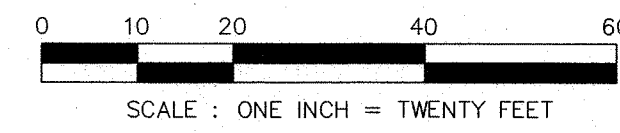


TOPOGRAPHIC SURVEY

LOT 2, CERTIFIED SURVEY MAP NUMBER 4571, RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS PAGE 58, AS DOCUMENT NUMBER 1865723, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN. TOGETHER WITH PERMANENT RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS CREATED IN VOLUME 6489 OF RECORDS, PAGE 38, AS DOCUMENT NUMBER 1867479. LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.



- LEGEND**
- FOUND NAIL
 - 3/4" SOLID IRON ROD FOUND UNLESS NOTED
 - 1.25" IRON PIPE FOUND UNLESS NOTED
 - ✕ FOUND CHISELED "X" IN CONCRETE
 - MAG NAIL SET
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - ✕ 851.3 SPOT ELEVATION
 - OH — OVERHEAD UTILITY WIRE
 - G — BURIED GAS LINE
 - WM — WATER MAIN
 - SAN — SANITARY SEWER
 - ST — STORM SEWER
 - UT — BURIED TELEPHONE
 - UE — BURIED ELECTRIC
 - UTV — BURIED CABLE ACCESS TELEVISION LINE
 - FO — BURIED FIBER OPTIC
 - WATER VALVE
 - GAS VALVE
 - Ⓜ GAS METER
 - Ⓐ AIR CONDITIONER
 - Ⓢ TV PEDESTAL
 - Ⓢ ELECTRIC PEDESTAL
 - Ⓢ UTILITY POLE
 - Ⓢ LIGHT POLE
 - Ⓢ GROUND LIGHT
 - Ⓢ TELEPHONE PEDESTAL
 - Ⓢ FIRE HYDRANT
 - SIGN
 - GUY WIRE
 - Ⓢ MAILBOX
 - BOLLARD
 - Ⓢ STORM SEWER INLET
 - Ⓢ ELECTRIC MANHOLE
 - Ⓢ TELEPHONE MANHOLE
 - Ⓢ STORM SEWER MANHOLE
 - Ⓢ UTILITY HANDHOLE
 - Ⓢ STORM SEWER STRUCTURE
 - Ⓢ SANITARY SEWER MANHOLE
 - Ⓢ DECIDUOUS TREE (DBH IN INCHES)
 - Ⓢ CONIFEROUS TREE (DBH IN INCHES)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. The lots and terraces were snow covered at the time of the survey.
- 4) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 5) Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Number 20204914977 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline. The lots and terraces were snow covered at the time of the survey. No utility markings found.
- 6) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network.
- 7) Date of field work: 12/22/2020-12/23/2020 & 01/05/2021-01/06/2021

DESCRIPTION FURNISHED: - Deed Doc. No. 4580799

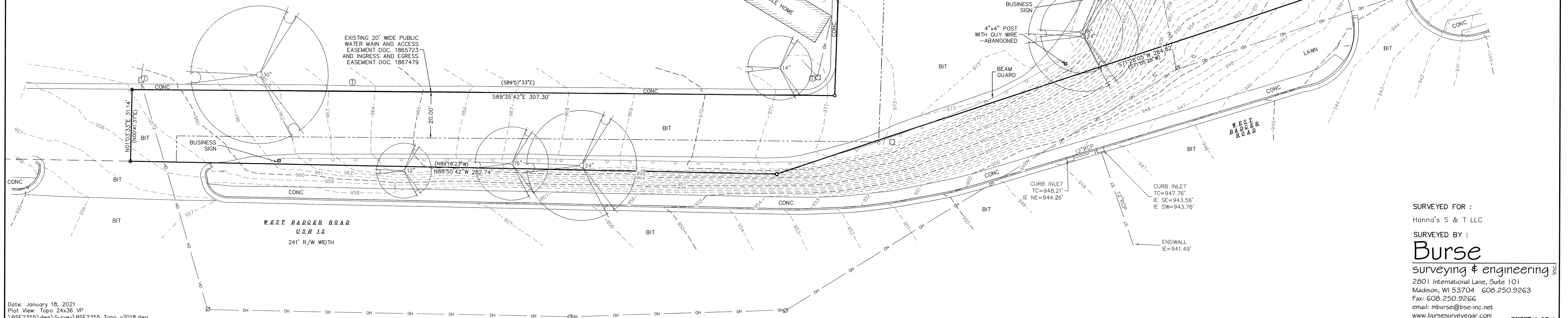
Lot 2, Certified Survey Map 4571, recorded in Volume 20 of Certified Survey Maps page 58, as document number 1865723, in the Town of Madison, Dane County, Wisconsin, together with permanent reciprocal easements for ingress and egress created in Volume 6489 of records page 38 as document number 1867479.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 18 day of JANUARY, 2021.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



Curve Table (DISTANCES IN FEET)				
Curve #	Length	Radius	Delta	Chord Length
C1	130.40	104.32	71°37'04"	122.07(122.12)

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

SURVEYED FOR :
Hanna's S & T LLC

SURVEYED BY :

Burse

surveying & engineering

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

LOT 2, CERTIFIED SURVEY MAP NUMBER 4571, RECORDED IN VOLUME 20 OF
CERTIFIED SURVEY MAPS PAGE 58, AS DOCUMENT NUMBER 1865723, IN THE
TOWN OF MADISON, DANE COUNTY, WISCONSIN. TOGETHER WITH PERMANENT
RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS CREATED IN VOLUME 6489
OF RECORDS, PAGE 38, AS DOCUMENT NUMBER 1867479. LOCATED IN THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP
07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

Curve Table (DISTANCES IN FEET)					
Curve #	Length	Radius	Delta	Chord Direction	Chord Len
C1	130.40	104.32	71°37'04"	S37°21'08"E (S37°46'05"E)	122.07(122

DIGGERS HOTLINE
Dial **811** or (800) 242-8511
www.DiggersHotline.com

- LEGEND**
- FOUND NAIL
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- ⊙ 1.25" IRON PIPE FOUND UNLESS NOTED
- ✕ FOUND CHISELED "X" IN CONCRETE
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- Ⓜ ELECTRIC PEDESTAL
- Ø UTILITY POLE
- Ⓜ LIGHT POLE
- Ⓜ GROUND LIGHT
- Ⓜ TELEPHONE PEDESTAL
- Ⓜ FIRE HYDRANT
- SIGN
- ∪ GUY WIRE
- Ⓜ MAILBOX
- BOLLARD
- Ⓜ STORM SEWER INLET
- Ⓜ ELECTRIC MANHOLE
- Ⓜ TELEPHONE MANHOLE
- Ⓜ STORM SEWER MANHOLE
- Ⓜ UTILITY HANDHOLE
- STORM SEWER STRUCTURE
- Ⓜ SANITARY SEWER MANHOLE
- Ⓜ DECIDUOUS TREE (DBH IN INCHES)
- Ⓜ CONIFEROUS TREE (DBH IN INCHES)
- () INDICATES RECORDED AS

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
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- 6) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network.
- 7) Date of field work: 12/22/2020-12/23/2020 & 01/05/2021-01/06/2021

