



**Tree Health Management  
PO BOX 14374  
Madison, WI 53708**

**Tree Evaluation Report**

**Prepared for**

Old Sauk Managing Member LLC  
1010 East Washington Ave  
Madison, WI 53703

**Prepared by**

Brei Higdon  
Tree Health Management  
PO Box 14374  
Madison, WI 53708

April 3. 2024

Brei Higdon

Tree Health Management-Consulting Arborist

ISA Certified Arborist # WI-1379A

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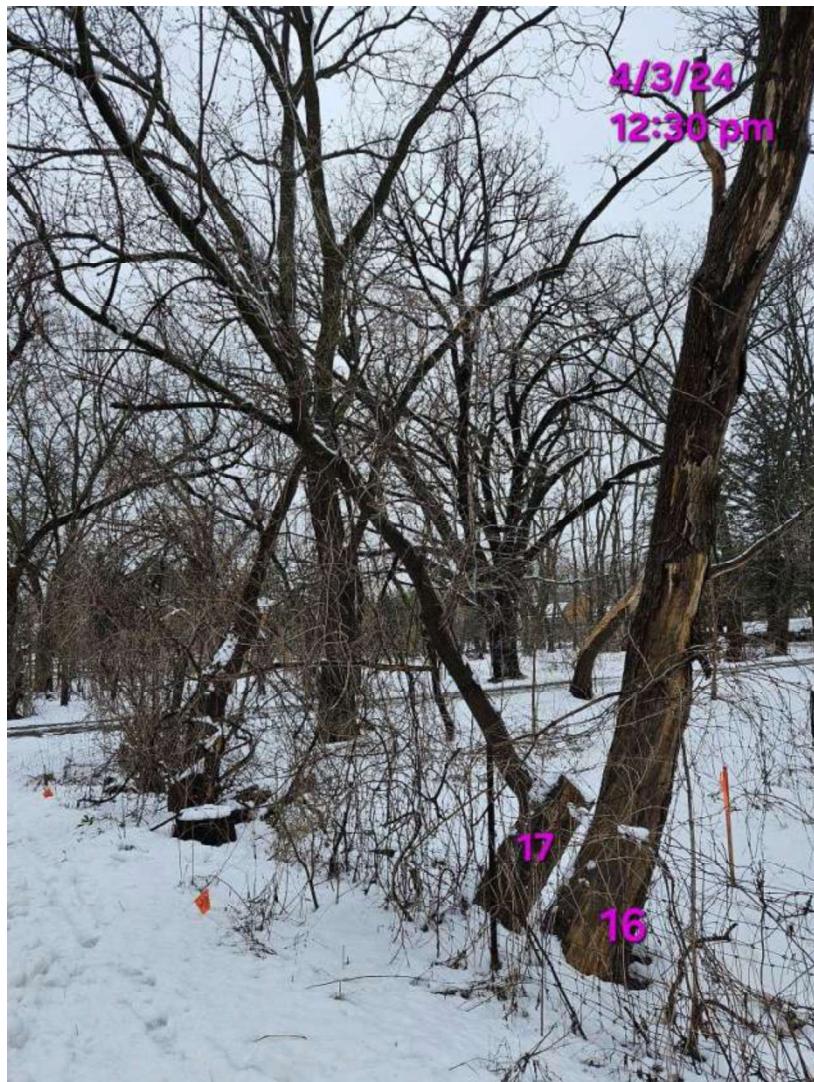


