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.

0 10 20 40 60

SCALE : ONE INCH = TWENTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

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
- AC — 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 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.

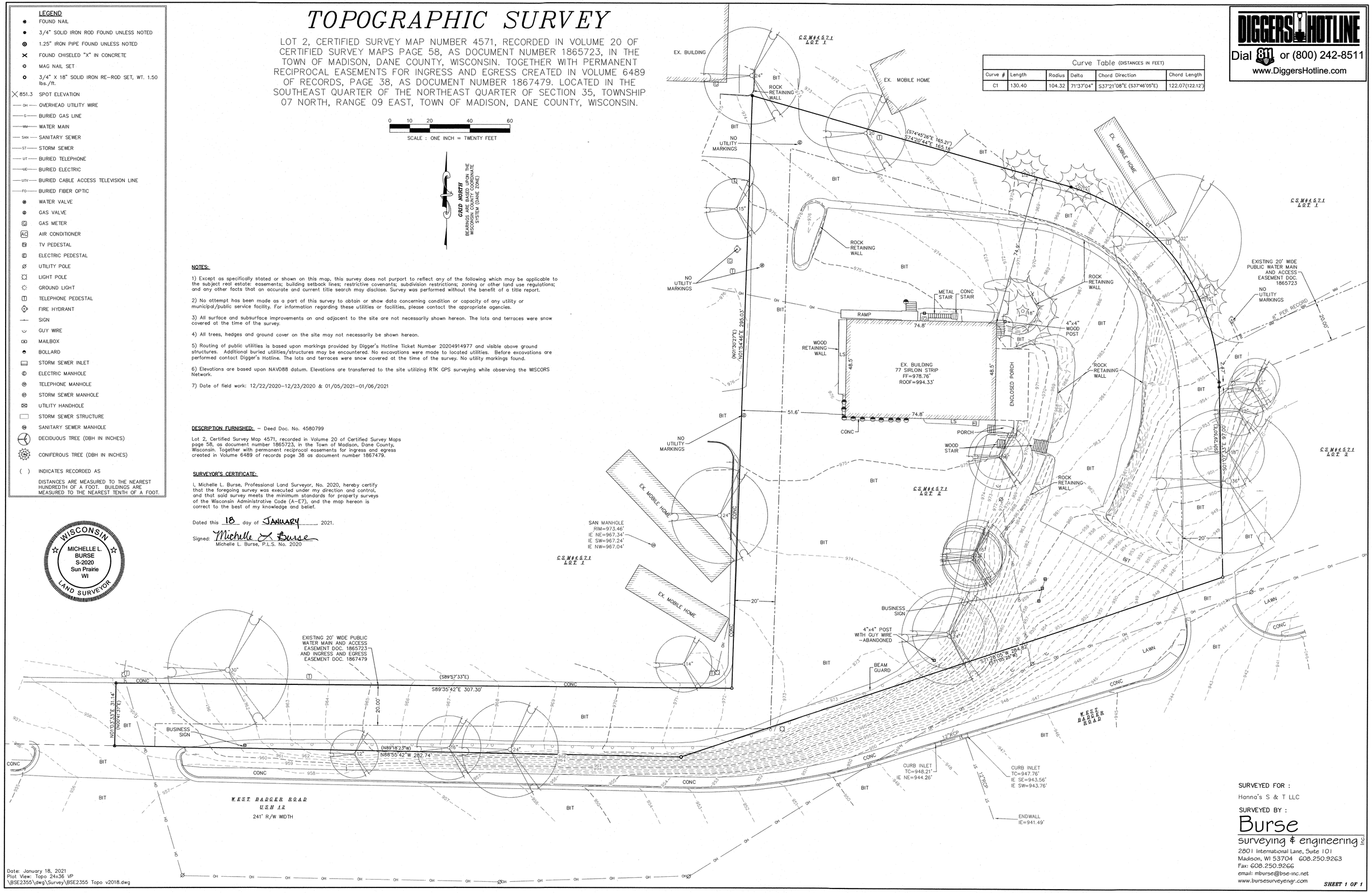
Dated this 18 day of JANUARY, 2021.

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

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

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

Curve Table (DISTANCES IN FEET)					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.40	104.32	71°37'04"	S37°21'08"E (S37°46'05"E)	122.07(122.12')



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.bursesurveyengr.com

SHEET 1 OF 1

Date: January 18, 2021
Plot View: Topo 24x36 VP
\BSE2355\dwg\Survey\BSE2355 Topo v2018.dwg

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.

0 10 20 40 60

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- LIGHT POLE
- GROUND LIGHT
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WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

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DESCRIPTION FURNISHED: – Deed Doc. No. 4580799

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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

