



Planning/Zoning Application

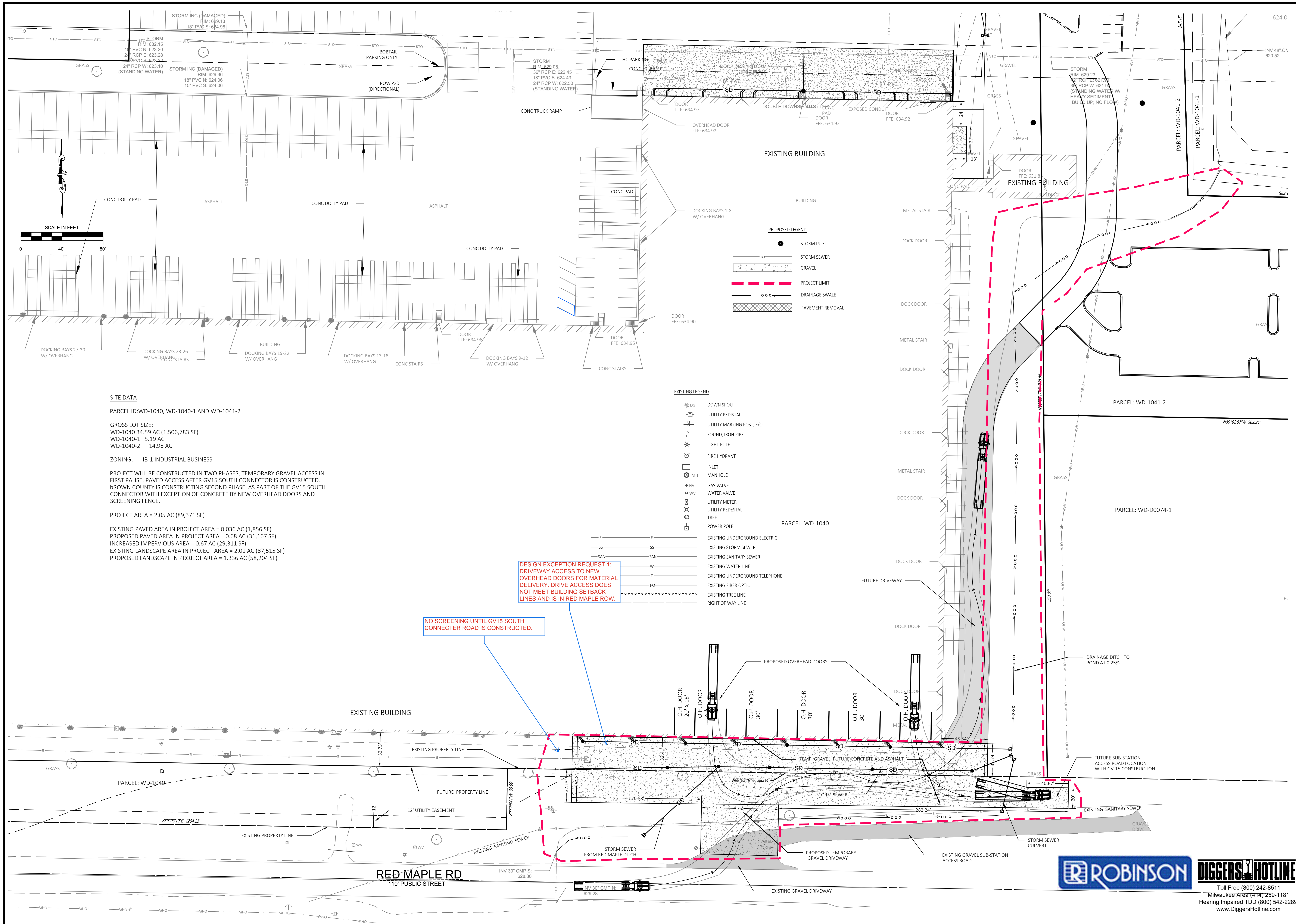
Planning & Zoning Department

Submitted On:

Mar 11, 2025, 04:35PM EDT

Parcel Number: (Include ALL parcels)	WD-1041-2, WD-1040, WD-1041-1
Nearest property address to the project site:	Street Address: 2121 American Blvd City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-1
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Rhett Last Name: Wiseman
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 111 S Elgin Ave City: Tulsa State: OK Zip: 94598
Property Owner's Phone Number:	580-799-0198
Property Owner's Email Address:	rhett@oliveco.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Steve Last Name: Kolar
Authorized Representative's Business Name:	Payne & Dolan, Inc

Authorized Representative's Phone Number:	9207577561
Authorized Representative's Email Address:	skolar@walbecgroup.com
Please attach a PDF copy of the site plan.	SE Warehouse Access Drive 25 03 10.pdf
Would you like a basic checklist of information to include in the site plan?	No
How do you plan on paying for your application?	Online with a credit card
Total Due:	\$350.00
Signature Data	First Name: Steve Last Name: Kolar Email Address: skolar@walbecgroup.com  Signed at: March 11, 2025 4:32pm America/New_York
User's Session Information	IP Address: 12.148.220.197 Referrer URL:



SITE DATA

PARCEL ID: WD-1040, WD-1040-1 AND WD-1041-2

GROSS LOT SIZE:
 WD-1040 34.59 AC (1,506,783 SF)
 WD-1040-1 5.19 AC
 WD-1040-2 14.98 AC

ZONING: IB-1 INDUSTRIAL BUSINESS

PROJECT WILL BE CONSTRUCTED IN TWO PHASES, TEMPORARY GRAVEL ACCESS IN FIRST PHASE, PAVED ACCESS AFTER GV15 SOUTH CONNECTOR IS CONSTRUCTED. BROWN COUNTY IS CONSTRUCTING SECOND PHASE AS PART OF THE GV15 SOUTH CONNECTOR WITH EXCEPTION OF CONCRETE BY NEW OVERHEAD DOORS AND SCREENING FENCE.

