



November 10, 2025

Deanna Schmidt, AICP
City Planner and Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, Wisconsin 53711

RE: Agrace CBRF Assisted Living Addition Project

Dear Deanna,

Agrace is proposing an addition to their campus at 5395 E. Cheryl Parkway that will house a 64-bed licensed Community Based Residential Facility (CBRF) Assisted Living Memory Care. We are requesting from the City of Fitchburg an exception to State Statute 62.23(5)(i)(2) to allow construction of a CBRF at our property.

Agrace's proposal will renovate and expand its campus, to create a "Dementia Village" — modeled after a celebrated approach to caring for those with dementia developed by the Dutch and replicated in many other parts of the world but not yet in the United States. Our plans include a secure environment designed to foster independence and enhance quality of life. It will be established on the east side of the campus through a combination of selective building demolition (to open up green space and improve connectivity), renovations, and new construction. The project also incorporates the additions of a Grief Support Center, Adult Day Center and Community gathering spaces available to Village residents as well as the outside community.

According to State Statute 62.23(5)(i)(2), community living arrangements in an aldermanic district are limited to 25 units or one percent of the population of the district, whichever is greater. Agrace is requesting an exception to this statute.

Data for the Requested Exception

The project site is located in Aldermanic District 3 in the City of Fitchburg which has a population of 7,495 according to the 2020 census. Based on data from the Wisconsin Department of Health Services there is one CBRF located in District 3 – The Ridge at Madison, 2879 Fish Hatchery Road – which is licensed for 23 beds or 0.031% of the population. The population of the Agrace Dementia Village will be 64 beds or 0.085% of the District 3 population. The combined population of the existing CBRF and Agrace's proposed CBRF would be 87 beds or 1.16% of the population.

Justification for the Requested Exception

In 2023, Agrace conducted a Market Assessment for Memory Care Assisted Living. The current net demand for Memory Care units in Agrace's primary market area is 97 units and is projected to increase to 109 units in 2028.

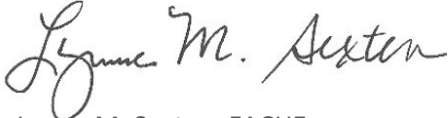
The concept of care for the Dementia Village enables those with dementia to regain a sense of autonomy and enjoy the daily rhythms of life they had before their diagnosis. It connects individuals to a way of living that is familiar to them. The design of the buildings and grounds will allow for a blending of private residences surrounded by active public neighborhood areas to create a place where residents have a variety of choices in their daily living decisions.



The State Statute grants opportunity for providers to apply for an exception to the requirements of 62.23(5)(i)(2) and that such exceptions may be granted by the City. Therefore, please consider this letter as a formal request for an exception to State Statute 62.23(5)(i)(2) to exceed the limits of 25 CBRF beds and one percent of the population in the City of Fitchburg Aldermanic District 3.

We look forward to the opportunity to work with you further on this issue and to expand on the quality of care for individuals in need of Assisted Living Memory Care.

Sincerely,

A handwritten signature in cursive script that reads "Lynne M. Sexten". The signature is written in black ink and is positioned above the printed name and title.

Lynne M. Sexten, FACHE
President & CEO

Cc: Duane Helwig, NCARB, AIA
Community Living Solutions



November 11, 2025

Deanna Schmidt, AICP
City Planner and Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, Wisconsin 53711

RE: Agrace Additions and Renovations – PDD-GIP Plan Commission Pre-Application Review Request and Project Narrative

Dear Deanna,

On behalf of Agrace, we are requesting a Pre-Application Review meeting with the Fitchburg Plan Commission for their November 18, 2025 meeting date. Below is a narrative description of the proposed work at Agrace:

Agrace, an existing 2-story, 49-bed hospice care facility is located on a 14.14 acre parcel at 5395 E. Cheryl Parkway which is zoned PDD in the City of Fitchburg. Agrace is proposing additions and renovations to their campus that will consist of the following:

- New additions and renovations for incorporating a 64-bed licensed Community Based Residential Facility Assisted Living Memory Care on their campus
- Reconfiguration of the Hospice area of their facility that will combine renovations and small additions to downsize from 49 to 27 beds and relocate completely to the west end of their campus.
- Incorporate Adult Day Care operations on their campus through a series of additions and renovations.
- Incorporate a Grief Support Counseling Center on their campus through a series of additions and renovations to the west end of their campus.
- Renovate and expand the Education Center spaces.
- Add 8 studio apartments dedicated to serving employee housing.
- Additions and renovations that will enhance community living, activity and gathering spaces to serve the general population.

This proposed project will renovate and expand Agrace's campus, to create a "Dementia Village" — modeled after a celebrated approach to caring for those with dementia developed by the Dutch and replicated in many other parts of the world but not yet in the

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United States. Our plans include a secure environment designed to foster independence and enhance quality of life. It will be established on the east side of the campus through a combination of selective building demolition (to open up green space and improve connectivity), renovations, and new construction.

The proposed project also incorporates renovations and additions for a Grief Support Center, Adult Day Center and Community gathering spaces available to Village residents as well as the outside community.

The design of the buildings and grounds in the Dementia Village area of the campus will allow for a blending of private residences surrounded by active public neighborhood areas to create a place where residents have a variety of choices in their daily living decisions. The building design themes encompassing the Dementia Village and the Hospice and Grief Support areas of the campus will be exclusive while remaining contextual with the existing building architecture. The design of the landscaping and grounds will honor and complement the natural surroundings of the existing campus in terms of preservation, new landscaping and strategic design of parking areas and drives.

We look forward to working collaboratively with the City of Fitchburg and welcome your comments and suggestions throughout the design process. Please feel free to contact me at any time with any questions or requests for additional information.

Sincerely,

Duane Helwig, NCARB, AIA
Community Living Solutions, A Division of DBS Group

Attachments:

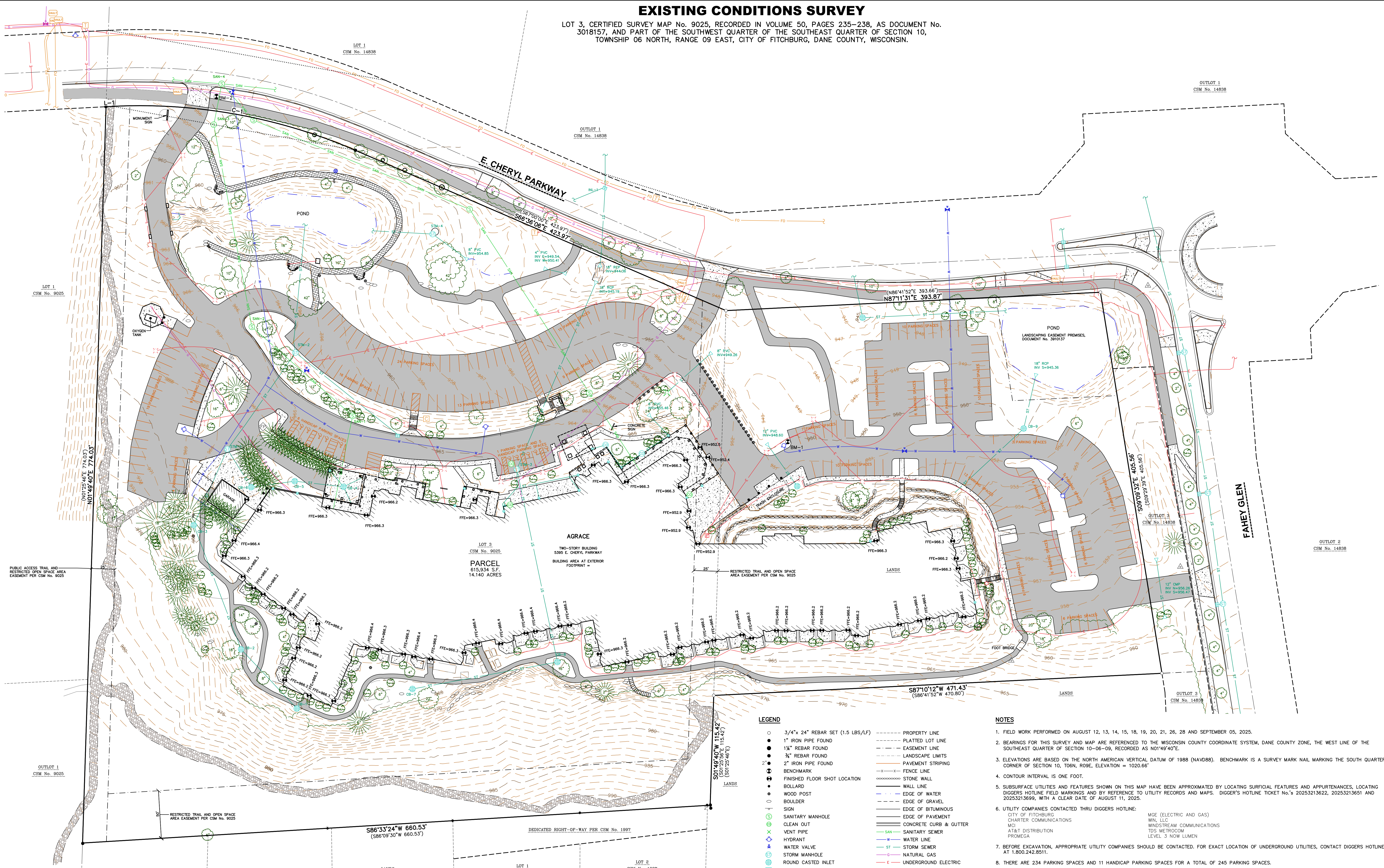
- Preliminary Site Survey
- Site Civil Engineering Plan
- Site and Landscape Plans
- Overall Architectural Floor Plan
- Building Elevations
- Overall Building Axonometric
- 3D Courtyard Renderings

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EXISTING CONDITIONS SURVEY

LOT 3, CERTIFIED SURVEY MAP No. 9025, RECORDED IN VOLUME 50, PAGES 235-238, AS DOCUMENT No. 3018157, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
CB-1	964.67	NW	961.49	15"	RCP
CB-2	964.01	SE	961.07	15"	RCP
CB-3	963.98	SE	959.58	18"	RCP
STM-1	967.43	SW	959.43	18"	RCP
STM-2	962.77	SW	958.63	21"	RCP
CB-4	965.63	N	958.56	21"	RCP
	965.63	NE	962.24	6"	PVC
	965.63	W	962.22	4"	PVC
	965.63	NW	962.18	4"	PVC
CB-5	964.82	E	**	6"	PVC
CB-6	964.82	SE	960.03	15"	RCP
	964.82	SE	959.57	8"	PVC
CB-7	964.14	E	961.48	12"	PVC
CB-8	964.48	N	950.92	12"	PVC
	964.48	W	952.07	18"	RCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
STM-3	965.31	S	948.57	18"	RCP
	965.31	SE	948.52	8"	PVC
	965.31	SW	957.45	6"	PVC
CB-9	949.75	SW	946.51	8"	PVC
STM-4	959.06	NE	946.54	18"	RCP
	959.06	SE	952.77	12"	PVC
INL-1	947.03	W	952.77	12"	PVC
	947.03	S	943.38	18"	RCP
	947.03	SW	944.27	12"	HERCP
	947.03	N	943.43	24"	RCP

BENCHMARKS

BENCH ID	ELEVATION	DESCRIPTION
BM-1	953.73	TOP NUT ON WEST HYDRANT IN EAST PARKING LOT
BM-2	954.86	REBAR #8 WITH BLUE JCP CAP EAST OF WEST DRIVEWAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	261.95'	570.64'	26°18'06"	S79°45'09"E	259.66'
()	261.95'	570.64'	26°18'06"	S80°09'03"W	259.66'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N87°05'47"E	6.62'
()	N88°41'53"E	6.62'

LEGEND

- 3/4" x 24" REBAR SET (1.5 LBS/LF)
- 1" IRON PIPE FOUND
- 1 1/2" REBAR FOUND
- 2" IRON PIPE FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- WOOD POST
- BOULDER
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- DOWNSPOUT
- ELECTRIC PEDESTAL VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- PAVEMENT STRIPING
- FENCE LINE
- STONE WALL
- WALL LINE
- EDGE OF WATER
- BOULDER
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- CONCRETE CURBS & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- BRICK
- GRAVEL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- END OF FLAGGED UTILITIES
- () DENOTES RECORDS AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON AUGUST 12, 13, 14, 15, 18, 19, 20, 21, 26, 28 AND SEPTEMBER 05, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10-06-09, RECORDED AS N014940"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A SURVEY MARK NAIL MARKING THE SOUTH QUARTER CORNER OF SECTION 10, T06N, R09E, ELEVATION = 1020.66'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 20253213622, 20253213651 AND 20253213699, WITH A CLEAR DATE OF AUGUST 11, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - MGE (ELECTRIC AND GAS)
 - WIN, LLC
 - WINSTROM COMMUNICATIONS
 - IDS METROCOM
 - AT&T DISTRIBUTION
 - PROMEGA
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THERE ARE 234 PARKING SPACES AND 11 HANDICAP PARKING SPACES FOR A TOTAL OF 245 PARKING SPACES.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: xxxxxxxx, EFFECTIVE DATE: xxxxxx xx, 20xx AT 12:01 A.M., ISSUE DATE: xxxxxx xx, 20xx)

PARCEL 1:
LOT X OF CERTIFIED SURVEY MAP XXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEY MAPS, PAGE XX AS DOCUMENT No. XXXXXXXX, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION X, TOWNSHIP X NORTH, RANGE XX EAST, IN THE CITY OF XXXXX, XXXXX COUNTY, WISCONSIN.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS CONTAINED IN CROSS-EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED XXXXX XX, XXXX, IN VOLUME XXXXX OF RECORDS, PAGE XX, AS DOCUMENT No. XXXXXXXX AND RE-CORDED ON XXXX XX, XXXX, IN VOLUME XXXXX OF RECORDS, PAGE X, AS DOCUMENT No. XXXXXXXX.

FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: XXXX AND XXXX US HIGHWAY XX, XXXXXXX, WI
TAX KEY NUMBER: XXX/XXXX-XXX-XXXX-X

DRAFT


SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-7-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE _____





CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
COMMUNITY LIVING SOLUTIONS, LLC

CLIENT ADDRESS:
5395 E. ENTERPRISE AVE., STE. 202
APPLETON, WI 54913

PROJECT:
AGRACE-MADISON

PROJECT LOCATION:
5395 E. CHERYL PARKWAY
FITCHBURG, WI
DANE COUNTY

SCALE IN FEET
40' 0 40'

MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: ZHG 09/18/25

EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 25-16710

File: I:\SDIN\Projects\2025\2515710\DWG\2515710_Layout.dwg Layout: MASTER PLAN User: Kevin.Yeska Plotted: Nov 09, 2025 - 2:19pm Xref's:



SITE SUMMARY TABLE

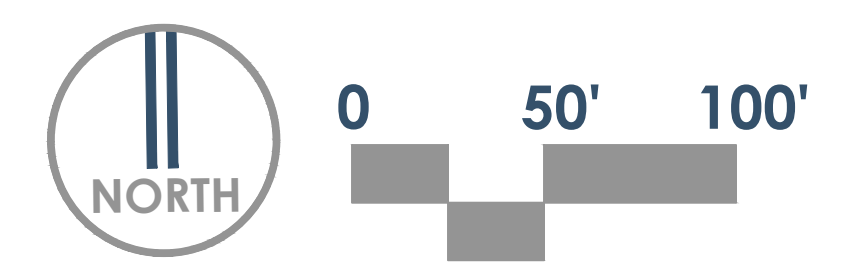
EXISTING PARKING	255 STALLS (11 ADA)
PROPOSED PARKING	244 STALLS (7 ADA)

25-15710

AGRACE
FITCHBURG, WI

11.09.2025

MASTER PLAN SITE LAYOUT



Building Use Overview



Master Plan and Design Zones



Foundation Planting Precedents



Plant List

Overstory Trees

River Birch - *Betula nigra*
Paper Birch - *Betula papyrifera*
Common Hackberry - *Celtis occidentalis*
White Oak - *Quercus alba*
Swamp White Oak - *Quercus bicolor*
Hill's Oak - *Quercus ellipsoidalis*
Red Oak - *Quercus rubra*
Bur Oak - *Quercus macrocarpa*
Chinkapin Oak - *Quercus muhlenbergii*
American Linden - *Tilia americana*
American Elm - *Ulmus americana*
Ginko - *Ginko biloba*
Yellowwood - *Cladrastis kentukea*

Ornamental Trees

Pagoda Dogwood - *Cornus alternifolia*
Serviceberry - *Amelanchier spp.*
Thornless Cockspur Hawthorn - *Crataegus crus-galli inermis*
Washington Hawthorn - *Crataegus phaenopyrum*
Crabapple - *Malus spp. (Disease resistant var. only)*
American Hornbeam - *Carpinus caroliniana*
Ironwood - *Ostrya virginiana*
Fringe Tree - *Chionanthus virginicus*
Peach Tree - *Prunus persica*
Saffron Sentinel® Cornelian Cherry - *Cornus mas*
Redbud - *Cercis occidentalis*