DIGGERS HOTLINE
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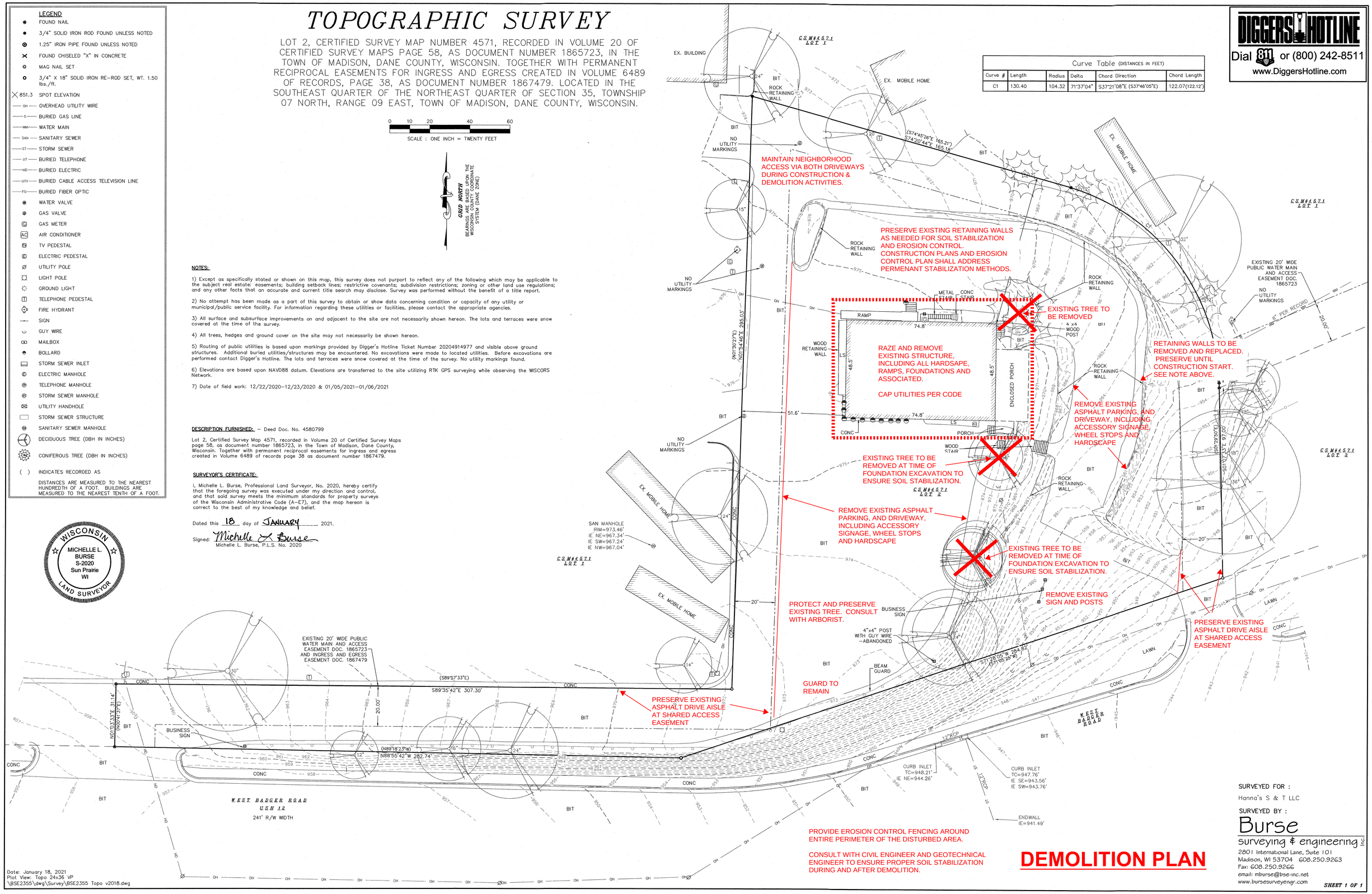

PROVIDE EROSION CONTROL FENCING AROUND ENTIRE PERIMETER OF THE DISTURBED AREA.

CONSULT WITH CIVIL ENGINEER AND GEOTECHNICAL ENGINEER TO ENSURE PROPER SOIL STABILIZATION DURING AND AFTER DEMOLITION.

DEMOLITION PLAN

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.bursesurveyengr.com

SHEET 1 OF 1

Date: January 18, 2021
Plot View: Topo 24x36 VP
\BSE2355\dwg\Survey\BSE2355 Topo v2018.dwg

PARKING AND GREEN SPACE

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
REVISIONS 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
REVISION DATES:

ISSUE DATES:
1/6/2025

CONCEPTUAL CIVIL SITE PLAN

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DRAWING NUMBER
C-100

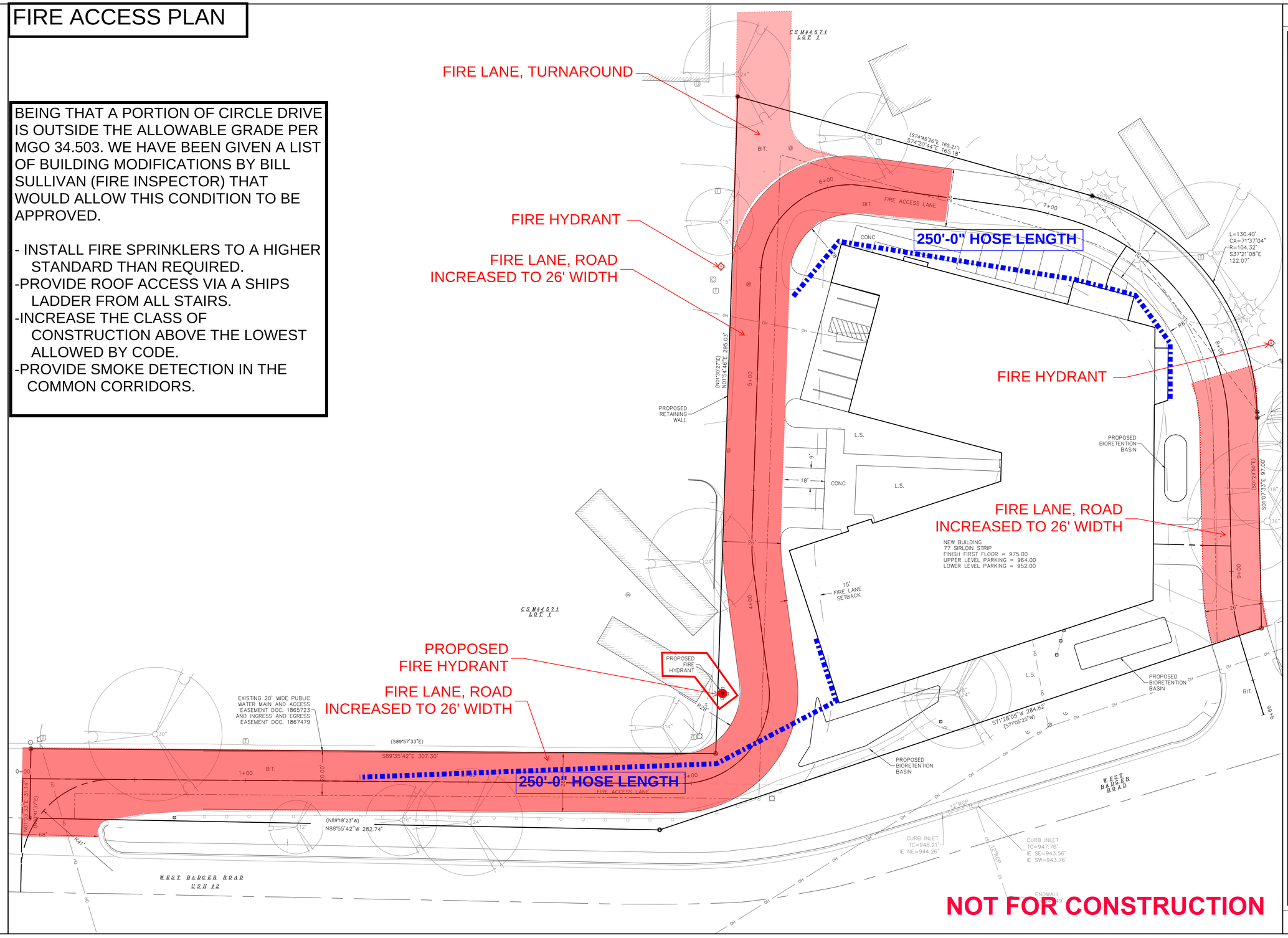
Printed: Feb 23, 2022 – 12:14pm Printed By: survey

