

Village of Holmen
Planning Commission Minutes
April 25, 2023

Village President Barlow called the Planning Commission meeting to order at 6:00 pm on Tuesday, April 25, 2023. Present were commission members Barlow, Stanek, Grokowsky, Appold, Nicklaus, Kertis, and Kulcinski; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance was Amanda Charlesworth, Alexandria Schepp, Hannah Springer, and several staff members from the Hearten House III and Bluffview Memory Care Center who did not sign the attendance register.

Public Hearings:

Petition Petition by Hearten House III (Juniper Lane) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care

Petition by Bluffview Memory Care (Bluffview Court) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care.

Motion by Stanek, seconded by Kulcinski to open the public hearing. Carried 7-0.

Administrator Heinig stated the Hearten House III is part of a larger campus owned by Bethany Lutheran Homes located on Juniper Lane. The Bethany Lutheran Homes property is located in a R-5 zone with a conditional use permit for patient care. They are seeking a modification to the conditional use permit to allow them to keep chickens. He stated the chickens are kept in a small designated area at the Hearten House III building and the surrounding impacted areas are all owned by Bethany Lutheran Homes.

Amanda Charlesworth; director of the Hearten House III; 101 Juniper Lane stated the benefits of using chickens as therapy animals, the positive impacts that she and the staff has seen, the positive response the residents have had, the care of the chickens, and the maintenance of the area the chickens are kept.

Administrator Heinig stated the Bluffview Memory Care Center is located along Bluffview Court, north of CTH HD, and east of USH 53. He stated the surrounding area is largely undeveloped. The Bluffview Memory Care Center is located in a R-5 zone with a conditional use permit for patient care. They are seeking a modification to the conditional use permit to allow them to keep chickens.

Alexandria Schepp; Bluffview Memory Care Life Enrichment Director; 2101 Bluffview Court spoke to the commission about the end of life care provided at the facility, the benefits of using therapy animals, the activities the chickens are used in, the responses the residents have had, and staff observations since they have introduced the chickens. She

stated the chickens are kept in an internal courtyard, and gave a summary of the care of the chickens and the sanitation methods used in the chicken area.

Hannah Springer; Bluffview Memory Care Center Enrichment Director; 2101 Bluffview Court shared her observations of the positive affects the chickens have had.

Motion by Grokowsky, seconded by Nicklaus to close the public hearing. Carried 7-0.

Approval of the March 28, 2023 minutes:

Motion by Kertis, seconded by Kulcinski to approve the minutes of the March 28, 2023 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Petition by Hearten House III (Juniper Lane) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care

Administrator Heinig stated that chickens and other agricultural animals are not allowed in Holmen except in agricultural zoned areas. He stated that Bethany Lutheran Homes is seeking a modification to their conditional use permit to retroactively allow them to keep chickens at their Hearten House III building. He suggested that the discussion for modification should include limitations to be exclusively for therapy applications, only for nursing care, at least 250 feet from any residential area, provide proper means of proper containment, the designated areas be properly maintained, and any other limitations the commission felt were necessary.

Member Kulcinski asked if there were any other care centers in the Village that may apply. Administrator Heinig stated that Hope Stay and Caretta Assisted Living and Memory Center are the other similar facilities in the Village, but don't necessarily meet the stated limitations.

Member Stanek asked if either of the petitioners had any roosters and felt a stipulation should be made to only to allow hens. Amanda Charlesworth stated they had one rooster chick that was mistaken for a hen when they received it. She said they rehomed the rooster as soon as they realized its sex and understood and agreed with the restriction.

Member Grokowsky asked what would be the optimal number of chickens the petitioners would like to have? How much manure is produced? What is the manure management

plan? Amanda Charlesworth stated they have 6 hens at the Hearten House and don't intend to add to that number.

Alexandria stated they would like to have between 6 and 10 chickens at the Bluffview Memory Center. They don't have plans to add chicks at this time as there are difficulties introducing new chicks into an existing flock.

Bluffview Memory Center has adopted the Hearten House's management plans. Both areas used by the chickens are washed down daily, and the majority of the manure is composted on-site.

Member Appold suggested that a number not to exceed be part of the conditional use permit. Member Stanek stated he felt the maximum number should be 10. Both petitioners felt that was appropriate for their use.

Motion by Kulcinski, seconded by Nicklaus to recommend approval of the Petition by Hearten House III (Juniper Lane) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care, exclusively for therapy applications in a nursing care facility, the animals must be kept at least 250 feet from any residential zoned property, the animals and their containment must be properly maintained, the small therapy animals permitted shall be only chicken hens, and not exceed ten animals. Carried 7-0.

Possible Action and Recommendation on Petition by Bluffview Memory Care (Bluffview Court) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care

Motion by Appold, seconded by Kulcinski to recommend approval of the Petition by Bluffview Memory Care (Bluffview Court) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care, exclusively for therapy applications in a nursing care facility, the animals must be kept at least 250 feet from any residential zoned property, the animals and their containment must be properly maintained, the small therapy animals permitted shall be only chicken hens, and not exceed ten animals.. Carried 7-0.

Possible Action on Site Plan & Architectural Review (SPAR) Petition from owner Hope Stay Assisted Living Facility for a new Addition on Circle Drive.

Motion by Stanek, seconded by Appold to bring back item from the table. Carried 7-0.

Administrator Heinig stated the property is along Circle Drive. Hope Stay owns the parcel to immediately to the north and would like to expand their facility onto the adjacent parcel. They have paid their taxes and fees owed since last month's meeting. He stated that this expansion used the same themes as their existing building using the same masonry products,

LP siding, rooflines, glass, etc. When the building is completed it will appear as if it were built all at once. The proposal will have its parking and stormwater containment on the south end of the parcel and will add sidewalk across the perimeter of the lot. Lastly, he stated their landscaping, materials, and lighting all meet the requirements of the ordinance.

Motion by Stanek, seconded by Nicklaus to approve Site Plan & Architectural Review (SPAR) Petition from owner Hope Stay Assisted Living Facility for a new Addition on Circle Drive. Finding that the purposes of the SPAR Ordinance have been reasonably met, regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, and site landscaping. Carried 6-0 with Member Kertis abstained.

Possible Action on Site Plan & Architectural Review (SPAR) Petition for Five Unit Townhomes on Prairie Place (Block 3, Lot 3)

Administrator Heinig stated the property is along Prairie View Drive, east of Staphorst Lane, and west of the Grasslands apartments. He stated the proposed building will be a 2-story building to provide transition from the single-story area to the west into the 3-story Grasslands apartments to the east. The building frontage has masonry siding on the 1st story and the 2nd story will use LP siding with a vertical board and batten appearance. The sides of the building use masonry and horizontal LP smartside on the 1st story with LP vertical board and batten siding on the 2nd story. The back of the building uses horizontal LP smartside and vertical board and batten siding with no masonry. He noted that there was a discrepancy within the submittal where sheet A6 shows no masonry on the sides of the building and needs to be addressed in the approval. He stated the landscaping is located between the garages on the front side of the building and along the patios at the backside of the building. The wall mounted lighting units selected are compliant and will be on the masonry fronts.

Motion by Stanek, seconded by Grokowsky to approve Site Plan & Architectural Review Possible Action on Site Plan & Architectural Review (SPAR) Petition for Five Unit Townhomes on Prairie Place (Block 3, Lot 3) based on the building materials will be as shown on sheet A1. Finding that the purposes of the SPAR Ordinance have been reasonably met, regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, and site landscaping. Carried 7-0.

Updates and other informational items from and before the Planning Commission:

Administrator Heinig stated there is currently an item for next month's agenda.

Adjourn:

Motion by Kertis, seconded by Nicklaus to adjourn at 7:00 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer.

Village of Holmen
La Crosse County, WI

Notice of Public Hearing on a Conditional Use Permit

NOTICE IS HEREBY GIVEN that the Village of Holmen Planning Commission will hold a Public Hearing during their regular scheduled meeting in the Holmen Village Hall, at 421 S. Main Street, Holmen, WI, 54636, on the 25th day of April, 2023, at 6:00pm, on the proposed conditional use permit as follows:

Petition by Hearten House III (Juniper Lane) for a Modification to Existing Conditional Use Permit (On-site Nursing and Care in an R-5 Zone) to also allow for Restricted On-site Small Agricultural Therapy Animals for Such Care.

All pursuant to applicable Wisconsin Statutes and Holmen Village Ordinances, all interested parties are welcome to attend and may be heard during the public hearing. For more information prior to the public hearing, the petition is on file at the office of the Holmen Village Clerk, La Crosse County, Wisconsin, 421 Main Street, 54636, or you may contact the Village Administrator at 608-526-4336.

Petitioner: Hearten House III

HOLMEN VILLAGE BOARD
BY: Scott Heinig, Village Administrator

To be published: April 15 and April 16, 2023



April 14th, 2023

To whom it may concern,

We, Hearten House III of Eagle Crest Communities, request the Village Board consider a modification to our existing conditional use permit (currently allowing the use of on-site nursing and care in a R-5 zone) to also allow for the restricted on-site small agricultural therapy animals for such care.

Hearten House III is a 12 bed Memory Care unit that shares a 12 acre campus with 16 assisted living apartments, and 20 independent living townhomes. Our chickens are located directly on the property of Hearten House III, and do not have any capabilities of leaving the secure courtyard. We currently have six laying hens - two Barred Rocks, two Rhode Island Reds, and two Easter Eggers that have been raised with love and care by residents and staff since April 2022. Our Therapy chickens free range in our fully secure 1000sqft court yard, and have a 4ft(W) by 11ft(L) by 6ft(H) coop/nesting house, in which they are secure at night. The coop is maintained by Hearten House staff that involves daily checks to ensure chicken safety and a daily cleaning routine. This routine includes ensuring the chickens have fresh water, fresh food, clean bedding/litter, and daily egg retrieving. Coop modifications are made as needed per climate change. Staff are required to follow policy attached, and policy is enforced by facility Program Coordinator and Eagle Crest Communities Administration.

Researchers have continuously proven the numerous benefits of owning chickens in a Long-Term Care setting. Studies show that chickens (specifically hens) offer significant therapeutic benefits for people of all ages, and have been proving to be a powerful tool for those suffering from anxiety, depression, isolation, loneliness, and dementia. Researchers call this "Hen Power". At Hearten House III we have enriched the lives of our residents with our Chicken Therapy Program beyond our imagination. We have used our chickens on numerous occasions to provide comfort and entertainment to residents that may be struggling with behaviors or mental health episodes where other interventions are unsuccessful. It wasn't until we saw this program come to fruition, to realize that this "Hen Power" is in fact real and can change the lives of those residing in long term care settings.

