



December 15, 2025

Deanna Schmidt, AICP
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

RE: Agrace Additions and Renovations – PDD-GIP Rezoning Application

Dear Deanna,

On behalf of Agrace, we are submitting the attached rezoning application to amend the current General Implementation Plan (GIP). Agrace is an existing 2-story, 50-bed hospice care facility located on a 14.14 acres 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 50 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.

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The following content further describes our rationale for why this project is proposed in addition to analyses on the following:

- Social and economic impacts of the proposed project on the community
- How the proposed project is consistent with and will advance the goals, policies and objectives of the comprehensive plan
- Benefits and amenities to be gained by the proposed project

Statement of Rationale and Brief Analysis of Impact on the Community Agrace Dementia Village December 15, 2025

Founded in 1978, Agrace has grown from a small volunteer effort into one of Wisconsin's leading providers of hospice, palliative, dementia, and grief support services. Over nearly five decades, Agrace has continually adapted to meet the changing needs of patients and families across southern Wisconsin. Today, thousands rely on Agrace each year for comprehensive home hospice, inpatient hospice, palliative care, grief support, and adult day services—care that has earned Agrace a reputation for compassion, quality, and innovation.

As the region's demographics shift, Agrace must again evolve to meet emerging needs. The number of people living with Alzheimer's disease and other dementias is rising rapidly, while traditional, institutional models of memory care are falling short. Drawing on global best practices, Agrace proposes to build a Dementia Village on its Fitchburg campus, modeled after the internationally recognized Hogeweyk Dementia Village in the Netherlands. This approach emphasizes small households, social freedom within a secure environment, meaningful daily life, and a community intentionally designed around dignity and autonomy. Agrace's Dementia Village will be the first of its kind in the United States.

Defining the Need

Planning for the Dementia Village is supported by more than two years of research into demographic trends, care gaps, and family expectations. A 2023 Market Assessment shows a current unmet demand of 97 Memory Care units in Agrace's primary market, increasing to 109 units by 2028. Broader state data underscores the urgency:

- Alzheimer's disease is the 7th leading cause of death in Wisconsin.
- Nearly 11% of Wisconsin residents age 65+ have the disease.
- Dementia prevalence in Agrace's service area is projected to nearly double—from 33,645 people in 2025 to 65,460 by 2040.
- Caregivers statewide provided 297 million hours of unpaid dementia care in 2024, with 63% managing their own chronic health conditions.

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Additional factors reinforce the need: limited capacity and outdated memory-care models, rising caregiver burnout, and persistent waiting lists—including at Agrace’s Adult Day Center. As with prior expansions, the Dementia Village represents a natural extension of Agrace’s mission-driven commitment to meet the community’s evolving needs.

This growing body of evidence clearly demonstrates that a new, community-based dementia living model is urgently needed in Dane County. Without such an option, families will continue to face limited choices for the help and support they need.

Benefits and Core Components

Located on Agrace’s Fitchburg campus, the Dementia Village will leverage the organization’s clinical expertise and trusted presence. Key components include:

- Dementia-focused residential care: Sixty-four units across eight small homes, built on the Hogeweyk model, providing 24/7 specialized support in a normalized, engaging environment.
- Adult Day Club: Relocating the Adult Day Center to the Madison campus will integrate Day Club participants with Village life, creating a larger, more vibrant community for adults living with dementia.
- Grief Support and Education Center: Moving the Grief Support Center from leased space to Agrace’s Madison campus will expand services and improve efficiency for staff and caregiver training.
- Expanded inpatient hospice capacity: Adding hospice rooms on the east end of campus will ensure continued access to high-quality hospice care while accommodating new dementia services.

Together, these elements create a comprehensive, community-centered model that responds to a rapidly growing need and positions Agrace to lead the future of dementia care in Wisconsin.

Social and Economic Impacts of the Proposed Project on the Community

The Dementia Village will deliver significant benefits to the Fitchburg community by:

- Meeting rising demand: Adding much-needed dementia care capacity in a region where availability is already strained and expected to worsen.
- Reducing caregiver crisis: Expanding respite and long-term care options to help families avoid emergency-level burnout.
- Supporting workforce stability: Incorporating eight studio apartments to advance Agrace’s workforce-housing strategy, addressing a critical staffing challenge in memory care.
- Boosting local economic activity: Increasing campus visitation and drawing families, volunteers, and professionals who will support area hotels, restaurants, and businesses.

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- Advancing regional and national leadership: Establishing the nation's first Hogeweyk-inspired Dementia Village, positioning Fitchburg as a hub for innovation in dementia care.
-

Harmonious Environmental Design

The Dementia Village is designed to restore autonomy and familiar daily rhythms for people living with dementia. Its layout blends private residential homes with active neighborhood areas, giving residents meaningful choice in how they live each day. Building designs will be distinctive yet consistent with the existing campus architecture, and landscaping will honor the natural environment through preservation, new plantings, and thoughtfully planned parking and circulation.

Alignment with the Fitchburg Comprehensive Plan

The Dementia Village advances Fitchburg's long-term goals for healthy, sustainable, and inclusive community development by:

- Expanding senior housing: The project delivers specialized, purpose-built senior housing in a walkable setting near services, consistent with the Plan's call for more housing options for older adults.
 - Enhancing quality of life for seniors: Small-households, therapeutic outdoor spaces, and resident-centered routines support independence, dignity, and social engagement—priorities emphasized in the Plan.
 - Providing high-quality, multi-purpose facilities: The Village integrates housing, social programming, wellness resources, and community amenities within a compact, efficient campus, reflecting the city's expectation for thoughtful, multi-benefit development.
 - Strengthening an existing health anchor: Building on Agrace's role as a major employer and trusted community partner, the Village reinforces Fitchburg's strategy to support growth around established health and employment centers.
-

Conclusion

For nearly 50 years, Agrace has been a trusted, mission-driven leader in compassionate care for patients and families. Just as the addition of inpatient hospice services transformed end-of-life care in Dane County in the early 2000s, the creation of a Dementia Village will transform how our community supports people living with Alzheimer's disease and cognitive decline.

The need is clear. The demand is growing. Families are asking for something better. Agrace has the history, expertise, and vision to provide it.

The Dementia Village will be the cornerstone of the next generation of Agrace's campus—an environment where people with dementia can live with dignity, meaning, safety, and joy.

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Enclosed with this letter are plans and information that further describe this proposed project and it consists of the following:

- A site plan map of the project area demonstrating its relationship to surrounding properties, topography and other key features.
- The general development site plans consisting of the following information:
 - Public and private drives, parking, land use features and their relationship to the proposed buildings.
 - Arrangement of proposed buildings and description of their intended uses
 - General utilities plan
 - Preliminary site grading plan
 - Recreational and open space areas outlined
 - Landscape treatment plan
 - Statistical data on the proposed development
- Property legal description: at the end of this letter is the written legal description for the Agrace property as it currently exists, in two parcels. Please note that it is our intent to prepare a CSM that will join these two parcels into one, prior to our anticipated date for the PDD-SIP submittal.

The development schedule for this proposed project, at this time, is as follows:

- May 2026: Start Construction – Phase I
- Fall 2026: Complete Construction – Phase I
- Fall 2026: Start Construction – Phase II
- Fall 2027: Complete Construction – Phase II

A local neighborhood informational meeting will be held at Agrace on January 8th, 2026 at 5:30PM. Neighbors within a 300' distance from the Agrace property will be notified no later than 10 days from the meeting date.

We look forward to the opportunity of working with the City of Fitchburg on this project proposal. Please feel free to contact me with any questions or requests for additional information at any time.

Sincerely,

Duane Helwig, NCARB, AIA
Director of Design – Housing
COMMUNITY LIVING SOLUTIONS, A Division of DBS Group

Cc: Lynne Sexten, Agrace

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Agrace Property – Legal Description

PARCEL A:

A PARCEL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP No. 9025, RECORDED IN VOL. 50 OF CERTIFIED SURVEY MAPS, PAGE 235, AS DOCUMENT No. 3018157, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF EAST CHERYL PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY AS ESTABLISHED BY EASEMENT TO THE CITY OF FITCHBURG NORTH 86°41'52"EAST (RECORDED AS NORTH 86°40'27"EAST), 393.66 FEET; THENCE SOUTH 09°29'39"EAST, 405.56 FEET; THENCE SOUTH 86°41'52"WEST, 470.80 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE ALONG SAID EAST LINE NORTH01°25'56"EAST (RECORDED AS NORTH01°25'46"EAST), 404.58 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT THREE (3) OF CERTIFIED SURVEY MAP No. 9025 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON SEPTEMBER 14, 1998 IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGES 235-238, AS DOCUMENT No. 3018157, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:

PROPERTY ADDRESS: 5395 EAST CHERYL PARKWAY, FITCHBURG, WI 53711

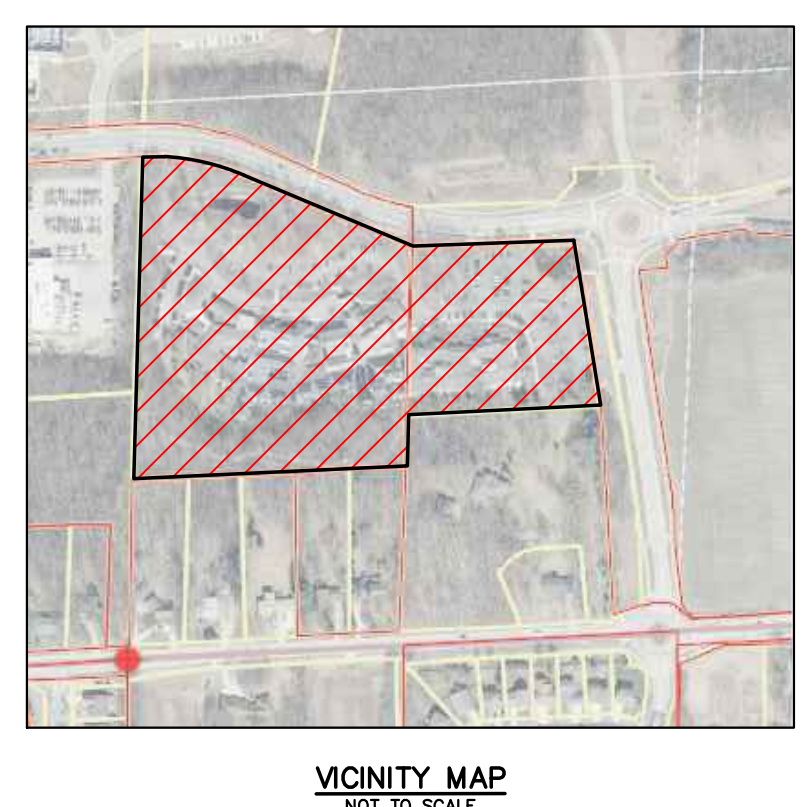
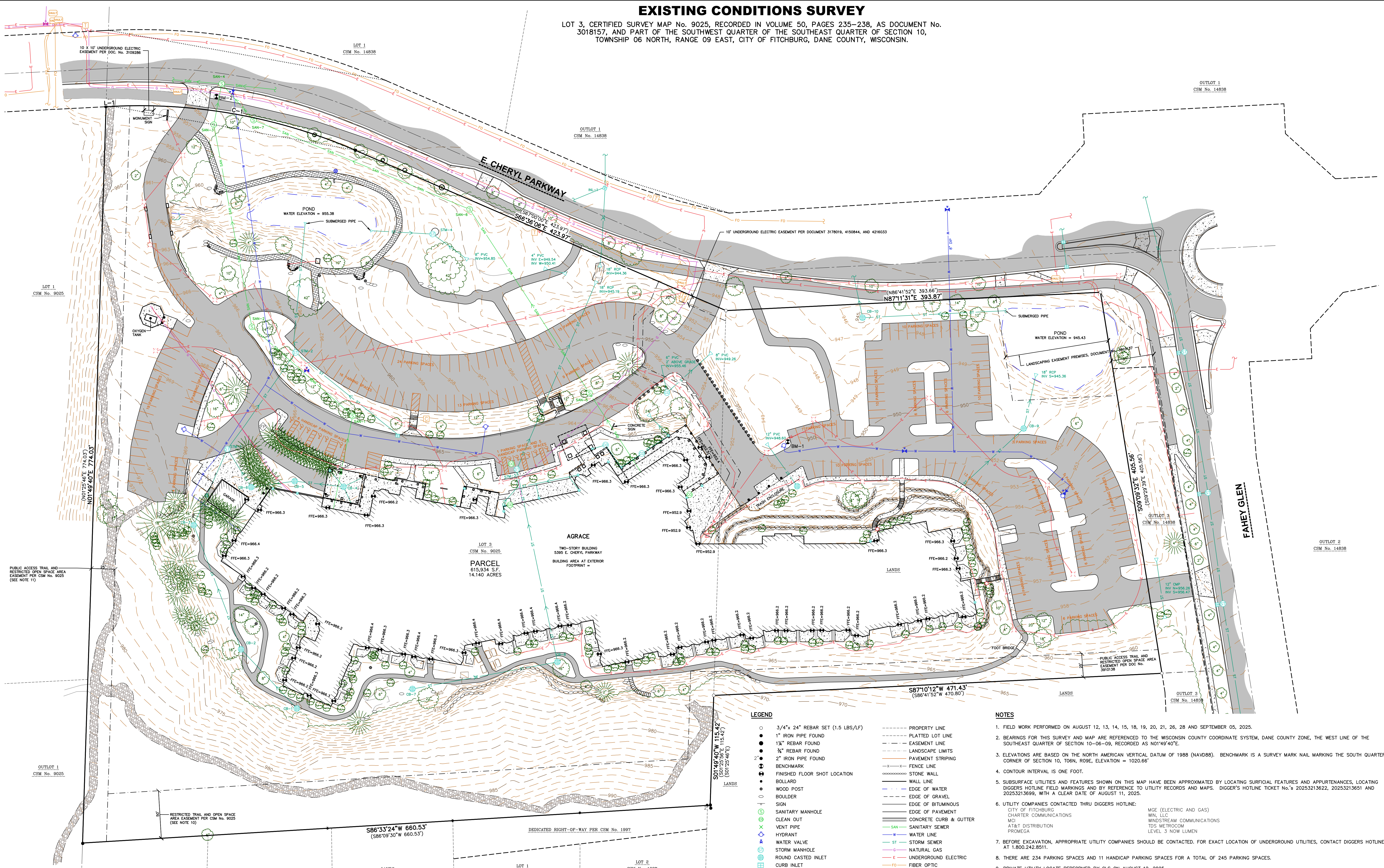
TAX KEY NUMBER: 255/0609-104-9322-2 AND 225/0609-103-9570-9