Shrubs

Black Chokeberry - *Aronia melanocarpa*
New Jersey Tea - *Ceanothus americanus*
Silky Dogwood - *Cornus amomum*
Grey Dogwood - *Cornus racemosa*
Red Osier Dogwood - *Cornus sercea*
American Filbert - *Corylus americana*
Dwarf Bush Honeysuckle - *Diervilla lonicera*
Eastern Wahoo - *Euonymus atropurpureus*
Common Witchhazel - *Hamamelis virginiana*
Winterberry - *Ilex verticillata*
Common Oldfield Juniper - *Juniperus communis depressa*
Common Ninebark - *Physocarpus opulifolius*
Shrubby Cinquefoil - *Dasiphora fruticosa (standard only)*
Smooth Sumac - *Rhus glabra*
Staghorn Sumac - *Rhus typhina*
Elderberry - *Sambucus canadensis*
Meadowsweet - *Spiraea alba*
Bladdernut - *Staphylea trifolia*
Snowberry - *Symphoricarpus alba*
Coralberry- *Symphoricarpus orbiculatus*
Nannyberry Viburnum - *Viburnum lentago*
Blackhaw Viburnum - *Viburnum prunifolium*
Rafinesque Viburnum - *Viburnum rafinesquianum*
American Cranberry Viburnum - *Viburnum trilobum (opulus var. americanum)*
Judd Viburnum - *Viburnum x juddii*
Bobo Hydrangea - *Hydrangea paniculata Bobo®*
Little Quick Fire Hydrangea - *Hydrangea paniculata Little Quick Fire®*
Rose - *Rosa spp.*
Baby Kim® Lilac PW - *Syringa x 'SMNSDTP'*
Green Gem Boxwood - *Buxus 'Green Gem'*
Green Mound Boxwood - *Buxus 'Green Mound'*
Yew - *Taxus x media*
Emerald Green Arborvitae - *Thuja occidentalis 'Smaragd'*
Golden Mop Cypress - *Chamaecyparis pisifera 'Golden Mop'*
Spilled Wine® Weigela - *Weigela florida 'Bokraspiwi' PP23781*

*This plant list was developed upon recommendations from Fitchburg Center, Agrace, Heartwood Tree Company, and JSD

Plant List

Wildflowers & Ferns

Rue Anemone - *Anemonella thalictroides*
Wild Columbine - *Aquilegia canadensis*
Jack-In-The-Pulpit - *Arisaema triphyllum*
Wild Ginger - *Asarum canadense*
Shooting Star - *Dodecatheon meadia*
Wild Geranium - *Geranium maculatum*
Hepatica - *Hepatica acutiloba*
False Solomon's Seal - *Maianthe mum racemosa*
Virginia Bluebells - *Mertensia virginiana*
Blue Phlox - *Phlox divaricata*
Mayapple - *Podophyllum peltatum*
Bloodroot - *Sanguinaria canadensis*
Merrybells - *Uvularia grandiflora*
Violets - *Viola spp.*

Prairie Forbs

Leadplant - *Amorpha canescens*
Canada Windflower - *Anemone canadensis*
Butterfly Milkweed - *Asclepias tuberosa*
White Wild Indigo - *Baptisia lacteata*
Purple Prairie Clover - *Dalea purpureum*
Pale Purple Coneflower - *Echinacea pallida*
Rattlesnake Master - *Eryngium yuccifolium*
Prairie Smoke - *Geum triflorum*
Alum Root - *Heuchera richardsonii*
Blue Flag Iris - *Iris virginica*
Rough Blazingstar - *Liatris aspera*
Gayfeather Liatris - *pycnostachya*
Monarda Monarda - *fistulosa*
Mountain Mint - *Pycnanthemum virginianum*
Yellow Coneflower - *Ratibida pinnata*
Black-Eyed Susan - *Rudbeckia hirta*
Compassplant - *Silphium laciniatum*
Prairie Dock - *Silphium terebinthinaceum*
Stiff Goldenrod - *Solidago rigida*
Smooth Blue Aster - *Symphyotrichum laeve*
New England Aster - *Symphyotrichum novae-angliae*
Showy Goldenrod - *Solidago speciosa*
Culver's Root - *Veronicastrum virginianum*
Ornamental Allium - *Allium 'Millenium'*
Coral Bells - *Heuchera spp.*
Pennsylvania Sedge - *Carex pensylvanica*
Lamb's Ear - *Stachys byzantina spp.*
Bettony - *Stachys monieri 'Hummelo'*
Hosta - *Hosta spp.*
Siberian Iris - *Iris sibirica*
Amsonia - *Amsonia spp.*
Lesser Calamint - *Calamintha nepeta*
Stonecrop - *Sedum*

Native Grasses

Sideoats Grama - *Bouteloua curtipendula*
Canada Wildrye - *Elymus canadensis*
Bottlebrush Grass - *Hystrix patula*
June Grass - *Koeleria macrantha*
Little Bluestem - *Schizachyrium scoparium*
Prairie Dropseed - *Sporobolus heterolepis*
Switch Grass - *Panicum virgatum*
Moor Grass - *Molinia caerulea*

Seed Mixes

Woodland Native Mix

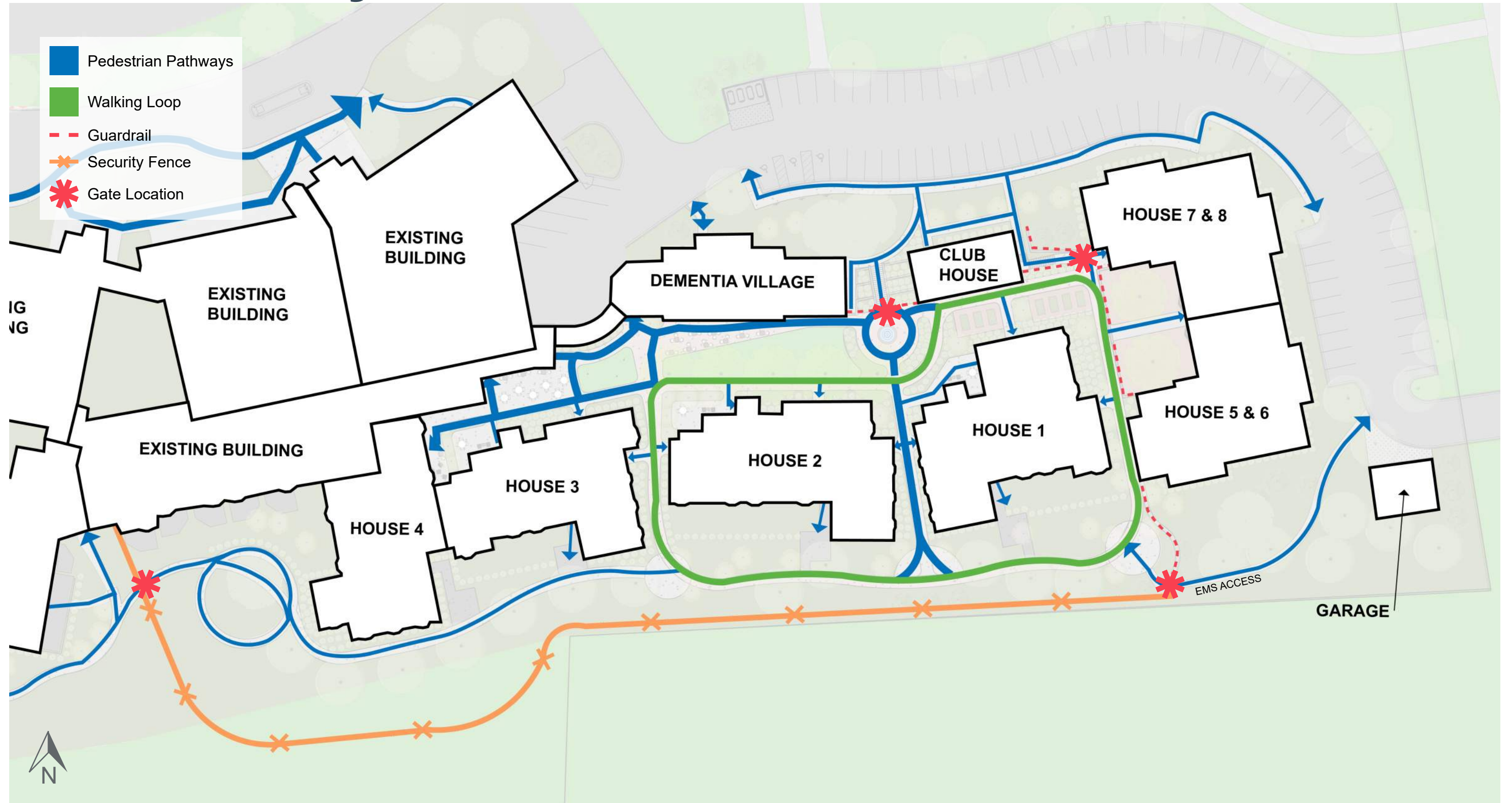
Big-Leaved Aster - *Eurybia macrophylla*
Brown-Eyed Susan - *Rudbeckia triloba*
Calico Aster - *Symphotrichum lateriflorum*
Calico Beard Tongue - *Penstemon calycosus*
Elm-Leaved Goldenrod - *Solidago ulmifolia*
Golden Alexanders - *Zizia aurea*
Hairy Beardtongue - *Penstemon hirsutus*
Late Figwort - *Scrophularia marilandica*
Pale Spiked Lobelia - *Lobelia spicata*
Pointed-Leaved Tick Trefoil - *Desmodium glutinosum*
Purple Giant Hyssop - *Agastache scrophulariifolia*
Purple Joe Pye Weed - *Eutrochium purpureum*
Shooting Star - *Primula meadia* (formerly *Dodecatheon meadia*)
Tall Anemone - *Anemone virginiana*
Tall Bellflower - *Campanulastrum americanum*
Upland Boneset - *Eupatorium sessilifolium*
Virginia Bluebells - *Mertensia virginica*
Wild Columbine- *Aquilegia canadensis*
Wild Geranium - *Geranium maculatum*
Wild Golden Glow - *Rudbeckia laciniata*
Wild Leek - *Allium tricoccum*
Wood Mint - *Blephilia hirsuta*
Zig Zag Goldenrod - *Solidago flexicaulis*
Beak Grass - *Diarrhena obovata*
Bottlebrush Grass - *Elymus hystrix*
Common Bur Sedge - *Carex grayi*
Common Oak Sedge - *Carex pensylvanica*
Common Wood Reed - *Cinna arundinacea*
Field Oval Sedge - *Carex molesta*
Fowl Manna Grass - *Glyceria striata*
Hairy Wood Chess - *Brachyelytrum erectum*
Long-Beaked Sedge - *Carex sprengelii*
Meadow Sedge - *Carex granularis*
Nodding Fescue - *Festuca subverticillata*
Path Rush - *Juncus tenuis*
Plains Oval Sedge - *Carex brevior*
River Bank Wild Rye - *Elymus riparius*
Silky Wild Rye - *Elymus villosus*

Prairie Native Mix

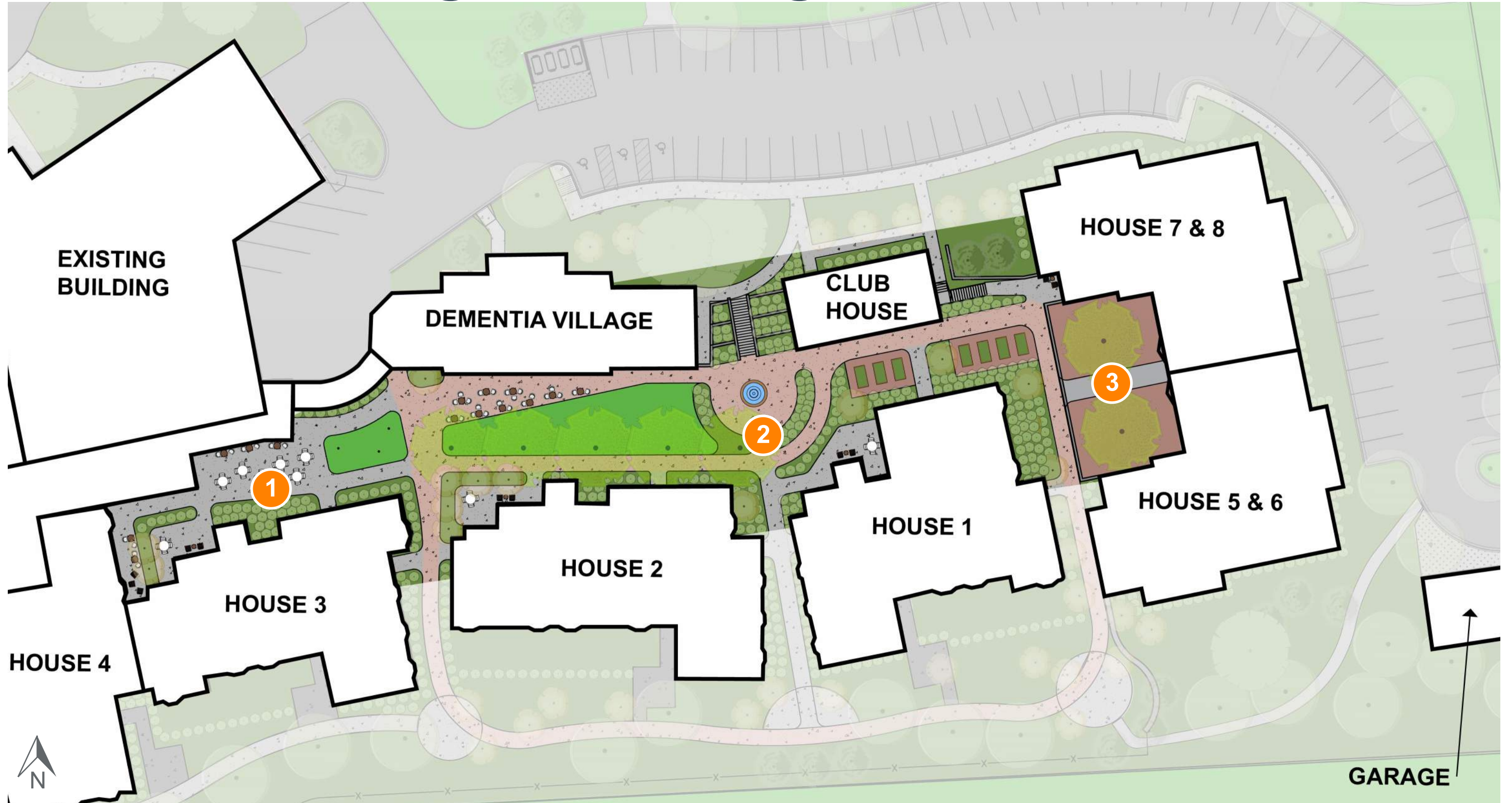
Nodding Onion - *Allium cernuum*
Leadplant - *Amorpha canescens*
Butterfly Weed - *Asclepias tuberosa*
Sky-Blue Aster - *Aster azureus*
Smooth Blue Aster - *Aster laevis*
New England Aster - *Aster novae-angliae*
Partridge Pea - *Chamaecrista fasciculata*
Prairie Coreopsis - *Coreopsis palmata*
White Prairie Clover - *Dalea candida*
Purple Prairie Clover - *Dalea purpurea*
Pale Purple Coneflower - *Enchinacea pallida*
Purple Coneflower - *Echinacea purpurea*
Rattlesnake Master - *Eryngium yuccifolium*
Early Sunflower - *Heliopsis helianthoides*
Prairie Blazing Star - *Liatris pycnostachya*
Wild Bergamot - *Monarda fistulosa*
Smooth Penstemon - *Penstemon digitalis*
Prairie Cinquefoil - *Potentilla arguta*
Mountain Mint - *Pycnanthemum virginianum*
Yellow Coneflower - *Ratibida pinnata*
Black-Eyed Susan - *Rudbeckia hirta*
Sweet Black-Eyed Susan - *Rudbeckia subtomentosa*
Compass Plant - *Silphium laciniatum*
Showy Goldenrod - *Solidago speciosa*
Ohio Spiderwort - *Tradescantia ohiensis*
Culver's Root - *Veronicastrum virginicum*
Side Oats Grama - *Bouteloua curtipendula*
Copper-Shouldered Oval Sedge - *Carex bicknellii*
Canada Wild Rye - *Elymus canadensis*
Virginia Wild Rye - *Elymus virginicus*
June Grass - *Koeleria cristata* (*macrantha*)
Little Bluestem - *Schizachyrium scorparium*

*Seed Mixes generated from Agrecol Native Nursery

Connectivity



Dementia Village | The Neighborhood



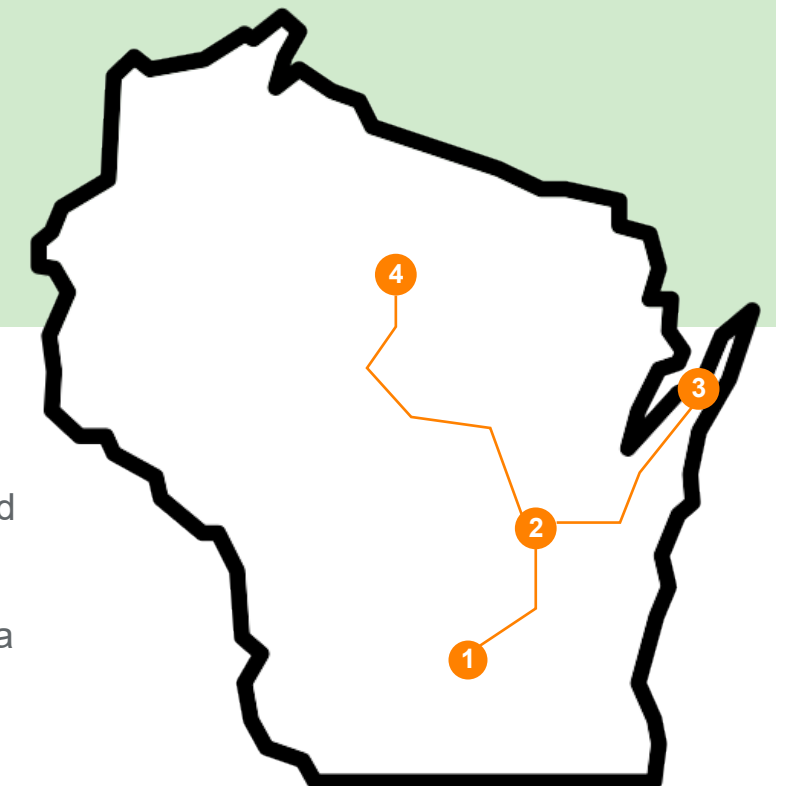
Dementia Village | House Courtyards



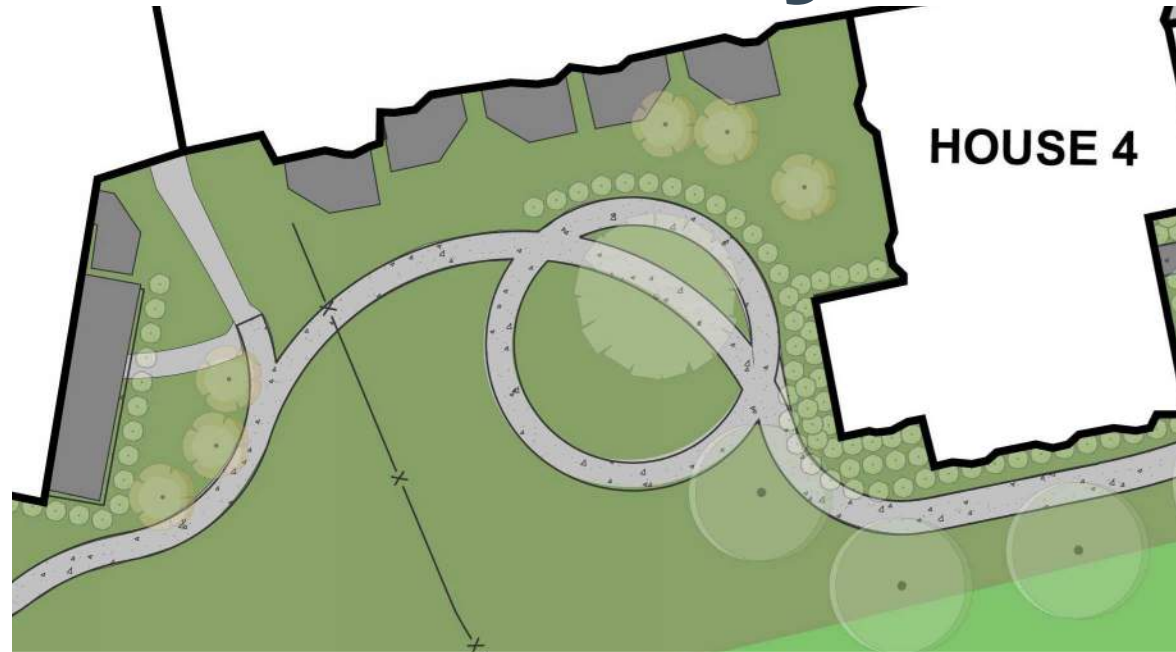
Let's take a road trip...

Remember those magical days when you packed up and headed north? ① You left behind the golden oak savannas of Madison, where the breeze whispered secrets through tall grasses. Soon, ② you were soaring past the checkerboard farmlands of Central Wisconsin, where windmills spun like giant pinwheels and red barns and silver silos popped up like trees across the rolling hills. ③ Maybe you veered off onto Highway 57, where cherry blossoms in Door County danced in the wind. ④ But if you stayed the course on old Highway 41, the world changed again — towering aspens, whispering conifers, and mossy bogs stretched out before you like a living storybook. The air turned crisp and pine-sweet, like Christmas morning, and bald eagles circled above lakes so clear they looked like polished glass. It was a land that felt half-real, half-dream — the kind of place where adventures always began.

...Let's relive this experience at Agrace.



House Courtyards | Oak Savanna



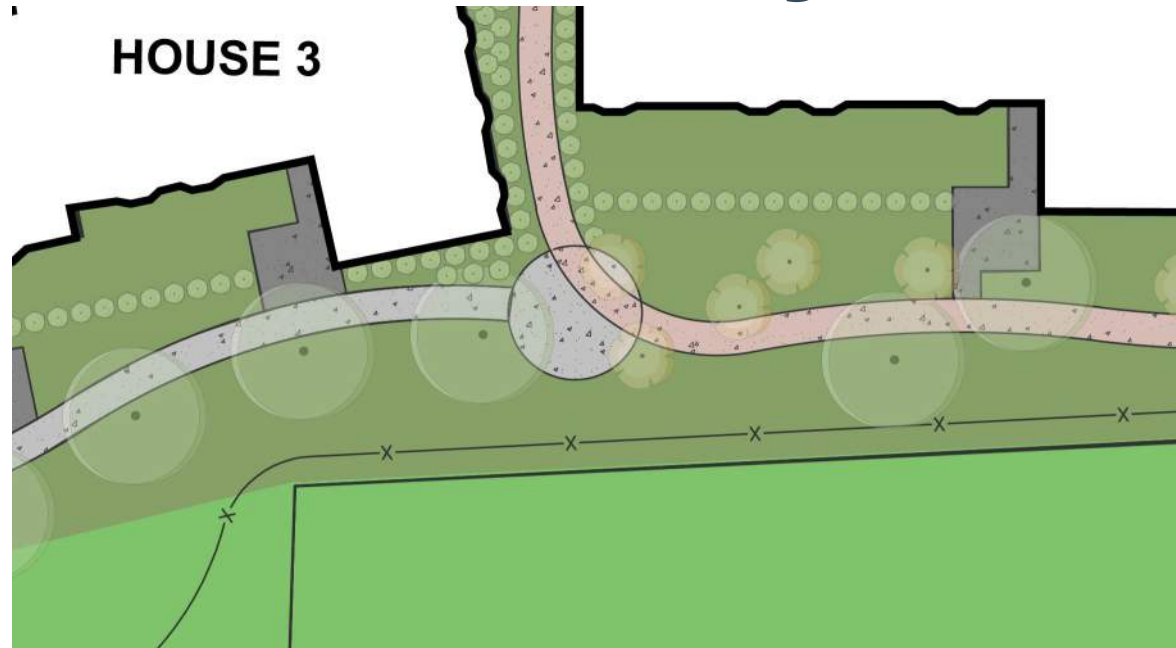
- Nature Based Playground
- Woodland Plantings
- Crushed Fine Paths
- Seating Elements
- Oak Savanna Plantings



House Courtyards | Oak Savanna



House Courtyards | The Farmstead



- Windmill
- Old Tractor
- Butterfly Garden
- Maple Trees
- Hydrangeas and Roses
- Split Rail Fence
- Rocking Chairs



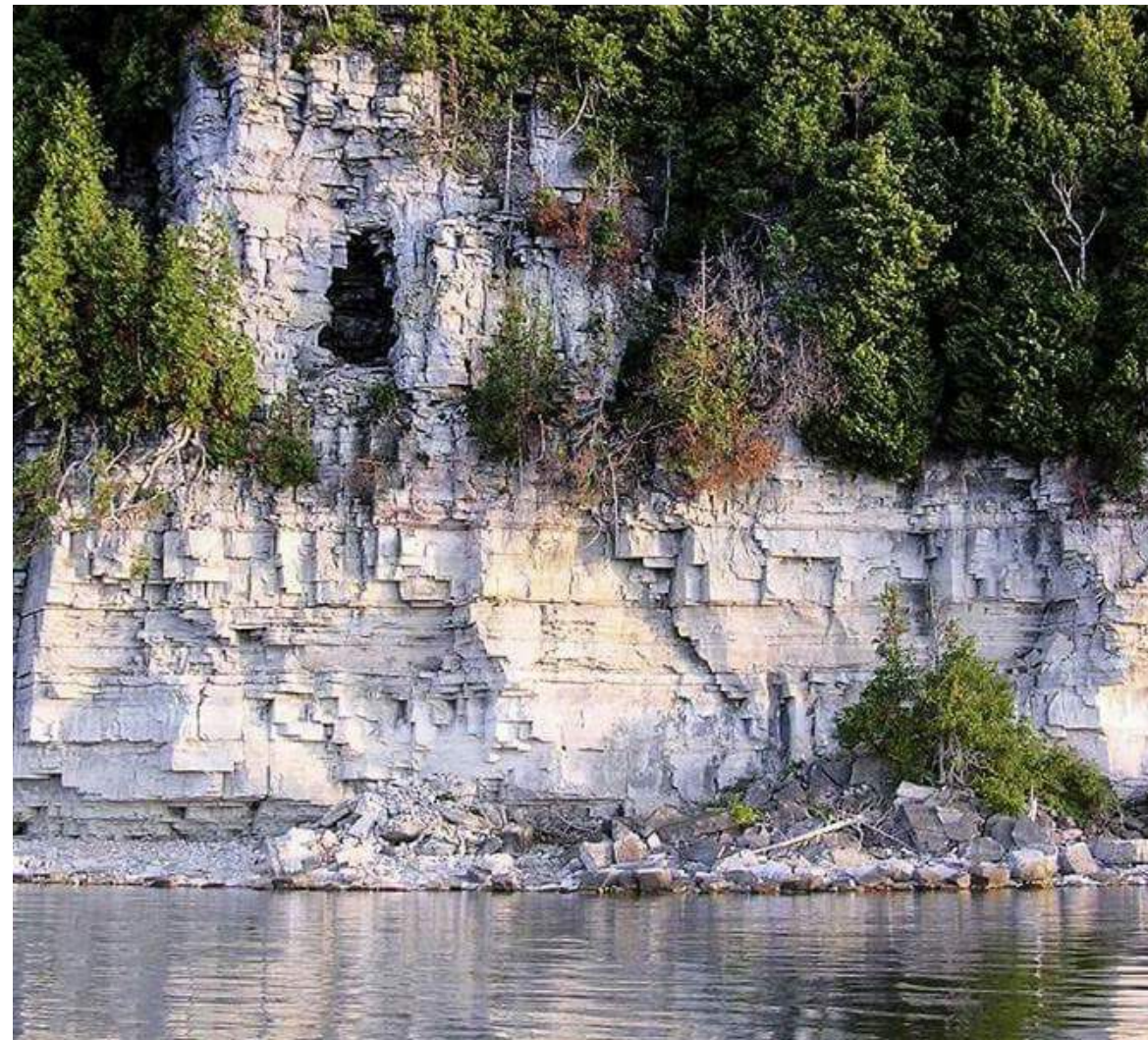
House Courtyards | The Farmstead



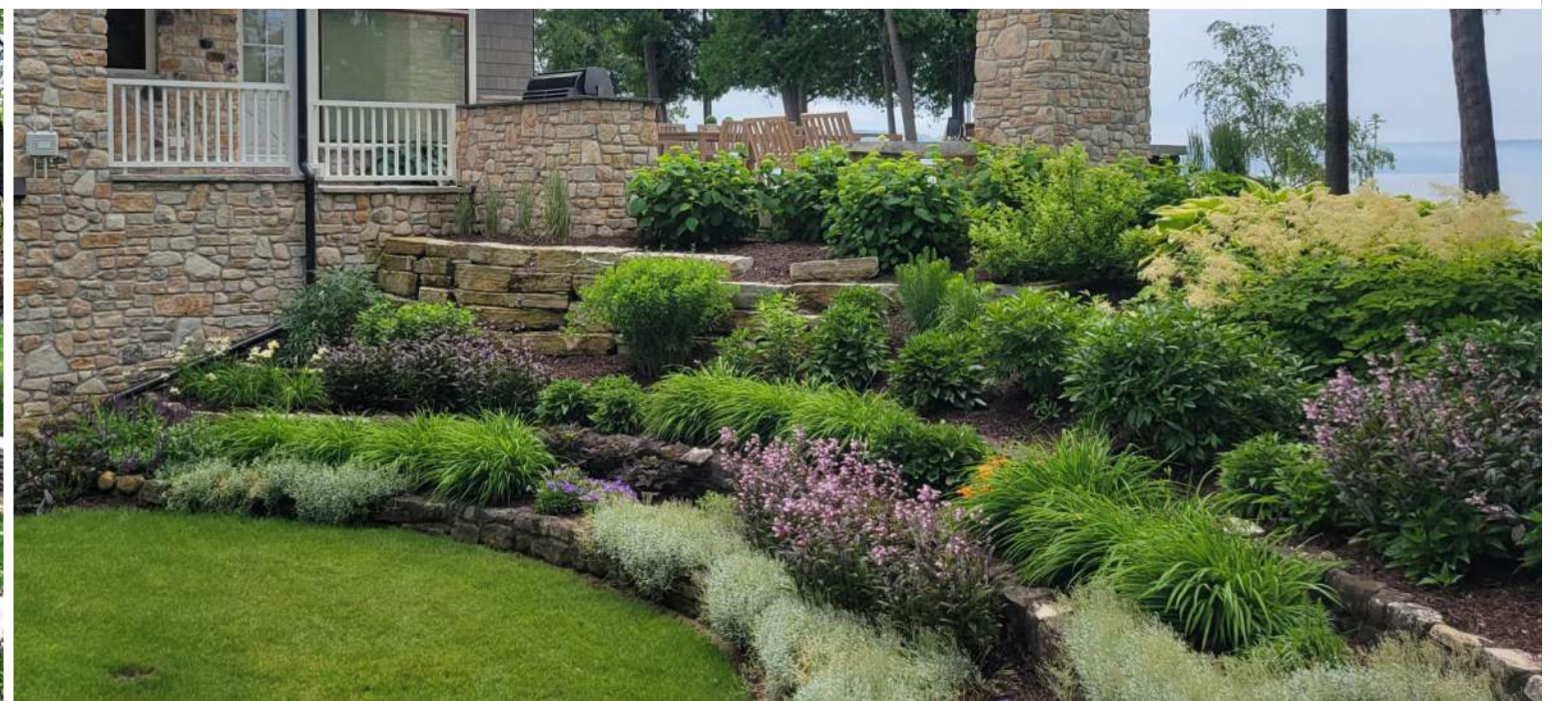
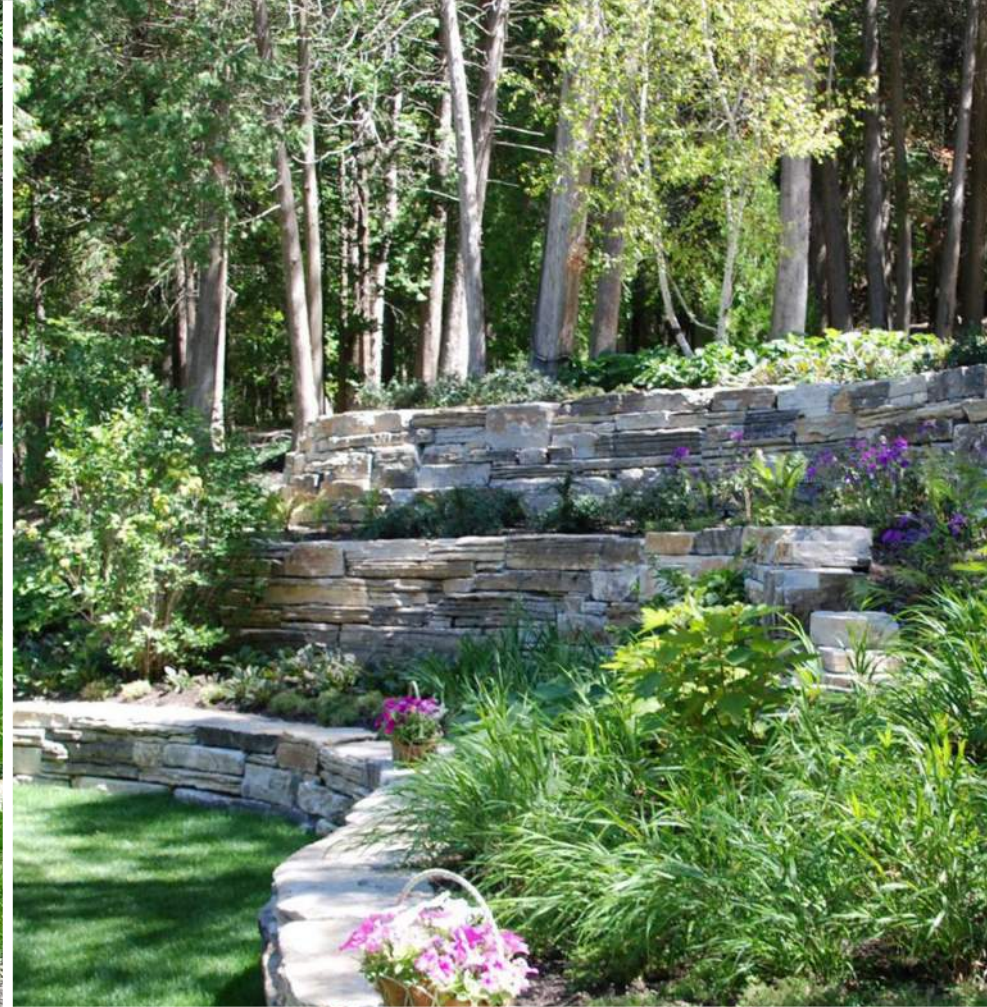
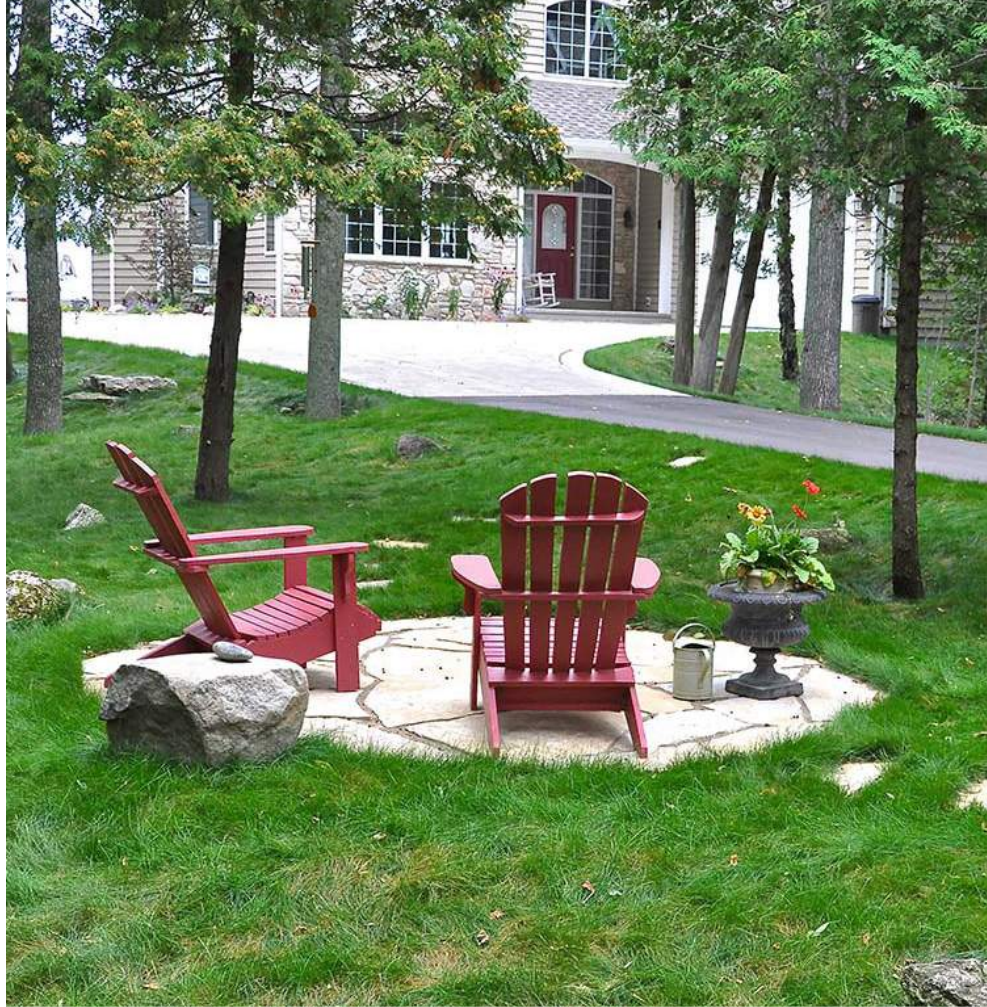
House Courtyards | Door County



