

Madison Square Storage LLC  
902 Williamson St  
Madison, WI 53703

March 27, 2025

City of Madison  
Planning Department  
215 Martin Luther King Jr. Blvd  
Madison, WI 53703

The following is a letter of intent for a Land Use Application and Conditional Use for a proposed parking lot at 2230 Pennsylvania Ave- a permitted conditional use within its current IL Zoning.

Madison Square Storage LLC is proposing a conditional use for a private parking lot for UW Madison's exclusive use. The lot will serve as a park and ride facility for UW employees/affiliates with bus pickup planned for approximately every 20 minutes during AM (5:40 AM – 9:00 AM) / PM (3:00 PM – 6:00 PM) peak periods and every 30 minutes during off-peak hours. In general, the bus pickup service will operate from 5:40 AM – 8:00 PM, Monday thru Friday, with no planned bus service on weekends (with the exception of potential employee parking during weekend special events with limited bus service). The parking lot will also be monitored by UW Transportation Services as part of their parking operations.

The current lot is vacant, accessible only from adjacent properties, and has been historically used for private parking and storage of vehicles and equipment. The proposed parking lot will have an access from Pennsylvania Ave and 229 stalls including 20 with EV charging capability. A loading zone for buses with a sheltered waiting area will be centrally located in the parking lot. The proposed plan will retain the majority of existing mature vegetation and trees within the roughly 30-40 foot setback that currently exists between Pennsylvania Avenue and the existing lot.

This LUA is accompanied by a Subdivision application and Certified Survey Map combining the underlying vestigial lots from the original platting.

This parcel is located in Urban Design District 4 and the landscaping plans meet the guidelines of both the City requirements and UDD4.

Anticipated construction timeline is May 1- Aug 1, 2025.

Sincerely,

William Butcher  
Madison Square Storage LLC