



June 6, 2025

Deanna Schmidt, AICP  
City Planner & Zoning Administrator  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Re: Rezoning at Sun Valley Apartments

Dear Deanna:

On behalf of Sierra West II, LLC we are pleased to submit the following documents for consideration by the City of Fitchburg. We are requesting that this rezoning be placed on the agenda for the rezoning review and approval on the July 2025 plan commission meeting or sooner.

Please find attached the following documents:

Rezoning Application Map Of Project Area  
Existing site Alta Survey  
Proposed Location of Clubhouse  
Dimensional Standards Calculation

We look forward to working with the City's staff on this project. Please feel free to reach out to me with any questions.

Sincerely,

Sierra West II, LLC  
Dave DiMarco  
Authorized Agent on Behalf of Owner



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PDD-GIP district to the HDR district the following described property:

**1. Location of Property/Street Address:** 3620 Breckenridge Ct, Fitchburg, WI

**Legal Description - (Metes & Bounds, or Lot No. And Plat):**

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Three (3), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 3; thence North 86°44'29" East along the centerline of McKee Road, 995.41 feet; thence North 33°35'30" East, 1620.27 feet to the point of beginning; thence continuing North 33°35'30" East, 1445.54 feet; thence South 67°19'36" East, 132.41 feet; thence South 02°10'24" West, 1110.50 feet; thence South 87°10'34" West, 880.90 feet to the point of beginning.

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

**2. Proposed Use of Property - Explanation of Request:**

Rezoning property from current PDD-GIP zoning which calls for construction of five (5) five story and six (6) two story apartment buildings to a HDR which matches the current status of the property as 204 apartment units in 9 Buildings, and allows the addition of a Clubhouse with meeting facilities, fitness center, and offices. Number of buildings on the property requires a conditional use permit.

**3. Proposed Development Schedule:** Following governmental approvals in 2025.

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** N/A

**Total Dwelling Units Proposed:** 204 (existing) **No. Of Parking Stalls:** 415

**Type of Non-residential Development (If Applicable):** Clubhouse with Meeting facilities, fitness center, & offices

**Proposed Hours of Operation:** N/A

**No. Of Employees:** N/A

**Floor Area:** Approximately 1,400-1,500 sq ft **No. Of Parking Stalls:** no additional spaces

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** Sierra West II, LLC

**Address:** 2195 N Hwy 83, Ste 14B, Franktown, CO 80116 **Phone No:** [REDACTED]

**Contact Person:** Dave DiMarco

**Email:** [REDACTED]

**Address:** 2195 N Hwy 83, Ste 14B, Franktown, CO 80116 **Phone No:** [REDACTED]

**Respectfully Submitted By:** *Dave DiMarco* **Dave DiMarco, Authorized agent**

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

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**For City Use Only:**    **Date Received:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_  
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_  
**Permit Request No.** \_\_\_\_\_



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608) 270-4200

## CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

**1. Location of Property:**

**Street Address:** 3620 Breckenridge Ct, Fitchburg, WI

**Legal Description - (Metes & Bounds, or Lot No. And Plat):** \_\_\_\_\_

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Three (3), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 3; thence North 86°44'29" East along the centerline of McKee Road, 995.41 feet; thence North 33°35'30" East, 1620.27 feet to the point of beginning; thence continuing North 33°35'30" East, 1445.54 feet; thence South 67°19'36" East, 132.41 feet; thence South 02°10'24" West, 1110.50 feet; thence South 87°10'34" West, 880.90 feet to the point of beginning.

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

**2. Current Use of Property:** 204 apartment units in 9 buildings

**3. Proposed Use of Property:** 204 apartment units in 9 buildings with addition of a clubhouse with meeting facilities, fitness center