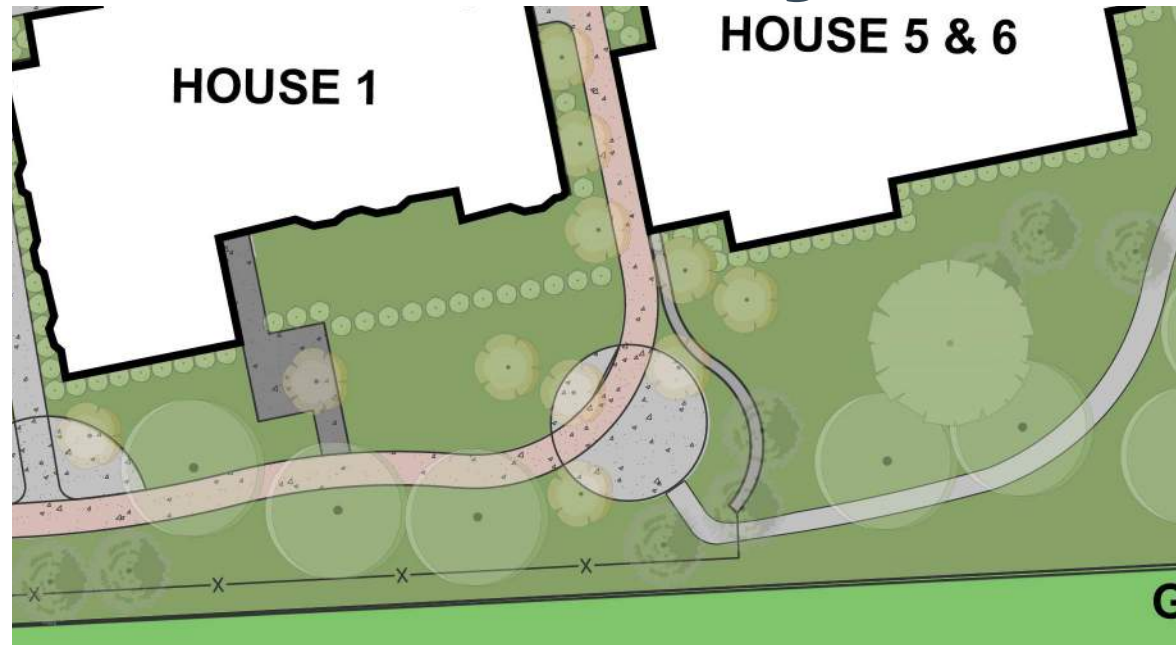
- Lannon Stone Walls
- Wood Boardwalks
- Meadow Plantings
- Cherry Blossoms
- Light House
- Arbor Gateway



House Courtyards | Door County



House Courtyards | Up North

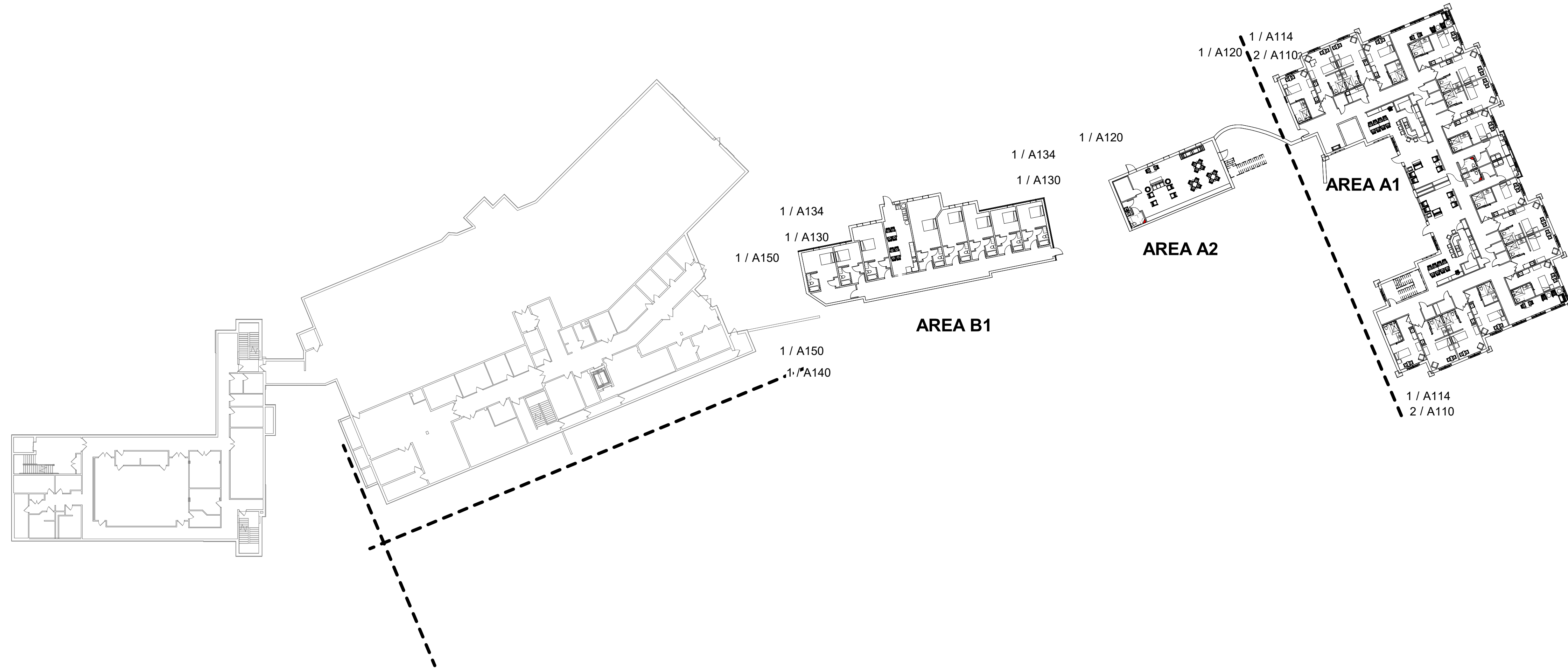


- Cabin Gazebo
- Pine, Birch, Ferns, and Ephemerals
- Fire Feature
- Bird Houses & Baths



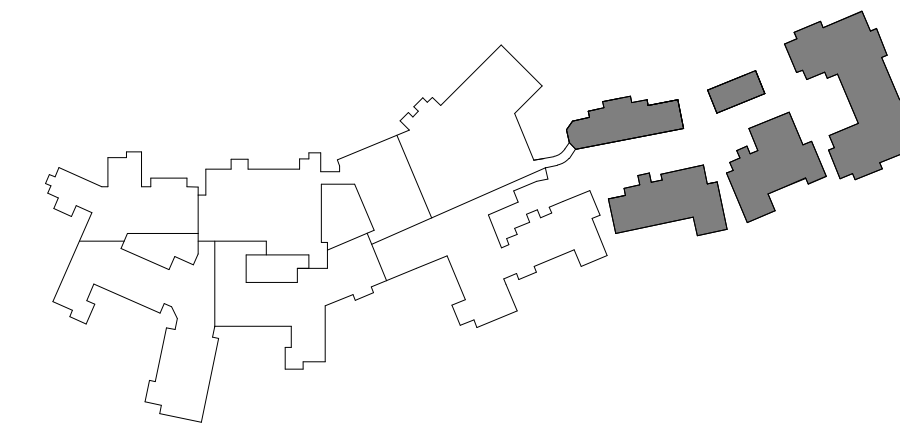
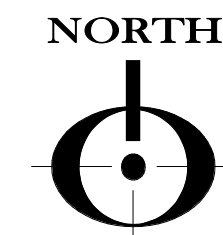
House Courtyards | Up North





NOTE: SEE INDIVIDUAL
 AREA PLANS FOR
 LOCATIONS OF WORK TO
 BE COMPLETED

1
A100 **OVERALL LOWER LEVEL FLOOR PLAN**
 1/32" = 1'-0"



REVISIONS		
NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND
 REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN

SCHEMATIC DESIGN

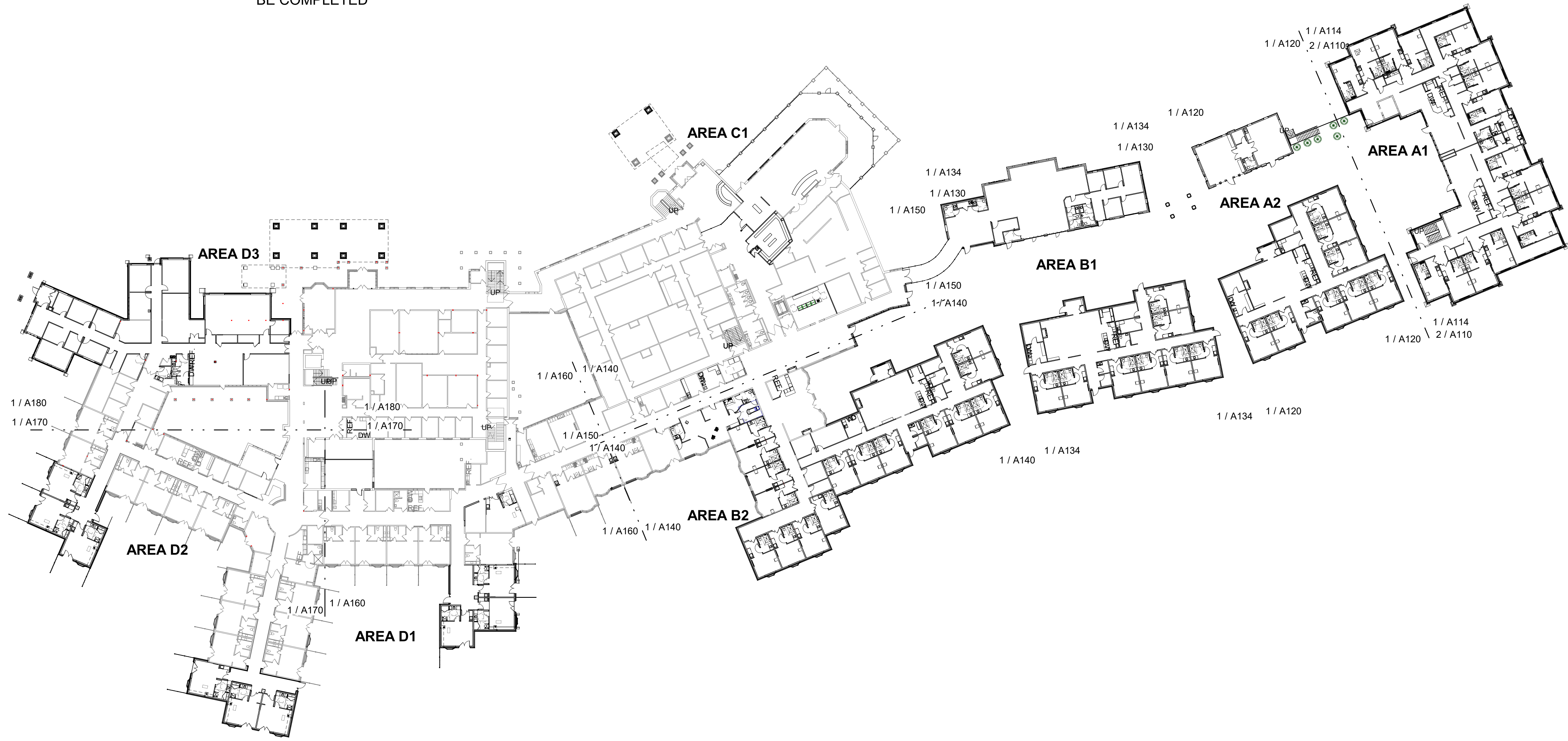
OVERALL
 LOWER
 LEVEL
 FLOOR PLAN

PROJECT
23-114

DATE
11/10/25

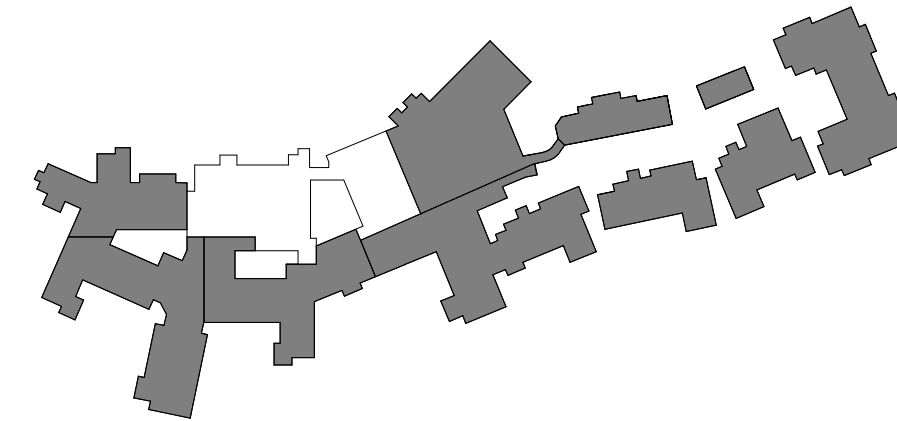
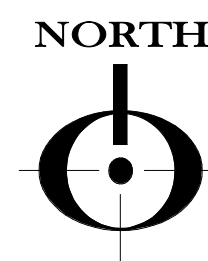
SHEET
A100

11/10/2025 9:41:52 AM



NOTE: SEE INDIVIDUAL AREA PLANS FOR LOCATIONS OF WORK TO BE COMPLETED

1
A101 **OVERALL PLAN**
1/32" = 1'-0"



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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