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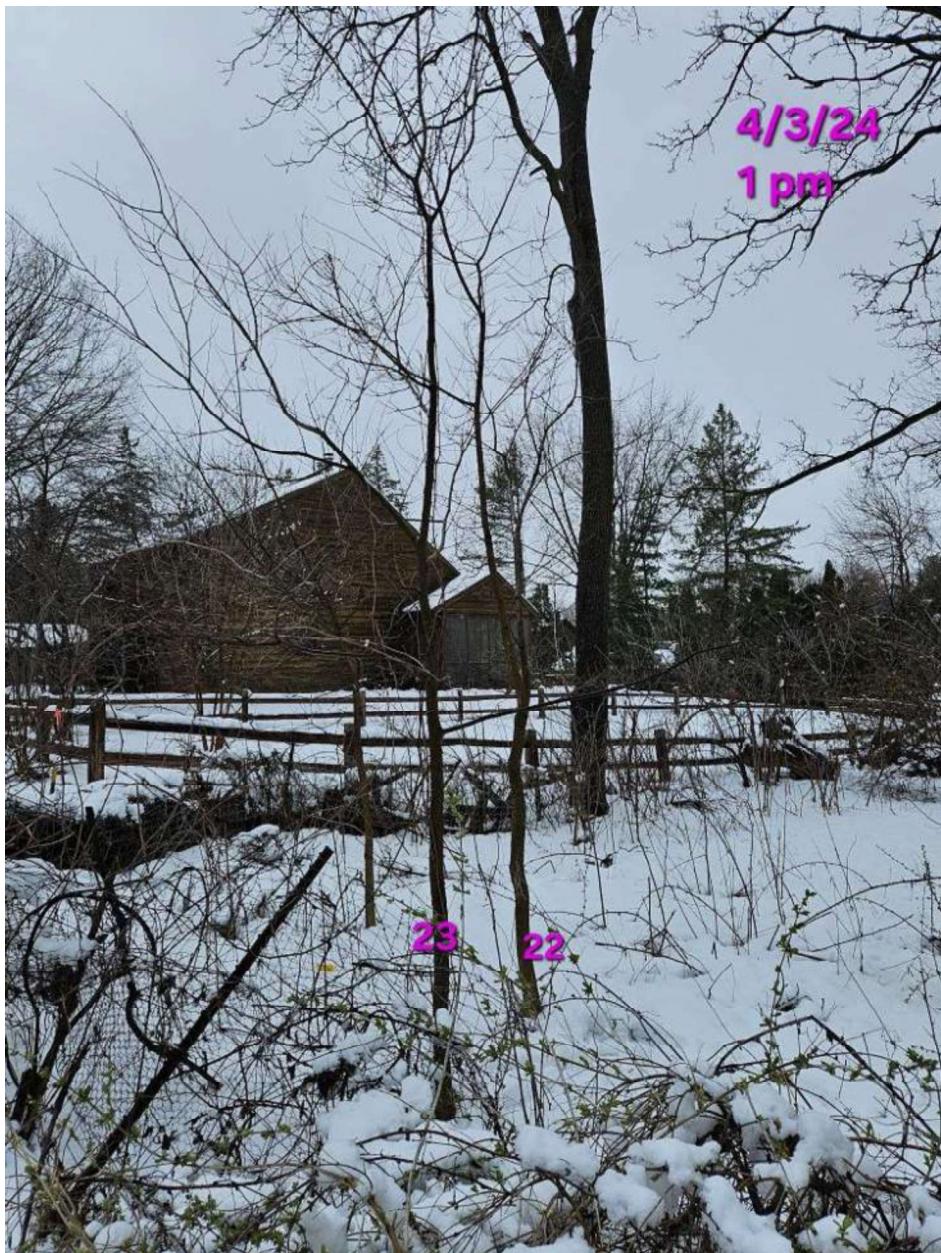
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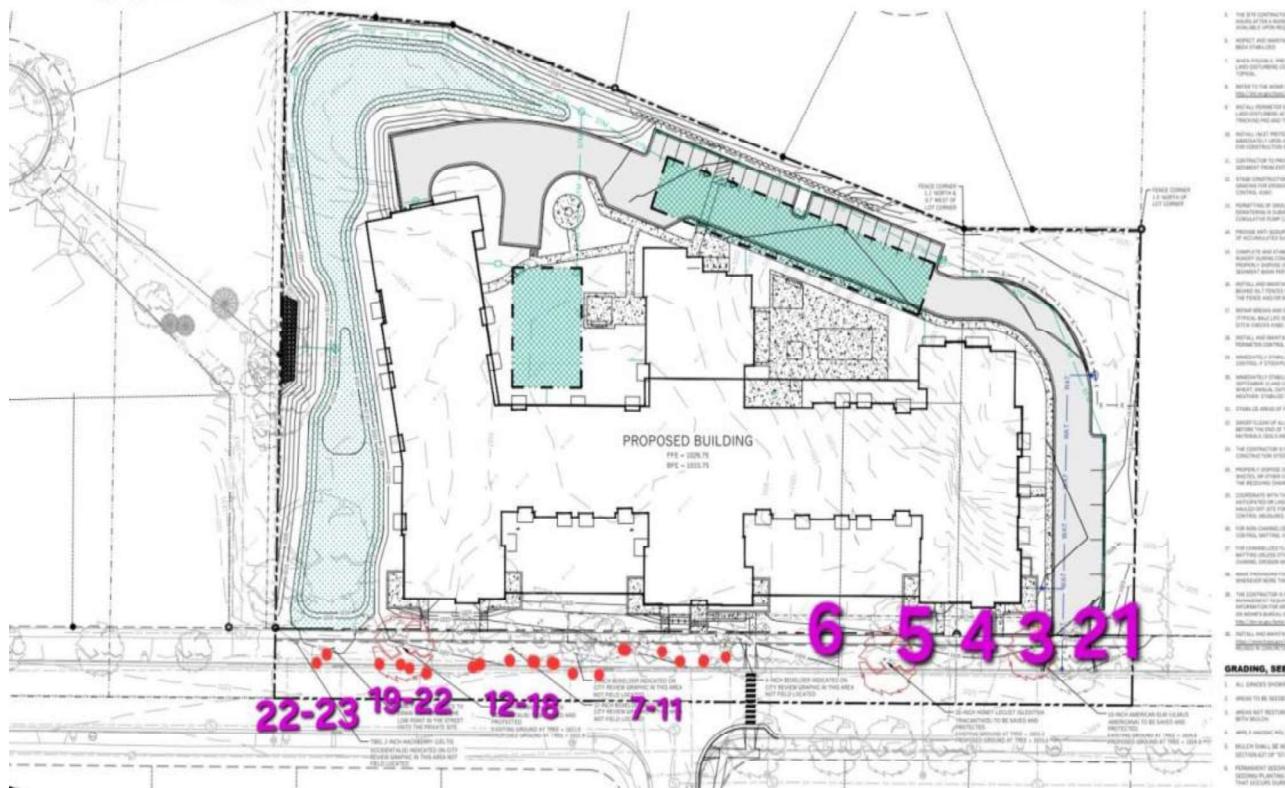