**4. Proposed Development Schedule:** Following governmental approvals in 2025

**5. Zoning District:** Section 3

**6. Future Land Use Plan Classification:** HDR

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

**Type of Residential Development (If Applicable):** NA

**No. of Dwelling Units by Bedroom:** 1 BR  <sup>88</sup> 2 BR <sup>98</sup>  3 BR <sup>18</sup>  4 or More

**No. Of Parking Stalls:** 415

**Type of Non-residential Development (If Applicable):** Clubhouse with Meeting facilities, fitness center, & offices

**Proposed Hours of Operation:** NA **No. Of Employees:** NA

**Floor Area:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** Sierra West II, LLC

**Address:** 2195 N Hwy 83, Ste 14B, Franktown, CO 80116

**Phone No:** [REDACTED]

**Contact Person:** Dave DiMarco

**Email:** [REDACTED]

**Address:** 2195 N Hwy 83, Ste 14B, Franktown, CO 80116

**Phone No:** [REDACTED]

**Respectfully Submitted By:** *Dave DiMarco*

Owner's or Authorized Agent's Signature

**\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

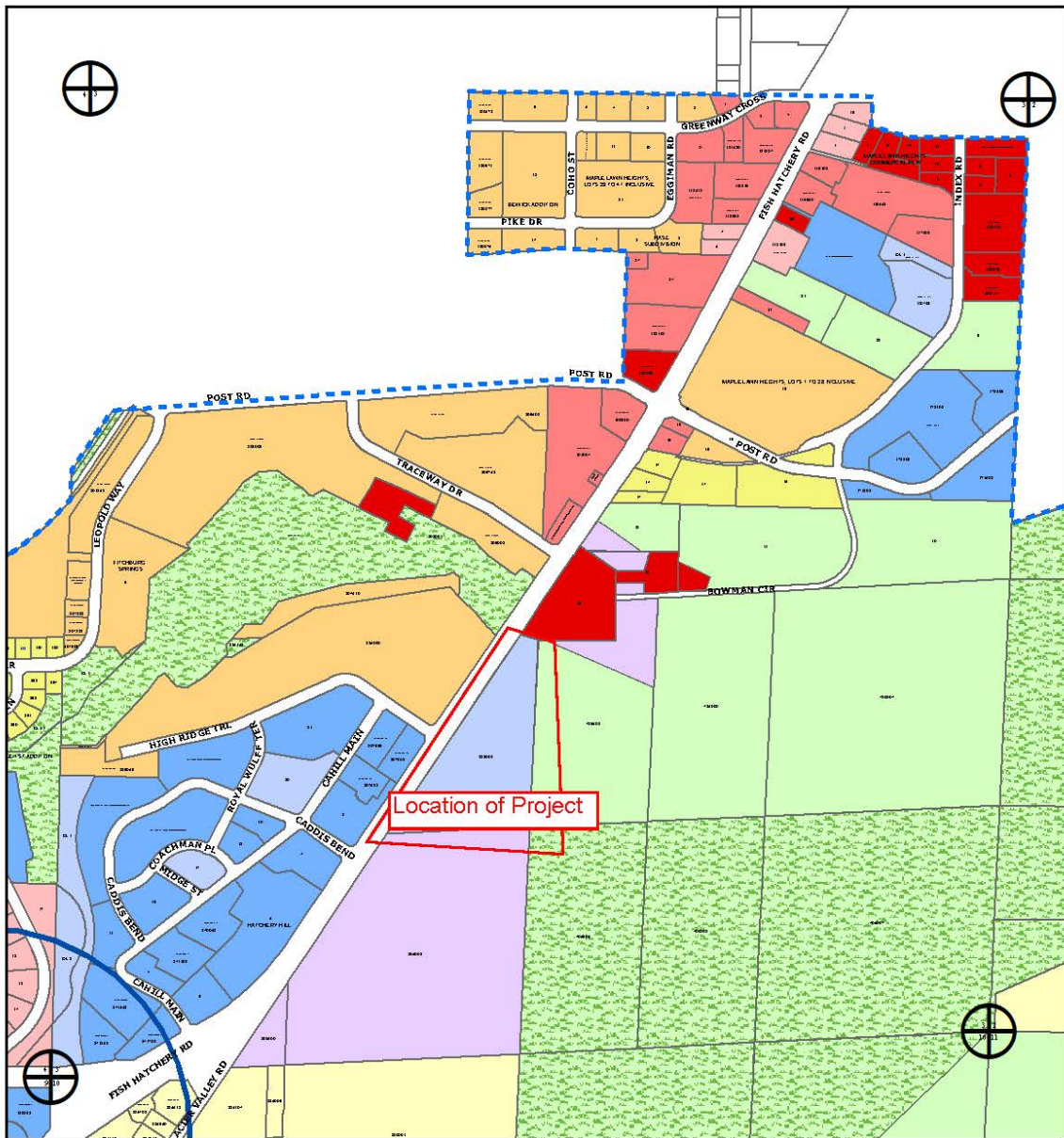
**For City Use Only:** **Date Received:** \_\_\_\_\_ **Publish:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

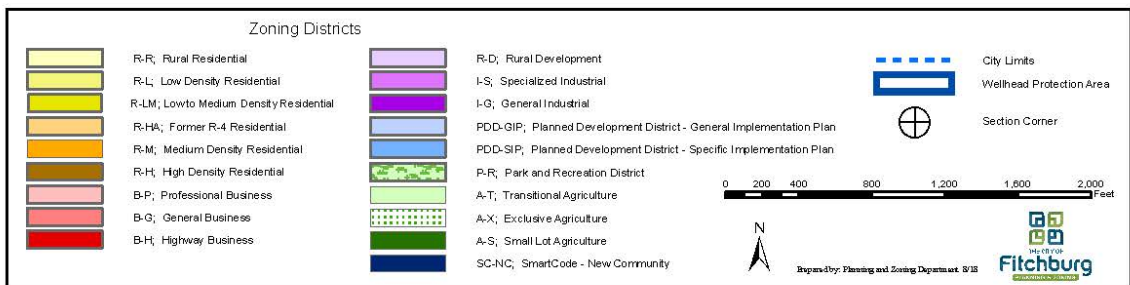


1. Map of project area



CITY OF FITCHBURG

SECTION 3 TOWNSHIP 6N RANGE 9E



NF: SIERRA WEST II, LLC  
3620 BRECKENRIDGE COURT,  
FITCHBURG, WI 53713  
APN: 06903383002  
582,350 ± SQUARE FEET, OR 13.369 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 0050444W-401160, WITH A COMMITMENT DATE OF JUNE 08, 2024 AT 08:00 AM.

SCHEDULE A DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) OF SECTION THREE (3), TOWNSHIP SIX (6) NORTH, RANGE NINE (9) EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 88°44'29" EAST ALONG THE CENTERLINE OF MCKEE ROAD, 995.41 FEET; THENCE NORTH 33°35'30" EAST, 1630.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 33°35'30" EAST, 1445.54 FEET; THENCE SOUTH 67°19'36" EAST, 132.41 FEET; THENCE SOUTH 02°10'24" WEST, 1110.50 FEET; THENCE SOUTH 87°10'34" WEST, 880.90 FEET TO THE POINT OF BEGINNING.

