

Irish 1855 Concept Plan—project narrative

The Irish 1855 project is a 9.8 acre parcel situated north of Fahey Fields, with Waterford Glen to the west, the Crossing Condominiums to the east, and Lacy Ridge Townhomes to the north. Sam Cooke owns land to the north as well, and as part of this plat he will be deeding a sliver of ROW to the City for the Quarry Hill Drive ROW.

The project will consist of 25 single family homes, with R-3 zoning. All lots will meet the width and size requirements of the R-3 zoning district. There are 2 outlots within the project that maintain the overland flow of runoff, and a small third outlot for an existing utility corridor. The road network will complete the gap in Notre Dame Drive from Fahey Fields to Lacy Ridge Townhomes, extend Quarry Hill Drive to Notre Dame, and create a small cul de sac on the west side. Because of proximity and easy access to nearby McGaw Park and Quarry Hill Park, the proposal is to satisfy the park requirements by paying a fee in lieu of land dedication. A Tree Preservation Plan is being prepared by Heartland Ecological Group and will be submitted with the Preliminary Plat.

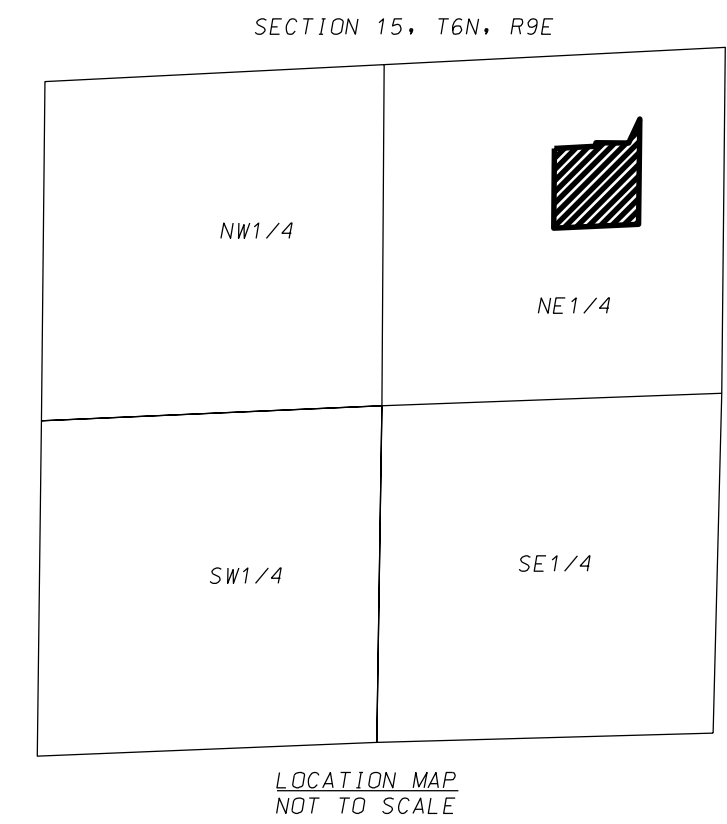
Both sanitary sewer and water main are available at the property limits, and will be extended to serve the lots. The water main will be stubbed to the north into Sam Cooke's land, and eventually be extended further north to complete a loop to Ballyduff Street. A sewer and water lateral will be extended to the Olson property to the east for their future connection.

The parcel is situated where several large storm sewers have been stubbed out. A 36" storm pipe on Notre Dame will be extended to the NE greenway, a 36" pipe on Quarry Hill will also be extended to the NE greenway, and the flow from a 60" storm pipe that discharges from Fahey Fields will be maintained by open channel to the NE greenway. All of the runoff is routed to the regional detention facilities within the Crossing Condominiums per the City master plan for stormwater. There will be two bio-retention basins built within the plat to achieve infiltration per the current standards.

The Developer would like to build phase 1 in 2026, consisting of completing the Notre Dame Drive gap, which will provide 12 lots. Phase 2 is planned for 2027, and that includes extending Quarry Hill Drive and building "A" court, with the remaining 13 lots then being available for home construction.

IRISH 1855 - PRELIMINARY PLAT

OUTLOT 2, CSM 14487. AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 315-320, AS DOCUMENT NUMBER 5318043, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Brett M. Schoenherr, Professional Land Surveyor S-4021, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, I have conducted a survey of Irish 1855 and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows: A parcel of land located in the NE 1/4 of the NE 1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the Northeast 1/4 corner of said Section 15; thence S87°05'52"W, 664.57 feet along the North line of said NE 1/4; thence S00°34'58"W, 527.00 feet to the point of beginning; thence S00°34'58"W, 821.46 feet along the West line of Lots 1 and 2 CSM 11844, and the Southern extension thereof; thence S87°20'26"W, 664.19 feet along the North line of Outlot 4, Fahey Fields; thence N00°36'12"E, 622.41 feet along the East line of Lot 1 and 2 CSM 15005, and Lots 60-66 Waterford Glen, and the Northern extension thereof; thence N87°05'54"E, 324.11 feet; thence N00°25'07"E, 29.44 feet; thence S89°23'36"E, 254.93 feet along the South line of Lot 1 CSM 16104 and the Easterly extension thereof; thence N24°50'38"E, 205.76 feet along the East right-of-way line of Notre Dame Dr. to the point of beginning. Containing 427,980 square feet (9.825 acres).

Dated this ___th day of _____, 2025

Brett M. Schoenherr, Professional Land Surveyor, S-4021

NOTES

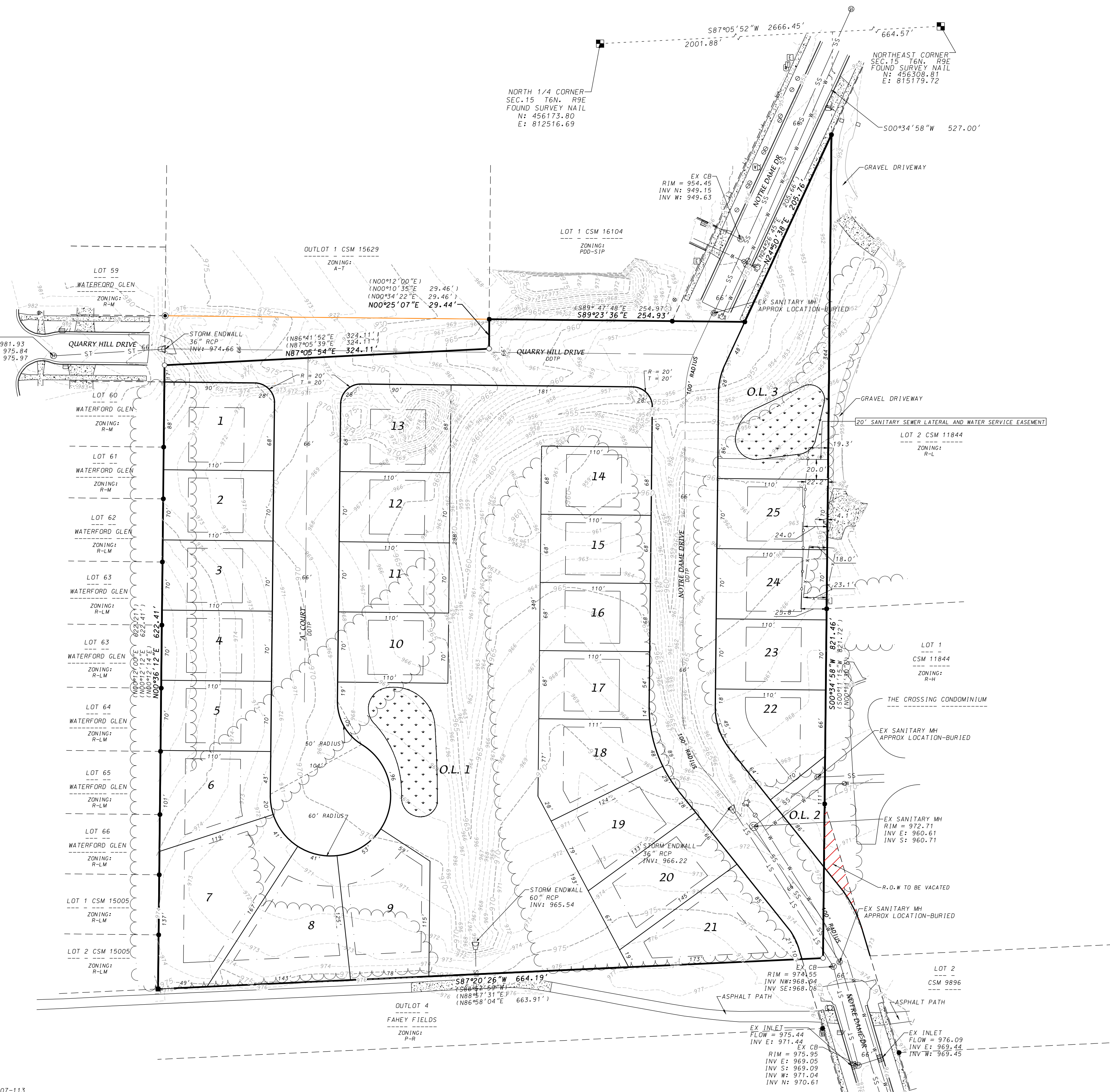
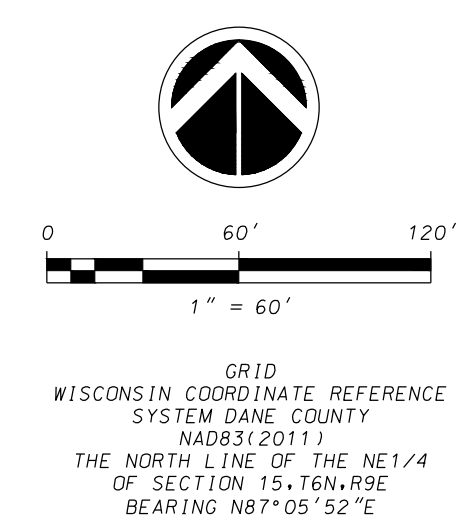
- Outlot Designations:
 - Dedicated to the Public for Storm Water Management
 - Dedicated to the Public
 - Dedicated to the Public for Storm Water Management
- Zoning:
 - Existing - A-S
 - Proposed - R-LM Lots: 1-25
 - P-R Outlot: 1-3

Typical Setbacks R-LM
 Min. Lot Area - 7,200 SF
 Min. Lot Width - 60'
 Min. Front Setback - 30'
 Side Setback - 8'
 Corner Setback - 25'
 Rear Setback - 25'
- Developer:
 Owner: Irish 1855 LLC.
 Engineer/ Land Surveyor: D'Onofrio Kottke and Associates Inc.

- ### LEGEND
- FOUND 1-1/4" REBAR
 - FOUND 3/4" REBAR
 - FOUND 1" PIPE
 - PLACED 3/4"x18" REBAR WT=1.5 LBS/FT
 - SS SANITARY SEWER
 - ST STORM SEWER
 - W WATER MAIN
 - 860--- EXISTING CONTOUR LINE
 - ==== CURB AND GUTTER
 - x-x- FENCE CHICKEN WIRE
 - FENCE DILAPIDATED BARBED WIRE
 - CONCRETE
 - EDGE OF TREES
 - LIGHT POLE
 - ELECTRIC BOX
 - TELECOMMUNICATION PEDESTAL
 - UTILITY VAULT
 - SANITARY MANHOLE
 - STORM SEWER CATCH BASIN
 - STORM SEWER INLET
 - VALVE
 - HYDRANT
 - SIGN
 - MAILBOX
 - BASKETBALL HOOP
 - () RECORDED AS INFORMATION

Lot Area Table

Lot	Area SF
O.L.1	82860
O.L.2	2998
O.L.3	24400
1	9548
2	7700
3	7700
4	7700
5	7700
6	9080
7	14946
8	11997
9	11367
10	7700
11	7700
12	7700
13	9546
14	7480
15	7480
16	7480
17	7483
18	9028
19	8584
20	9166
21	10225
22	8947
23	7700
24	7700
25	7700



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

IRISH 1855 PRELIMINARY ENGINEERING PLANS

CITY OF FITCHBURG DANE COUNTY, WISCONSIN

CONTACTS:

CONSTRUCTION PROJECT MANAGER - TBD

PLAN DESIGNER - D'ONOFRIO, KOTTKE & ASSOCIATES INC.
TOM FAHL, P.E.
608-833-7530

CITY OF FITCHBURG DIRECTOR OF PUBLIC WORKS
TIM VOELKER, P.E.
608-270-4260

CITY OF FITCHBURG SENIOR PROJECT ENGINEER (ENVIRONMENTAL)
BEN SCHULTE, P.E.
608-270-4262

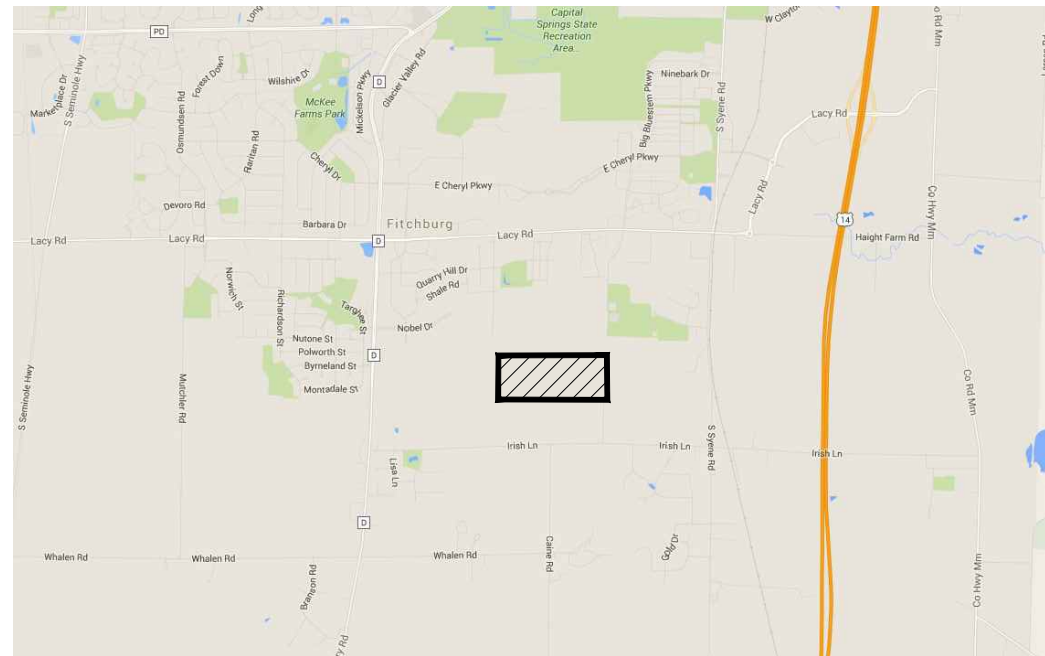
CITY OF FITCHBURG URBAN FORESTER
ANNA HEALY
608-270-4289

GAS - MADISON GAS & ELECTRIC
SHAUN ENDRES
608-252-7224

ELECTRIC - MADISON GAS & ELECTRIC
NICK BROWNING
608-252-7138

TELEPHONE - AT&T
LISA SUPRENAND
608-929-8459

CABLE TV - CHARTER COMMUNICATIONS
PATRICK DOWNEY
608-861-1570



PROJECT LOCATION

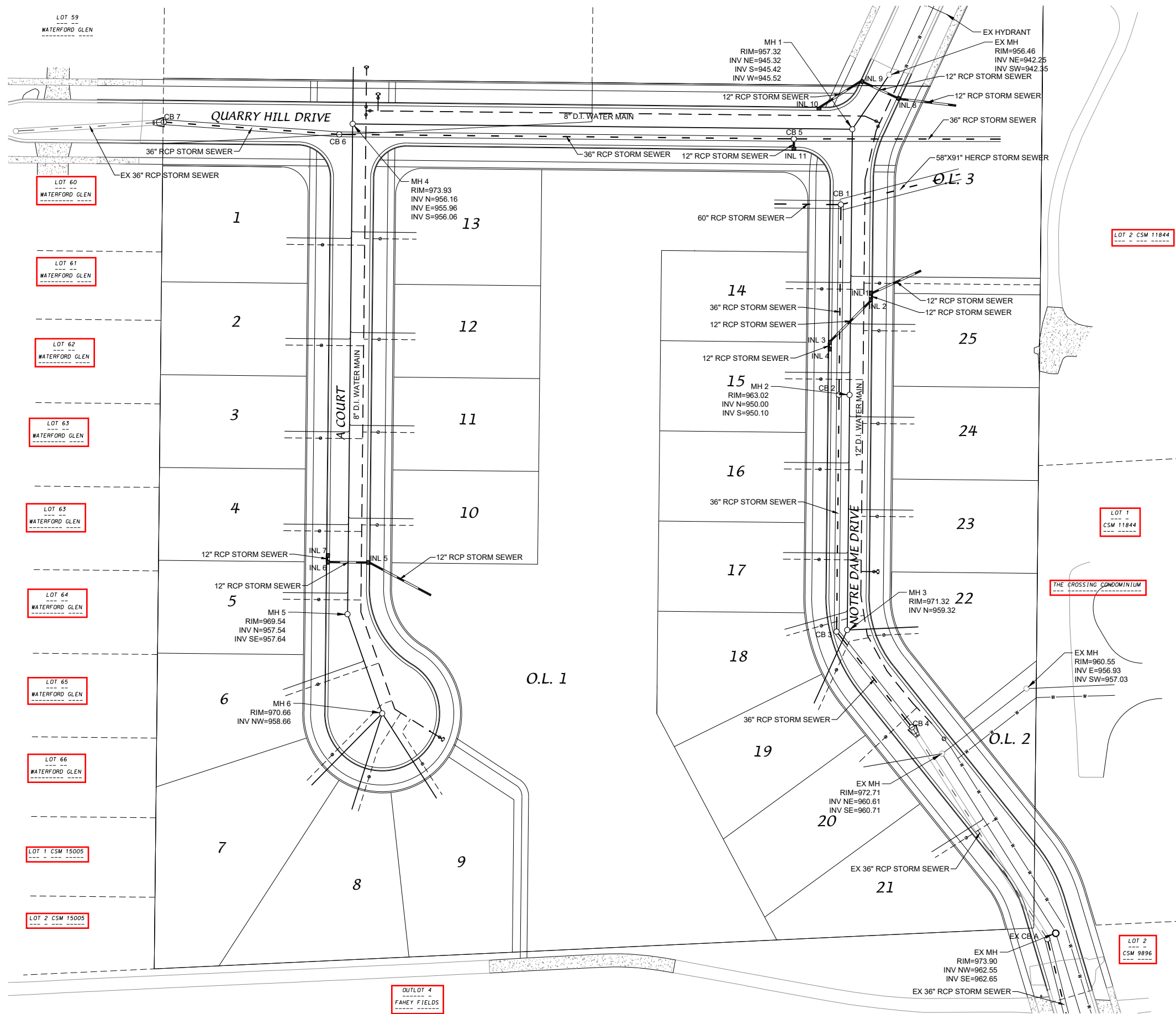


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Sheet Number	Sheet Title
1 OF 7	COVER
2 OF 7	UTILITY SCHEMATIC
3 OF 7	A COURT
4 OF 7	NOTRE DAME DRIVE
5 OF 7	NOTRE DAME DRIVE
6 OF 7	QUARRY HILL DRIVE
7 OF 7	QUARRY HILL DRIVE

FN: 24-05-116

ISSUE DATE: 12/12/2025

SHEET 1 OF 7



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 7530 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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UTILITY SCHEMATIC