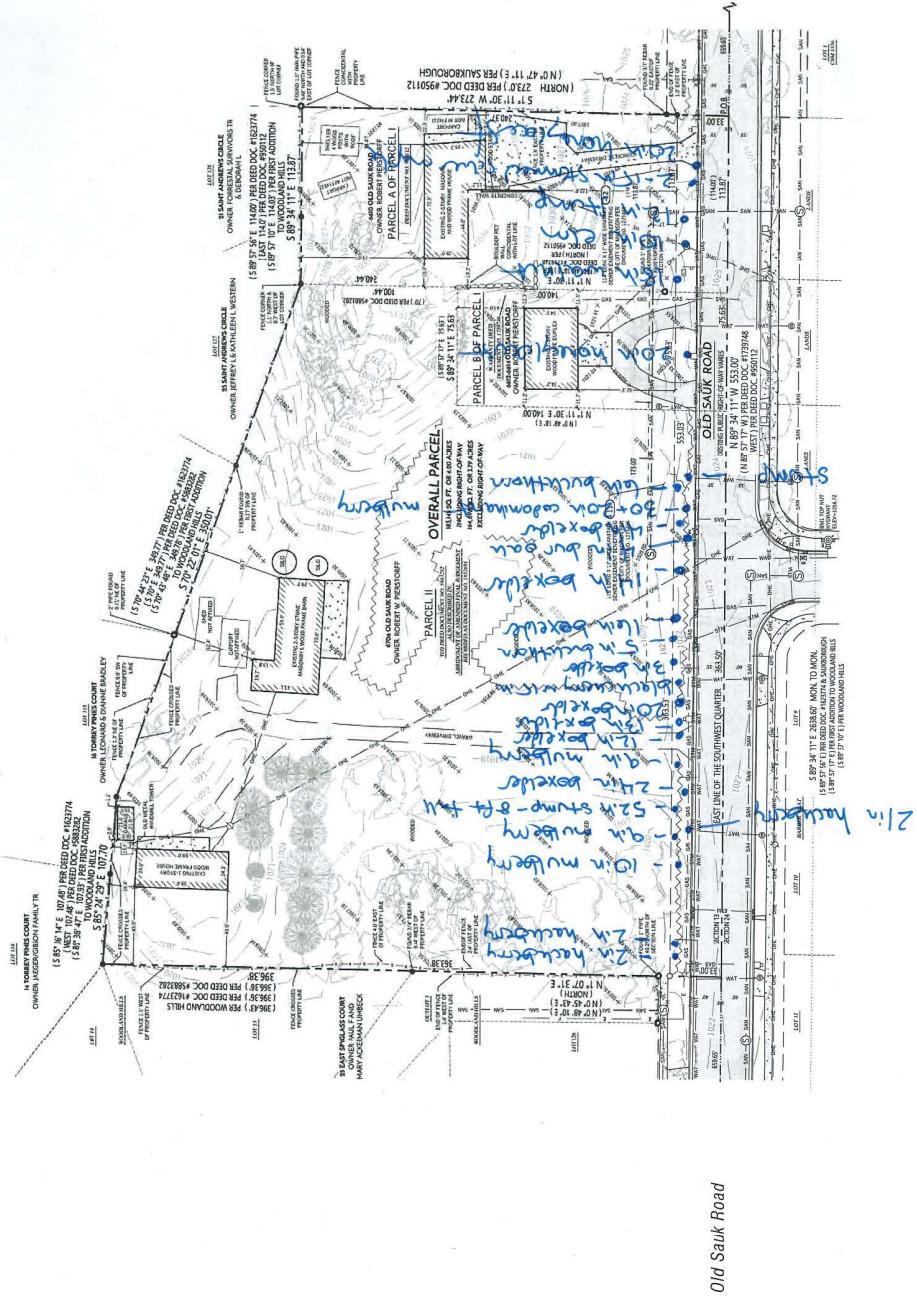
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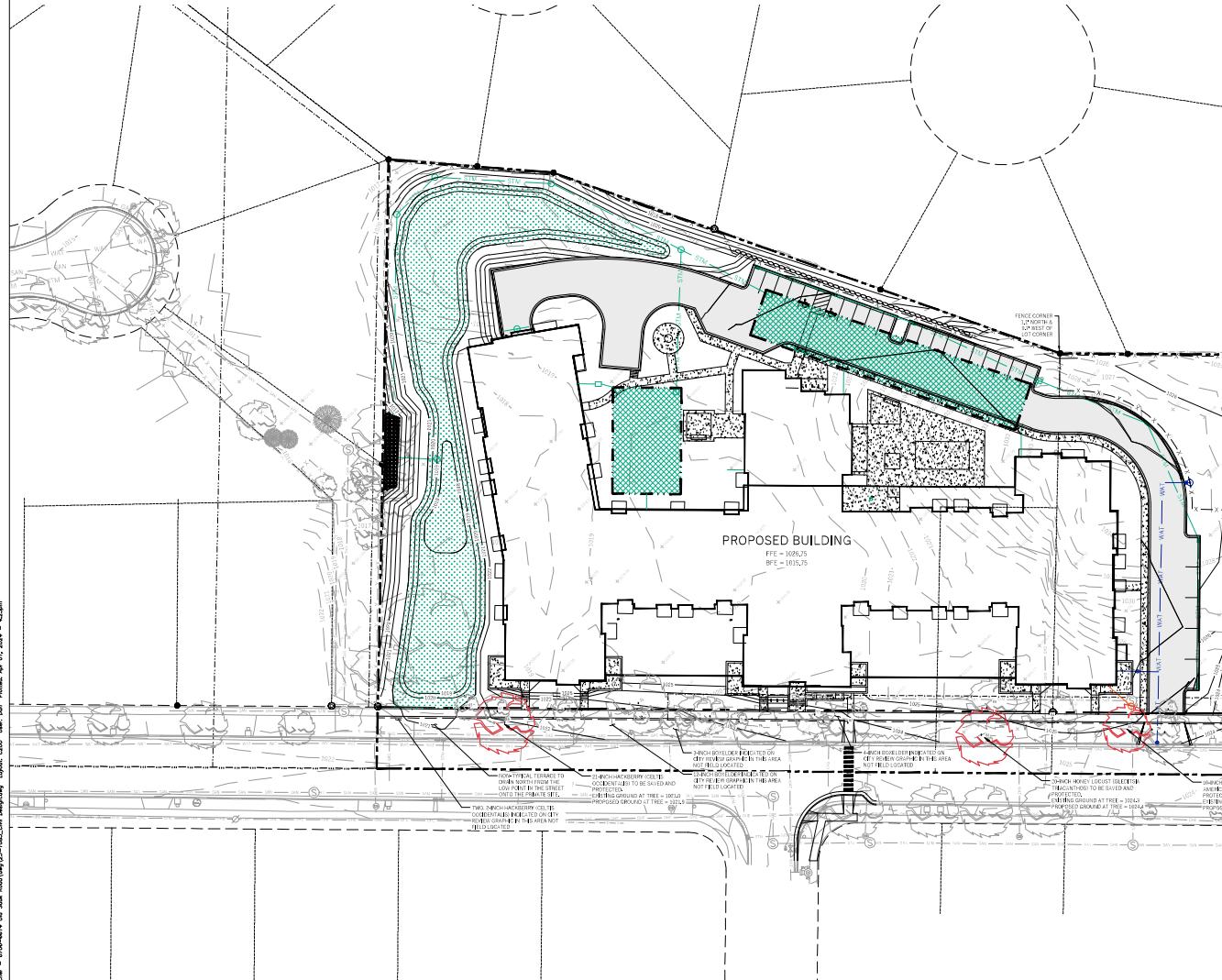


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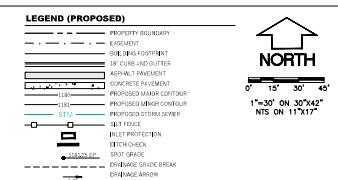