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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 | 959.45 | 18" | RCP |
| STM-2 | 962.77 | SW | 958.63 | 21" | RCP |
| CB-4 | 965.63 | N | 958.56 | 21" | RCP |
| CB-5 | 964.82 | E | 962.24 | 6" | PVC |
| CB-6 | 964.82 | SW | 962.18 | 6" | PVC |
| CB-6 | 964.82 | SW | 960.03 | 15" | RCP |
| CB-6 | 964.82 | SE | 959.57 | 8" | PVC |
| CB-7 | 964.14 | N | 959.54 | 12" | PVC |
| CB-8 | 964.48 | N | 950.92 | 12" | PVC |
| CB-8 | 964.48 | N | 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 |
| CB-9 | 949.75 | SW | 957.45 | 6" | PVC |
| CB-9 | 949.75 | NE | 948.50 | 24" | RCP |
| CB-9 | 949.75 | SE | 946.51 | 8" | PVC |
| STM-4 | 959.06 | NE | 946.34 | 18" | RCP |
| STM-4 | 959.06 | SE | 952.77 | 12" | PVC |
| STM-4 | 959.06 | W | 952.77 | 12" | PVC |
| INL-1 | 947.03 | S | 943.38 | 18" | RCP |
| INL-1 | 947.03 | SW | 944.27 | 12" | HERCP |
| INL-1 | 947.03 | N | 943.43 | 24" | RCP |
| INL-1 | 947.03 | E | 941.97 | 15" | RCP |
| INL-1 | 947.03 | N | 941.48 | 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 #6 WITH BLUE JSD CAP EAST OF WEST DRIVEWAY |

SANITARY SEWER MANHOLES

| STRUCT. ID | RIM ELEVATION | INVERT | ELEVATION | PIPE SIZE | PIPE TYPE |
|------------|---------------|--------|-----------|-----------|-----------|
| SAN-1 | 964.70 | S | 959.32 | 8" | PVC |
| SAN-2 | 965.59 | SW | 959.28 | 8" | PVC |
| SAN-2 | 965.59 | SE | 959.28 | 8" | PVC |
| SAN-3 | 955.95 | NW | 946.12 | 8" | PVC |
| SAN-3 | 955.95 | SE | 949.46 | 8" | PVC |
| SAN-3 | 955.95 | N | 945.79 | 8" | PVC |
| SAN-4 | 954.10 | S | 945.39 | 8" | PVC |
| SAN-4 | 954.10 | E | 945.51 | 12" | RCP |
| SAN-4 | 954.10 | W | 944.93 | 12" | RCP |
| SAN-5 | 961.47 | SE | 947.53 | 10" | PVC |
| SAN-6 | 965.59 | NW | 947.48 | 10" | PVC |
| SAN-6 | 965.59 | SE | 946.97 | 10" | PVC |
| SAN-6 | 965.59 | NW | 946.92 | 10" | PVC |
| SAN-7 | 965.59 | SE | 945.93 | 10" | PVC |
| SAN-7 | 965.59 | NW | 945.87 | 10" | PVC |

LEGEND

- 3/4" x 24" REBAR SET (1.5 LBS/LF)
- 1" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- WOOD POST
- BOULDER
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- 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
- CENTRELINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- PAVEMENT STRIPING
- FENCE LINE
- STONE WALL
- WALL LINE
- EDGE OF WATER
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- BRICK
- GRAVEL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- END OF FLAGGED UTILITIES
- MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|---------|---------|---------|---------------|---------|
| C-1 | 261.95' | 570.64' | 261°06' | S79°45'09"E | 259.66' |
| () | 261.95' | 570.64' | 261°06' | S80°09'03"W | 259.66' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L-1 | N87°05'47"E | 6.62' |
| () | N86°41'53"E | 6.62' |

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 N0149'40"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, T6EN, 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. DIGGERS HOTLINE TICKET No. 1 20253213622, 20253213651 AND 20253213699, WITH A CLEAR DATE OF AUGUST 11, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 CITY OF FITCHBURG (ELECTRIC AND GAS)
 CHARTER COMMUNICATIONS (CABLE)
 MCI (TELEPHONE)
 AT&T DISTRIBUTION (TELEPHONE)
 PROMEGA (TELEPHONE)
 WIN, LLC (WINDSTREAM COMMUNICATIONS)
 TDS METROCOM (TELEPHONE)
 TDS METROCOM (LEVEL 3 NOW LUMEN)
- 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.
- PRIVATE UTILITY LOCATE PERFORMED BY GLS ON AUGUST 12, 2025.
- EASEMENTS FOR RESTRICTED TRAIL AND OPEN SPACE AREA ON LOTS 2 AND 3 IS RETAINED FOR BENEFIT OF FITCHBURG RESEARCH PARK ASSOCIATES AND ITS ASSIGNS FOR DEVELOPMENT-WISE NETWORK.
- PUBLIC ACCESS TRAIL AND RESTRICTED OPEN SPACE EASEMENT IS RETAINED FOR BENEFIT OF THE CITY OF FITCHBURG AND FITCHBURG RESEARCH PARK ASSOCIATES AND ITS ASSIGNS.

LEGAL DESCRIPTION (AS FURNISHED)
 (KNIGHT BARRY TITLE GROUP, FILE No.: 2365827, EFFECTIVE DATE: OCTOBER 24, 2025 AT 2:01 P.M.)

PARCEL A:
 A PARCEL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP No. 9025, RECORDED IN VOL. 50 OF CERTIFIED SURVEY MAPS, PAGE 238, AS DOCUMENT No. 3018157, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF EAST CHERYL PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY AS ESTABLISHED BY EASEMENT TO THE CITY OF FITCHBURG NORTH 86°41'52"E EAST, 470.80 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE SOUTH 09°29'39"E EAST, 405.56 FEET; THENCE SOUTH 86°41'52"W WEST, 470.80 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE ALONG SAID EAST LINE NORTH 01°25'56"E EAST (RECORDED AS NORTH 01°25'56"E EAST), 404.58 FEET TO THE POINT OF BEGINNING.

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 PROPERTY ADDRESS: 5395 EAST CHERYL PARKWAY, FITCHBURG, WI 53711
 TAX KEY NUMBER: 255/0609-104-9322-2 AND 225/0609-103-9570-9

SURVEYOR'S CERTIFICATE

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

Todd J. Buhr
 TODD J. BUHR, S-2614
 PROFESSIONAL LAND SURVEYOR

11-14-2025
 DATE

JSD
 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:
 2801 E. ENTERPRISE AVE., STE. 202
 APPLETON, WI 54913

PROJECT:
AGRACE - MADISON

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

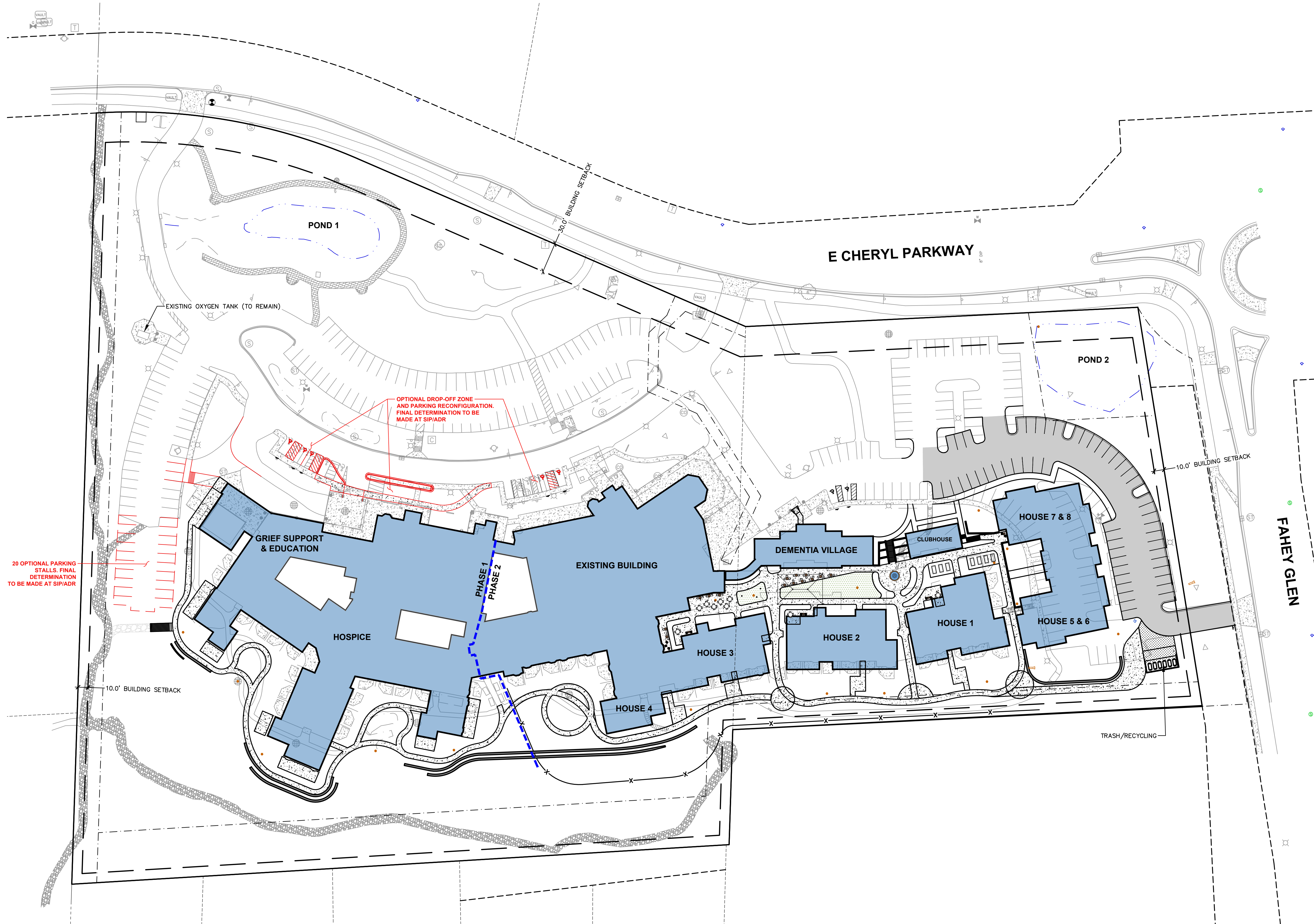
Scale: 1" = 40'
 north

MODIFICATIONS:

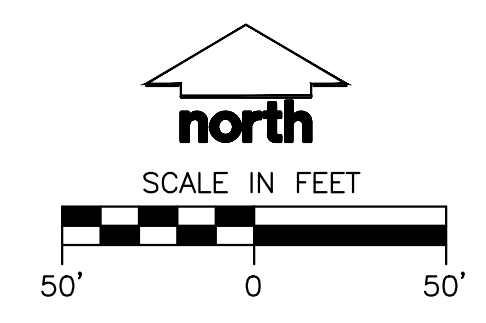
| # | Date | Description |
|----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |

Prepared By: ZHG 09/29/25
EXISTING CONDITIONS SURVEY
 SHEET NUMBER:
1 OF 1
 PROJECT NO: 25-10710

File: \\USDN\C\proj\hca\20252515710\DWG\Civil\Sheet\23114_CanDoc.dwg Layout: C200_SITE User: Kevin.Yeska Plotted: Dec 10, 2025 - 2:48pm Xrefs:



| SITE INFORMATION BLOCK | |
|--|--------------------|
| SITE ADDRESS | 5395 E CHERYL PKWY |
| PROPERTY ACREAGE | 14.14 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE | 104,174 |
| PROPOSED BUILDING SQUARE FOOTAGE | 120,297 |
| NUMBER OF PARKING STALLS | |
| EXISTING | |
| STANDARD | 241 |
| ACCESSIBLE | 11 |
| TOTAL SURFACE | 252 |
| PROPOSED | |
| STANDARD | 218 |
| ACCESSIBLE | 7 |
| TOTAL SURFACE | 225 |
| OPTIONAL PARKING | 20 |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 276,195 SF |
| EXISTING PERVIOUS SURFACE AREA | 339,742 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.45 |
| PROPOSED IMPERVIOUS SURFACE AREA | 277,018 SF |
| PROPOSED PERVIOUS SURFACE AREA | 338,919 SF |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.45 |



| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

COPYRIGHT COMMUNITY LIVING SOLUTIONS, LLC 2025. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF COMMUNITY LIVING SOLUTIONS, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM COMMUNITY LIVING SOLUTIONS, LLC. THE PARTY USING THESE DRAWINGS, WHETHER IN PRINT OR ELECTRONIC FORM, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. COMMUNITY LIVING SOLUTIONS, LLC SHALL NOT BE LIABLE FOR ANY DAMAGES, LIABILITY OR COSTS OF DEFENSE ARISING FROM THE USE OF THESE DRAWINGS OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT FROM COMMUNITY LIVING SOLUTIONS, LLC.