DESCRIPTION FURNISHED: — Deed Doc. No. 4580799

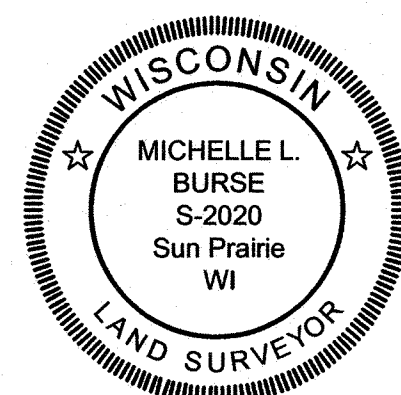
Lot 2, Certified Survey Map 4571, recorded in Volume 20 of Certified Survey Maps page 58, as document number 1865723, in the Town of Madison, Dane County, Wisconsin. Together with permanent reciprocal easements for ingress and egress created in Volume 6489 of records page 38 as document number 1867479.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 18 day of JANUARY, 2021.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



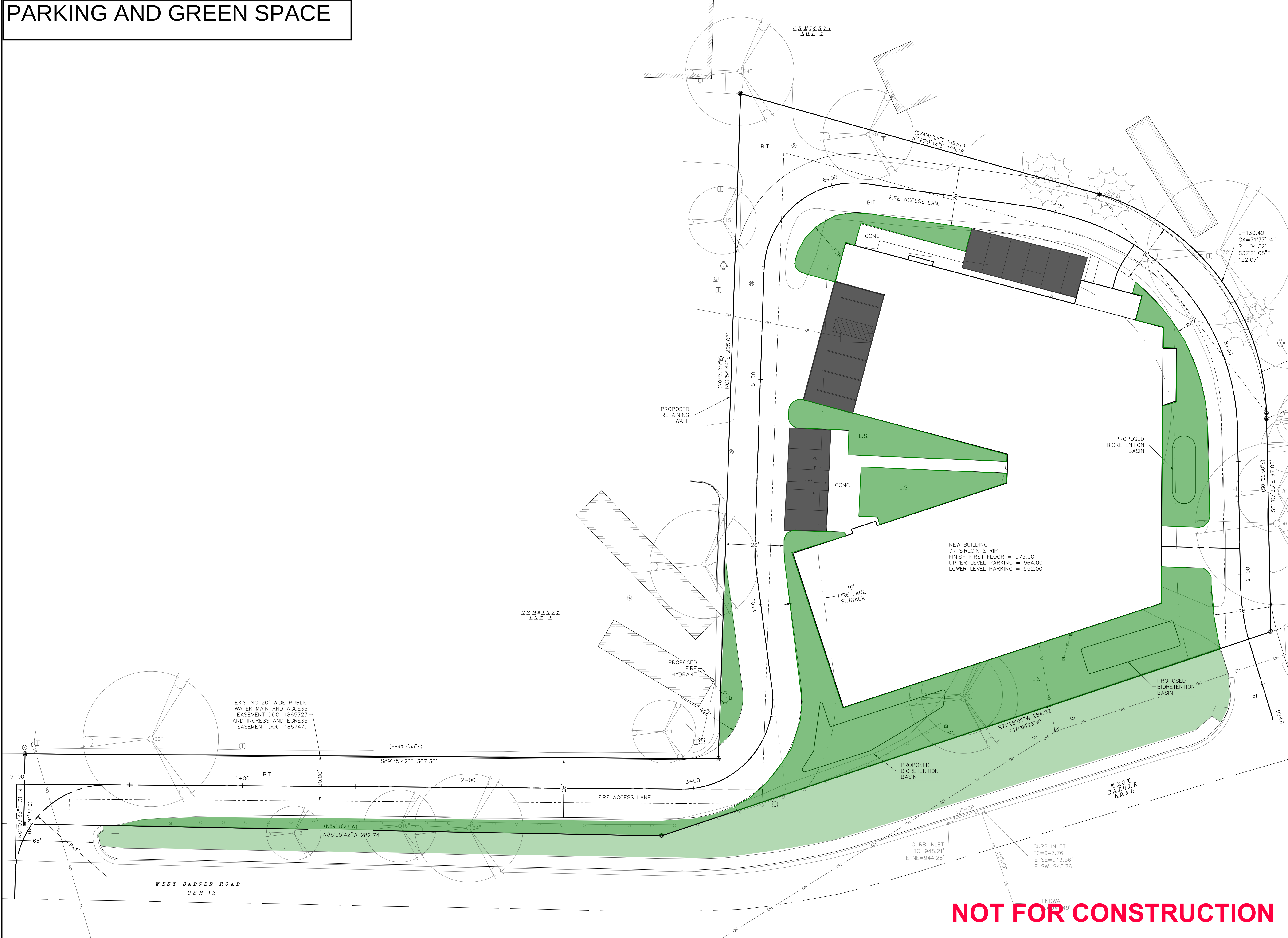
SURVEYED FOR :
Hanna's S & T LLC

SURVEYED BY :

Burse
surveying & engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.burseurveyenr.com

SHEET 1 OF 1

PARKING AND GREEN SPACE



NOT FOR CONSTRUCTION



2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com



APPROVALS
PROJECT ENG:
MLB
DESIGNED BY:
DRH
DRAWN BY:
DRH
CHECKED BY:
PDF
APPROVED:
MLB

SERENITY LOFTS
77 SIRLOIN STRIP
MADISON, WI 53713

JULIAN WALTERS

MADISON, WI

PROJECT #: BSE2355
PLOT DATE: 2/23/2022

[illegible]