*Old Sauk Road*

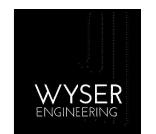
FREE #	ITEM	DESCRIPTION	QTY/COMMENT
30	16	GALLERIE PEANUT GOOD CONDITION	1000G
31	5	CONRAD BUCKTHORN GOOD CONDITION	1000G
32	21	BLACK IRON - GOOD CONDITION - GOOD CANTER STRUCTURE, STRONG ARM, NO DECAY	
33	4	WHITE IRON LADY - GOOD CONDITION - INTERNAL ROT, LEANING TOWARD ROAD	VOLUNTEER
34	5	WHITE IRON LADY - GOOD CONDITION - INTERNAL ROT, LEANING TOWARD ROAD	VOLUNTEER
35	22	ROSEWOOD GOOD CONDITION - INTERNAL ROT, LEANING TOWARD ROAD, HEAVY LEAD	1000G
36	22	ROSEWOOD GOOD CONDITION - INTERNAL ROT, LEANING TOWARD ROAD, HEAVY LEAD	1000G
37	9	WHITE IRON LADY - GOOD CONDITION - HEALTHY	VOLUNTEER
38	6	CONRAD BUCKTHORN - GOOD CONDITION	
39	12	ROSEWOOD - OTHER DECAYED - INTERNAL ROT, BAD DECAY	REMOVED DUE TO CONDITION
40	16	ROSEWOOD - OTHER DECAYED - ALMOST DEAD, LEANING, TOWARD ROAD	REMOVED DUE TO CONDITION
41	15	BLACK IRON - GOOD CONDITION - INTERNAL ROT, LEANING TOWARD ROAD	REMOVED DUE TO CONDITION
42	17	ROSEWOOD - OTHER DECAYED - INTERNAL ROT, LEANING TOWARD ROAD	REMOVED DUE TO CONDITION
43	21	ROSEWOOD - OTHER DECAYED - HEALTHY, BUT PROTRUENT, LEAN TOWARD ROAD, HAZARD FOR ROADUSER	REMOVED DUE TO CONDITION
44	15	ROSEWOOD - OTHER DECAYED - HEALTHY, BUT PROTRUENT, LEAN TOWARD ROAD, HAZARD FOR ROADUSER	REMOVED DUE TO CONDITION
45	4	BLACK IRON - GOOD CONDITION - SMALL, FOR PRESENTATION	VOLUNTEER
46	21	WHITE IRON LADY - GOOD CONDITION - INTERNAL ROT, LEAN, TIP BAD, TRIMMED BY HEAVY LAMP	REMOVED DUE TO CONDITION
47	6	CONRAD BUCKTHORN - GOOD CONDITION	
48	18	ROSEWOOD - OTHER DECAYED - INTERNAL ROT, LEAN, GOOD TO PRESERVE	SELECTIVELY MUNICIPAL BY THE CIV
49	18	ROSEWOOD - OTHER DECAYED - INTERNAL ROT, LEAN, GOOD TO PRESERVE	SELECTIVELY MUNICIPAL BY THE CIV
50	3	AMERICAN W. M. GOOD CONDITION	
51	16	OLIVE MAPLE - GOOD CONDITION - POSSIBLY RED MAPLE - OLIVE MAPLE CROSS	EXTERMINATED
52	15	HORNbeam - GOOD CONDITION - HEALTHY, BUT LEAN	SELECTIVELY MUNICIPAL BY THE CIV



BENCHMARK TABLE		
BIN #	ELEVATION	DESCRIPTION
BIN-1	102672	TOP NUT OF HYDRANT AT SW QUADRANT OF OLD SAUK ROAD AND SAN JUAN TRAIL
BIN-2	102674	TOP NUT OF HYDRANT 360' WEST OF SITE AT SW QUADRANT OF OLD SAUK ROAD AND EVERGLADE DRIVE
BIN-3	102521	TOP NUT OF HYDRANT 250' EAST OF SITE AT SW QUADRANT OF OLD SAUK ROAD AND YOSEMITE PLACE



Potter  
Lawson  
Success by Design



PRELIMINARY  
NOT FOR CONSTRUCTION

Old Sauk Road Apartments  
6610 Old Sauk Road  
Madison, WI

2023.30.0

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## GRADING & EROSION CONTROL PLAN

# Heartland

ECOLOGICAL GROUP INC

506 Springdale Street, Mount Horeb, WI 53572

March 12, 2024

William Butcher  
[wbutcher@gmail.com](mailto:wbutcher@gmail.com)  
(608) 345-1296

## **RE: 6706 Old Sauk Rd. Tree Survey (Heartland Project #20231124)**

Dear Mr. Butcher:

Heartland Ecological Group, Inc. ("Heartland") performed a survey of trees present on 6706 Old Sauk Rd. (the "Study Area") on October 20, 2023 and March 12, 2024 at the request of William Butcher (Client). The survey was conducted by Keith Phelps, Environmental Scientist, and the survey's scope was to document existing trees, identify any trees that would be likely candidates for preservation, and to identify any potentially hazardous trees on the Property. A qualitative assessment of the general woodland conditions was also performed in the interior of the Study Area. The Study Area is approximately 3.75 acres and is comprised of young-mature woodlands (mostly dominated by the invasive black locust tree), lawn/landscape areas, residential housing units, and access lanes. The Study Area is on the north side of the intersection of Old Sauk Road and San Juan Trail, in the southwest ¼ of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin (Attachment 1: Figure 1, Project Location Map).

The tree survey encompassed the outer perimeter, approximately 1.42 acres, of the Study Area and the right-of-way (ROW) along Old Sauk Road (Attachment 2: Figure 2, Tree Survey Map). Each tree encountered in this 1.42-acre perimeter area and the ROW with a diameter at breast height ("DBH") of at least 8 inches was identified to the species level, its DBH measured, health noted, and its location recorded with a GPS unit capable of sub-meter accuracy. The locations of the recorded trees were then superimposed on high resolution aerial imagery (Attachment 2). In the outer perimeter area, health condition was defined as either dead, poor, fair, or good based on observations of canopy decline, cavity formation, and presence of wood rot/decay. "Specimen trees", or large trees with unique form or aesthetic value and which have historic ecological significance (i.e. white oaks, shagbark hickories, black walnuts) were also noted where encountered. These trees would be the most likely candidates for preservation on the property. Potentially hazardous trees were also recorded. Potentially hazardous trees were defined as large dead trees that could pose a risk to the public due to a high likelihood of tree structural failure due to decay. Finally, a qualitative assessment was performed for the interior of the Study Area, approximately 2.33 acres. Here, woodlands were described and photo points were taken to document existing conditions (Attachment 3: Photolog).

