



July 11, 2024  
City of Fitchburg  
Attn: Deanna Schmidt  
5520 Lacy Road  
Fitchburg, WI 53711

Dear Deanna:

Attached is a proposed revision to the approved PDD for Irish Fields. Building #4 on Lot 270 has been lengthened 37' and six 2-bedroom dwelling units have been added. Nine additional structured parking stalls have been provided in the basement along with six additional bike stalls.

Included are updated plans and elevations for Building #4, and revised site, civil and landscape plans. Site statistics have been updated on the site plan as well as the revised LOI.

Please let me know if you have any questions or need additional information regarding this revision.

Thank you,

A handwritten signature in blue ink that reads 'Greg J. Held'.

Greg J Held, AIA, CSI  
Member

Cc: David Fahey  
Tony Heinrichs  
Fred Rouse



# Highfield Reserve Multi-Family Site **IRISH FIELDS**

PDD-SIP Application  
April 19, 2022

## PROJECT

Highfield Reserve – Multi-family Site

## SUMMARY

The Highfield Reserve Development is a master planned community that will include a variety of housing types and an institutional site to provide a mixed-use neighborhood. The development will include single family homes, twin-homes, a multi-family component and a school. One of the primary objectives of the development is to provide a broad spectrum of housing types and styles.

This submittal is to request PDD-SIP zoning for the multi-family component of the development.

## ORGANIZATIONAL STRUCTURE

Owner:	Fahey Land LLC 5376 Irish Lane Fitchburg, WI 53711	Contact:	David Fahey <a href="mailto:faheysd@gmail.com">faheysd@gmail.com</a> 608.658.0174
Applicant:	Rouse Management 2428 Perry Street Madison, WI 53713	Contact:	Fred Rouse <a href="mailto:fred@rousemgmt.com">fred@rousemgmt.com</a> 608.251.5382
Architect:	Knothe & Bruce Architects, LLC 7601 University Ave. Middleton, WI 53562	Contact:	Greg Held <a href="mailto:gheld@knothebruce.com">gheld@knothebruce.com</a> 608.836.3690
Engineer:	D'Onofrio Kottke 7530 Westward Way Madison, WI 53717	Contact:	Ron Klaas <a href="mailto:rklaas@donofrio.cc">rklaas@donofrio.cc</a> 608.833.7530

## EXISTING CONDITIONS

### Legal Description

Lot 207 & 271 Highfield Reserve

### Existing Parcels

5282 Irish Lane 0-609-154-9501-2  
0-609-154-2050-2

### Existing Zoning

PDD -GIP

### Adopted Plans and Approvals

Comprehensive Land Use Plan: (July 2021)	HDR High Density Residential (> 9 du/acre)
McGaw Park Neighborhood Plan:	R2 Residential (min. average 10 du/acre)
Comprehensive Development Plan: (November 2021)	Multi-family
PDD-GIP: (March 22, 2022)	Multi-family

### PROPOSED LAND USE

In keeping with the development theme of housing variety and options, we are proposing several buildings styles that vary in scale and height. The buildings along Fahey Glenn will be smaller scale and two-stories in height. Internal to the site the buildings are larger in scale and up to three-stories in height. In addition to height, the buildings will vary in style. Smaller townhome buildings with individual attached garages are located along the west end of Fahey Glenn. To the east near the institutional site the buildings are two-story walk-up apartments with underground parking. Located behind the buildings along Fahey Glenn are three-story garden style apartments with underground parking. Two of these garden style apartment buildings will be connected by a “Commons”, which will feature indoor and outdoor recreational spaces for the residents of the multi-family site. Individual exterior entrances to the units with street frontage will be provided where grade permits.

This is a market rate rental project, but with a wide variety of dwelling unit sizes and configurations it is designed to appeal to a broad range of residents. Unit sizes will vary from just under 600 s.f. for the studio to over 1,300 s.f. for three-bedroom units. There will be garden style apartments (interior corridor accessed) walk-up flats, multi-level townhome units. The garden-style apartment buildings will include elevators which will provide accessible units to appeal to residents of a broad range of ages and abilities.

PDD zoning allows the project to provide the approved density in a more compact format, and the resulting open space has been set aside for outdoor activities and to promote ground water recharge and storm water management. The block dimensions will allow for engaging architecture and attractive, activated streetscapes.

The buildings have been designed with unifying design elements to create a cohesive project across the building types. Longer facades are broken into smaller elements through articulation, while maintaining rhythm and proportion that reflects each building types mass. The exteriors will feature high quality materials including stone veneer, composite siding and trim – either fiber cement or wood strand type.

The site will feature extensive open space. Outdoor grilling, sitting and recreation areas will be provided distributed throughout the site for the enjoyment of the residents. An in-ground pool will be provided off the Commons.

**SITE DEVELOPMENT STATISTICS**

**Lot Area**

Lot 270	162,462 s.f.	3.73 acres
Lot 271	289,759 s.f.	6.65 acres
Total:	452,009 s.f.	10.38 acres (net)

**Lot Coverage**

Allowed:	35%
Lot 270:	30.5%
Lot 271:	29%

**Impervious Surface Ratio**

Allowed:	65%
Lot 270:	59%
Lot 271:	43%

**Density**

Townhome:	24 Units
Walk Up Apartments	32 Units
Garden Apartments	178 Units
Total:	234 du 22.5 du/acre

**Density by Lot**

Lot 270	76 du	20.4 du/acre
Lot 271	158 du	23.8 du/acre

**Dwelling Unit Mix**

Studio:	30
One Bedroom:	117
One Bedroom + Den:	19 <i>(Lot area requirement calculated as a two bedroom)</i>
Two Bedroom:	57
Three Bedroom:	11
Total:	234

**Dwelling Unit Mix by Building Type**

DWELLING UNIT MIX BY BUILDING TYPE				
Type	Garden Apartment	Walk-up Apartment	Townhome	Total
Efficiency	30	0	0	30
1-Bedroom	109	4 (x2) = 8	0	117
1-Bedroom+Den	3	4 (x2) = 8	2 (x4) = 8	19
2-Bedroom	33	4 (x4) = 16	2 (x4) = 8	57
3-Bedroom	3	0	2 (x4) = 8	11
Total	178	32	24	234

**Parking**

A minimum of one structured parking stall per dwelling unit will be provided. In addition, off-street surface parking stalls will be provided such that the overall parking ratio will be 1.8 stalls / dwelling unit. The developer successfully manages similar properties with off-street parking ratios ranging between 1.5 and 1.75 stalls / dwelling unit. Additionally, there are approximately 112 on-street parking spaces on the public streets bordering Lots 270 and 271.

**Bike Parking:** Short term bike parking has been provided in the form of surface stalls located near the apartment entrances. Long term bike parking will be provided within the buildings. Stall counts have been calculated at .05 stalls / bedroom for short term and .5 stalls / bedroom for long term in accordance with the guidelines. Permanently mounted bike racks will be provided at all bike stalls. Note: bike parking was not calculated for the six-unit townhome buildings, however, the attached garages will provide ample bike parking.

**Parking by Building Type**

PARKING BY BUILDING TYPE				
Type	Garden Apartment	Walk-up Apartment	Townhome	Total
Structured	177	19 (x2) = 38	10 (x4) = 40	255
Surface	89	23	10 (x4) = 40	152
On-street **	-	-	-	(not included)
Total	266	61	80	407
Stalls / d.u.	1.5	1.9	3.3	1.7

\*\* There are 112 on-street stalls on the streets bounding Lots 270 & 271. Including these stalls would bring the overall parking ratio 2 / d.u.

**Parking by Lot**

PARKING BY LOT		
Type	Lot 270	Lot 271
Structured	95	160
Surface	79	78
On-street	-	-
Total	174	238
Stalls / d.u.	2.3	1.5

**ZONING REQUEST**

Specific Implementation Plan (PDD-SIP)

**Variations From Standard Zoning**

The multi-family site of the Fahey South Development most closely resembles the R-H zoning district, however variations from this district are requested to allow a design that is in harmony with and

compliments the residential development on the rest of the site. The multi-family site is requesting modifications to the standards of the R-H zoning district:

- Number of multiple family dwelling units per lot.
- Maximum lot size.
- Setbacks (front, side, street side).
- Maximum building height.
- Parking – less than two stalls per dwelling unit.

**Multi-family Zoning Text**

Lot Area Requirements:

Efficiency	2,000 square feet
1 bedroom	2,200 square feet
2 bedrooms	2,400 square feet
3 bedrooms	2,700 square feet
4 bedrooms or more	3,100 square feet

Exceptions:

If more than half of the dwelling units in a building are efficiency units, those in excess of half shall be counted as one bedroom units.

500 square feet of lot area per structured parking space shall be deducted from the minimum lot area for any building that provides structured parking on-site, either within the building or in a detached underground parking structure.

Minimum Lot Width: 80 feet.

Minimum Front Setback: 20 feet, except that an open front porch or stoop may protrude to within 15 feet of the front lot line.

Minimum Side Setback: 10 feet.

Minimum street side setback: 20 feet.