ISSUE DATES:
1/6/2025

CONCEPTUAL CIVIL SITE PLAN

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DRAWING NUMBER

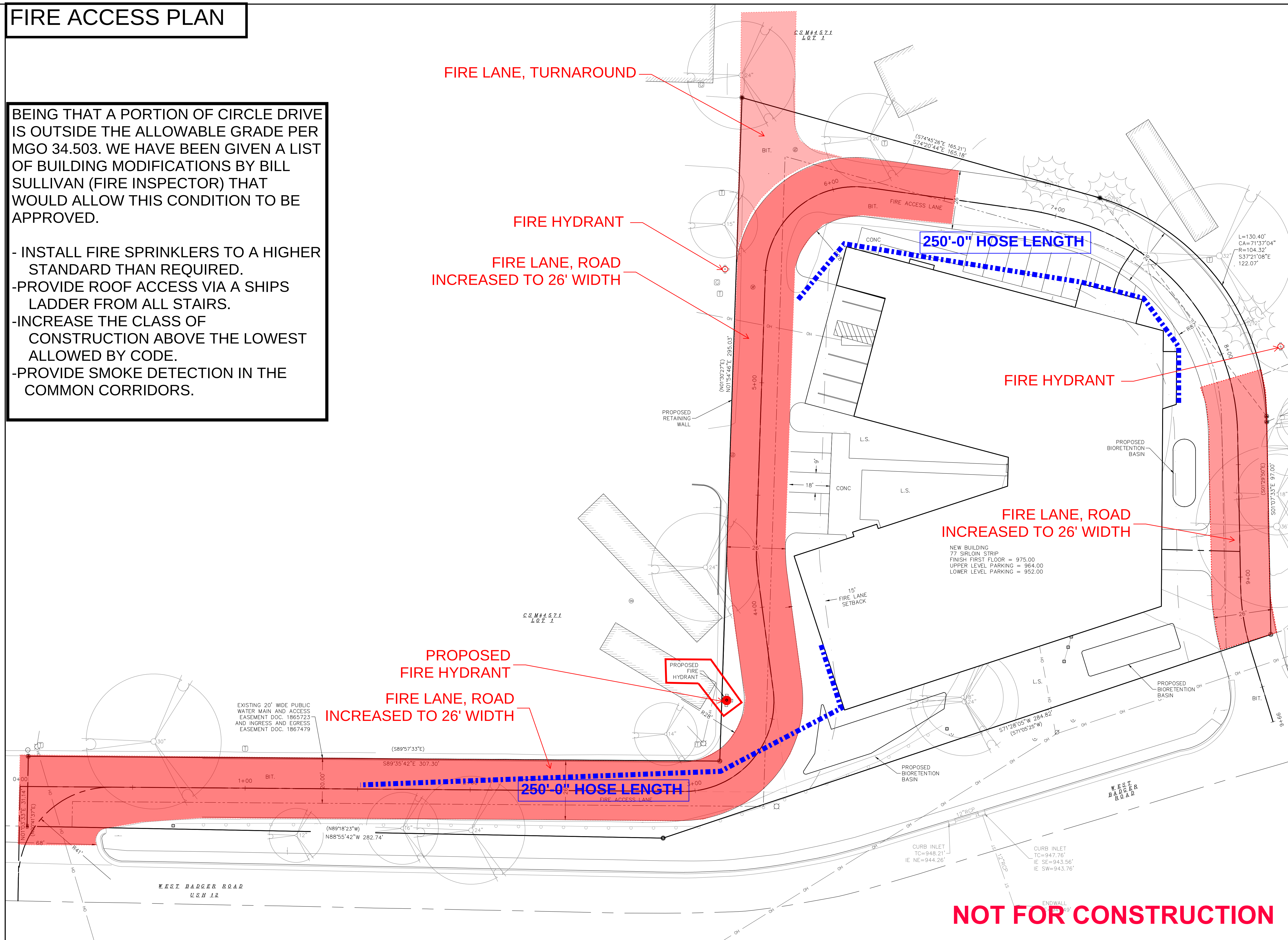
C-100

Printed: Feb 23, 2022 - 12:14pm Printed By: survey

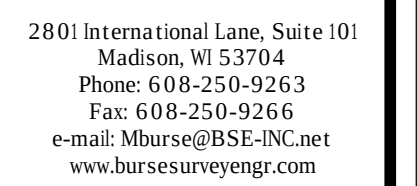
M:\BSE2355\dwg\Engineering\BSE2355 Eng.dwg

BEING THAT A PORTION OF CIRCLE DRIVE IS OUTSIDE THE ALLOWABLE GRADE PER MGO 34.503. WE HAVE BEEN GIVEN A LIST OF BUILDING MODIFICATIONS BY BILL SULLIVAN (FIRE INSPECTOR) THAT WOULD ALLOW THIS CONDITION TO BE APPROVED.

- INSTALL FIRE SPRINKLERS TO A HIGHER STANDARD THAN REQUIRED.
- PROVIDE ROOF ACCESS VIA A SHIPS LADDER FROM ALL STAIRS.
- INCREASE THE CLASS OF CONSTRUCTION ABOVE THE LOWEST ALLOWED BY CODE.
- PROVIDE SMOKE DETECTION IN THE COMMON CORRIDORS.



NOT FOR CONSTRUCTION



APPROVALS
PROJECT ENG:
MLB
DESIGNED BY:
DRH
DRAWN BY:
DRH
CHECKED BY:
PDF
APPROVED:
MLB

SERENITY LOFTS
77 SIRLOIN STRIP
MADISON, WI 53713
JULIAN WALTERS
MADISON, WI

PROJECT #:	BSE2355
PLOT DATE:	2/23/2022

[illegible]

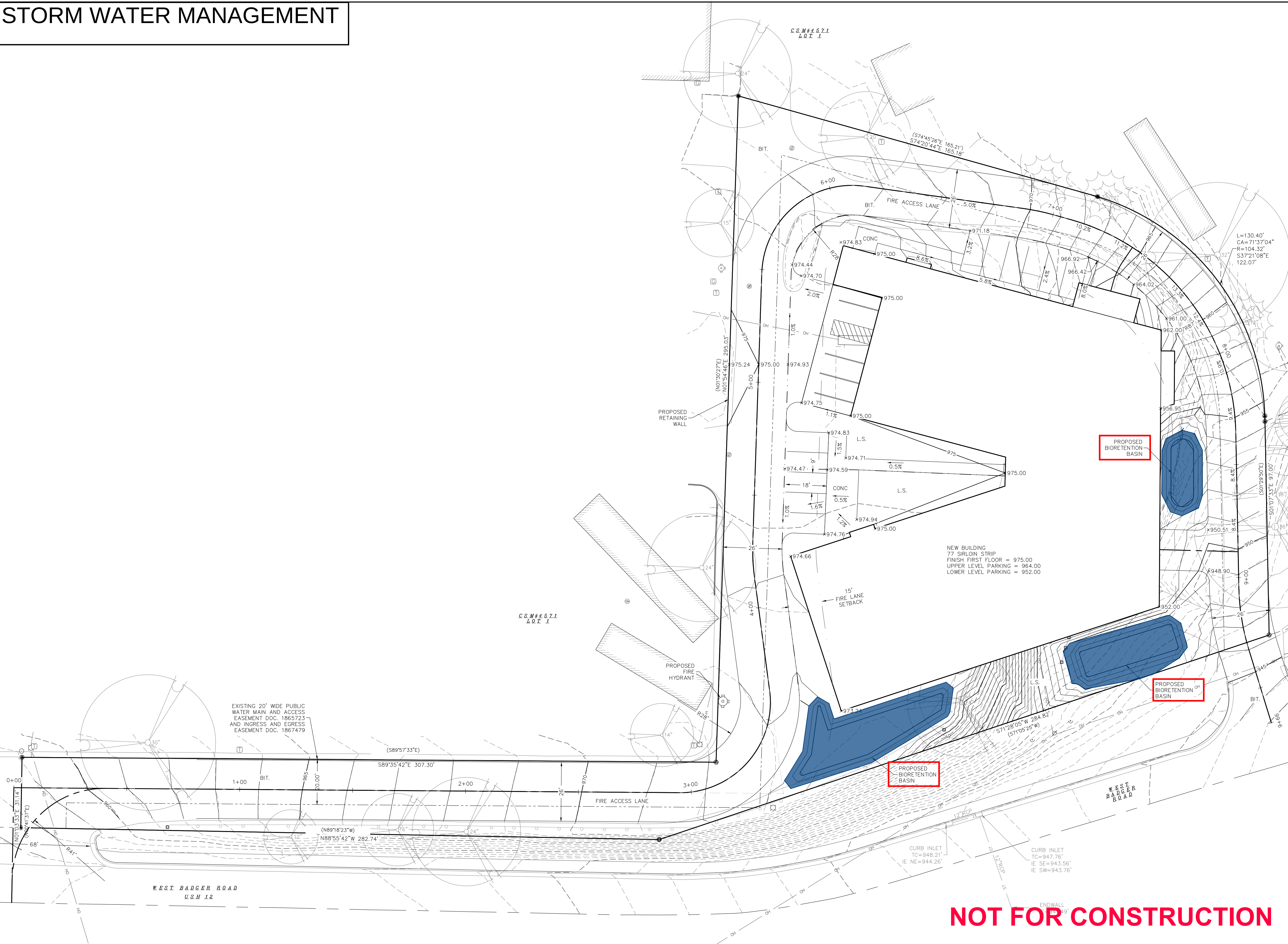
ISSUE DATES:
1/6/2025

CONCEPTUAL CIVIL
SITE PLAN

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DRAWING NUMBER
C-200

STORM WATER MANAGEMENT



Burse
Surveying and Engineering, Inc.