A total of 90 tree stems with an average DBH of 14.44 inches were recorded (Attachment 4: Tree Summary Table). If a tree had multiple trunks, each trunk was counted separately if



the split was below breast height. A total of nine (9) "Potential Specimen Trees" were identified on the Property and plotted on the Tree Survey Map. These trees would be the most likely candidates for preservation on the Property. Within other municipality guidelines, such as the City of Mequon, specimen trees include a protected zone based on their canopy diameter with an additional ten (10) foot setback. Tree 60 was a large open grown burr oak which is a unique contender for preservation. This tree should be highly considered for preservation due to its open grown canopy structure, historical significance, diameter class, and age class. It is also recommended this tree be assessed for Oak Wilt risk in addition to a more in-depth health assessment. In the ROW, Tree 80 was a young burr oak (approximately 4 inches DBH) which would also be a unique contender for preservation given its immature status.

A total of four (4) potentially hazardous trees were encountered during the tree survey field work. Based on professional opinion, these trees were observed to be dead or possessing extensive internal rot which could pose a risk to the public due to structural failure. Further consultation with an International Society of Arborists (ISA) certified arborist, capable of performing a more detailed Tree Risk Assessment, may be warranted for these trees. It should also be noted that numerous trees encountered during the survey were "topped". These topped trees at one point had their central leaders and upper main branches removed which is now causing irregular growth habits due to a proliferation of water sprouts. Topped trees are noted in Attachment 4.

### **Qualitative Assessment Area**

The Qualitative Assessment Area was comprised of three (3) young woodland types: a cluster of planted Norway Spruce (*Picea abies*) providing house screening in the northwest corner, an open canopy black walnut (*Juglans nigra*) and black locust (*Robinia pseudoacacia*) woodland in the west, and a relatively open black locust woodland with an isolated pocket of invasive dominated shrub/scrub in the eastern portion. The western portion of the Qualitative Assessment Area had a mixture of black walnut and invasive black locust trees. Ground cover consisted primarily of degraded woodland species including the non-native garden phlox (*Phlox paniculata*), raspberries (*Rubus* sp.), Virginia waterleaf (*Hydrophyllum virginianum*), and giant ragweed (*Ambrosia trifida*). The midstory was relatively open with a few areas dominated by common elderberry (*Sambucus nigra*). The eastern portion of the Qualitative Assessment Area was dominated by invasive black locust trees with minimal native tree components. This woodland too was degraded and dominated by a mowed area of creeping charlie (*Glechoma hederacea*), Canada thistle (*Cirsium arvense*), white snakeroot (*Ageratina altissima*), and a pocket of shrub-scrub dominated by invasive honeysuckle (*Lonicera x bella*). Taken together, the Qualitative Assessment Area was dominated by degraded young woodlands where the majority of mature trees were the invasive black locust.



William Butcher  
6706 Old Sauk Rd. Tree Survey  
March 12, 2024

Please feel free to contact me if you have any questions regarding the results of this survey.

Regards,

Keith Phelps, Environmental Scientist  
Heartland Ecological Group, Inc.  
[keith@heartlandecological.com](mailto:keith@heartlandecological.com)  
651-395-1053