IRISH 1855

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



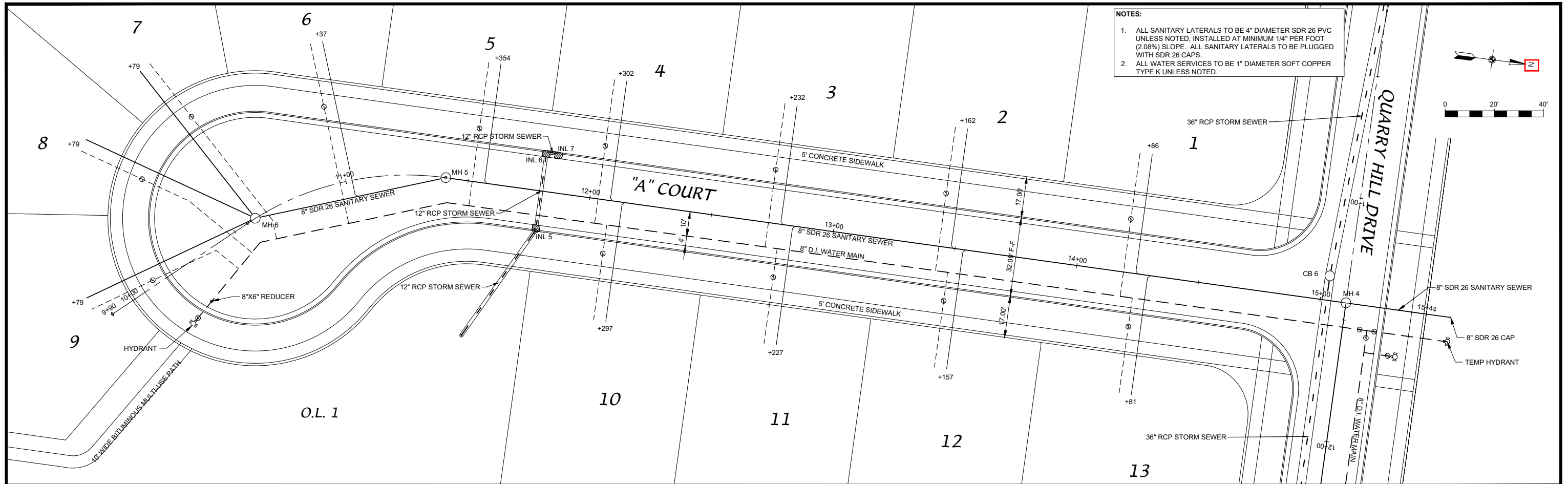
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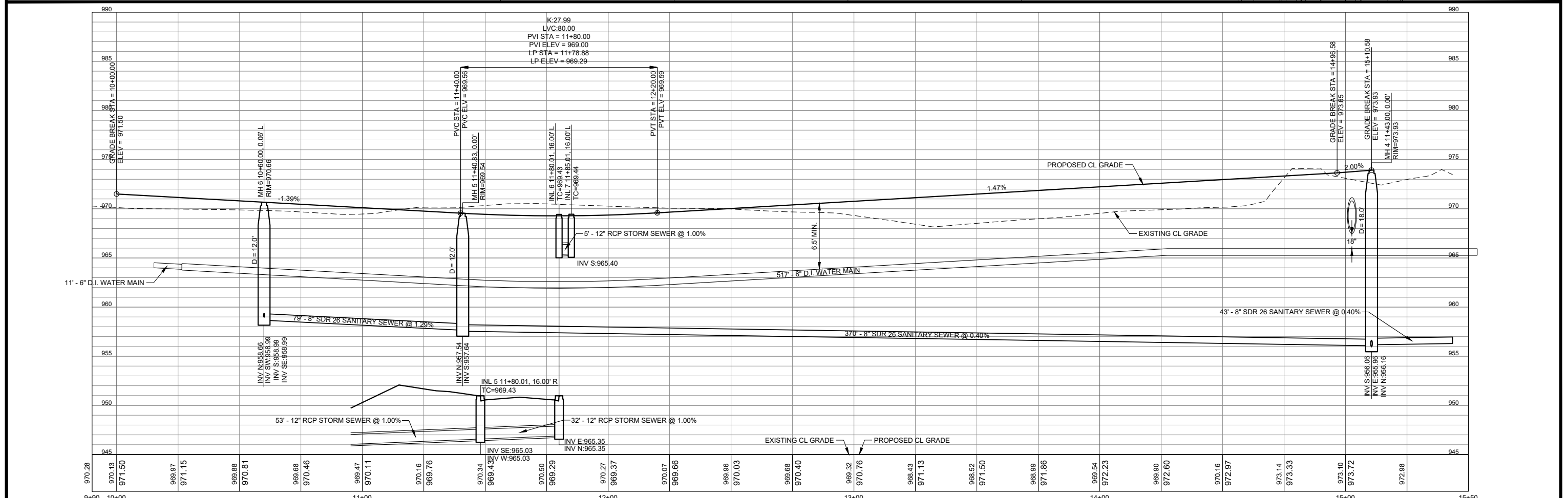
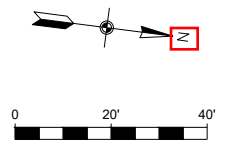
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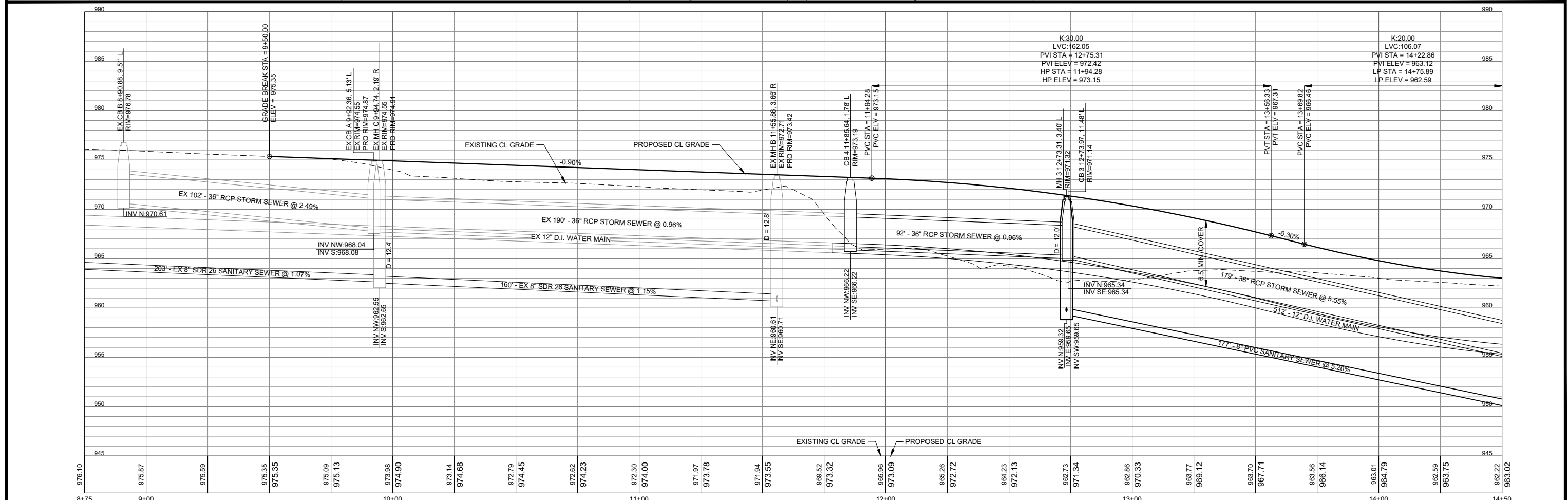
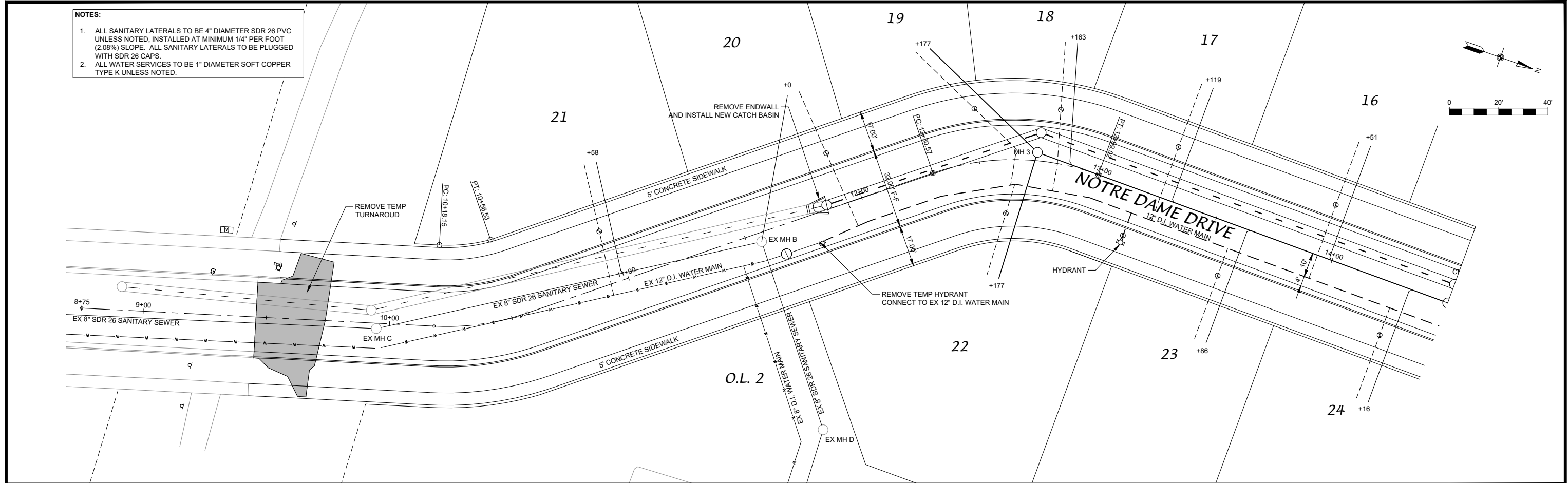
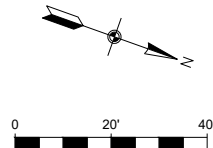
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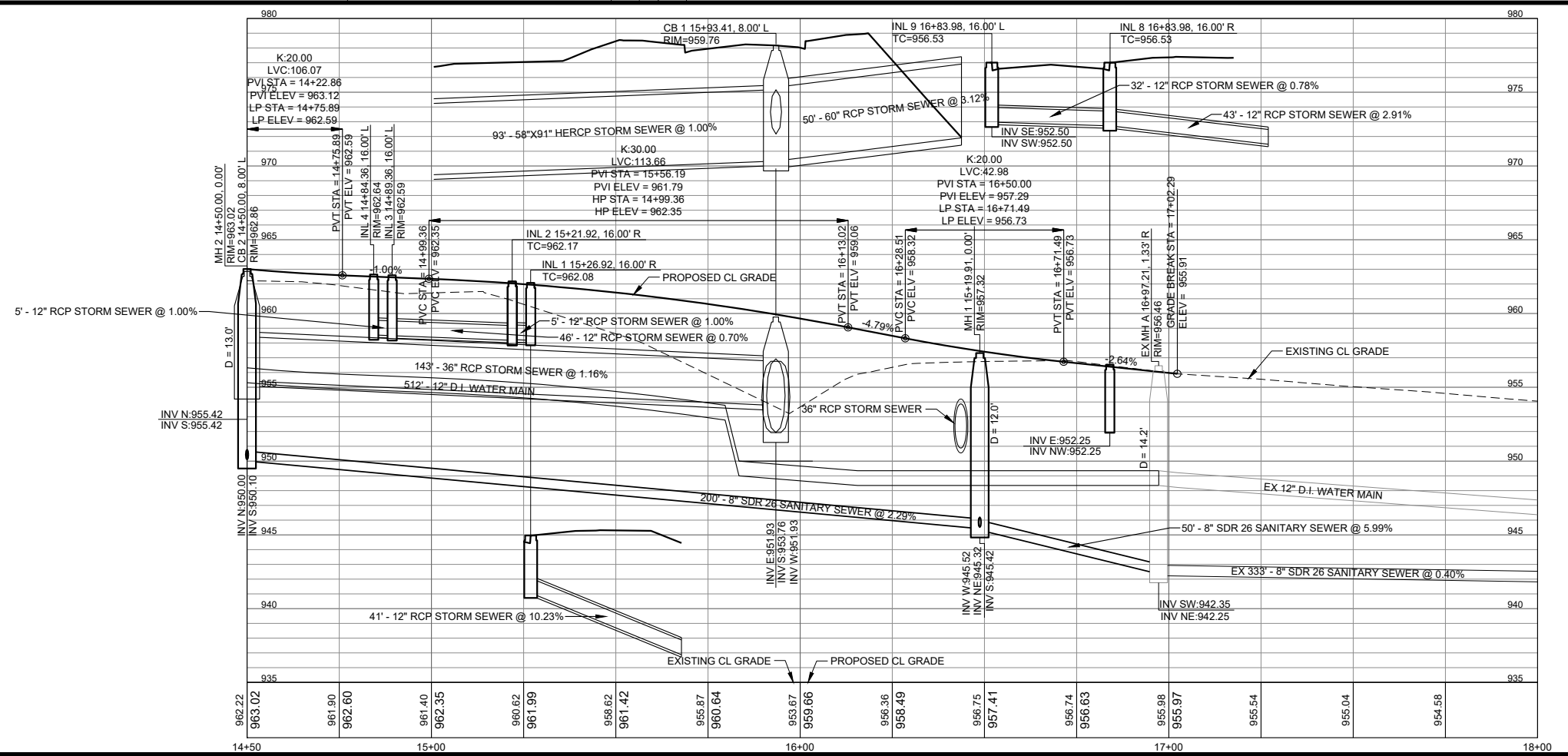
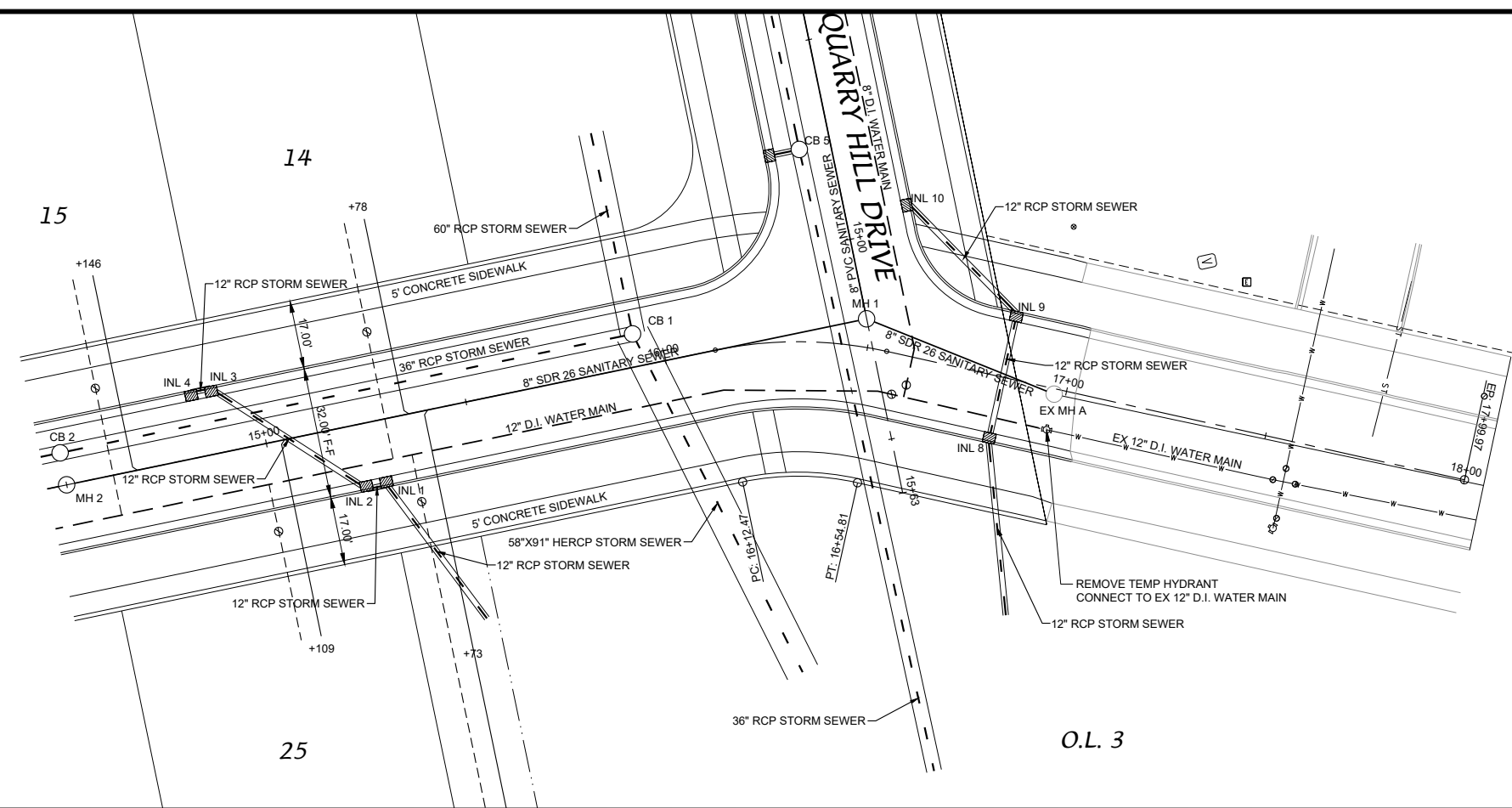
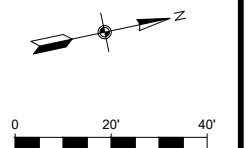
- NOTES:
1. ALL SANITARY LATERALS TO BE 4" DIAMETER SDR 26 PVC UNLESS NOTED, INSTALLED AT MINIMUM 1/4" PER FOOT (2.08%) SLOPE. ALL SANITARY LATERALS TO BE PLUGGED WITH SDR 26 CAPS.
 2. ALL WATER SERVICES TO BE 1" DIAMETER SOFT COPPER TYPE K UNLESS NOTED.