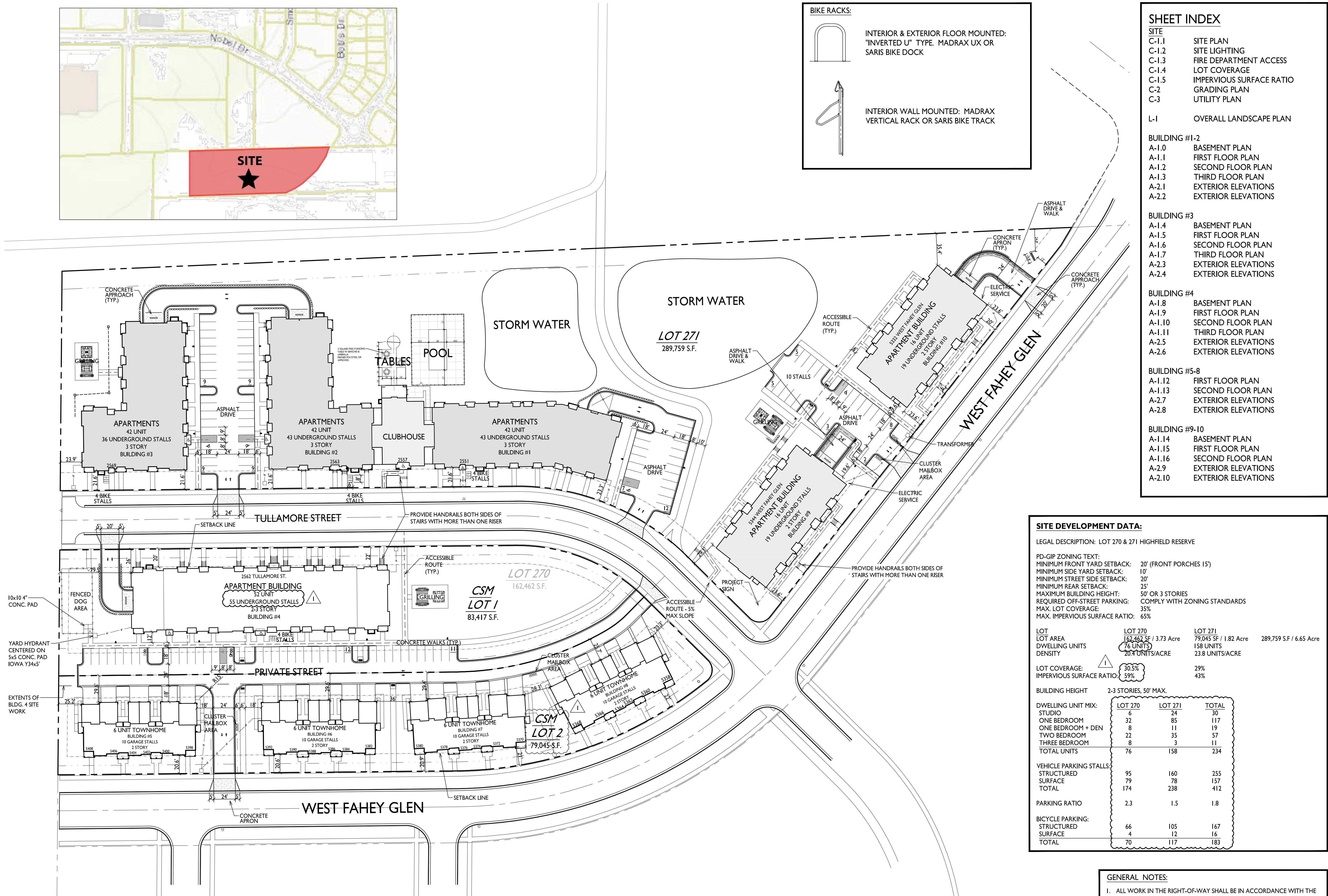
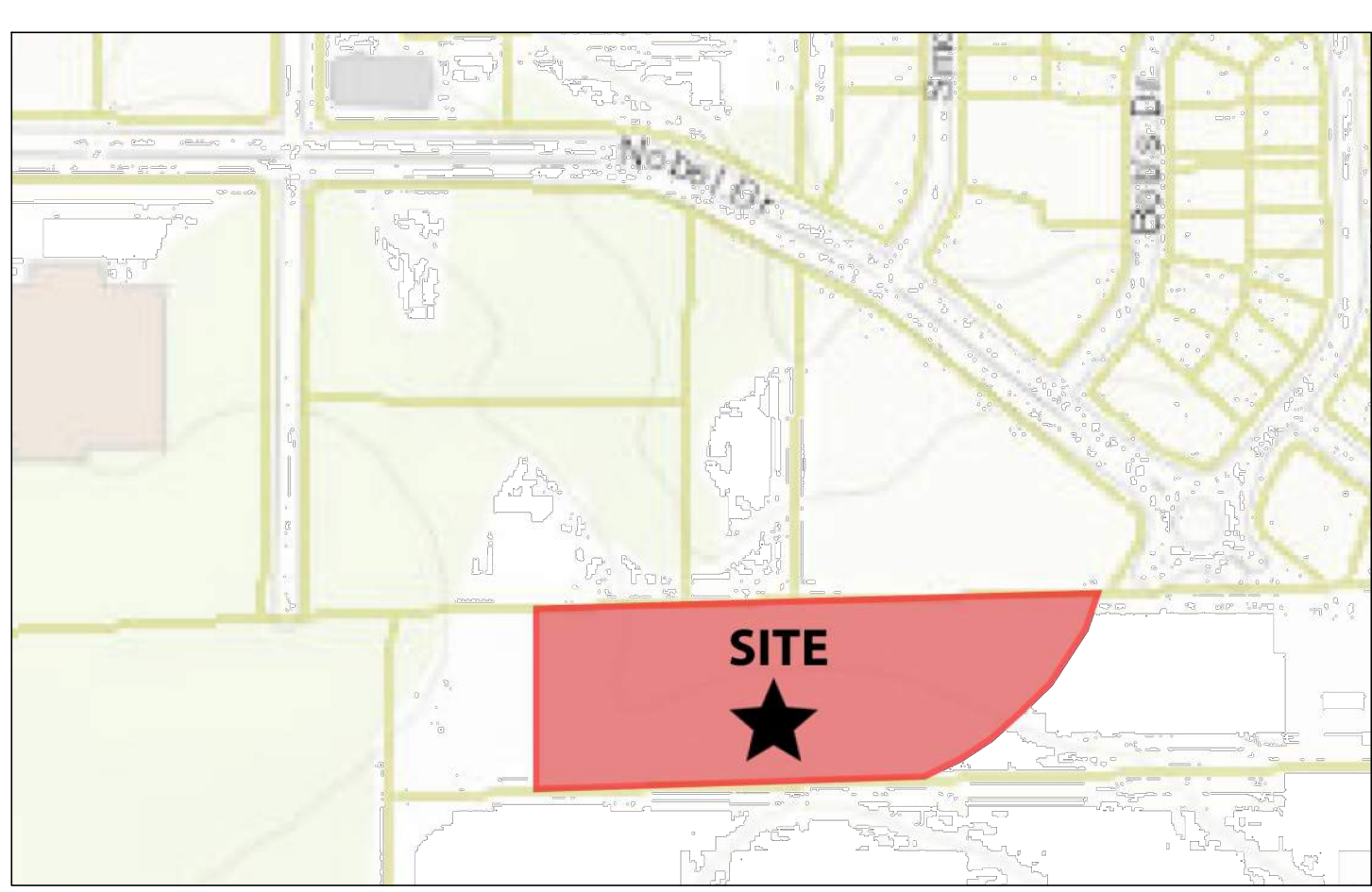
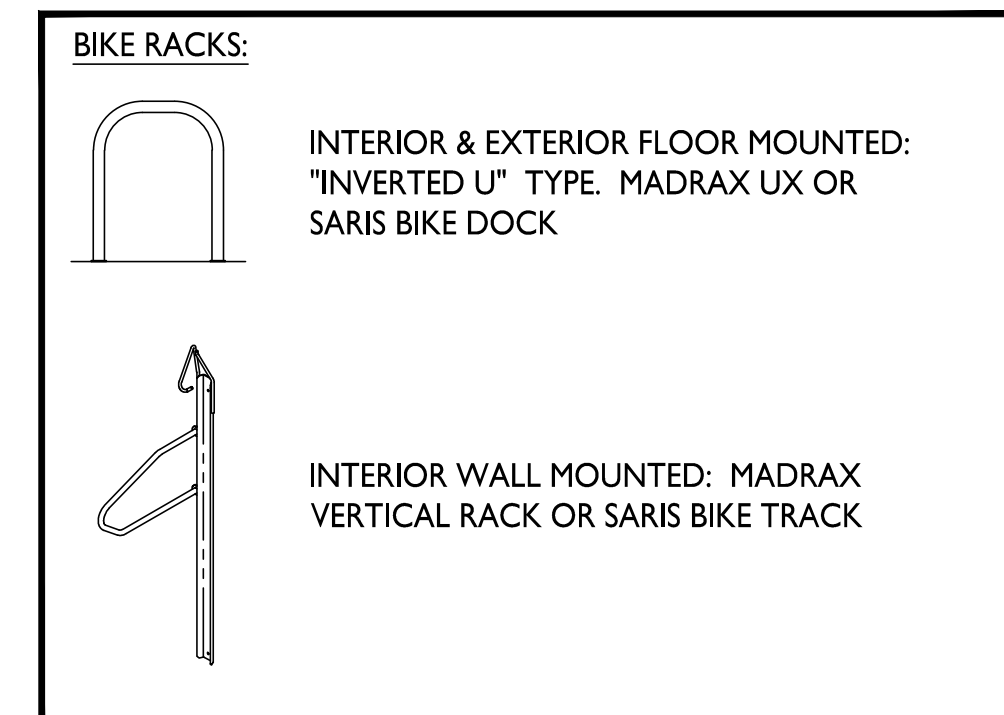
Minimum rear setback: 25 feet.