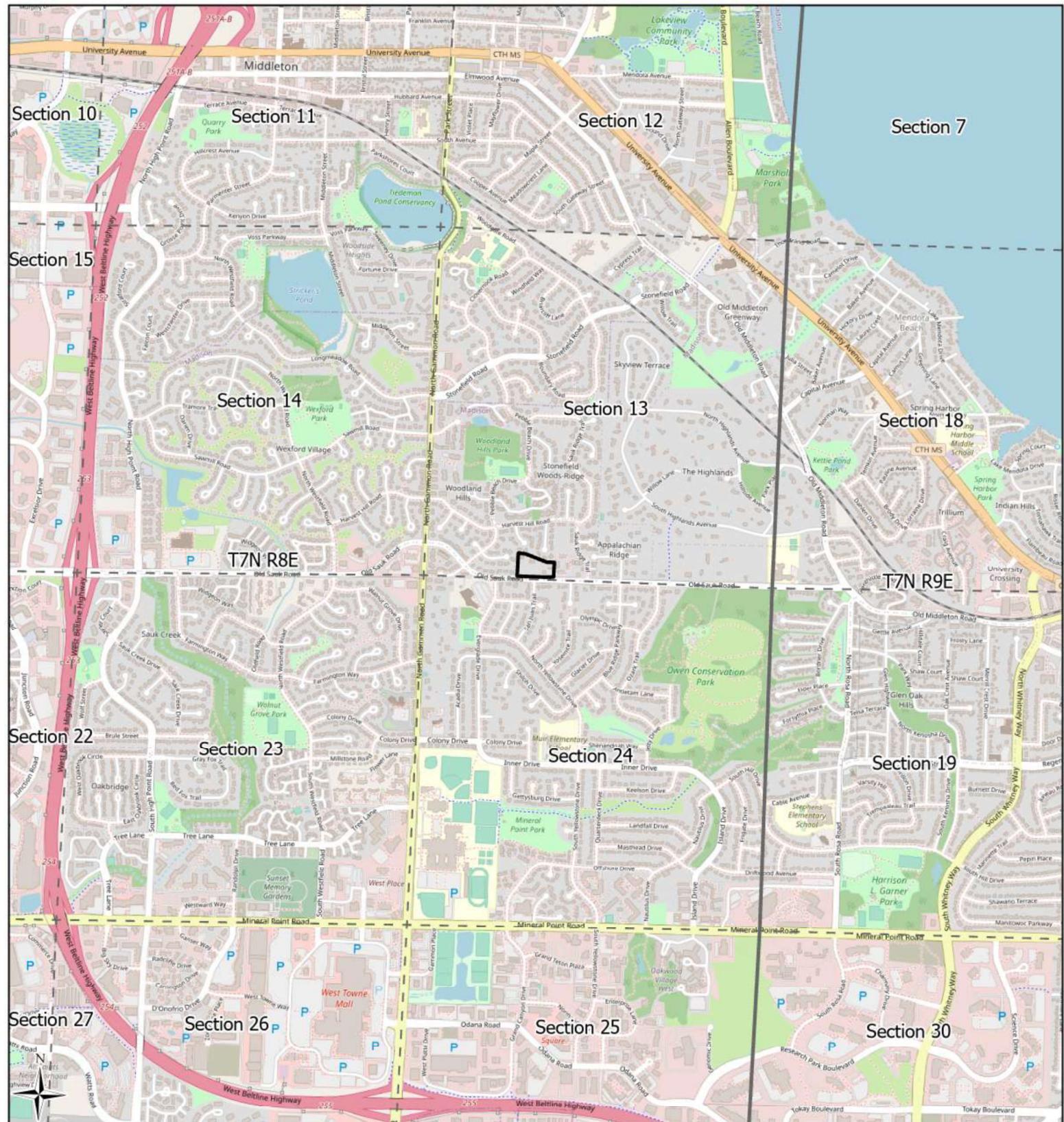
**Attachments:**

1. Project Location Map
2. Tree Survey Map
3. Photolog
4. Tree Inventory Table



William Butcher  
6706 Old Sauk Rd. Tree Survey  
March 12, 2024

## Attachment 1 | Project Location Map



**Heartland**  
ECOLOGICAL GROUP INC

**Figure 1. Project Location**

6706 Old Sauk Rd. Tree Survey  
Project #20231124  
T7N, R8E, S13  
C Madison, Dane Co

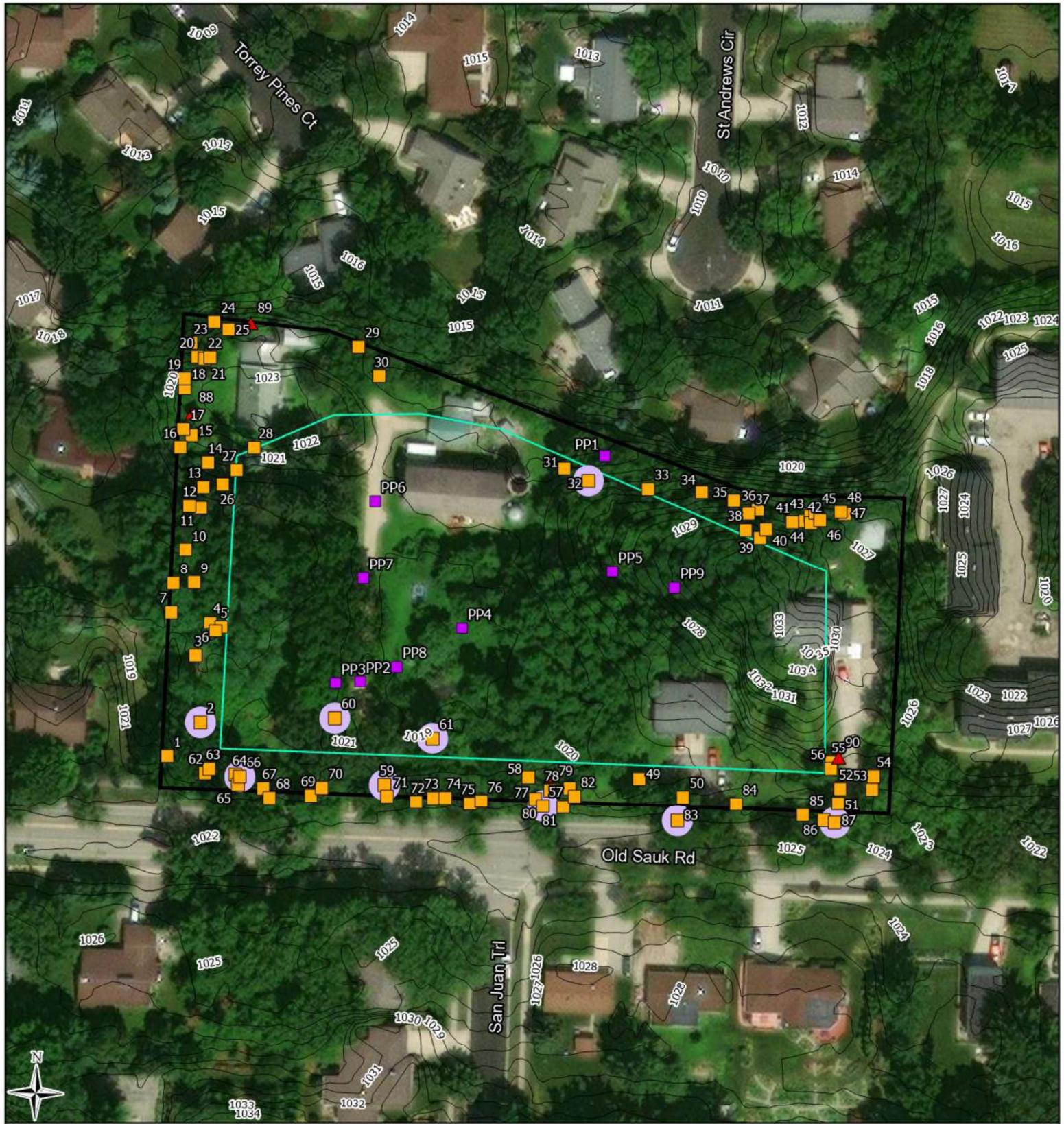
OpenStreetMap  
ESRI  
LRR: NCNE

Figure Created: 10/19/2023

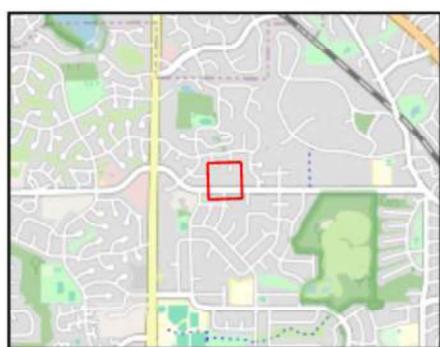


William Butcher  
6706 Old Sauk Rd. Tree Survey  
March 12, 2024

## Attachment 2 | Tree Survey Map



■ Study Area (3.75 ac)  
■ Qualitative Assessment Area (2.33 ac)  
■ Dane Co 1' Contours  
■ Tree Survey Points 2024  
▲ Hazard Trees  
● Potential Specimen Trees  
■ Photo Points