SCHEMATIC DESIGN

OVERALL FIRST FLOOR PLAN

PROJECT 23-114

DATE 11/10/25

SHEET **A101**

NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN

SCHMATIC DESIGN

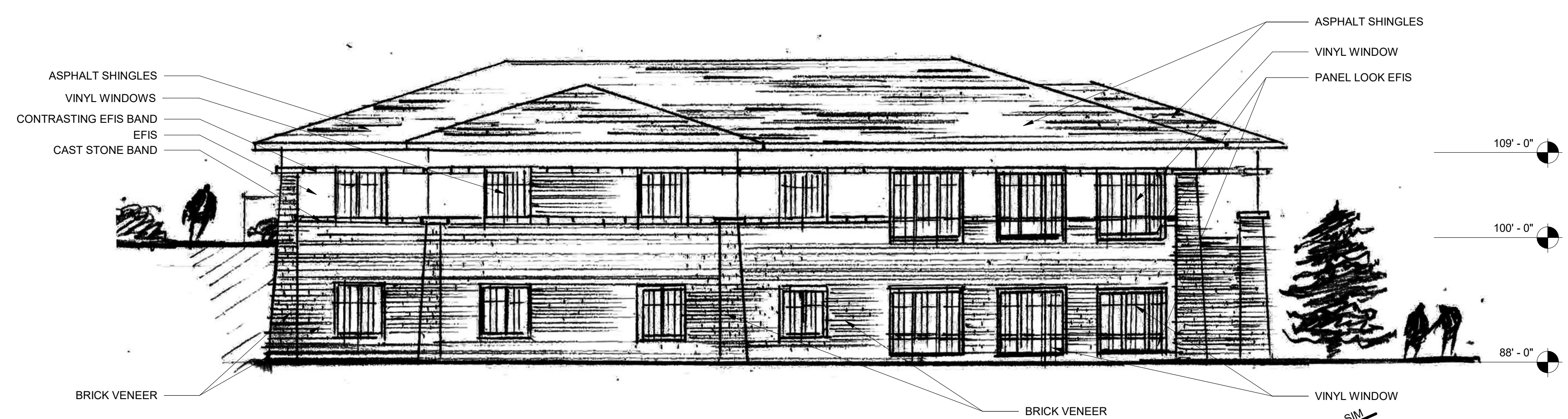
BUILDING ELEVATIONS - AREA A1

PROJECT 23-114

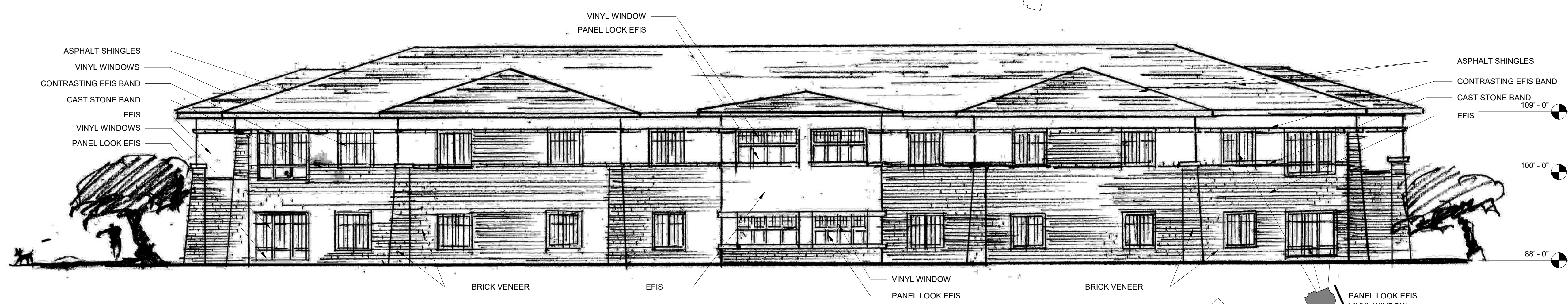
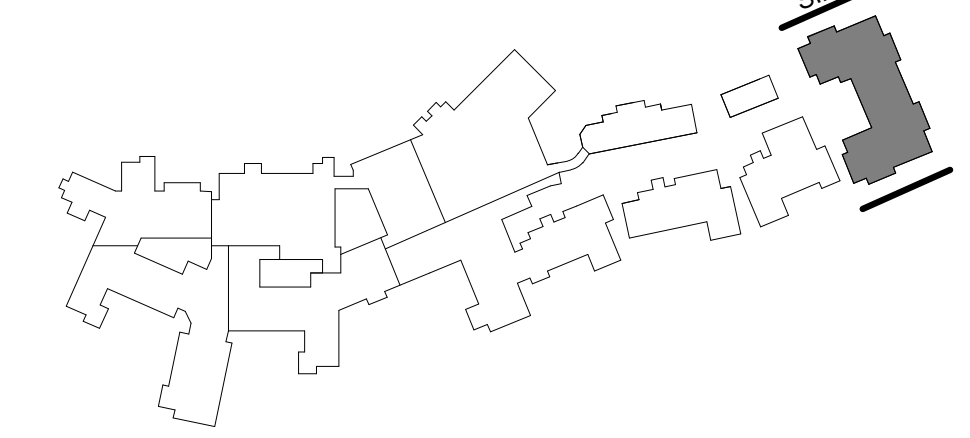
DATE 11/10/25

SHEET A200.1

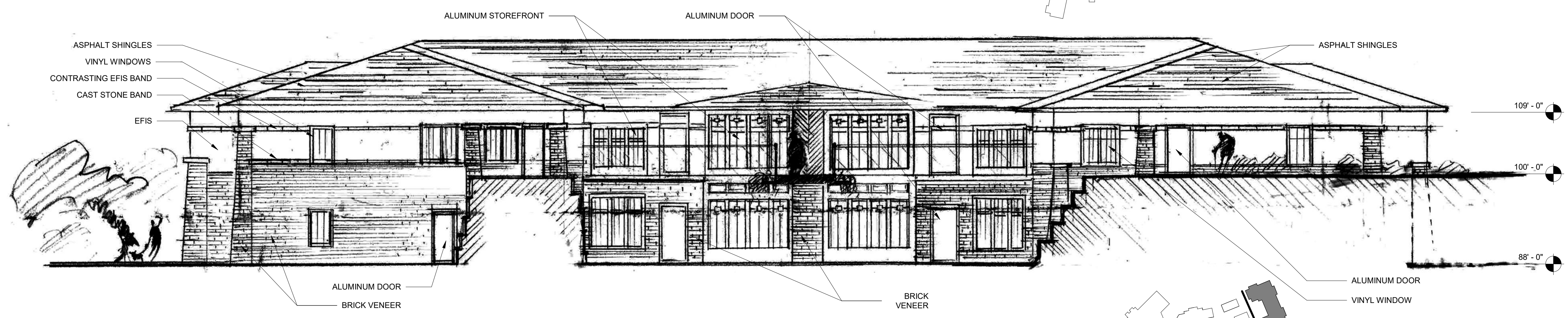
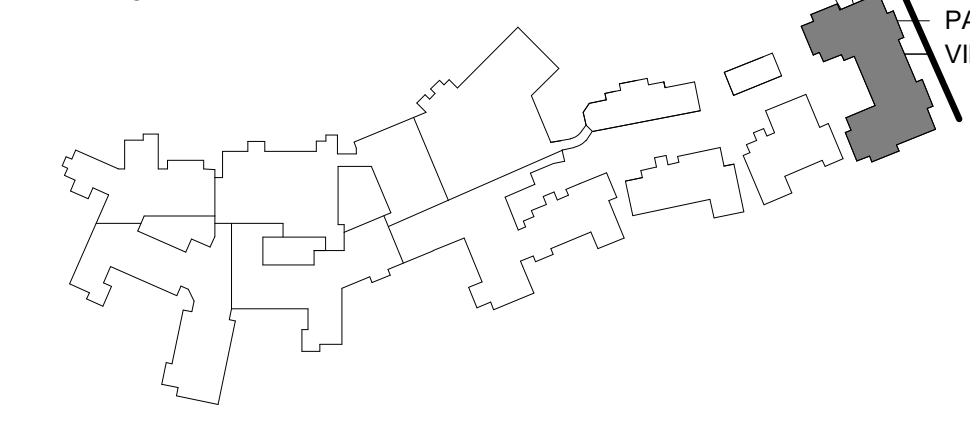
11/10/2025 10:43:23 AM



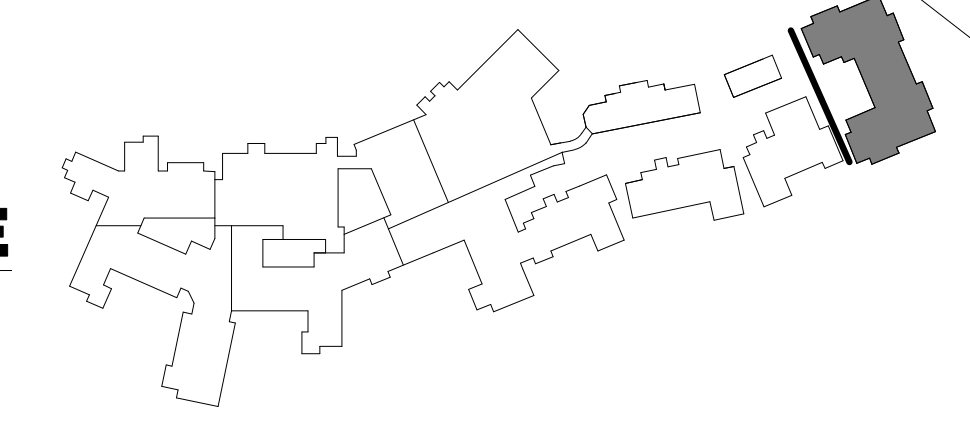
3 SIDE ELEVATION
A200.1 12" = 1'-0"



2 REAR ELEVATION - PARKING SIDE
A200.1 12" = 1'-0"



1 FRONT ELEVATION - COURTYARD SIDE
A200.1 12" = 1'-0"

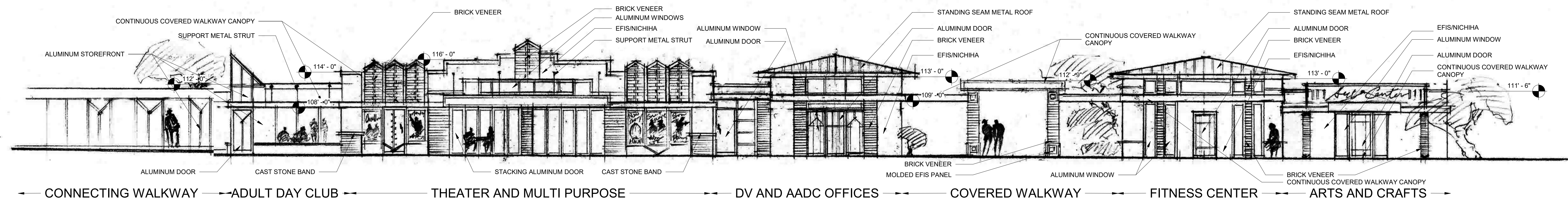


REVISIONS		
NO.	DESCRIPTION	DATE

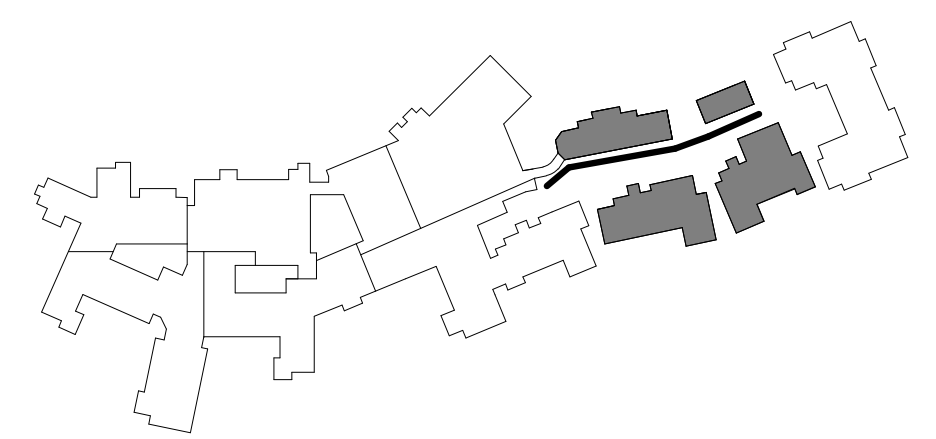
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BACKSIDE FINISHED (2 STORY)
 - 60% BRICK VENEER
 - 40% EFIS/NICHIHA
LIFT SIDE FINISHES (2 STORY)
 - 60% BRICK VENEER
 - 40% EFIS/NICHIHA
RIGHT SIDE FINISHES (1.5 STORY)
 - 60% BRICK VENEER
 - 40% EFIS/NICHIHA

BACKSIDE FINISHED (2 STORY)
 - 60% BRICK VENEER
 - 40% EFIS/NICHIHA
LIFT SIDE FINISHES (1.5 STORY)
 - 60% BRICK VENEER
 - 40% EFIS/NICHIHA
RIGHT SIDE FINISHES (1.5 STORY)
 - 60% BRICK VENEER
 - 40% EFIS/NICHIHA



1
A201 12" = 1'-0"
DEMENTIA VILLAGE - MAIN STREET - COURTYARD
SIDE ELEVATION



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 FITCHBURG, WISCONSIN

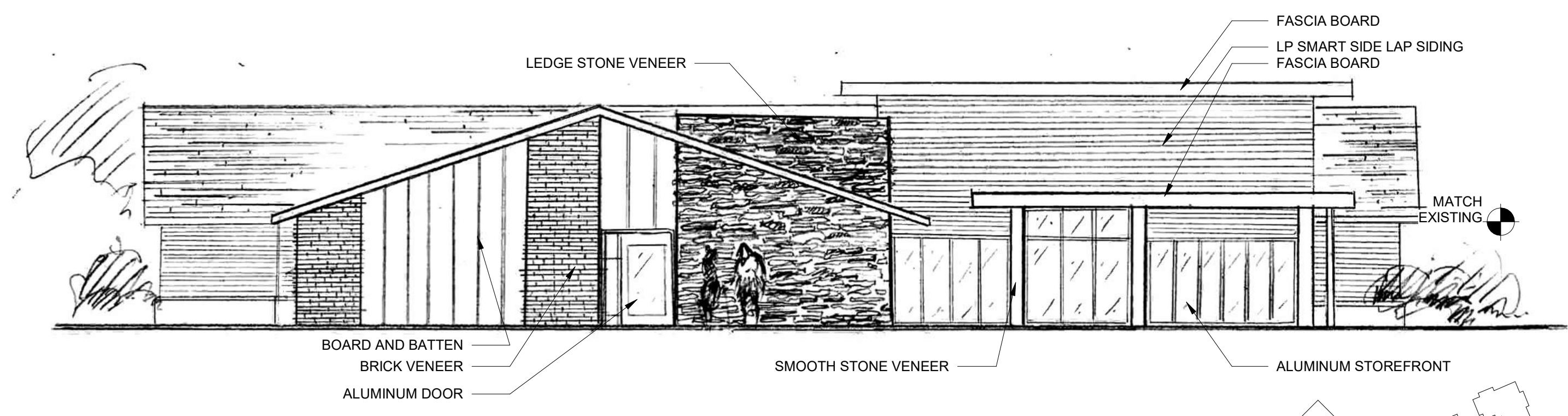
BUILDING ELEVATIONS
 - AREA A2 &
 B1 MAIN STREET