Maximum building height: 50 feet or three stories, whichever is less unless a conditional use is approved for additional stories up to six or 75 feet whichever is less.

Maximum lot coverage: 35 percent.

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C-3	UTILITY PLAN
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A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
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A-1.16	SECOND FLOOR PLAN
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**SITE DEVELOPMENT DATA:**

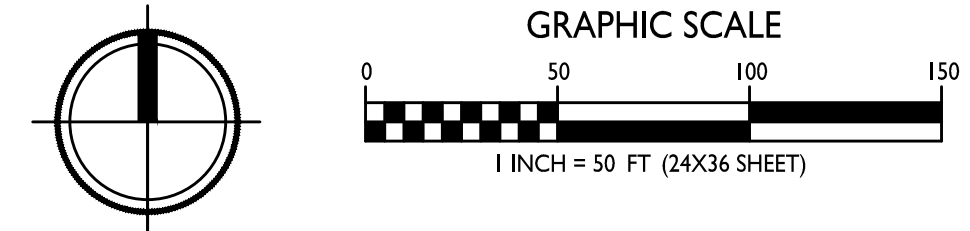
LEGAL DESCRIPTION: LOT 270 & 271 HIGHFIELD RESERVE

PD-GIP ZONING TEXT:  
 MINIMUM FRONT YARD SETBACK: 20' (FRONT PORCHES 15')  
 MINIMUM SIDE YARD SETBACK: 10'  
 MINIMUM STREET SIDE SETBACK: 20'  
 MINIMUM REAR SETBACK: 25'  
 MAXIMUM BUILDING HEIGHT: 50' OR 3 STORIES  
 REQUIRED OFF-STREET PARKING: COMPLY WITH ZONING STANDARDS  
 MAX. LOT COVERAGE: 35%  
 MAX. IMPERVIOUS SURFACE RATIO: 65%

LOT	LOT 270	LOT 271	289,759 S.F. / 6.65 Acre
LOT AREA	162,462 S.F. / 3.73 Acre	79,045 S.F. / 1.82 Acre	
DWELLING UNITS	76 UNITS	158 UNITS	
DENSITY	20.7 UNITS/ACRE	23.8 UNITS/ACRE	
LOT COVERAGE	30.5%	29%	
IMPERVIOUS SURFACE RATIO	59%	43%	
BUILDING HEIGHT	2-3 STORIES, 50' MAX.		
DWELLING UNIT MIX:	LOT 270	LOT 271	TOTAL
STUDIO	6	24	30
ONE BEDROOM	32	85	117
ONE BEDROOM + DEN	8	11	19
TWO BEDROOM	22	35	57
THREE BEDROOM	8	3	11
TOTAL UNITS	76	158	234
VEHICLE PARKING STALLS:			
STRUCTURED	95	160	255
SURFACE	79	78	157
TOTAL	174	238	412
PARKING RATIO	2.3	1.5	1.8
BICYCLE PARKING:			
STRUCTURED	66	105	167
SURFACE	4	12	16
TOTAL	70	117	183

- GENERAL NOTES:**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE VILLAGE OF WAUNAKEE STANDARD DETAILS AND SPECIFICATIONS.
  - THE ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM 1:20 RUNNING SLOPE AND A MAXIMUM 1:48 CROSS SLOPE. CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND SHALL HAVE NO MORE THAN A 6 INCH RISE.
  - ACCESSIBLE PARKING STALLS SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ALL DIRECTIONS.
  - PROVIDE ACCESSIBLE PARKING SIGN AT THE HEAD OF EACH ACCESSIBLE STALL. BOTTOM OF SIGN SHALL BE MOUNTED AT 60 INCHES ABOVE GRADE.
  - PROVIDE CONCRETE WHEEL STOP AT HEAD OF EACH ACCESSIBLE STALL WHERE PARKING STALL SURFACE IS FLUSH WITH WALK.
  - PROVIDE A DETECTABLE WARNING INSERT AT ALL CURB RAMPS THAT ENTER A VEHICULAR WAY.

**1 SITE PLAN**  
C-1.1 1" = 50'





**knothe + bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
GIP Submittal - February 15, 2022  
SP Submittal - April 19, 2022  
PDD Revision - July 12, 2024

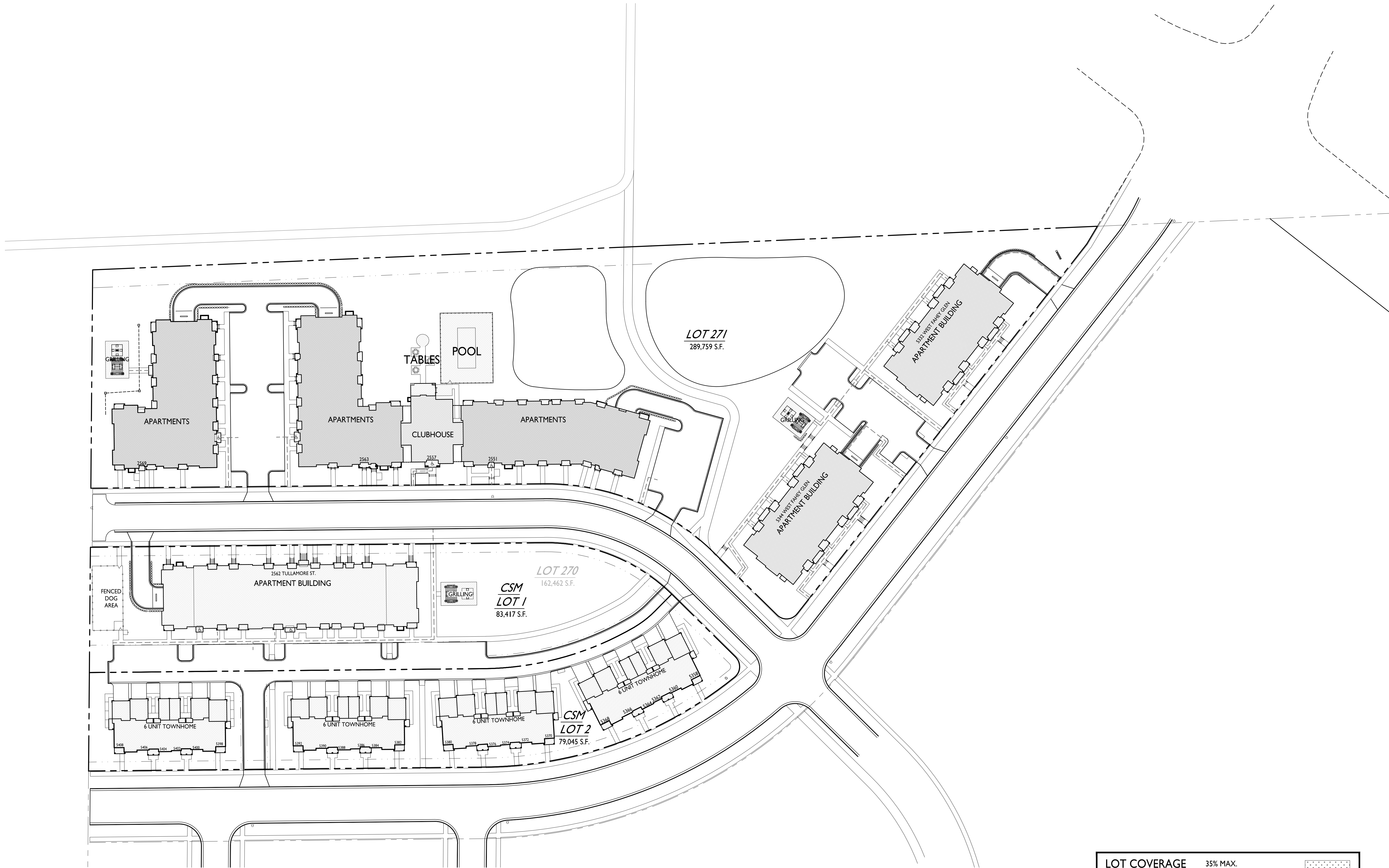
Revised - May 15, 2024  
PROJECT TITLE  
**Irish Fields**