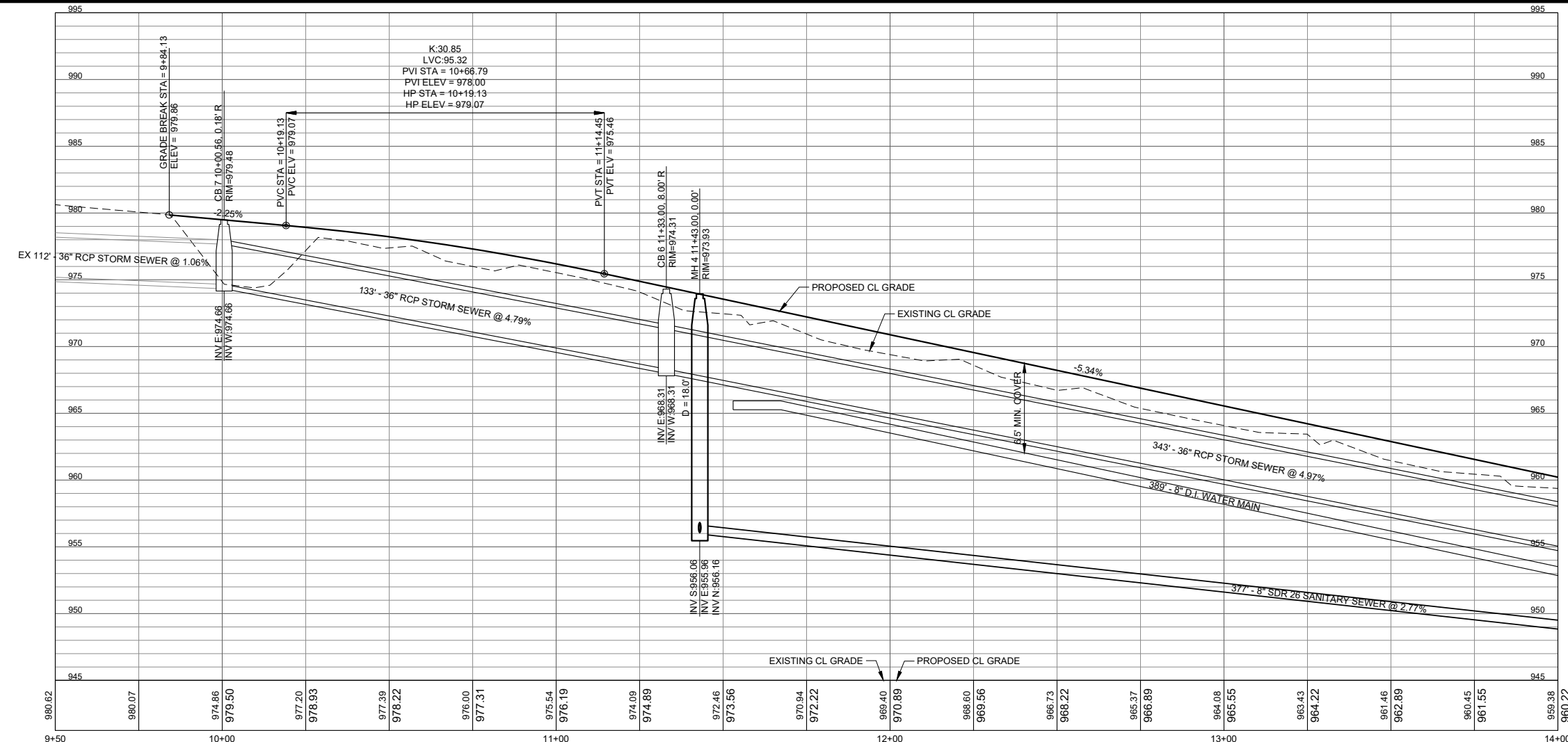
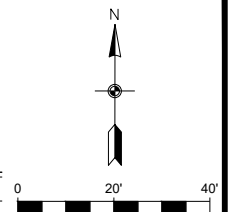
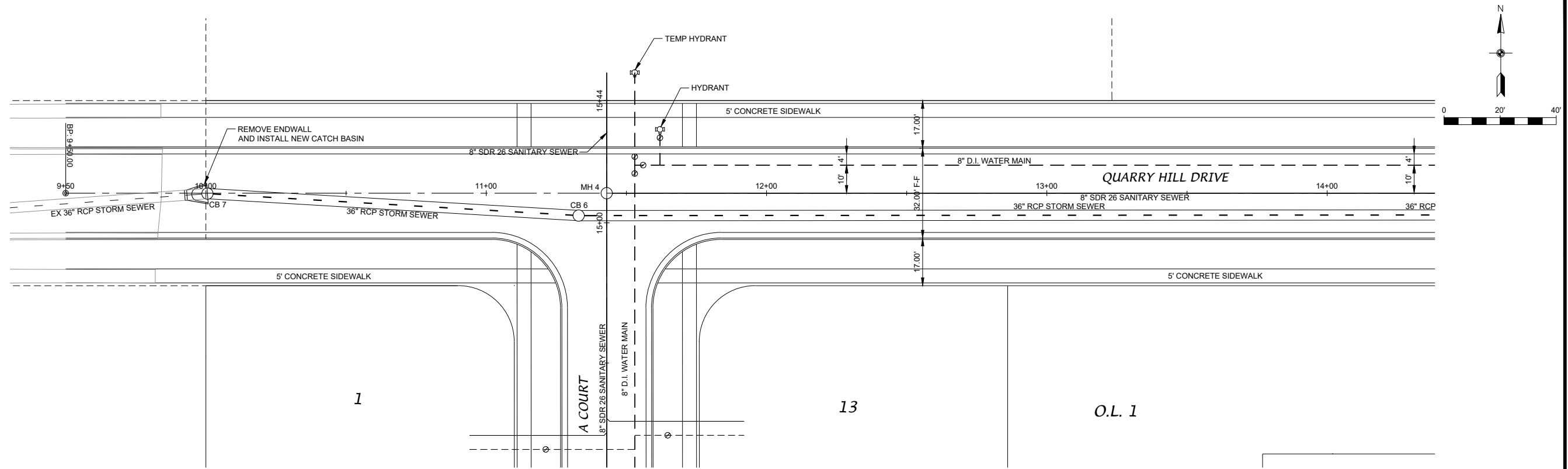


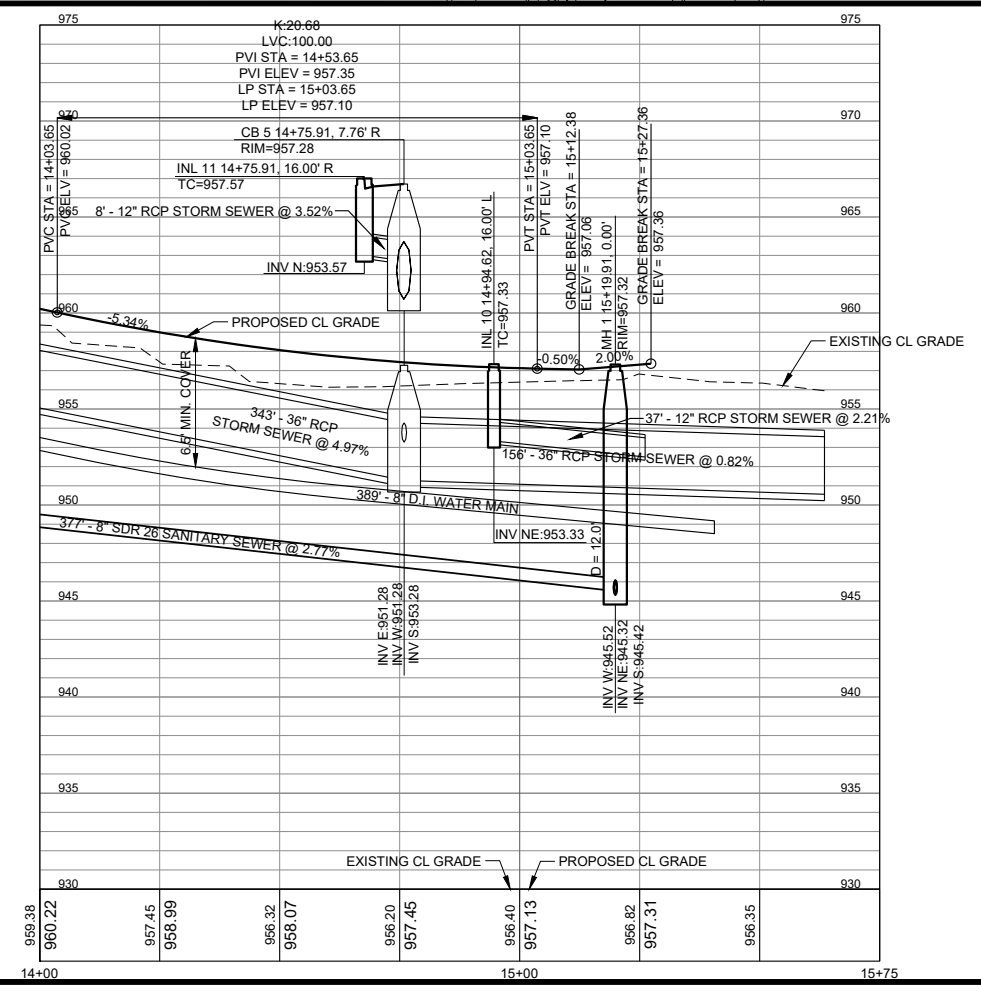
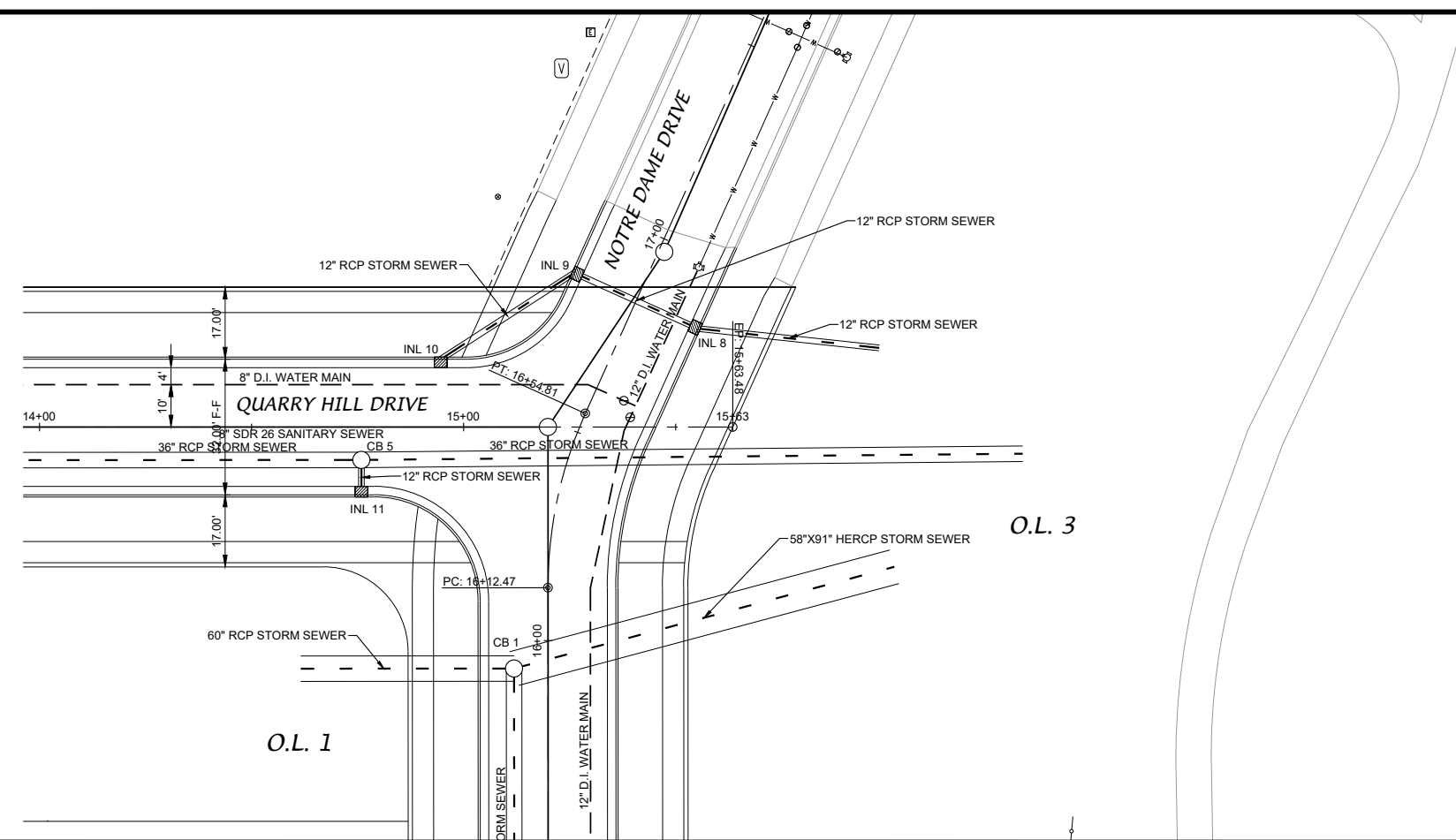
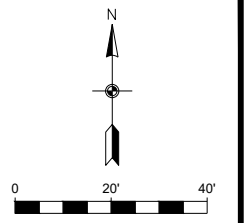
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December 11, 2025

Mr. David Fahey
Irish 1855 LLC.
5376 Irish Lane
Fitchburg, WI 53711

RE: Tree Preservation Plan – Irish 1855, City of Fitchburg, Dane County, Wisconsin

Dear David:

Heartland Ecological Group, Inc. (“Heartland”) conducted a tree survey within the proposed Irish 1855 Development (the “Project Area”) and prepared this Tree Preservation Plan on behalf of Irish 1855 LLC. (the “Developer”). The approximately 9.83-acre Project Area is located southeast of Fahey Glen and Quarry Hill Dr in the City of Fitchburg, Dane County, Wisconsin (Figure 1, Attachment A).