TAX KEY NO.: 0609-033-8300-2  
ADDRESS: 3620 BRECKENRIDGE COURT APARTMENT 8

NOTES CORRESPONDING TO SCHEDULE B

- 11 - EASEMENT GRANTED TO WISCONSIN TELEPHONE COMPANY RECORDED AUGUST 6, 1941, IN VOLUME 155 OF MISC. PAGE 407, AS DOCUMENT NO. 648388 (AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENT ITEMS)
12 - EASEMENT GRANTED TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 27, 1964, IN VOLUME 409 OF MISC. PAGE 516, AS DOCUMENT NO. 1102311 (AFFECTS, PLOTTED AND SHOWN HEREON)
13 - EASEMENT GRANTED TO MADISON GAS AND ELECTRIC COMPANY RECORDED JULY 7, 1965, IN VOLUME 429 OF MISC. PAGE 135, AS DOCUMENT NO. 1135652 (AFFECTS, PLOTTED AND SHOWN HEREON)
14 - SANITARY SEWER LATERAL EASEMENT GRANTED TO WISCONSIN DEPARTMENT OF NATURAL RESOURCES RECORDED OCTOBER 4, 1973, IN VOLUME 474 OF MISC. PAGE 409, AS DOCUMENT NO. 1375793 (AFFECTS, PLOTTED AND SHOWN HEREON)
15 - EASEMENT FOR SEWER AND WATER MAINS AND LATERALS GRANTED TO THE TOWN OF FITCHBURG RECORDED JUNE 12, 1974, IN VOLUME 516 OF MISC. PAGE 864, AS DOCUMENT NO. 1400619 (AFFECTS, PLOTTED AND SHOWN HEREON)
16 - RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED JULY 3, 2002, AS DOCUMENT NO. 3509775 (AFFECTS, PLOTTED AND SHOWN HEREON)
17 - INTENTIONALLY DELETED.
USE AGREEMENT BETWEEN SIERRA WEST, LLC AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED SEPTEMBER 1, 2012, AND RECORDED SEPTEMBER 25, 2012, AS DOCUMENT NO. 4916635 (DELETE - EXPIRED FEBRUARY 12, 2014)
18 - MEMORANDUM OF UNDERSTANDING BETWEEN SIERRA WEST, LLC (OWNER) AND CHARTER CABLE PARTNERS, LLC (OPERATOR) DATED DECEMBER 18, 2012, AS TO THAT CERTAIN INSTALLATION AND DISTRIBUTION AGREEMENT DATED DECEMBER 13, 2011, AND RECORDED JANUARY 29, 2013, AS DOCUMENT NO. 4955885 (AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENT ITEMS)
19 - PLANNED DEVELOPMENT DISTRICT GRANTING GENERAL IMPLEMENTATION PLAN ZONING FOR ASPEN PARK RECORDED FEBRUARY 26, 2016, AS DOCUMENT NO. 5217208 (AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENT ITEMS)
20 - TERMS, PROVISIONS, EASEMENTS, AND CONDITIONS CONTAINED IN TRANSPORTATION PROJECT PLAT NO. 19-3488-04 RECORDED JUNE 12, 2019, AS DOCUMENT NO. 5495471, SUBJECT TO QUIT CLAIM DEED BY UTILITY (RELEASE OF RIGHTS) FROM CC VII OPERATING, LLC, AK/A CHARTER CABLE PARTNERS, LLC N/K/A SPECTRUM MID-AMERICA, LLC TO THE CITY OF FITCHBURG RECORDED JULY 24, 2020, AS DOCUMENT NO. 5618741 (AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENT ITEMS)
21 - TERMS, PROVISIONS, EASEMENTS, AND CONDITIONS CONTAINED IN TRANSPORTATION PROJECT PLAT NO. 19-3488-05 RECORDED JUNE 12, 2019, AS DOCUMENT NO. 5495472, TRANSPORTATION PROJECT PLAT NO. 19-3488-05, AMENDMENT NO. 1 RECORDED DECEMBER 19, 2019, AS DOCUMENT NO. 5550055; TRANSPORTATION PROJECT PLAT NO. 19-3488-05, AMENDMENT NO. 2 RECORDED JANUARY 13, 2020, AS DOCUMENT NO. 5553300; TRANSPORTATION PROJECT PLAT NO. 19-3488-05, AMENDMENT NO. 3 RECORDED APRIL 10, 2020, AS DOCUMENT NO. 5276890, SUBJECT TO QUIT CLAIM DEED BY UTILITY (RELEASE OF RIGHTS) FROM CC VII OPERATING, LLC, AK/A CHARTER CABLE PARTNERS, LLC N/K/A SPECTRUM MID-AMERICA, LLC TO THE CITY OF FITCHBURG RECORDED JULY 24, 2020, AS DOCUMENT NO. 5618741 (AFFECTS, DOCUMENT CONTAINS NO PLOTTABLE EASEMENT ITEMS)
22 - INTENTIONALLY DELETED.
TEMPORARY LIMITED EASEMENT GRANTED TO THE CITY OF FITCHBURG RECORDED JANUARY 29, 2020, AS DOCUMENT NO. 5559200 (DELETE - WORK HAS BEEN DONE)
23 - ELECTRICAL TRANSMISSION LINE EASEMENT GRANTED TO AMERICAN TRANSMISSION COMPANY LLC AND ITS MANAGER ATC MANAGEMENT INC. RECORDED APRIL 12, 2021, AS DOCUMENT NO. 5718059 (AFFECTS, PLOTTED AND SHOWN HEREON)

