



May 18, 2026

City of Madison
Planning Division
Madison Municipal Building, Suite107
215 Martin Luther King, Blvd.
Madison, WI 53701

**Re: 3517 W. Beltline Hwy. – Madison, WI
Conditional Use Project Narrative**

Esmerelda,

The property located at 3517 W. Beltline Highway is an existing commercial office building with warehouse storage constructed on 3.26 acres of land. The building was originally constructed in the 1950's and had several additions constructed until 1988 when the last addition was added to the property. The property was previously owned by Liberty Parts Team (LPT) as a single owner occupier of the property. The property was sold to 3517 W Beltline, LLC with the intent of dividing the building into a multi-tenant commercial use building.

Currently the building has proposed tenants for MHB Real Estate, Midwest Title, Lerdahl business interiors to occupy the commercial office space portions of the building. A conditional Use permit is being requested to allow the remaining warehouse space to remain as-is so it may be leased to prospective tenants seeking indoor storage and warehousing space. One such tenant is the city of Madison, who would like to lease to space to store voting machines until the next elections cycle.

Approval of the conditional use permit will allow the property owners to keep the building functioning as it has in its current format since 1988 with business hours from 8:00 am -5pm, Mondays through Fridays, and with limited office use on weekends when necessary.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

Patrick L Eagan, S.E., P.E.
One Design & Engineering, LLC
Wisconsin License No. E-39706