**Heartland**  
ECOLOGICAL GROUP INC

Figure 2. Tree Survey Map

6706 Old Sauk Rd. Tree Survey  
Project #20231124  
T7N, R8E, S13  
C Madison, Dane Co

2022 Maxar  
Dane Co, HEG  
LRR: NCNE  
Figure Created: 3/12/2024



William Butcher  
6706 Old Sauk Rd. Tree Survey  
March 12, 2024

## Attachment 3 | Photolog



6706 Old Sauk Road  
William Butcher  
Date Photos Taken: 10/20/23

Tree Survey  
Dane County, Wisconsin  
Heartland Project #: 20231133



Open Area on north Study Area boundary  
Heartland Ecological



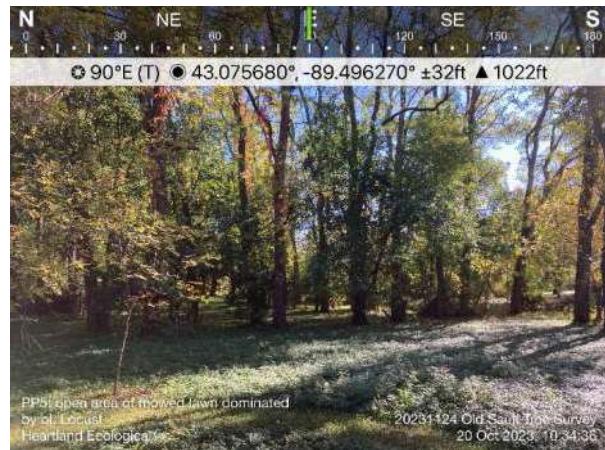
Walnuts near old growth oak  
Heartland Ecological

20231124 Old Sauk Tree Survey  
20 Oct 2023, 10:32:01

**Photo #1** Photo point PP1: Open area on north Study Area boundary



PP3: Sambucus patch in open area near  
ol. Locust  
Heartland Ecological

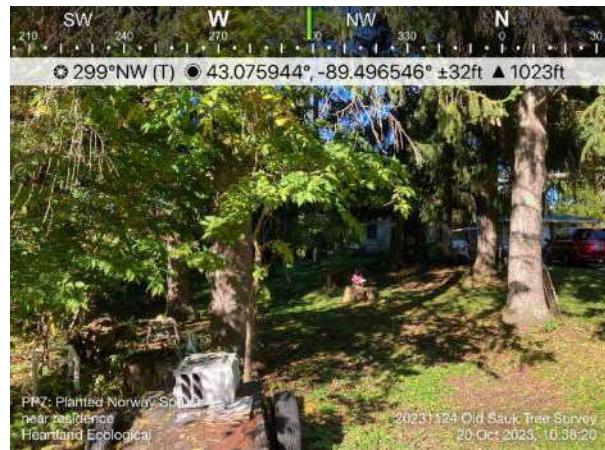


20231124 Old Sauk Tree Survey  
20 Oct 2023, 10:34:36

**Photo #3** Photo point PP3: Patch of elderberry (*Sambucus nigra*) in open woodland area west of access road



PP5: open area of mowed lawn dominated  
by ol. Locust  
Heartland Ecological



20231124 Old Sauk Tree Survey  
20 Oct 2023, 10:38:20

**Photo #5** Photo point PP5: Open woodland area with mowed lawn and black locust east of access road

**Photo #6** Photo point PP6: Planted cluster of Norway spruce providing screening for house



6706 Old Sauk Road  
William Butcher  
Date Photos Taken: 10/20/23

Tree Survey  
Dane County, Wisconsin  
Heartland Project #: 20231133



**Photo #7** Photo point PP7: Four (4) healthy walnuts for potential preservation



**Photo #8** Photo point PP8: Photo of shrub/scrub dominated by elderberry and hybrid honeysuckle



**Photo #9** Photo point PP9: Open area dominated by mowed lawn and black locust



**Photo #10** Photo point PP9: Open area dominated by mowed lawn and black locust



**Photo #11** Photo of Tree 60- open grown burr oak for potential preservation



William Butcher  
6706 Old Sauk Rd. Tree Survey  
March 12, 2024

## Attachment 4 | Tree Inventory Table

Tree Summary Table						
*Designates Potential Specimen Trees						
Designates Potentially Hazardous Trees						