The Preliminary Plat for the Project Area (dated November 24, 2025) prepared by D’Onofrio Kottke and Associates, Inc. (the “Engineer”) depicts the location of proposed roads, residential lots, and outlots for the Development (Attachment B). Proposed outlot designations are noted on the Preliminary Plat. Grading limits within the Project Area are preliminary at this stage of design and are depicted on Figures 2 and 3 (Attachment A).

Tree Preservation Plan Ordinance

This Tree Preservation Plan was prepared in accordance with City of Fitchburg (“City”) Ordinance 2023-O-11 dated June 13, 2023 (Attachment C). The ordinance requires that a tree preservation plan is included with preliminary plats for review by the plan commission, City staff, and the City Forester. The ordinance identifies specific desirable tree species that need to be surveyed and assessed for preservation and protection during development. The plan needs to provide measures to protect desirable trees in accordance with the City’s Tree Protection Guidelines (Attachment C).

Qualifications

The tree survey and this plan were completed by Sarah Kraszewski, a Senior Ecologist/Project Manager at Heartland. Sarah has over 16 years of experience in environmental consulting, with a focus on conducting natural resource assessments for utility projects, proposed developments, and ecosystem restoration projects. She is experienced in plant identification and has conducted numerous tree surveys for various ecological assessments, savanna/woodland restoration projects, and proposed developments within the upper Midwest. She is experienced at writing restoration, open space, and stewardship plans.



Tree Survey Methods

The tree survey was conducted on September 11, 2024. The entire Project Area was meandered on foot. Heartland utilized a GPS capable of sub-meter accuracy to collect a point at each “Desirable Tree” species, as defined in the Ordinance, that meets or exceeds six inches diameter at breast height (DBH) outside of the two large pine plantation areas. For multi-trunked trees, the DBH was recorded as the sum of the two largest trunks. Each tree was given a unique identification number and the tree species, DBH (inches), and notes on the general health of the tree (i.e., healthy, moderate, poor) were recorded at each GPS point. Within the two large pine plantation areas, all live white pine (*Pinus strobus*) ≥ 6 inches DBH were counted and the outer perimeter of the planted white pine trees was recorded with a GPS. General notes were collected on the range of sizes and general health of the white pine trees within the pine plantation areas.

Representative photos were taken of the Project Area and general notes were collected regarding the current land use, habitats, and other observed trees not listed as desirable per the Ordinance.

Project Area Description and Tree Survey Results

The Project Area consists of old field, woodlands that appear to have naturally established within old field areas, a drainageway, and pine plantations. A total of 217 desirable trees were recorded within the Project Area, consisting of two hackberry (*Celtis occidentalis*) and 215 white pine. Forty-three (43) white pine trees were recorded as individual tree points, including one dead tree, and 171 trees were counted within the two designated pine plantation areas.

Figure 2 (Attachment A) provides an overview of the Project Area with surveyed desirable tree points and pine plantation areas overlaid on the Preliminary Plat. Detail sheets are provided in Figure 3 (Attachment A) that depict tree identification numbers, approximate grading limits, and desirable trees to be removed. Table 1 (Attachment D) lists trees in order of tree identification number and provides the species, DBH, general health observations, and notes. The Protected Root Zone (PRZ) is included for each tree based on the DBH multiplied by 18 per the City Tree Protection and Pruning Guidelines (Attachment C). Summary information is provided for trees counted within the pine plantation in the final two rows of Table 1.

There are two rows of mature planted white pine trees along the western perimeter of the Project Area. The western row is located within private residential lots, and the eastern row was generally along the property line or just inside of the Project Area. A total of 32 live white pine trees were mapped that were along or inside of the Project Area in the eastern row. In general, these trees had good to moderate health based on a cursory visual inspection but were crowded and typically had fewer live branches on the west side due to the presence of the western tree row. Self-pruning of lower branches was common, and some trunks were crooked or leaning to the east for more sunlight. The average DBH was 16 inches, and one dead tree was recorded and included in the data.

The woodland in the southwest portion of the Project Area was dominated by black cherry (*Prunus serotina*), box elder (*Acer negundo*), white mulberry (*Morus alba*), and black



walnut (*Juglans nigra*) trees. Only one desirable tree, a hackberry, was recorded.

White pine plantations are located in the eastern portion of the Project Area, east of the drainageway. Areas of contiguous planted white pine were designated as Pine Plantation Areas A and B, which were divided by the proposed extension of Norte Dame Drive within the Project Area. A few isolated or smaller clusters of planted white pine were recorded as individual tree points beyond the larger plantation areas. A total of 73 and 98 live white pine ≥ 6 inches DBH were recorded within Pine Plantation Area A and Area B, respectively. Size ranged from 6-18 inches DBH and the trees were generally of moderate health and were crowded. Many of the lower branches were dead and had self-pruned due to low light conditions. Some trunks within Area A were broken at the top. Woodland areas around the pine plantations were dominated by black cherry, box elder, white mulberry, and black walnut trees. Some planted hemlock (*Tsuga canadensis*) trees were observed within Pine Plantation Area B. One hackberry was recorded along the southern Project Area perimeter.

Tree Protection Measures

The two hackberry trees along the southern portion of the Project Area and the live planted pine trees along the western perimeter of the Project Area are proposed to be protected. Prior to construction, and in consultation with the City Forester, some of the planted pine trees along the western perimeter may be selected to be removed if the final grading limits are too close to the PRZ or to thin the trees to contribute to the overall health of the pines and minimize potential hazard trees in the future. Trees to be removed are depicted on Figure 3 (Attachment A) and Table 1 (Attachment D). This includes one dead tree along the western Project Area perimeter (pending it is surveyed within the Project Area), an individual white pine tree that is located within a future stormwater facility, and pine plantation areas that overlap with the grading limits for the future road and home lots.

Desirable trees to be saved and their associated PRZ buffers will be incorporated into construction plan sets that will be provided to all contractors involved in earthwork and vegetation clearing. The Developer/Engineer will go over the tree protection measures with the contractors during the pre-construction meeting. Barrier fencing will be erected and maintained along the grading limits of the western perimeter along the extent of the planted white pine trees and around the two hackberry trees. The fencing will be placed outside of the PRZ limits of trees to be protected, or as close as feasible. Visible "Off Limits" signs will be posted at 50-ft intervals along the fence. The barrier fence may consist of metal fencing or orange snow fence secured to t-posts. If snow fence is utilized, straw bales will be placed inside of the grading limits along the snow fencing to provide an additional bumper to equipment that may get too close to the fencing.

Desirable trees to be saved will be marked with tree protection flagging prior to installation of the fencing for additional visual notification. If any shrubs or trees to be removed (both non-desirable and desirable) are within the PRZ of trees to be preserved, those trees and shrubs must be removed with a chainsaw and stump grinder rather than bulldozed to avoid damaging the roots, trunks, and limbs of the tree(s) designated for preservation. Tree protection measures including snow fence, signage, straw bales, and flagging tape must be routinely inspected and maintained for the duration of the project and may be removed during/after final restoration.



Conclusion

Heartland conducted a tree survey at the Irish 1855 Development and prepared this Tree Preservation Plan on behalf of Irish 1855 LLC. Except for two trees, the desirable trees surveyed within the Project Area consisted of planted white pine. This Plan identifies the location of desirable trees, identifies which desirable trees will be removed, and provides measures to protect desirable trees, as feasible, during construction. Adjustments may be made to grading limits as the project progresses that may result in additional tree removals based on field conditions at the time of construction or whether those trees can be adequately protected during construction. The Engineer and Developer should work closely with the City Forester to discuss any adjustments to this Plan and are responsible for ensuring that the construction contractors understand and comply with the tree protection measures.

Please let me know if you have any questions regarding this Plan.

Sincerely,

Sarah Kraszewski, Senior Ecologist
Heartland Ecological Group, Inc.



- Attachments:
- Attachment A. Heartland Figures
 - Attachment B. Irish 1855 - Preliminary Plat
 - Attachment C. City Ordinances and Guidelines
 - Attachment D. Table 1. Desirable Tree Survey Data
 - Attachment E. Photo Log



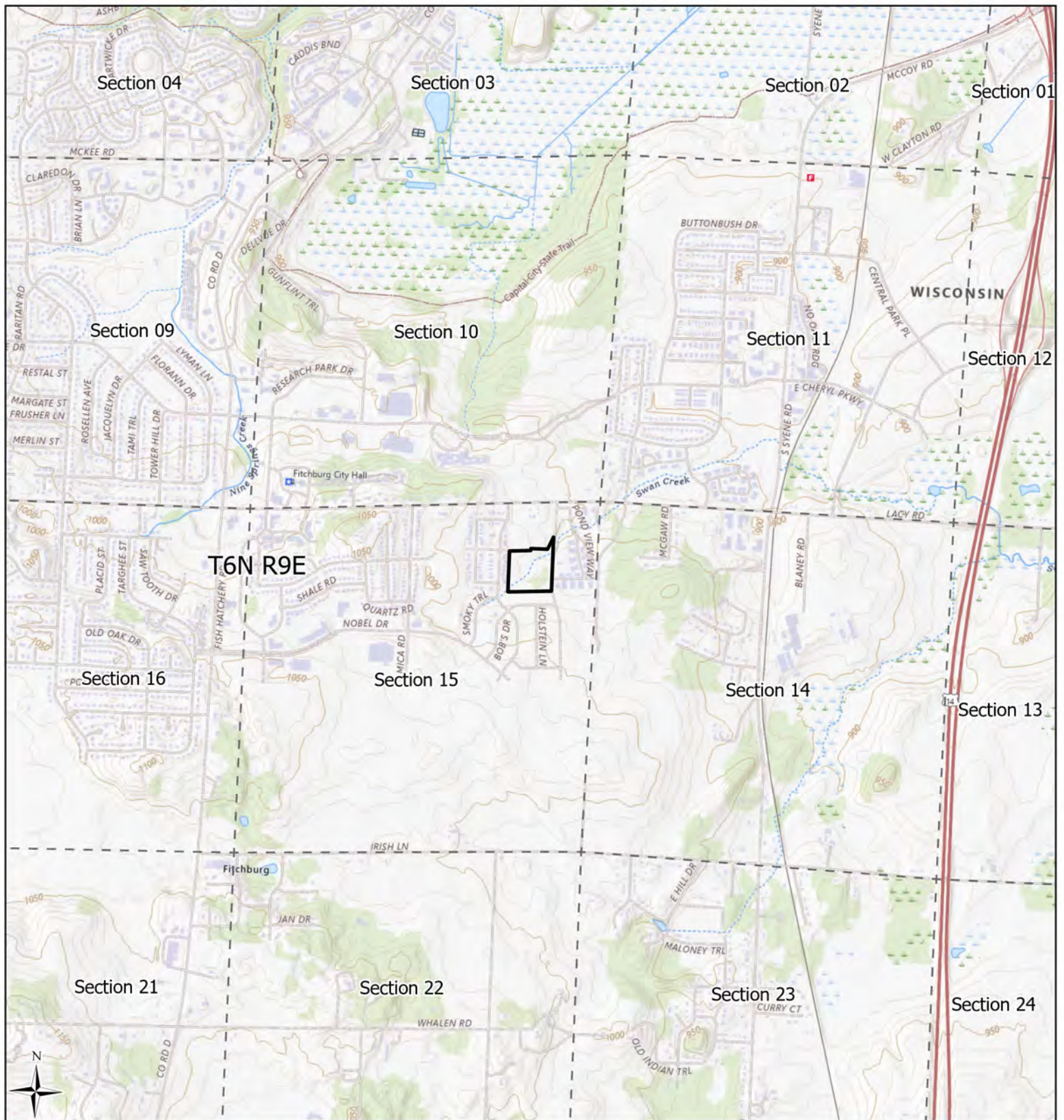
Irish 1855 LLC.
Irish 1855 Tree Preservation Plan
Project #: 20241344
December 11, 2025

Attachment A | Heartland Figures

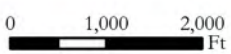
Figure 1. Project Location and Topography