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

FIRE ACCESS PLAN

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.



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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

REVISION DATES:

ISSUE DATES:
1/6/2025

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DRAWING NUMBER
C-200

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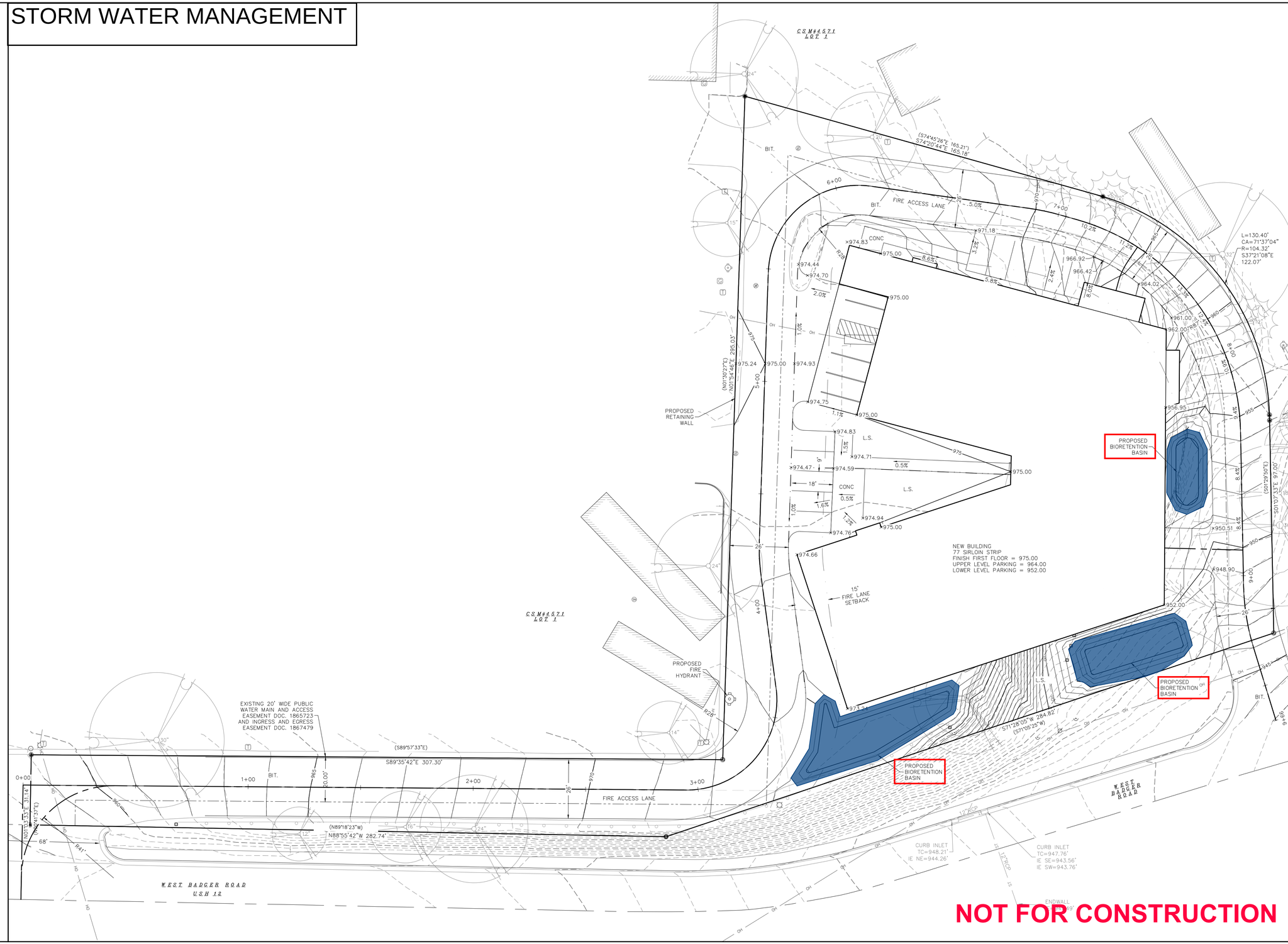
STORM WATER MANAGEMENT



NOT FOR CONSTRUCTION

Burse
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APPROVALS	
PROJECT ENG:	MLB
REVISIONS 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

REVISION DATES:

ISSUE DATES:
1/6/2025

CONCEPTUAL GRADING PLAN

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DRAWING NUMBER

C-300

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

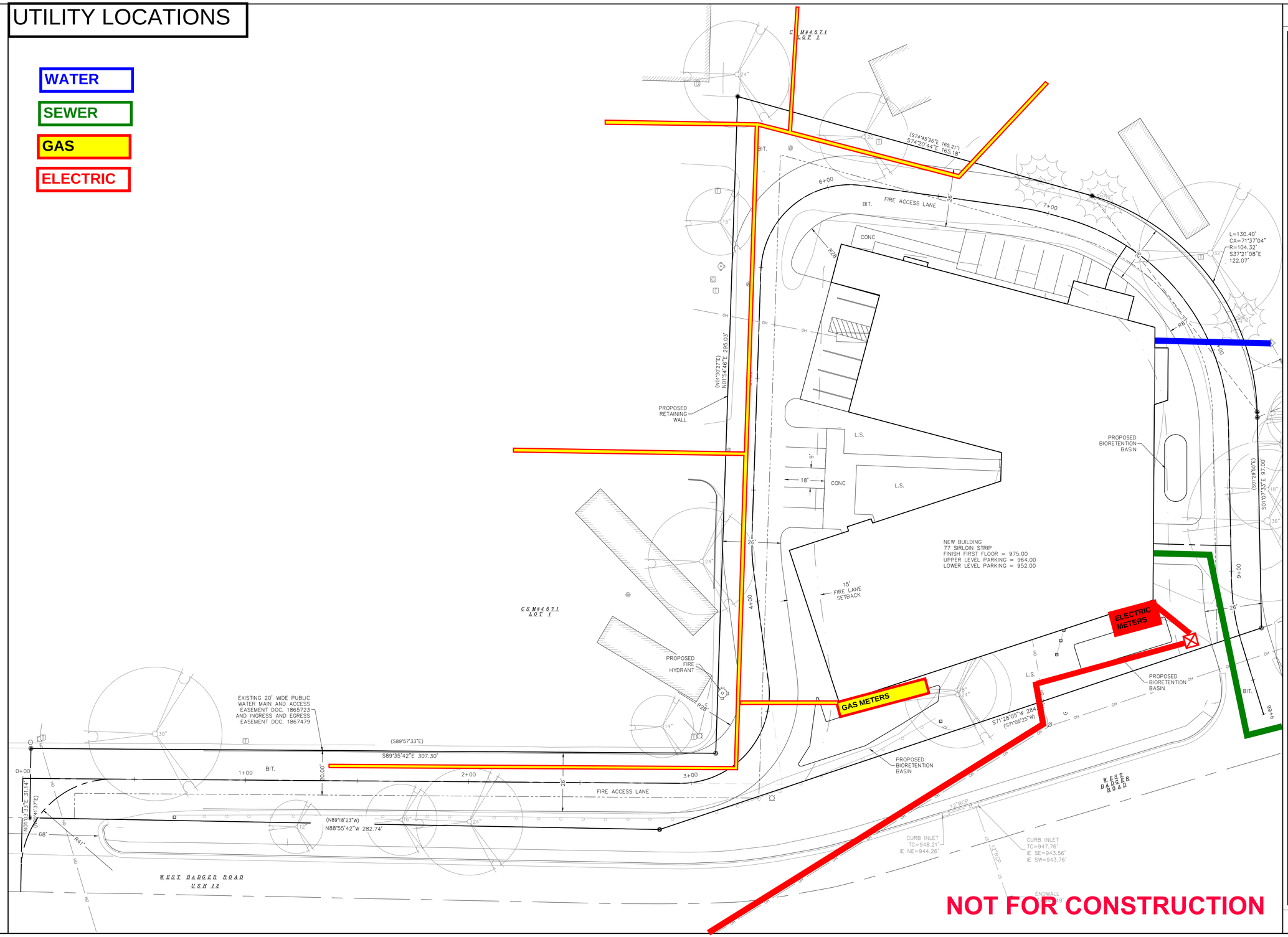
UTILITY LOCATIONS

WATER

SEWER

GAS

ELECTRIC



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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

REVISION DATES:

ISSUE DATES:
1/6/2025

CONCEPTUAL CIVIL SITE PLAN

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DRAWING NUMBER

C-400

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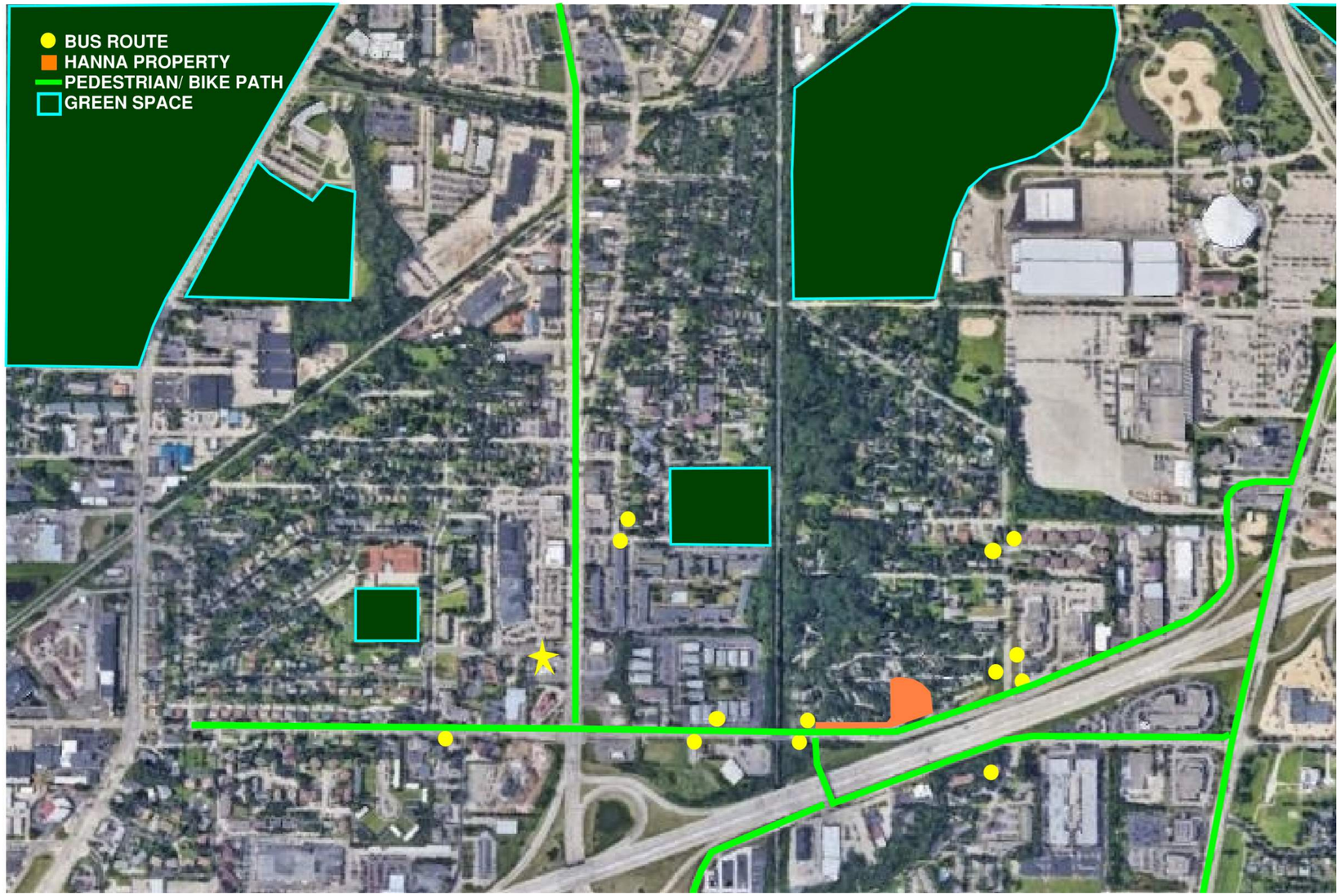
BUS STOPS WITHIN A HALF MILE:
BADGER AND OVERPASS - WB/ EB
W BADGER AND COLONIAL HEIGHTS - WB/ EB
SOUTH TRANSFER POINT
S PARK AND BUICK - SB
BUCK AND TAFT - EB/ WB
N RUSK AND E RUSK - EB/ WB
N RUSK AND E RUSK - NB
N RUSK AND NYGARD - NB/ SB
PHEASANT RIDGE AND QUAIL RUN - NB/ SB