Lot 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

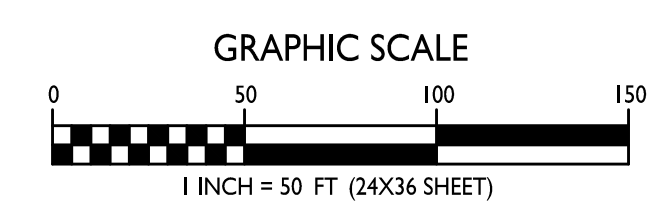
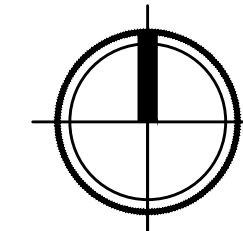
**C-1.4**

PROJECT NO. **2104**  
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LOT COVERAGE		35% MAX.
ZONING:	Lot 270 PDD	Lot 271 PDD
LOT AREA:	162,462 S.F.	289,758 S.F.
LOT COVERAGE:	49,500	79,500 S.F.
COVERAGE:	30.5%	27.4%

**LOT COVERAGE**  
C-1.3 1" = 50'





**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
GIP Submittal - February 15, 2022  
SP Submittal - April 19, 2022  
PDD Revision - July 12, 2024

Revised - May 15, 2024  
PROJECT TITLE  
**Irish Fields**

Lot 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin

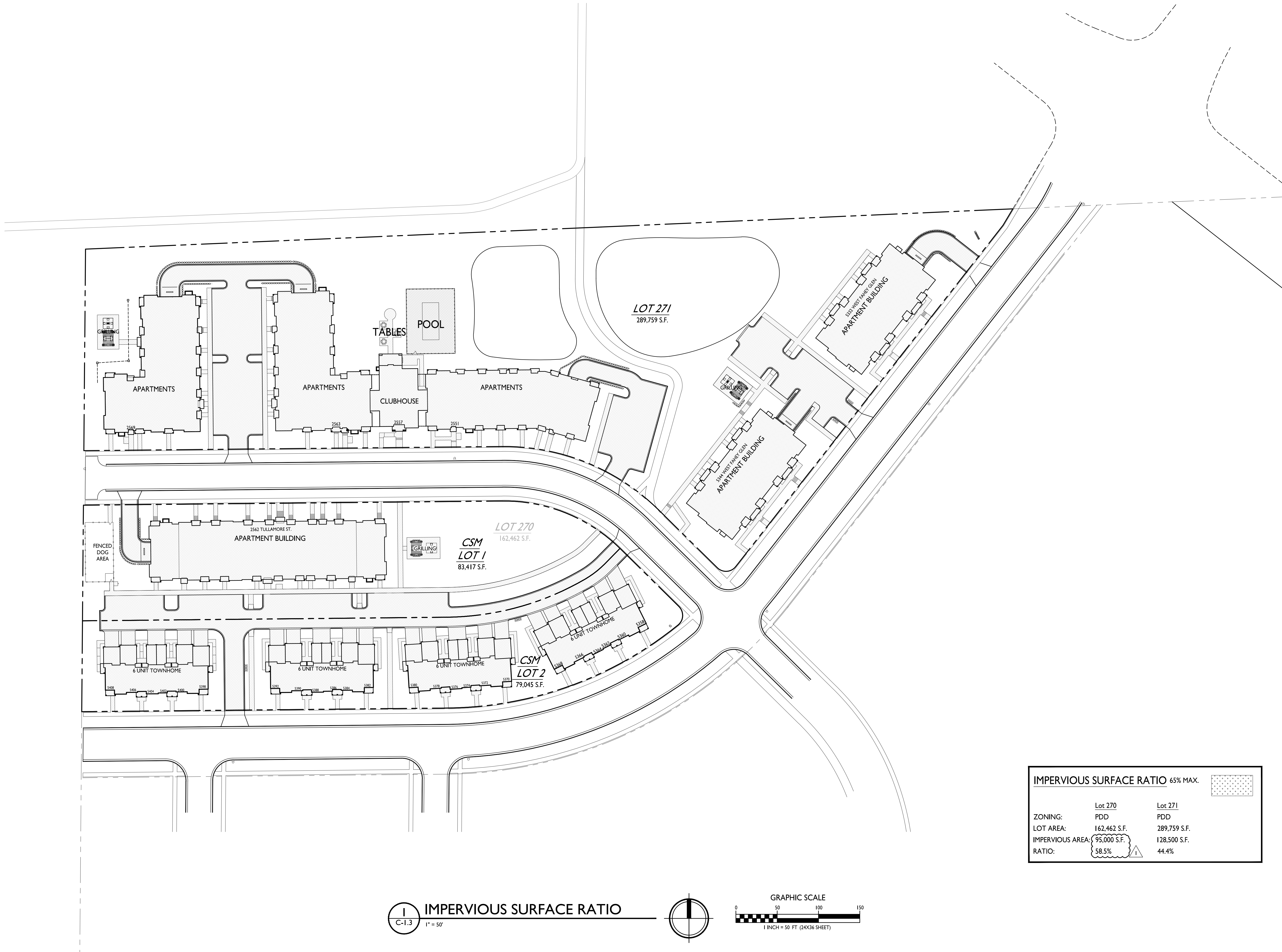
SHEET TITLE  
**Impervious  
Surface Ratio**

SHEET NUMBER

**C-1.5**

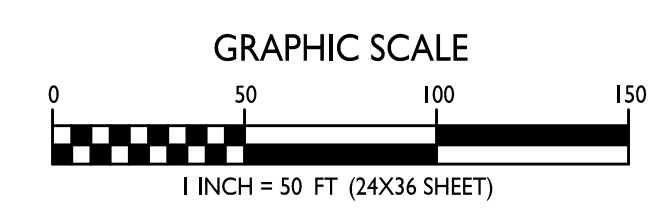
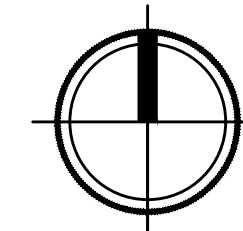
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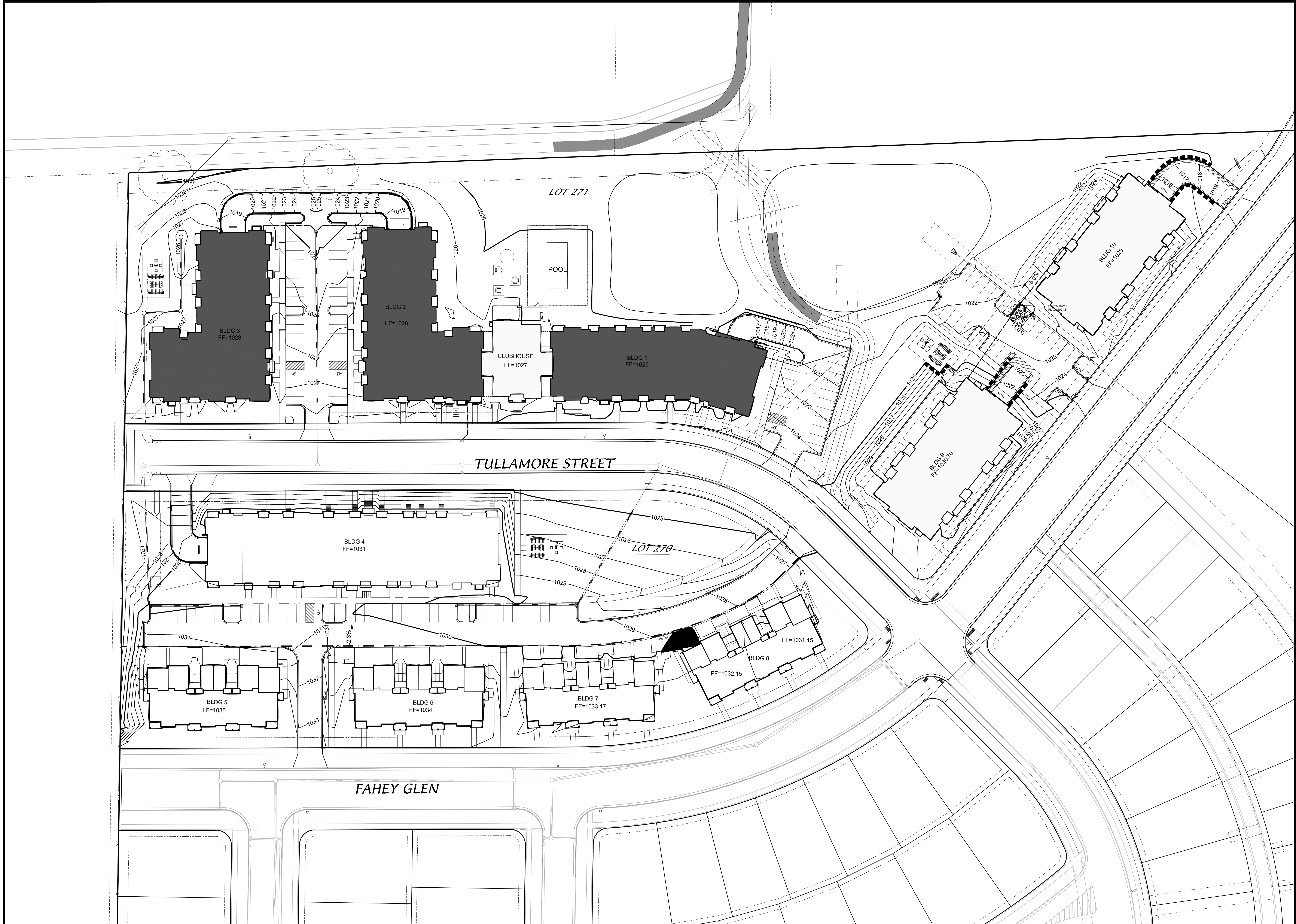