PROJECT
23-114

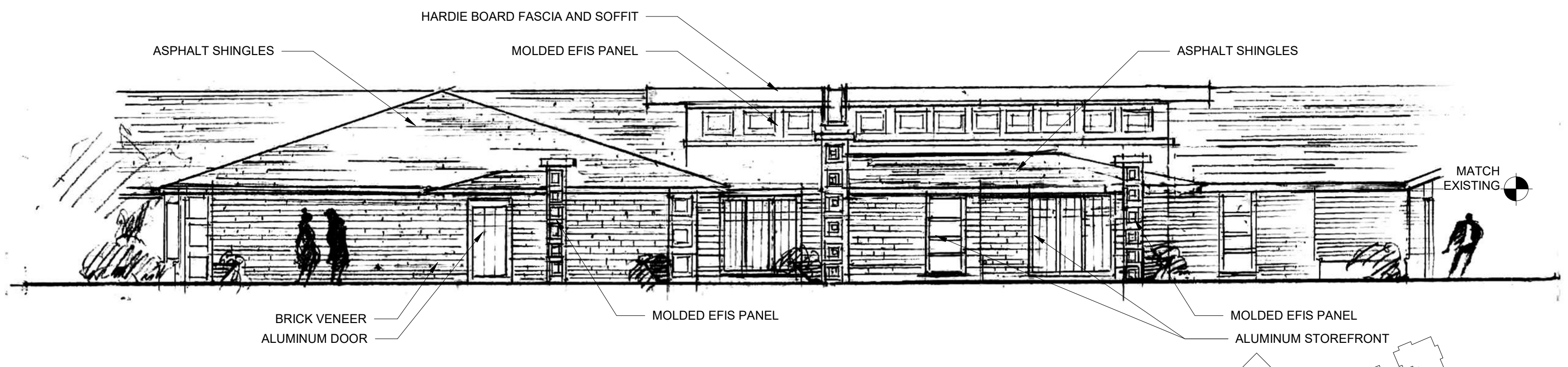
DATE
11/10/25

SHEET
A201

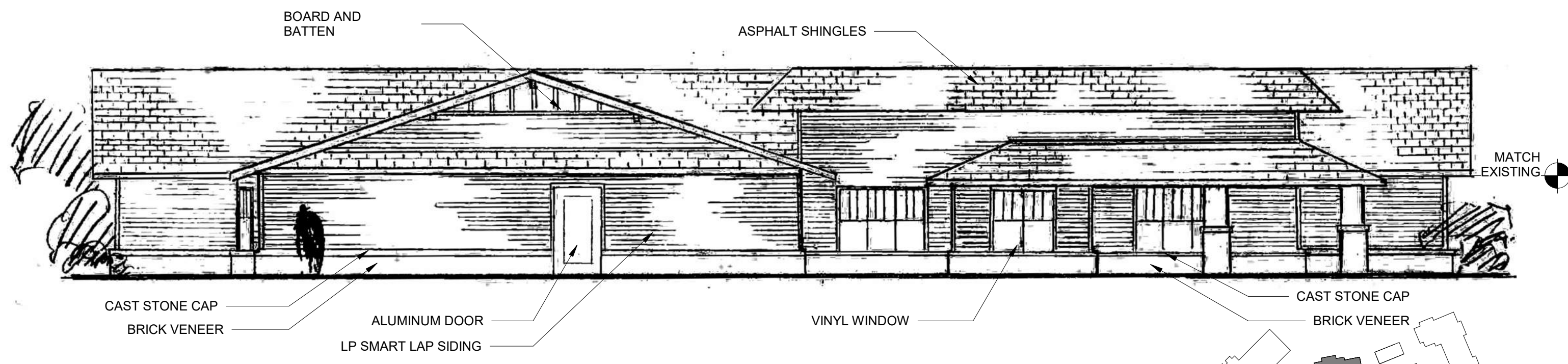
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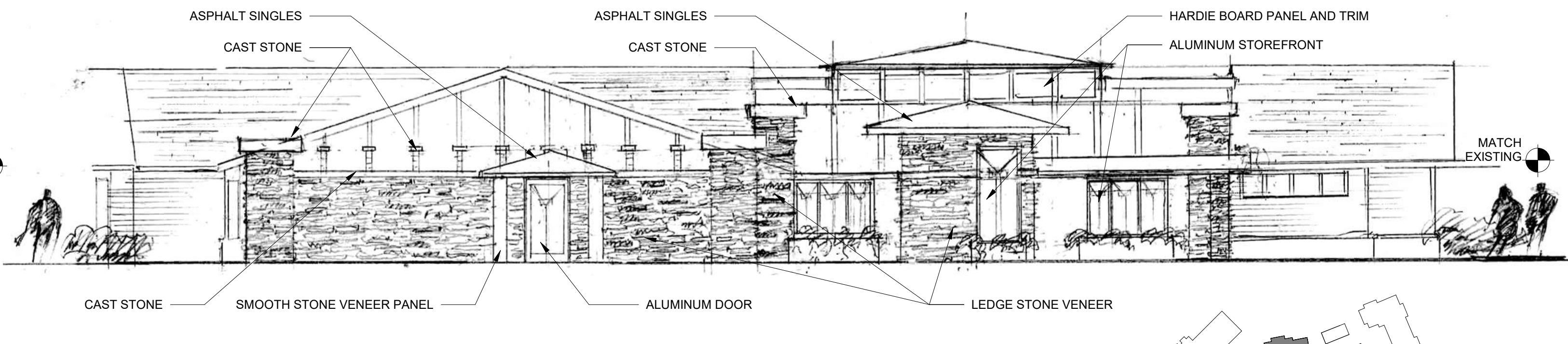
6 HOUSE 3 - MID CENTURY OPTION
A202 12" = 1'-0"



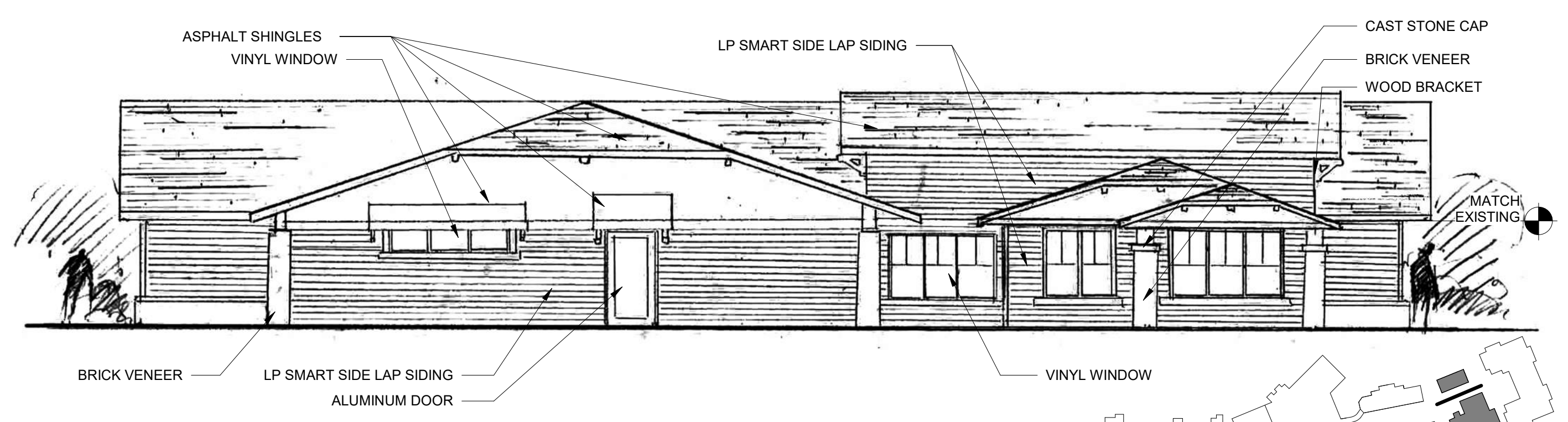
3 HOUSE 3 - PRAIRIE OPTION
A202 12" = 1'-0"



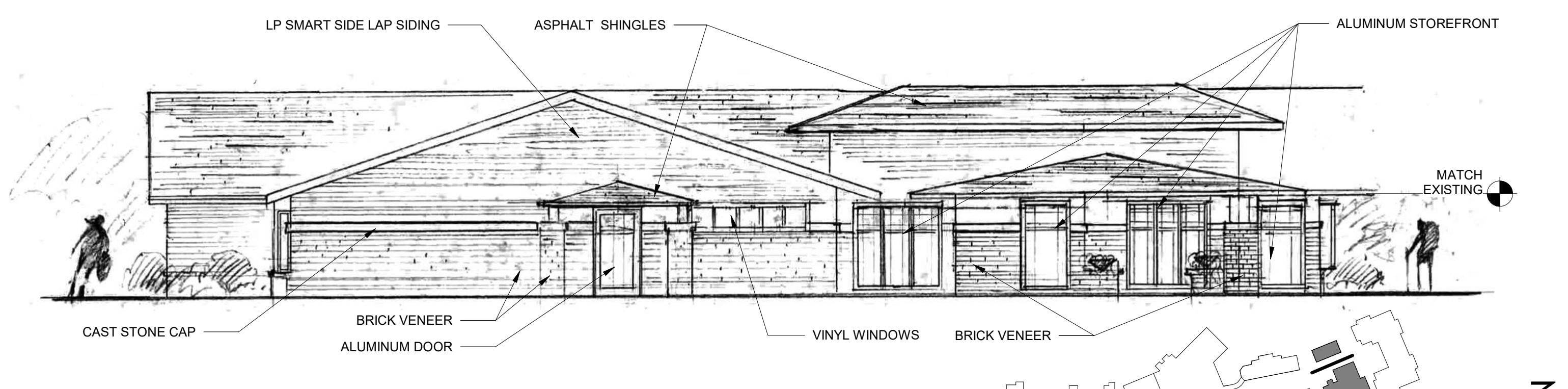
5 HOUSE 2 - FARMHOUSE OPTION
A202 12" = 1'-0"



2 HOUSE 2 - PRAIRIE OPTION
A202 12" = 1'-0"



4 HOUSE 1 - CRAFTSMEN OPTION
A202 12" = 1'-0"



1 HOUSE 1 - PRAIRIE OPTION
A202 12" = 1'-0"

* ALL BACK AND SIDE ELEVATIONS AT HOUSEHOLDS TO MAINTAIN THE EXISTING SIDING AND BRICK WAINSCOTING DESIGN AT BOTH NEW, EXISTING, AND INFILL WALLS. EXISTING WALLS TO GET UPDATED FINISHES AS NEEDED TO BLEND WITH NEW CONSTRUCTION. ALL GABLE ENDS AND DORMERS TO TAKE DESIGN CUES FROM MAIN ELEVATIONS SHOWN ABOVE.

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

BUILDING ELEVATIONS - AREA A2, B1 AND B2 HOUSEHOLD

PROJECT 23-114

DATE 11/10/25

SHEET A202

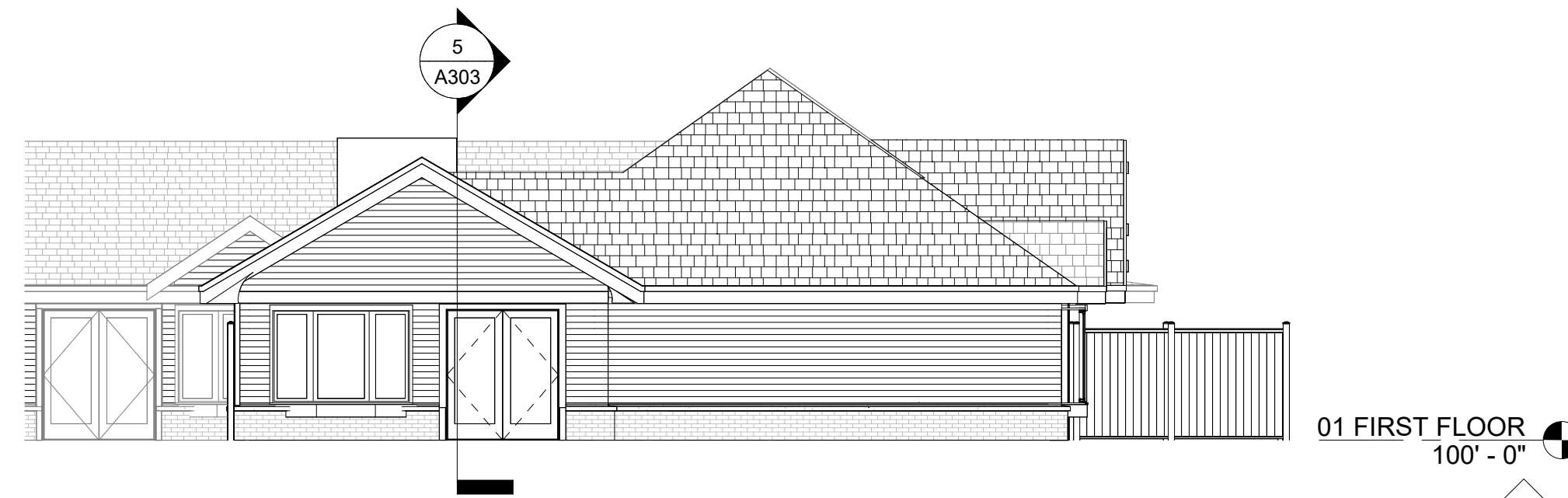
© 2025 DBS GROUP, LLC

11/10/2025 10:43:29 AM

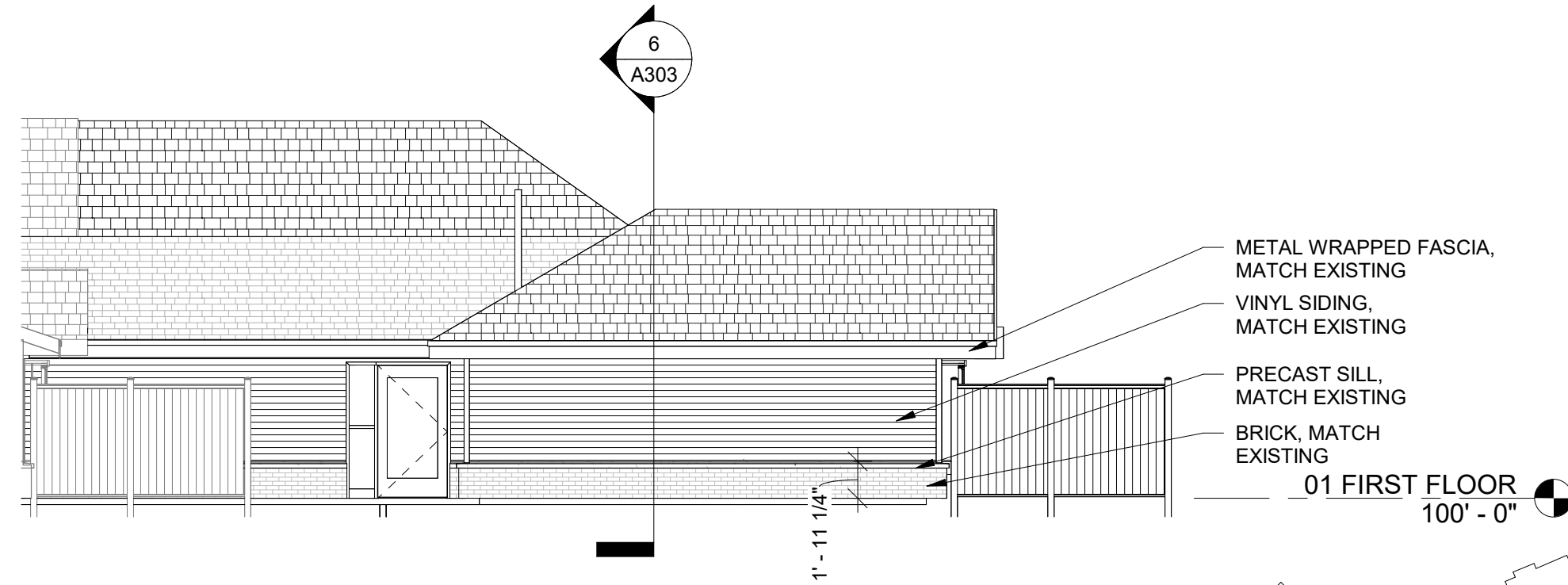
SCHEMATIC DESIGN



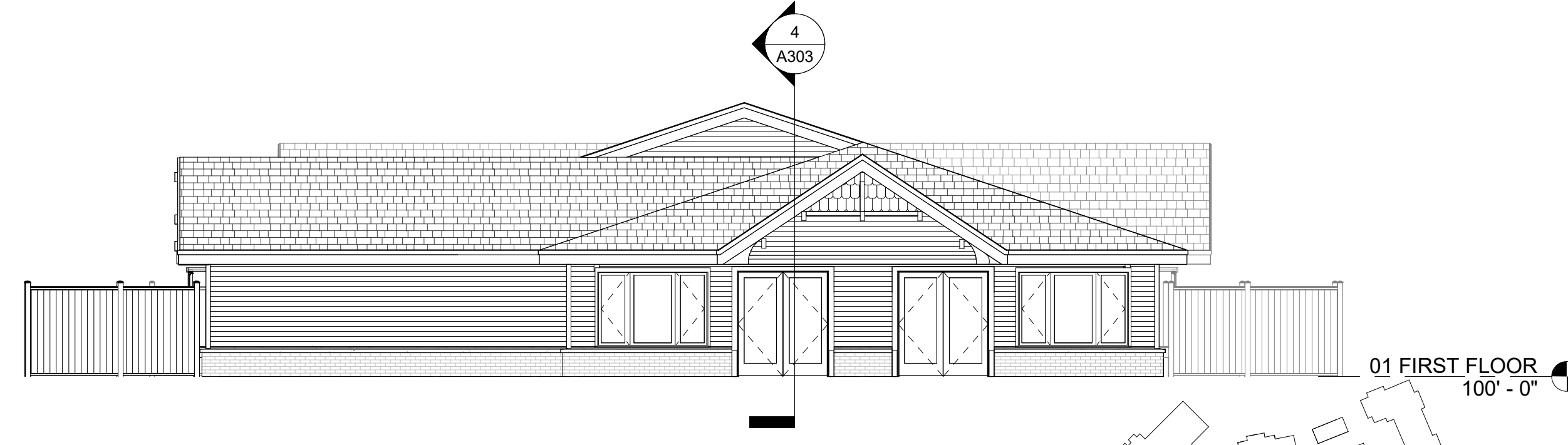
9 HOSPICE AREA D1B - EAST
A203 1/8" = 1'-0"



8 HOSPICE AREA D1B - SOUTH
A203 1/8" = 1'-0"



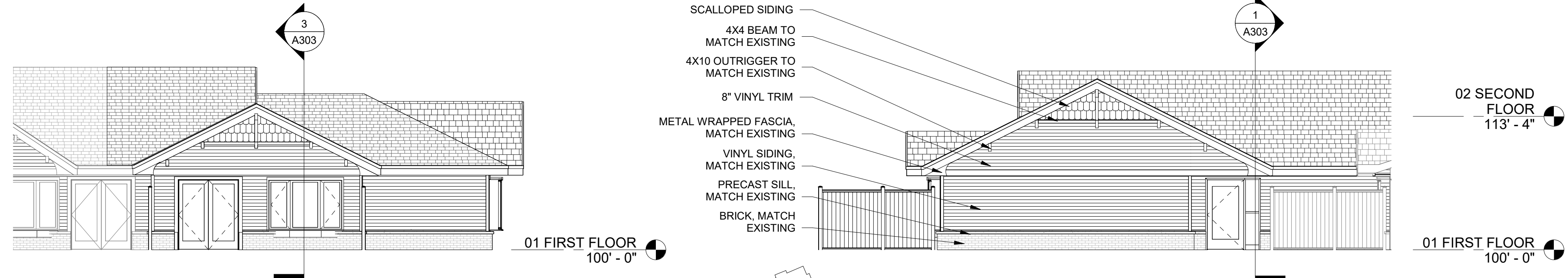
7 HOSPICE AREA D1B - WEST
A203 1/8" = 1'-0"