NEARBY SCHOOLS:
LINCOLN ELEMENTRY 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



Sketchworks architecture llc

EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

© SKETCHWORKS ARCHITECTURE 2025

PLAN NORTH
TRUE NORTH ROTATION

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

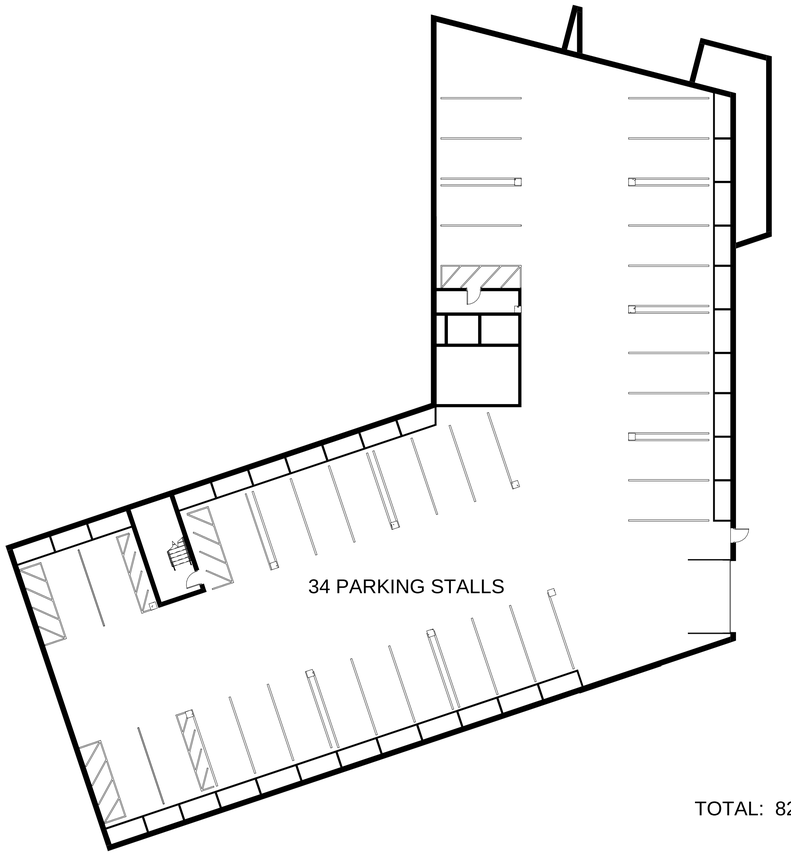
LOCAL TRANSPORTATION

C-500

PRELIMINARY

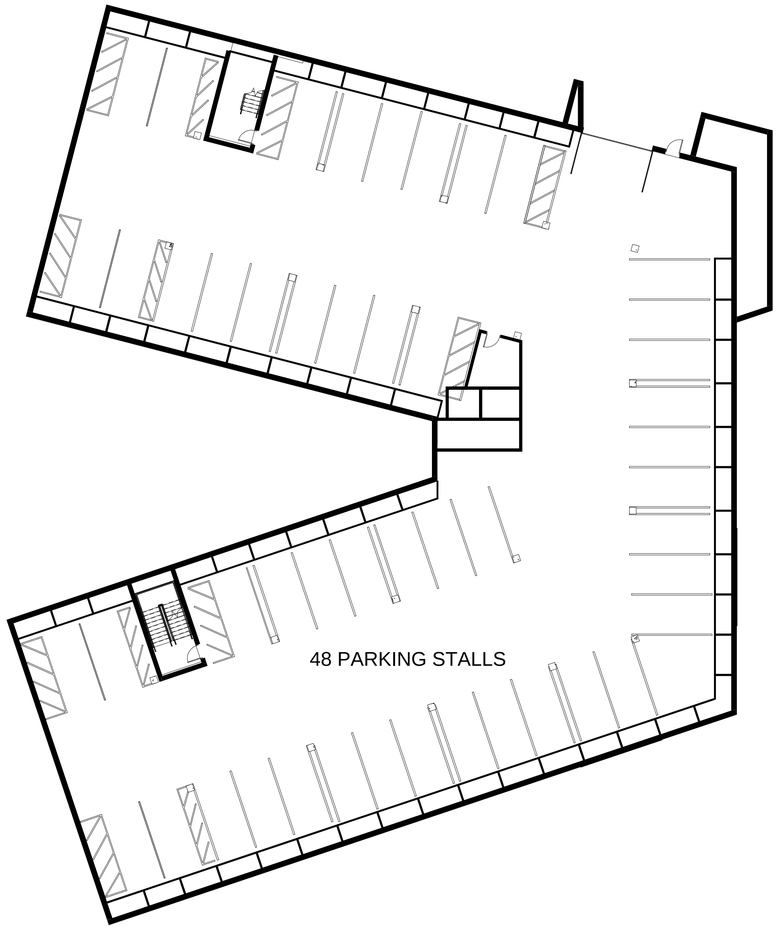
Autodesk Docs://Serenity Lofts/Serenity Lofts.rvt