IMPERVIOUS SURFACE RATIO 65% MAX.		
	Lot 270	Lot 271
ZONING:	PDD	PDD
LOT AREA:	162,462 S.F.	289,759 S.F.
IMPERVIOUS AREA:	95,000 S.F.	128,500 S.F.
RATIO:	58.5%	44.4%

**IMPERVIOUS SURFACE RATIO**  
C-1.3 1" = 50'



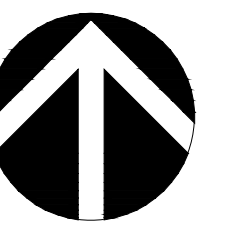
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GRADING & EROSION CONTROL

**IRISH FIELDS**

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



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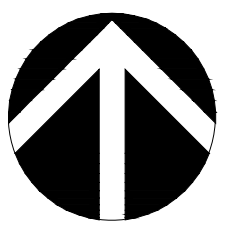
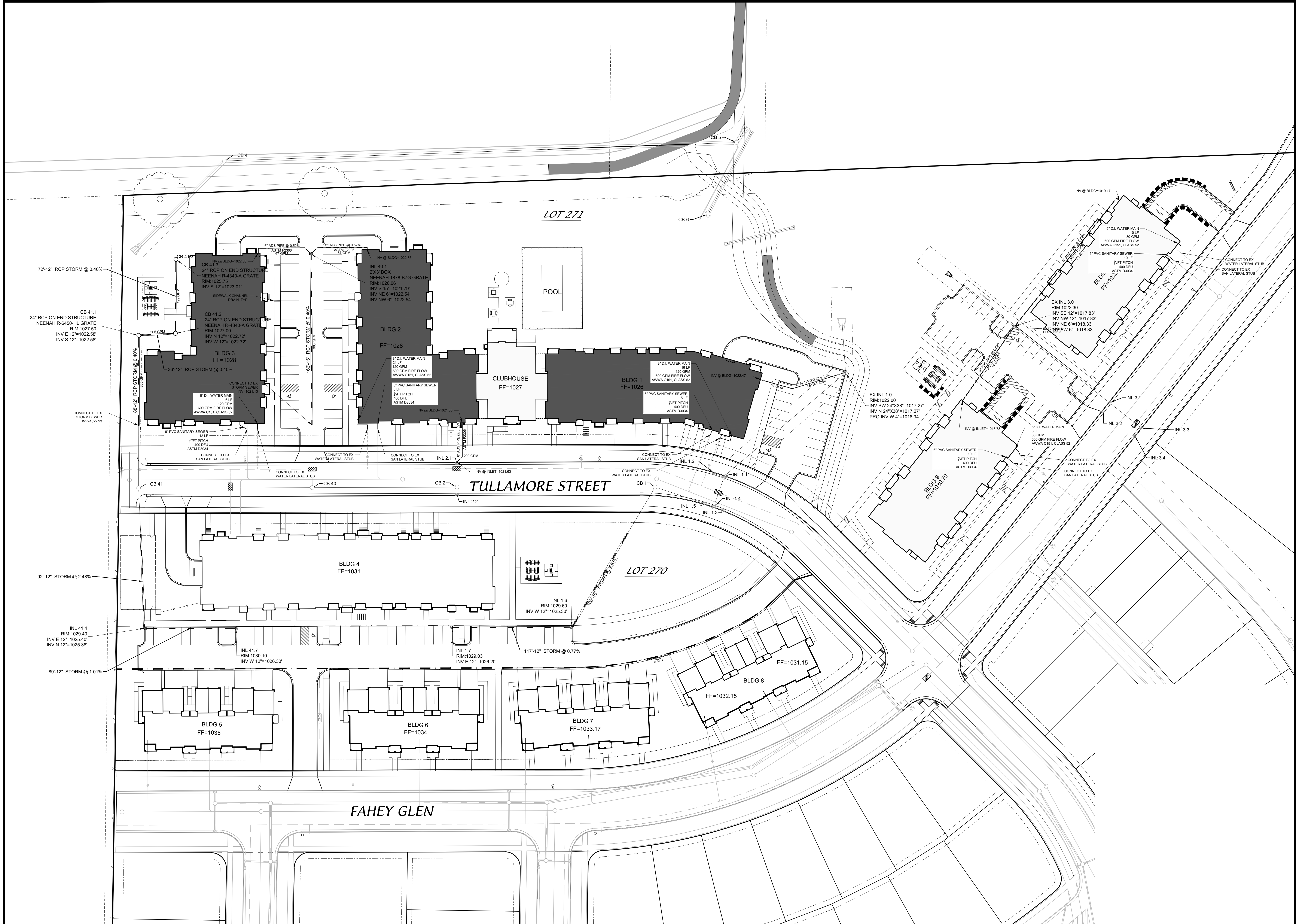


DATE: 05/16/2024  
 REVISED:


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FN: 21-03-105

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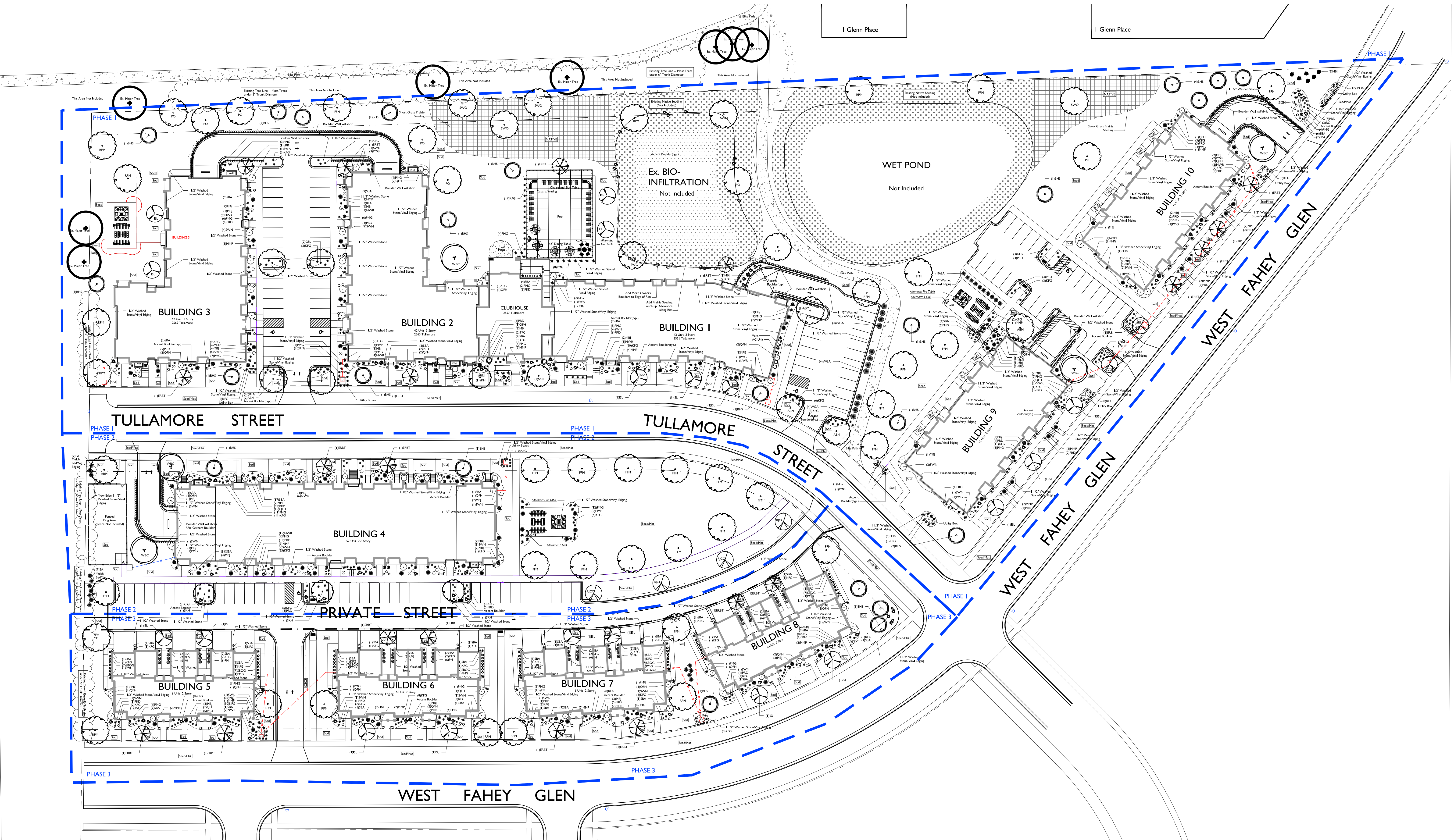
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DATE: 05/16/2024  
 REVISED:

DRAWN BY: TCF

FN: 21-03-105

Sheet Number:  
 C-3.0



**GENERAL NOTES**

A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

B) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

E) Seed shall consist of the following mixture:  
10% Palmer IV Perennial Ryegrass  
20% Dragon Kentucky Bluegrass  
20% Diva Kentucky Bluegrass  
20% Foxy II Creeping Red Fescue  
15% Vail II Perennial Ryegrass  
15% Ginney Kentucky Bluegrass

F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I Type A Urban erosion control netting (S-75-BN) that is then pegged into the soil with biodegradable staples.