2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	MLB	DRH	PDF	MLB
PROJECT ENG.	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED

SERENITY LOFTS
77 SIRLOIN STRIP
MADISON, WI 53713
JULIAN WALTERS
MADISON, WI

PROJECT #: BSE2355
PLOT DATE: 2/23/2022

REVISION DATES:

ISSUE DATES:

1/6/2025

CONCEPTUAL GRADING
PLAN

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DRAWING NUMBER

C-300

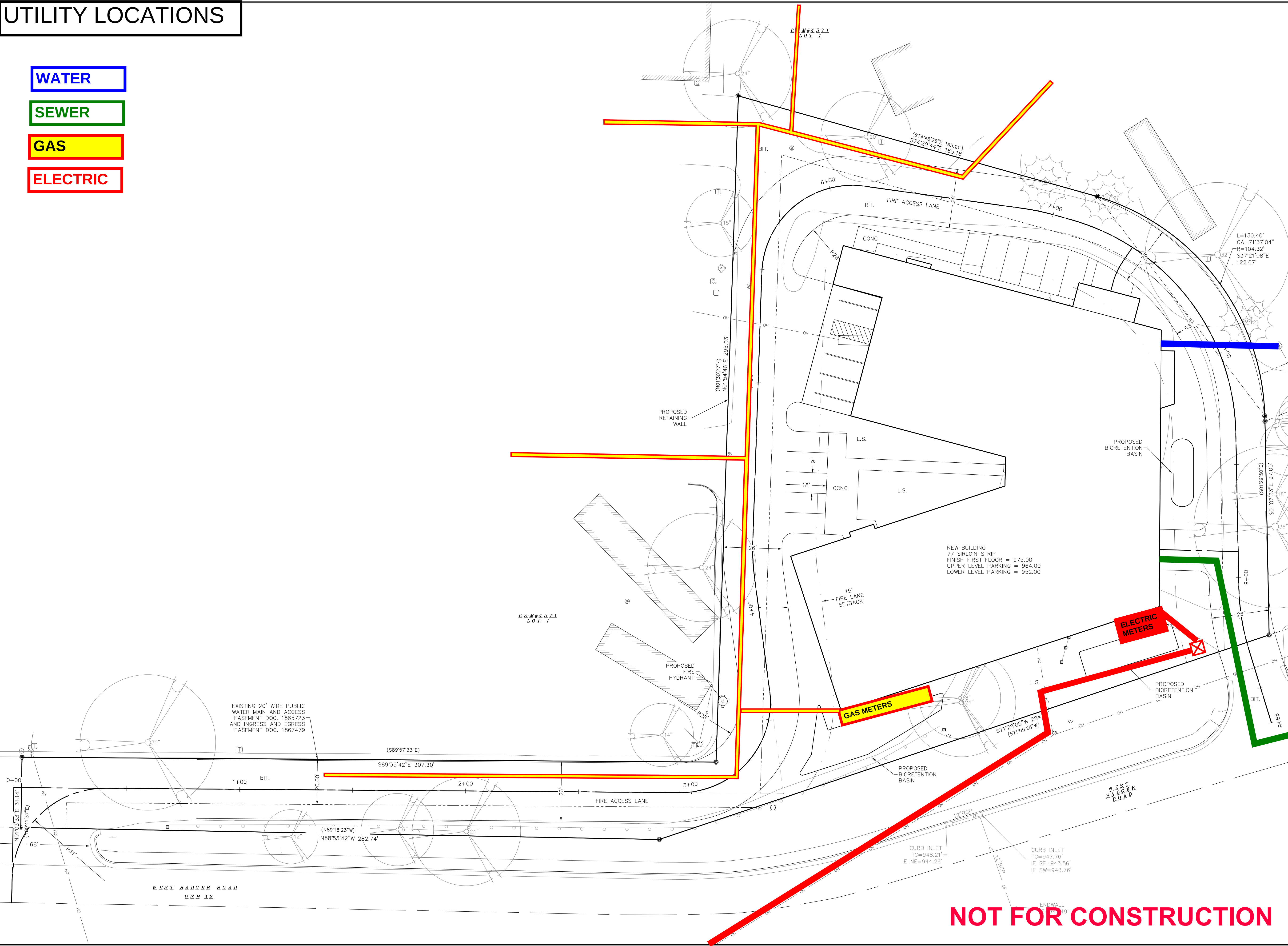
UTILITY LOCATIONS

WATER

SEWER

GAS

ELECTRIC



Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: MBurse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DRH	DRAWN BY	DPH	CHECKED BY	PDF	APPROVED	MLB

SERENITY LOFTS
77 SIRLOIN STRIP
MADISON, WI 53713
JULIAN WALTERS
MADISON, WI

PROJECT #: BSE2355
PLOT DATE: 2/23/2022

REVISION DATES:

ISSUE DATES: 1/6/2025

CONCEPTUAL CIVIL
SITE PLAN

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DRAWING NUMBER
C-400

D

BUS STOPS WITHIN A HALF MILE:
BADGER AND OVERPASS - WB/ EB
W BADGER AND COLONIAL HEIGHTS - WB/ EB
SOUTH TRANSFER POINT
S PARK AND BUICK - SB
BUCK AND TAFT - EB/ WB
N RUSK AND E RUSK - EB/ WB
N RUSK AND E RUSK - NB
N RUSK AND NYGARD - NB/ SB
PHEASANT RIDGE AND QUAIL RUN - NB/ SB

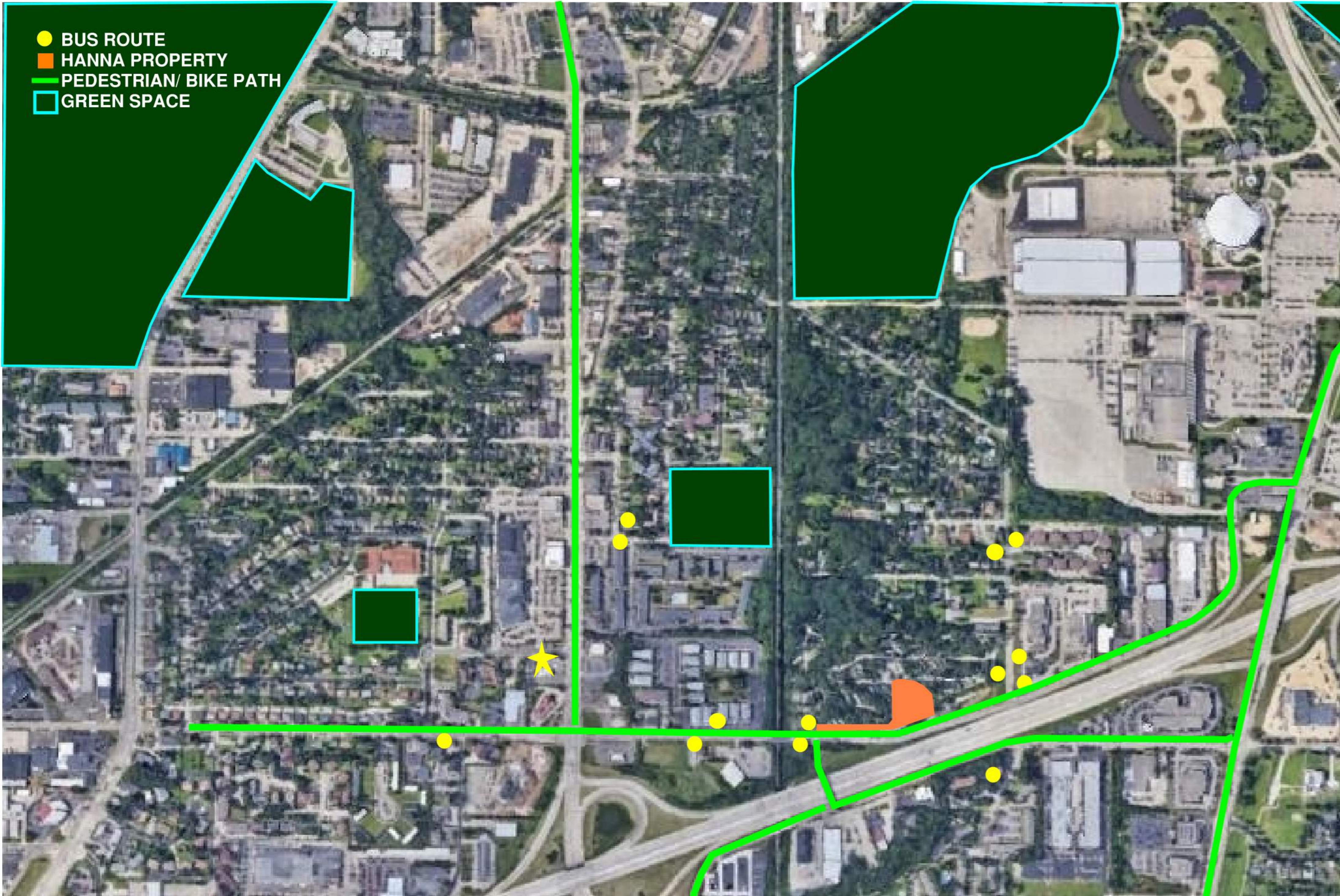
NEARBY SCHOOLS:
LINCOLN ELEMENTARY SCHOOL
MADISON COLLEGE
JAMES C WRIGHT MIDDLE SCHOOL
BADGER ROCK MIDDLE SCHOOL