1/3/2025 3:23:30 PM



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

TOTAL: 82 PARKING STALLS



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

PRELIMINARY

Sketchworks architecture llc

EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #:	24206-01

© SKETCHWORKS ARCHITECTURE 2025

PLAN NORTH
TRUE NORTH ROTATION

0' 4' 8' 16'
0' ¼" ½" 1"
SCALE: 1/16" = 1'-0"

PARKING PLANS

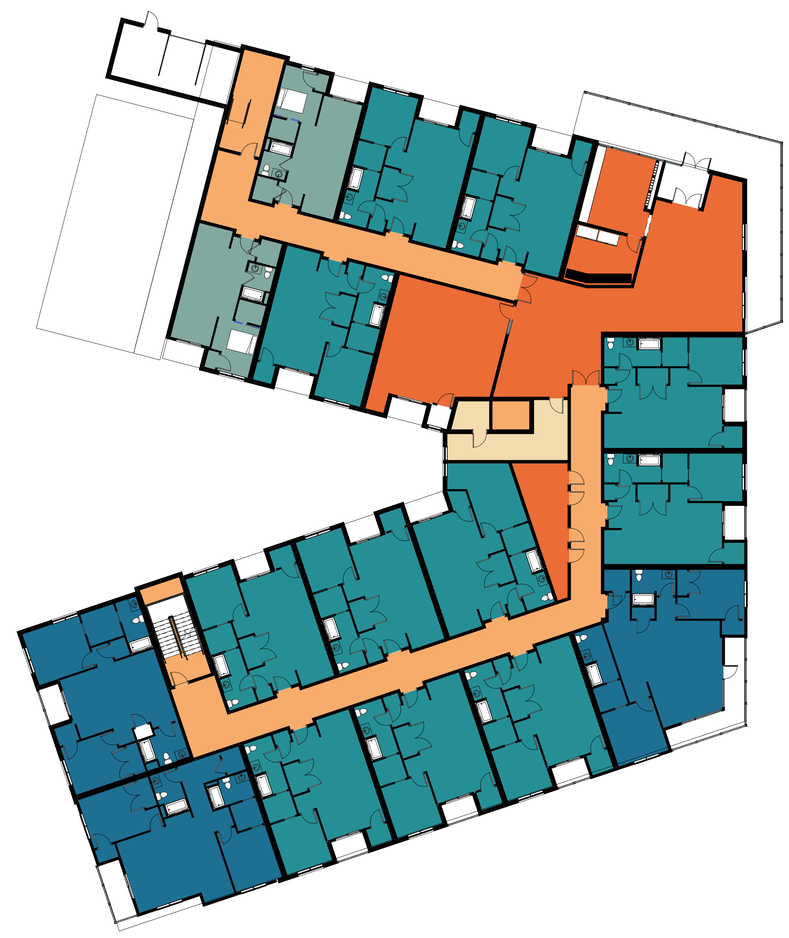
A101

Autodesk Docs://Serenity Lofts/Serenity Lofts.rvt
1/3/2025 3:23:30 PM

1 BEDROOM
2 BEDROOM
3 BEDROOM
AMENITY
CIRCULATION
MECHANICAL
STUDIO

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

uni



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

PRELIMINARY

Sketchworks architecture llc

EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

© SKETCHWORKS ARCHITECTURE 2025

PLAN NORTH
TRUE NORTH ROTATION

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

FIRST FLOOR PLAN

A102

Autodesk Docs://Serenity Lofts/Serenity Lofts.rvt

1/3/2025 3:23:30 PM

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"

PRELIMINARY

Sketchworks architecture llc

EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

© SKETCHWORKS ARCHITECTURE 2025

PLAN NORTH
TRUE NORTH ROTATION

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

SECOND/THIRD FLOOR PLAN

A103

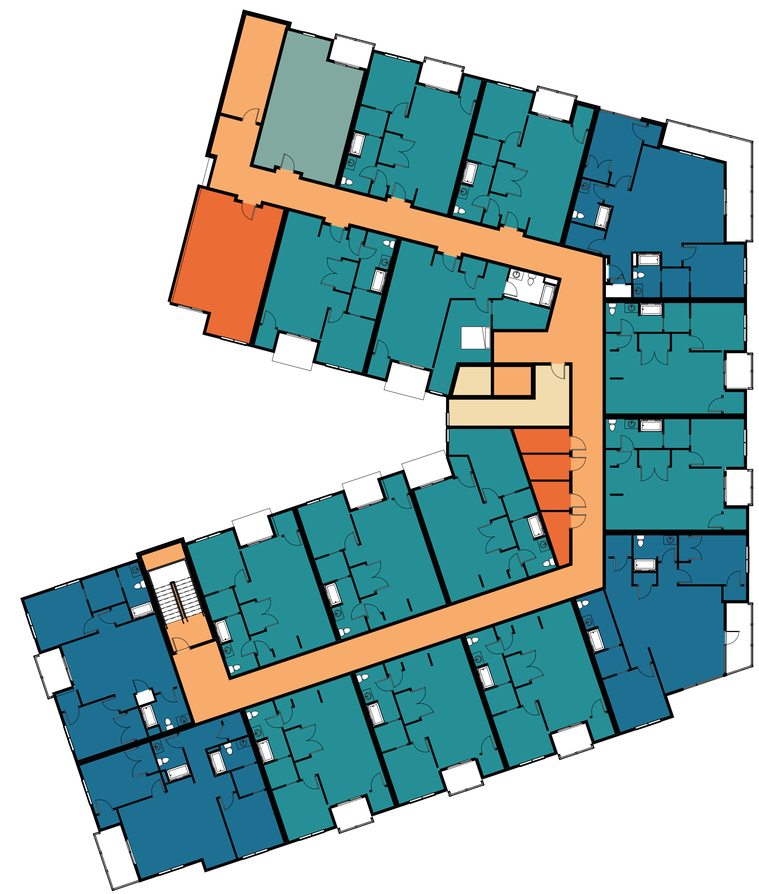
Autodesk Docs://Serenity Lofts/Serenity Lofts.rvt