Hearten House staff, its residents, and resident family members have witnessed the positive impact of our Chicken Therapy Program by involving our residents in caring for our chickens, retrieving eggs from nesting boxes, and observing them free range in our courtyard. We often involve our chickens in other facility activities such as chicken bingo, chicken races, cuddle therapy, and giving our residents purpose, as they are invited to assist in caring for the chickens. We have many residents who were local farmers, and having chickens in their backyard allows them to feel at home. We ask that the Village board strongly consider the positive impact that these birds have on our residents who have already lost so much. We ask that you allow us to continue to use Sunny, Happy, Lucy, Ginger, Rosie, and Daisy as a part of the Hearten House Chicken Therapy Program.

Best Regards,

Amanda Charlesworth, HH3 Program Coordinator

Subject: Backyard Chicken Policy

Category: All Hearten House III Staff

Date Updated: 4/28/2022

Date Reviewed: 4/28/2022

Date Originated: 4/28/2022

Responsible Person: Program Coordinator/Nursing

Originating Department: HH3 Program Coordinator/Nursing



**EAGLE CREST
COMMUNITIES™**
Caring Since 1946

Purpose:

To protect staff and residents from zoonotic infections, Hearten House III will follow the Centers for Disease Control and Prevention infection control recommendations for having backyard poultry.

Policy:

Hearten House III staff will be responsible for the care and maintenance of the chicken coop while ensuring infection control is prioritized and practiced after staff/resident/visitor handle live poultry.

Procedure:

RISK REDUCTION MEASURES MAY REDUCE THE RISK OF ZOONOTIC INFECTIONS. The following risk reduction strategies may reduce human infectious disease risk related to backyard chickens:

- All Staff, Residents, and Visitors must practice thorough hand washing after handling live poultry.
- All staff who are assisting with coop maintenance, must be wearing closed toed shoes, gloves, and long pants for cleaning.
- Coop will be maintained on a daily basis to ensure fresh water, food, and safe living environment for backyard chickens.
- Appropriate housing for the flock will be provided by the facility: easy to clean, secure from predators and other animals, adequate space per bird, and adequate ventilation.
- Flock will be secure in coop every evening and can free range periodically during the day.
- Regular removal of manure, bedding, and feed to reduce bacterial growth and flies.
- Storing poultry feed in rodent-proof containers.
- Regular cleaning and sanitization of equipment.
- Seeking veterinary help in case of illness in the birds and reporting clusters of bird deaths.
 - Medical care will be provided at Thompson Animal Medical Center when/if needed

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La Crosse County, WI

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All pursuant to applicable Wisconsin Statutes and Holmen Village Ordinances, all interested parties are welcome to attend and may be heard during the public hearing. For more information prior to the public hearing, the petition is on file at the office of the Holmen Village Clerk, La Crosse County, Wisconsin, 421 Main Street, 54636, or you may contact the Village Administrator at 608-526-4336.

Petitioner: Bluffview Memory Care

HOLMEN VILLAGE BOARD
BY: Scott Heinig, Village Administrator

To be published: April 15 and April 16, 2023



Bluffview Memory Care

A happier life for everyone...

2101 Bluffview Court

Holmen, WI 54636

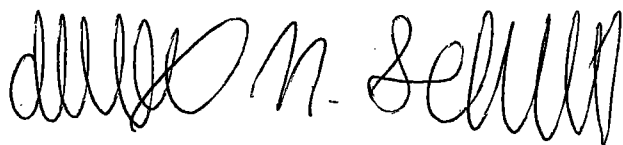
We, Bluffview Memory Care, request the Village Board consider a modification to our existing conditional use permit (currently allowing the use of on-site nursing and care in an R-5 zone) to also allow for restricted on-site small agricultural therapy animals for such care.

Bluffview Memory Care would like to have six to ten backyard chickens in our enclosed courtyard for residents to enjoy and take care of. The chickens will be housed in an enclosed courtyard that cannot be viewed from the road. The only way to see our chickens is by going through two doors at the front entrance and the second door is alarmed and locked and requires a fob or a staff member to let visitors in. Once inside the building there is a side door that leads out to the courtyard where the chickens will be kept and housed. The other enclosed courtyard will be used for planting flowers and vegetables. To get out into the courtyard by the chickens a fob or a staff member is also needed to unlock the door. The courtyard is completely enclosed and out of view from the public eye. Bluffview Memory Care staff will be responsible for the care and maintenance of the chicken coop while ensuring infection control is prioritized and practiced after staff/resident/visitor handle live poultry. All staff, residents and visitors must practice thorough hand washing after handling live poultry. All staff who are assisting with the coop maintenance must be wearing closed toed shoes, gloves, and long pants for cleaning. The coop will be maintained daily to ensure fresh water, food, and a safe living environment is met for Bluffview Memory Care's backyard chickens. The concrete in the courtyard will be swept every day to be rid of chicken droppings. The sidewalk will also be pressure washed once a week to get rid of any remaining chicken droppings. The flock will be secured in their coop every evening and can free range outside of their coop in the enclosed courtyard during the day. The coop that is provided by the facility for the flock will be easy to clean, secure from predators and other animals, adequate space per bird and adequate ventilation. Staff will ensure regular removal of chicken droppings, bedding, and feed to reduce bacterial growth and flies. Poultry feed will be stored in rodent- proof containers. Cleaning and sanitization of equipment will be done regularly. Bluffview Memory Care will seek veterinary help in case of illness in the birds and report clusters of bird deaths. Medical care will be provided at Thompson Animal Medical Center when/if needed.

Bluffview Memory Care in its entirety is 1,601.78 feet. We are licensed for 60 single rooms with a bathroom. We have four quadrants (Alpha, Bravo, Charlie, Delta). We have four dining rooms and four living rooms in each quadrant. There are 15 rooms in each quadrant. Our current census is 54 residents. The Bistro is at the center of the building where most of the activities/programs take place that the Life Enrichment department puts on.

With the current mental status of our resident's having Alzheimer and dementia it is very hard to take them out into the public even in small groups. Our focus is keeping our residents safe, engaged, and providing them with things that bring them joy, happiness and a good quality of life while living in a long-term care facility with no hope of returning to their homes. It is important to provide different experiences and things for our residents. A lot of our male residents were farmers and/or lived on a farm, while a lot of female residents were raised on a farm, had husbands who were farmers or raised chickens. Having the chickens here right now has already brought so much joy to our residents. Residents who typically don't come out of their rooms or smile, are coming out of their rooms, and smiling when they get to see and hold the chickens. Residents have expressed how happy they are that we get to have our own chickens and how good it feels to take care of something and be a "mother" in a sense to these tiny creatures. For older adults, most of the people that they knew are gone and their families become busier and busier. Having an animal with them all the time provides comfort as well as something to look forward to. It gives them a reason to get up and out of bed. Living in a long-term care facility can be lonely, depressing and isolating at times. As a facility, we have seen the benefits of pet therapy when we have therapy dogs come in to visit our residents every week. For a few minutes that day, residents are content and happy and end up talking about the dog that visited them all day. Chickens are becoming a powerful therapeutic tool for those suffering from anxiety, depression, isolation, loneliness and dementia in the United States, Canada, and the United Kingdom. There are several articles, research and programs that back the idea of having chickens in long-term care facilities as therapy animals. This practice is becoming more and more popular within these facilities, and we believe it could be a great comfort to our residents.

Thank you for your time and consideration in this matter,

A handwritten signature in black ink, appearing to read 'Alex Schepp', written in a cursive style.

Alex Schepp, CTRS

Life Enrichment Director

Bluffview Memory Care

BLUFFVIEW MEMORY CARE CHICKEN PROJECT

Alexandra Schepp, Life Enrichment Director



WHAT IS BLUFFVIEW MEMORY CARE?

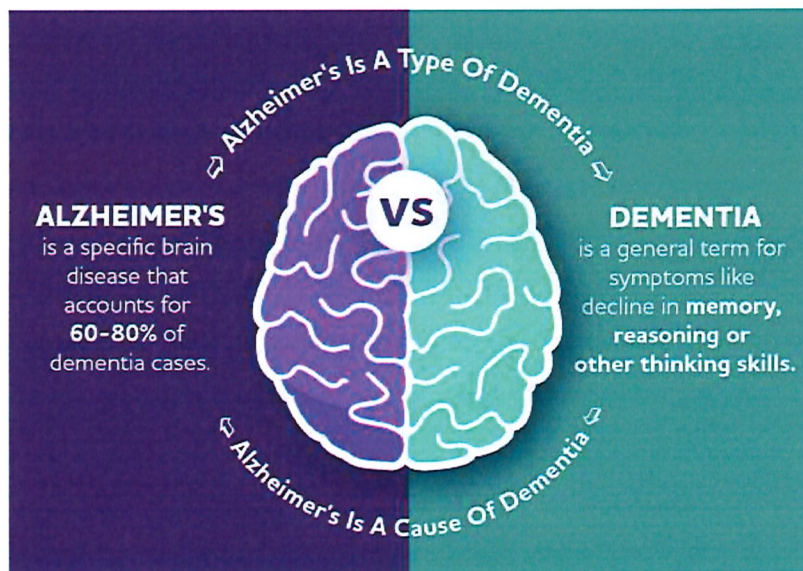
60 Bed Facility

Private Rooms

Assisted Living Dedicated to Alzheimer's/Dementia

24/7 care while meeting all five aspects of personal life
(physical, emotional, social, spiritual, and intellectual)

WHAT IS ALZHEIMER'S/DEMENTIA?



- Alzheimer's is a degenerative brain disease and the most common form of dementia that affects memory, thinking and behavior.
- Symptoms eventually grow severe enough to interfere with daily tasks.
- There is no cure, it is not a normal part of ageing and worsens over time.

LIVING AT BLUFFVIEW MEMORY CARE WITH ALZHEIMER'S DISEASE

- Away from families, friends and loved ones
- Not able to have their own pets live with them
- Locked facility
- Change/out of normal routine
- Are isolated/alienated from the outside world/community
- Confusion/not understanding
- Behaviors
- End of life
- Long-term care facilities evoke feelings of loneliness, depression and isolation

WHY CHICKENS?

They can live in the facility with the residents

Gives residents a reason to get out of bed

Good animals for reminiscing

Allows residents to assume a care-giver role

Require/encourage routine and responsibility

Provide laughter

Lessen loneliness and provide companionship

Encourage verbal communication

Reduce stress, anxiety and depression

Makes residents feel apart of something bigger

LET'S ASK THE RESIDENTS....



Judy says, "they are cute and furry. Feel warm & brings my mood up."



Diane says, "they are cute as a button, calming to hold and I feel important taking care of them."



Flo says, "brings back memories."



Tom says, "Reminds me of my time on the farm."



Mae & Greta say, "They create a social connection."

LET'S ASK THE RESIDENTS....



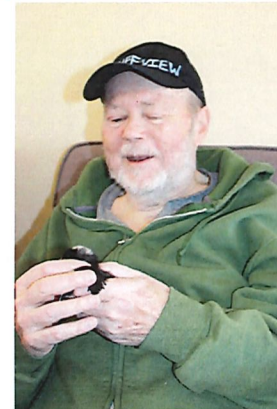
Vic says, "they make me so happy and make me feel alive."