G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

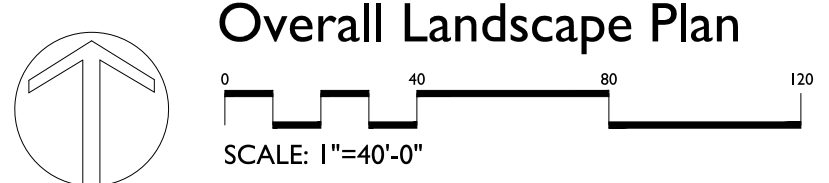
H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

Plant Material List - Entire Site

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Scientific Name
14	RPM	Redpointe Red Maple	Acer Rubrum 'Frank Jr.'
23	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'balist'
7	ABM	Autumn Blaze Maple	Acer X. Freemanii 'Jeffersred'
5	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)
2	ERB	Eastern Redbud	Cercis canadensis
20	ERBT	Eastern Redbud (fl)	Cercis canadensis (fl)
5	SKH	Soree Keeper Honeylocust	Gleditsia Triacanth 'soree'
4	RJCC	Red Jewel Crabapple (clp)	Malus 'jewelcok' (clp)
6	SWO	Swamp White Oak	Quercus bicolor
7	PO	Pin Oak	Quercus palustris
18	ISL	Ivory Silk Japanese Libc	Syringa reticulata 'ivory silk'
2	GSL	Greenspire Littleleaf Linden	Tilia cordata 'greenspire'
Conifer Evergreen			
Quantity	Code Name	Common Name	Scientific Name
2	TFC	Thu Japanese Falsecypress	Chamaecyparis pisifera 'filifera'
62	MBJ	Mountain Juniper	Juniperus chinensis 'mountain'
24	BHS	Black Hills Spruce	Picea glauca var. densata
69	MMP	Mops Mugo Pine	Pinus mugo 'mops'
25	EA	Emerald Arborvitae	Thuja occidentalis 'smaragd'
12	WGA	Woodward Globe Arborvitae	Thuja occidentalis 'woodwardii'

Plant Material List - Entire Site

Perennial			
Quantity	Code Name	Common Name	Scientific Name
166	SBA	Summer Beauty Ornamental Onion	Allium 'summer beauty'
366	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora 'karl foerster'
3	RZC	Rozanne Cranebloss	Geranium 'rozanne'
68	SBOG	Sapphire Blue Oat Grass	Helictotrichon sempervirens 'sapphire'
48	PH	Patriot Hosta	Hosta 'patriot'
185	PMG	Purple Maiden Grass	Miscanthus sinensis var. purpureus
153	PRD	Prairie Dropseed	Sporobolus heterolepis
Shrub			
Quantity	Code Name	Common Name	Scientific Name
49	QFH	Quick Fire Hydrangea	Hydrangea paniculata 'bulk'
43	SWN	Summer Wine Ninebark	Physocarpus opulifolius 'seward'
46	NWR	Nearly Wild Rose	Rosa 'nearly wild'

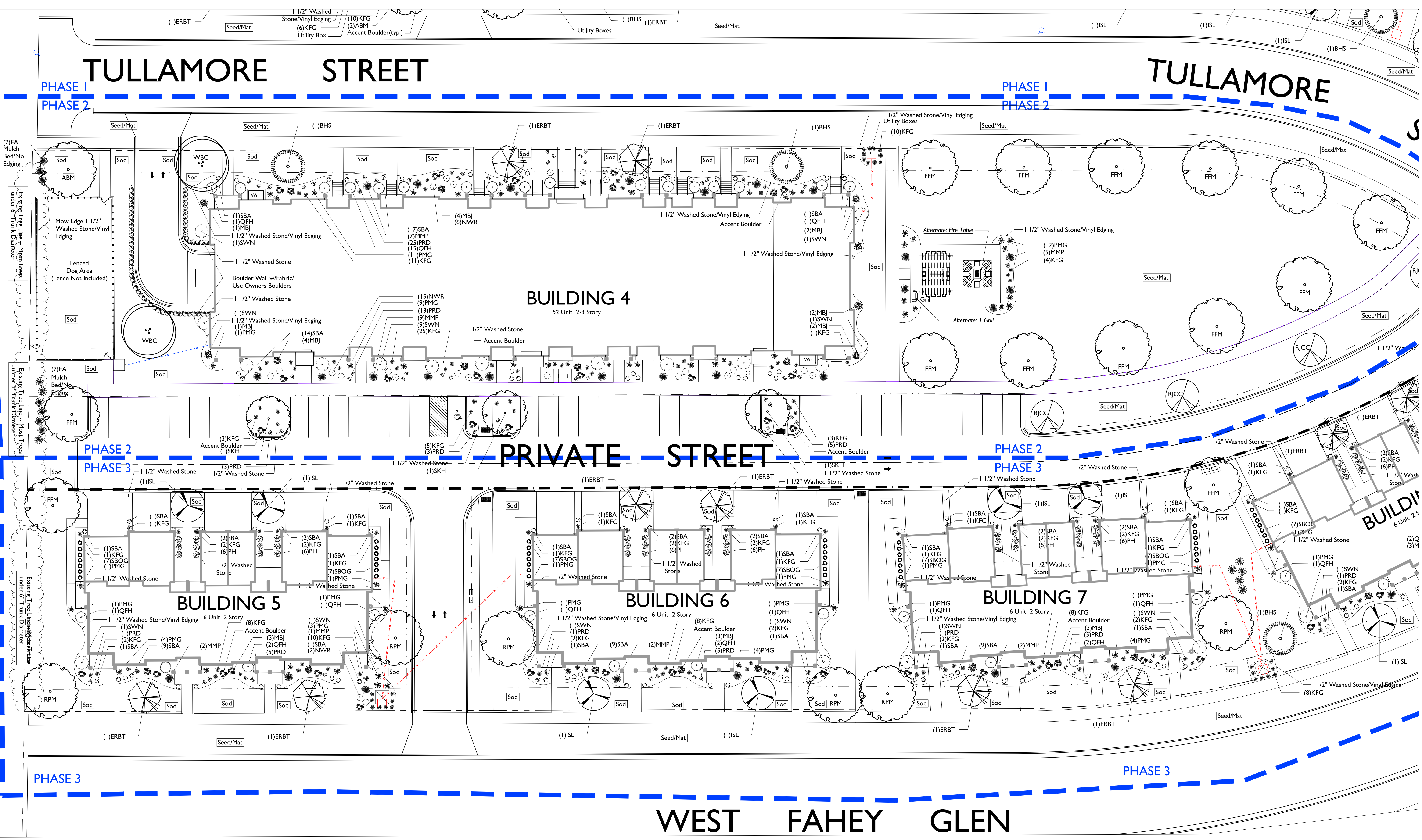


# TULLAMORE STREET

# TULLAMORE STREET

# PRIVATE STREET

# WEST FAHEY GLEN

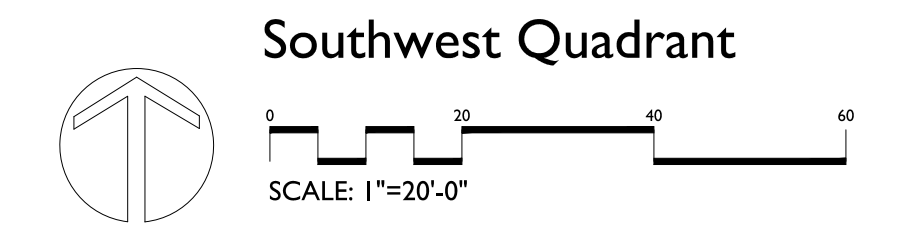


**Plant Material List - Entire Site**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
14	RPM	Redpointe Red Maple	Acer Rubrum 'Frank Jr.'	2" B&B
23	FFM	Fall Fiesta Sugar Maple	Acer Saccharum 'balisea'	2" B&B
7	ABM	Autumn Blaze Maple	Acer X Freemanii 'jefferspire'	2 1/2" B&B
5	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	8" B&B
2	ERB	Eastern Redbud	Cercis Canadensis	1 3/4" B&B
20	ERBT	Eastern Redbud (cf)	Cercis Canadensis (cf)	1 3/4" B&B
5	SKH	Street Keeper Honeylocust	Gleditsia Triacanth 'draves'	2" B&B
4	RJCC	Red Jewel Crabapple (clp)	Malus 'jewelcole' (clp)	5" B&B
6	SWO	Swamp White Oak	Quercus bicolor	2" B&B
7	PO	Pin Oak	Quercus palustris	2" B&B
18	ISL	Ivory Silk Japanese Lilac	Syringa reticulata 'ivory silk'	5" B&B
2	GSL	Greenspire Littleleaf Linden	Tilia cordata 'greenspire'	2" B&B
<b>Conifer Evergreen</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	TFC	Thif Japanese Falsecypress	Chamaecyparis Pissifera	#6 CONT.
62	MBJ	Mountain Juniper	Juniperus chinensis 'mountain'	5" B&B
24	BHS	Black Hills Spruce	Picea glauca var densata	5" B&B
69	MMP	Mops Mugo Pine	Pinus mugo 'mops'	#3 CONT.
25	EA	Emerald Arborvitae	Thuja occidentalis 'emerald'	5" B&B
12	WGA	Woodward Globe Arborvitae	Thuja occidentalis 'woodwardii'	#5 CONT.