1/3/2025 3:23:30 PM

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



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

PRELIMINARY

Sketchworks architecture llc

EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #:	24206-01

© SKETCHWORKS ARCHITECTURE 2025

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TRUE NORTH ROTATION

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

FOURTH FLOOR PLAN

A104

Autodesk Docs://Serenity Lofts/Serenity Lofts.rvt

1/3/2025 3:23:30 PM

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

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

PRELIMINARY

Sketchworks architecture llc

EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #: 24206-01

© SKETCHWORKS ARCHITECTURE 2025

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

EXTERIOR ELEVATIONS

A201

Autodesk Docs://Serenity Lofts/Serenity Lofts.rvt

1/3/2025 11:29:10 AM

B1 SOUTH ELEVATION
1/8" = 1'-0"

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

A2 NORTH COURTYARD ELEVATION
1/8" = 1'-0"

PRELIMINARY

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EMINENT DEVELOPMENT CORPORATION

SERENITY LOFTS

77 SIRLOIN STRIP
MADISON, WI

Project Status

2025.01.06	CONCEPT

PROJ. #:	24206-01

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

EXTERIOR ELEVATIONS

A202

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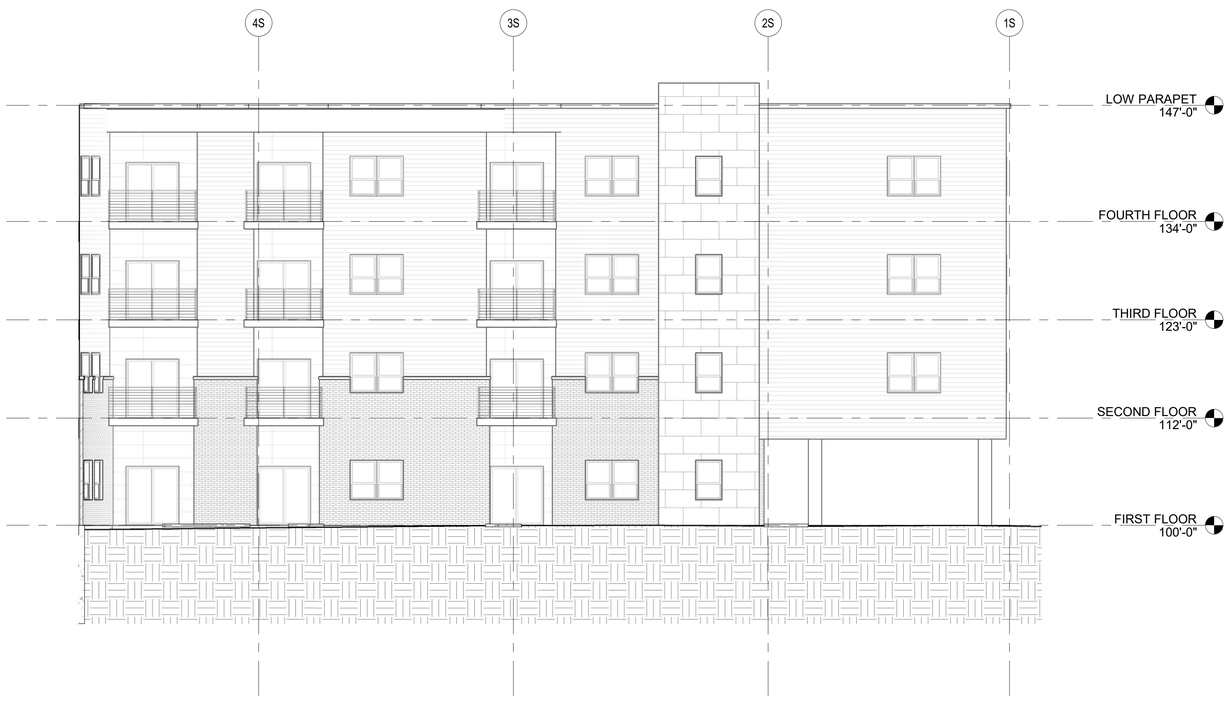
C1 SOUTHWEST ELEVATION
1/8" = 1'-0"