COMMUNITY LIVING SOLUTIONSSM
 Creating, Transforming and Sustaining Senior Living Communities.

Appleton, Wisconsin
 Minneapolis, Minnesota
 Des Moines, Iowa
 920.969.9344
 communitylivingsolutions.com

JSD
 MADISON REGIONAL OFFICE
 507 WEST VERONA AVENUE, SUITE 300
 VERONA, WISCONSIN 53593
 P. 608.848.5069

Project Information
AGRACE HOSPICE
 MADISON, WI

PDD-GIP SUBMITTAL

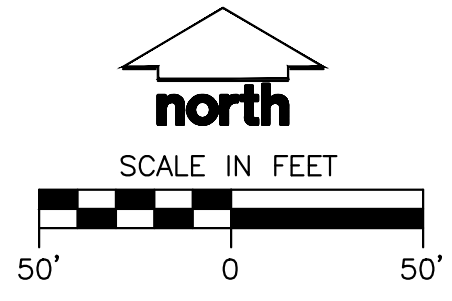
OVERALL SITE PLAN

PROJECT 23-114

DATE 12/22/25

SHEET C200

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COMMUNITY LIVING SOLUTIONS
 Creating, Transforming and Sustaining Senior Living Communities.

Appleton, Wisconsin
 Minneapolis, Minnesota
 Des Moines, Iowa
 920.969.9344
 communitylivingsolutions.com

JSD
 MADISON REGIONAL OFFICE
 207 WEST VIRGINIA AVENUE, SUITE 500
 VERONA, WISCONSIN 53593
 P. 608.848.5060

Project Information
AGRACE HOSPICE
 MADISON, WI

OVERALL GRADING AND EROSION CONTROL PLAN

PROJECT
23-114

DATE
12/22/25

SHEET
C300

PDD-GIP SUBMITTAL

| NO. | DESCRIPTION | DATE |
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Project Information
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 MADISON, WI

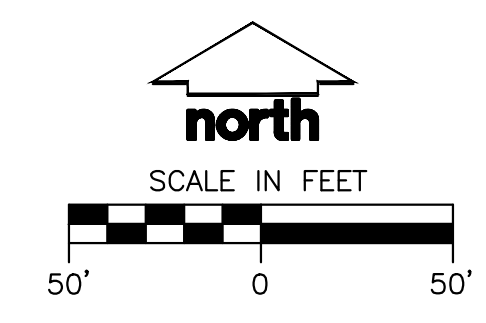
OVERALL
 UTILITY PLAN

PROJECT
23-114

DATE
12/22/25

SHEET
C400

PDD-GIP SUBMITTAL



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Building Use Overview



Master Plan and Design Zones



Foundation Plantings



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 - *Symphyotrichum 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

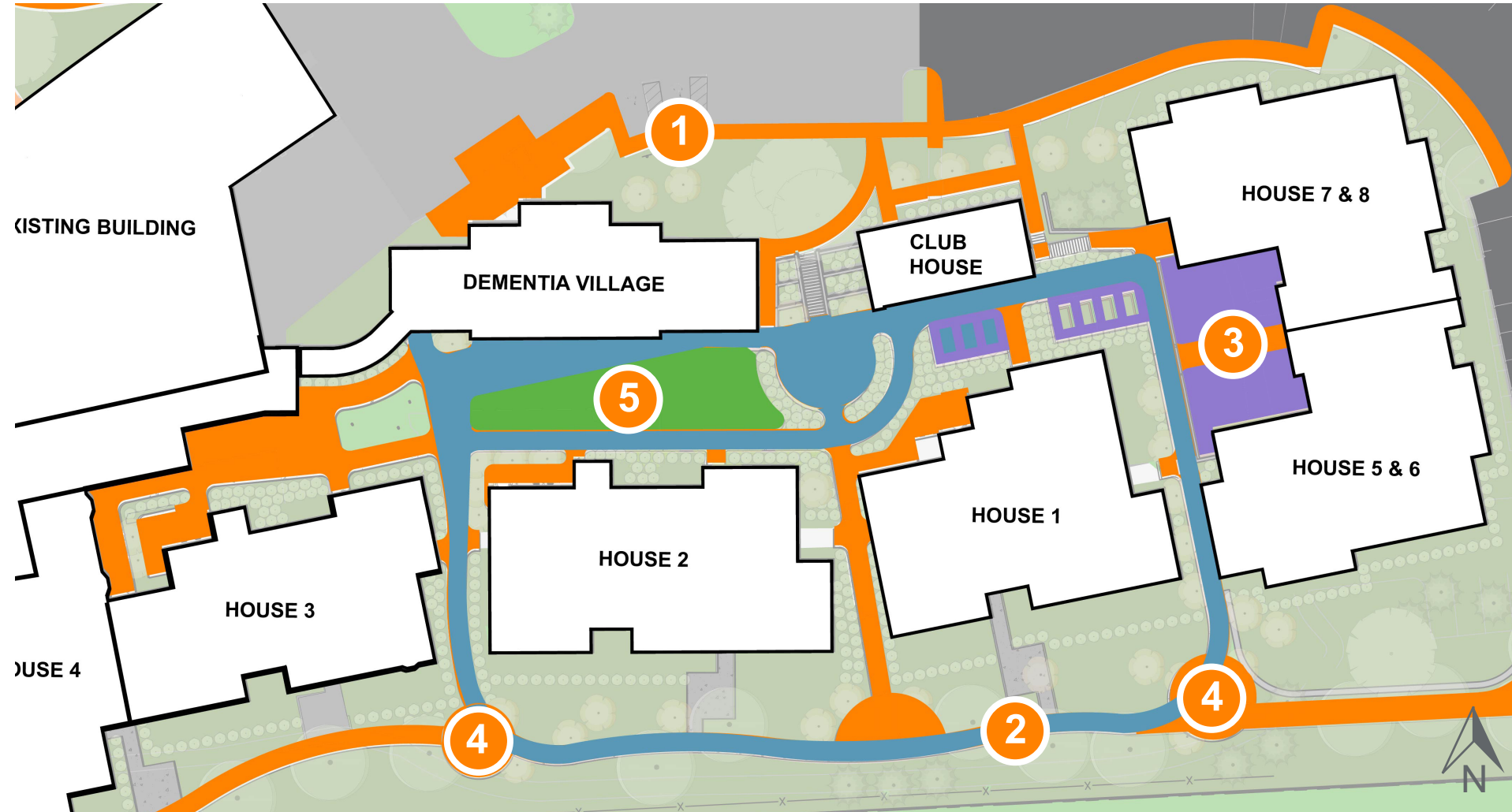
Nodding Onion - *Allium cernuum*
Leadplant - *Amorpha canescens*
Butterfly Weed - *Asclepias tuberosa*
Sky-Blue Aster - *Aster azureus*
Smooth Blue Aster - *Aster laevis*
New England Aster - *Aster novae-angliae*
Partridge Pea - *Chamaecrista fasciculata*
Prairie Coreopsis - *Coreopsis palmata*
White 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

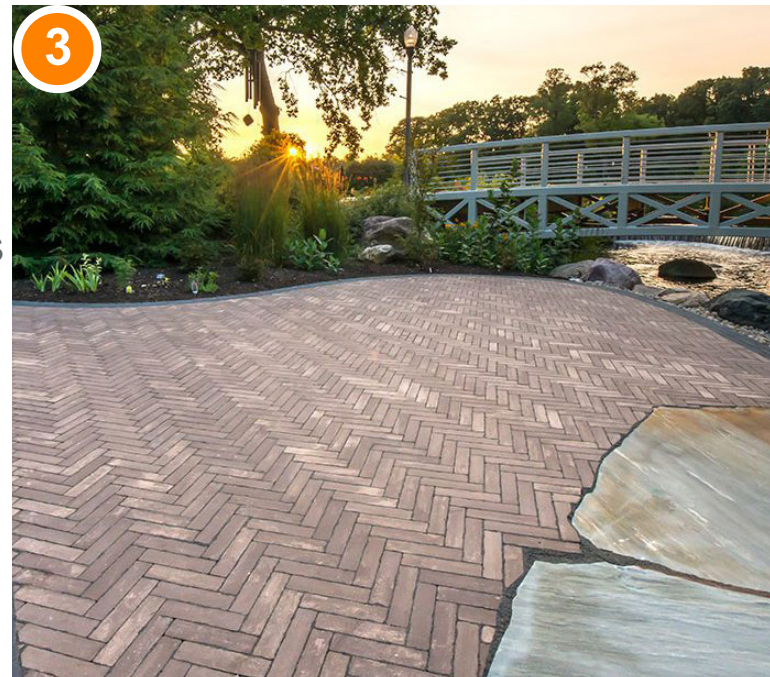
Ground Plane Materials



Ground Plane Materials

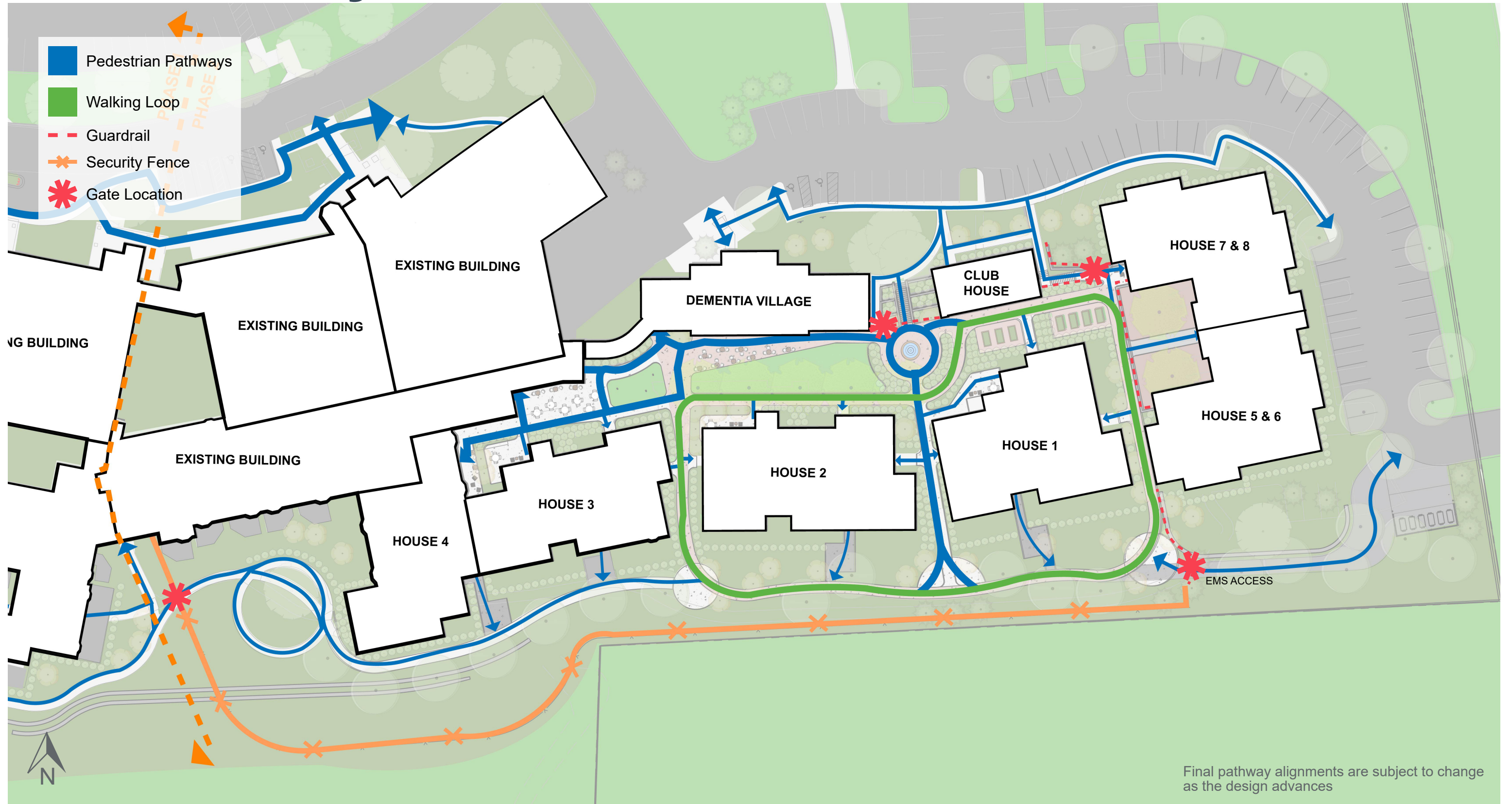


1. Broom Finished Concrete
2. Colored, Stamped Concrete
3. Pavers or Permeable Pavers
4. Stabilized Aggregate
5. Artificial Turf

