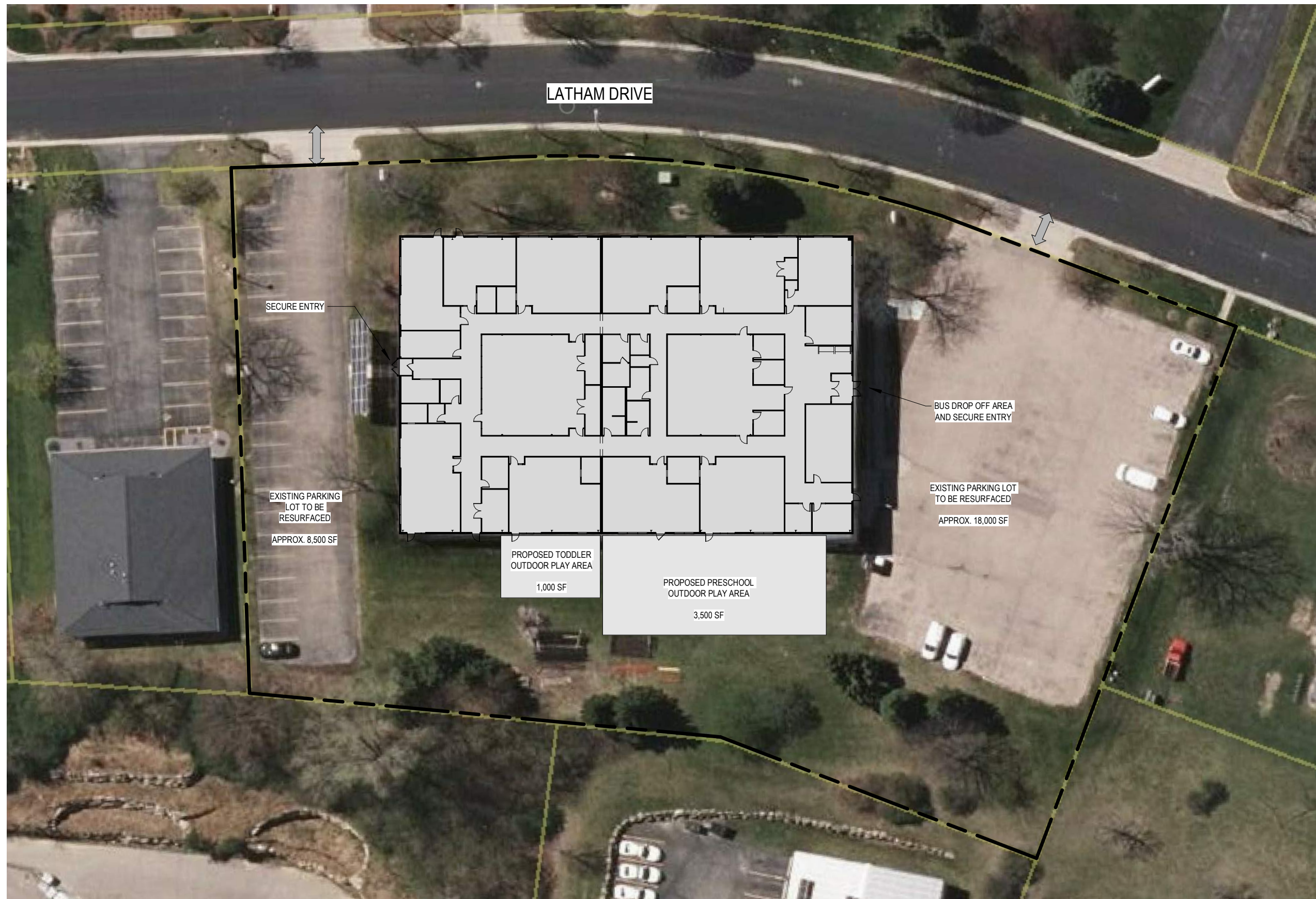
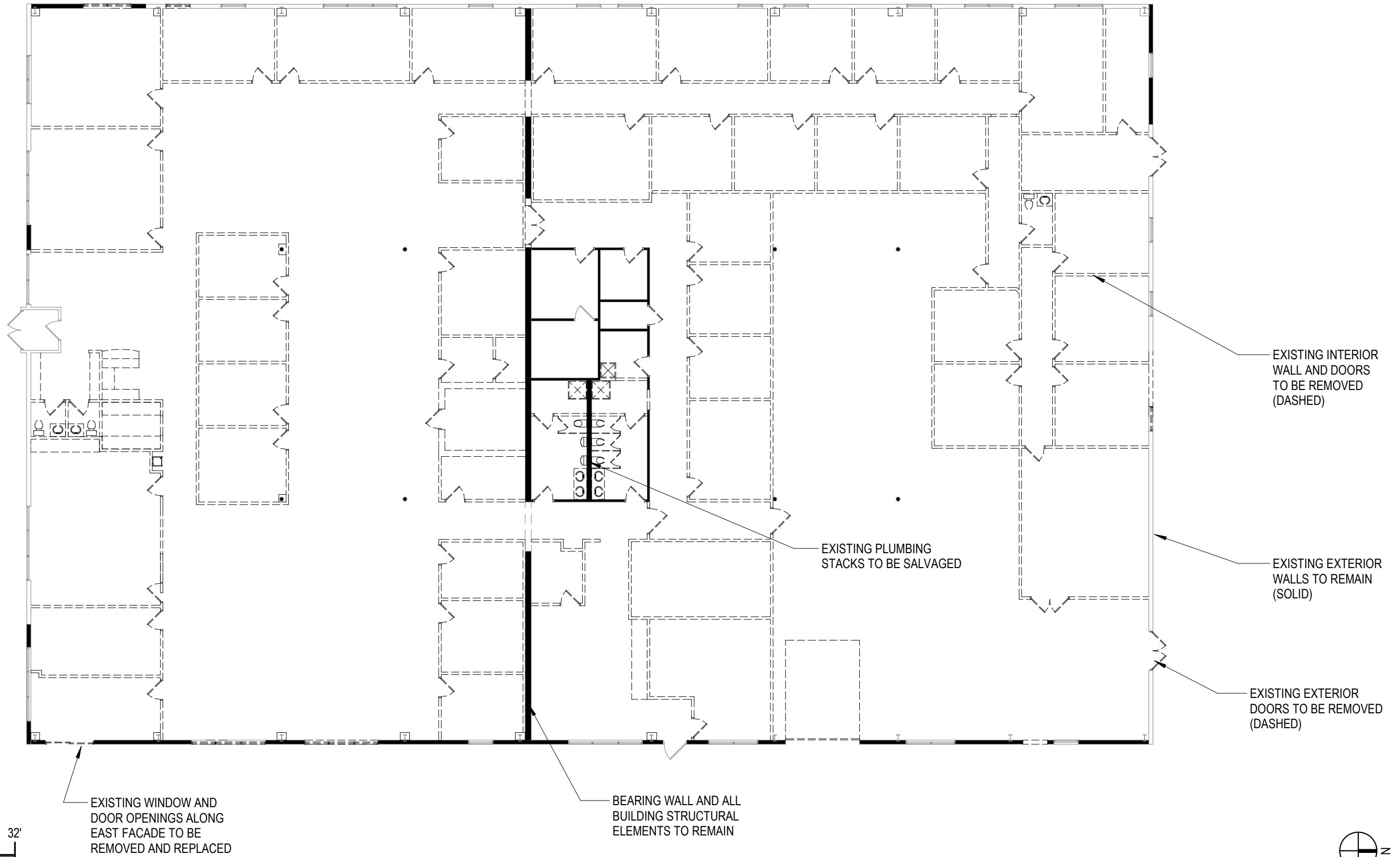


This map shows the locations children are coming from. The inset map shows the area just to the south and west of the proposed site.



0' 10' 20' 40' 80'
SCALE: 1" = 40'

SITE PLAN



LATHAM DRIVE



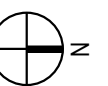
TOTAL APPROXIMATE BUILDING GROSS SQUARE FOOTAGE = 21,920 SF

*IMPORTANT NOTE: ALL SQUARE FOOTAGE NUMBERS ARE APPROXIMATE

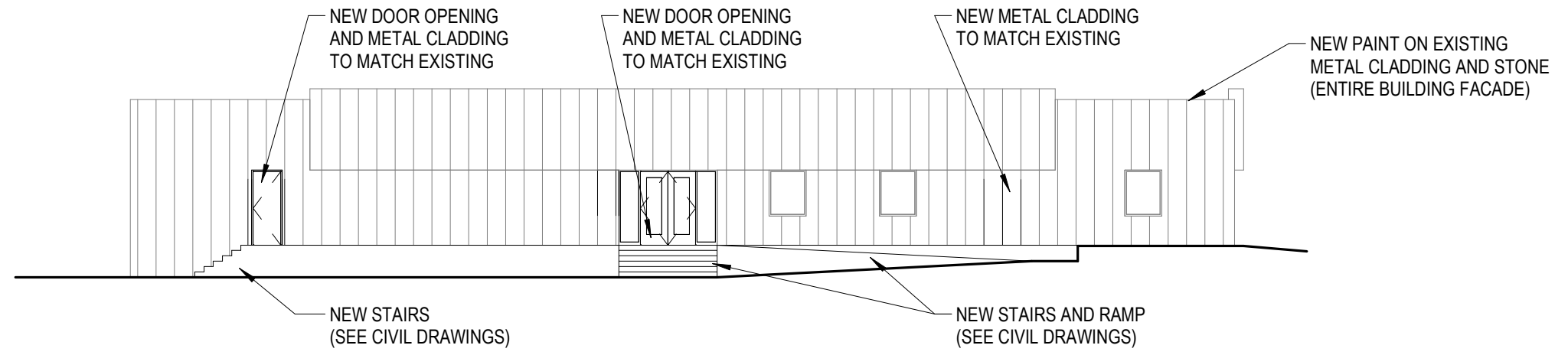


SCALE: 1/16" = 1'-0"