PROJECT AREA = 2.05 AC (89,371 SF)

EXISTING PAVED AREA IN PROJECT AREA = 0.036 AC (1,856 SF)
 PROPOSED PAVED AREA IN PROJECT AREA = 0.68 AC (31,167 SF)
 INCREASED IMPERVIOUS AREA = 0.67 AC (29,311 SF)
 EXISTING LANDSCAPE AREA IN PROJECT AREA = 2.01 AC (87,515 SF)
 PROPOSED LANDSCAPE IN PROJECT AREA = 1.336 AC (58,204 SF)

EXISTING LEGEND

- DS DOWN SPOUT
- UP UTILITY PEDISTAL
- UP UTILITY MARKING POST, F/O
- UP FOUND, IRON PIPE
- UP LIGHT POLE
- UP FIRE HYDRANT
- IN INLET
- MH MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- UM UTILITY METER
- UP UTILITY PEDISTAL
- TR TREE
- PP POWER POLE
- EE EXISTING UNDERGROUND ELECTRIC
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- T EXISTING UNDERGROUND TELEPHONE
- FO EXISTING FIBER OPTIC
- TL EXISTING TREE LINE
- RL RIGHT OF WAY LINE

PROPOSED LEGEND

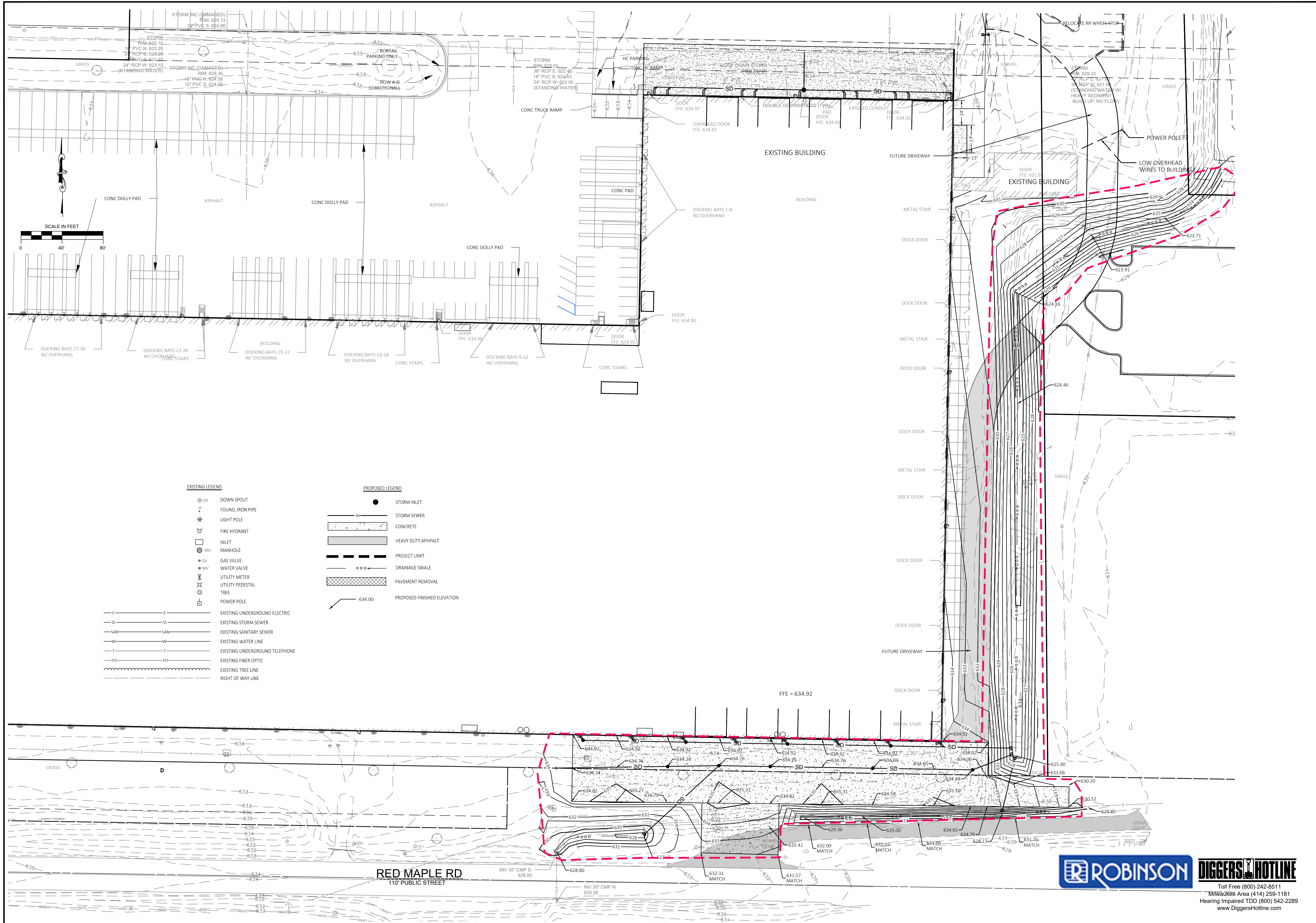
- STORM INLET
- STORM SEWER
- ▨ GRAVEL
- - - PROJECT LIMIT
- ○ ○ DRAINAGE SWALE
- ▨ PAVEMENT REMOVAL

NO SCREENING UNTIL GV15 SOUTH CONNECTOR ROAD IS CONSTRUCTED.

DESIGN EXCEPTION REQUEST 1:
 DRIVEWAY ACCESS TO NEW OVERHEAD DOORS FOR MATERIAL DELIVERY. DRIVE ACCESS DOES NOT MEET BUILDING SETBACK LINES AND IS IN RED MAPLE ROW.

DATE	
REVISION DESCRIPTION	
NO	
<p>PROJECT: SE WAREHOUSE ACCESS DRIVE 2121 AMERICAN BLVD</p>	
<p>CLIENT: ROBINSON METAL, INC 1740 EISENHOWER DRIVE DE PERE, WI 54114-5905</p>	
<p>SITE PLAN INTERIM</p>	
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P&D Project No:	490896
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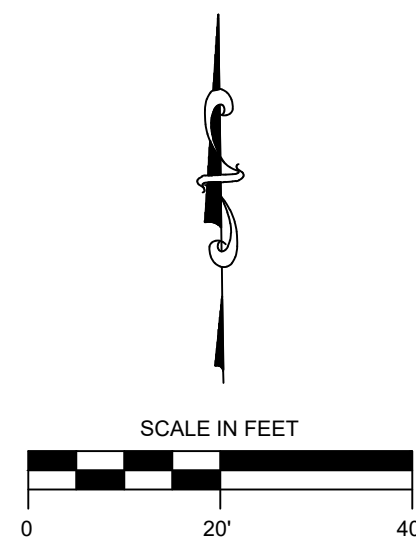
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- | EXISTING LEGEND | | PROPOSED LEGEND | |
|-----------------|--------------------------------|-----------------|------------------------------------|
| ⊙ DS | DOWN SPOUT | ● | STORM INLET |
| ⊙ | FOUND, IRON PIPE | — | STORM SEWER |
| ⊙ | LIGHT POLE | ▭ | CONCRETE |
| ⊙ | FIRE HYDRANT | ▭ | HEAVY DUTY ASPHALT |
| ⊙ | INLET | --- | PROJECT LIMIT |
| ⊙ MH | MANHOLE | — | DRAINAGE SWALE |
| ⊙ GV | GAS VALVE | ▭ | PAVEMENT REMOVAL |
| ⊙ WV | WATER VALVE | — | 634.00 PROPOSED FINISHED ELEVATION |
| ⊙ | UTILITY METER | | |
| ⊙ | UTILITY PEDESTAL | | |
| ⊙ | TREE | | |
| ⊙ | POWER POLE | | |
| — E — E | EXISTING UNDERGROUND ELECTRIC | | |
| — SS — SS | EXISTING STORM SEWER | | |
| — SAN — SAN | EXISTING SANITARY SEWER | | |
| — W — W | EXISTING WATER LINE | | |
| — T — T | EXISTING UNDERGROUND TELEPHONE | | |
| — FO — FO | EXISTING FIBER OPTIC | | |
| — | EXISTING TREE LINE | | |
| — | RIGHT OF WAY LINE | | |