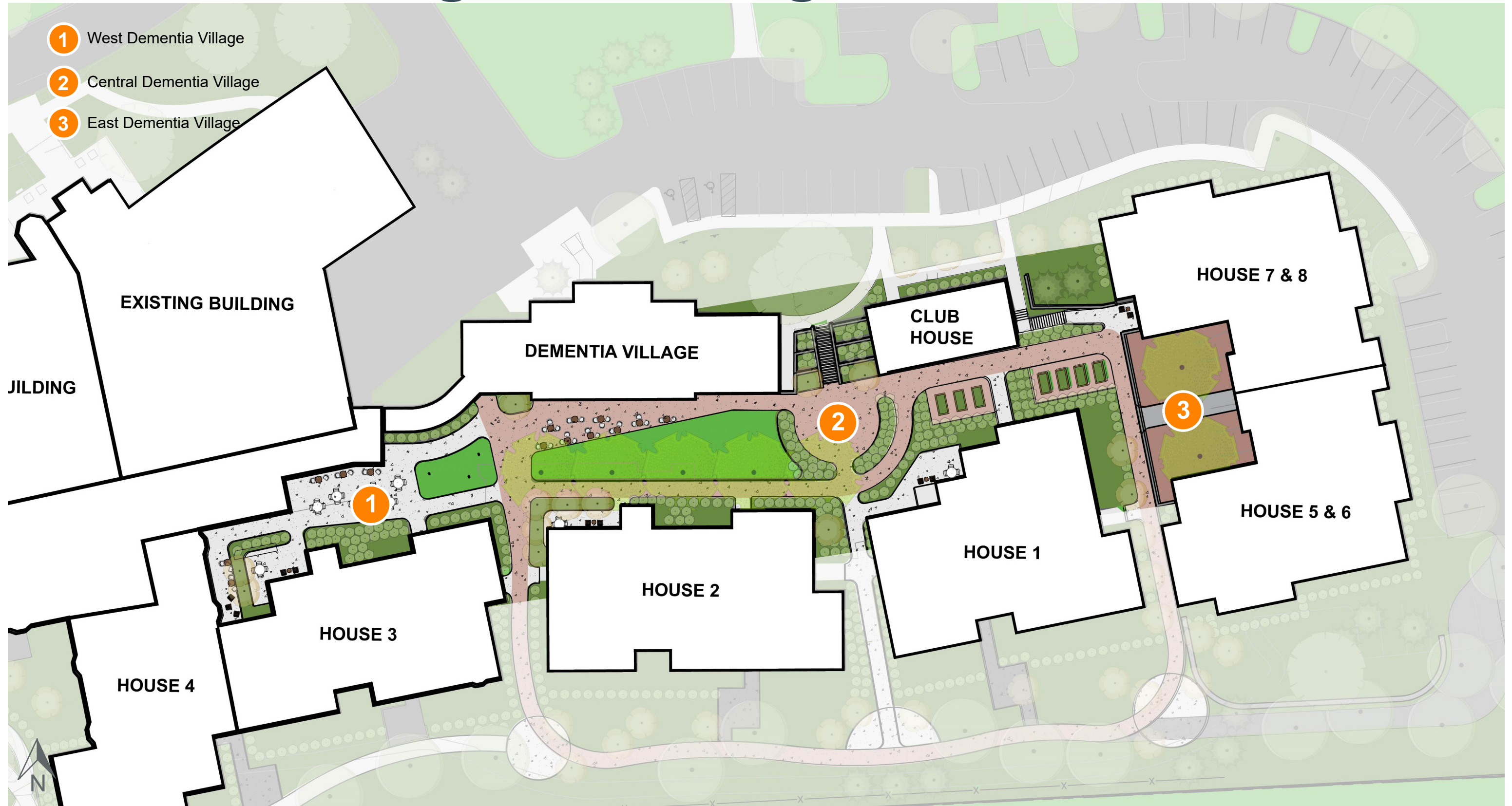


Final material selections are subject to change as the design advances

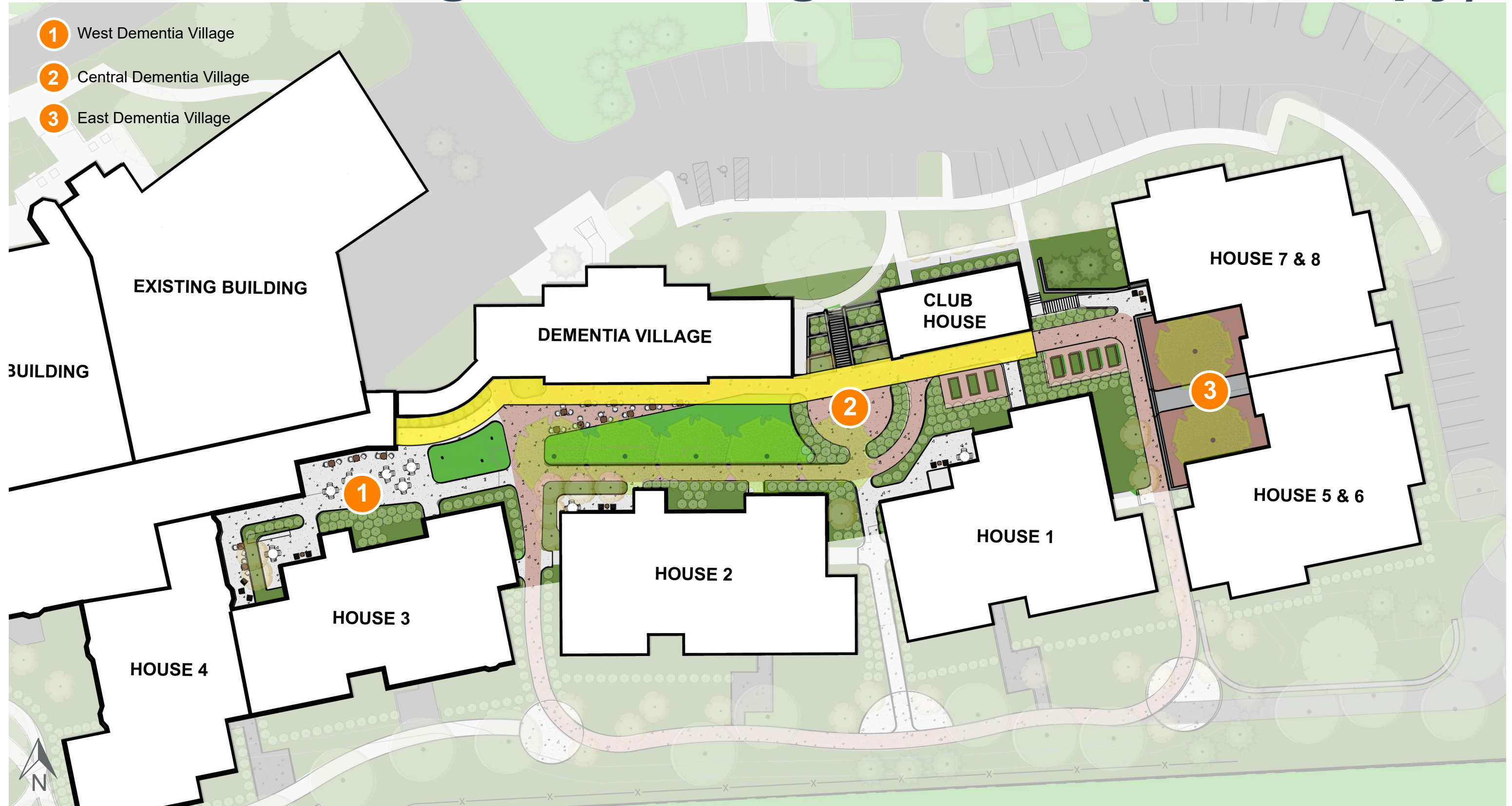
Connectivity



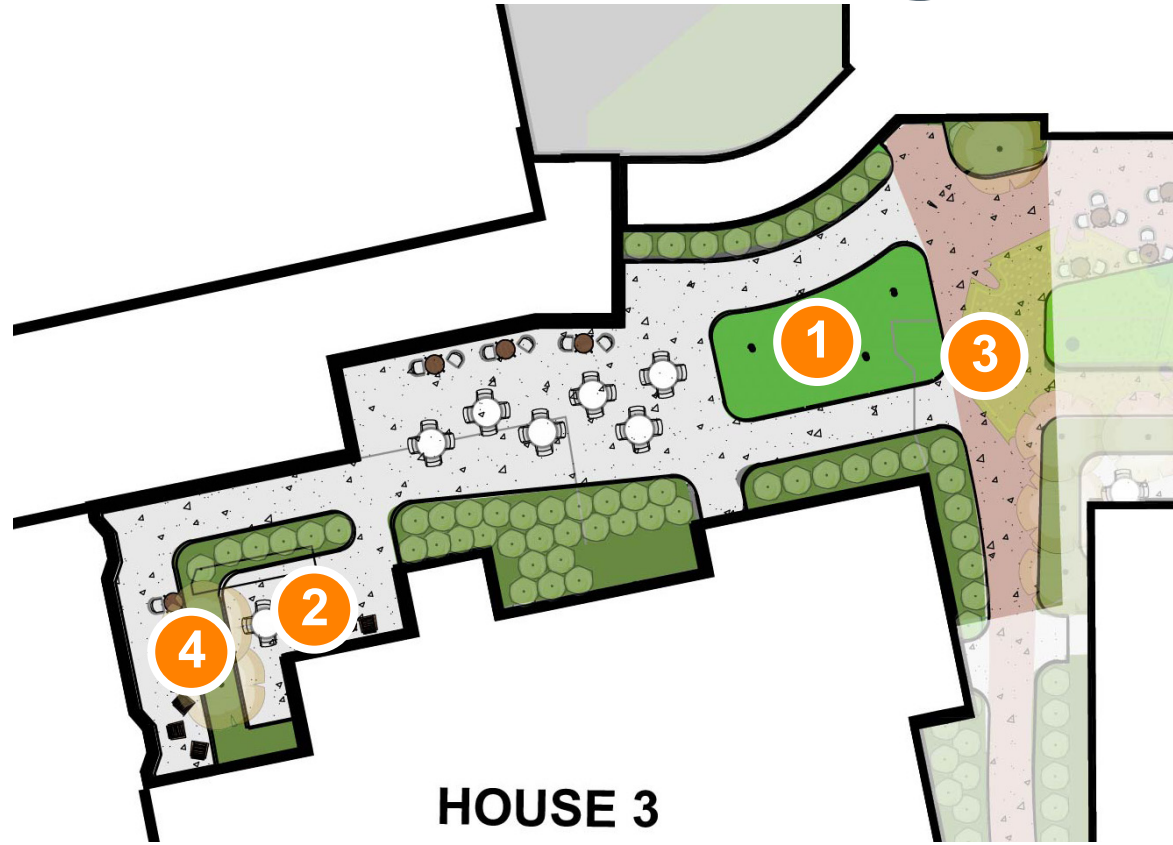
Dementia Village | The Neighborhood



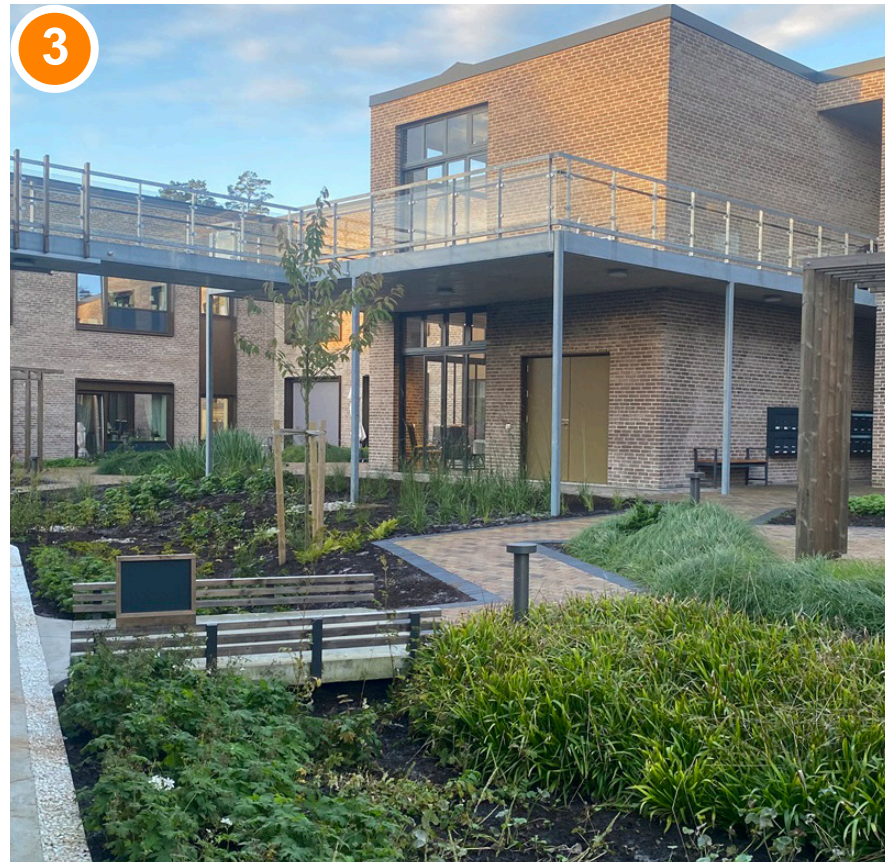
Dementia Village | The Neighborhood (w/ Canopy)