Tree ID	Common Name	Scientific Name	DBH (Inches)	General Health	NR-40 Listed Species	Notes
1	Black Walnut	<i>Juglans nigra</i>	20	Good	No	
2	Black Walnut	<i>Juglans nigra</i>	26	Good	No	
3	Black Locust	<i>Robinia pseudoacacia</i>	16	Good	Yes	Non-native, invasive
4	Black Locust	<i>Robinia pseudoacacia</i>	19	Good	Yes	Non-native, invasive
5	Black Locust	<i>Robinia pseudoacacia</i>	18	Good	Yes	Non-native, invasive
6	Black Locust	<i>Robinia pseudoacacia</i>	20	Good	Yes	Non-native, invasive
7	Boxelder	<i>Acer negundo</i>	23	Good	No	
8	Black Walnut	<i>Juglans nigra</i>	18	Good	No	On property edge
9	Boxelder	<i>Acer negundo</i>	9	Good	No	
10	White Mulberry	<i>Morus alba</i>	7	Good	Yes	Non-native, invasive
11	Boxelder	<i>Acer negundo</i>	10	Good	No	
12	Black Walnut	<i>Juglans nigra</i>	20	Good	No	
13	Norway Spruce	<i>Picea abies</i>	16	Good	No	Norway Spruce, planted, part of house screening, non-native
14	White Mulberry	<i>Morus alba</i>	8	Poor	Yes	Non-native, tree in decline, topped
15	Black Locust	<i>Robinia pseudoacacia</i>	10	Good	Yes	Non-native, invasive
16	Black Walnut	<i>Juglans nigra</i>	11	Fair	No	Tree in decline
17	White Mulberry	<i>Morus alba</i>	11	Good	Yes	
18	Black Walnut	<i>Juglans nigra</i>	10	Good	No	
19	Black Walnut	<i>Juglans nigra</i>	14	Good	No	
20	Eastern Red Cedar	<i>Juniperus virginiana</i>	19	Fair	No	Main stem recorded, two dead stems present
21	Black Walnut	<i>Juglans nigra</i>	20	Fair-Poor	No	Topped tree
22	Black Walnut	<i>Juglans nigra</i>	11	Fair-Poor	No	Topped tree
23	Boxelder	<i>Acer negundo</i>	13	Good	No	
24	Black Walnut	<i>Juglans nigra</i>	22	Fair-Poor	No	Topped tree
25	Boxelder	<i>Acer negundo</i>	8	Poor	No	Poor health
26	Norway Spruce	<i>Picea abies</i>	21	Good	No	Norway Spruce, planted, part of house screening
27	Black Locust	<i>Robinia pseudoacacia</i>	24	Fair-Poor	Yes	Non-native, invasive, topped tree, 12 ft tall
28	Norway Spruce	<i>Picea abies</i>	14	Good	No	Norway Spruce, planted, part of house screening
29	Black Walnut	<i>Juglans nigra</i>	21	Good	No	
30	White Mulberry	<i>Morus alba</i>	11	Good	Yes	Non-native, invasive
31	White Mulberry	<i>Morus alba</i>	8	Good	Yes	Non-native, invasive
32	Black Walnut	<i>Juglans nigra</i>	24	Good	No	
33	Boxelder	<i>Acer negundo</i>	19	Good	No	
34	Boxelder	<i>Acer negundo</i>	7	Good	No	
35	White Mulberry	<i>Morus alba</i>	11	Good	Yes	
36	Black Locust	<i>Robinia pseudoacacia</i>	13	Poor	Yes	Non-native, invasive, Internal rot observed
37	White Mulberry	<i>Morus alba</i>	8	Good	Yes	
38	Black Locust	<i>Robinia pseudoacacia</i>	15	Good	Yes	Non-native, invasive
39	Black Locust	<i>Robinia pseudoacacia</i>	13	Good	Yes	Non-native, invasive
40	White Mulberry	<i>Morus alba</i>	10	Good	Yes	
41	Black Locust	<i>Robinia pseudoacacia</i>	12	Good	Yes	Non-native, invasive
42	Black Locust	<i>Robinia pseudoacacia</i>	18	Fair	Yes	Non-native, invasive, 2 dominant leaders, leaning
43	Boxelder	<i>Acer negundo</i>	13	Good	No	
44	Boxelder	<i>Acer negundo</i>	13	Good	No	
45	Black Locust	<i>Robinia pseudoacacia</i>	19	Good	Yes	Non-native, invasive
46	Black Locust	<i>Robinia pseudoacacia</i>	23	Good	Yes	Non-native, invasive
47	Black Locust	<i>Rhamnus cathartica</i>	11	Good	Yes	Non-native, invasive
48	Black Locust	<i>Robinia pseudoacacia</i>	19	Good	Yes	Non-native, invasive
49	Black Walnut	<i>Juglans nigra</i>	14	Good	No	
50	Callery Pear	<i>Pyrus calleryana</i>	16	Good	Yes	Non-native, invasive
51	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Good	Yes	Non-native, invasive
52	Eastern Red Cedar	<i>Juniperus virginiana</i>	7	Good	No	
53	White Mulberry	<i>Morus alba</i>	12	Good	Yes	
54	Common Buckthorn	<i>Rhamnus cathartica</i>	7	Good	Yes	Non-native, invasive
55	Black Cherry	<i>Prunus serotina</i>	10	Poor	No	Lots of hardwood rot, poor health only 1 live stem
56	White Mulberry	<i>Morus alba</i>	8	Good	Yes	Non-native, invasive
57	Black Cherry	<i>Prunus serotina</i>	8	Good	No	
58	Boxelder	<i>Acer negundo</i>	12	Fair	No	Dramatic leaning tree, 6 ft off ground in most cases
59	Black Walnut	<i>Juglans nigra</i>	27	Good	No	84 circ, Tree good canopy structure, strong Union, no decline
60	Burr Oak	<i>Quercus macrocarpa</i>	40	Fair	No	Tree for preservation, some dead limbs evident, open grown growth form, some decline present but still healthy
61	Black Walnut	<i>Juglans nigra</i>	21	Good	No	Tree for potential preservation. Good Unions, open canopy, slight lean
62	Common Hackberry	<i>Celtis occidentalis</i>	6	Good	No	
63	Basswood	<i>Tilia americana</i>	6	Good	No	
64	Common Hackberry	<i>Celtis occidentalis</i>	11	Good	No	
65	White Mulberry	<i>Morus alba</i>	8	Poor	Yes	Poor, Internal rot, leaning in road.
66	Black Walnut	<i>Juglans nigra</i>	26	Good	No	Healthy form, leaning slightly, good candidate to preserve
67	White Mulberry	<i>Morus alba</i>	6	Good	Yes	Healthy
68	Common Hackberry	<i>Celtis occidentalis</i>	21	Good	No	Healthy
69	Boxelder	<i>Acer negundo</i>	22	Good	No	Healthy but some dead branches and heavy lean.
70	White Mulberry	<i>Morus alba</i>	9	Good	Yes	Healthy
71	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Good	Yes	
72	Boxelder	<i>Acer negundo</i>	12	Poor	No	Poor. Internal rot at base, decline
73	Boxelder	<i>Acer negundo</i>	16	Poor	No	Poor/hazard. Almost dead, leaning towards road. Other stem 6in DBH
74	Black Cherry	<i>Prunus serotina</i>	15	Good	No	Healthy
75	Common Buckthorn	<i>Rhamnus cathartica</i>	7	Good	Yes	Healthy
76	Boxelder	<i>Acer negundo</i>	17	Fair	No	Healthy but prominent lean towards road. Hazard for roadway
77	Boxelder	<i>Acer negundo</i>	15	Good	No	Healthy but dramatic lean
78	Crabapple	<i>Malus pumila</i>	6	Good	No	
79	Black Cherry	<i>Prunus serotina</i>	10	Dead	No	15ft. Snag
80	Burr Oak	<i>Quercus macrocarpa</i>	4	Good	No	Small burr oak for preservation
81	White Mulberry	<i>Morus alba</i>	21	Fair	Yes	3 stems: 17, 18, 21. Fair and declining. Split base, trunks with heavy lean
82	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Good	Yes	
83	Honeylocust	<i>Gleditsia triacanthos</i>	20	Good	No	Honey locust. Healthy, good to preserve
84	Black Walnut	<i>Juglans nigra</i>	18	Good	No	Healthy
85	American Elm	<i>Ulmus americana</i>	9	Good	No	ID difficult
86	Silver Maple	<i>Acer saccharinum</i>	16	Good	No	2 stems: 16, 16. Healthy. Possible Red maple/silver maple cross.
87	Honeylocust	<i>Gleditsia triacanthos</i>	19	Good	No	Honey locust. Healthy but leaning
88	Black Locust	<i>Robinia pseudoacacia</i>	13	Dead	Yes	Two dead black locusts here, topped
89	Black Walnut	<i>Juglans nigra</i>	28	Dead	No	Stumped black walnut, 9ft. Tall, some live branches
90	Black Cherry	<i>Prunus serotina</i>	13	Dead	No	Dead tree, lots of rot, 15ft. Tall

Average DBH (Inches) 14.44