RECREATIONAL AREAS:
PENN PARK
QUANN PARK
GOODMAN PARK AND POOL
DWAINE F BOWMAN PARK

C

B

A



Serenity Lofts

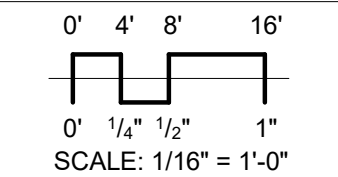
77 Sirloin Strip
Madison, WI

Project Status

2025.01.06	CONCEPT
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PROJ. #: 24206-01

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ARCHITECTURE 2025



LOCAL
TRANSPORTATION

C-500

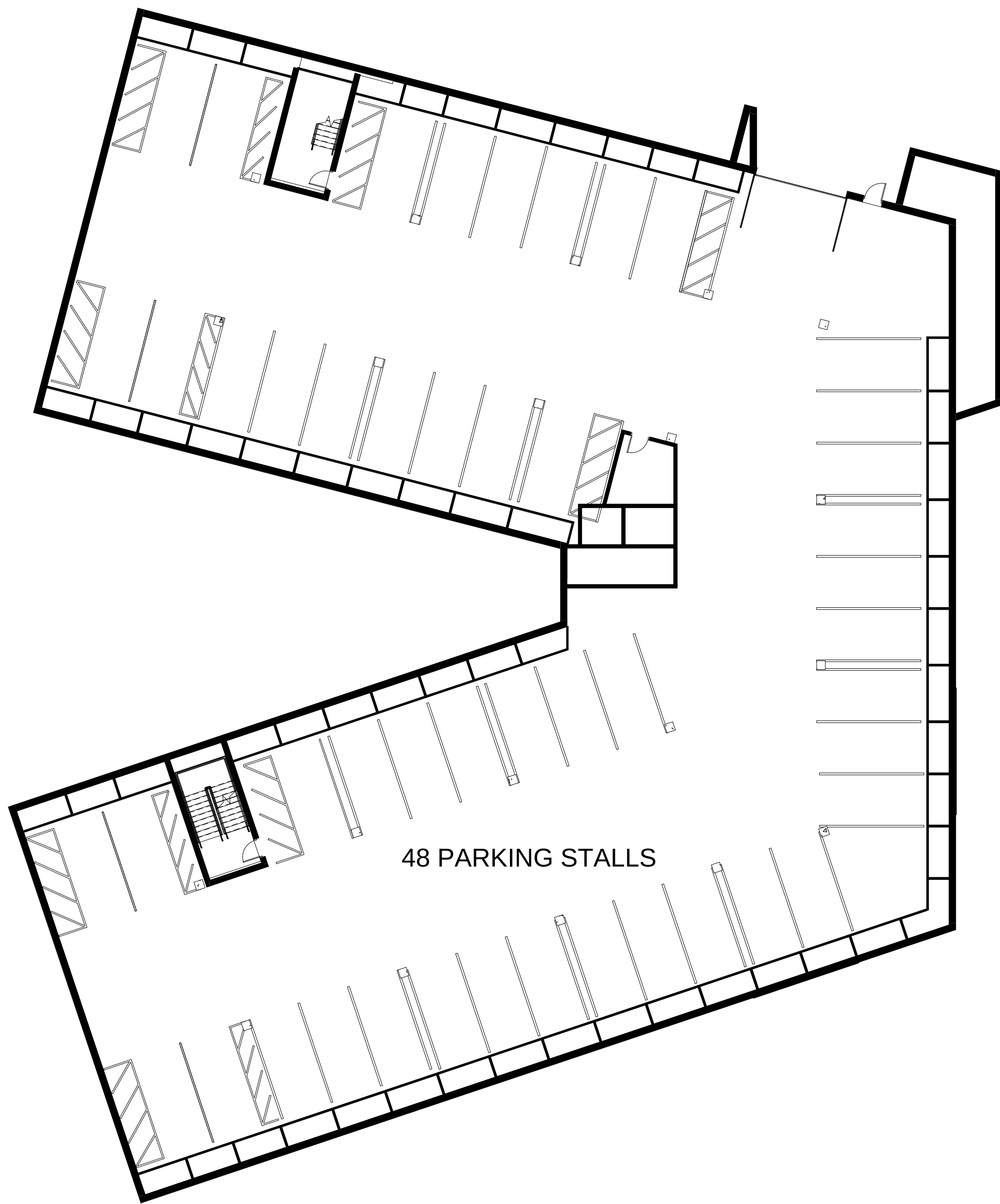
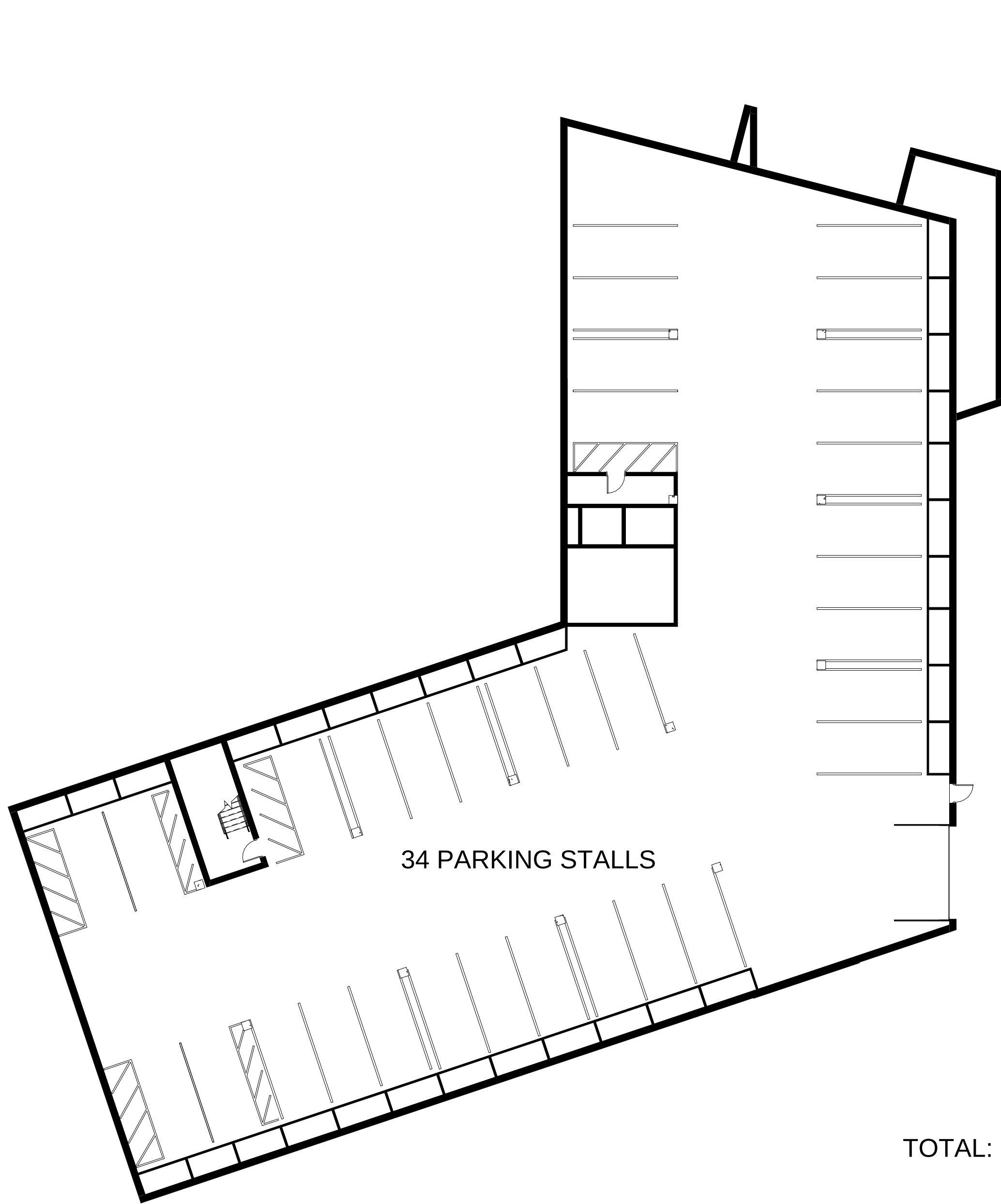
PRELIMINARY

