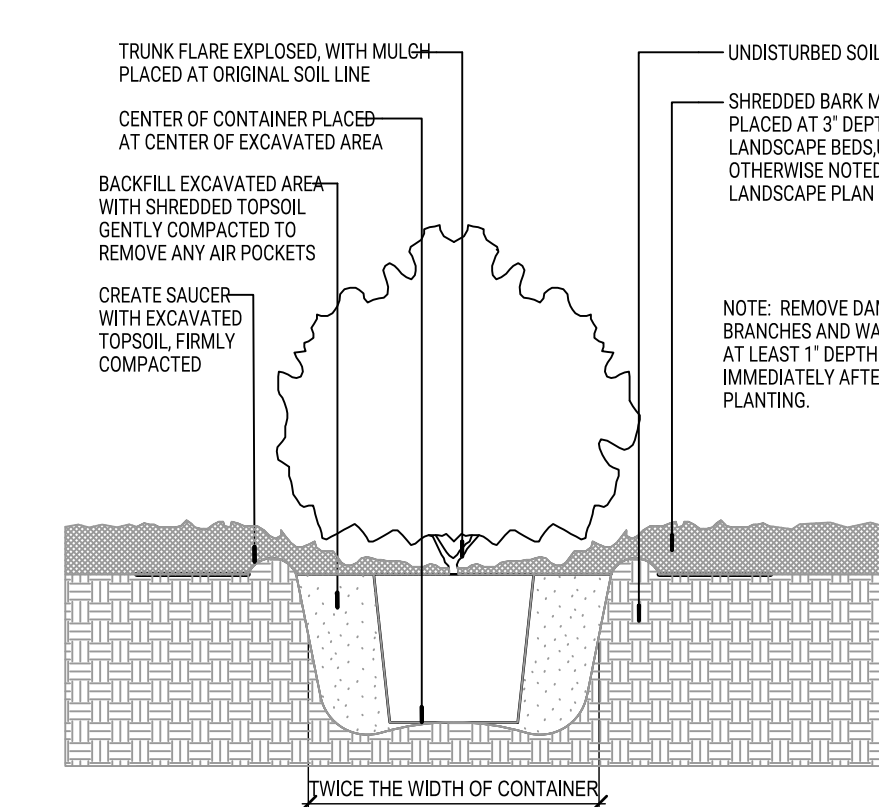
- TREE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
- RESTORE ALL AREAS TO SEEDED LAWN UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL RECEIVE 3" THICK SHREDED BARK MULCH AND BLACK ANODIZED ALUMINUM EDGING.
- ALL INDIVIDUAL TREES SHALL RECEIVE 42" DIAMETER, 3" THICK SHREDED BARK MULCH TREE RING WITH SPREAD CUT EDGE MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
- ALL LAWN TO BE RESTORED WITH SEED AND BROSSON MAT OR HYDROMULCH UNLESS NOTED OTHERWISE. WISDOT URBAN TYPE B EROSION MAT SHALL BE PROVIDED ON SLOPES 4:1 OR GREATER.
- IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL DIMENSIONS OCCUR IN THE PLANT MATERIAL LIST, THE PLANTING PLAN SHALL GOVERN.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISRUBE, SCAR OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS NOT TO DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A SEPARATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. TRUNKS AND BRANCHES SHALL BE PROTECTED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH EXCAVATION PERMITS WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO DETERMINE THE APPROPRIATE PROTECTION SPECIFICATIONS. THE PROTECTION SPECIFICATIONS CAN BE FOUND IN PART 1 OF THE GENERAL SPECIFICATIONS POSTED ON THE FOLLOWING WEBSITE:  
[HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
- SECTION 107.1300 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF PESTICIDES MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- STREET TREE PROTECTION ZONE FENCING IS REQUIRED ON THIS PROJECT. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE TREE TRUNK AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERED OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARD FOR PRUNING.
- THE DEVELOPER SHALL SUBMIT A STREET TREE REPORT PERFORMED BY INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST PRIOR TO THE PLAN COMMISSION MEETING FOR CITY FORESTRY'S REVIEW OF PROJECT. THIS REPORT SHALL INCLUDE: ALL STREET TREES ON PROPOSED PROJECT SITE, SPECIES TYPE, CANOPY SPREAD, TREE CONDITION, PROPOSED TREE REMOVALS, THE IMPACTS OF PROPOSED CONSTRUCTION AND ANY REQUESTED PRUNING.
- THE DEVELOPER SHALL POST A SECURITY DEPOSIT PRIOR TO THE START OF THE DEVELOPMENT TO BE COLLECTED BY CITY ENGINEERING AS PART OF THE DEVELOPER AGREEMENT. IN THE EVENT THAT STREET TREES ARE DAMAGED DURING THE CONSTRUCTION PROCESS, CITY FORESTRY WILL DRAW FROM THIS DEPOSIT FOR DAMAGES INCURRED. A DEPOSIT WILL BE COLLECTED FROM THE DEVELOPER AGREEMENT AND IF THERE ARE ANY TREES GREATER THAN 12" DIAMETER TO BE PRESERVED/PROTECTED WITH THE PROJECT, THE AMOUNT COLLECTED WOULD BE \$125.00 PER DIAMETER INCH OF TREE WITH A \$5,000.00 MAXIMUM.