5 HOSPICE AREA D1A - SOUTH
A203 1/8" = 1'-0"

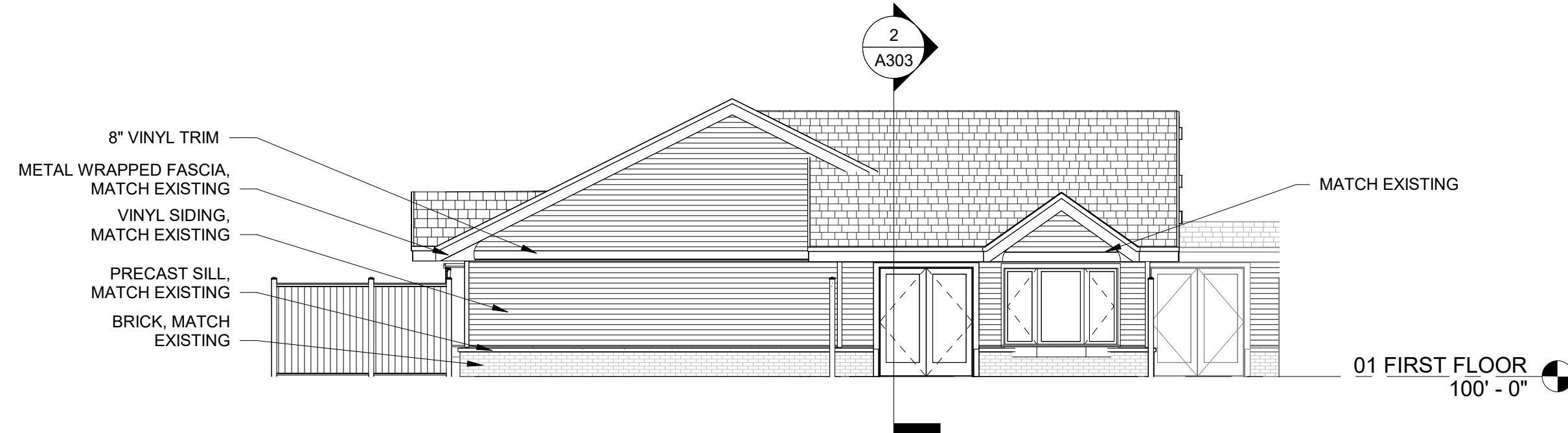


6 HOSPICE AREA D1 - EAST
A203 1/8" = 1'-0"



4 HOSPICE AREA D1A - WEST
A203 1/8" = 1'-0"

3 HOSPICE AREA D2 - EAST
A203 1/8" = 1'-0"



2 HOSPICE AREA D2 - SOUTH
A203 1/8" = 1'-0"



1 HOSPICE AREA D2 - WEST
A203 1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION	DATE
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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

SCHEMATIC DESIGN

BUILDING ELEVATIONS - AREA D1 & D2

PROJECT 23-114

DATE 11/10/25

SHEET A203

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11/10/2025 10:43:31 AM

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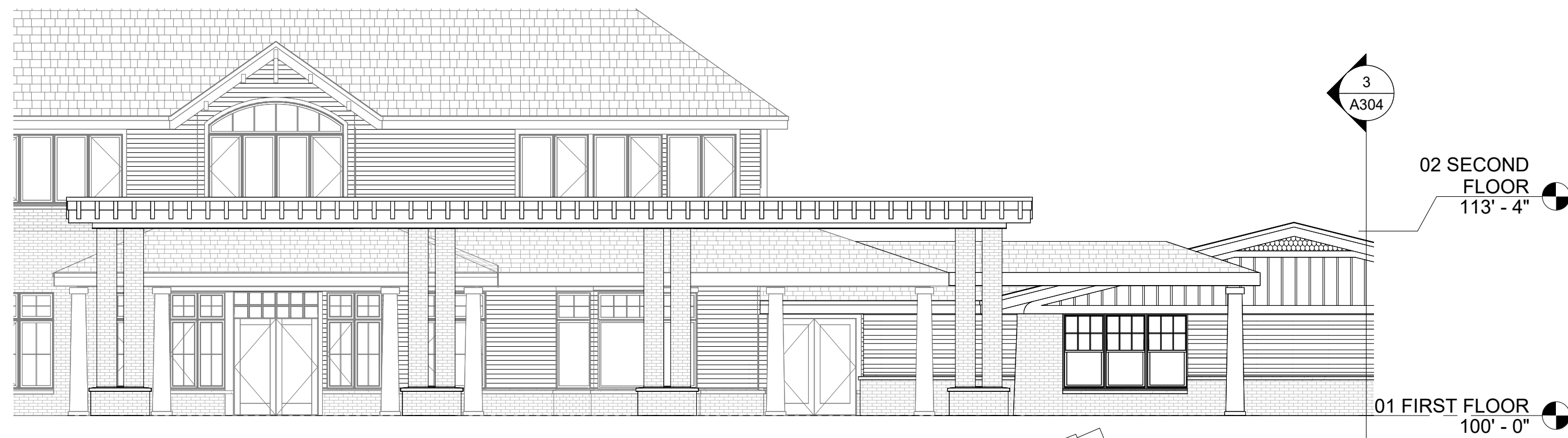
PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN

BUILDING ELEVATIONS - AREA D3

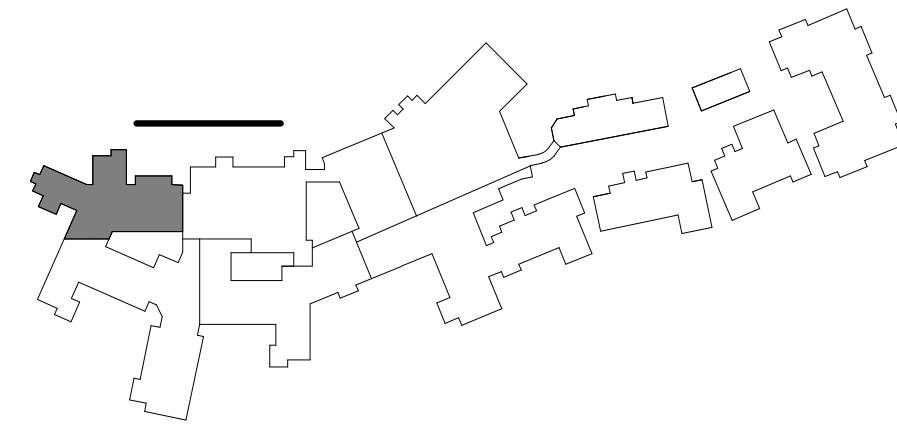
PROJECT 23-114

DATE 11/10/25

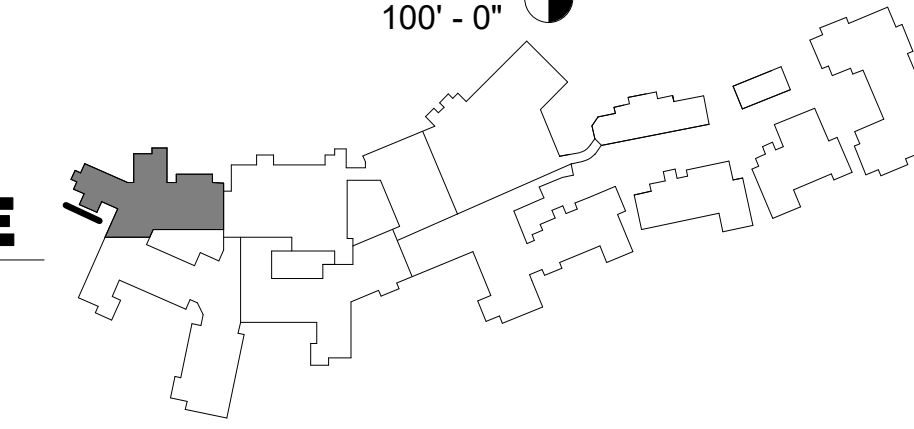
SHEET A204



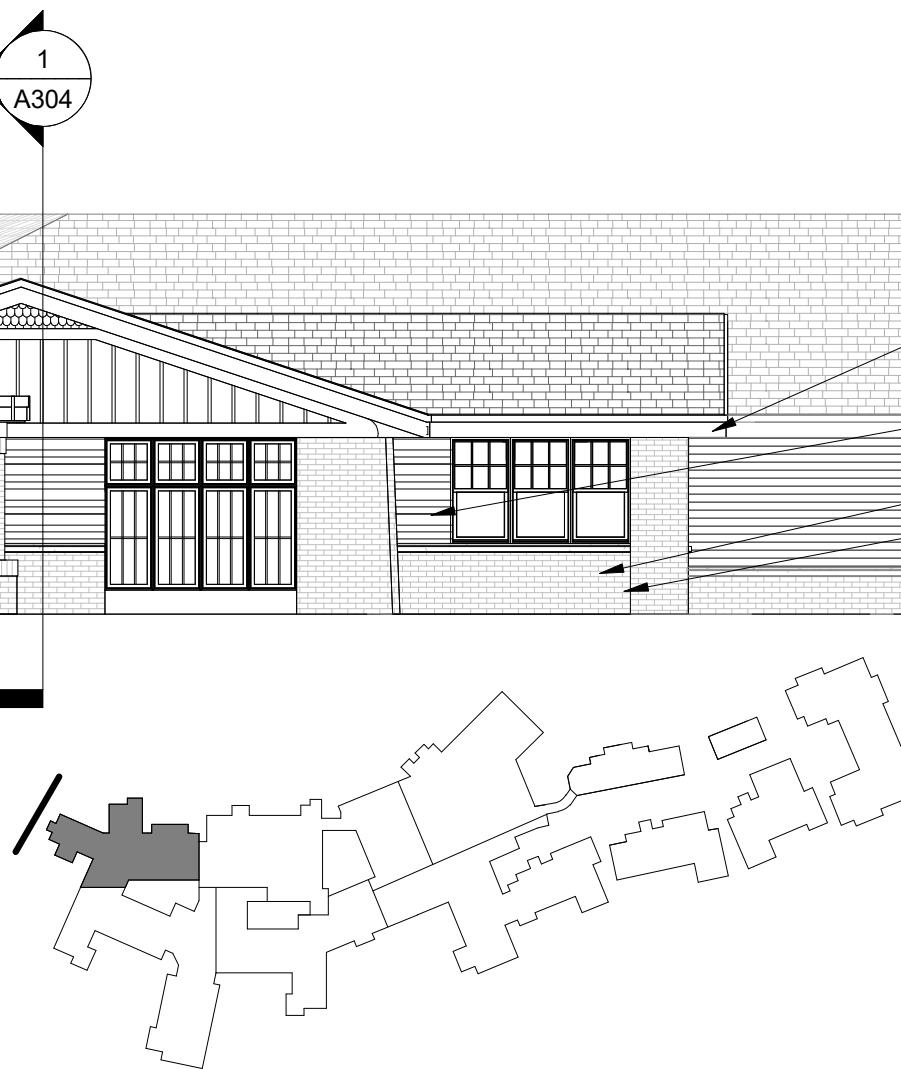
9 GS CANOPIES
 1/8" = 1'-0"



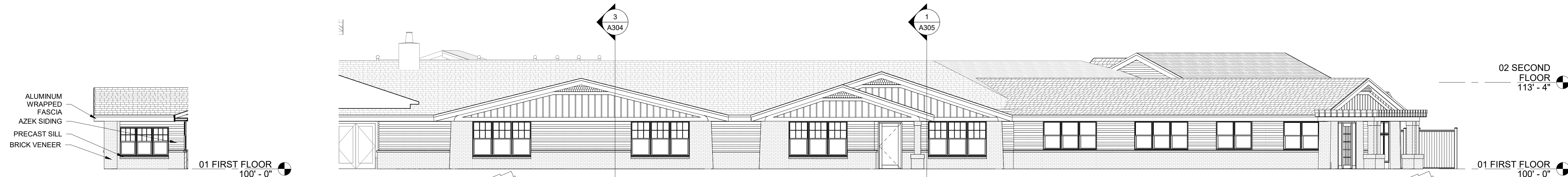
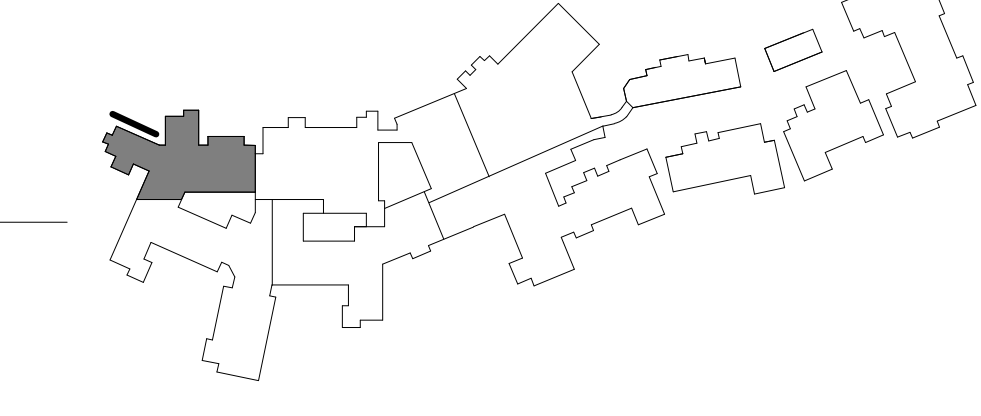
7 SOUTH GS & ED SHARED OFFICE
 1/8" = 1'-0"



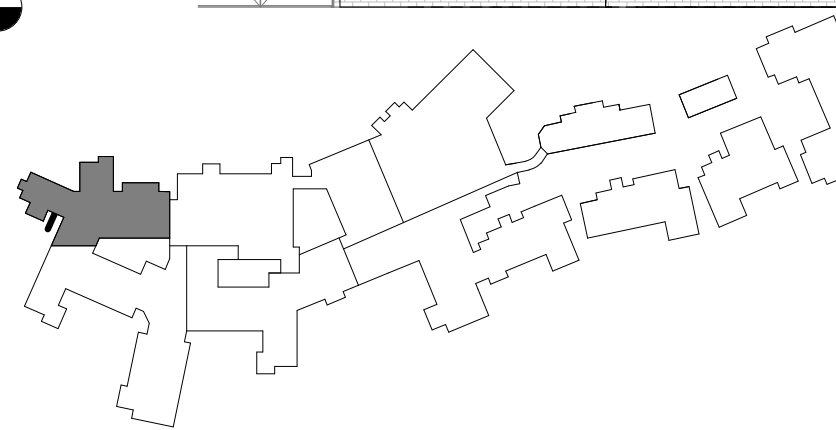
6 WEST GS & ED RECEPTION
 1/8" = 1'-0"



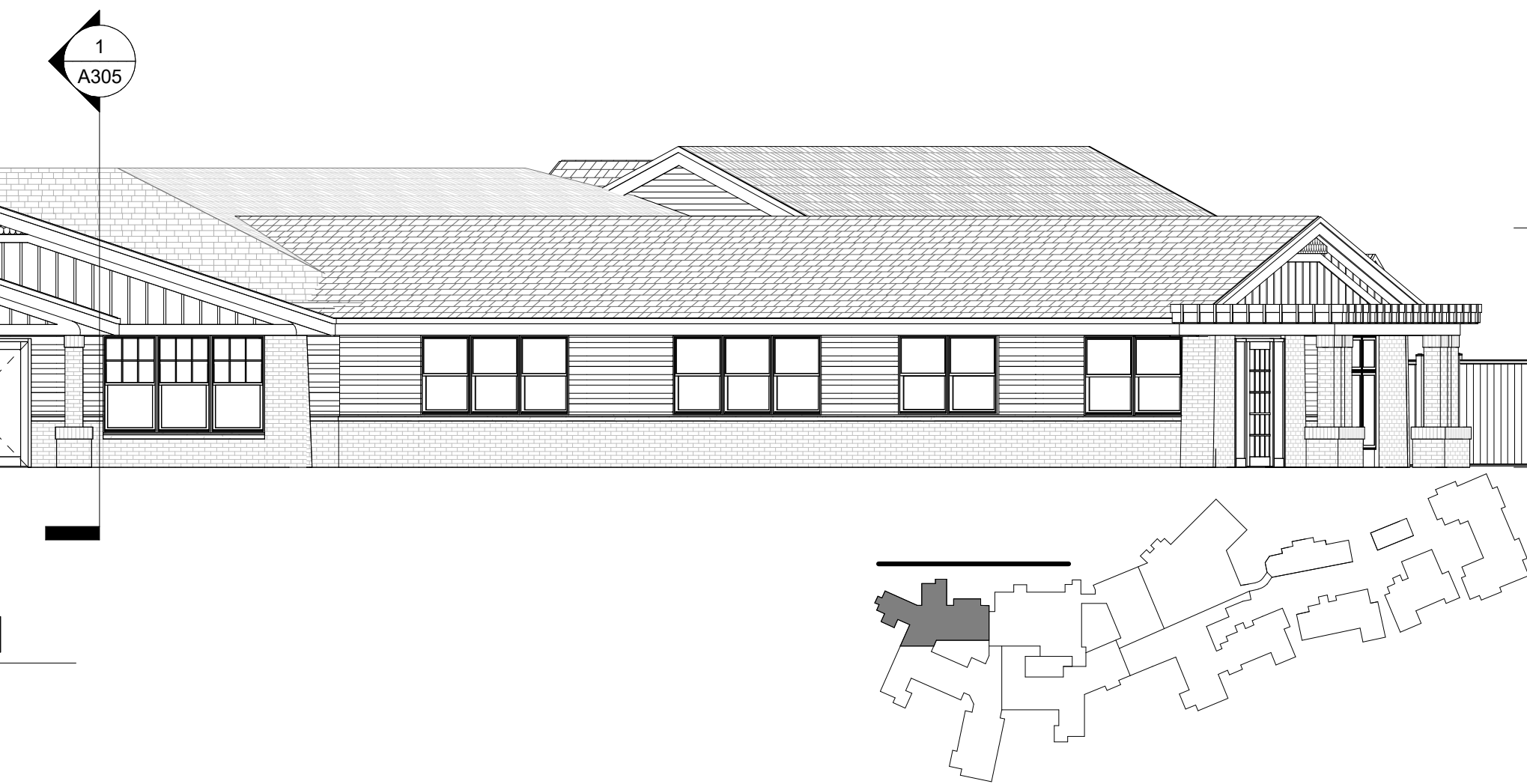
5 NE GS & ED RECEPTION
 1/8" = 1'-0"