D

C

B

A



TOTAL: 82 PARKING STALLS

1 LOWER LEVEL PARKING PLAN
1/16" = 1'-0"

2 UPPER LEVEL PARKING PLAN
1/16" = 1'-0"

SERENITY LOFTS

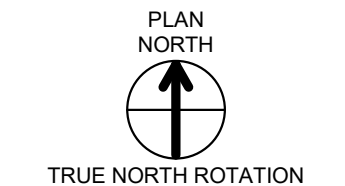
77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

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ARCHITECTURE 2025



0' 4' 8' 16'
0' 1/4" 1/2" 1"
SCALE: 1/16" = 1'-0"

PARKING
PLANS

A101

PRELIMINARY

A
B
C
D

1

2

3

4

uni

UNIT COUNTS: 16 total
STUDIO: 2
1 BEDROOM: 11
2 BEDROOM: 3
3 BEDROOM: 0

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- MECHANICAL
- STUDIO



SERENITY LOFTS

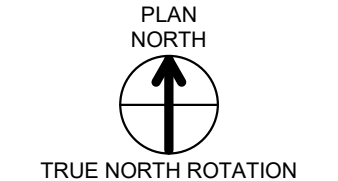
77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

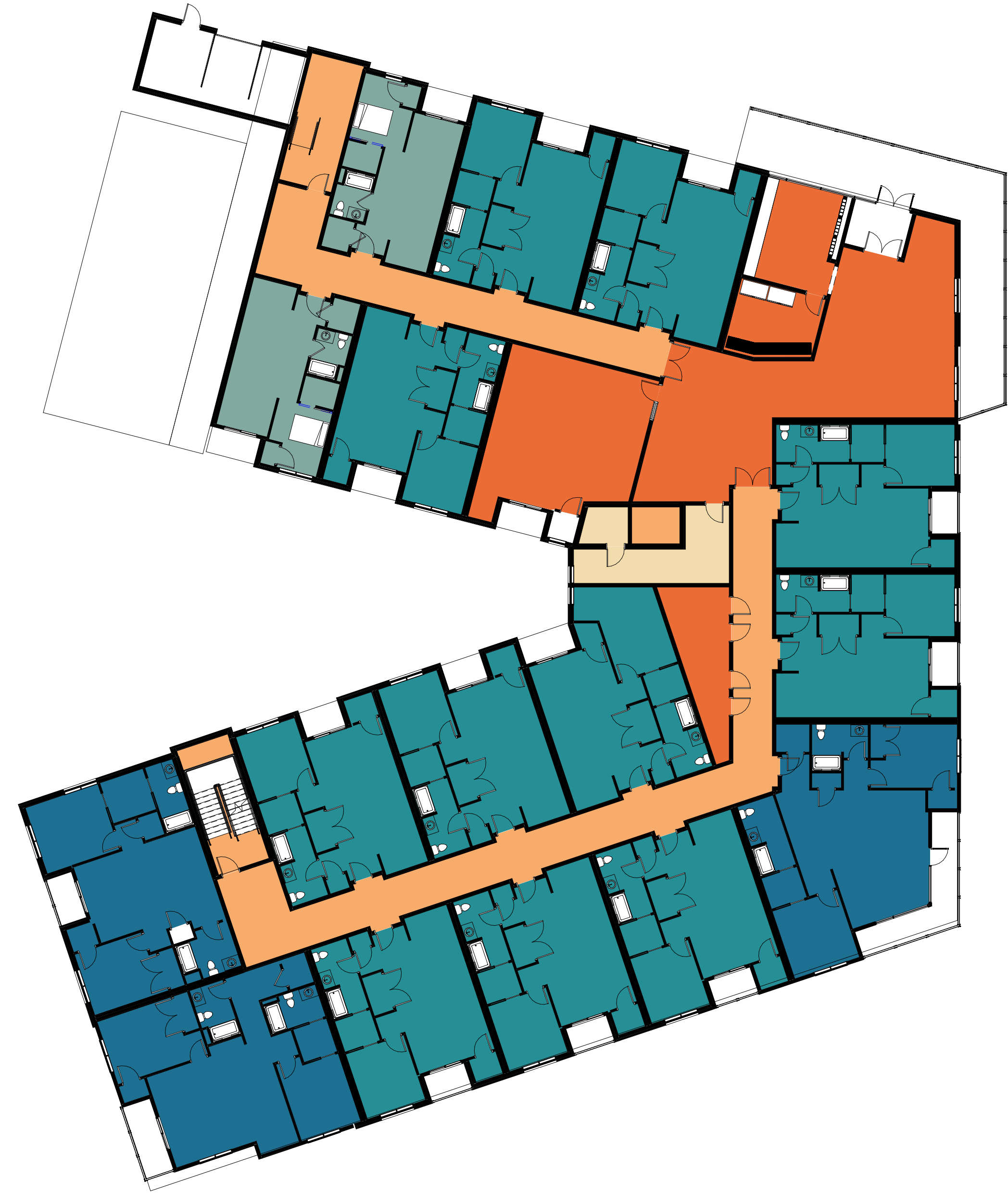
PROJ. #: 24206-01

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ARCHITECTURE 2025



0' 4' 8' 16'
0' 1/4" 1/2" 1"
SCALE: 1/16" = 1'-0"