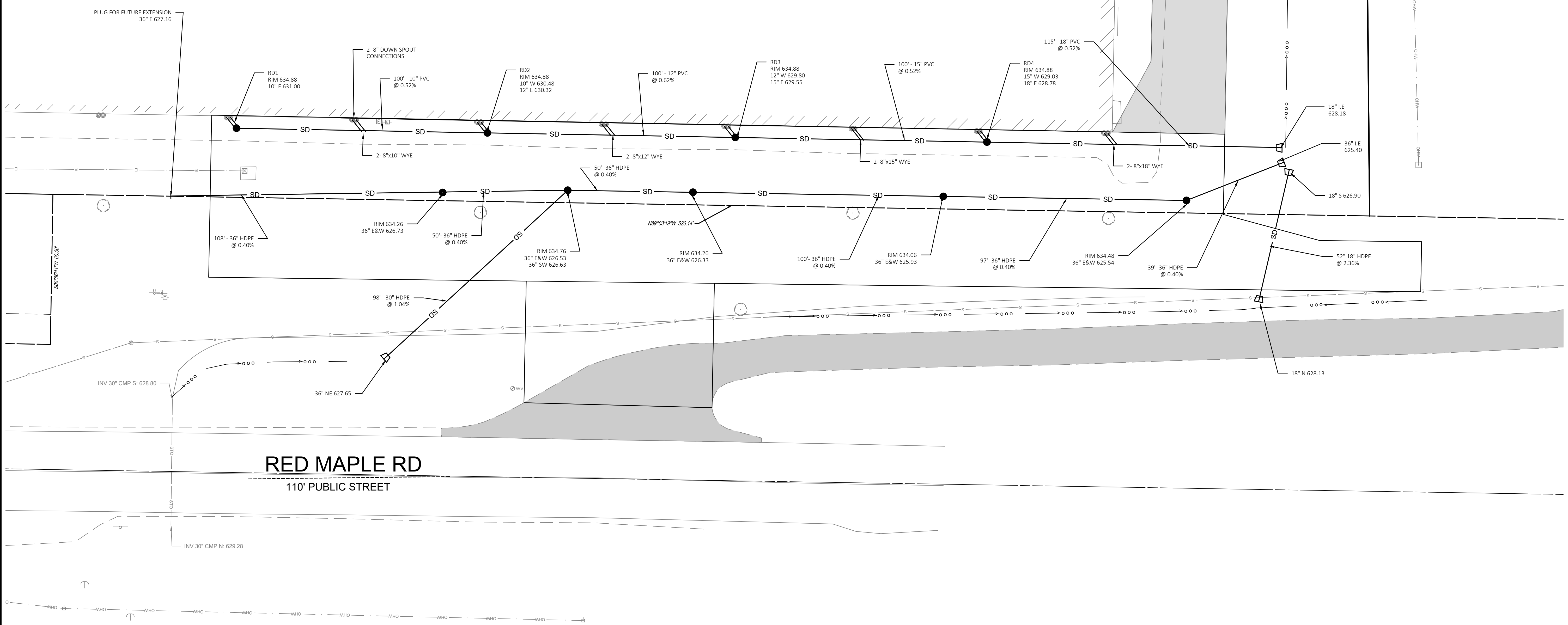
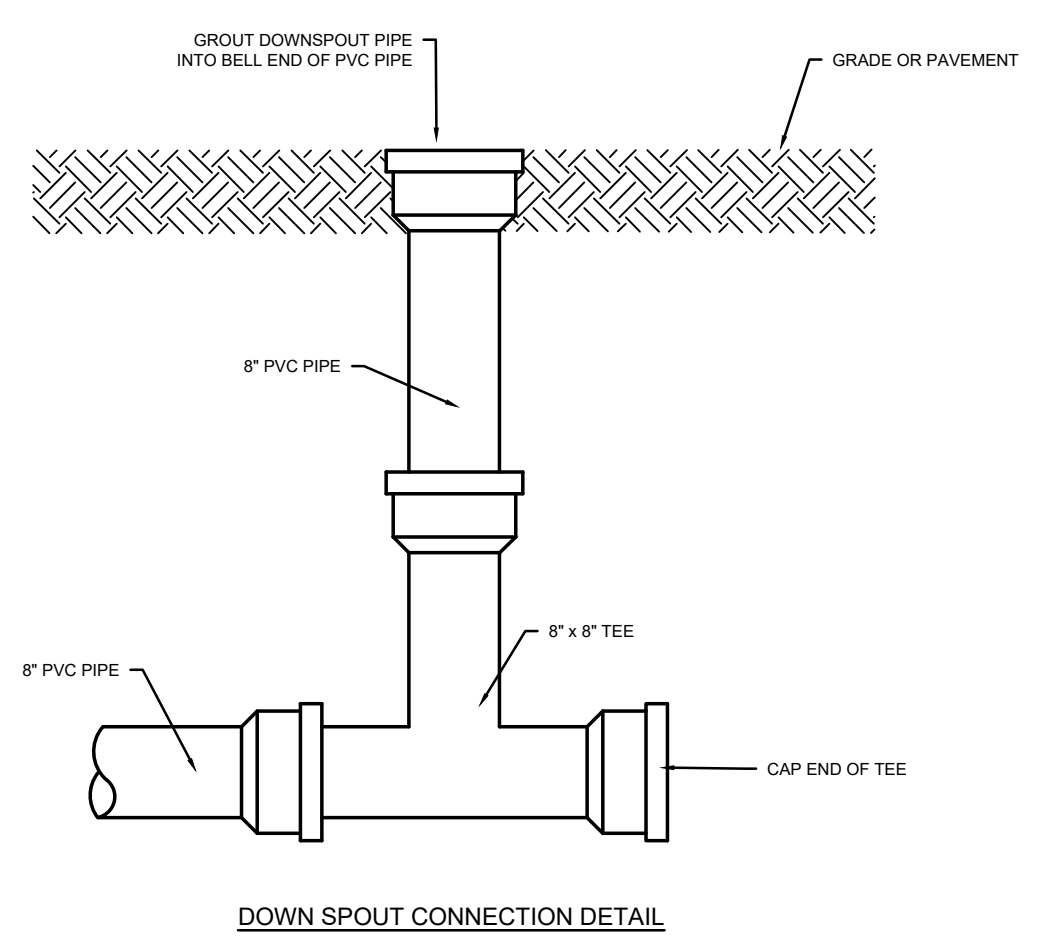
DATE	
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SE WAREHOUSE ACCESS DRIVE 2121 AMERICAN BLVD ROBINSON METAL, INC 1740 EISENHOWER DRIVE DE PERE, WI 54114-5905	
INTERIM GRADING PLAN	
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- EXISTING LEGEND**
- ⊙ DS DOWN SPOUT
 - ⊕ FOUND, IRON PIPE
 - * LIGHT POLE
 - ⊕ FIRE HYDRANT
 - INLET
 - ⊙ MH MANHOLE
 - ⊕ GV GAS VALVE
 - ⊕ WV WATER VALVE
 - ⊕ UTILITY METER
 - ⊕ UTILITY PEDESTAL
 - ⊕ TREE
 - ⊕ POWER POLE
 - E — E EXISTING UNDERGROUND ELECTRIC
 - SS — SS EXISTING STORM SEWER
 - SAN — SAN EXISTING SANITARY SEWER
 - W — W EXISTING WATER LINE
 - T — T EXISTING UNDERGROUND TELEPHONE
 - FO — FO EXISTING FIBER OPTIC
 - ⊕ EXISTING TREE LINE
 - RIGHT OF WAY LINE