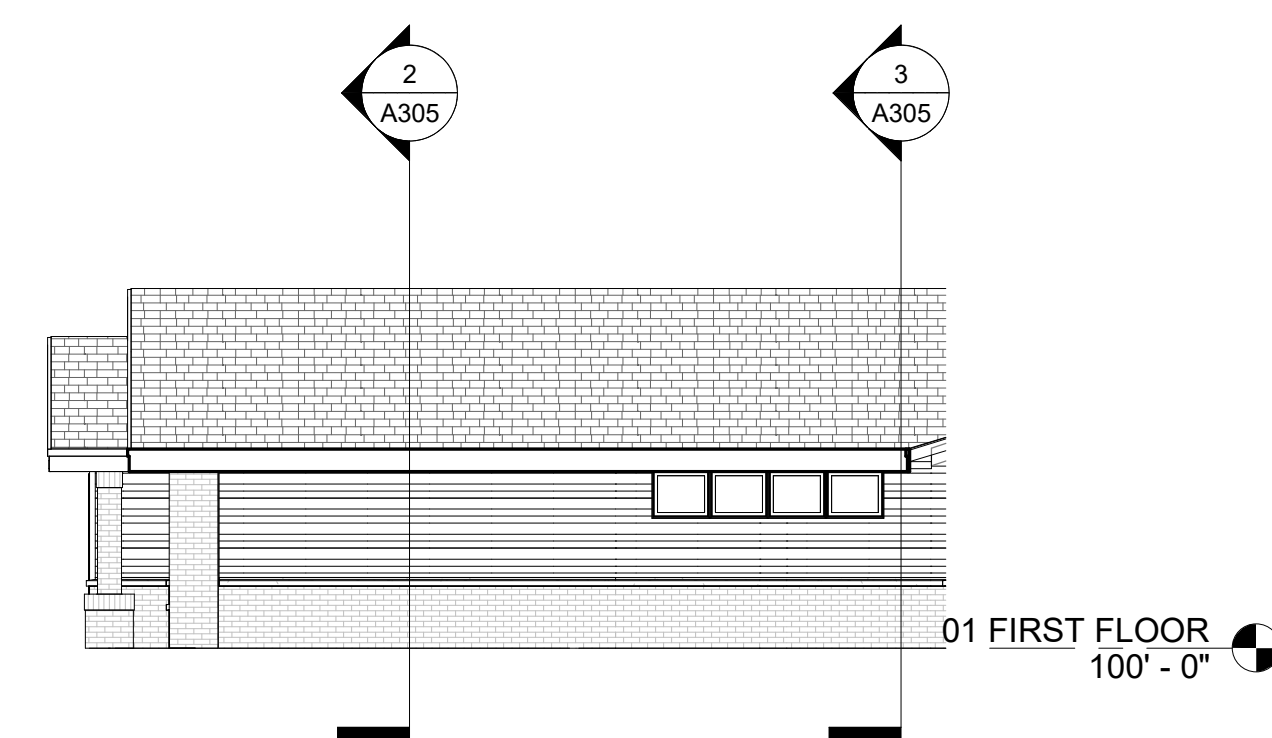
8 EAST SHARED OFFICE
 1/8" = 1'-0"



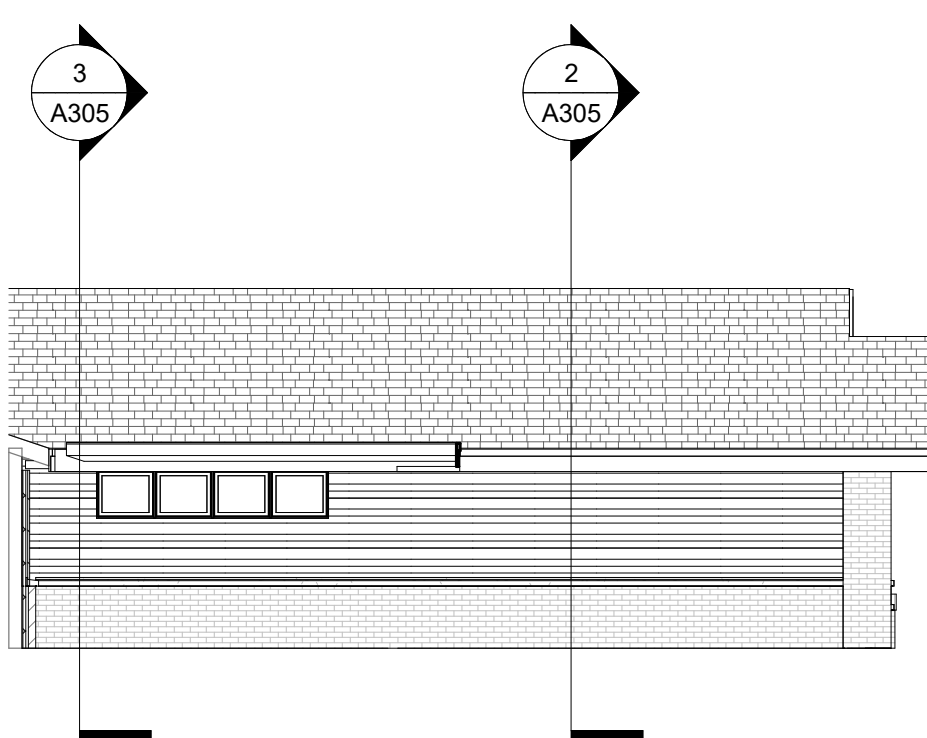
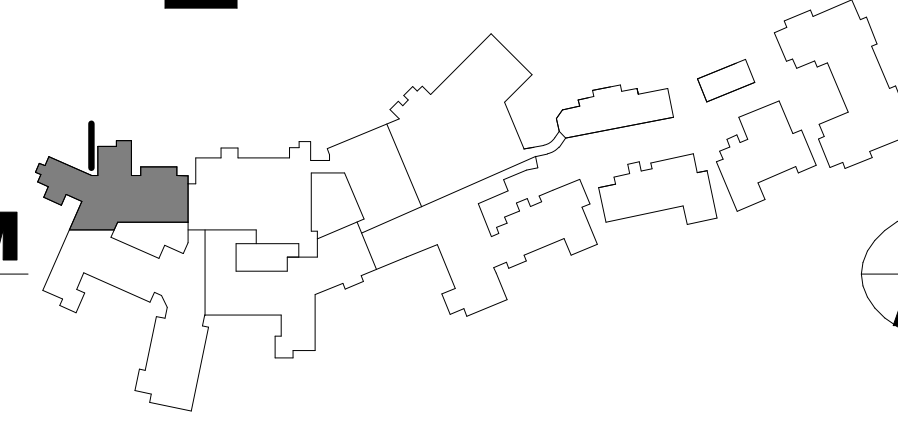
4 GS & ED NORTH
 1/8" = 1'-0"



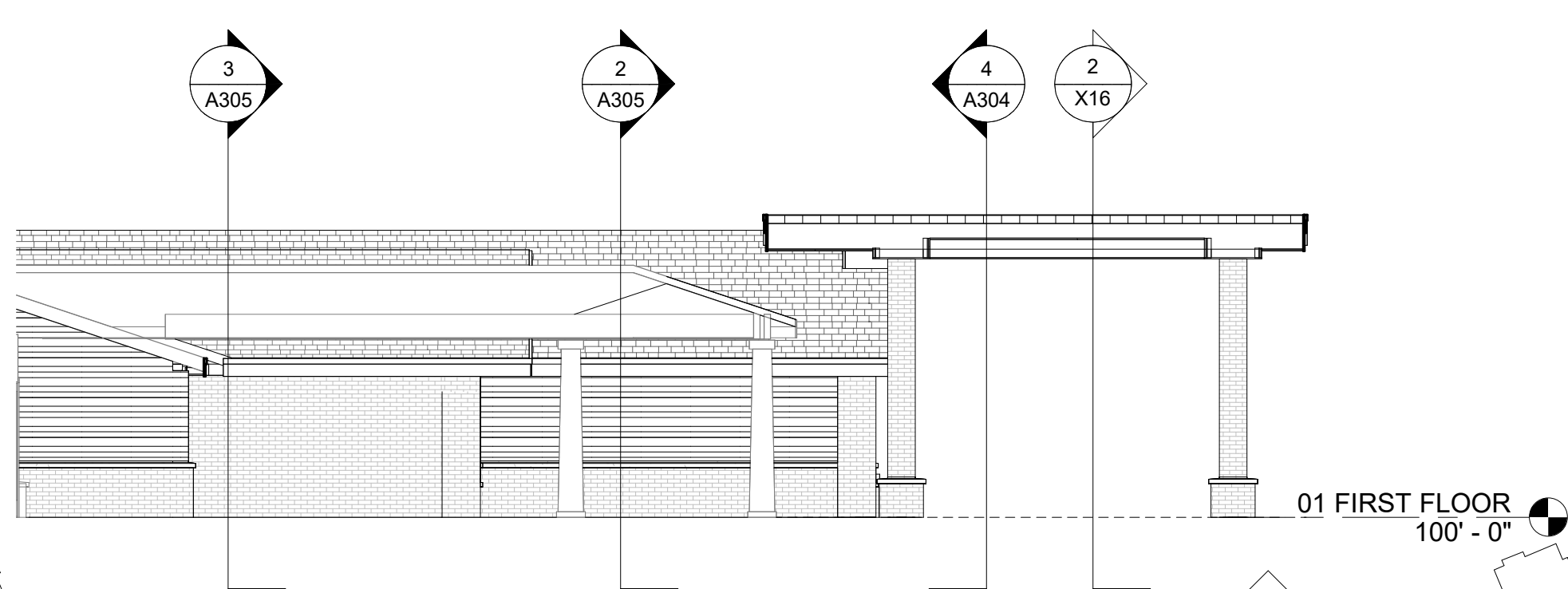
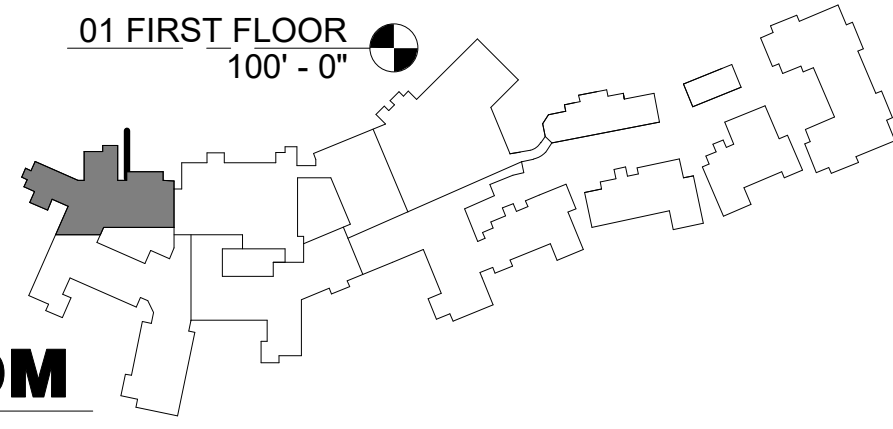
3 WEST GS & ED CHILD THEME RM
 1/8" = 1'-0"



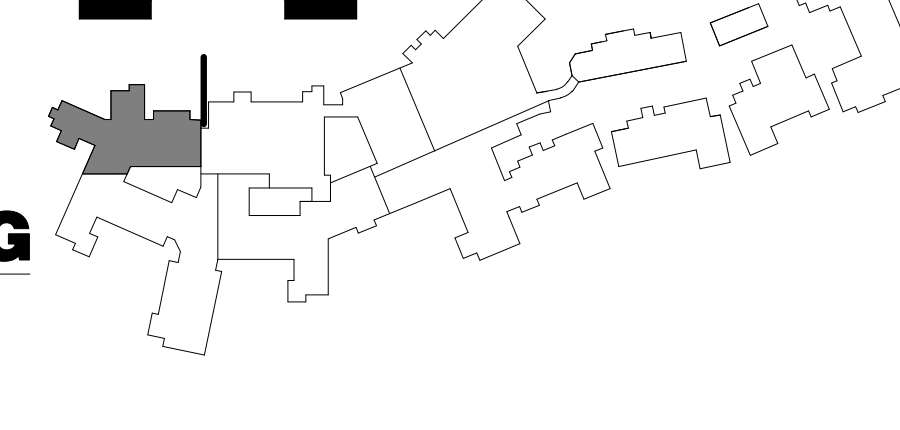
3 WEST GS & ED CHILD THEME RM
 1/8" = 1'-0"



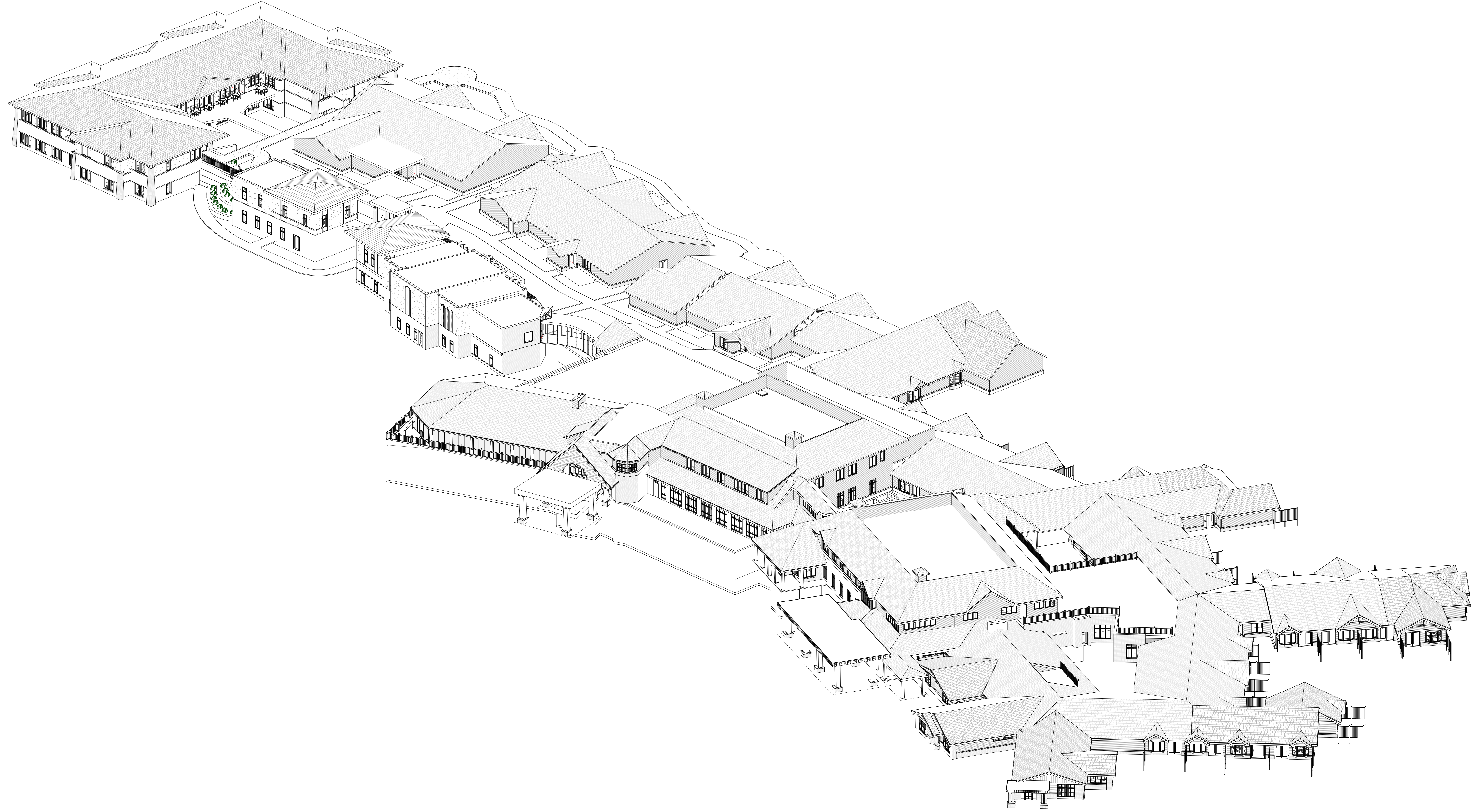
2 GS & ED TEEN ROOM
 1/8" = 1'-0"



1 EAST - STORAGE/ COMPUTER TRAINING
 1/8" = 1'-0"



11/10/2025 2:08:51 PM



PROJECT
AXON


PROJECT
23-114

DATE
11/10/25

SHEET
X14

SCHEMATIC DESIGN

PROPOSED ADDITIONS AND
REMODELS FOR:
GRACE HOSPICE
FITCHBURG, WISCONSIN



COMMUNITY LIVING SOLUTIONS
A Division of **dbi group**

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NO.	REVISIONS DESCRIPTION	DATE