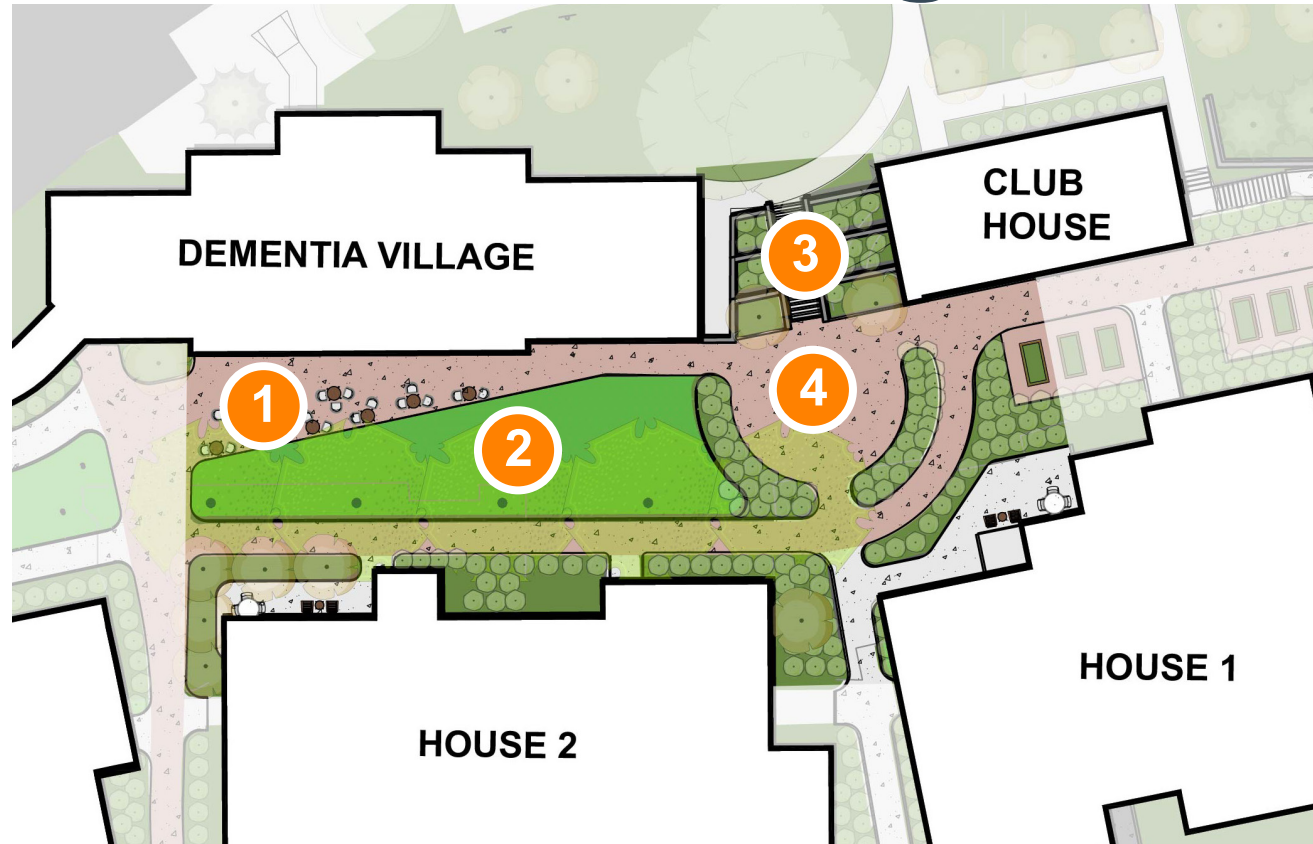
Dementia Village | West Neighborhood



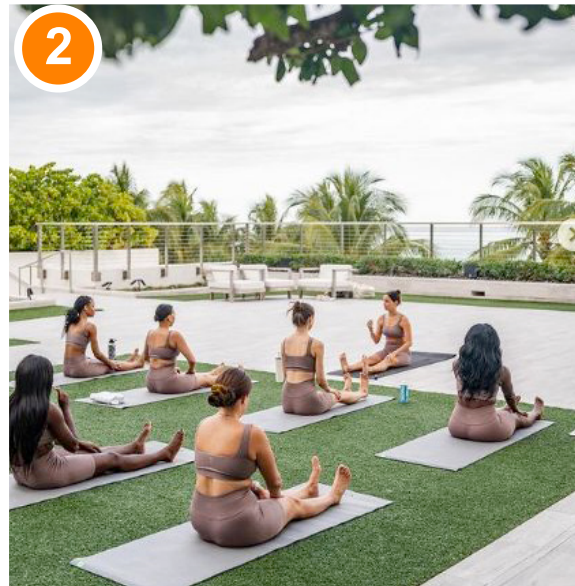
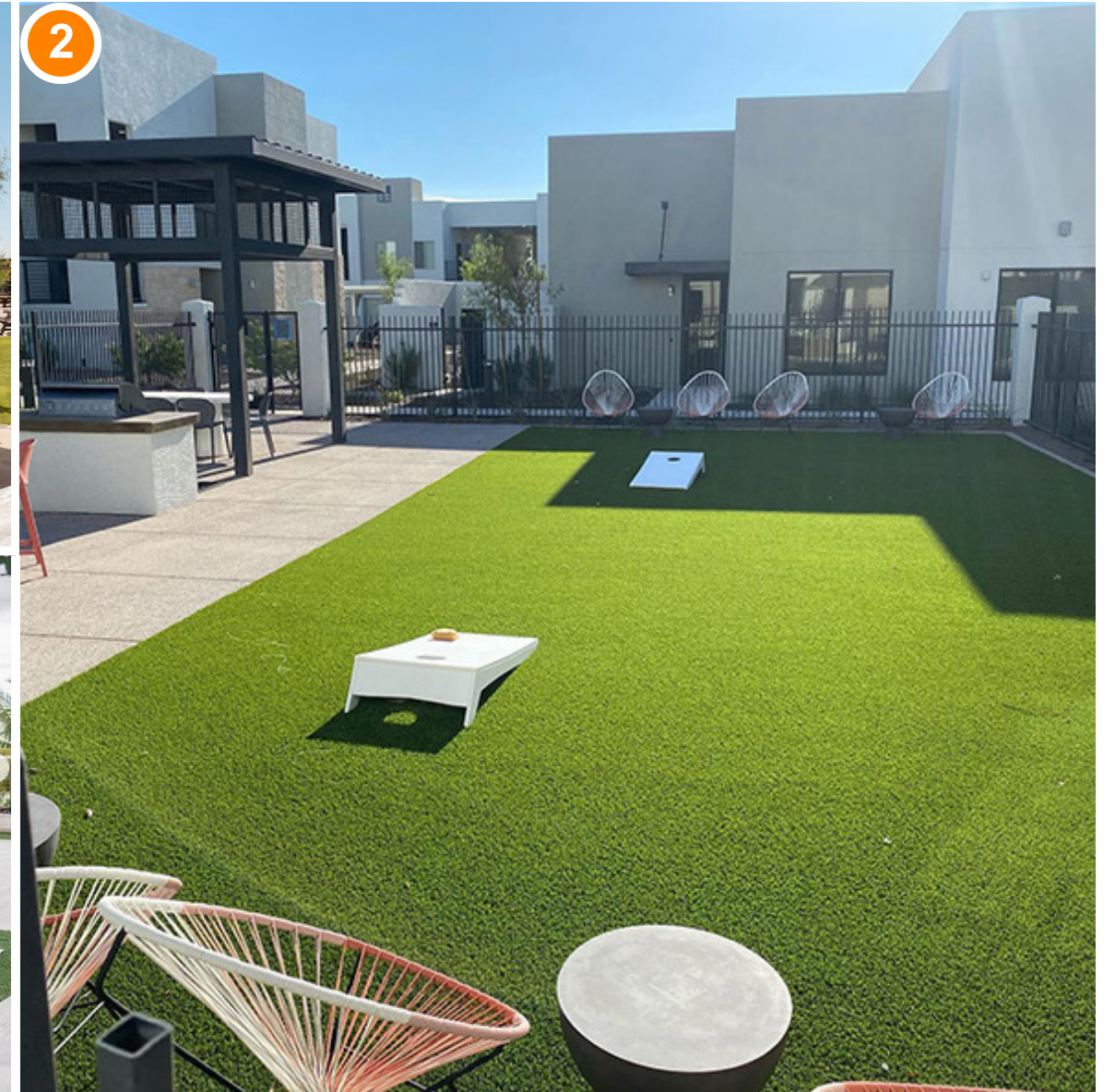
- 1. Putting Green
- 2. Private Patios
- 3. Seating Area
- 4. Raised Planters



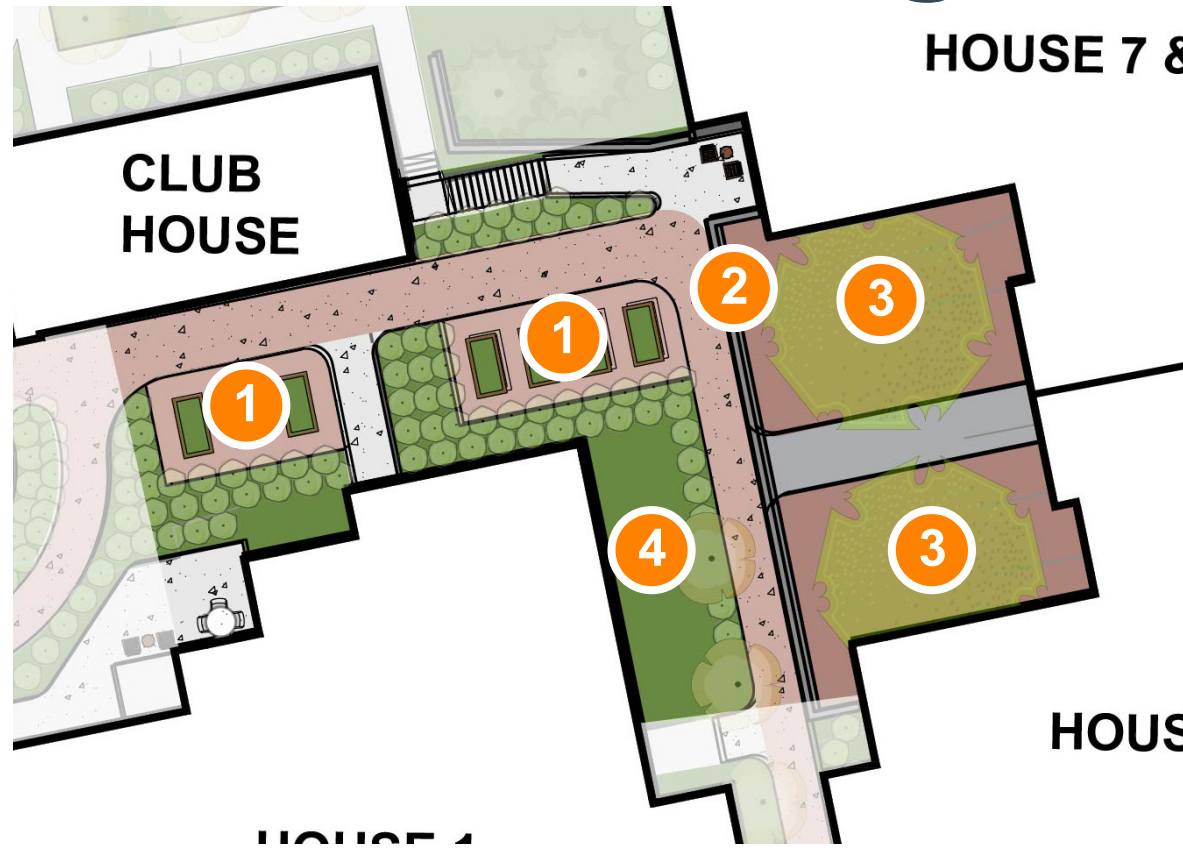
Dementia Village | Central Neighborhood



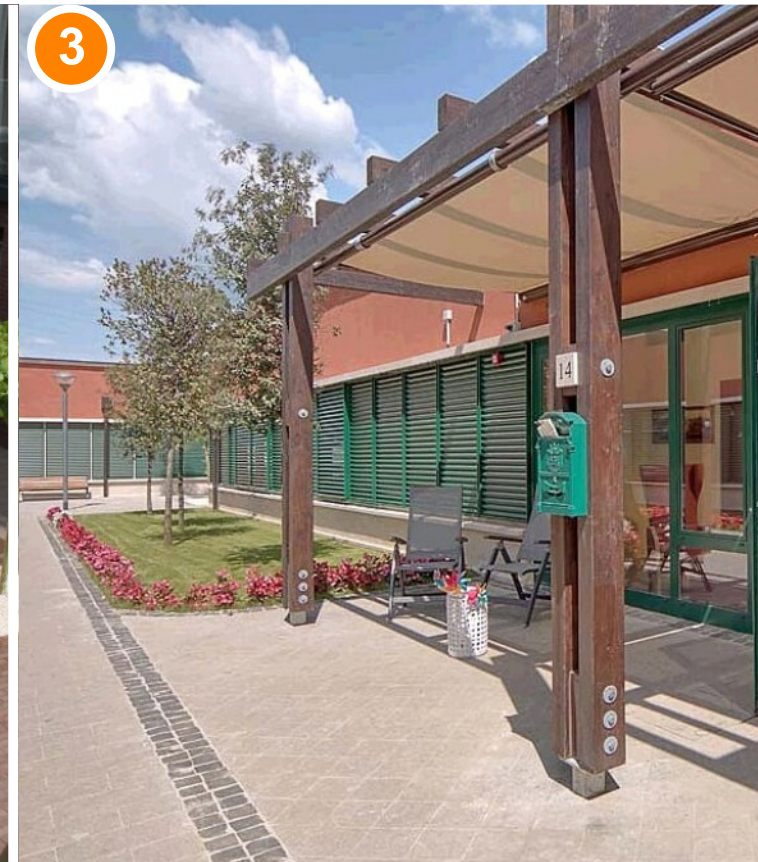
- 1. Patio Seating
- 2. Lawn Activities/Flex Space
- 3. Central Staircase
- 4. Water Fountain