- PROPOSED LEGEND**
- STORM INLET
 - SD — STORM SEWER
 - ▭ CONCRETE
 - ▭ HEAVY DUTY ASPHALT
 - — — PROJECT LIMIT
 - — — DRAINAGE SWALE
 - ▨ PAVEMENT REMOVAL

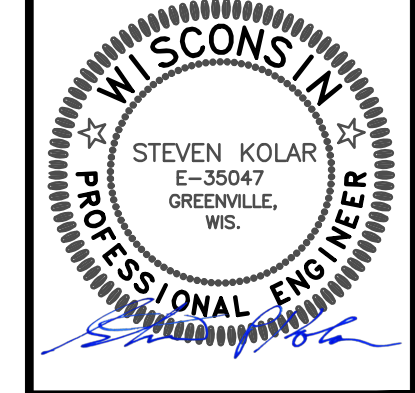


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Payne + Dolan
A WALBECK COMPANY
www.walbeckgroup.com
(800) 767-7550
1740 EISENHOWER DRIVE
GREENVILLE, WI 53045

PROJECT: SE WAREHOUSE ACCESS DRIVE
2121 AMERICAN BLVD

CLIENT: **ROBINSON METAL, INC**
1740 EISENHOWER DRIVE
DE PERE, WI 54114-5905



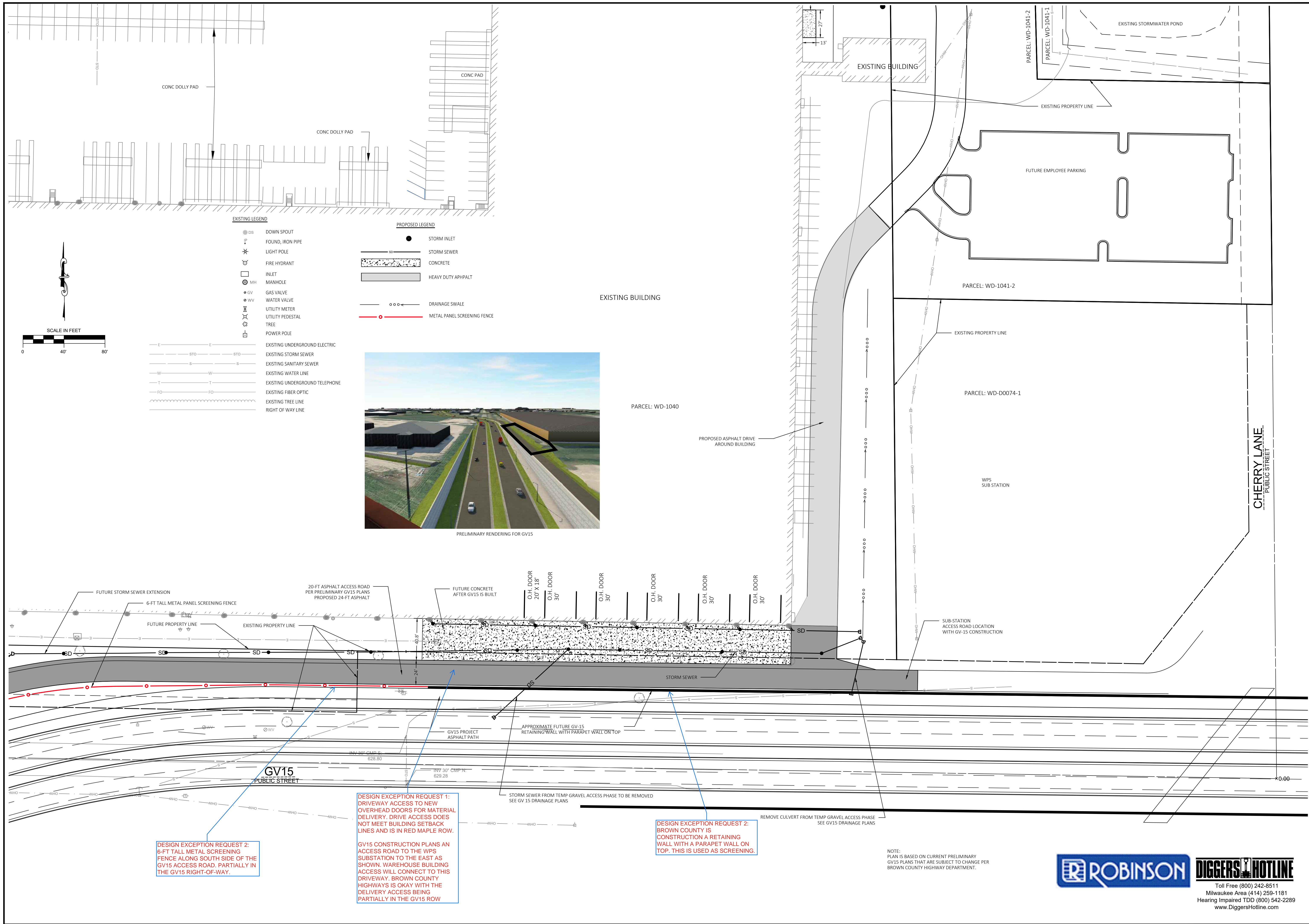
STORM SEWER PLAN
INTERIM

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C-3

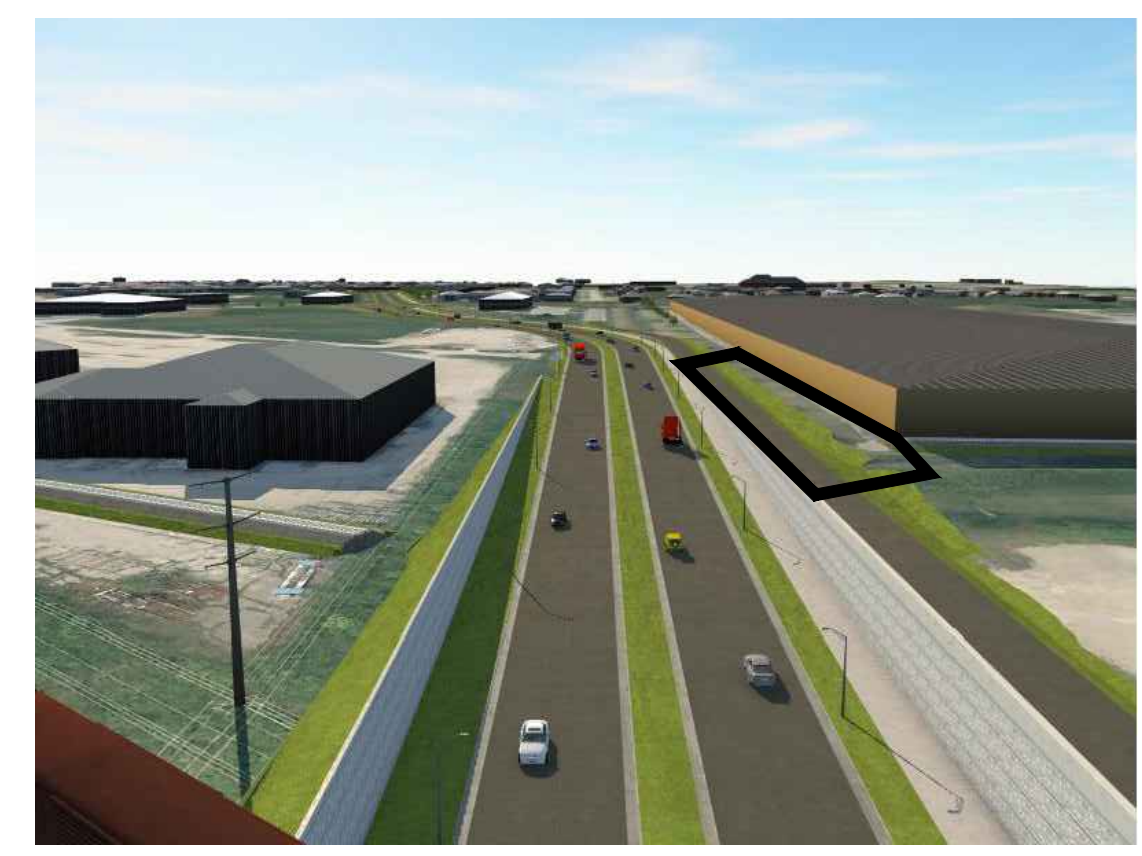


EXISTING LEGEND

- DS DOWN SPOUT
- FI FOUND, IRON PIPE
- LP LIGHT POLE
- FH FIRE HYDRANT
- IN INLET
- MH MANHOLE
- GV GAS VALVE
- WV WATER VALVE
- UM UTILITY METER
- UP UTILITY PEDESTAL
- TREE TREE
- PP POWER POLE
- EE EXISTING UNDERGROUND ELECTRIC