Kim says, "They are cute and cuddly."



Joanne says, "I want to take it to my room & keep it."



Dale says, "The chickens make me smile."



Cleo says, "They are fun to watch and hold."

LET'S LOOK AT THE FACTS....

- Increasing use of a range of companion animals to assist those in living with ASD, ADHD, mental illness, Alzheimer's and Dementia.
- In nursing homes in the US, Australia and the UK, chickens are increasingly being used as therapy animals. In the UK and Australia, HenPower is a program that installs chicken coops in aged-care facilities.
- Residents are involved with caring for the chickens and even selling their eggs
- There are suggestions that trial programs have led to improved health and well-being, decreased depression and loneliness and improved social relationships.



IF YOU ARE STILL ON THE FENCE...

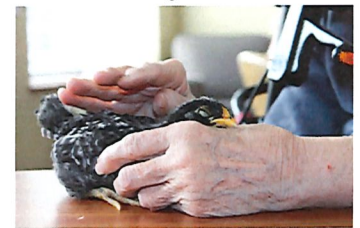
Come to Bluffview to visit

- See personally how the residents interact with the chickens.
- Witness the joy and happiness radiating off the residents.
- See the set up for the chickens in the enclosed courtyard.



Put yourself in their shoes

- Imagine being away from your home and all your loved ones.
- Imagine not being able to take your pet with you.
- Imagine being scared, isolated, confused, angry, sad.
- Imagine not having very much contact with the outside world or being in touch with reality.





QUESTIONS?



THANK YOU!!

REFERENCES

- https://www.alz.org/alzheimer_s_dementia
- <https://blog.disabilitycanhappen.org/six-health-benefits-of-raising-chickens/>
- <https://www.dineachook.com.au/blog/six-unexpected-benefits-of-having-chickens/>





PRAIRIE PLACE 5 UNIT TOWNHOMES BLOCK 3, LOT 3 PRAIRIE PLACE HOLMEN, WISCONSIN 54636

SITE / BUILDING FEATURES

1. LOT SIZE: 32,693 SF.
2. AREA PER UNIT: 32,693 / 5 = 6,526.6 SF.
3. BUILDING FOOT PRINT: 1,937 SF
4. FIVE, 2 STORY UNITS
5. BUILDING HEIGHT: 24'-6"
6. 3 BEDROOMS / 2 BATHS PER UNIT
7. COVERED PATIO AT EACH UNIT
8. 2 CAR GARAGES
9. 2 CAR WIDTH DRIVEWAYS

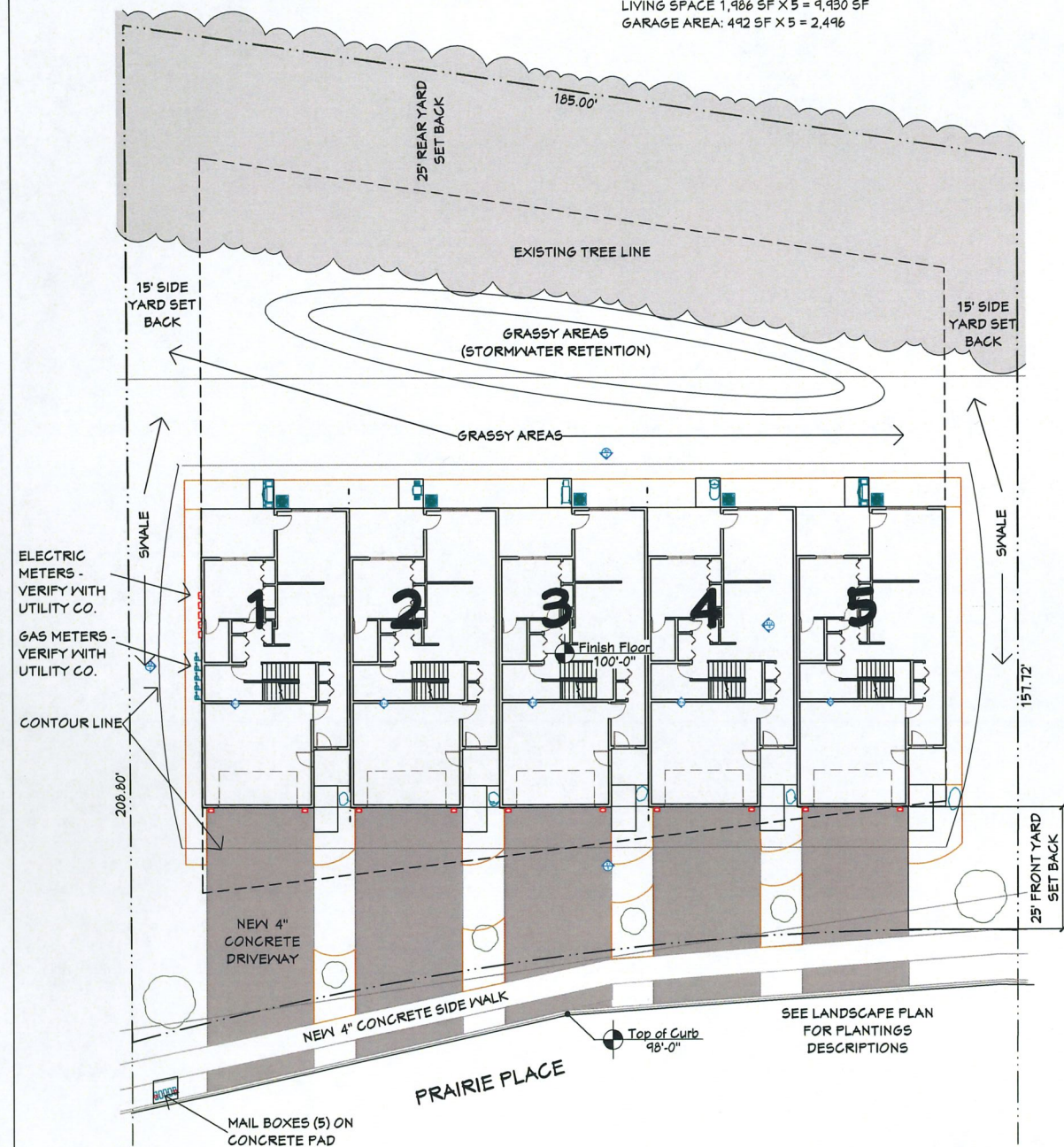
BUILDING SQUARE FEET

SINGLE UNIT SQUARE FOOTAGE:

FIRST FLOOR: 1,288 SF
SECOND FLOOR: 698 SF
TOTAL LIVING SPACE: 1,986 SF
GARAGE: 492 SF

TOTAL UNIT SQUARE FOOTAGE:

LIVING SPACE 1,986 SF X 5 = 9,930 SF
GARAGE AREA: 492 SF X 5 = 2,496



ARCHITECTURAL PLOT PLAN

1/16" = 1'-0"



CONCEPT VIEW FROM STREET

NO SCALE

LP SMARTSIDE - BOARD & BATTEN

CULTURED STONE



SHINGLES



BOARD & BATTEN SIDING



LAP SIDING



CULTURED STONE



EXTERIOR LIGHT

STREET FACADE CLADDING:

TOTAL FACADE: 2,365 SF
DOOR AREA: 592 SF
WINDOW AREA: 240 SF
TOTAL CLADDING AREA: 1,553 SF
STONE CLADDING: 769 SF (50.5%)
BOARD & BATTEN: 776 SF (49.5%)

EXTERIOR MATERIALS

BUILDING ELEVATION NOTES

1. ROOF SHINGLES TO BE OWENS CORNING DURATION SHINGLES. COLOR - ESTATE GRAY.
2. BOARD & BATTEN SIDING TO BE LP SMARTSIDE, CEDAR TEXTURE PANELS WITH LP SMARTSIDE TRIM. COLOR - STEEL GRAY.
3. HORIZONTAL LAP SIDING TO BE 8" WIDE, LP SMARTSIDE. COLOR - STEEL GRAY.
4. WINDOW, DOOR AND WALL TRIM TO BE LP SMARTSIDE. COLOR - WHITE.
5. GUTTERS AND DOWNSPOUTS TO BE WHITE.
6. CULTURED STONE TO BE FLY-GEM STACKED STONE. COLOR - CALGARY.

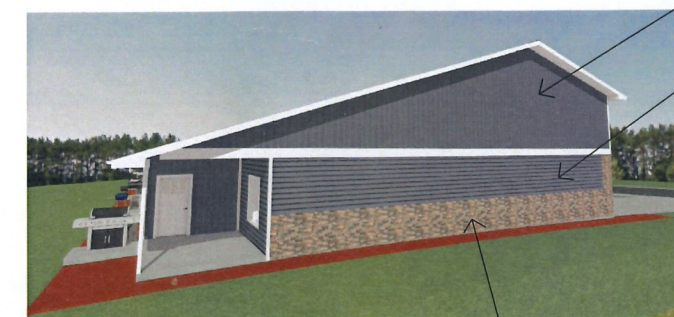


CONCEPT VIEW FROM BACKYARD

NO SCALE

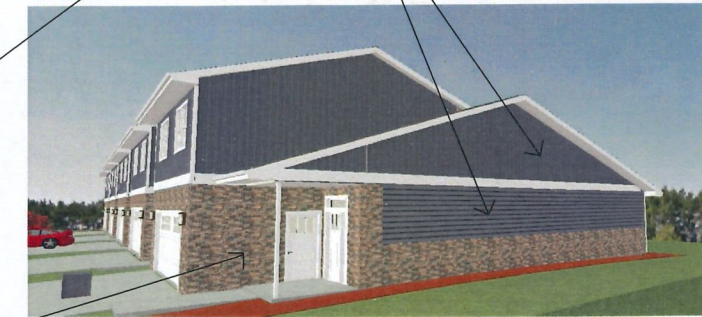
LP SMARTSIDE - BOARD & BATTEN

LP SMARTSIDE - 8" LAP SIDING



CONCEPT VIEW FROM EAST

NO SCALE



CONCEPT VIEW FROM WEST

NO SCALE

CONCEPT 2.1

DesignFocus LLC
Onalaska, Wisconsin 54650
Ernie Tourville Architect 608-780-1826

PRAIRIE PLACE
5 UNIT TOWNHOMES
BLOCK 3, LOT 3
PRAIRIE PLACE
HOLMEN, WISCONSIN 54636

SCALE @ 24" X 36"