### KEYNOTES

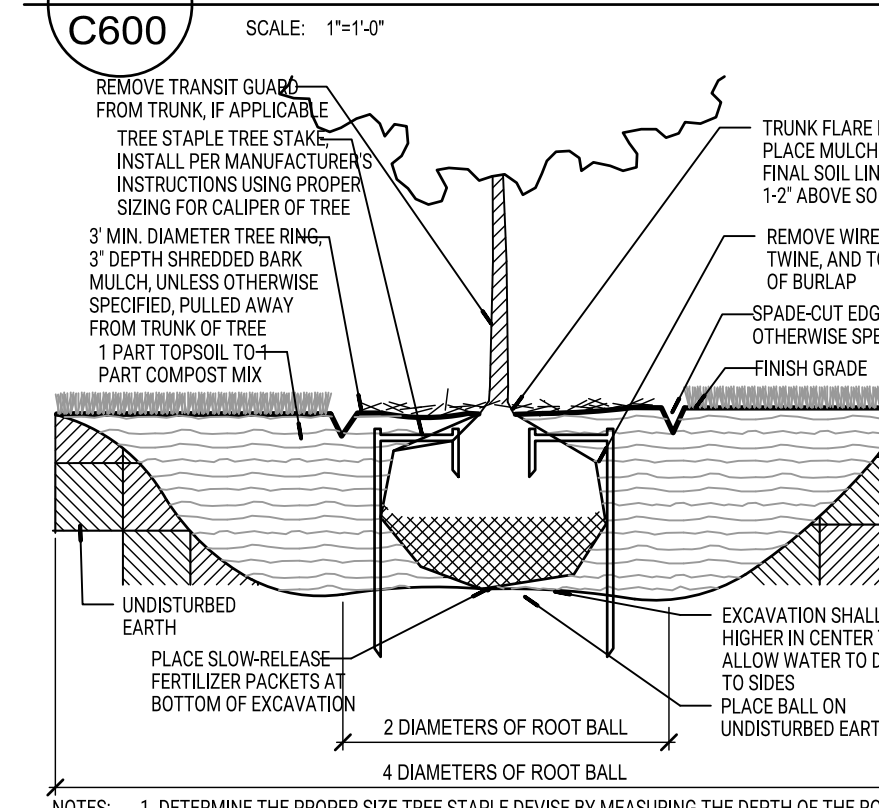
- 01 NEW 3" THICK DOUBLE SHREDED HARDWOOD BARK MULCH AREA WITH HEAVY DUTY BLACK PLASTIC EDGING.
- 02 SEEDED LAWN.
- 03 SEEDED LAWN WITH DOUBLE NETTED BIODEGRADABLE STRAW EROSION MAT (DISTURBED AREA WITHIN EASTWOOD ROW).
- 04 STREET TREE PLANTING, VERIFY SPECIES AND SIZE WITH CITY FORESTRY. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF MADISON TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER. SEE TREE DETAILS ON SHEET C601.
- 05 3" THICK SHREDED BARK MULCH, UNDYED, PULLED AWAY FROM BASE OF PLANTS, IN PERENNIAL AND GRASS PLANTING AREAS NOTED.

### LANDSCAPE SYMBOL LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB OR TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	EXISTING VEGETATION
	EXISTING EVERGREEN



### 02 CONTAINER PLANTING IN LANDSCAPE BED



- NOTES:  
1. DETERMINE THE PROPER SIZE TREE STAPLE DEVICE BY MEASURING THE DEPTH OF THE ROOT BALL AND ADDING 1/2" TO 1". THIS SHOULD EQUAL THE LONG PRONG SIZE OF THE DEVICE. IF NECESSARY, ROUND UP TO THE NEXT SIZE.  
2. IN EXTREME WIND AND/OR LOOSE SOIL CONDITIONS, USE THREE TREE STAPLE DEVICES PER TREE AND/OR ROUND UP TO THE NEXT SIZE.