- SS EXISTING STORM SEWER
- SS EXISTING SANITARY SEWER
- WL EXISTING WATER LINE
- UT EXISTING UNDERGROUND TELEPHONE
- FO EXISTING FIBER OPTIC
- TL EXISTING TREE LINE
- RL RIGHT OF WAY LINE

PROPOSED LEGEND

- SI STORM INLET
- SS STORM SEWER
- CONC CONCRETE
- HDAP HEAVY DUTY ASPHALT
- DS DRAINAGE SWALE
- MPSF METAL PANEL SCREENING FENCE



DESIGN EXCEPTION REQUEST 2:
6-FT TALL METAL SCREENING FENCE ALONG SOUTH SIDE OF THE GV15 ACCESS ROAD, PARTIALLY IN THE GV15 RIGHT-OF-WAY.

DESIGN EXCEPTION REQUEST 1:
DRIVEWAY ACCESS TO NEW OVERHEAD DOORS FOR MATERIAL DELIVERY. DRIVE ACCESS DOES NOT MEET BUILDING SETBACK LINES AND IS IN RED MAPLE ROW.

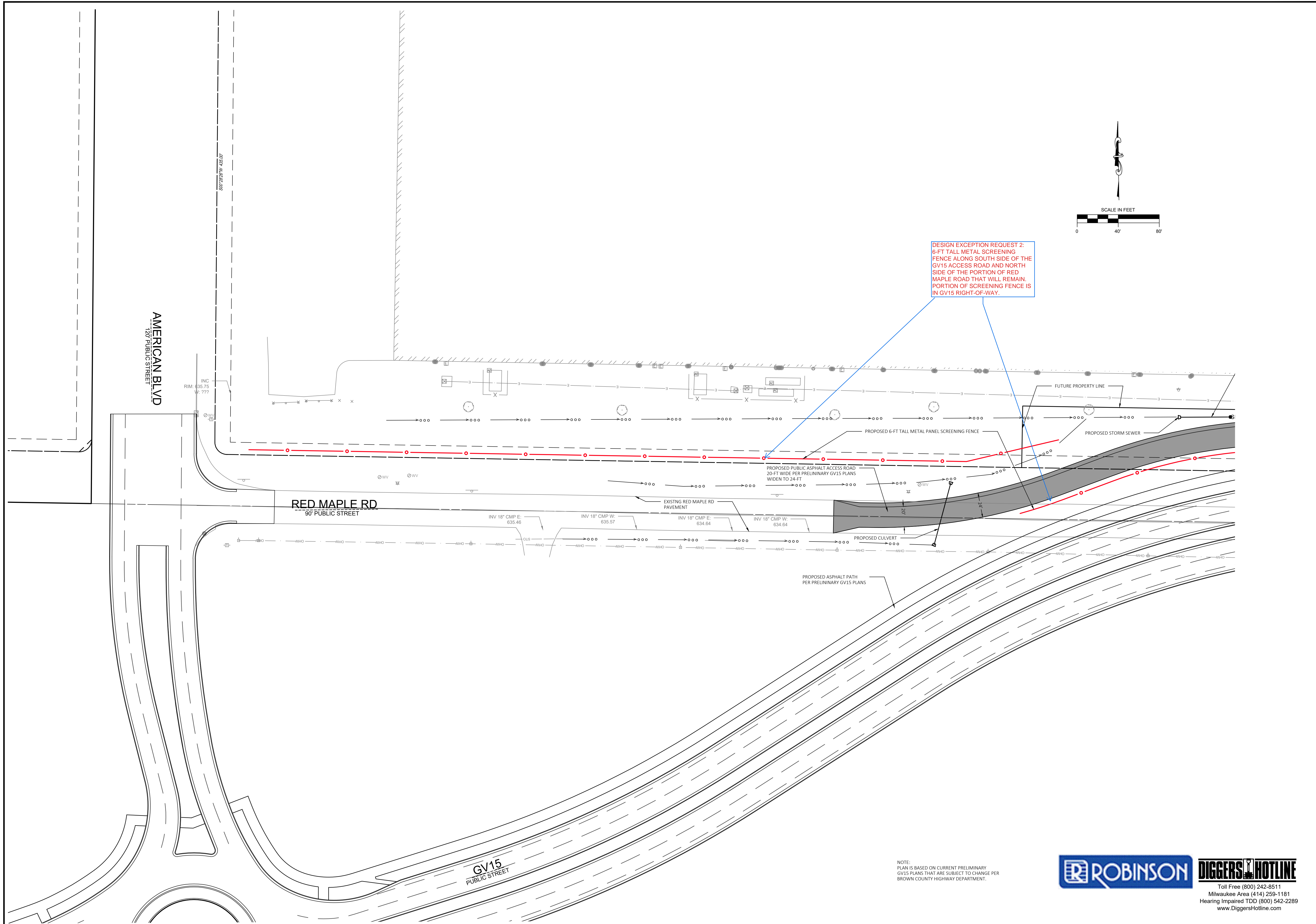
GV15 CONSTRUCTION PLANS AN ACCESS ROAD TO THE WPS SUBSTATION TO THE EAST AS SHOWN. WAREHOUSE BUILDING ACCESS WILL CONNECT TO THIS DRIVEWAY. BROWN COUNTY HIGHWAYS IS OKAY WITH THE DELIVERY ACCESS BEING PARTIALLY IN THE GV15 ROW