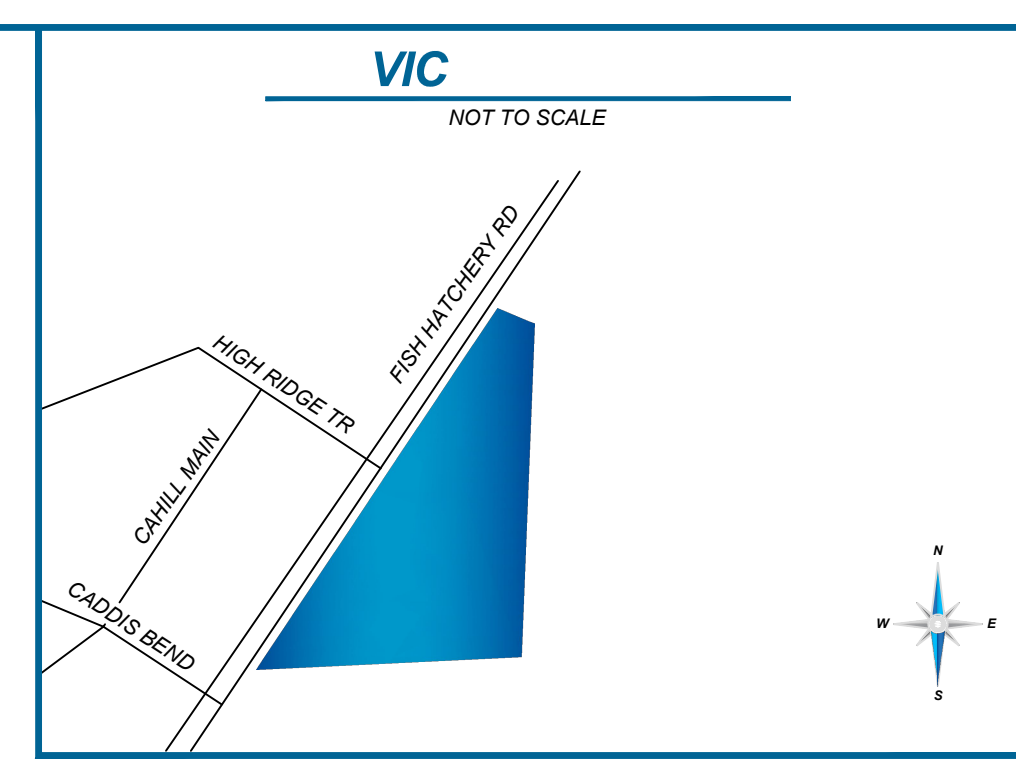
SUN VALLEY APARTMENTS  
3620 BRECKENRIDGE COURT  
LOCATED IN: SECTION 03, TOWNSHIP 06 NORTH, RANGE 09 EAST, 4TH P.M.  
FITCHBURG, DANE COUNTY, WISCONSIN 53713

GENERA

- 1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WERE JUNE 28, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF FISH HATCHERY ROAD AND HIGH RIDGE TRAIL, WHICH IS LOCATED ON THE NORTHWEST SIDE OF THE SUBJECT PROPERTY OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO FISH HATCHERY ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED WISCONSIN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DANE COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE ITEM 10, NO VISIBLE OBSTACLE OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. IN REGARD TO ALTA/NSPS TABLE ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: "PDD-GIP" PLANNED DEVELOPMENT DISTRICT-GENERAL IMPLEMENTATION PLAN
ITEM REQUIRED OBSERVED
PERMITTED USE MULTIFAMILY MULTIFAMILY
MIN. SETBACKS FRONT NONE SPECIFIED 96.8'
MIN. SETBACKS SIDE NONE SPECIFIED 25.3'
MIN. SETBACKS REAR NONE SPECIFIED 24.1'
MAX. BUILDING HEIGHT NONE SPECIFIED 37.0' ±
MIN. LOT AREA NONE SPECIFIED 582,350 SQ. FT ±
MIN. LOT WIDTH NONE SPECIFIED 420.38'
MAX. BLDG COVERAGE NONE SPECIFIED 13% ±
PARKING REGULAR NONE SPECIFIED 410
PARKING HANDICAP NONE SPECIFIED 2
PARKING PARALLEL NONE SPECIFIED 3
PARKING TOTAL NONE SPECIFIED 415