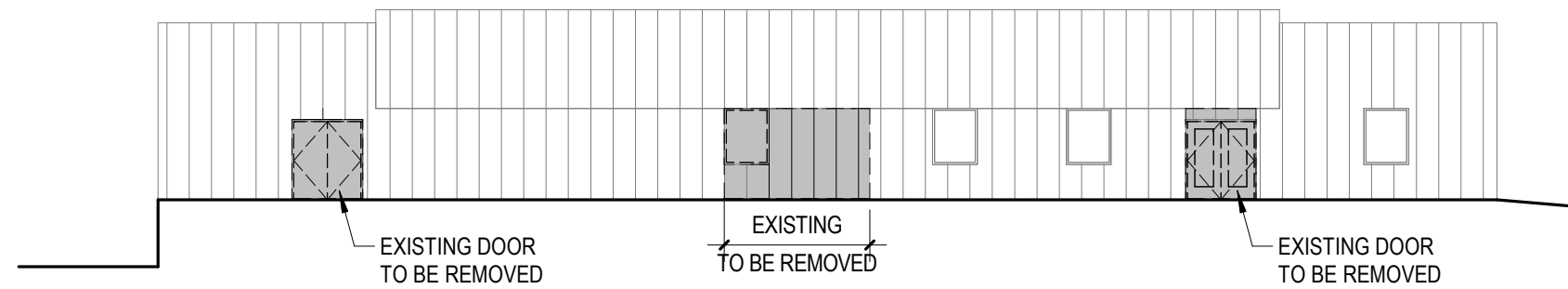
OUTDOOR PLAYGROUND AREA



1ST FLR PRELIMINARY PLAN



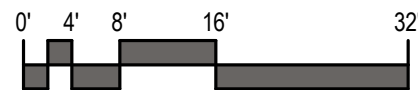
NORTH ELEVATION - PROPOSED



NORTH ELEVATION - EXISTING

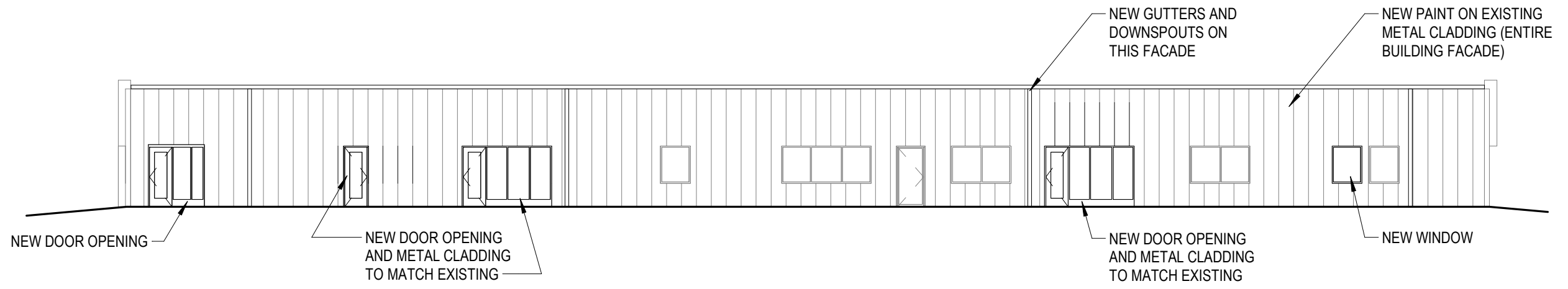


NORTH ELEVATION - EXISTING PHOTOS

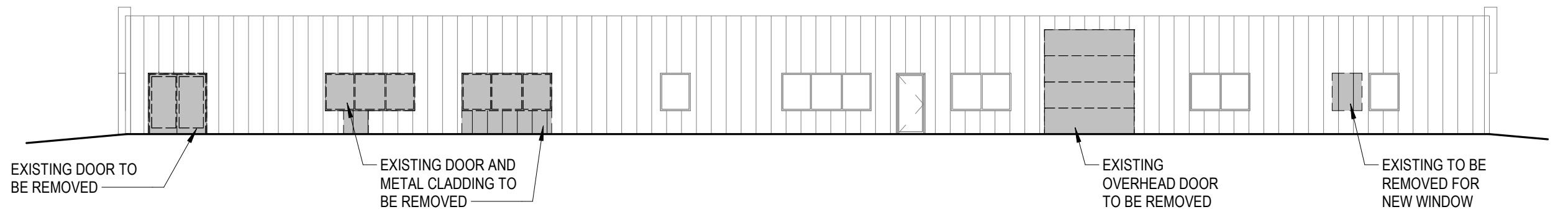


SCALE: 1/16" = 1'-0"

NORTH ELEVATION



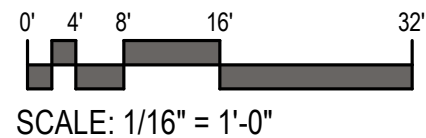
EAST ELEVATION - PROPOSED



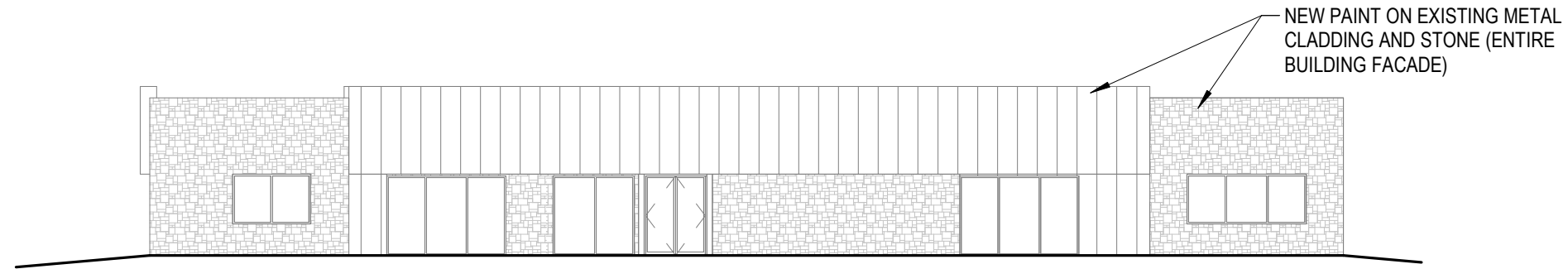
EAST ELEVATION - EXISTING



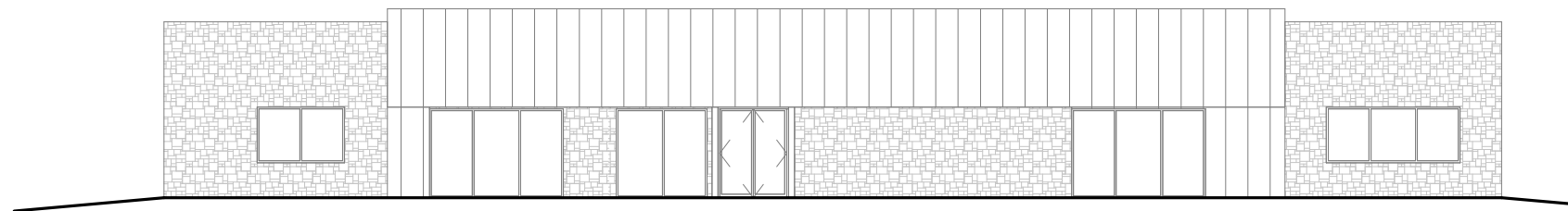
EAST ELEVATION - EXISTING PHOTOS



EAST ELEVATION



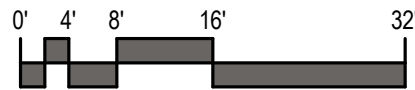
SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING

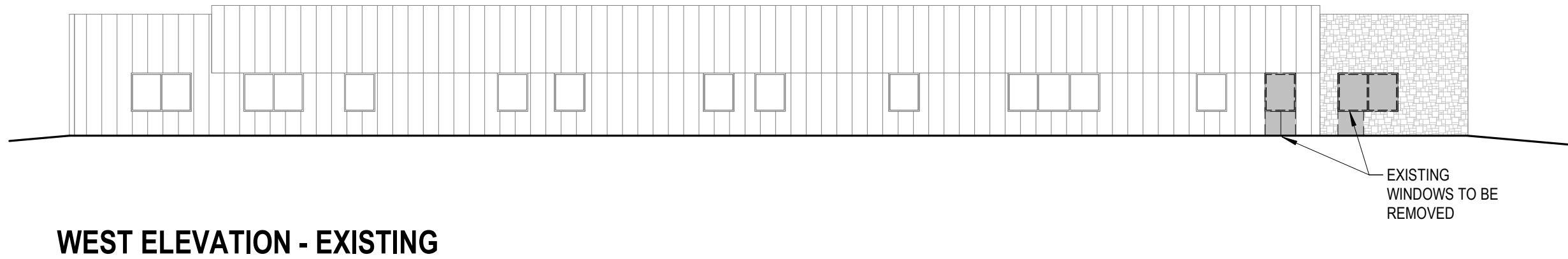
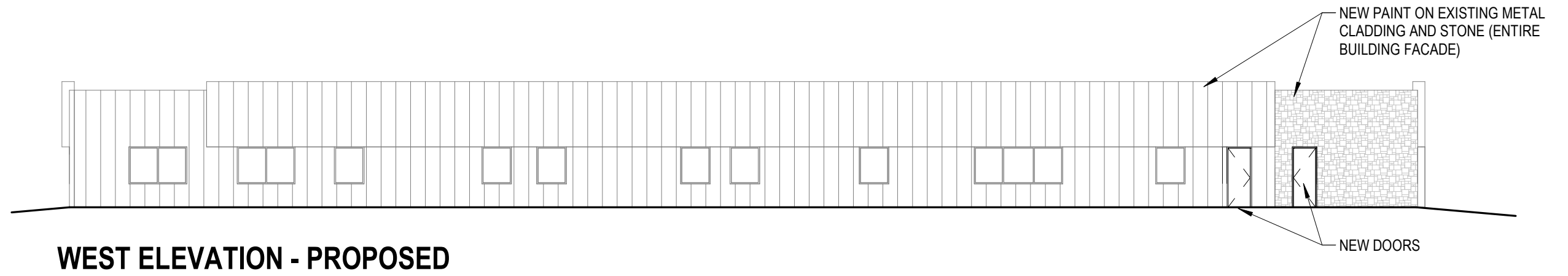


SOUTH ELEVATION - EXISTING PHOTOS

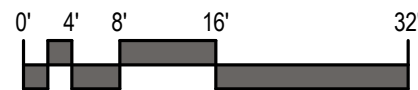


SCALE: 1/16" = 1'-0"

SOUTH ELEVATION

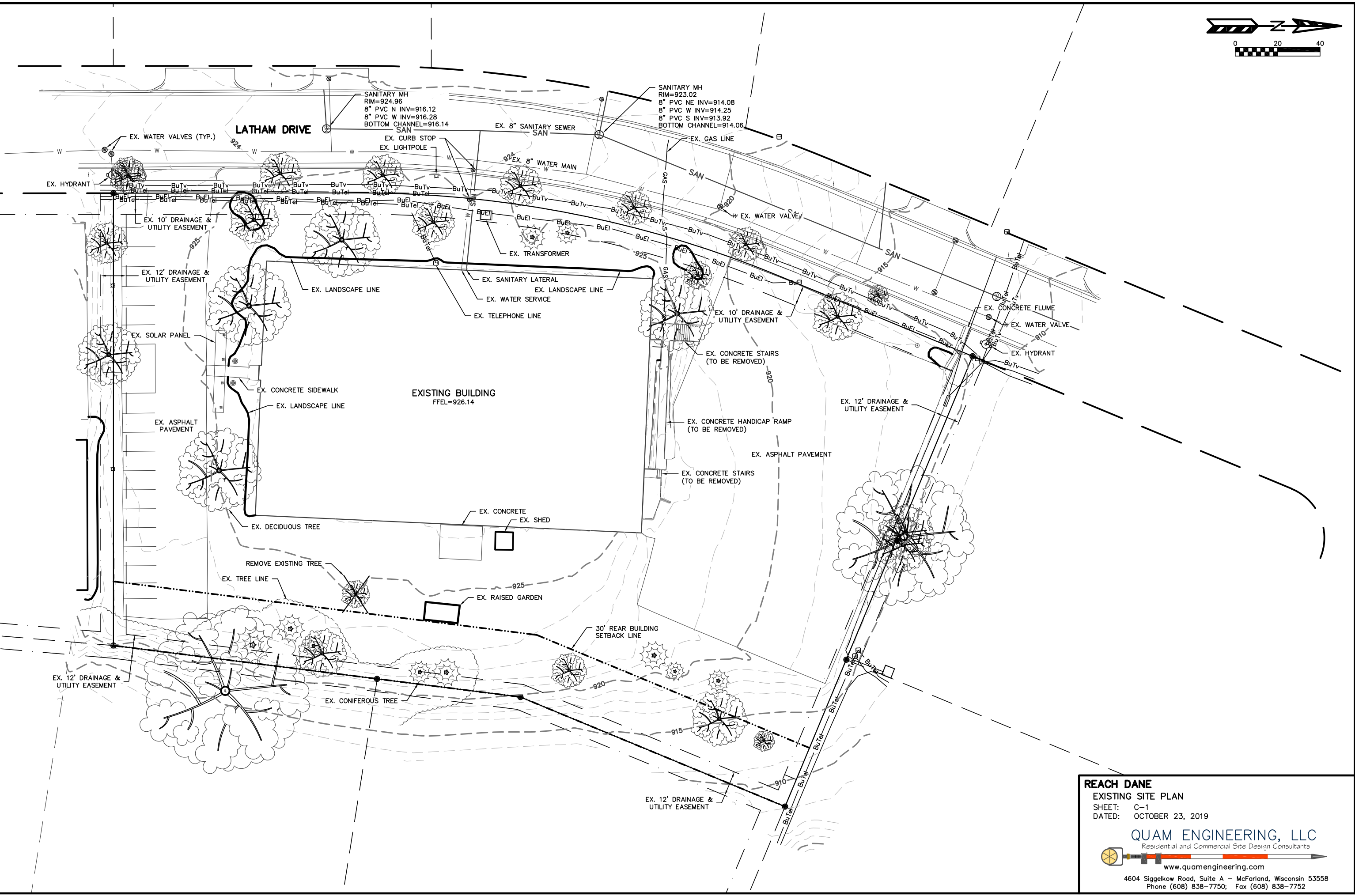
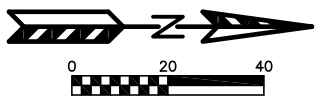


WEST ELEVATION - EXISTING PHOTOS



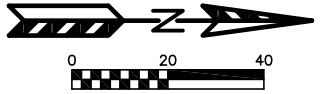
SCALE: 1/16" = 1'-0"

WEST ELEVATION



REACH DANE
 EXISTING SITE PLAN
 SHEET: C-1
 DATED: OCTOBER 23, 2019

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 3201 LATHAM DRIVE
 Site acreage (total) 1.942 Acres

Number of building stories (above grade) 2
 Building height EXISTING
 DSPS type of construction (new structures or additions) N/A
 Total square footage of building 21,905 SF
 Total square footage of garage 0

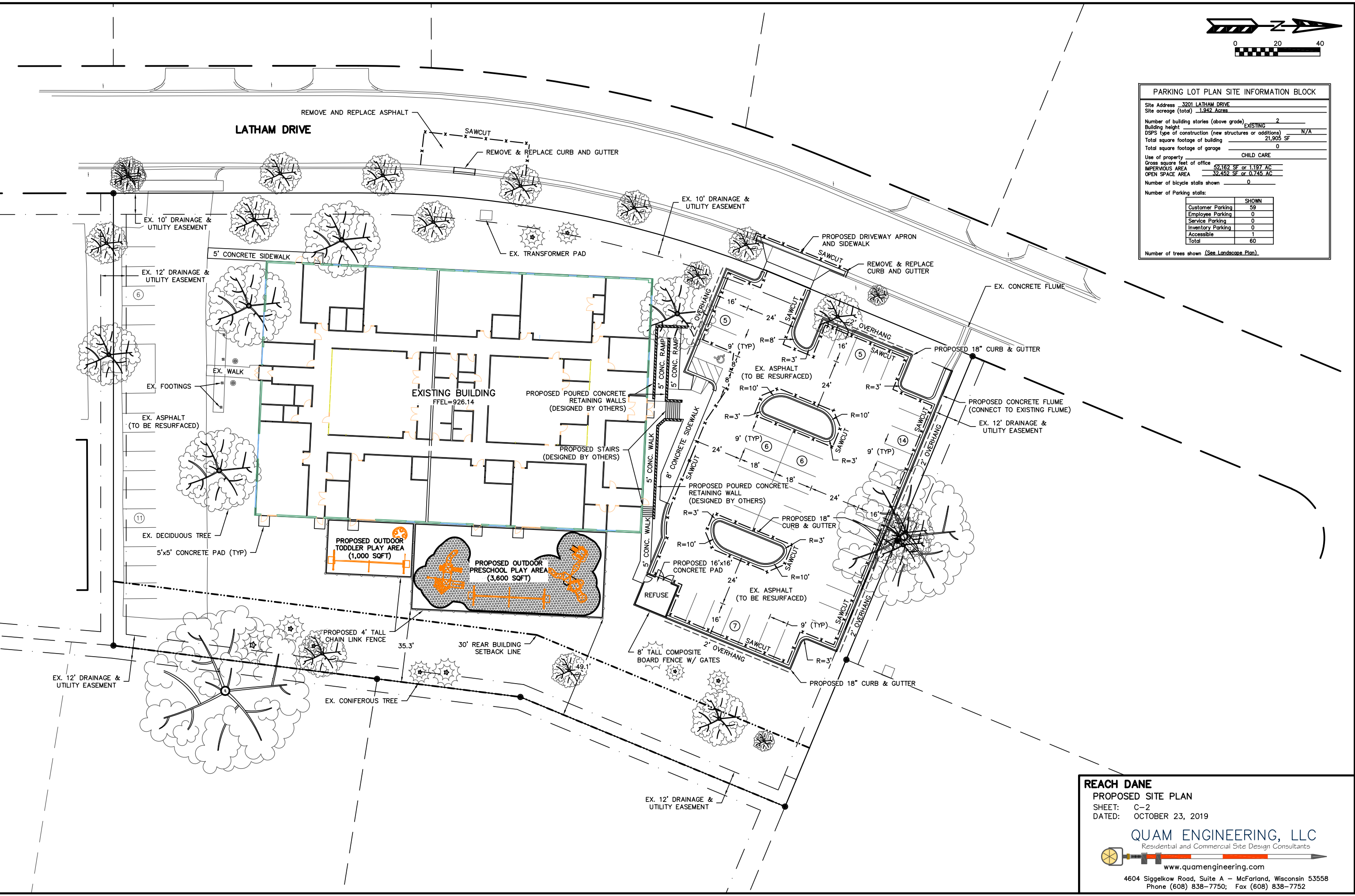
Use of property CHILD CARE
 Gross square feet of office 52,162 SF or 1.197 AC
 IMPERVIOUS AREA 32,452 SF or 0.745 AC
 OPEN SPACE AREA 0

Number of bicycle stalls shown 0

Number of Parking stalls:

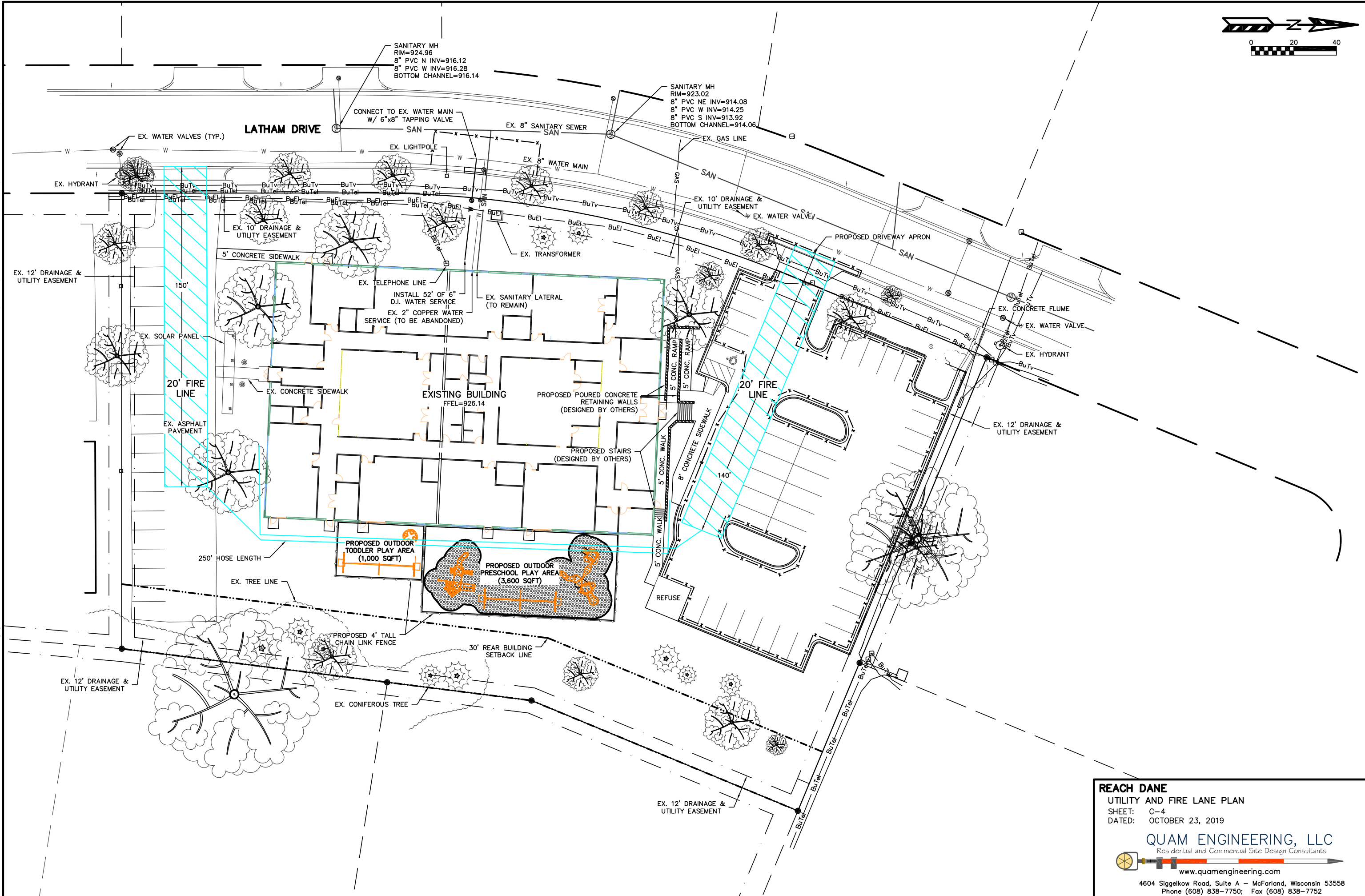
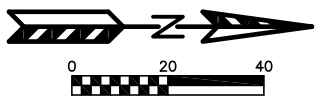
	SHOWN
Customer Parking	59
Employee Parking	0
Service Parking	0
Inventory Parking	0
Accessible	1
Total	60

Number of trees shown (See Landscape Plan).



REACH DANE
 PROPOSED SITE PLAN
 SHEET: C-2
 DATED: OCTOBER 23, 2019

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REACH DANE
 UTILITY AND FIRE LANE PLAN
 SHEET: C-4
 DATED: OCTOBER 23, 2019

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 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
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LANDSCAPE WORKSHEET

Landscape Points Required	
Developed Area =	52,236 SF
Landscape Points: 52,236 / 300 x 5 =	871 points
Total Landscape Points Required 871 points	
Landscape Points Supplied	
Existing canopy trees - 8 @ 35 =	280 points
Proposed canopy trees - 7 @ 35 =	245 points
Existing evergreen trees - 9 @ 35 =	315 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 4 @ 15 =	60 points
Proposed ornamental trees - 5 @ 15 =	75 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 6 @ 10 =	60 points
Existing deciduous shrubs - 7 @ 3 =	21 points
Proposed deciduous shrubs - 99 @ 3 =	297 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 0 @ 4 =	0 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 9 @ 2 =	18 points
Total landscape points supplied =	1,371 points

Lot Frontage Landscape Required
(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Latham Drive =	418 LF
Over story trees required 418/30' = 13.9	14 trees
Shrubs required (610/30') x 5 = 76.7	70 shrubs
Over story trees supplied	15 trees
Ornamental/Evergreen trees supplied	9 trees
Shrubs supplied	70 shrubs

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
(20) Canopy Trees				
ABM	4	2 1/2"	Autumn Blaze Maple	BB
CH	1	2 1/2"	Hackberry	BB
Ex.HL	3	6"+	Existing Honeylocust	EX
Ex.M	1	6"+	Existing Maple	EX
Ex.RBC2	6	6"+	Existing River Birch	EX
Ex.WA	2	6"+	Existing White Ash	EX
Ex.LLL	7	6"+	Existing Little Leaf Linden (Street Trees)	EX
SHL	2	2"	Skyline Honeylocust	BB
(9) Ornamental Trees				
ABS	2	6"	Autumn Brilliance Serviceberry	BB
Ex.C	4	6"+	Existing Crab	EX
RJC	2	2"	Red Jade Crab	BB
SSC	1	2"	Spring Snow Crab	BB
(9) Evergreen Trees				
Ex.BS	9	20'+	Existing Colorado Blue Spruce	EX
(106) Deciduous Shrubs				
AC	6	18"	Alpine Currant	Pot
AWS	7	18"	AW Spirea	Pot
BF	12	18"	Bronx Forsythia	Pot
DBH	21	18"	Dwarf Bush Honeysuckle	Pot
DN	2	36"	Diablo Ninebark	Pot
Ex.DBB3	36	36"	Existing Dwarf Burning Bush	EX
ESP	4	24"	Existing Spirea	EX
GLS	41	15"	Gro Low Sumac	Pot
MKL	4	36"	Miss Kim Lilac	Pot
RTD	6	24"	Red Twig Dogwood	Pot
(6) Upright Evergreen Shrubs				
EA	6	5'	Emerald Arborvitae	BB
(9) Perennials				
AJS	4	1 G	Autumn Joy Sedum	Con
LBS	5	1 G	Little Bluestem	Con

NOTES:

- 1) New lawn areas, and disturbed existing lawn areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, straw mat mulch.
- 2) Lawn areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 3) Parking lot islands to be mulched with #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 4) Foundation and other planting beds, and individual tree and shrub groupings in lawn areas to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- 6) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

REACH DANE

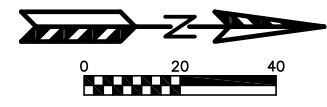
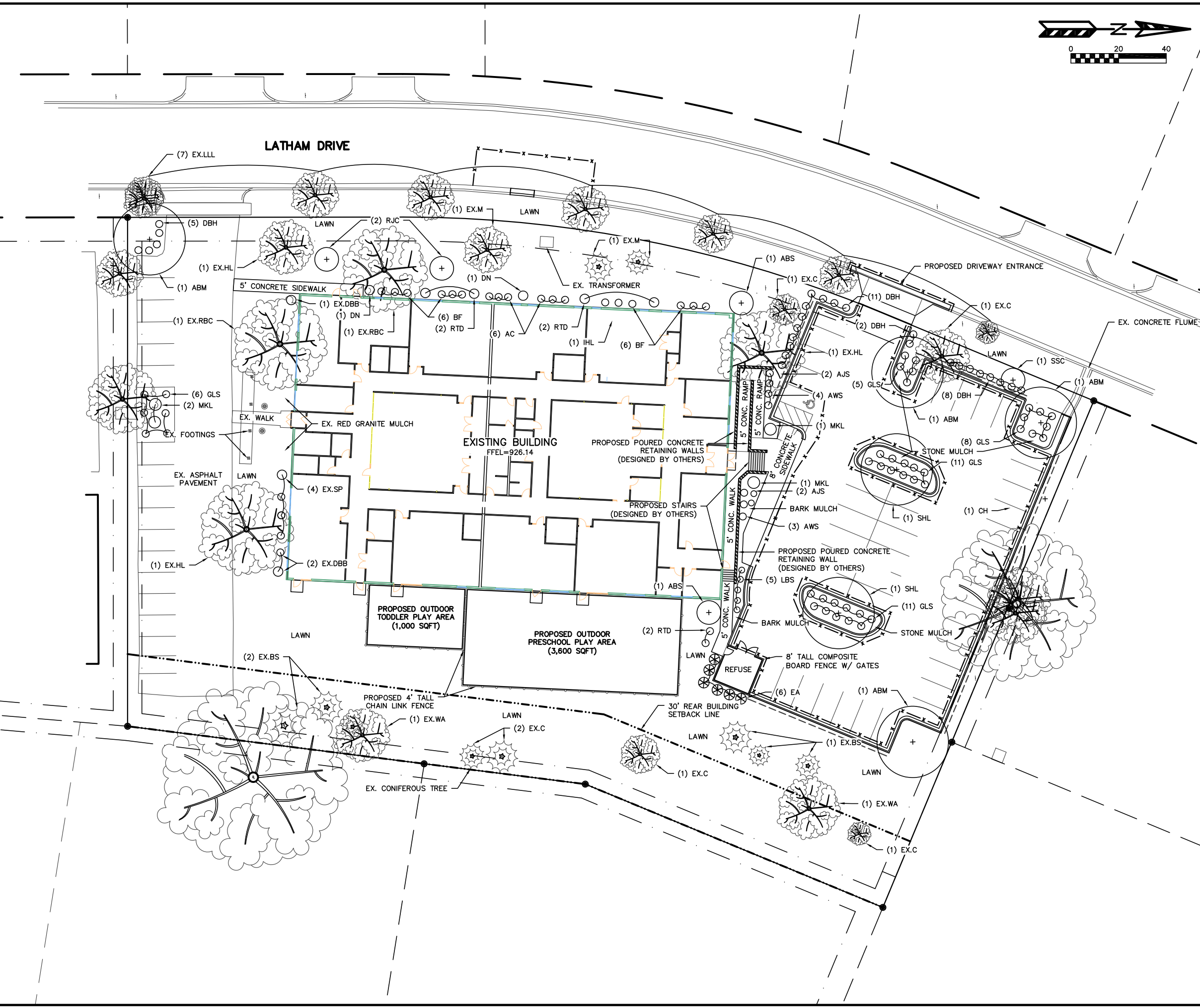
LANDSCAPE PLAN

SHEET: L-1
DATED: OCTOBER 23, 2019

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ALTA/NSPS Land Title Survey

Lot 21, Watson's Middle Addition, being located in the NW 1/4 of the NW 1/4 of Section 2, T.6N., R.9E., City of Madison, Dane County, Wisconsin



Bearings are referenced to the South line of Lot 21, which bears N87°35'03"W on the Dane County Coordinate System

SITE



Vicinity Map

Not to Scale

R=520.00'
Δ=22°36'03"
CH=203.17'
CH=203.26'E
(N137°04'35"E)
203.79'

LOT 21
84,591 sq. ft.
1,942 ACRES

3201 Latham Drive
1-Story Building
Existing
Ground Level 1 ft
21,806 Sq. Ft. ±.

- LEGEND**
- 3/4" Iron Rebar Found
 - 1/2" by 1/4" Iron Rebar Sht. Weighing 1.5 lbs./ft.
 - △ "PK" Nail Set
 - Existing Utility Pole
 - ◇ Street Light
 - ▽ Sign
 - Storm Inlet
 - Water Valve
 - Gas Valve
 - Record Data
 - Boundary Lines per this Survey
 - Dead/Survey Line of Record
 - R/W Line
 - Setback Line
 - Easement Line
 - Underground Gas Line
 - Underground Sewer Line
 - Underground Storm Sewer Line
 - Underground Electric Line
 - Overhead Electric Line
 - Underground Fiber Optic or Telephone Line
 - Overhead Telephone Line
 - Existing Fence Line
 - Section Line

Department of Planning & Community & Economic Development
Building Inspection Division
315 Main, Lower Level, Room 317
P.O. Box 2284
Madison, WI 53702-2284
Phone: (608) 262-4521
Fax: (608) 262-4521
www.dced2000.com

September 18, 2019
QUAM ENGINEERING, LLC
C/O MATTHEW E HOGLUND
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558
Subject: 3201 Latham Drive PIN# 251-0694-022-4510-8

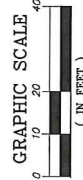
Dear Mr. Hoglund,

- According to applicable zoning ordinances, this property is classified as: IG Industrial- General District.
- The bulk requirements in the district are:
 - Setback of the principal building (s) from the property lines:
 - Front: None
 - Rear: 30 Feet
 - Side: 10 Feet
 - Height of building (s): None
 - Number of required off-street parking spaces: No minimum automobile parking requirement.

Sincerely,

Matthew E. Hoglund
Zoning Administrator

Stamp: September 18, 2019



GRAPHIC SCALE
(IN FEET)

SURVEYOR'S CERTIFICATE:
To Sven Krause, McFarland State Bank and First American Title Insurance Company:

This is to certify, to the best of my knowledge and belief, that this map or plat and the survey upon which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, as published and adopted by ALTA and NSPS and include thereon the 1, 5, 6, 10, 6(B), and 10(C) items of Table A thereof. The fieldwork was completed on September 13th & September 16th, 2019.

Dated this 25th day of September, 2019.



Matthew E. Hoglund
P.L.S., S-1910

DRAFT

Lot 21, Watson's Middle Addition, Madison, WI
ALTA/NSPS LAND TITLE SURVEY
SHEET 1 OF 1
PROJECT NO: MC-24-19
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Title Commitment:

This survey was based on First American Title Insurance Company - ALTA Commitment for Title Insurance No. NCS97240-MAD dated August 30, 2019 at 6:00 A.M. The Commitment identifies BMH Properties, LLC, as the simple owner of the land surveyed hereon.

Legal Description:

Lot Twenty-one (21), Watson's Middle Addition, in the City of Madison, Dane County, Wisconsin.

Table A Items:

Table A items, not depicted or noted otherwise hereon, are as follows:
3. Graphically, the property shown hereon appears to lie in "Zone X - Areas determined to be outside the 0.2% annual chance floodplain" per FEMA Flood Insurance Rate Map No. 59025C04195, map revised January 2, 2009.

5. Vertical elevation data shown is based on NAVD(83) 2011 datum using GEOID19B brought to the site by GPS RTK means using the WISCONSIN system. Original benchmark was Wisconsin Height Mod station "Emil GPS", NGS PID DG4231, which has a record elevation of 891.69' and was verified by a surveyed elevation of 891.67'. The project benchmarks were established on the top nuts of the fire hydrants near the Northwest and Southwest corners of Lot 21 (as shown on the map hereon), with elevations of 914.68' and 923.32', respectively. Contours shown at an interval of one-foot.

11. Locations of utilities shown are based on observed physical structures and marks by members of Diggers - Hotline under Tickets Nos. 20193620270, 2019362294, 20193620313, 20193620337, 20193620348, 20193620402, and 20193620374, and planiprints under Tickets Nos. 20193620424 and 20193620431. Please note there may be other private or public utilities that exist that were not marked or at locations that may vary from the marked locations.

Title Exceptions:

The following are listed as exceptions in the Commitment for Title Insurance by First American Title Insurance Company, Commitment No. NCS97240-MAD dated August 30, 2019. Circled items are plottable items shown hereon:

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
- Easements, claims of easements or encumbrances that are not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that may encroach upon, conflict in boundary lines, siting in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record of the estate or interest or mortgage covered by this Commitment.
- Special taxes, assessments or charges, if any.
- Taxes, special and special for the year 2019, not now due and payable. Tax Parcel No. 25100605-022-0510-8
- Net taxes for the year 2018 in the amount of \$21,924.25 are partially paid. Balance, plus interest and penalty, are now DELINQUENT.
- Rights of tenants, if any, in possession under unrecorded leases.
- Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway or alley purposes.
- All matters as may affect the captioned premises as set forth on the recorded plat of Watson's Middle Addition, recorded as Document No. 1829740, 6' & 10' wide utility easements as shown hereon - see surface drainage direction/patterns to be maintained or changed as approved by the City Engineer.
- Declaration of Conditions and Covenants contained in instrument recorded May 25, 1984 in Volume 5693 of Records, Page 60 as Document No. 1834425. (Agreement for the assessment of the initial installation of street trees and street lights in the adjoining right-of-way)
- Right of Way Grant Underground Electric granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded May 7, 1984 in Volume 5628 of Records, Page 56 as Document No. 1831611. (6' & 10' wide utility easements as shown hereon)
- through 18, are Financing Statements, Mortgages or Assignments of Leases and Rents - see Title Commitment for details.