Figure 2. Tree Survey Overview

Figure 3. Tree Survey Detail



- Project Area (9.83 ac)
- Township
- Section



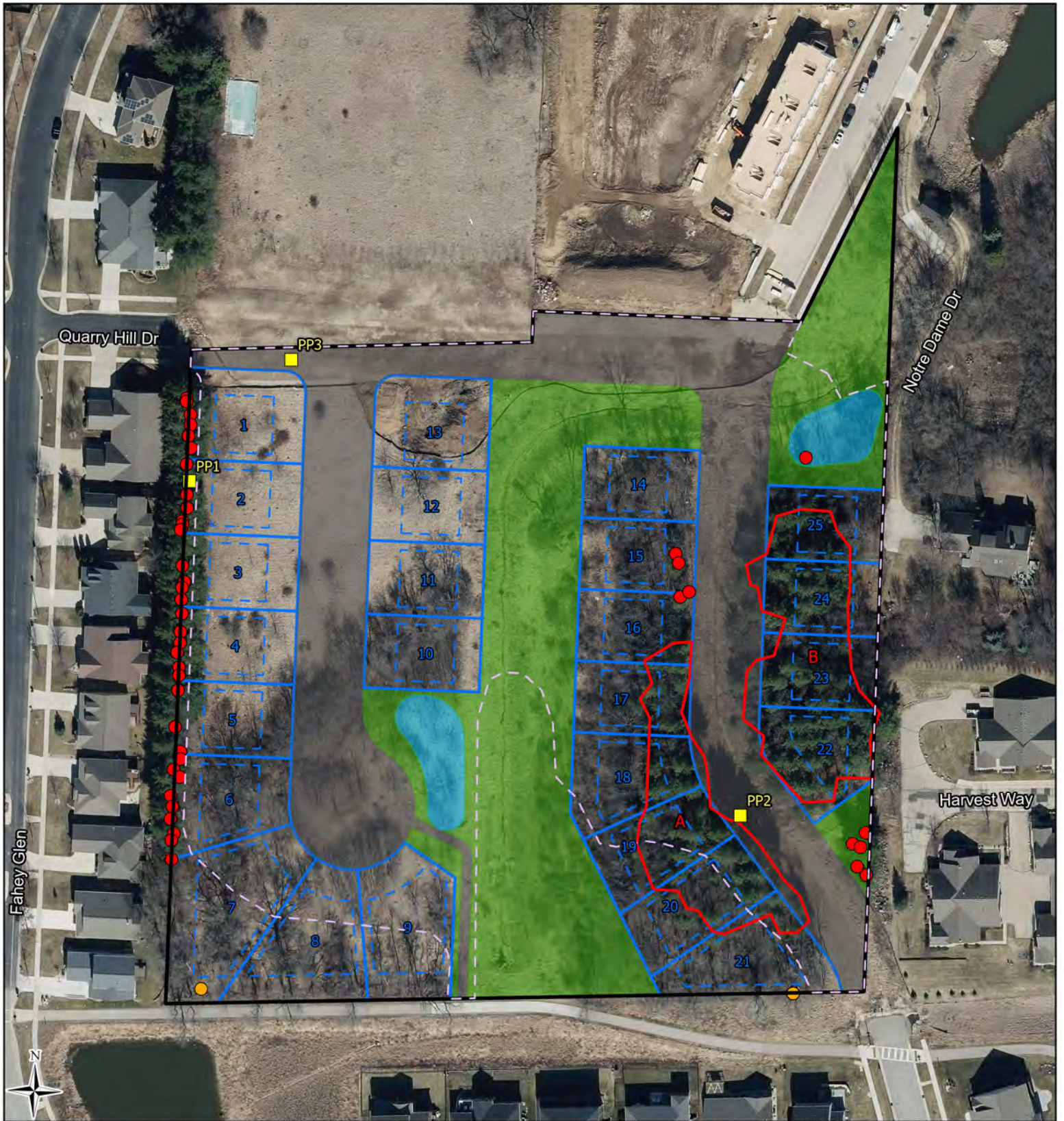
Heartland
ECOLOGICAL GROUP INC

Figure 1. Project Location and Topography
Irish 1855 Tree Preservation Plan
Project #20241344
T6N, R9E, S15
C Fitchburg, Dane Co

USGSTopo
USGS, WDNR

Figure Created: 12/8/2025





- | | |
|---------------------------|-------------------------|
| Project Area (9.83 ac) | Preliminary Plat |
| Photo Points | Roads and Paths |
| Tree Survey Areas | Lot Lines |
| Tree Survey Points | Building Envelope |
| Celtis occidentalis | Outlots |
| Pinus strobus | Stormwater Features |
| | Approx. Grading Limits |
- 0 100 Ft

Heartland
ECOLOGICAL GROUP INC

Figure 2. Tree Survey Overview

Irish 1855 Tree Preservation Plan
Project #20241344
T6N, R9E, S15
C Fitchburg, Dane Co

2024 Orthophoto
Dane Co, HEG

LRR: NCNE

Figure Created: 12/8/2025



- Project Area (9.83 ac)
- Photo Points
- Tree Survey Areas
- Celtis occidentalis
- Pinus strobus
- ✕ Tree to be Removed

- Preliminary Plat**
- Roads and Paths
 - Lot Lines
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 - Outlots
 - Stormwater Features
 - Approx. Grading Limits



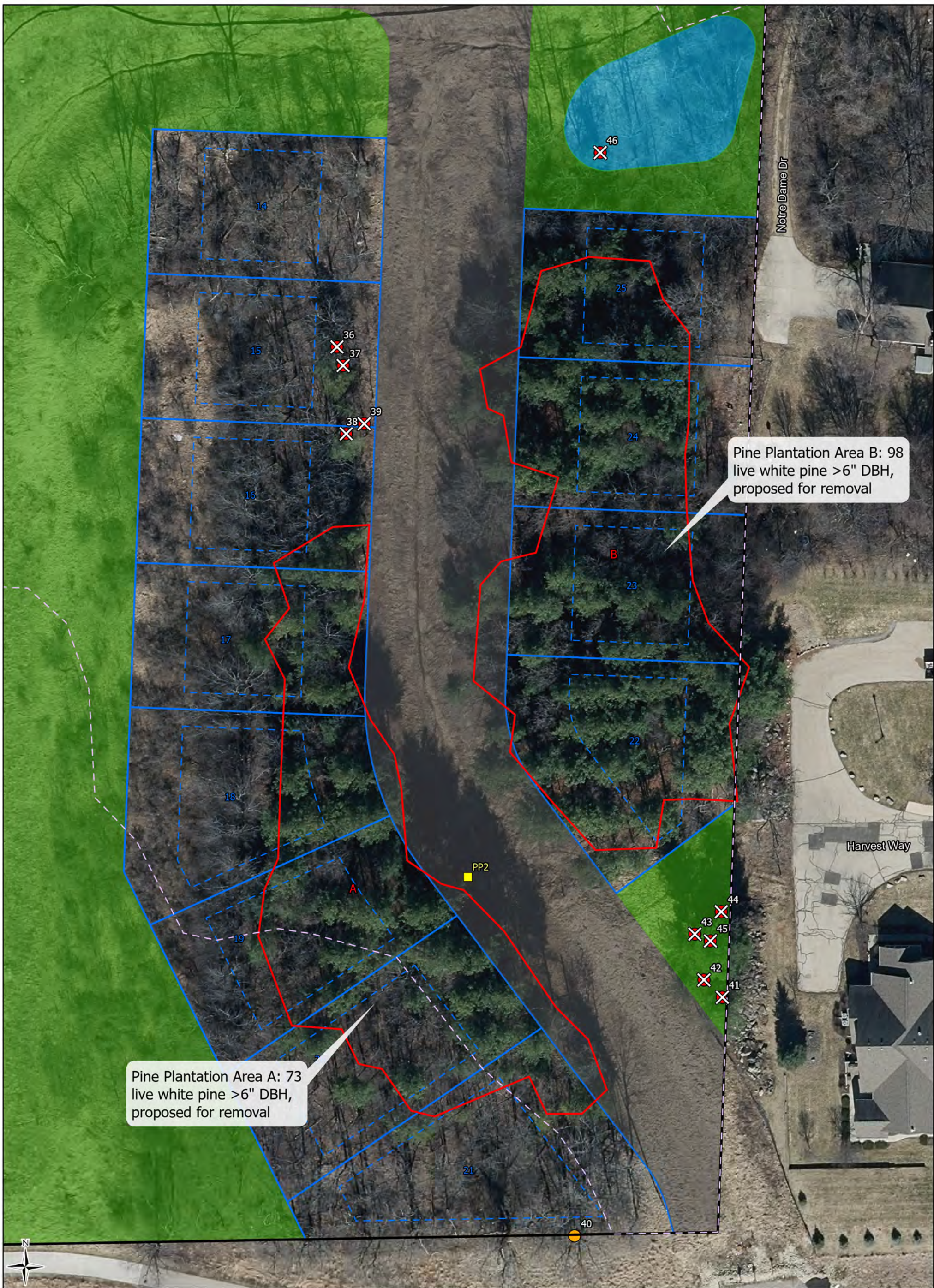
Heartland
ECOLOGICAL GROUP INC

Figure 3. Tree Survey Detail

Irish 1855 Tree Preservation Plan
Project #20241344
T6N, R9E, S15
C Fitchburg, Dane Co

2024 Orthophoto
Dane Co, HEG

Figure Created: 12/11/2025



Pine Plantation Area A: 73 live white pine >6" DBH, proposed for removal

Pine Plantation Area B: 98 live white pine >6" DBH, proposed for removal



- Project Area (9.83 ac)
- Photo Points
- Tree Survey Areas
- Celtis occidentalis
- Pinus strobus
- ✕ Tree to be Removed

- ### Preliminary Plat
- Roads and Paths
 - Lot Lines
 - Building Envelope
 - Outlots
 - Stormwater Features
 - Approx. Grading Limits



Heartland
ECOLOGICAL GROUP INC

Figure 3. Tree Survey Detail

Irish 1855 Tree Preservation Plan
Project #20241344
T6N, R9E, S15
C Fitchburg, Dane Co

2024 Orthophoto
Dane Co, HEG

Figure Created: 12/11/2025



Irish 1855 LLC.
Irish 1855 Tree Preservation Plan
Project #: 20241344
December 11, 2025

Attachment B | Irish 1855 - Preliminary Plat

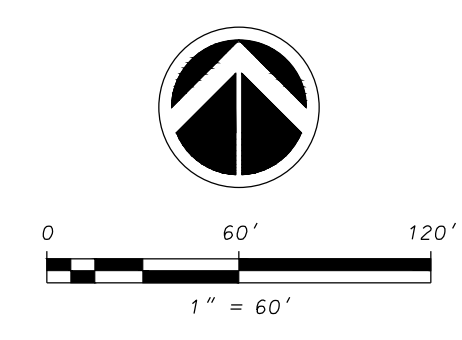
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OUTLOT 2, CSM 14487. AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 315-320, AS DOCUMENT NUMBER 5318043, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