Dementia Village | East Neighborhood



1. Raised Garden Beds
2. Vegetated Wall
3. Pavers
4. Cottage Garden Plantings



Dementia Village | General Landscape Scheme



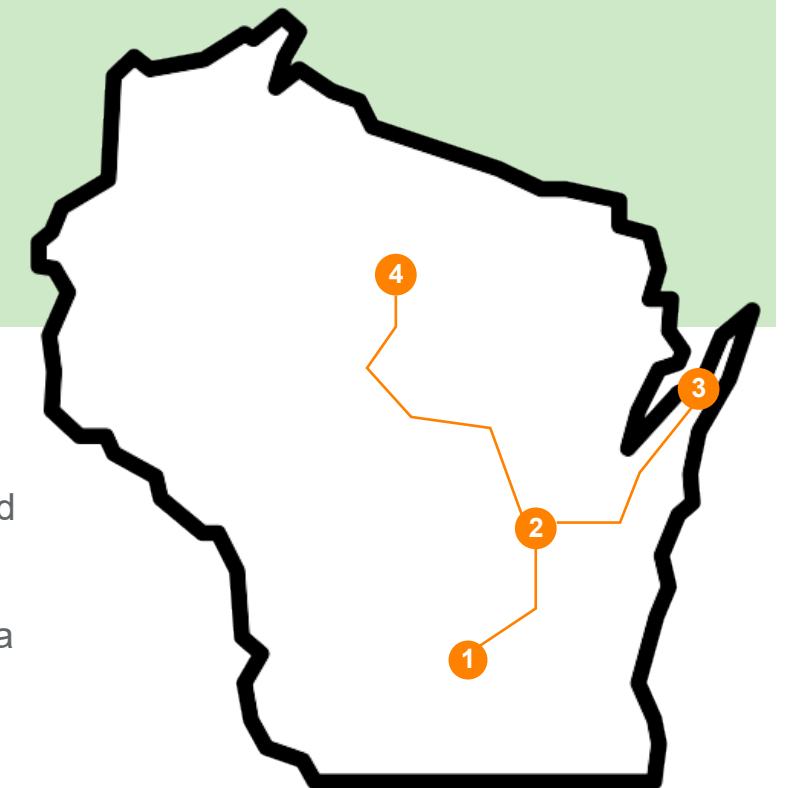
Dementia Village | House Courtyards



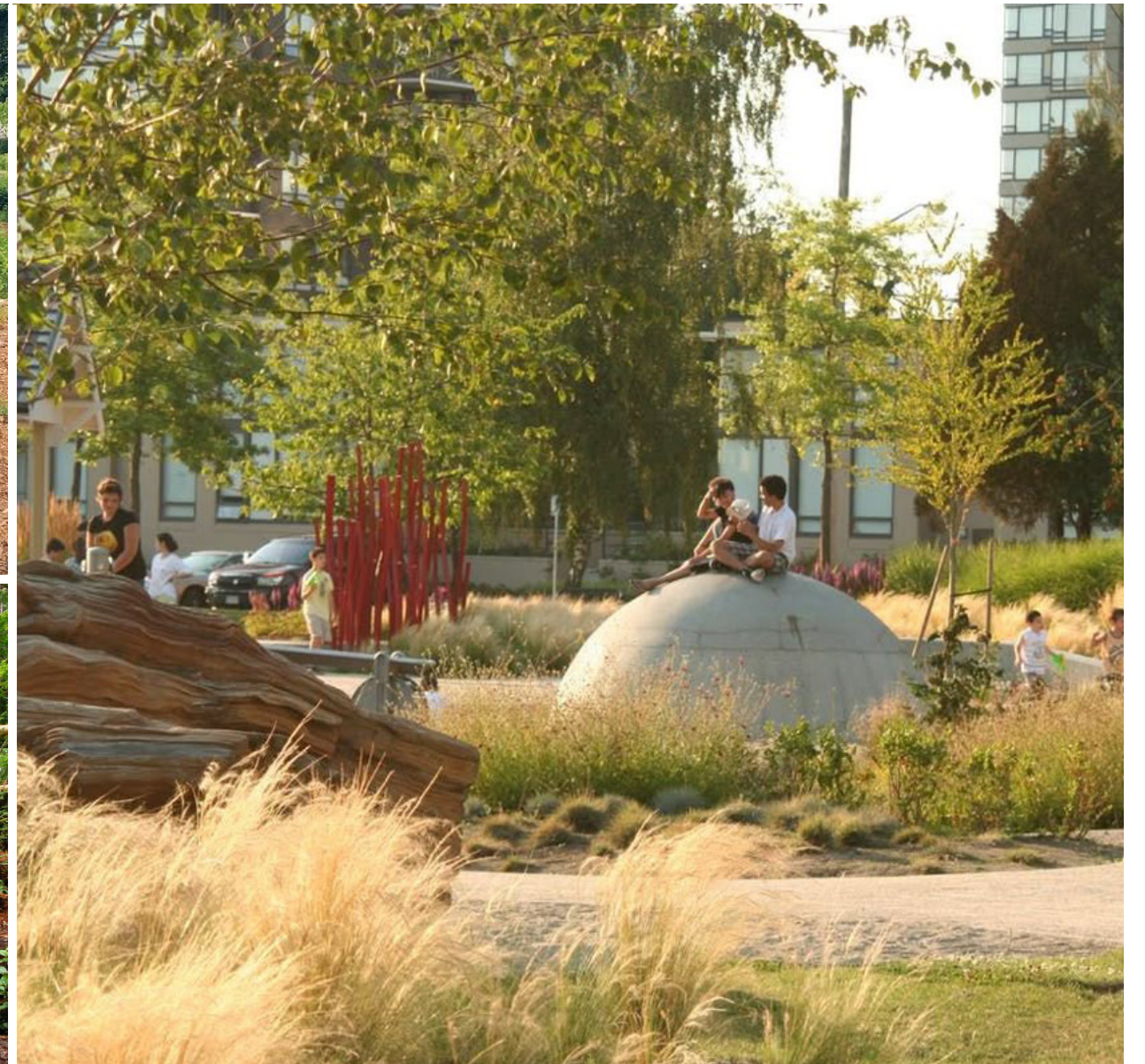
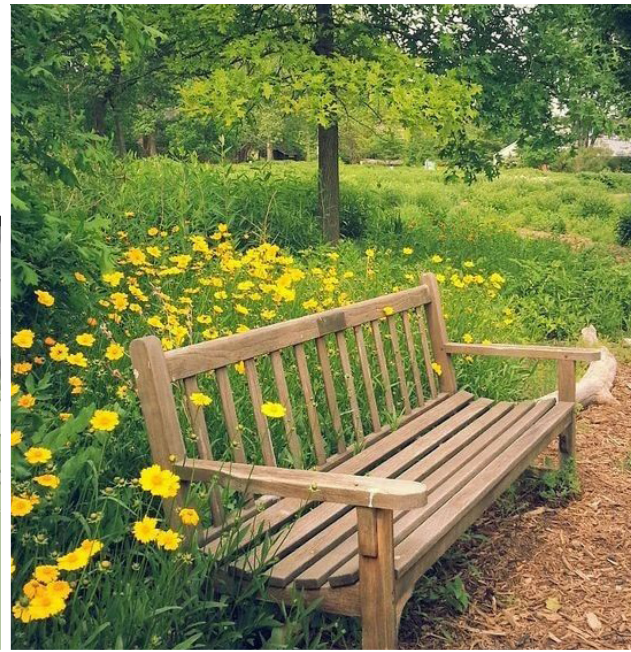
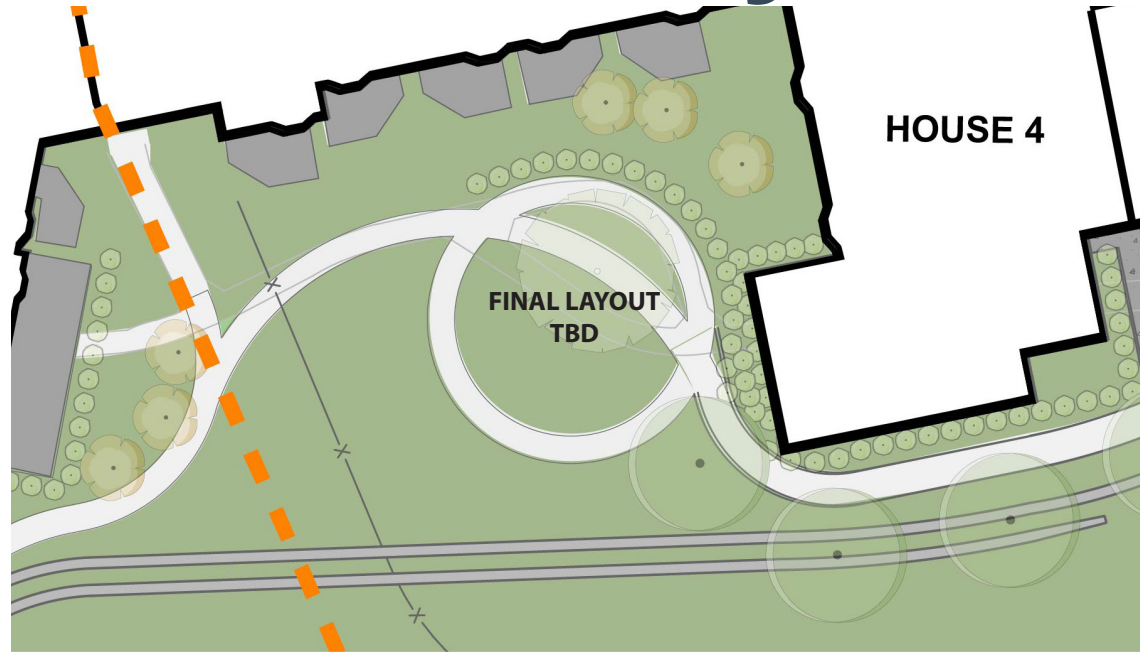
Let's take a road trip...