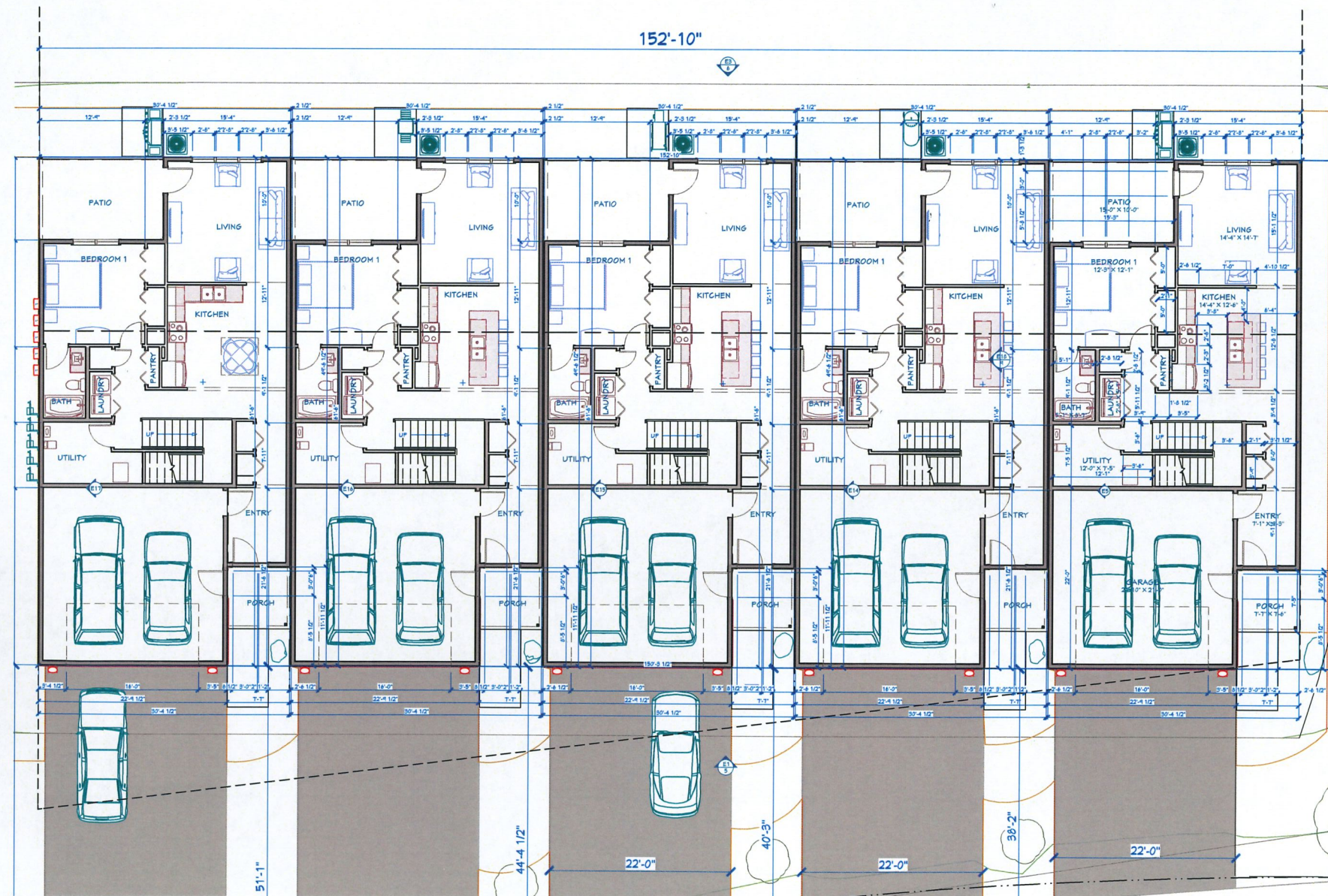
DATE: 01/26/2023

SHEET

A1



2 NORTH ELEVATION
A5 1/8" = 1'-0"



1 FLOOR PLAN
A5 1/8" = 1'-0"

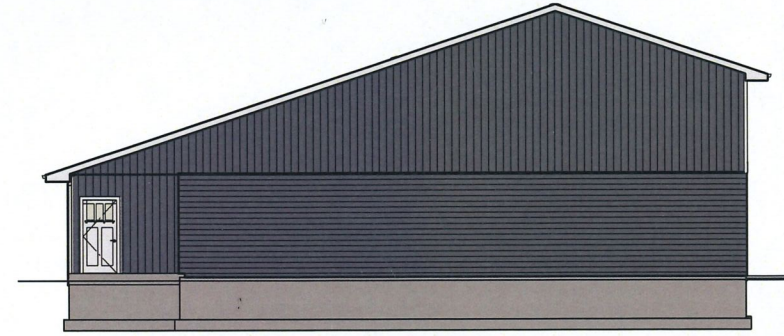




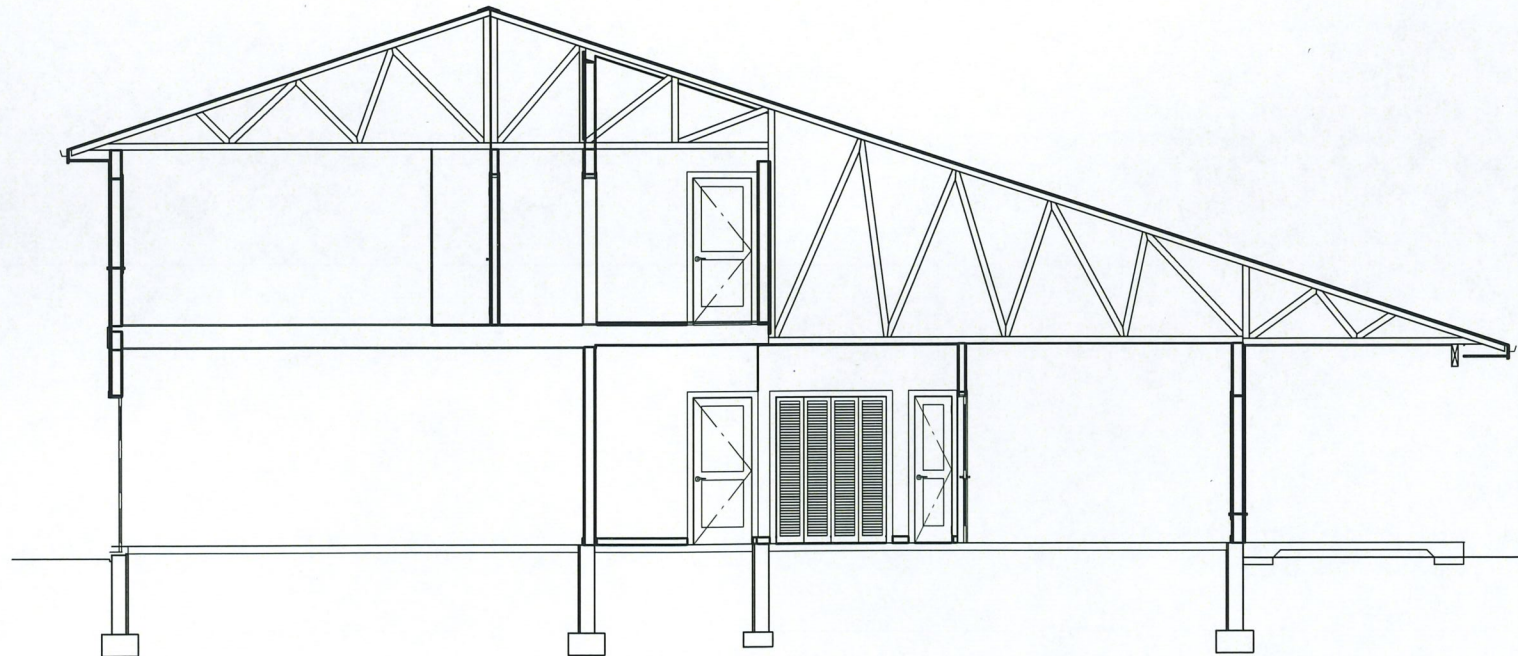
1 SOUTH ELEVATION
A6 1/8" = 1'-0"



2 WEST ELEVATION
A6 1/8" = 1'-0"



3 EAST ELEVATION
A6 1/8" = 1'-0"



4 CROSS SECTION
A6 1/4" = 1'-0"

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3. HORIZONTAL LAP SIDING TO BE 8" WIDE, LP SMARTSIDE, COLOR - STEEL GRAY.
4. WINDOW, DOOR AND WALL TRIM TO BE LP SMARTSIDE. COLOR - WHITE.
5. CULTURED STONE TO BE PLY GEM STACKED STONE. COLOR - CALGARY.
6. FACADE CLADDING:

TOTAL FACADE:	2,365 SF
DOOR AREA:	592 SF
WINDOW AREA:	240 SF
TOTAL CLADDING AREA:	1,553 SF
STONE CLADDING:	769 SF (50.5%)
BOARD & BATTEN:	776 SF (49.5%)

CONCEPT 2.1

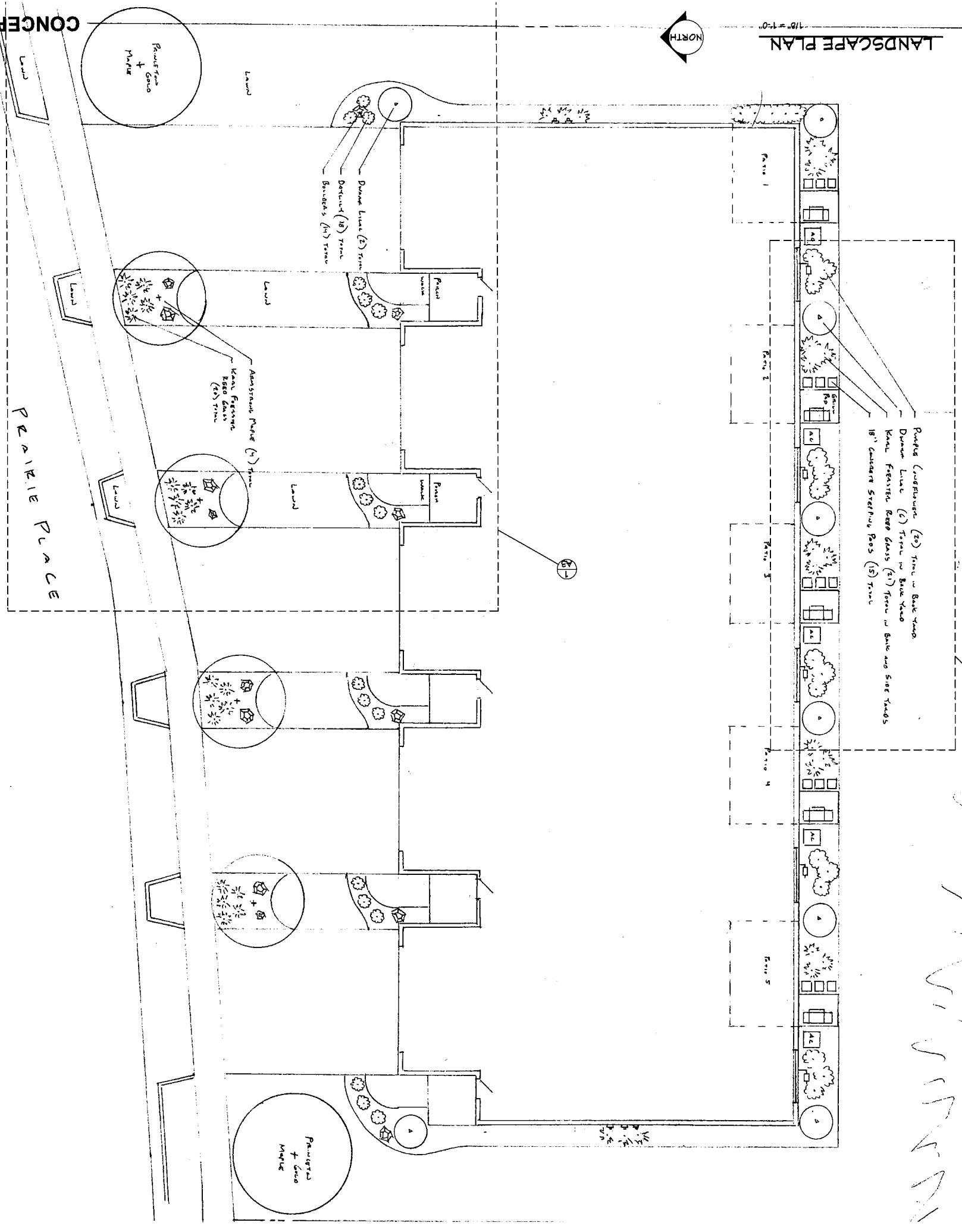
Handwritten: 100' x 150' lot - 10' x 10' lot