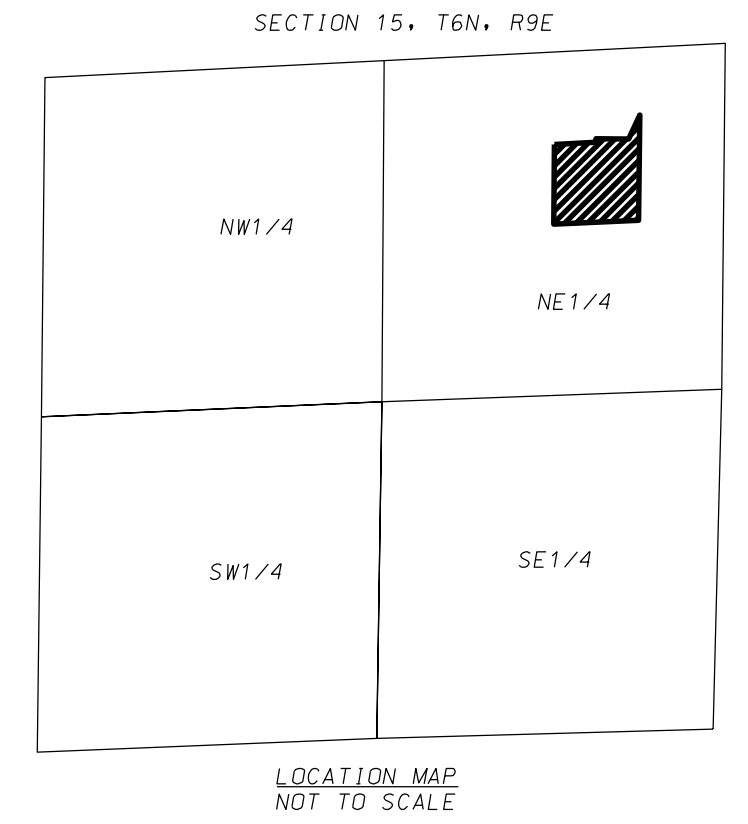
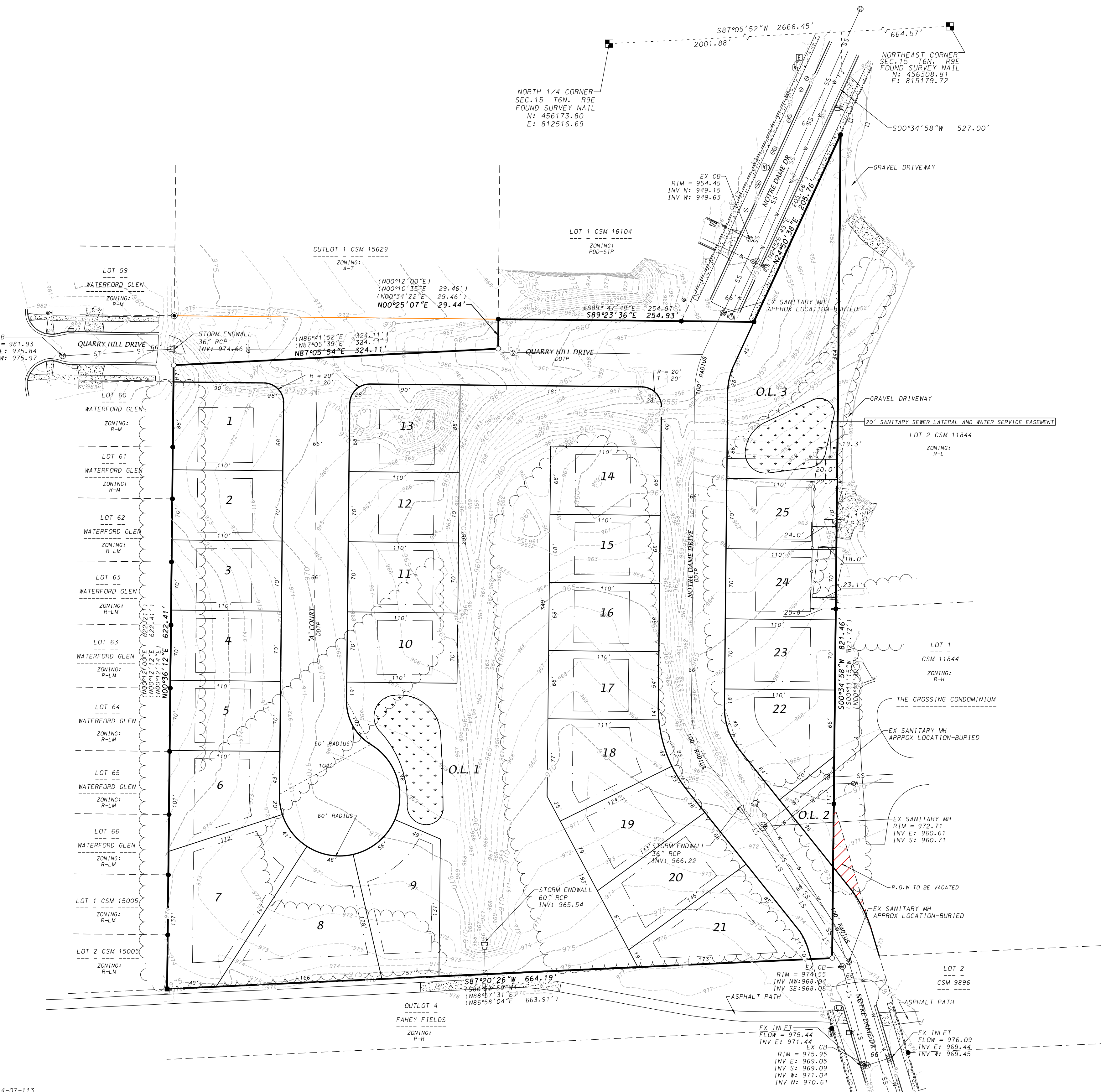
- LEGEND**
- FOUND 1-1/4" REBAR
 - FOUND 3/4" REBAR
 - FOUND 1" PIPE
 - PLACED 3/4"x18" REBAR WT=1.5 LBS/FT
 - SS SANITARY SEWER
 - ST STORM SEWER
 - W WATER MAIN
 - 860--- EXISTING CONTOUR LINE
 - ==== CURB AND GUTTER
 - x-x- FENCE CHICKEN WIRE
 - FENCE DILAPIDATED BARBED WIRE
 - CONCRETE
 - EDGE OF TREES
 - LIGHT POLE
 - ELECTRIC BOX
 - TELECOMMUNICATION PEDESTAL
 - UTILITY VAULT
 - SANITARY MANHOLE
 - STORM SEWER CATCH BASIN
 - STORM SEWER INLET
 - VALVE
 - HYDRANT
 - SIGN
 - MAILBOX
 - BASKETBALL HOOP
 - () RECORDED AS INFORMATION

Lot Area Table

Lot	Area SF
O.L.1	81912
O.L.2	2998
O.L.3	24400
1	9548
2	7700
3	7700
4	7700
5	7700
6	9080
7	14946
8	13833
9	10479
10	7700
11	7700
12	7700
13	9546
14	7480
15	7480
16	7480
17	7483
18	9028
19	8584
20	9166
21	10225
22	8947
23	7700
24	7700
25	7700



GRID
WISCONSIN COORDINATE REFERENCE
SYSTEM DANE COUNTY
NAD83(2011)
THE NORTH LINE OF THE NE1/4
OF SECTION 15, T6N, R9E
BEARING N87°05'52"E



SURVEYOR'S CERTIFICATE

I, Brett M. Schoenherr, Professional Land Surveyor S-4021, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, I have conducted a survey of Irish 1855 and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:

A parcel of land located in the NE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit:

Commencing at the Northeast 1/4 corner of said Section 15; thence S87°05'52"W, 664.57 feet along the North line of said NE1/4; thence S00°34'58"W, 527.00 feet to the point of beginning; thence S00°34'58"W, 821.46 feet along the West line of Lots 1 and 2 CSM 11844, and the Southern extension thereof; thence S87°20'26"W, 664.19 feet along the North line of Outlot 4, Fahey Fields; thence N00°36'12"E, 622.41 feet along the East line of Lot 1 and 2 CSM 15005, and Lots 60-66 Waterford Glen, and the Northern extension thereof; thence N87°05'54"E, 324.11 feet; thence N00°25'07"E, 29.44 feet; thence S89°23'36"E, 254.93 feet along the South line of Lot 1 CSM 16104 and the Easterly extension thereof; thence N24°50'38"E, 205.76 feet along the East right-of-way line of Notre Dame Dr. to the point of beginning.

Containing 427,980 square feet (9.825 acres).

Dated this ___th day of _____, 2025

Brett M. Schoenherr, Professional Land Surveyor, S-4021

- NOTES**
- Outlot Designations:
 - 1 - Dedicated to the Public for Storm Water Management
 - 2 - Dedicated to the Public
 - 3 - Dedicated to the Public for Storm Water Management
 - Zoning:
 - Existing - A-S
 - Proposed - R-LM Lots: 1-25
 - P-R Outlot: 1-3

Typical Setbacks R-LM
Min. Lot Area - 7,200 SF
Min. Lot Width - 60'
Min. Front Setback - 30'
Side Setback - 8'
Corner Setback - 25'
Rear Setback - 25'
 - Developer:
Owner: Irish 1855 LLC.
Engineer/ Land Surveyor: D'Onofrio Kottke and Associates Inc.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



Irish 1855 LLC.
Irish 1855 Tree Preservation Plan
Project #: 20241344
December 11, 2025

Attachment C | City Ordinances and Guidelines

Ordinance 2023-O-11

Tree Protection and Pruning Guidelines

Mayor Arata-Fratta
Introduced by

LEGAL
Prepared by

Plan Commission, CEDA,
TAC, RCC, Parks
Referred to

June 13, 2023
Date

ORDINANCE 2023-O-11

REQUIRING TREE PRESERVATION PLANS TO BE INCLUDED WITH PRELIMINARY PLATS BY CREATING SECTION 24-4(G) OF FITCHBURG CODE OF ORDINANCES

The Common Council of the City of Fitchburg, Dane County, Wisconsin ordains as follows:

Section 1 –Section 24-4(g) of the Fitchburg General Code of Ordinances is hereby created to read:

Sec. 24-4(g) Tree preservation plan. The City has an interest in preserving and maintaining desirable trees, which are defined as tree specimens belonging to the following tree species: white oak (*Quercus alba*), red oak (*Quercus rubra*), black oak (*Quercus velutina*), bur oak (*Quercus macrocarpa*), chinkapin oak (*Quercus muehlenbergii*), pin oak (*Quercus palustris*), northern pin oak (*Quercus ellipsoidalis*), swamp white oak (*Quercus bicolor*), shagbark hickory (*Carya ovata*), bitternut hickory (*Carya cordiformis*) hackberry (*Celtis occidentalis*) white pine (*Pinus strobus*), sugar maple (*Acer saccharum*), honey locust (*Gleditsia triacanthos*), and American basswood (*Tilia americana*) and have stems with a diameter that meets or exceeds six (6) inches measured at 4.5 ft. (1.37 m) from the ground on the uphill side. Subdivider shall provide a tree preservation plan for review by the plan commission and city staff, including the city forester. The tree preservation plan shall describe the strategy for preserving desirable trees, and shall including the following:

- (1) The name and address of property owner and subdivider.
- (2) Delineation of the buildings, structures, or impervious surfaces situated thereon or contemplated to be built thereon.
- (3) Delineation of all areas to be graded and limits of land disturbance.
- (4) Size, species, and location of all desirable trees located within the area to be developed, surveyed by a certified arborist or an individual with similar training and experience. Where conditions warrant generalization of the tree inventory due to density, such as a wooded site, the city will accept a plan where information is collected on randomly selected trees to obtain overall condition, size, and species characteristics of the area.
- (5) Location of all desirable trees on all individual lots.
- (6) Measures to protect desirable trees in accordance with the city of Fitchburg Tree Protection Guidelines.
- (7) Identification of all desirable trees proposed on the plan to be removed within the construction area.
- (8) Name, qualifications, and signature of person or persons preparing the plan.

Section 2 – This ordinance shall take effect the day after its publication.

Adopted this 25th day of July, 2023.

Julia Arata-Fratta, Mayor

Tracy Oldenburg, City Clerk

Published: July 31, 2023

Tree Protection and Pruning Guidelines

February 18, 2013



The following guidelines are intended to aide the architect/developer/builder to plan for and execute the appropriate actions that will reduce the risk of injury and/or disease and improve the chances that those trees designated for preservation will survive and thrive.

1. A tree inventory must be completed to determine the genus/species, size and location and to assess the health and value of all trees on the site.
2. A protected root zone (PRZ) must be established for all trees designated for preservation to protect roots beyond the apparent drip line or the critical root radius. The PRZ will be a minimum distance from the trunk of 18 times the tree trunk diameter measured at 4.5 feet above the ground.
3. Chain link or comparable substantial fencing must be erected and maintained outside the PRZ. Visible “Off Limits” signs must be posted at 50-foot intervals along the fence. The following is prohibited within the PRZ:
 - a. grading and excavation except as shown
 - b. storage or parking of machinery, equipment or vehicles
 - c. storage, stockpiling, or dumping of construction materials, waste, refuse and excavated soils
 - d. runoff or spillage of noxious materials
 - e. ponding, erosion, or excessive wetting caused by dewatering operations
 - f. attachment of any object to tree branches or trunks.
4. Soils must not be stripped from or disturbed within the PRZs of those trees designated for preservation (except for the removal of competing trees or other plants) to prevent the removal of nutrients, microbes and create a disease conducive environment. If grade transitions are necessary near any tree designated for preservation a retaining wall must be built to reduce the horizontal distance for the grade rather than creating a slope from the natural to the finish grade.
5. Grade changes around trees designated for preservation must be carefully monitored and avoided. If a grade change is unavoidable arboricultural accepted soil aeration systems, consisting of tree well encircling the tree trunk to prevent fill from coming in contact with the base of the tree, load-bearing geotextile fabric covering the original surface, a horizontal grid system of perforated pipes connected together and vented to the tree well and the final fill surface, a layer of gravel fill surrounding the pipes and finally a second layer of geotextile fabric between the gravel and soil fill to prevent the layers from mixing.
6. All trees designated for preservation must be thoroughly watered and injection fertilized with a water soluble 10-6-6 fertilizer throughout the PRZs prior to pruning and prior to the removal of nearby trees to reduce the risk of stress and to enhance the recovery periods. Watering must continue throughout the growing season at a rate of 1 inch of water per week.