FIRST FLOOR
PLAN



1 FIRST FLOOR
1/16" = 1'-0"

PRELIMINARY

A102

D

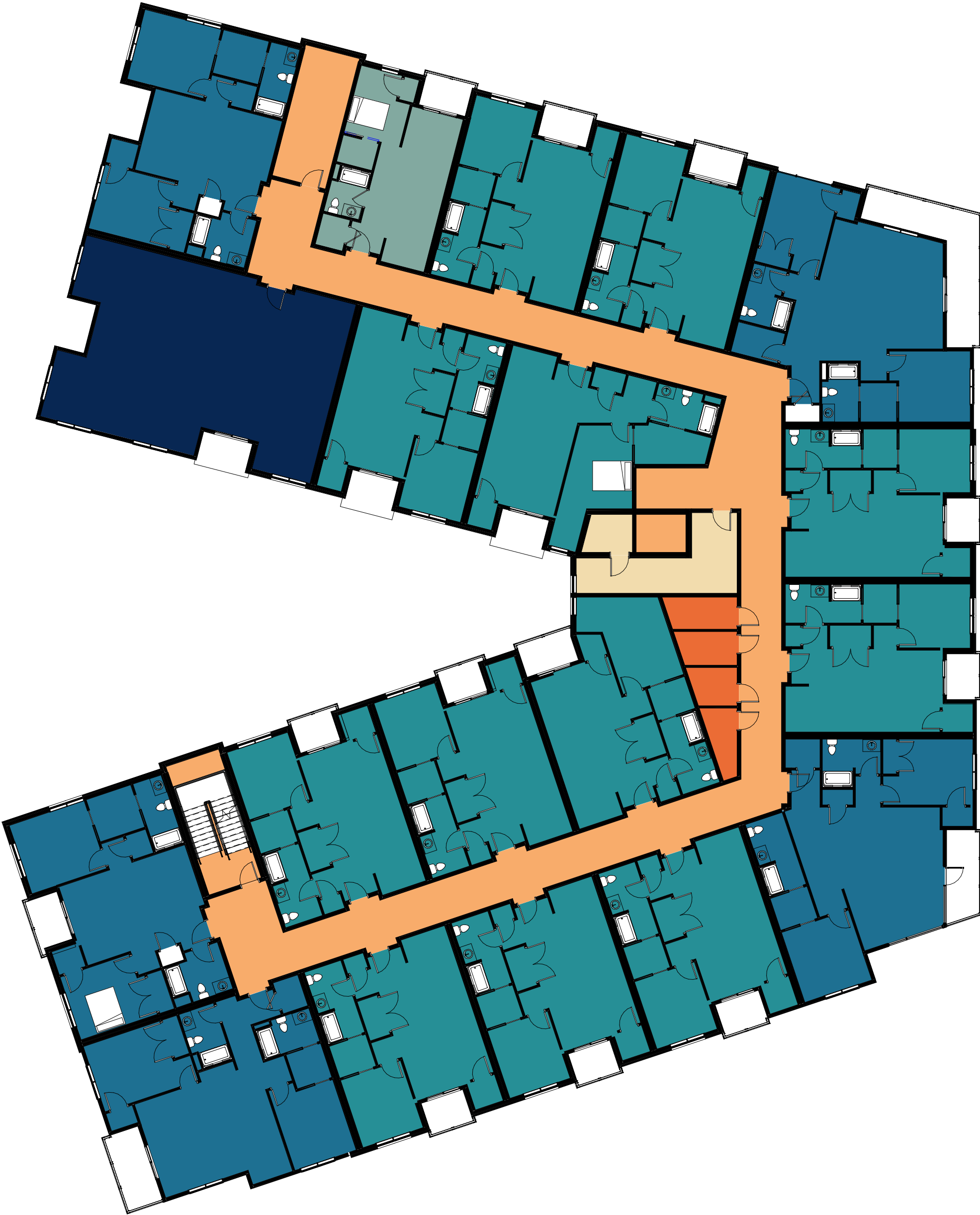
C

B

A

UNIT COUNTS: 38 total
STUDIO: 1 x 2 = 2
1 BEDROOM: 12 x 2 = 24
2 BEDROOM: 2 x 2 = 10
3 BEDROOM: 1 x 2 = 2

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- MECHANICAL
- STUDIO



2 SECOND / THIRD FLOOR

1/16" = 1'-0"

SERENITY LOFTS

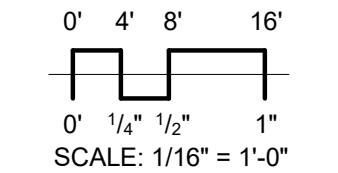
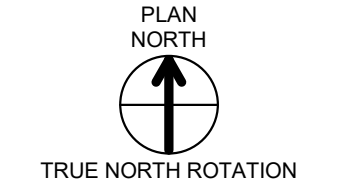
77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

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ARCHITECTURE 2025



SECOND/THIRD
FLOOR PLAN

A103

PRELIMINARY

D

C

B

A

UNIT COUNTS: 17 total
STUDIO: 1
1 BEDROOM: 12
2 BEDROOM: 4
3 BEDROOM: 0

FINAL DESIGN SOLUTION WILL ADD 3 STUDIO UNITS

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AMENITY
- CIRCULATION
- MECHANICAL
- STUDIO

SERENITY LOFTS

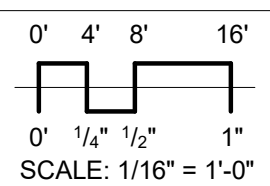
77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

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ARCHITECTURE 2025



FOURTH
FLOOR PLAN

A104

3 FOURTH FLOOR
1/16" = 1'-0"

PRELIMINARY



C1 NORTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

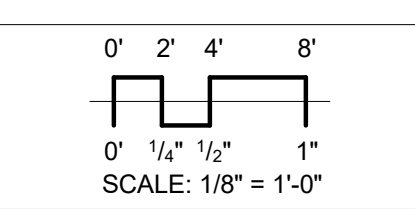
SERENITY LOFTS

**77 SIRLOIN STRIP
MADISON, WI**

Project Status

2025.01.06	CONCEPT

PROJ. #:	24206-01
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**EXTERIOR
ELEVATIONS**

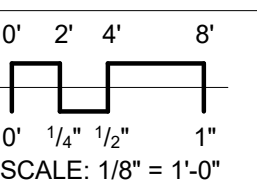


SERENITY LOFTS

**77 SIRLOIN STRIP
MADISON, WI**

[illegible]