### 01 B.B. SHRUB AND TREE PLANTING DETAIL



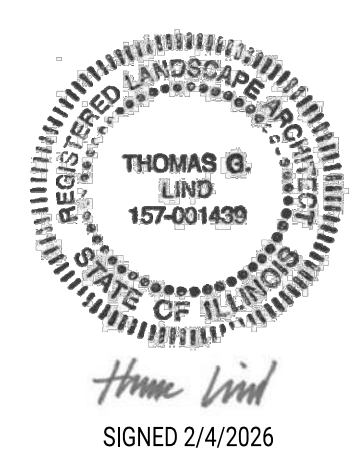
### City of Madison Landscape Requirements

Total SF Developed Area (Paved Areas, Excluding Greenspace and Building)	8,762 sf	Landscape Points	438 Required
Site Zoned RMX, Provide 5 landscape points per 100 sf Developed Area			

Plant Type / Element	Points	Existing Landscaping		Proposed Landscaping	
		Quantity	Points Achieved	Quantity	Points Achieved
Overstory Deciduous Tree, 2.5" Cal. DBH	35	0	0	0	0
Tall Evergreen Tree, 5-9' H	35	0	0	3	105
Ornamental Tree, 1.5" Cal.	15	0	0	4	60
Upright Evergreen Shrub, 3-4' H	10	0	0	0	0
Shrub, Deciduous, #3 Gallon, 12-24" H	3	0	0	24	72
Shrub, Evergreen, #3 Gallon, 12-24" H	4	0	0	22	88
Ornamental Grasses/Perennials, #1 Gallon	2	0	0	396	792
Ornamental Fencing / Wall	4 / 10 LF	0	0	0	0
Existing Significant Specimen Tree, 2.5" DBH	14 per DBH	0	0	0	0
Landscape Furniture for public seating and/or transit connections	5 pts. / seat	0	0	0	0
<b>Subtotal</b>					<b>1117</b>
<b>Total Number of Points Provided:</b>		<b>1117</b>			

### LANDSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
<b>TREES:</b>						
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i> 'Cruxam'	Crusader Thorns	6" High Multistem	B.B.	15' H x 15' W	4
NS	<i>Nyssa sylvatica</i> 'David Odum'	Afterburner Black Gum	2" Cal	B.B.	40' H x 20' W	1
P-O	<i>Picea omorika</i>	Serbian Spruce	6-8" High	B.B.	40' H x 20' W	3
QB	<i>Quercus bicolor</i>	Swamp White Oak	2" Cal	B.B.	50' H x 40' W	1
TD	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Bald Cypress	2" Cal.	B.B.	50' H x 20' W	1
<b>SHRUBS:</b>						
AM	<i>Aronia melanocarpa</i> 'Elata'	Glossy Black Chokeberry	3" H	Container	5' H x 4' W	3
FG	<i>Fothergilla gardenii</i> 'Beaver Creek'	Beaver Creek Dwarf Fothergilla	4" High	4 Gallon	3-4' H x 3-4' W	8
HK	<i>Hypericum kalmianum</i>	St. John's Wort	4-5 Gallon	Container	3-4' H x 3-4' W	13
TM	<i>Taxus x media</i> 'Tauntonia'	Taunton Spreading Yew	18-24" High	Cont.	3' H x 4' W	22
<b>GRASSES:</b>						
CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	Gallon		5' H x 2' W	112
PV	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	1 Gallon		3' H x 2' W	83
SS	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	1 Gallon		3' H x 18" W	63
<b>PERENNIALS:</b>						
AS	<i>Allium Summer Beauty'</i>	Summer Beauty Onion	4.5" Pot		18" H x 12" W	32
HS	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	4.5" Pot		18" H x 12" W	33
LS	<i>Liatris spicata</i> 'Kobold'	Kobold Blazing Star	4.5" Pot		18" H x 15" W	29
RF	<i>Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Little Goldstar'	Little Goldstar Black-Eyed Susan	4.5" Pot		14-16" H x W	41



### ISSUANCES / REVISIONS

NO.	DESCRIPTION:	DATE:
01	SITE PLAN REVIEW SUBMITTAL	12/05/2024
02	POOL CLIP SUBMITTAL	3/3/2026

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PROJECT NUMBER  
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APPROVED BY  
JAD

REVIEWED BY  
KAU

DRAWN BY  
TGL

SITE LANDSCAPE PLAN