DESIGN EXCEPTION REQUEST 2:
BROWN COUNTY IS CONSTRUCTION A RETAINING WALL WITH A PARAPET WALL ON TOP. THIS IS USED AS SCREENING.

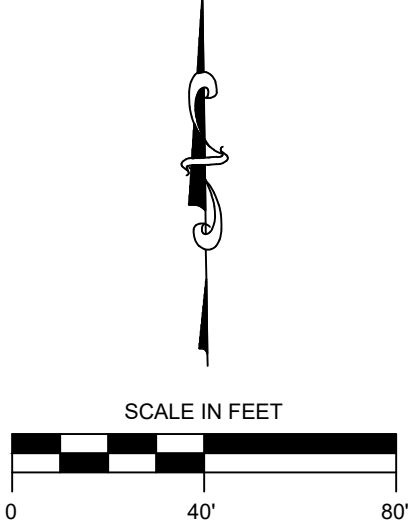
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DATE	
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<p>PROJECT: SE WAREHOUSE ACCESS DRIVE 2121 AMERICAN BLVD</p> <p>CLIENT: ROBINSON METAL, INC 1740 EISENHOWER DRIVE DE PERE, WI 54114-5905</p>	
<p>FINAL SITE PLAN AFTER GV15 CONSTRUCTION</p>	
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DESIGN EXCEPTION REQUEST 2:
 6-FT TALL METAL SCREENING
 FENCE ALONG SOUTH SIDE OF THE
 GV15 ACCESS ROAD AND NORTH
 SIDE OF THE PORTION OF RED
 MAPLE ROAD THAT WILL REMAIN.
 PORTION OF SCREENING FENCE IS
 IN GV15 RIGHT-OF-WAY.



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Payne + Dolan
 A WALBECK COMPANY
 www.paynedolan.com
 (800) 767-7596
 W. 6880 DESIGN DRIVE
 GREENVILLE, WI 53941

PROJECT: SE WAREHOUSE ACCESS DRIVE
 2121 AMERICAN BLVD

CLIENT: **ROBINSON METAL, INC**
 1740 EISENHOWER DRIVE
 DE PERE, WI 54114-5905

Seal: **WISCONSIN PROFESSIONAL ENGINEER**
 STEVEN KOLAR
 E-35047
 GREENVILLE, WIS.

PROJECT TITLE:
**FINAL SITE PLAN
 AFTER GV15 CONSTRUCTION**

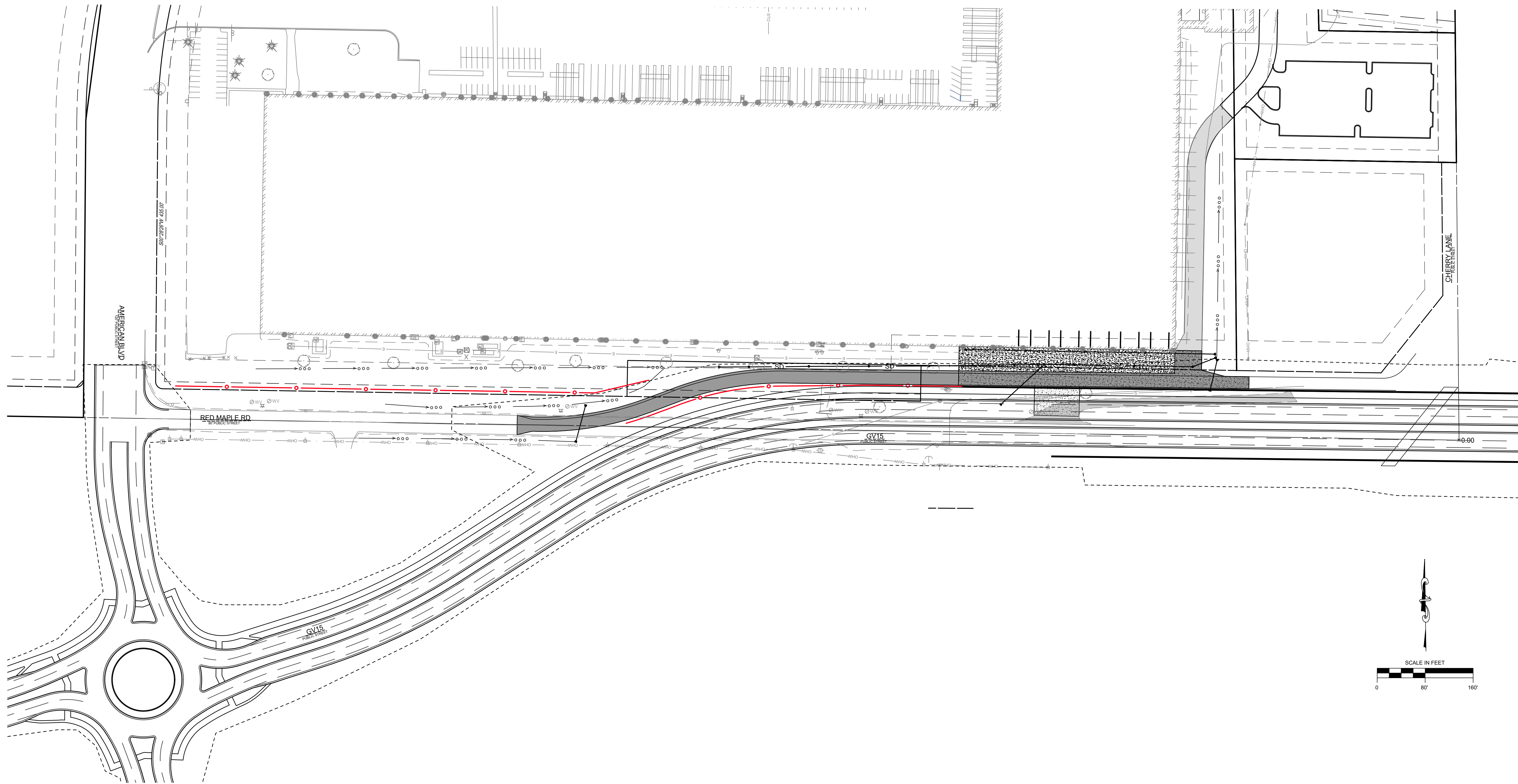
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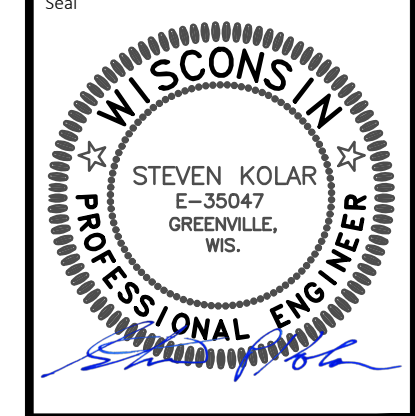