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



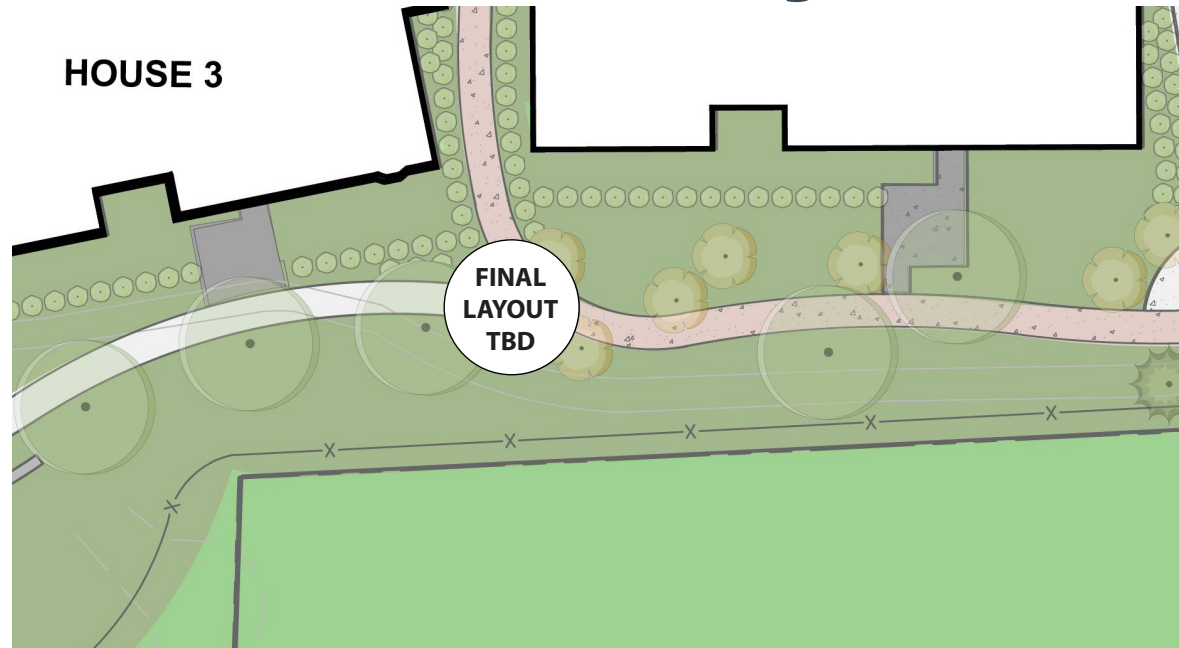
- Nature Based Playground
- Woodland Plantings
- Crushed Fine Paths
- Seating Elements
- Oak Savanna Plantings



House Courtyards | Oak Savanna



House Courtyards | The Farmstead



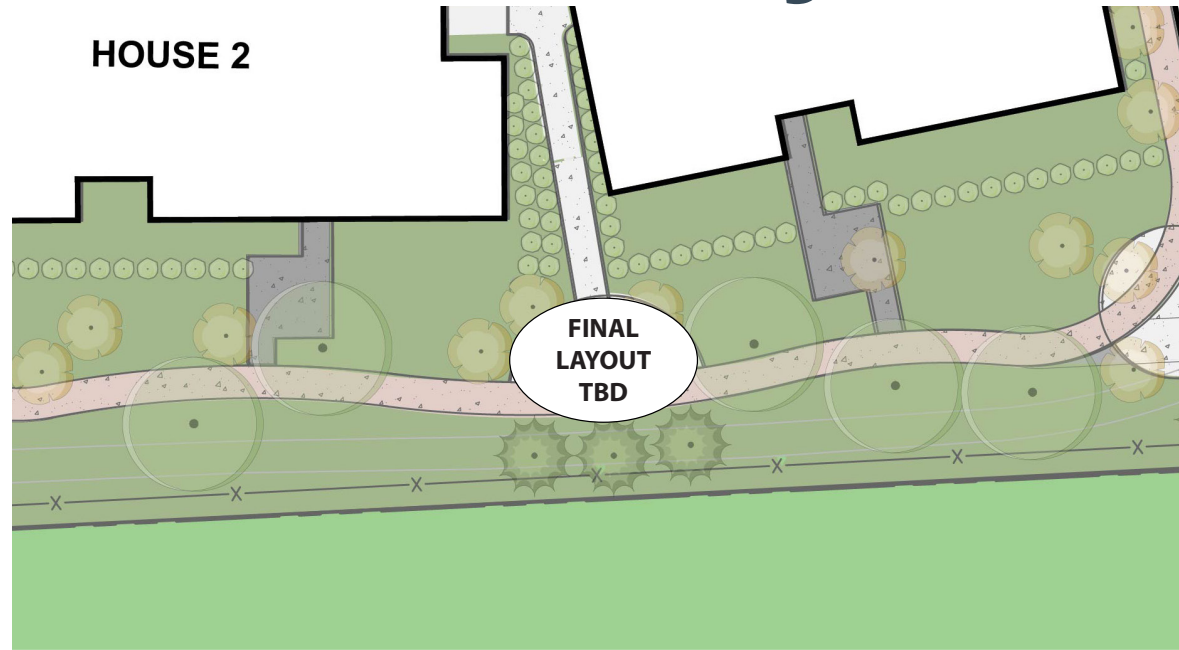
- Windmill
- Old Tractor
- Butterfly Garden
- Maple Trees
- Hydrangeas and Roses
- Split Rail Fence
- Rocking Chairs



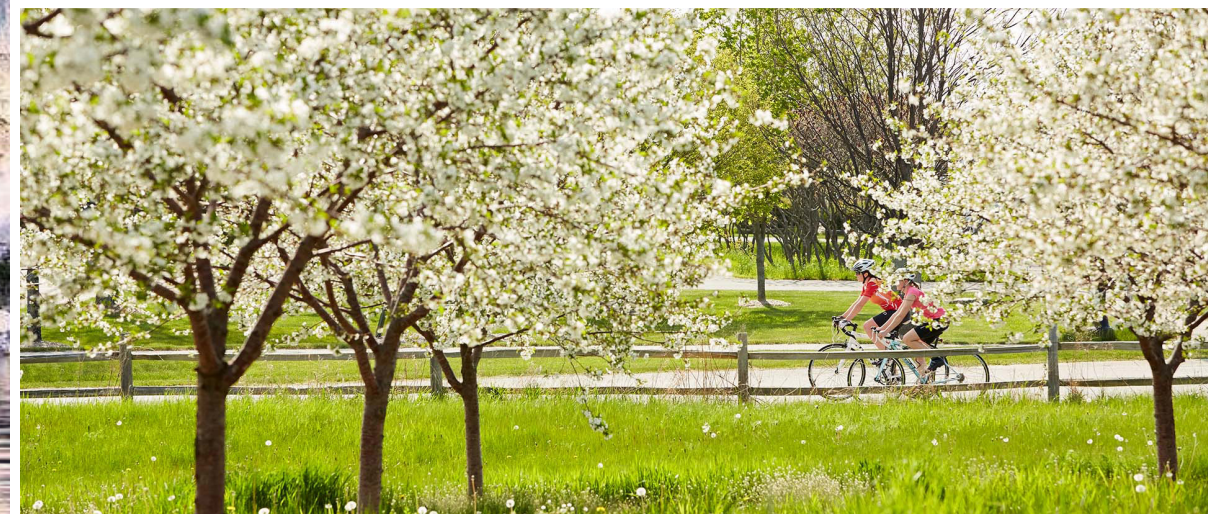
House Courtyards | The Farmstead



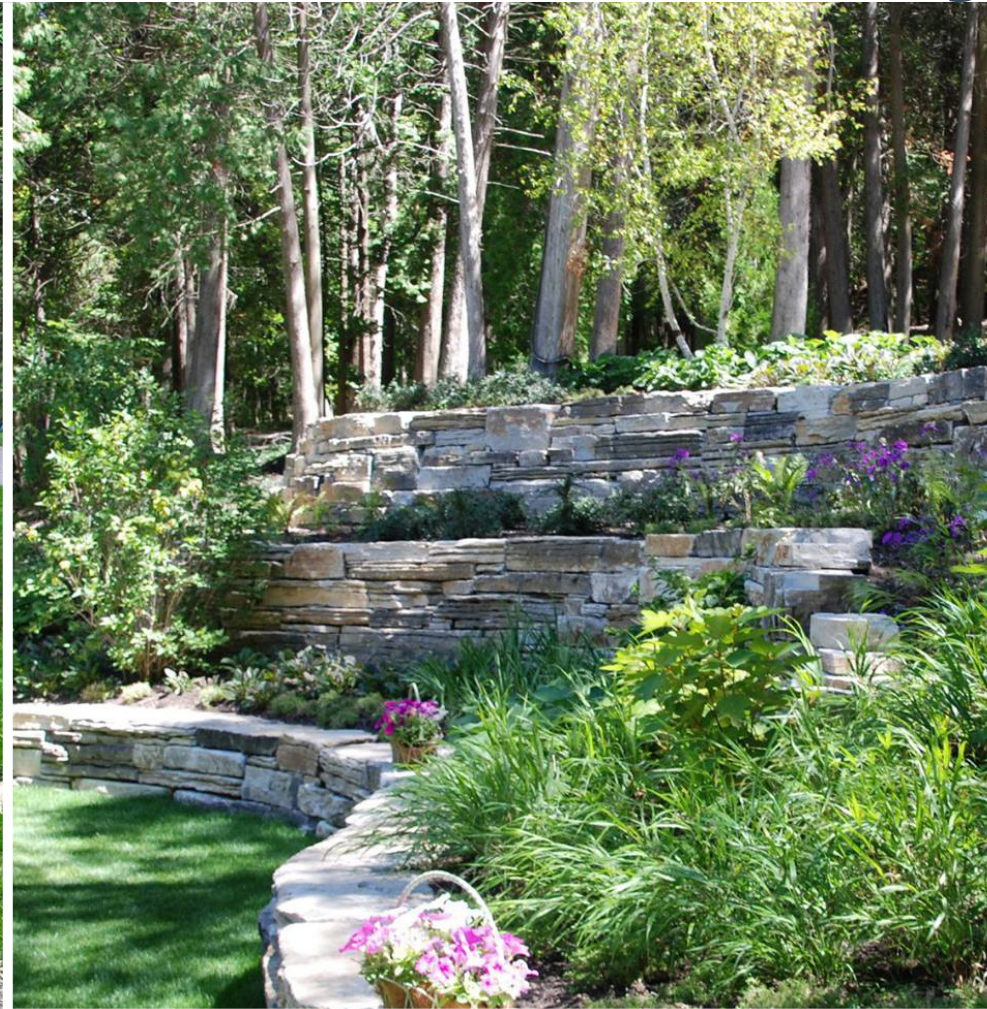
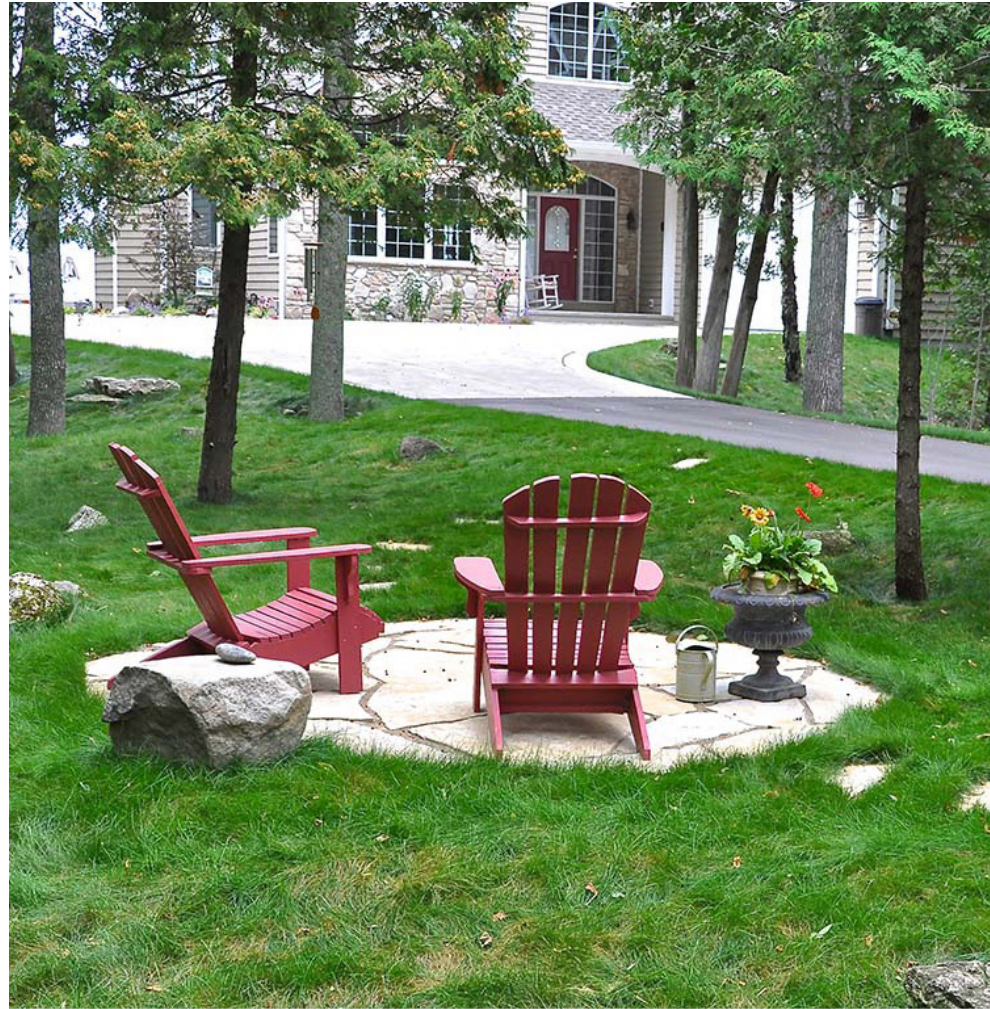
House Courtyards | Door County