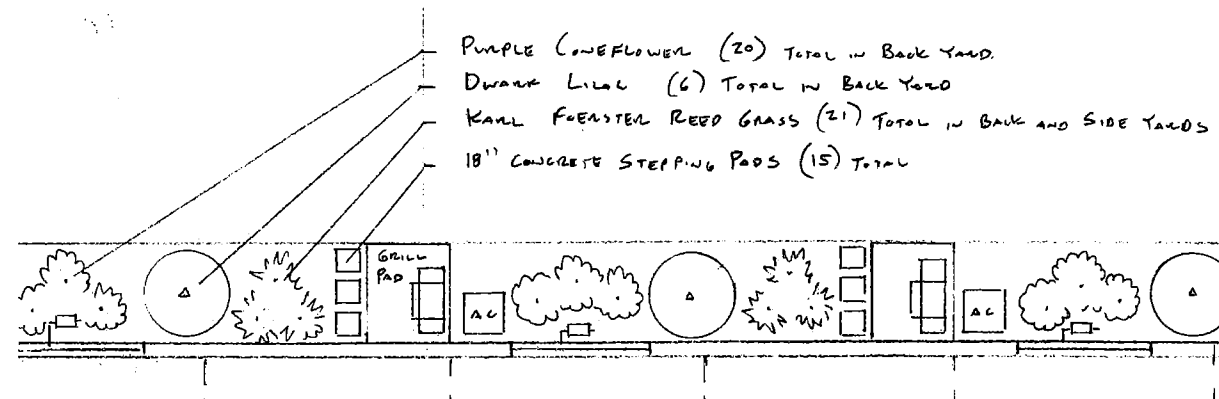
EXIST. Woods



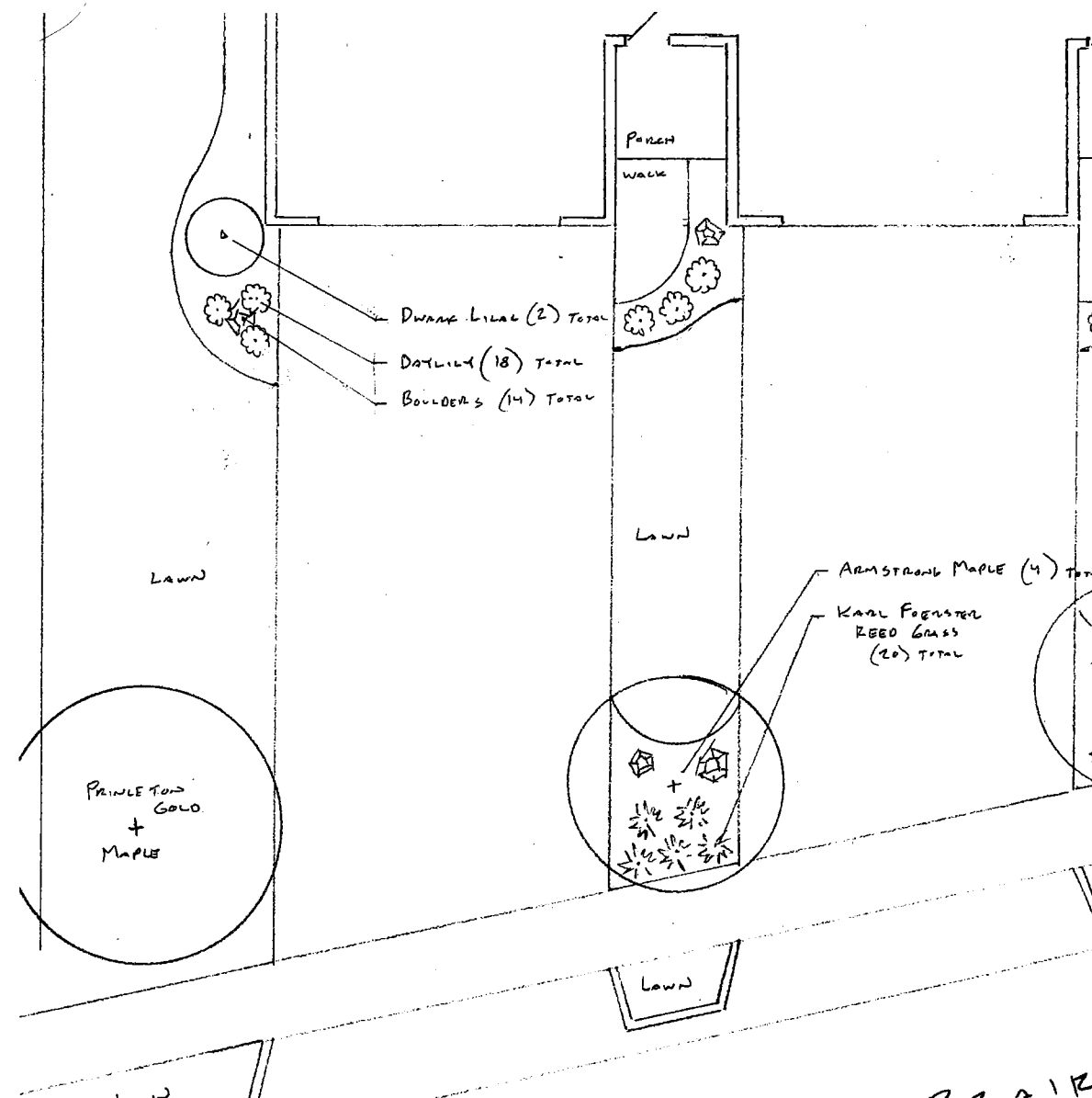
LANDSCAPE PLAN

1/8"=1'-0"





LANDSCAPE PLAN - Details
 3/16" = 1'-0"



LANDSCAPE PLAN - Details
 3/16" = 1'-0"





BRAND

Hubbardton Forge

DESCRIPTION

The Banded Top Plate Small Outdoor Wall Sconce has a sleek, clean design that is inspired by the Far East. Two handcrafted metal bands, intersected by a bold, vertical bar, encircling the Opal glass and fastened to an aluminum back and top plate. Robust Coastal Outdoor finishes are specifically formulated to resist some of the harshest environmental conditions. Lifetime Limited Warranty when installed in residential setting. Handcrafted to order by skilled artisans in Vermont, USA. Wet location rated.



Shown in: Coastal Natural Iron / Opal

SHADE COLOR	Opal
BODY FINISH	Coastal Natural Iron
WATTAGE	100W
DIMMER	Standard 120V
DIMENSIONS	6"W x 12.5"H x 4.7"D
BULB NOT INCLUDED	
LAMP	1 x BT15/Medium (E26)/100W/120V Halogen 1 x BT15/Medium (E26)/120V LED