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 www.walbeckgroup.com
 (820) 767-7550
 W. 6380 DESIGN DRIVE
 GREENVILLE, WI 53044

PROJECT: SE WAREHOUSE ACCESS DRIVE
 2121 AMERICAN BLVD

CLIENT: **ROBINSON METAL, INC**
 1740 EISENHOWER DRIVE
 DE PERE, WI 54114-5905

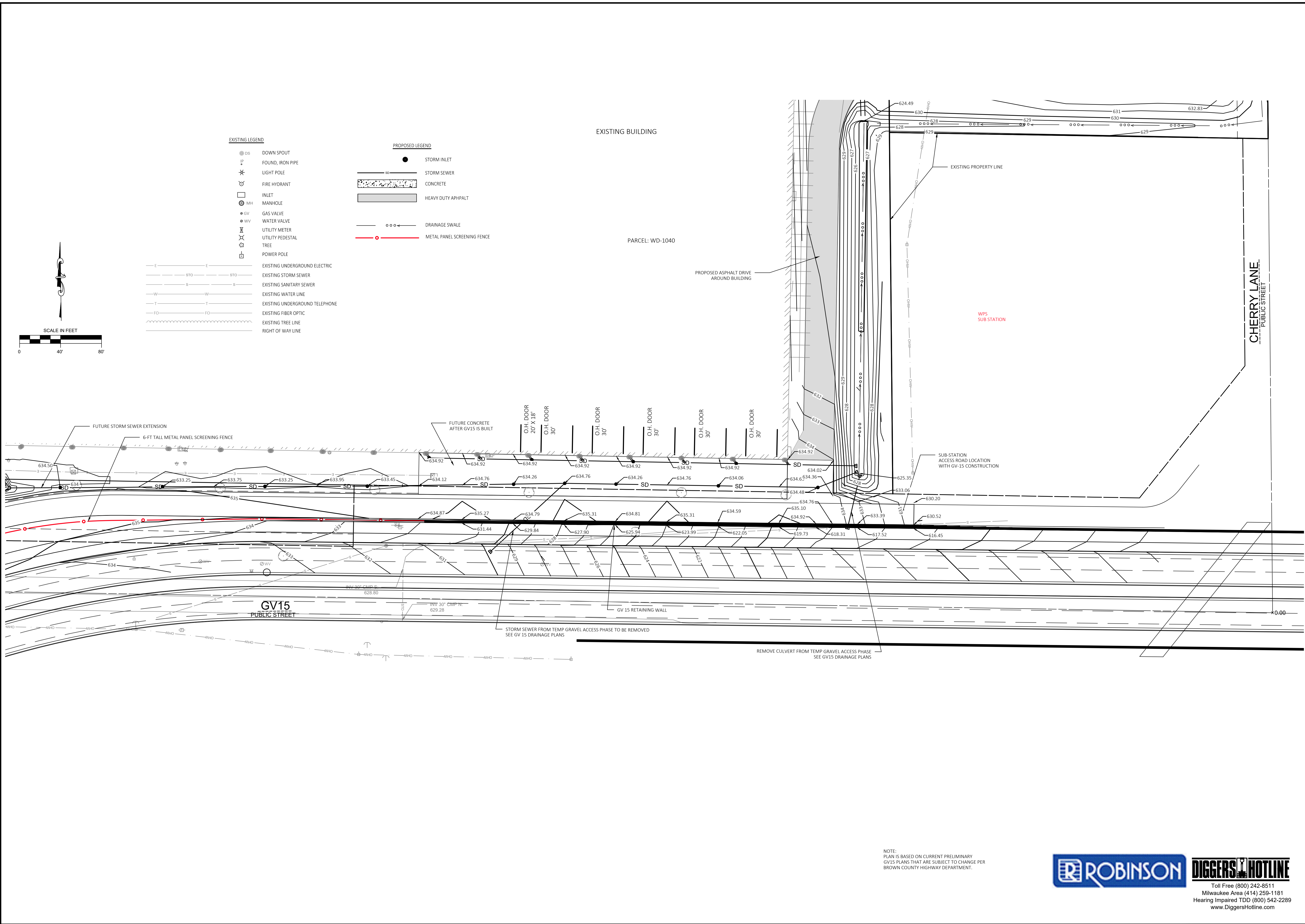


PROJECT TITLE:
**FINAL SITE PLAN
 AFTER GV15 CONSTRUCTION**

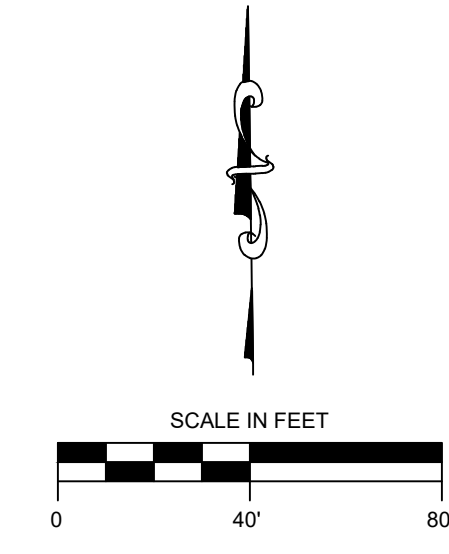
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C-6