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

PRELIMINARY

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

EXTERIOR ELEVATIONS

A203

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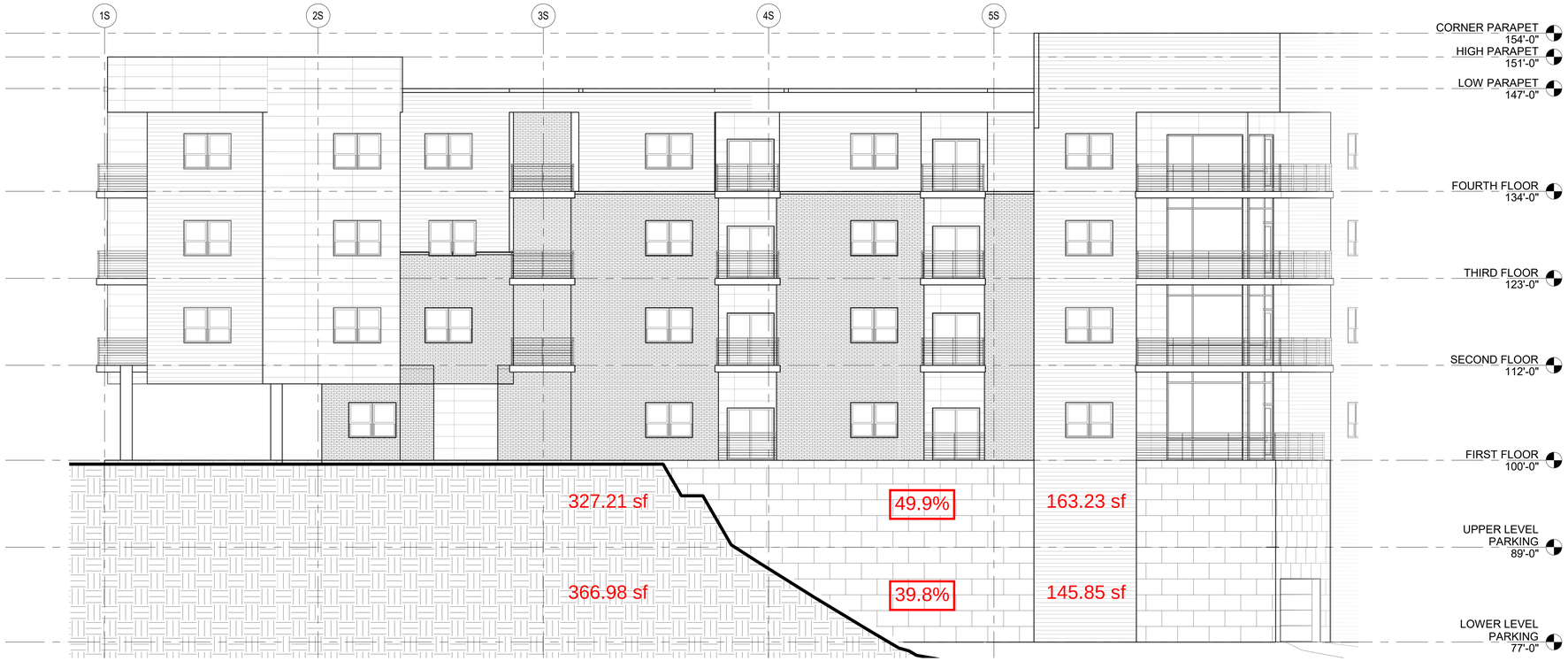

B1 SOUTH ELEVATION
1/8" = 1'-0"

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

A2 NORTH COURTYARD ELEVATION
1/8" = 1'-0"

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

EXTERIOR ELEVATIONS

A202

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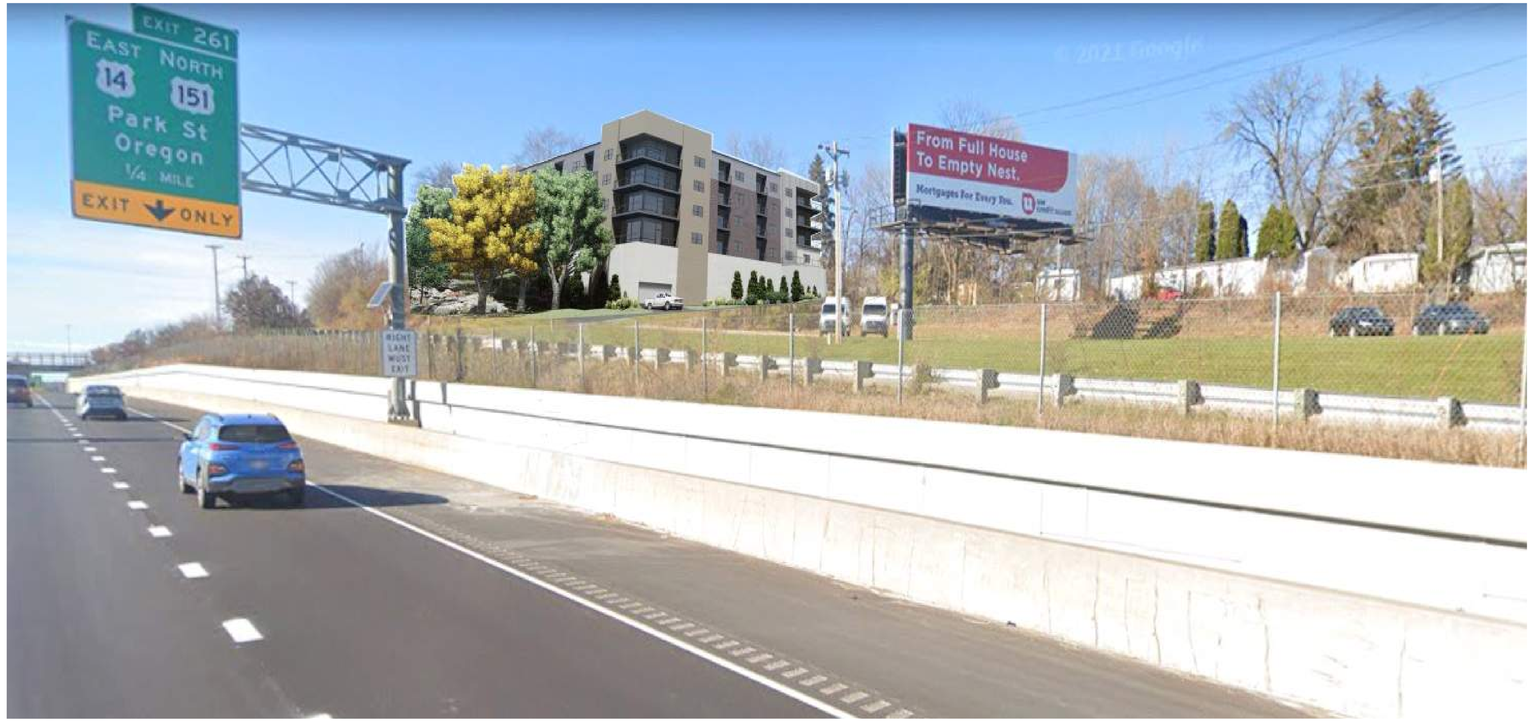

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3D VIEW

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3D VIEW

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3D VIEW

PRELIMINARY

PR105

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3D VIEW

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PR106

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