ITEM NUMBER

HUB209689

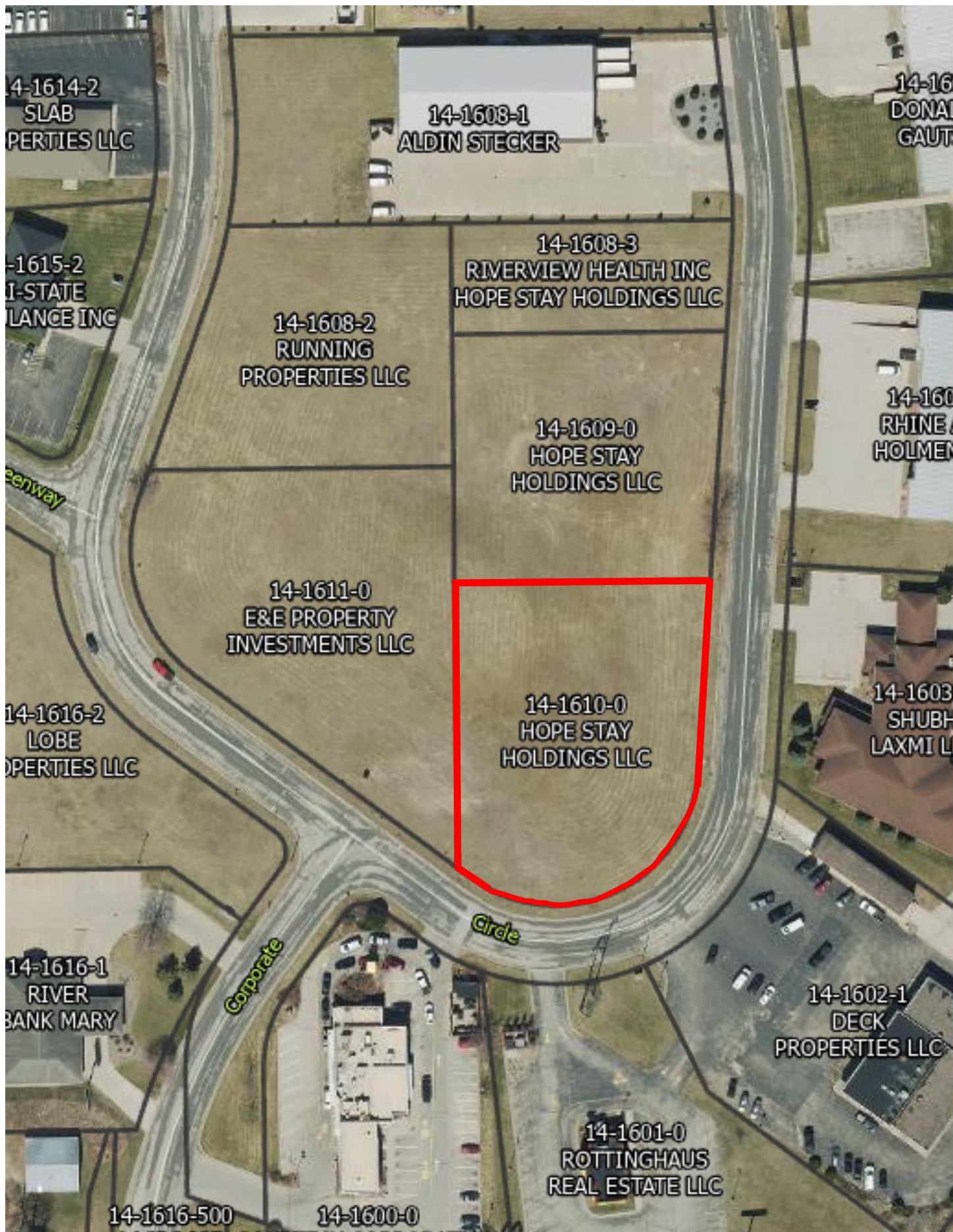
COMPANY

PROJECT

FIXTURE TYPE

APPROVED BY

DATE



14-1614-2
SLAB
PERTIES LLC

14-1608-1
ALDIN STECKER

14-16
DONAL
GAUT

14-1615-2
I-STATE
LANCE INC

14-1608-3
RIVERVIEW HEALTH INC
HOPE STAY HOLDINGS LLC

14-1608-2
RUNNING
PROPERTIES LLC

14-1609-0
HOPE STAY
HOLDINGS LLC

14-160
RHINE /
HOLMEN

14-1611-0
E&E PROPERTY
INVESTMENTS LLC

14-1610-0
HOPE STAY
HOLDINGS LLC

14-1603
SHUBH
LAXMI L

14-1616-2
LOBE
PROPERTIES LLC

14-1616-1
RIVER
BANK MARY

14-1602-1
DECK
PROPERTIES LLC

14-1601-0
ROTTINGHAUS
REAL ESTATE LLC

14-1616-500

14-1600-0

Hope Stay Memory Care Expansion

ROOF PEAK
123' - 11"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"



Wall S.F.: 270 S.F.
Stone Needed: 135 S.F.
Stone Provided: 134 S.F.

Wall S.F.: 666 S.F.
Stone Needed: 333 S.F.
Stone Provided: 334 S.F.

Wall S.F.: 594 S.F.
Stone Needed: 297 S.F.
Stone Provided: 301 S.F.

1 EAST ELEVATION
A-000 3/32" = 1'-0"

ROOF PEAK
122' - 8"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"

ROOF PEAK
123' - 11"

ROOF PEAK
118' - 8"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"



Wall S.F.: 477 S.F.
Stone Needed: 238 S.F.
Stone Provided: 239 S.F.

2 NORTH ELEVATION
A-000 3/32" = 1'-0"

ROOF PEAK
122' - 8"

LEGEND - EXTERIOR FINISHES

CODE	MATERIAL	MANUFACTURER AND COLOR
A	STONE VENEER	ELDORADO STONE - SHADOW ROCK - TETON
B	LP SMARTSIDE LAP SIDING	SW7668 KNITTING NEEDLES
C	LP SMARTSIDE BOARD & BATTEN	SW7668 KNITTING NEEDLES
D	LP SMARTSIDE SHAKES	SW7629 GRAPY
E	LP SMARTSIDE PANEL	SW7629 GRAPY
F	METAL SILL TRIM	WHITE
G	LP TRIM BOARD - 4"	WHITE
H	LP TRIM BOARD - 6"	WHITE
I	PREFINISHED METAL SOFFIT / FASCIA	WHITE
J	ASPHALT SHINGLES	TAMKO HERITAGE PREMIUM (BLACK)
K	LP TRIM BOARD - 12"	WHITE

ROOF PEAK
122' - 8"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"



Wall S.F.: 666 S.F.
Stone Needed: 333 S.F.
Stone Provided: 335 S.F.

3 WEST ELEVATION
A-000 3/32" = 1'-0"

ROOF PEAK
123' - 11"

ROOF PEAK
118' - 8"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"

ROOF PEAK
122' - 8"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"



Wall S.F.: 1,346 S.F.
Stone Needed: 673 S.F.
Stone Provided: 678 S.F.

4 SOUTH ELEVATION
A-000 3/32" = 1'-0"

ROOF PEAK
123' - 11"

ROOF PEAK
118' - 8"

TRUSS BEARING
109' - 1 1/8"

FINISH FLOOR
100' - 0"

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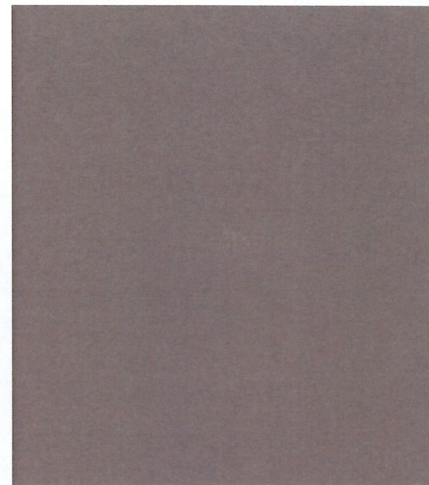
03/10/2023

Hope Stay Memory Care Expansion

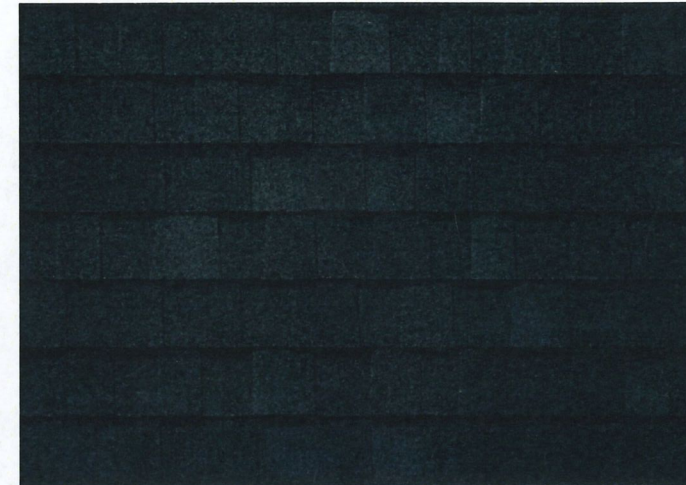
MATERIALS



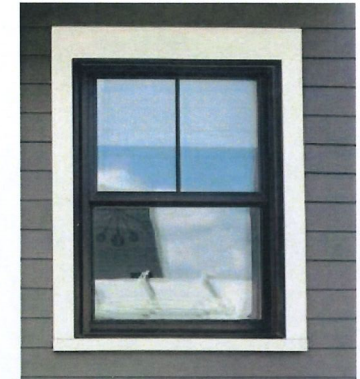
ROOF GABLES:
LP SMARTSIDE CEDAR SHAKE
GRAPY



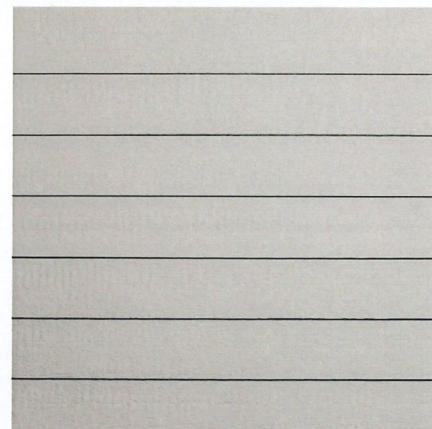
SIDING:
LP SMARTSIDE SIDING PANEL
GRAPY



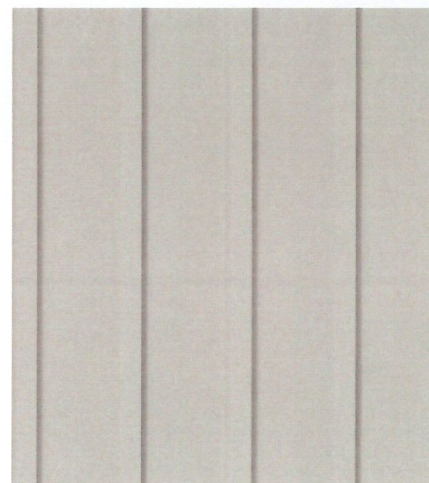
ROOFING
ARCHITECTURAL ASPHALT SHINGLES (BLACK)