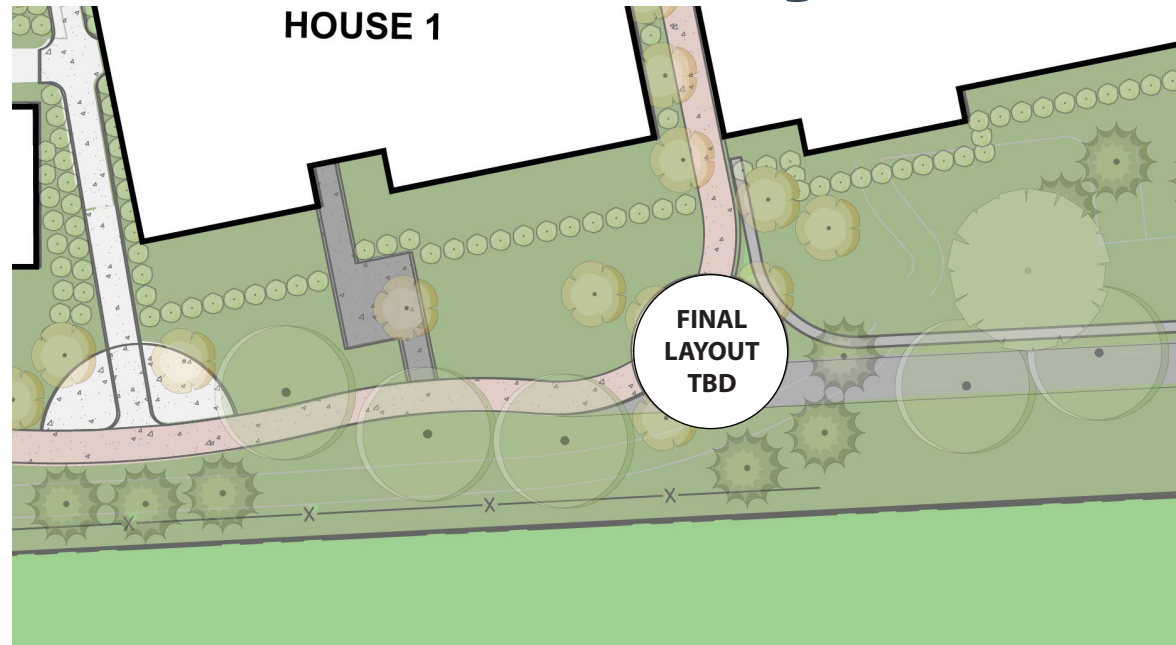
- Lannon Stone Walls
- Wood Boardwalks
- Meadow Plantings
- Cherry Blossoms
- Light House
- Arbor Gateway



House Courtyards | Door County



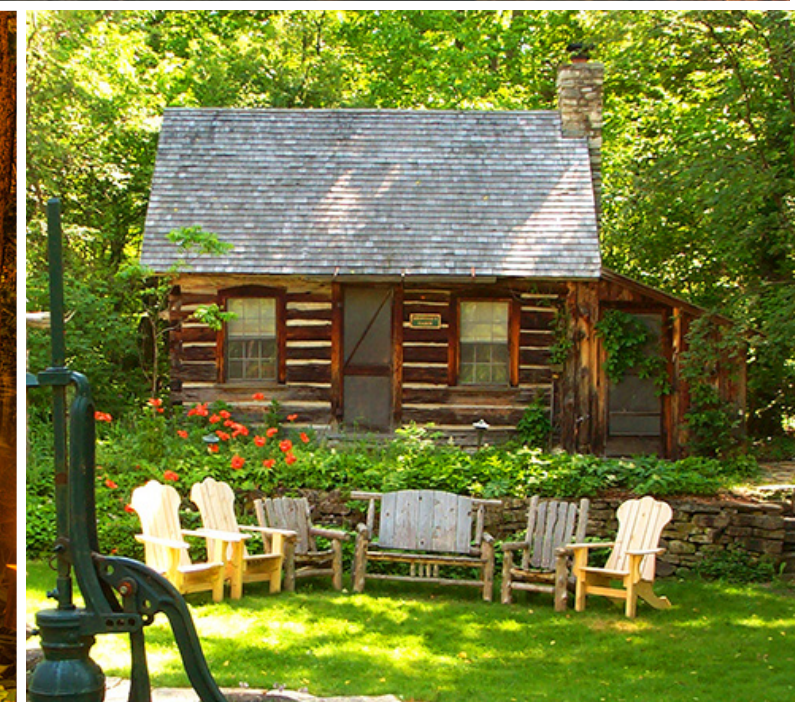
House Courtyards | Up North



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



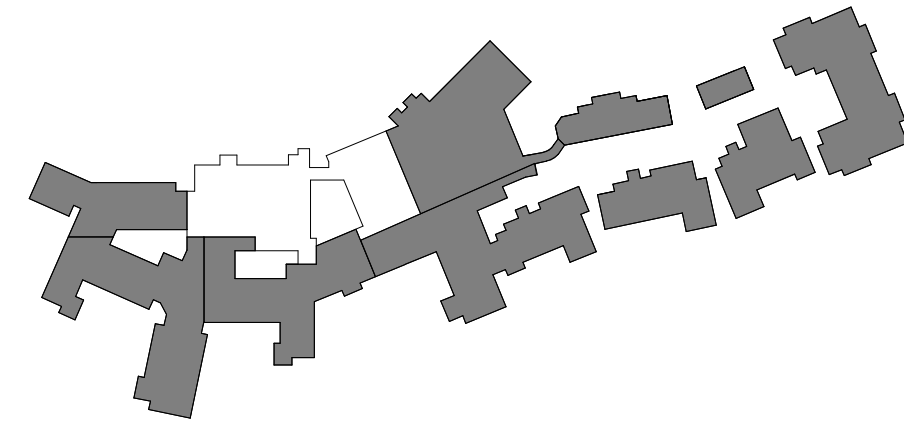
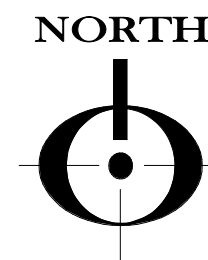
House Courtyards | Up North



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1 OVERALL DEMO PLAN
AD100 1/32" = 1'-0"



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 A Division of **dbsgroup**

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 Appleton, WI 54914
 P 920-969-9344
 communitylivingsolutions.com

PROPOSED ADDITIONS AND
 REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN

DESIGN DEVELOPMENT
 FIRST FLOOR
 OVERALL
 DEMOLITION
 PLAN

PROJECT
23-114

DATE
12/15/25

SHEET
AD100

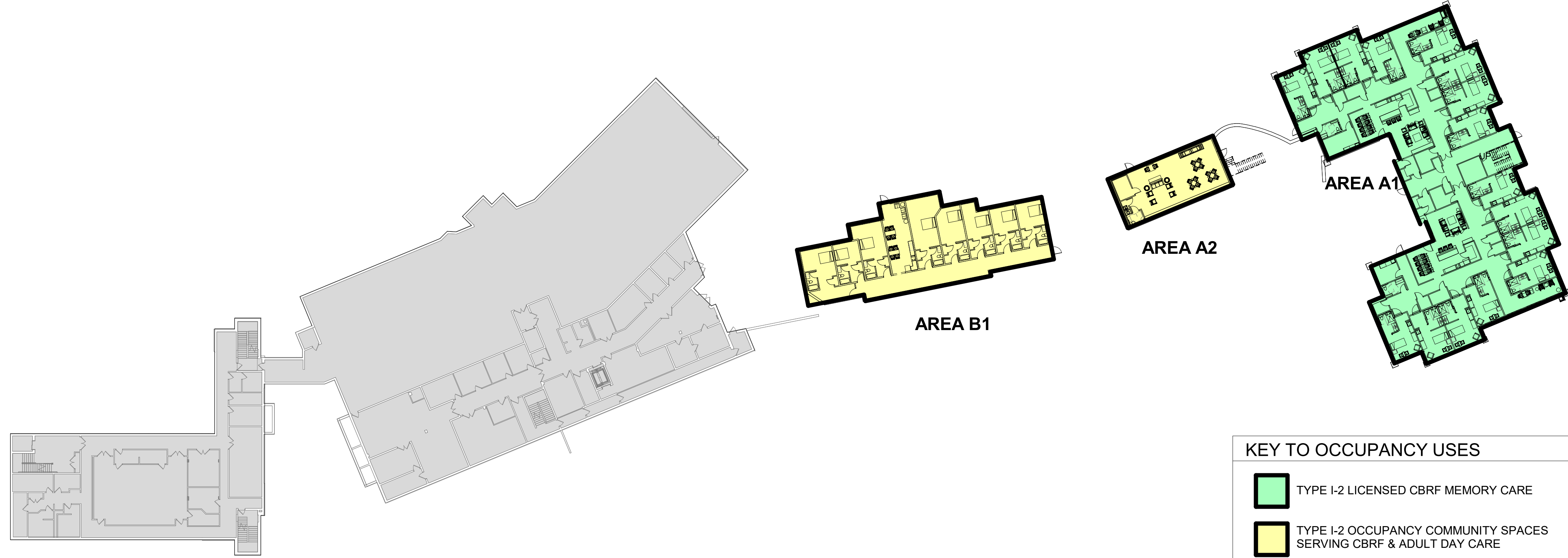
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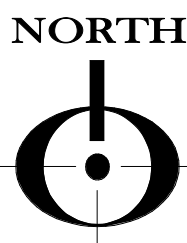
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OVERALL LOWER LEVEL FLOOR PLAN

1/32" = 1'-0"



| KEY TO OCCUPANCY USES | |
|---|---|
|  | TYPE I-2 LICENSED CBRF MEMORY CARE |
|  | TYPE I-2 OCCUPANCY COMMUNITY SPACES SERVING CBRF & ADULT DAY CARE |
|  | TYPE B ADMINISTRATION OFFICES |



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communitylivingsolutions.com

PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

OVERALL LOWER LEVEL FLOOR PLAN

PROJECT
23-114

DATE
12/15/25

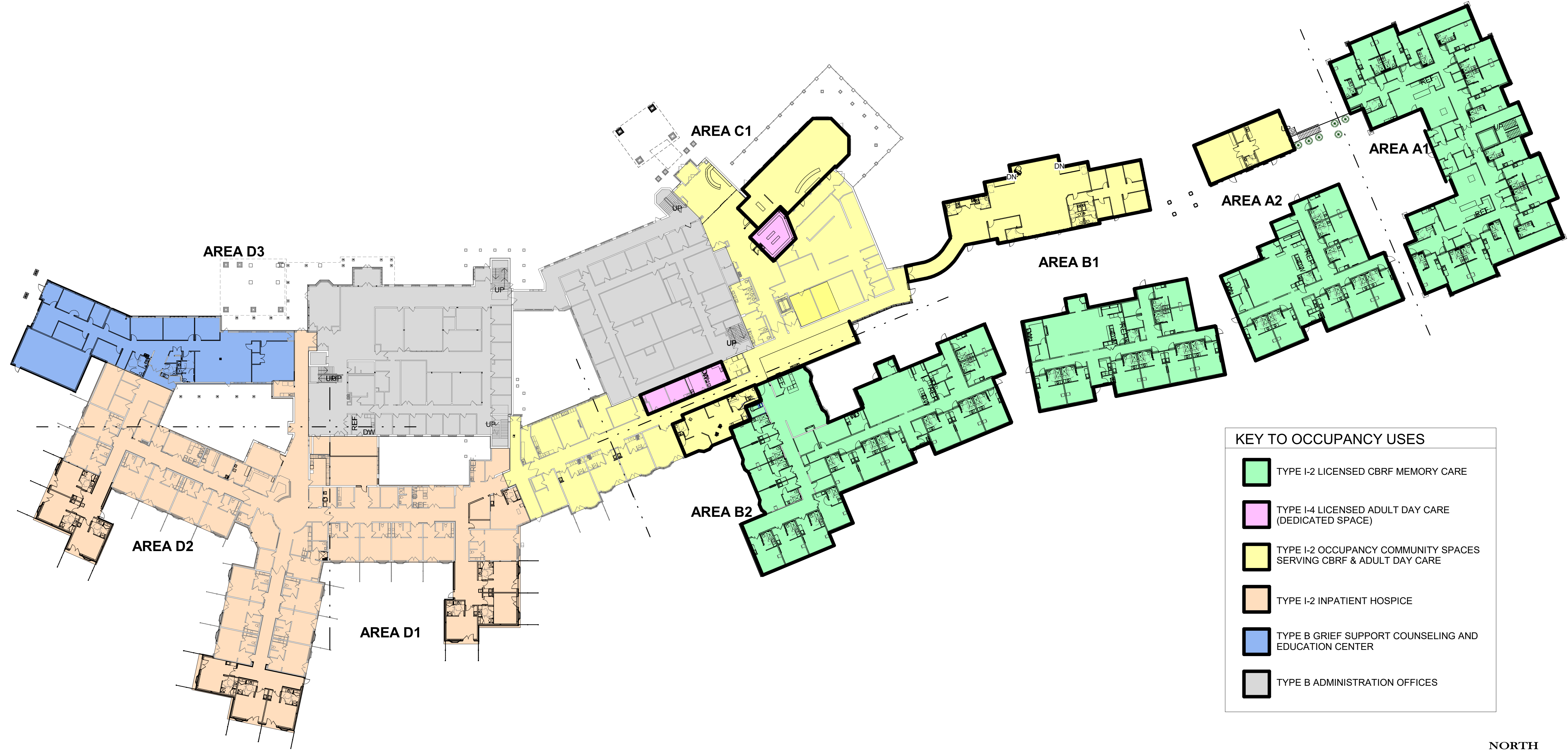
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DESIGN DEVELOPMENT

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X101
1/32" = 1'-0"

ZZ OVERALL FIRST FLOOR PLAN



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PROPOSED ADDITIONS AND REMODELS FOR:
GRACE HOSPICE
FITCHBURG, WISCONSIN

DESIGN DEVELOPMENT

OVERALL FIRST FLOOR PLAN

PROJECT 23-114

DATE 12/15/25

SHEET X101