LEGEND & SYMBO

- FOUND MONUMENT AS NOTED
GAS VALVE
COMPUTER POINT
HANDICAP PARKING
FIRE HYDRANT
LIGHT
GAS METER
SIGN
POWER POLE
ELECTRIC METER
ELECTRIC BOX
ELECTRIC CABINET
ELECTRIC VAULT
HEADWALL
WATER VALVE
DRAIN GRATE
GUY ANCHOR
TELEPHONE PEDESTAL
FIBER OPTIC POST
FIBER OPTIC VAULT
REPLICATED CONCRETE PIPE
FIBER OPTIC CABINET
MANHOLE
GRILL
OVERHANG
NATURAL ROUND
MEASURED/CALCULATED DIMENSION
RECORD DIMENSION
NOW OR FORMERLY
BHL BUILDING HEIGHT LOCATION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PS PARKING SPACES
PPS PARALLEL PARKING SPACES
BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
FENCE LINE
OVERHEAD POWER LINE
SETBACK LINE PER PROPOSED ZONING
FLOOD ZONE LINE
NO PARKING AREA

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 552030A18G, WHICH BEARS AN EFFECTIVE DATE OF 01/03/2009 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "AE" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.
ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

INFORMA

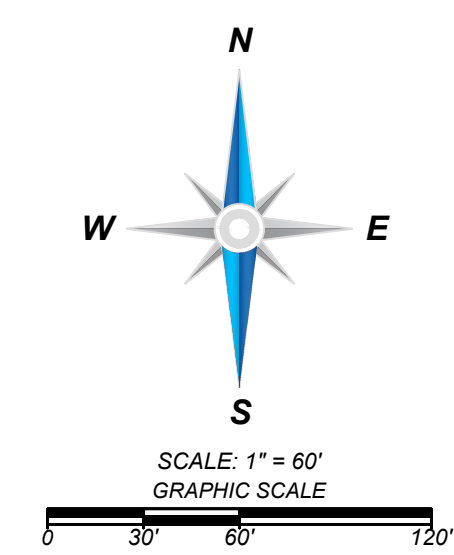
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 02°15'33" W PER GPS COORDINATE OBSERVATIONS WISCONSIN STATE PLANE, SOUTH ZONE NAD83.
LATITUDE = 43°01'13.4477"
LONGITUDE = -89°24'56.4355"
CONVERGENCE ANGLE = 00°24'05.3659"