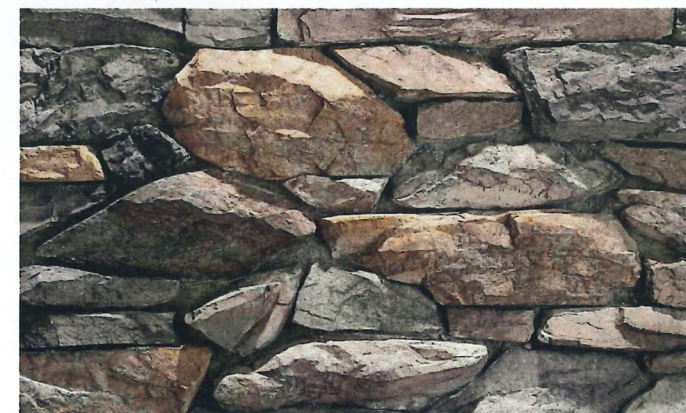
EXTERIOR WINDOWS:
CRAFTSMAN STYLE
DARK FRAME W/ WHITE TRIM



SIDING:
LP SMARTSIDE HORIZONTAL LAP
KNITTING NEEDLES



SIDING:
LP SMARTSIDE BOARD AND BATTEN
KNITTING NEEDLES



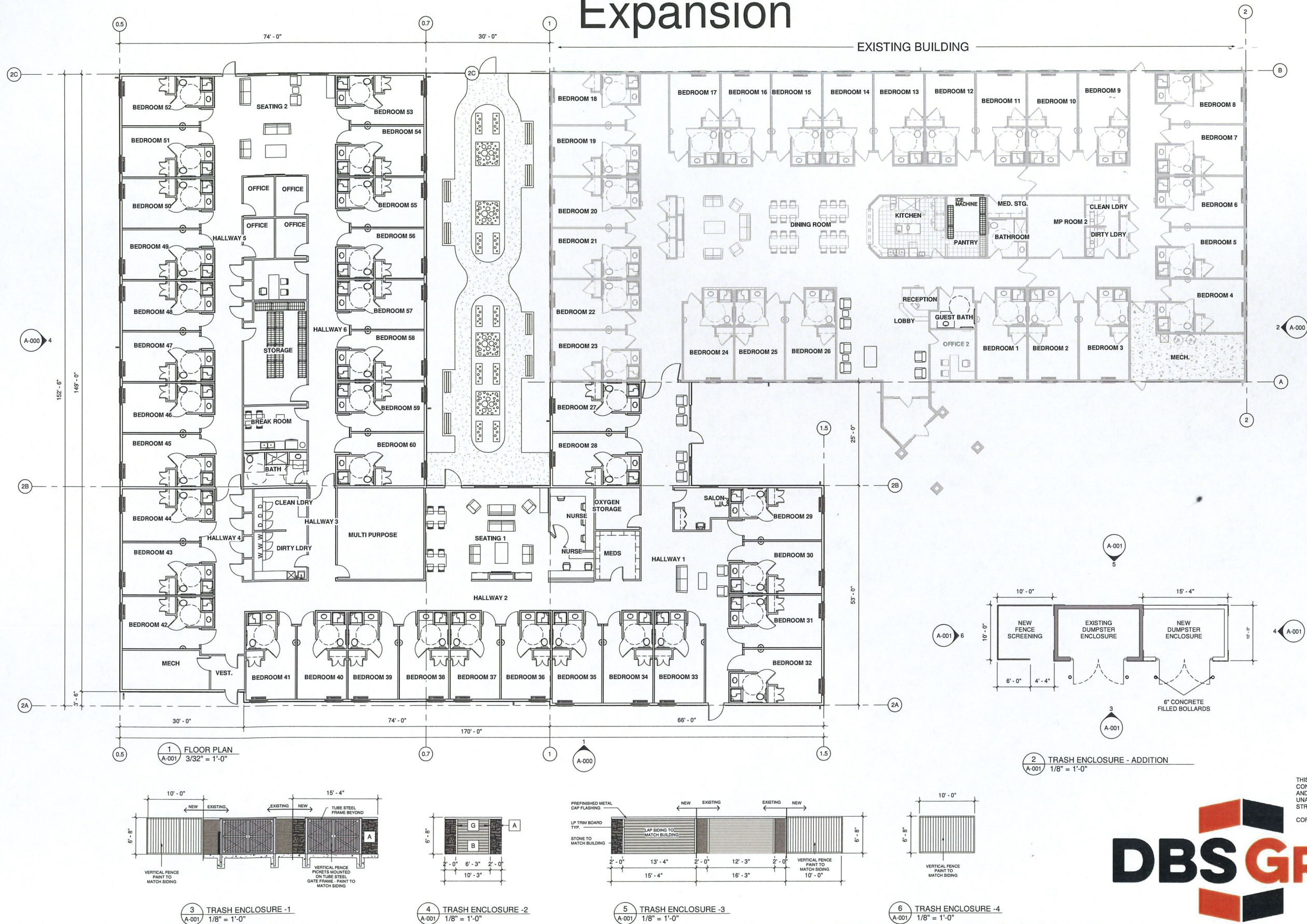
STONE:
ELDORADO STONE SHADOW ROCK
COLOR: TETON



EXTERIOR DOORS:
BLACK FRAMES W/
WHITE TRIM

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Hope Stay Memory Care Expansion



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DBS GROUP

03/10/2023

03/10/2023

Site Zoned: General Business (B-2)

BUILDING FOUNDATION (40 pts./100 L.F.)
 661 L.F. = 265 points required
 Proposed Low Deciduous Trees (10 pts.)=5x10=50 points
 Proposed Low Deciduous Shrubs (1 pt.)=86x1=86 points
 Proposed Medium Evergreen Shrubs (5 pts.)=30x5=150 points
 Proposed Low Evergreen Shrubs (3 pts.)=9x3=27 points
TOTAL= 313 points

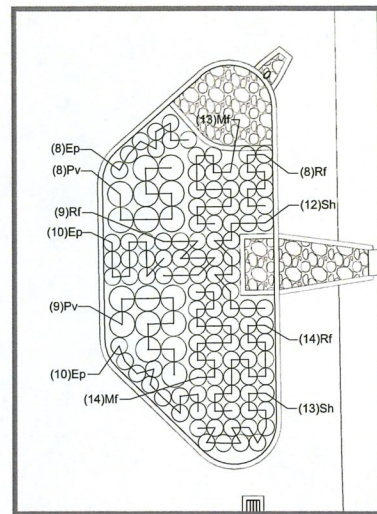
PAVED AREAS (80 pts./20 spaces)

Proposed Low Deciduous Trees (10 pts.)=10x3=30 points
Proposed Low Deciduous Shrubs (1 pt.)=7x1=7 points
Proposed Low Evergreen Shrubs (3 pts.)=13x3= 39 points
TOTAL= 76 points

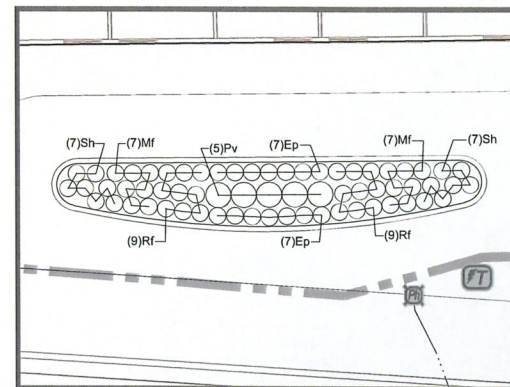
STREET FRONTAGE (60 pts./100 L.F.)

393 L.F.=236 points required
Proposed Shade Trees (150 pts.)= $2 \times 75 = 150$ pts.
Proposed Tall Deciduous Trees (90 pts.) $2 \times 30 = 60$ pts.
Proposed Medium Deciduous Trees (2 pts.)= $x \times 15 = 30$ pts.
TOTAL = 240 points

YARD AREA (15 pts./1000 SF of Building)
16,693 S.F./1000 S.F. = 251 points required
Biofilters = 20 points/20 S.F.
Proposed Biofilters = 1,086 S.F.
TOTAL = 1,086 points



BIOFILTER #1 1" = 10'-0"



BIOFILTER #2 1" = 10'

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea 'Moonshine' Moonshine Yarrow	2 quart	22
Ag	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	#5 container multi-stem	
Am	Aronia melanocarpa 'Morton' Iroquois Beauty Black Chokeberry	3 gal	
Co	Celtis occidentalis Northern Hackberry	2" cal	
Di	Diervilla lonicera Dwarf Bush Honeysuckle	3 gal	
Gt	Gleditsia trifacantha var. 'inermis' 'Harve' Northern Acclaim Honeylocust	2" cal	
Hr	Hemerocallis 'Ruby Stella' Ruby Stella Daylily	1 gal	
Hs	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	1 gal	
Js	Juniperus sabinia 'Broadmoor' Broadmoor Juniper	5 gal	
Ma	Malus 'Adirondack' Adirondack Crabapple	1 1/2" cal	
Qb	Quercus bicolor Swamp White Oak	2" cal	
Sb	Spiraea betulifolia 'Tor' Tor Birchleaf Spirea	3 gal	
Sr	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	1 1/2" cal	
Tm	Taxus x media 'Tauntont' Tauntont Spreading Yew	5 gal	
Ua	Ulmus americana 'Princeton' Princeton American Elm	2" cal	

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ep	Echinacea purpurea Purple Coneflower	4" pot	39
Mf	Monarda fistulosa Bergamot	4" pot	
Pv	Panicleum virgatum Switchgrass	4" pot	
Rf	Rudbeckia fulgida 'Blot' Violet's Little Suzy Black-eyed Susan	4" pot	
Sh	Sporobolus heterolepis Prairie Dressed	4" pot	

1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.

2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 4" OF SHREDDED HARDWOOD BARK MULCH. ALL SHADE TREES IN LAWN AREAS SHALL BE MULCHED WITH 4" SHREDDED HARDWOOD BARK MULCH RING. ROCK MULCH AREAS TO HAVE FABRIC WEED BARRIER AND 3" OF #2 RIVER ROCK MULCH. PROVIDE STEEL EDGING AROUND ALL LANDSCAPE BEDS AS PER PLANS. PROVIDE BELGIAN WALL AND WEDGE BLOCKS AROUND ALL BIOFILTERS AND SPLASH PADS PER PLANS.

3. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH SEED AND MULCH.
REFER TO PLAN.

4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.

5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.

6. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT.

 EROSION CONTROL MATTING, SHALL BE CURLEX BY AMERICAN EXCELSIOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDATION

NOTES:

- FOR TREES IN CONTAINERS, REMOVE CONTAINER PRIOR TO PLANTING
- FOR BARE ROOT TREES, PLACE TREE IN MIDDLE OF PLANTING HOLE, SPREAD ROOTS OUT RADIIALLY FROM THE TRUNK AROUND THE PREPARED HOLE.

TREES SHALL BE STAKED ONLY AS NECESSARY TO PREVENT TREES FROM BLOWING OVER, AVOID STAKING TREES WHEN POSSIBLE. STAKING MATERIAL SHALL BE REMOVED AFTER THREE MONTHS.

TRUNK FLARE

3-4" SHREDDED BARK MULCH

BACKFILL, PLACE IN 6" LIFTS

ROOT BALL

COMPLETELY REMOVE AND DISPOSE OF ALL TWINE, ROPE, AND WIRE BASKETS

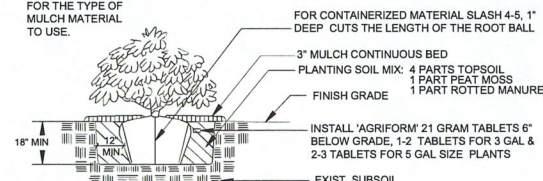
TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT THE ROOT BALL DOES NOT SHIFT

3X DIAMETER OF ROOT BALL OR PER PLAN IF PLANTED IN A BIKINETENTION AREA OR IF TREE OPENING IS RESTRICTED BY PAVEMENT

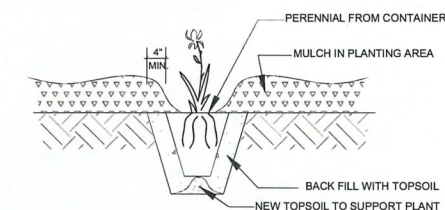
PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

NO SCALE

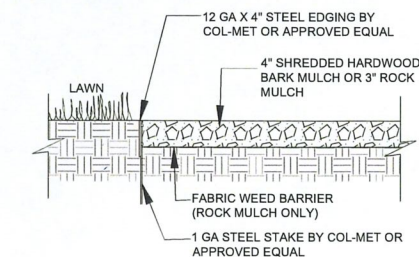
NOTE: SEE
LANDSCAPE NOTES
FOR THE TYPE OF
MULCH MATERIAL
TO USE.