7. The PRZs must then be covered with 3"- 4" of shredded mulch or 4"- 6" of wood chips.
8. Protect and preserve soil surrounding PRZs for future tree planting. Apply a layer of wood chips at least six inches thick over areas that will be used for traffic or materials storage during construction. If these areas become part of the new landscape, the wood chips will prevent the soil from becoming too compacted.
9. All trees designated for preservation must be properly pruned of dead, diseased, or hazardous branches and selected live branches prior to the removal of nearby trees to reduce the risk of accidental injury during tree removal and construction. Wounds on live wood of all oaks must be dressed with an arboricultural wound dressing to prevent the spread of oak wilt. Only apply wound dressing to oaks and elms; do not dress the wounds of other species. **Do not prune live wood on any oaks between April 1st and October 1st.**
10. All trees tagged for removal that are within the PRZ of a tree designated for preservation must be removed with chainsaw and stump grinder rather than being bulldozed to avoid damaging the roots, trunks and limbs of the tree(s) designated for preservation.
11. Any roots that must be severed within the PRZs must be cut with sharp, clean root cutting equipment. The roots must be cut cleanly avoiding any ripping or tearing – do not tear, break, or chop roots. Cover exposed roots within one hour with soil, mulch, or damp burlap.
12. Avoid trenching where underground utilities are required within the PRZ. Tunnel under or around roots by drilling, auger boring, directional drilling, pipe jacking, or digging by hand.
13. All paved areas and foundations must be located outside of the PRZs of trees designated for preservation. In the case of exceptions, any tree designated for preservation whose PRZ is encroached by pavement or a foundation must be protected by a root barrier to prevent damage to the pavement or foundation and to protect the health of the tree.
14. Any PRZ that suffers compaction due to construction or the operation of heavy equipment must be ameliorated with a deep-water aeration system.
15. When construction is completed all preserved trees must be thoroughly watered and the mulch should be retained to cover the PRZs at a depth of 3"- 4".
16. A site inspection must be conducted prior to building starts to assess the health of preserved trees and to determine if wind throw hazards exist. A management plan must be developed and executed to mitigate any hazard or risk trees.



Irish 1855 LLC.
Irish 1855 Tree Preservation Plan
Project #: 20241344
December 11, 2025

Attachment D | Table 1. Desirable Tree Survey Data

Table 1. Irish 1855 Desirable Tree Survey Data^{1,2}

ID Number	Species	Common Name	DBH (inches)	PRZ (feet) ³	General Health and Observations ⁴	Tree(s) to be Removed
1	<i>Pinus strobus</i>	Eastern white pine	17	25.5	Healthy, some loss of branches on west side	
2	<i>Pinus strobus</i>	Eastern white pine	20.5	30.75	Healthy, some loss of branches on west side	
3	<i>Pinus strobus</i>	Eastern white pine	14	21	Healthy, loss of lower branches	
4	<i>Pinus strobus</i>	Eastern white pine	18	27	Healthy, some loss of branches on west side	
5	<i>Pinus strobus</i>	Eastern white pine	26	39	2 trunks, smaller trunk with only upper 3rd of branches live, large trunk with branch loss to west from crowding	
6	<i>Pinus strobus</i>	Eastern white pine	12	18	Healthy, loss of bottom half of branches	
7	<i>Pinus strobus</i>	Eastern white pine	18.5	27.75	Healthy, some broken branches	
8	<i>Pinus strobus</i>	Eastern white pine	19.5	29.25	Healthy	
9	<i>Pinus strobus</i>	Eastern white pine	20.5	30.75	Healthy, loss of lower branches, particularly on west side	
10	<i>Pinus strobus</i>	Eastern white pine	11	16.5	Moderate, crowded by other pine, less than one third live branches	
11	<i>Pinus strobus</i>	Eastern white pine	19	28.5	Moderate, some lean to east, broken branches, few branches to west	
12	<i>Pinus strobus</i>	Eastern white pine	17.5	26.25	Healthy, less branches to west	
13	<i>Pinus strobus</i>	Eastern white pine	17	25.5	Healthy, loss of bottom half of branches	
14	<i>Pinus strobus</i>	Eastern white pine	18.5	27.75	Moderate, leaning to east, more branches on east side	
15	<i>Pinus strobus</i>	Eastern white pine	18	27	Healthy	
16	<i>Pinus strobus</i>	Eastern white pine	16	24	Healthy, few branches on west side	
17	<i>Pinus strobus</i>	Eastern white pine	17	25.5	Healthy, overall loss of branches on west side	
18	<i>Pinus strobus</i>	Eastern white pine	20	30	Moderate to healthy, some trunk leaning and loss of branches to west	
19	<i>Pinus strobus</i>	Eastern white pine	18	27	Moderate, loss of branches to west side, some interior self pruning	
20	<i>Pinus strobus</i>	Eastern white pine	19	28.5	2 trunks, smaller trunk is crowded with only upper third branches living, larger trunk is healthy but few branches to west	
21	<i>Pinus strobus</i>	Eastern white pine	19.5	29.25	Healthy, secondary trunk starts at 8 feet, loss of branches on west side	
22	<i>Pinus strobus</i>	Eastern white pine	18	27	Healthy, loss of branches on west side	
23	<i>Pinus strobus</i>	Eastern white pine	21.5	32.25	Moderate, some lean to east, loss of lower branches on west side	
24	<i>Pinus strobus</i>	Eastern white pine	10	15	Healthy, some crowding	
25	<i>Pinus strobus</i>	Eastern white pine	14	21	Moderate, splits into 2 trunks 40 feet up, self pruning of lower branches	
26	<i>Pinus strobus</i>	Eastern white pine	15.5	23.25	Moderate, trunk is not straight and has several kinks, loss of branches on west side	
27	<i>Pinus strobus</i>	Eastern white pine	15	22.5	Moderate, general loss of branches in bottom half, trunk may be a little crooked toward the top	
28	<i>Pinus strobus</i>	Eastern white pine	8.5	12.75	Healthy, self pruning of lower branches from crowding	
29	<i>Pinus strobus</i>	Eastern white pine	6	N/A	Dead	X
30	<i>Pinus strobus</i>	Eastern white pine	9.5	14.25	Moderate, only live branches in upper third, trunk not entirely straight	
31	<i>Pinus strobus</i>	Eastern white pine	14	21	Moderate, only upper third of branches alive, not entirely straight near the top	
32	<i>Pinus strobus</i>	Eastern white pine	14.5	21.75	Mod to healthy, overall loss of bottom 2/3 of branches	
33	<i>Pinus strobus</i>	Eastern white pine	14	21	Moderate, upper half of trunk with kinks, slight lean, self pruning of lower	
34	<i>Pinus strobus</i>	Eastern white pine	11.5	17.25	Moderate to healthy, kinks and narrowing in upper trunk	
35	<i>Celtis occidentalis</i>	Hackberry	7	10.5	Moderate, grape vines pulling in branches, crowded and irregular crown	
36	<i>Pinus strobus</i>	Eastern white pine	9	13.5	Moderate, has self pruned bottom half	X
37	<i>Pinus strobus</i>	Eastern white pine	10	15	Poor to moderate, live branches sparse, Virginia creeper vines over entire tree	X
38	<i>Pinus strobus</i>	Eastern white pine	7.5	11.25	Moderate, trunk broken off at top	X
39	<i>Pinus strobus</i>	Eastern white pine	8	12	Poor to moderate, upper half of trunk crooked, loss of bottom half of branches, covered in Virginia creeper vines	X
40	<i>Celtis occidentalis</i>	Hackberry	15.5	23.25	Healthy, some irregular branching and not one main trunk from crowding	
41	<i>Pinus strobus</i>	Eastern white pine	14.5	21.75	Healthy, trunk slightly crooked at top, some self pruning of lower branches	X
42	<i>Pinus strobus</i>	Eastern white pine	13.5	20.25	Healthy	X
43	<i>Pinus strobus</i>	Eastern white pine	15	22.5	Moderate, has lost lower half of branches	X
44	<i>Pinus strobus</i>	Eastern white pine	12	18	Moderate, only upper third of branches alive	X
45	<i>Pinus strobus</i>	Eastern white pine	16	24	Moderate to healthy, secondary trunk formation, thinning of branches from crowding	X
46	<i>Pinus strobus</i>	Eastern white pine	10	15	Moderate to healthy, some self pruning of lower branches	X
Pine Plantation Area A	<i>Pinus strobus</i>	Eastern white pine	N/A	N/A	73 live white pine >6" dbh (range: 6-18"). Generally moderate health and crowded. Some trees with broken trunks at the top.	X
Pine Plantation Area B	<i>Pinus strobus</i>	Eastern white pine	N/A	N/A	98 live white pine >6" dbh (range: 6-18", average: 10-14"). Generally moderate health and crowded.	X

¹ "Desirable Tree" species are those listed in the City of Fitchburg Tree Preservation Ordinance. Desirable trees were surveyed if they were 6 inches or greater diameter at breast height (DBH). For multi-trunked trees, the DBH was assessed as the sum of the two largest trunks.

² Trees to be removed are indicated with gray shading as well as an 'X' in the 7th column.

³ The Protective Root Zone (PRZ) is the diameter of the tree (feet) multiplied by 18.

⁴ Trees were rated as healthy, moderate, or poor for health based on a cursory visual assessment.



Irish 1855 LLC.
Irish 1855 Tree Preservation Plan
Project #: 20241344
December 11, 2025

Attachment E | Photo Log

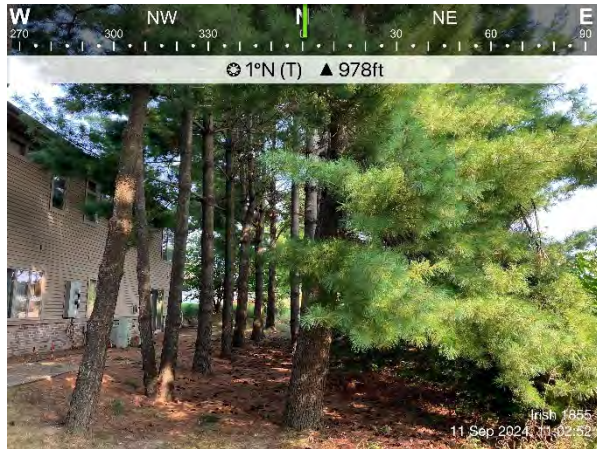


Photo #1 PP1. Two rows of planted white pine along the western perimeter of Project Area.



Photo #2 PP1. Two rows of planted white pine along the western perimeter of Project Area.



Photo #3 PP2. Pine Plantation Area A.



Photo #4 PP2. Pine Plantation Area A.



Photo #5 PP2. Pine Plantation Area A.



Photo #6 PP2. Pine Plantation Area B.



Photo #7 PP2. Pine Plantation Area B.



Photo #8 PP2. Cluster of five white pine south of Pine Plantation Area B.

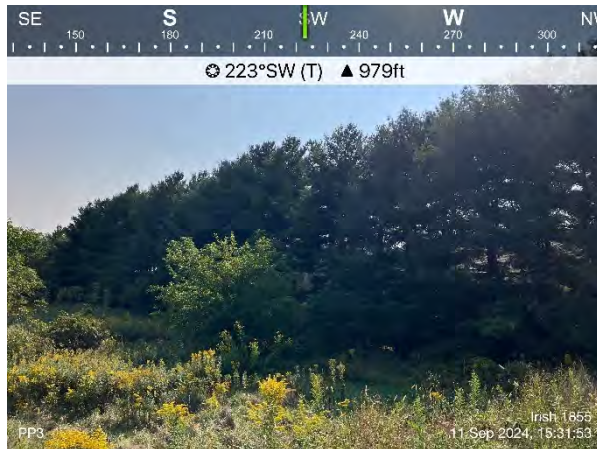


Photo #9 PP3. Facing planted white pine along western perimeter of Project Area from old field in the NW corner.

Memorandum

Date: December 12, 2025

To: City of Fitchburg, c/o Deanna Schmidt, AICP

From: Thomas C. Fahl, P.E.

Re: Irish 1855 Stormwater Management Narrative

FN: 24-05-116

The purpose of this memo is to establish the stormwater management requirements for the proposed Irish 1855 plat and explain how the project will comply with City of Fitchburg and DNR design standards.

The site is located within the drainage area for the McGaw Park Regional Detention Basin. The maximum curve number for the proposed site is 78. The regional basins were designed to provide 80% TSS reduction, and peak flow reduction through the 100-year design storm for future development within the drainage area. The proposed Irish 1855 project will be required to provide on-site storage volume for the 200-year design storm, due to updates in the stormwater management criteria for the City of Fitchburg. The site is within the McGaw Park Neighborhood, which requires the site to control post development runoff volumes to be equal or less than pre-development runoff volumes for the one-year average rainfall period, as well as the five-year average rainfall period as defined by WisDNR. 100% stay-on for the project site will be achieved by utilizing biofilters.

OUTLOT 2, CSM 14487. AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 315-320, AS DOCUMENT

NUMBER 5318043, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF

SECTION 15, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN