BAYLAND BUILDINGS, INC.
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April 11, 2025

City of Madison Planning Division
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

RE: **Proposed Camper Storage at Interstate Commerce Park**

To Whom It May Concern,

This letter is submitted as part of our conditional use application for the proposed development of an indoor camper storage facility on the properties identified by Parcel Numbers 0810-093-0402-3 and 0810-093-0401-5, located within the City of Madison in the Interstate Commerce Park. The properties are zoned Industrial Limited (IL), and the proposed indoor storage use for recreational vehicles (campers) falls under a conditional use within this zoning district.

Project Description:

The proposed development will consist of 77 indoor storage units specifically designed to accommodate campers and other large items. These units will be housed within three enclosed buildings, as shown in the attached plans. The project is intended to serve both local residents and businesses and regional users seeking secure, climate-controlled storage for their belongings.

Development Unit Mix:

Unit Mix	Total
12’ W x 50’ L x 17’ H	54
12’ W x 45’ L x 17’ H	23
Total	77

Site Features:

- Three storage buildings containing a total of 77 indoor storage units
- Secure, gated access with perimeter fencing and security monitoring system
- Recreational vehicle water filling station and sanitary cleaning station
- Climate controlled units with electrical outlets and overhead lighting
- Interior circulation aisles designed for safe vehicle movement
- Screening and landscaping along property edges to buffer adjacent uses
- On-site stormwater infrastructure
- Direct access to the development from Manufacturers Drive

The proposed development has been carefully designed to operate as a low-impact use consistent with the intent of the zoning district. The facility will generate minimal traffic, noise, or lighting impacts and will enhance the usability and value of the property with a clean, organized appearance.

We are committed to working closely with City staff throughout the application and review process to ensure the proposed development complies with all applicable ordinances, conditions, and community expectations.

Thank you for your consideration. Please feel free to contact me at (920) 498-9300 or wzuleger@baylandbuildings.com if additional information or clarification is needed.

Sincerely,

Weston Zuleger
Bayland Buildings, Inc.
Project Executive