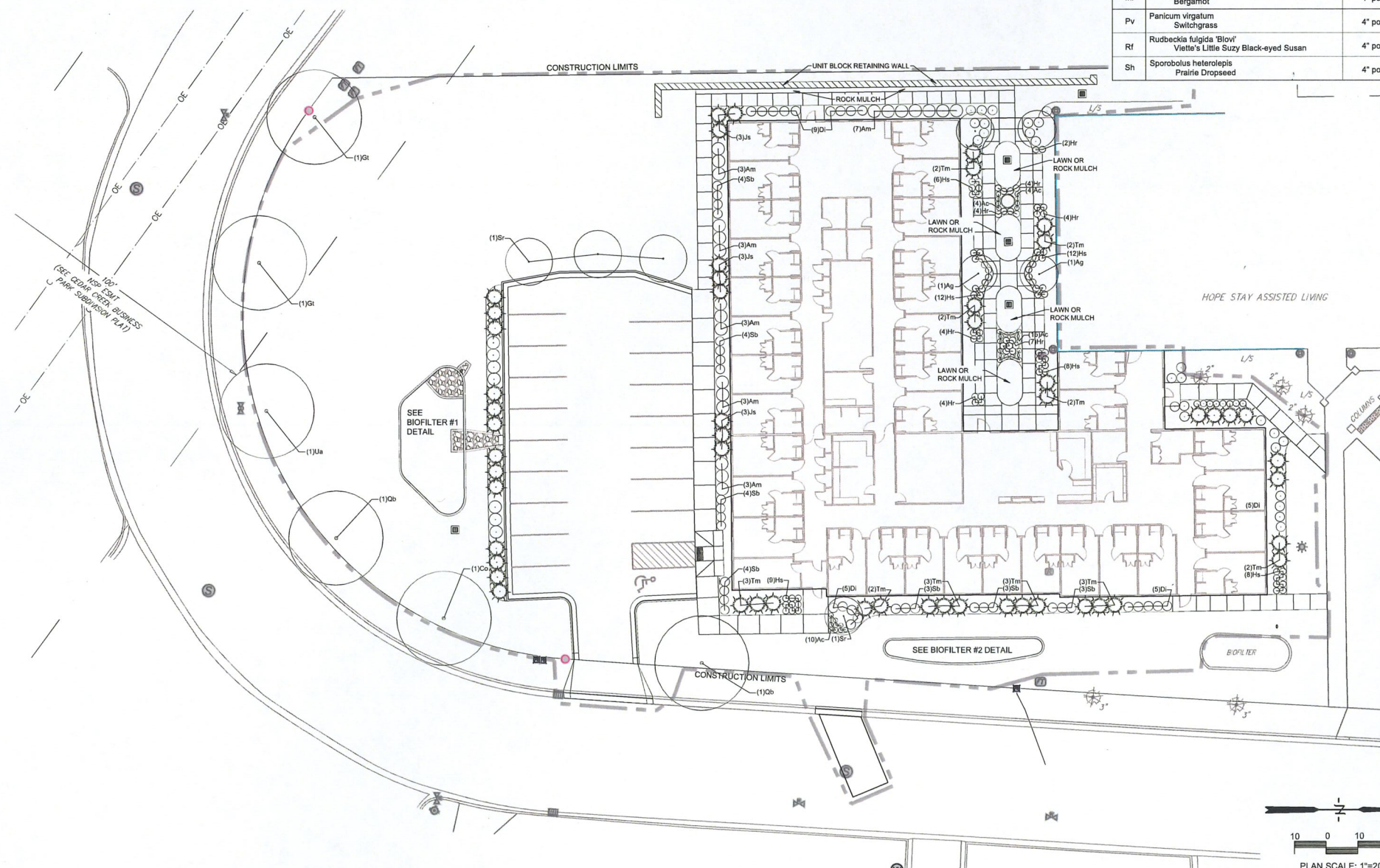
NO SCALE



NO SCALE



NO SCALE



STORM WATER CONSTRUCTION POLLUTION PREVENTION NOTES

SITE CLEARING SHALL APPLY TO ALL AREAS INSIDE LIMITS AS SHOWN ON THE PLANS. REMOVE ALL TREES COMPLETELY AS DIRECTED BY THE OWNER. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED INSIDE THE LIMITS OR PLACED IMMEDIATELY ON SLOPES BEING RESTORED.

SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION.

ALL DISTURBED AREAS SCHEDULED FOR PERMANENT COVER SHALL HAVE TOPSOIL APPLIED, AND BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL DISTURBANCE.

MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REMOVED WHEN NO LONGER NECESSARY.

- MINIMUM MAINTENANCE SHALL CONSIST OF, BUT NOT LIMITED TO:
- INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL.
 - FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN THREE DAYS OF THE DAMAGE.
 - UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL HAVE THE PREVIOUS MEASURE REAPPLIED WITHIN SEVEN DAYS.
 - VEHICLE TRACKING CONTROL APRON SHALL BE REMOVED AND REPLACED WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT THE APRON DOES NOT FUNCTION.
 - SILT FENCES SHALL BE MAINTAINED IN A FUNCTIONING MANNER. FENCES SHALL NOT BE ALLOWED TO SAG, FALL DOWN, OR BECOME FILLED WITH SILT ON THE BACK SIDE. IF SILT BUILDS UP BEHIND A SILT FENCE, IT SHALL BE REMOVED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL SILT DEPOSITS BE ALLOWED TO REACH MORE THAN $\frac{1}{3}$ THE HEIGHT OF THE FENCE.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF ALL SOIL STOCK PILES DURING CONSTRUCTION IF LEFT MORE THAN SEVEN DAYS. STOCK PILES SHALL BE SEEDED AND MULCHED IF LEFT FOR MORE THAN 14 DAYS.

ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS.

SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE. SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.

SEDIMENT DEPOSITED IN ROADS OR RIGHT OF WAY DITCHES ADJACENT TO THIS SITE AS A RESULT OF THIS WORK SHALL BE REMOVED. VEGETATION SHALL BE ESTABLISHED WHEN SEDIMENT REMOVAL DESTROYS THE EXISTING VEGETATION. THE ESTABLISHMENT OF VEGETATION SHALL BE IN THE SAME MANNER AS SPECIFIED FOR SEEDING SPECIFIED ELSEWHERE ON THIS PLAN.

SEDIMENT CONTROL DURING CONSTRUCTION:

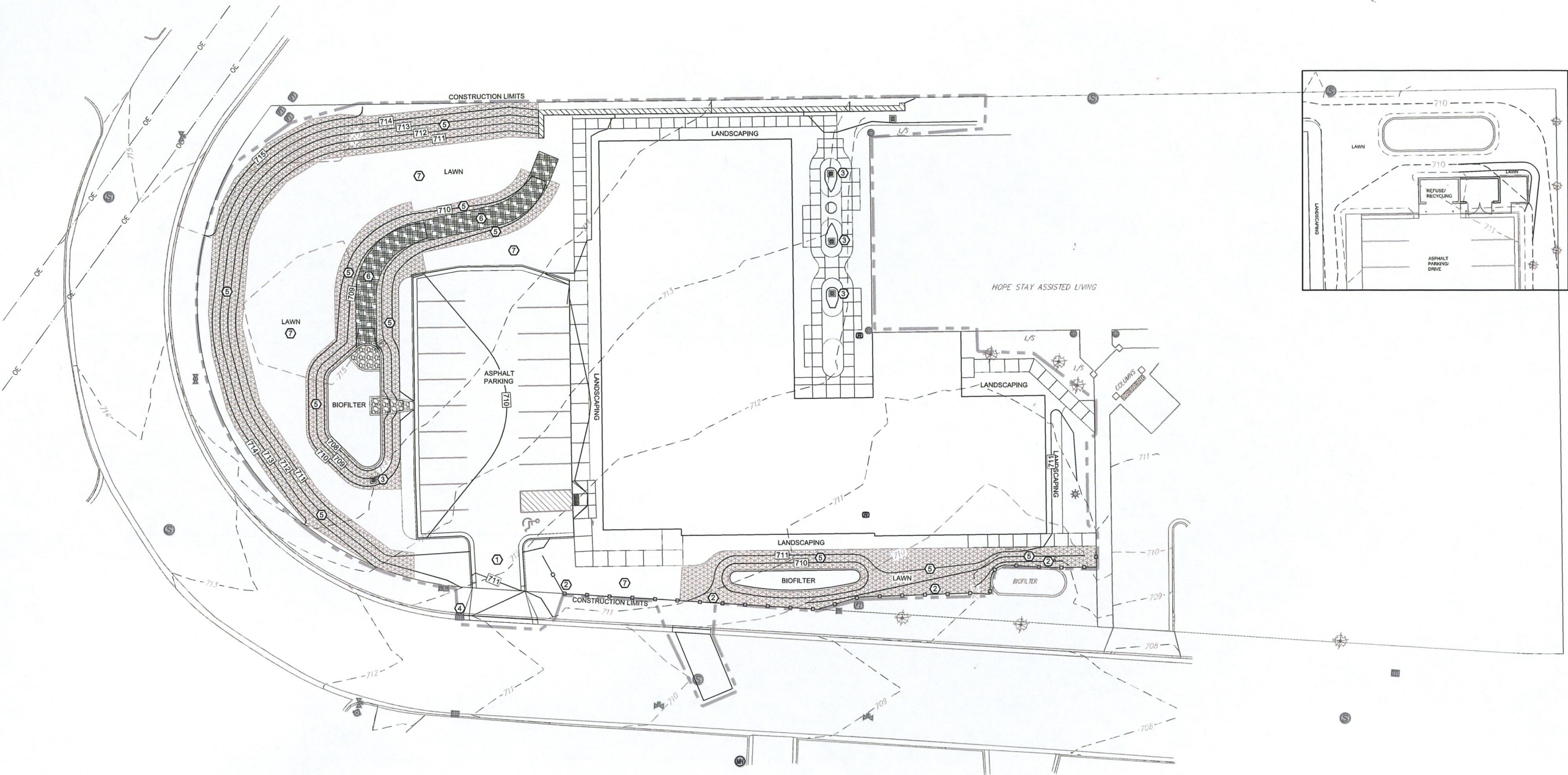
- A SILT FENCE SHALL BE INSTALLED ALONG ALL DOWN SLOPE EARTHWORK.
- ALL MAINTENANCE PROCEDURES OUTLINED ABOVE SHALL APPLY.

SLOPES STEEPER THAN 5:1 SHALL BE PROTECTED WITH EROSION MATTING OR MULCHED WITH STRAW AND COVERED WITH JUTE NETTING.

PROVIDE CONCRETE WASHOUT AREA PER DETAIL (C-30) UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.

NOTES

- SEE DETAIL (A-30) FOR VEHICLE TRACKING CONTROL
- SEE DETAIL (B-30) FOR SILT FENCE INSTALLATION
- SEE DETAIL (D-30) FOR INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
- SEE DETAIL (E-30) FOR INLET PROTECTION, TYPE C (WITH CURB BOX)
- EROSION CONTROL MATTING SHALL BE CURLEX BY AMERICAN EXCELSIOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDATION.
- EROSION CONTROL MATTING SHALL BE CURLEX HV BY AMERICAN EXCELSIOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDATION.
- ALL DISTURBED AREAS NOT PROTECTED WITH EROSION CONTROL MATTING SHALL BE SEEDED AND MULCHED.



Planning Commission 4/25/23

	<u>Name</u>	<u>Address</u>
1)	Amanda Charlesworth	101 Juniper Ln, Holmen WI 54630
2)		
3)		
4)		
5)		
6)		
7)		
8)		
9)		
10)		
11)		
12)		