

### **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

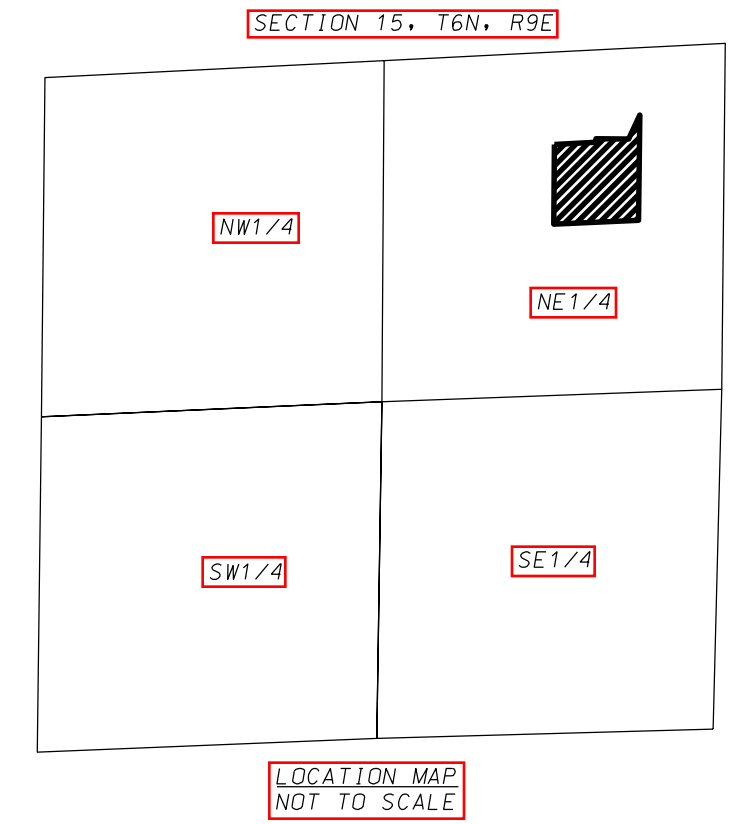
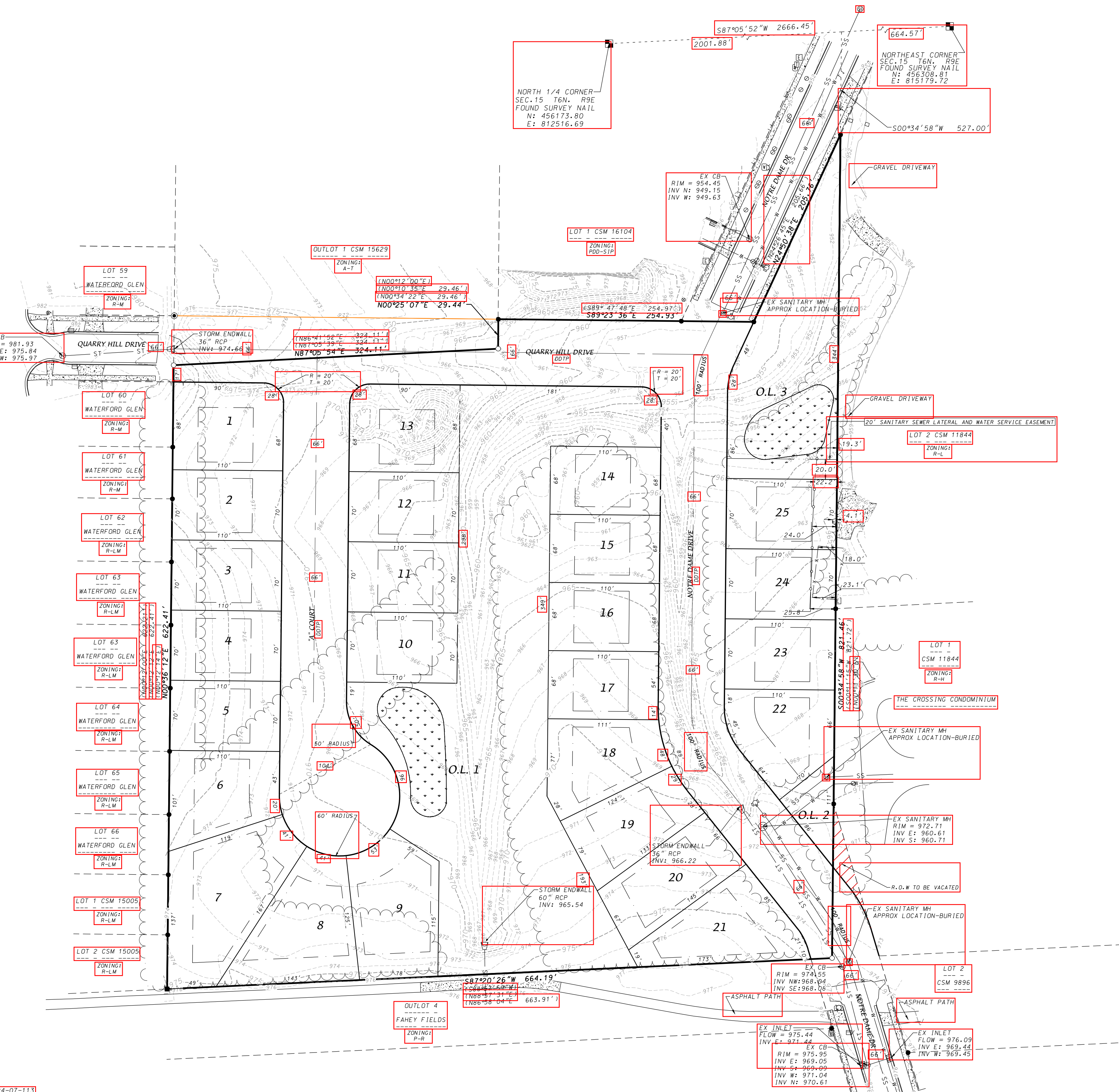
OUTLOT 2, CSM 14487. AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 315-320, AS DOCUMENT NUMBER 5318043, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

- 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
  - o-o- 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	9548
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 lines of Lots 1 and 2 CSM 11844, and the Southerly 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 lines of Lot 1 and 2 CSM 15005, and Lots 60-66 Waterford Glen, and the Northerly 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.**  
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT