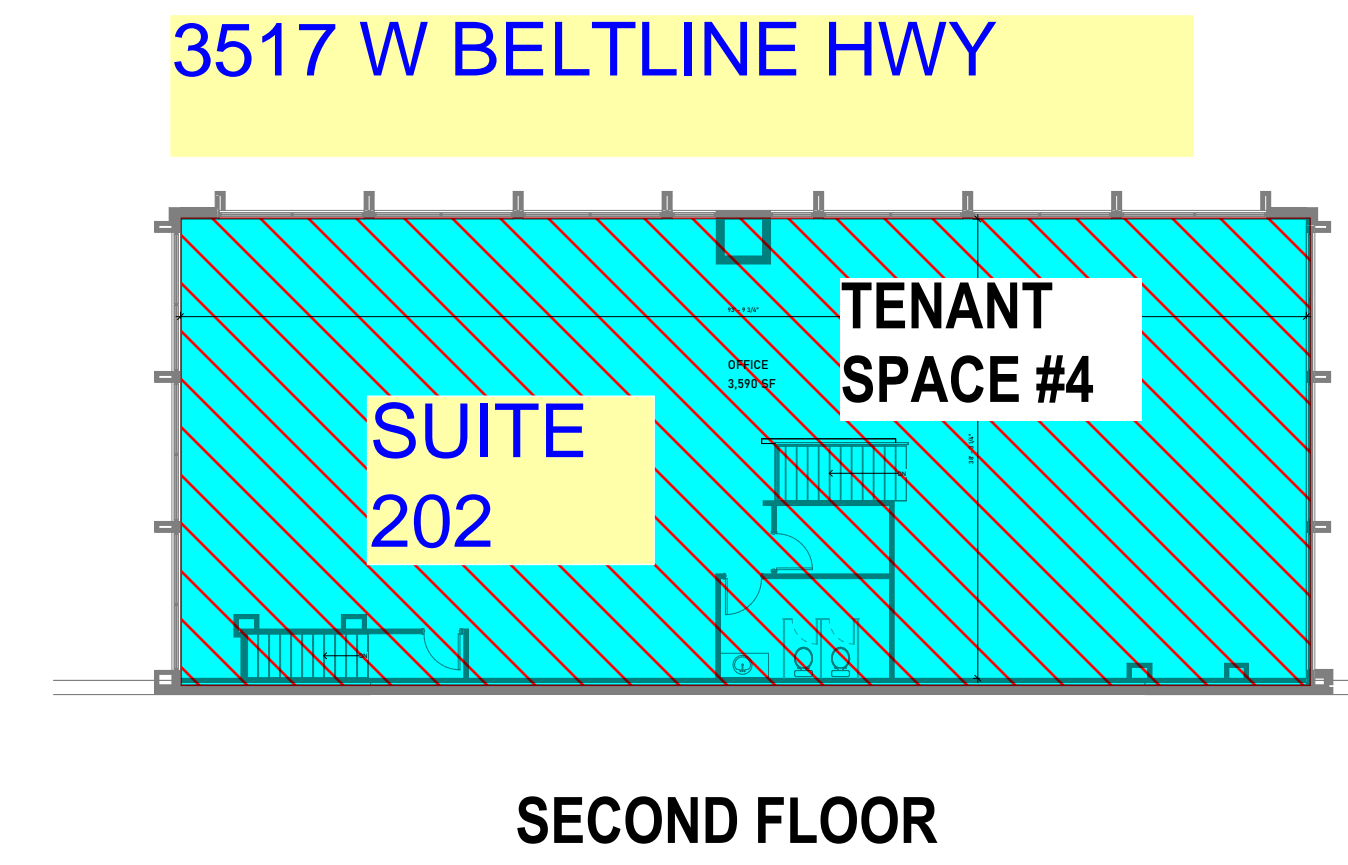
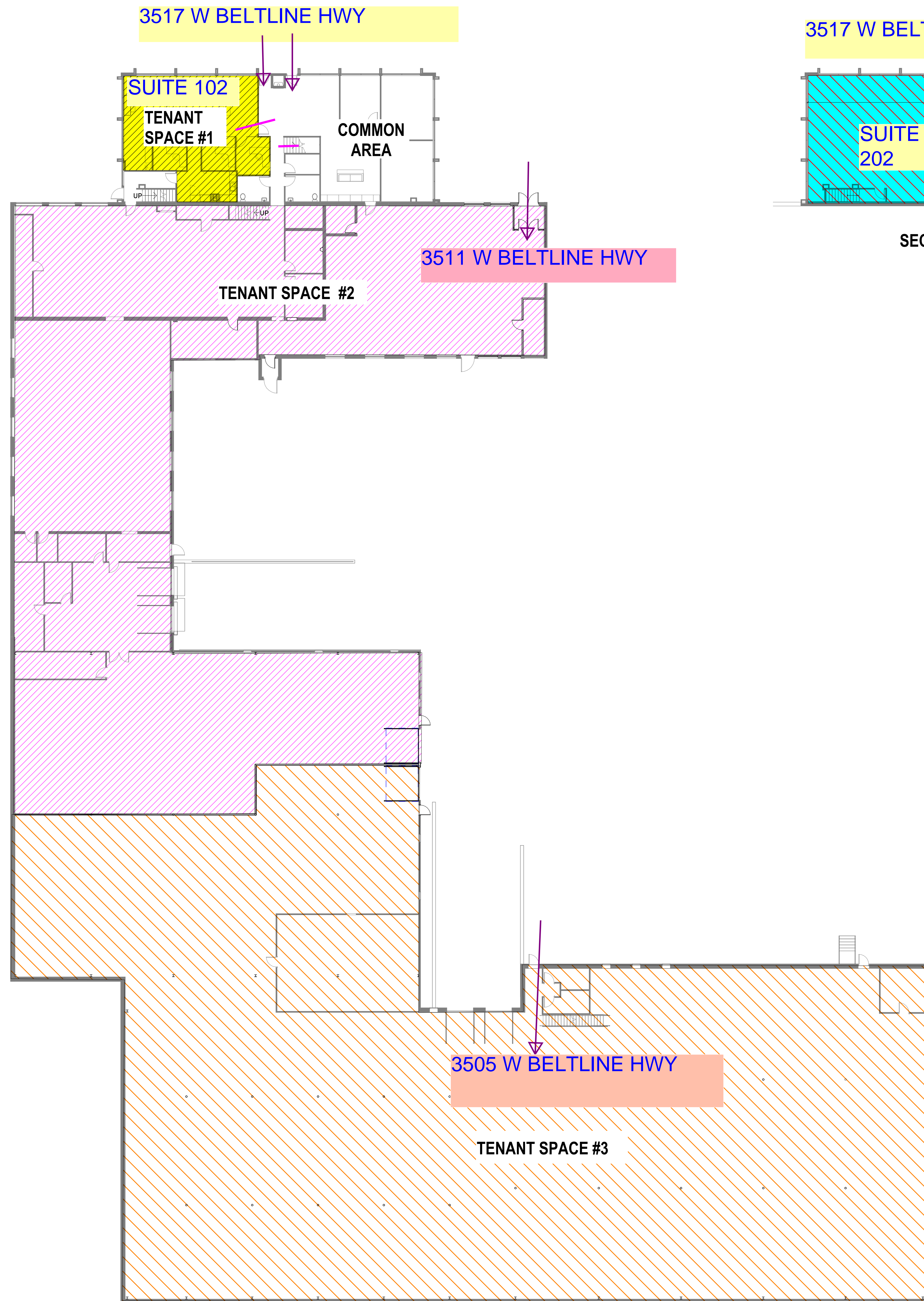


SITE INFORMATION		
ZONING DISTRICT:	SE - SUBURBAN EMPLOYMENT	
PROPOSED TENANT USES:		
REAL ESTATE OFFICE:	PERMITTED USE	
BUSINESS EQUIPMENT SALES & SERVICES:	PERMITTED USE	
COMMERCIAL WAREHOUSE:	EXISTING CONDITIONAL USE	
USE TYPE	PERMITTED USE	
SITE ACREAGE	3.32 AC	
SITE SQUARE FOOTAGE	144,634 SF	
	EXISTING	NEW
BUILDING AREA	53,637 SF (37.1%)	53,637 SF (37.1%)
SITE PAVING	60,372 SF (41.7%)	60,243 SF (41.7%)
TOTAL IMPERVIOUS AREA	114,009 SF (78.8%)	113,880 SF (78.7%)
LANDSCAPE AREA RATIO	30,625 SF (21.2%)	30,754 SF (21.3%)
NON-CONFORMING SITE COVERAGE - EXPANSION NOT ALLOWED		
PARKING REQUIREMENTS		
TRANSIT ORIENTED DISTRICT:	NO	
REAL ESTATE OFFICE:	1 PER 400 SF, MIN TO 1 PER 200SF, MAX	
AREA = 7,592 SF	19-38 STALLS REQUIRED	
BUS. EQUIP. SALES & SERVICE:	1 PER 400 SF, MIN TO 1 PER 200SF, MAX	
AREA = 18,587 SF	47-94 STALLS REQUIRED	
COMMERCIAL WAREHOUSE:	NO MINIMUM	
# REGULAR STALLS PROVIDED	74	
# H.C. STALLS PROVIDED	5	
# BIKE STALLS REQUIRED	1 PER 2,000 SF	
# BIKE STALLS PROVIDED	14	
BULK REGULATIONS		
BUILDING HEIGHT	22 FT	
# FLOORS	2	
MIN. LOT WIDTH	65 FT	
FRONT YARD SETBACK	5 FT (CURB SEPARATION + 15 FT)	
SIDEYARD SETBACK	15 FT	
REAR SETBACK	30 FT	
MIN. LANDSCAPE SURFACE RATIO	25 %	
MAX. LOT COVERAGE	75 %	
MIN. LOT AREA	20,000 SF	
MAX. BUILDING HEIGHT	5 STORIES/68 FT	





**ONE DESIGN & ENGINEERING**  
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**COMMERCIAL OFFICE REMODEL**  
3571 W. Beltline Hwy  
Madison, WI 53713

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**FLOOR PLAN - OVERALL**

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Project Name: 25-028  
Project #: 3571 W. Beltline Hwy  
Issued for: Concept Design  
Date: 1/16/2026  
Sheet Title: FLOOR PLAN - OVERALL  
Sheet Number: A100

## EXHIBIT C

### LEASED PREMISES FLOOR PLAN

The Leased Premises is the total area below in BLUE SPACE, and its allocated share of the Shared Access and Loading Areas shown below

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