PROJ. #:	24206-01
 SKETCHWORKS ARCHITECTURE 2025	



EXTERIOR ELEVATIONS

A202

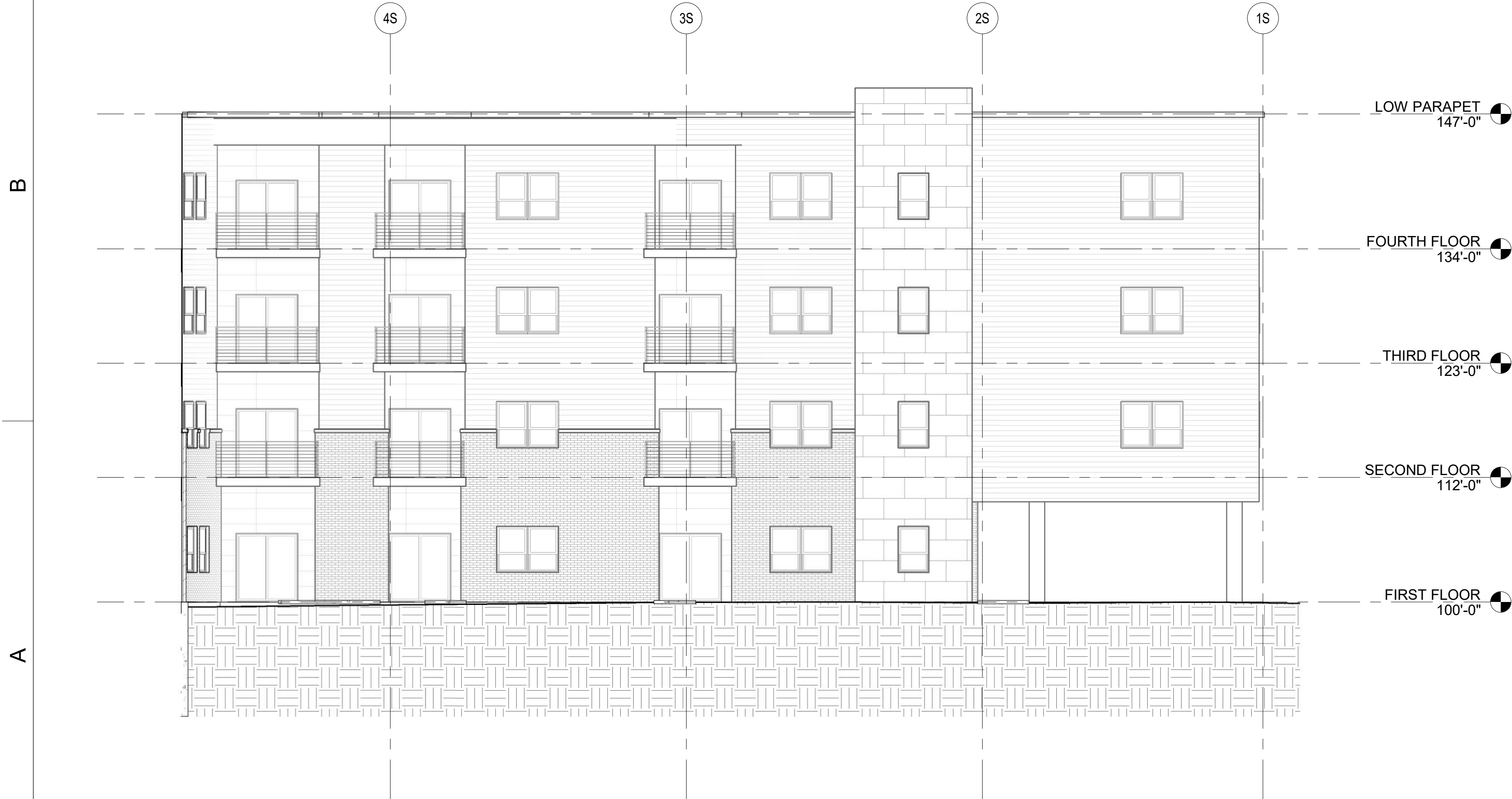
PRELIMINARY

Autodesk Docs \Serenity Lofts\Serenity Lofts.rvt

1/9/2025 3:32:59 PM



C1 SOUTHWEST ELEVATION
1/8" = 1'-0"



A1 SOUTH COURTYARD ELEVATION
1/8" = 1'-0"

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

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ARCHITECTURE 2025

0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATIONS



PROJ. #: 24206-01

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ARCHITECTURE 2025

0' 2' 4' 8'

0' 1/4" 1/2" 1"

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

A202

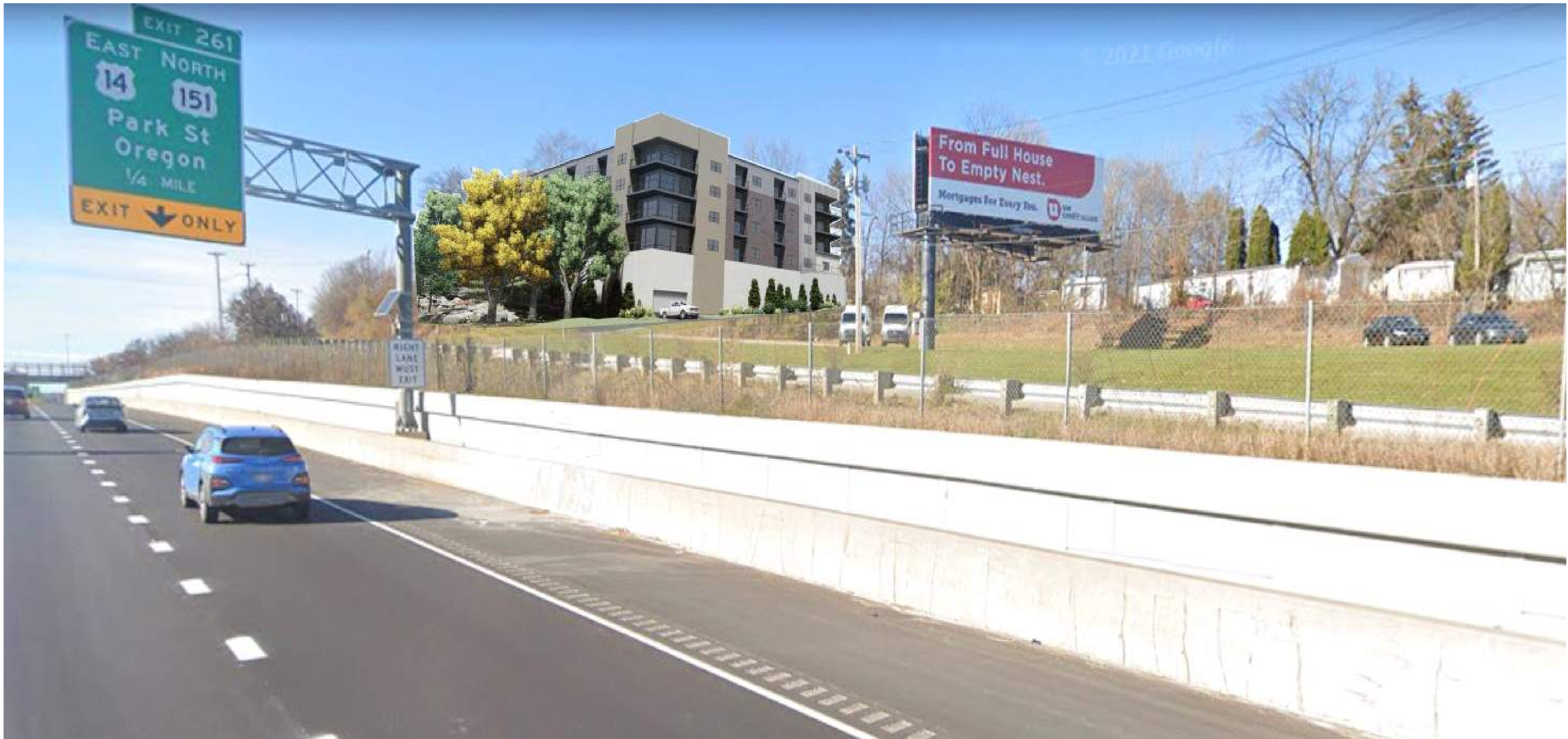
PRELIMINARY

D

C

B

A



SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #:	24206-01
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3D VIEW

PR101

PRELIMINARY

D

C

B

A



SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01
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ARCHITECTURE 2025

3D VIEW

PR102

PRELIMINARY



SERENITY LOFTS

**77 SIRLOIN STRIP
MADISON, WI**

Project Status

[illegible]

PROJ. #:	24206-01
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3D VIEW

PR103

PRELIMINARY



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Project Status

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2025.01.06	CONCEPT

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PR105

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