PARK

REGULAR= 410
HANDICAP= 2
PARALLEL= 3
TOTAL= 415

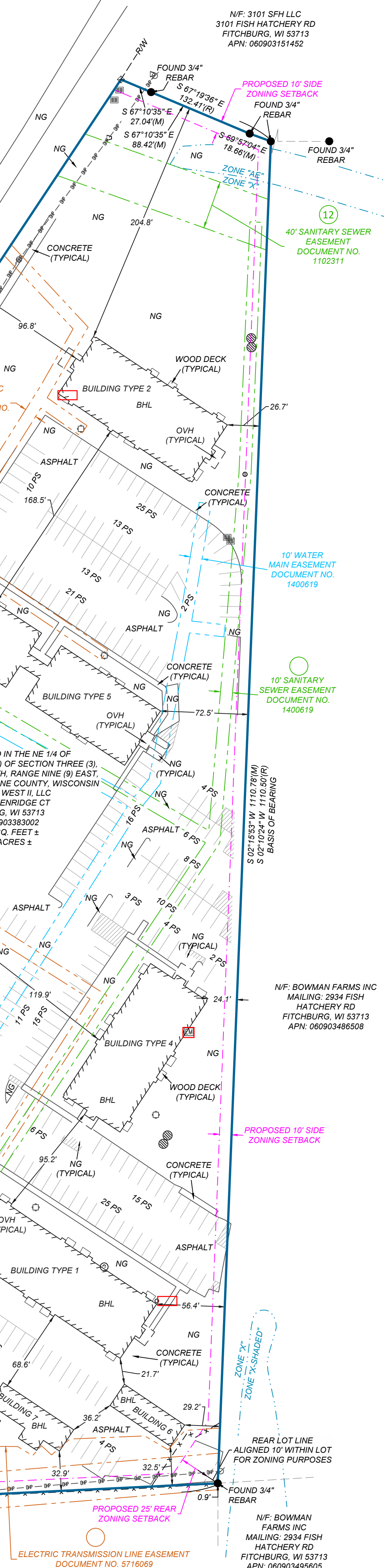
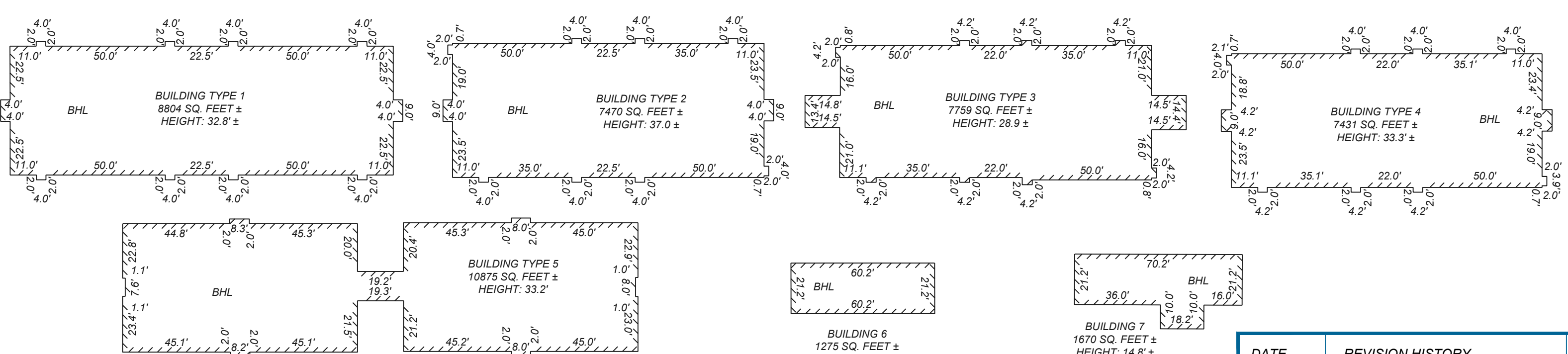
UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, AND UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL WISCONSIN ONE-CALL AT 811 OR (800) 242-2511 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.