**Plant Material List - Entire Site**

Quantity	Code Name	Common Name	Scientific Name	Planting Size
166	SBA	Summer Beauty Ornamental Onion	Allium 'summer beauty'	#1 CONT.
366	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis acutiflora 'karl foerster'	1 GAL.
3	RZC	Rozanne Cranesbill	Geranium 'rozanne'	#1 CONT.
68	SBOG	Sapphire Blue Oat Grass	Helictotrichon sempervirens 'saphiresprude'	#1 CONT.
48	PH	Patriot Hosta	Hosta 'patriot'	#1 CONT.
185	PMG	Purple Maiden Grass	Miscanthus sinensis var purpureascens	#1 CONT.
153	PRD	Prairie Dropseed	Sporobolus heterolepis	#1 CONT.
<b>Shrub</b>				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
49	QFH	Quick Fire Hydrangea	Hydrangea paniculata 'bulk'	#5 CONT.
43	SWN	Summer Wine Ninebark	Physocarpus opulifolius 'seward'	#5 CONT.
46	NWR	Nearly Wild Rose	Rosa 'nearly wild'	#2 CONT.



**IRISH FIELDS**  
 TULLAMORE STREET & WEST FAHEY GLEN  
 FITCHBURG, WISCONSIN 53711

Checked By: SS  
 Drawn By: 12/19/22 RS  
 Revised: 1/16/23 RS  
 Revised: 2/10/23 RS  
 Revised: 8/16/23 MM  
 Revised: 10/12/23 RS  
 Revised: 10/16/23 CP  
 Revised: 5/21/24 PHS 2-3  
 Revised: ----  
 Revised: ----  
 Revised: ----

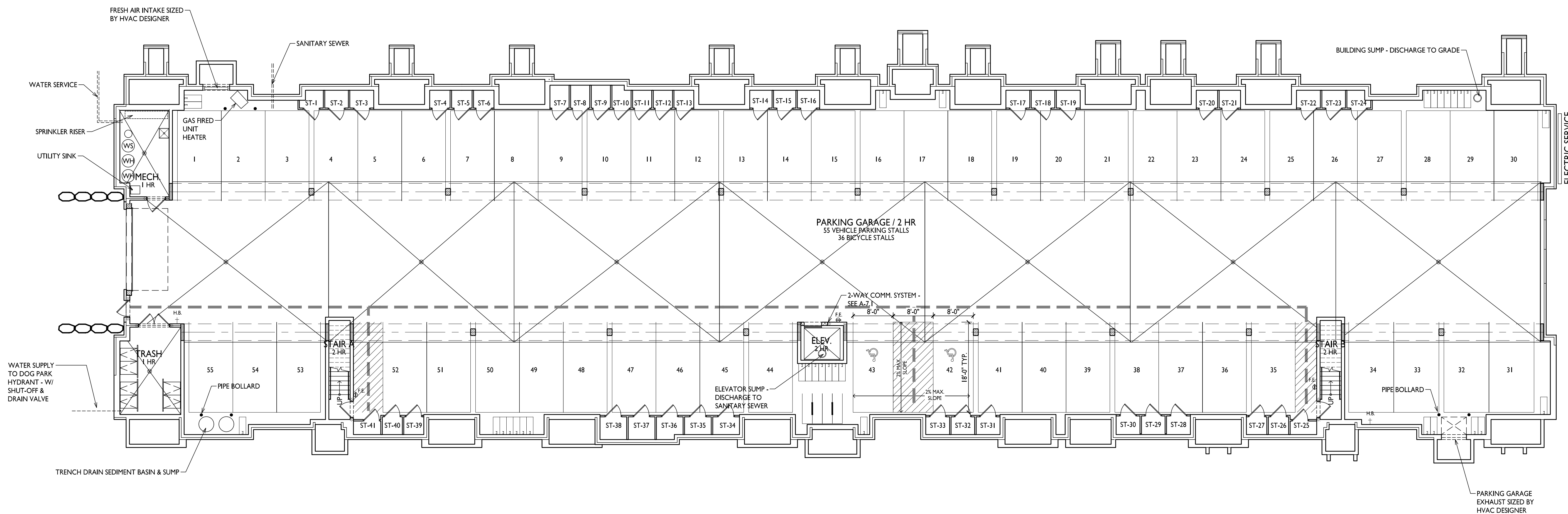
**L5**

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ISSUED  
Issued For Bid - June 9, 2023  
Reissued For Bid - June 5, 2024  
PDD Revision - July 12, 2024

PROJECT TITLE  
**Irish Fields  
Development**

Lots 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin  
SHEET TITLE  
**Basement Plan**

SHEET NUMBER

**A-1.0**

PROJECT NO. **2104**  
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PROJECT TITLE  
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Development**

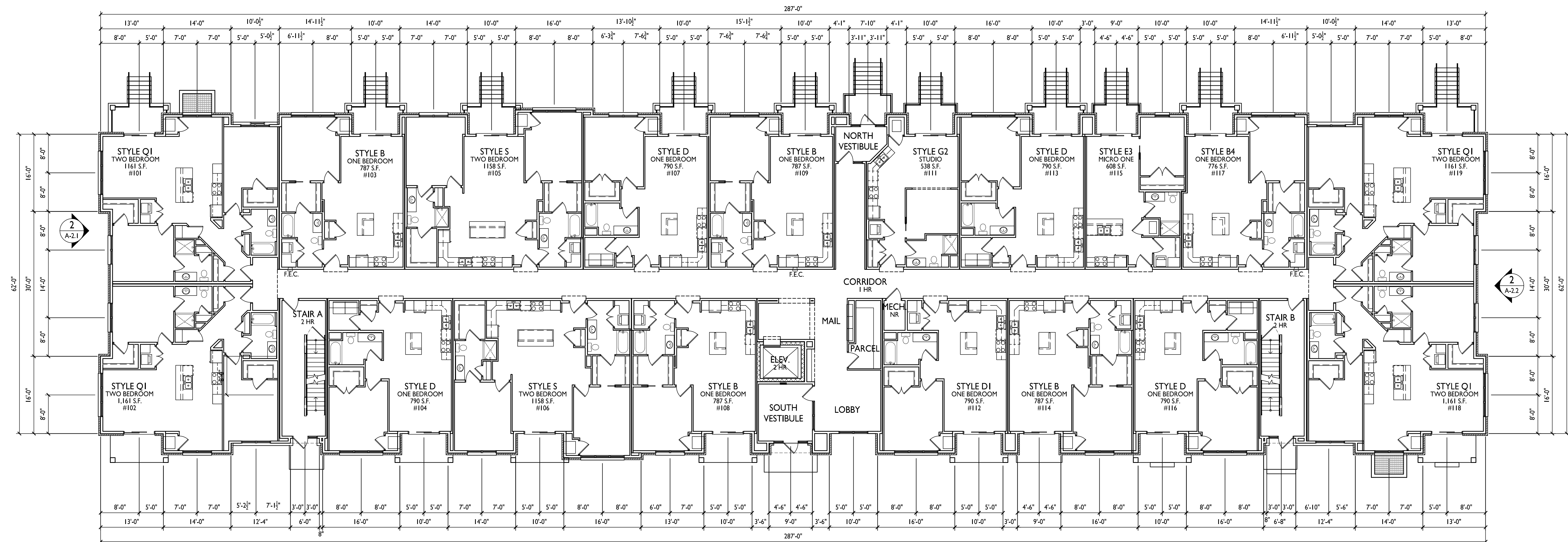
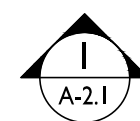
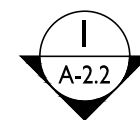
Lots 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin  
SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

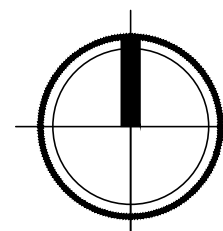
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PROJECT NO. **2104**