BUILDING DETAIL

NOT TO SCALE

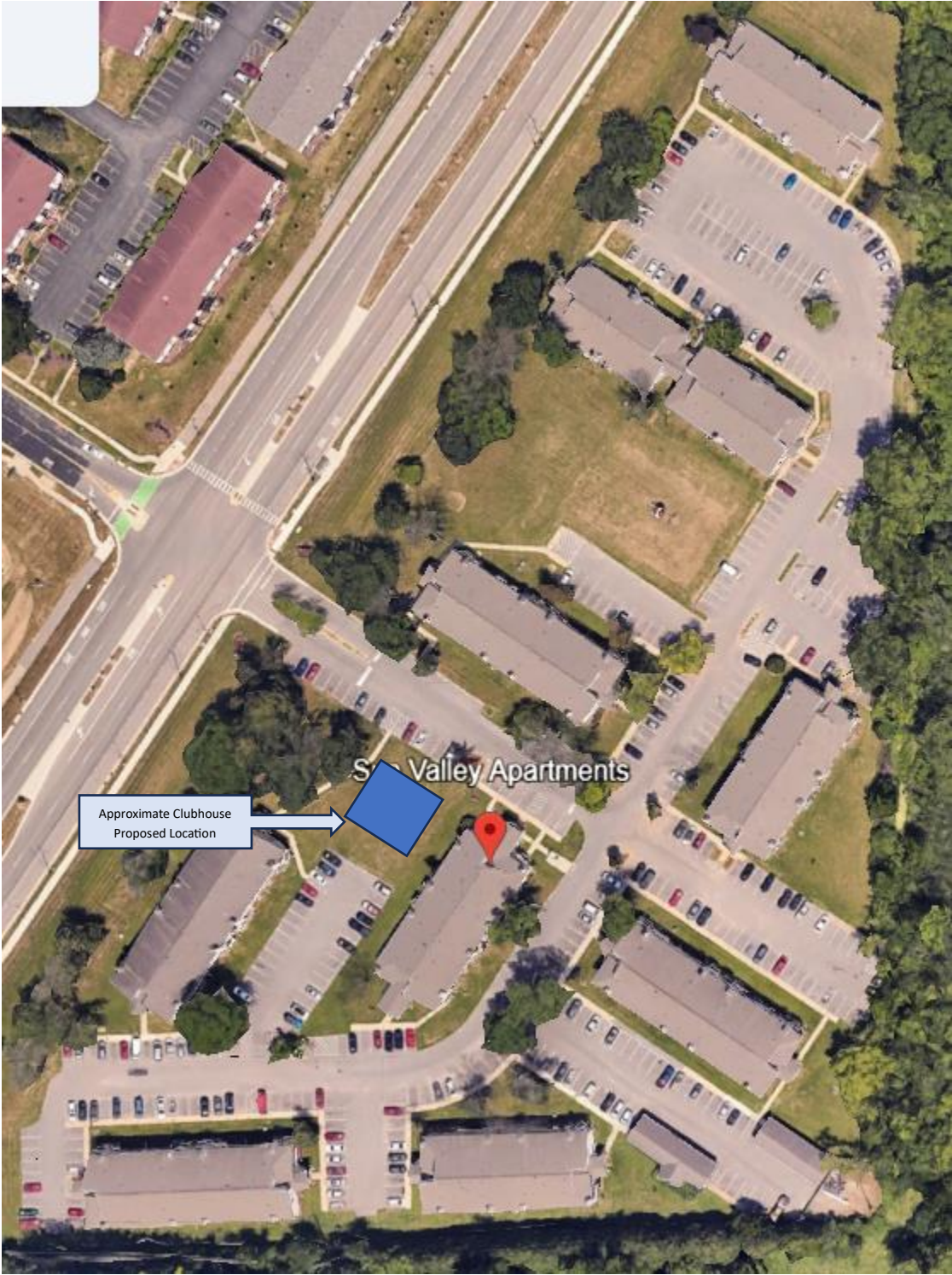


TO: SIERRA WEST, LLC, A WISCONSIN LIMITED LIABILITY COMPANY; SIERRA WEST II, LLC, A WISCONSIN LIMITED LIABILITY COMPANY; MIND COXXO SUN VALLEY, LLC, A COLORADO LIMITED LIABILITY COMPANY; MONARCH INVESTMENT & MANAGEMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY; BERKADIA COMMERCIAL MORTGAGE LLC AND FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 06/28/2024.
DATE OF PLAT OR MAP:
THIS PLAT REPRESENTS A SURVEY THAT WAS WHOLLY PERFORMED UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED IN COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS SET FORTH IN WIS. ADMIN. CODE A-E § 7

BUCKLEY D. BLEW  
LAND SURVEYOR NO. S-3140  
STATE OF WISCONSIN

BLEW Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883 WWW.BLEWINC.COM
DATE: 05/15/2025 REVISION HISTORY: CLIENT COMMENTS BY: BAC
SURVEYOR JOB NUMBER: 25-4032.01 SURVEY DRAWN BY: BAC - 05/13/2025
SURVEY REVIEWED BY: J/L SHEET: 1 OF 1

Clubhouse Proposed Location:



## Dimension Standards Requirements

### Lot Area Requirements

<b>Bedroom Summary</b>	<b>Units</b>	<b>Lot Area Requirements</b>	<b>Total Lot Area Requirements</b>
1 Bedrooms	88	2,200	193,600
2 Bedrooms	98	2,400	235,200
3 Bedrooms	18	2,700	48,600
<b>Totals</b>	<b>204</b>		<b>477,400</b>

**Total Lot Area: 582,350 Sq Ft +/- per survey**

<b>Requirement</b>	<b>Required Amount</b>	<b>Sun Valley Amount</b>
Minimum Lot Width	80'	420.38'
Minimum Front Setback	30'	96.8'
Minimum Street Setback	25'	96.8'
Minimum Side Setback	10'	25.3'
Minimum Rear Setback	25'	25'
Maximum Building Height	45'	37'
Maximum Lot Coverage	35%	13%



## Conditional Use - Owner or Authorized Agent Acknowledgement

\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

---

Owner's or Authorized Agent's Signature

4/9/2025

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Date (DD/MM/YYYY)