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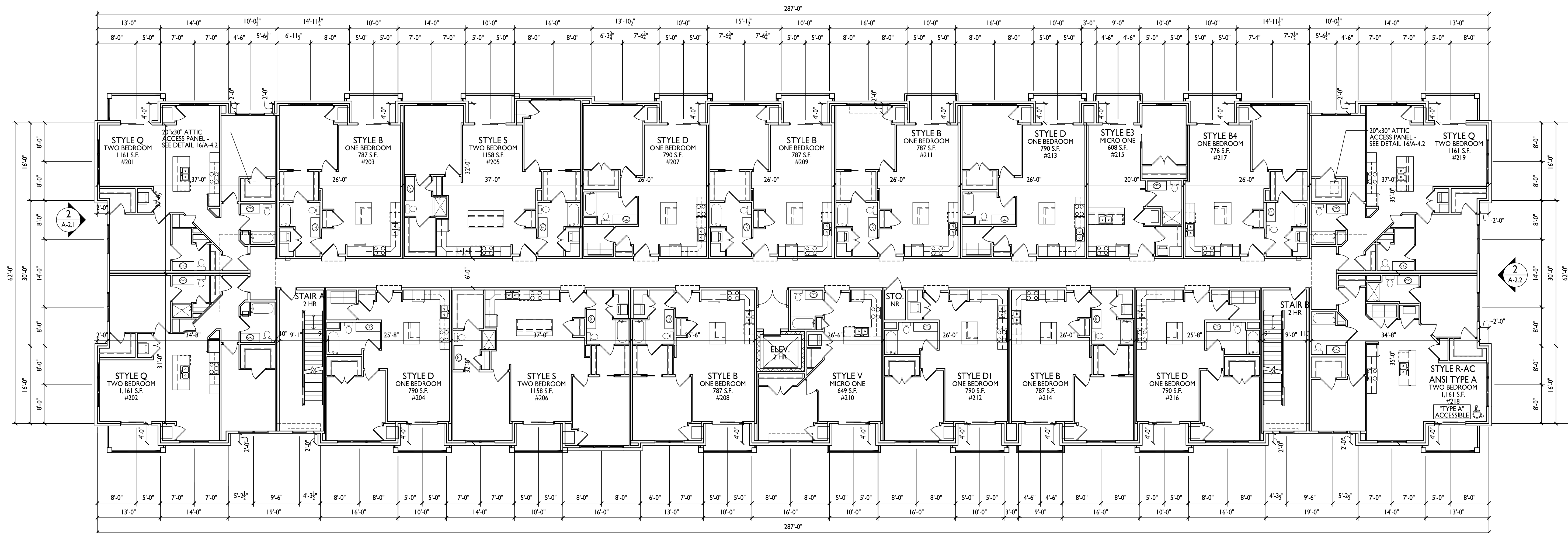
**1**  
A-1.1  
FIRST FLOOR PLAN  
3/32" = 1'-0"





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PROJECT TITLE  
**Irish Fields  
Development**

Lots 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin  
SHEET TITLE  
**Second Floor Plan**

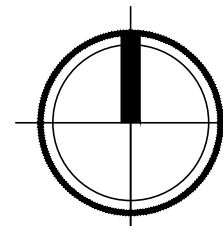
SHEET NUMBER

**A-1.2**

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**1** SECOND FLOOR PLAN  
A-1.2 3/32" = 1'-0"





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PROJECT TITLE  
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Development**

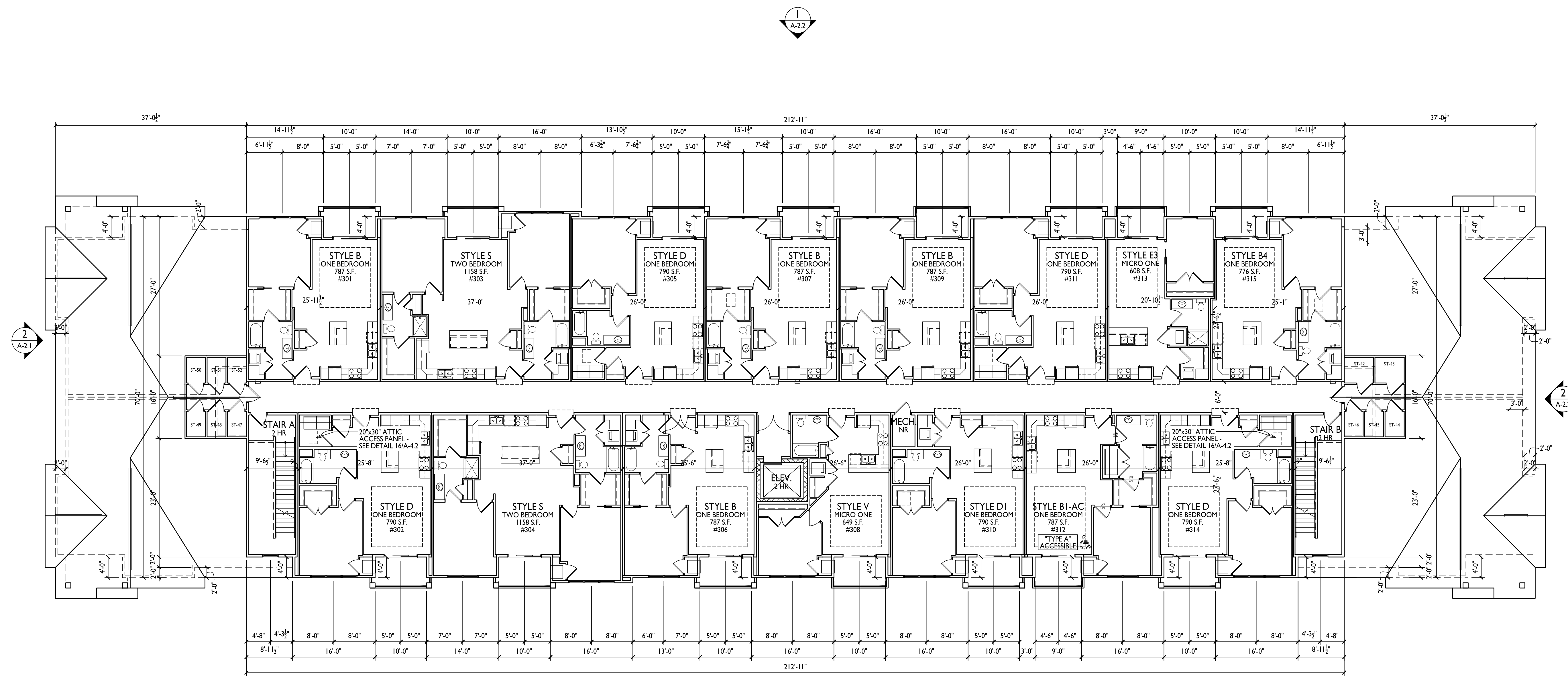
Lots 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin  
SHEET TITLE  
**Third Floor Plan**

SHEET NUMBER

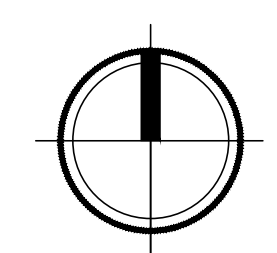
**A-1.3**

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**THIRD FLOOR PLAN**  
A-1.3 3/32" = 1'-0"





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TYPICAL MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- COMPOSITE LAP SIDING
- ALUMINUM WRAPPED FASCIA
- COMPOSITE BOARD & BATTEN
- COMPOSITE WINDOWS
- ALUMINUM RAILINGS
- CAST STONE BANDS & SILLS
- COMPOSITE TRIM
- COMPOSITE COLUMN TRIM
- STONE VENEER



**1 SOUTH ELEVATION**  
A-2.1 3/32" = 1'-0"

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**2 EAST ELEVATION**  
A-2.1 3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	COLOR
ROOF	ASPHALT SHINGLES	GAF - FOX HOLLOW GRAY
HORIZONTAL LAP SIDING	COMPOSITE	LP - MIDNIGHT SHADOW
BOARD & BATTEN SIDING	COMPOSITE	LP - DESERT STONE
FREIZE, DECK, & WINDOW TRIM BOARDS	COMPOSITE	LP - DESERT STONE
FASCIA	ALUM. WRAPPED	MAP - MATCH LP DESERT STONE
DECK BOARDS	COMPOSITE	TBD - MATCH TREX WINCHESTER GREY
DECK COLUMNS & TIMBER ACCENTS	COMPOSITE	WOODTONE - SOLID COLOR
MASONRY VENEER	STONE VENEER	FOND DU LAC DIMENSIONAL
CAST STONE SILLS & HEADS	CAST STONE	BIG RIVER 14-32
WINDOWS & PATIO DOORS	COMPOSITE - LINDSAY	BLACK
RAILING	ALUMINUM	BLACK
BUILDING ENTRANCE SYSTEMS	ALUMINUM STOREFRONT	ANODIZED BLACK
UNIT ENTRY DOORS	STAINED FIBERGLASS	BLACK

PROJECT TITLE

Irish Fields  
Development

Lots 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin

SHEET TITLE

Exterior  
Elevations

SHEET NUMBER

**A-2.1**

PROJECT NO. 2104

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TYPICAL MATERIALS

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- ALUMINUM RAILINGS
- CAST STONE BANDS & SILLS
- COMPOSITE TRIM
- COMPOSITE COLUMN TRIM
- STONE VENEER



**1 NORTH ELEVATION**  
A-2.2 3/32" = 1'-0"

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PROJECT TITLE  
**Irish Fields  
Development**



**2 WEST ELEVATION**  
A-2.2 3/32" = 1'-0"

Lots 270 & 271  
Highfield Reserve  
Fitchburg, Wisconsin  
SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.2**

PROJECT NO. **2104**  
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## 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

7-15-2024

Date (DD/MM/YYYY)