- EXISTING LEGEND**
- DS DOWN SPOUT
 - IP FOUND, IRON PIPE
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - IN INLET
 - MH MANHOLE
 - GV GAS VALVE
 - WV WATER VALVE
 - UM UTILITY METER
 - UP UTILITY PEDESTAL
 - TREE TREE
 - PP POWER POLE
 - E, STO, S, W, T, FO, RW EXISTING UNDERGROUND ELECTRIC
 - STO EXISTING STORM SEWER
 - S EXISTING SANITARY SEWER
 - W EXISTING WATER LINE
 - T EXISTING UNDERGROUND TELEPHONE
 - FO EXISTING FIBER OPTIC
 - TR EXISTING TREE LINE
 - RL RIGHT OF WAY LINE
- PROPOSED LEGEND**
- SI STORM INLET
 - SS STORM SEWER
 - CONCRETE CONCRETE
 - HDAP HEAVY DUTY ASPHALT
 - DSW DRAINAGE SWALE
 - MPSF METAL PANEL SCREENING FENCE



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(800) 787-7550
1740 EISENHOWER DRIVE
GREENVILLE, WI 53047

PROJECT: SE WAREHOUSE ACCESS DRIVE
2121 AMERICAN BLVD

CLIENT: **ROBINSON METAL, INC**
1740 EISENHOWER DRIVE
DE PERE, WI 54114-5905

WISCONSIN PROFESSIONAL ENGINEER
STEVEN KOLAR
E-35047
GREENVILLE, WIS.

PROJECT TITLE: FINAL GRADING PLAN AFTER GV15 CONSTRUCTION

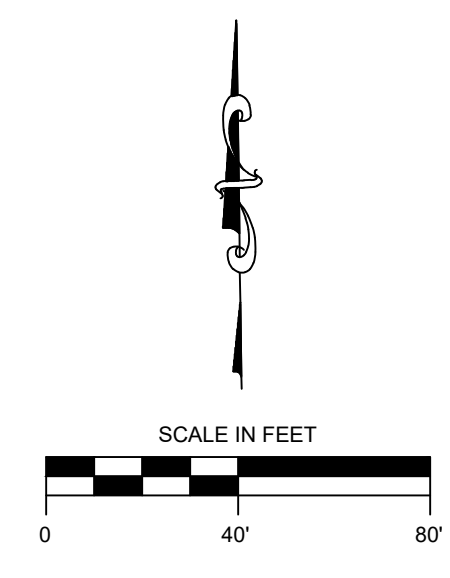
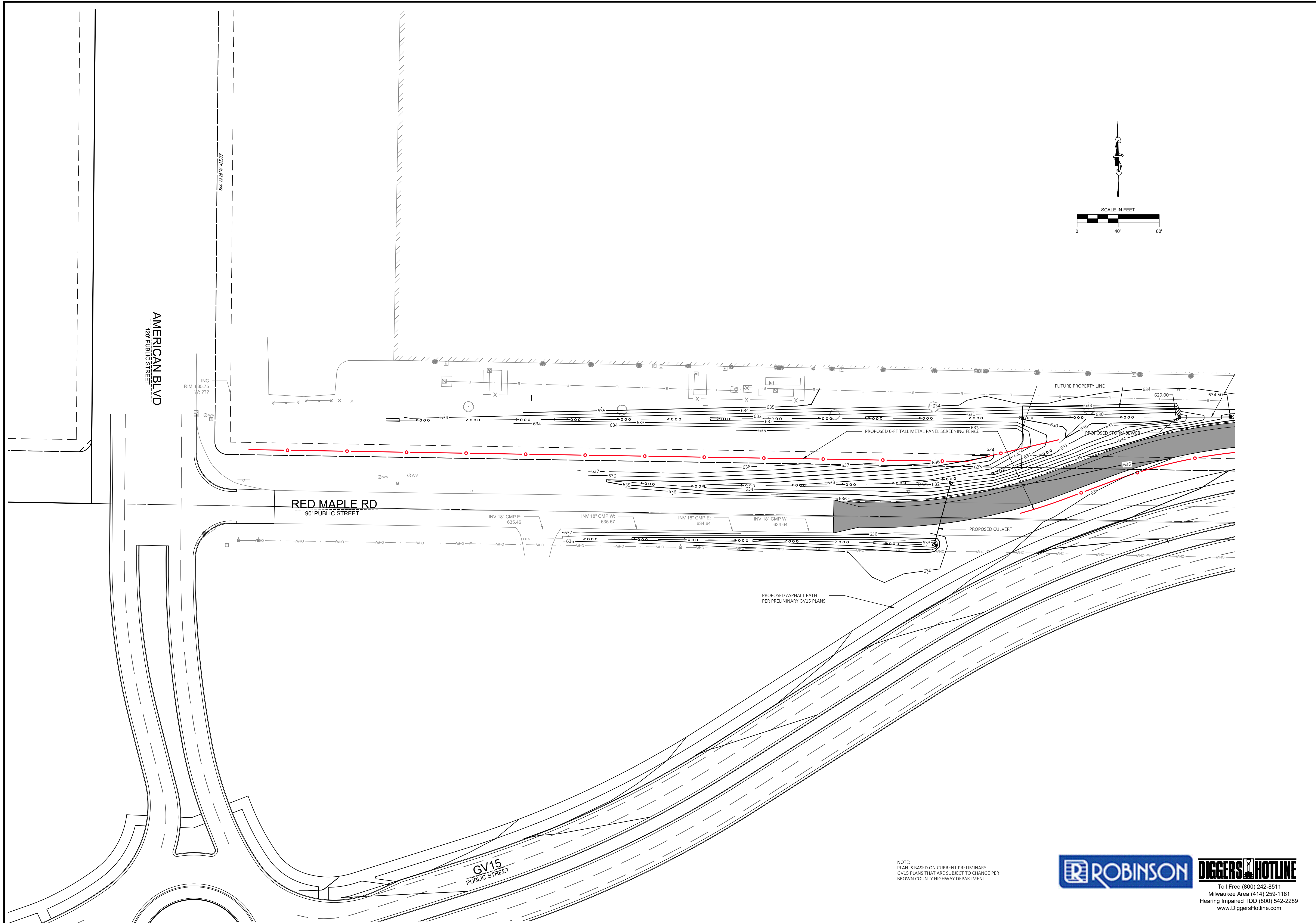
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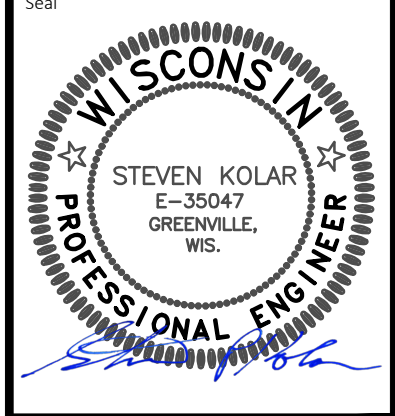


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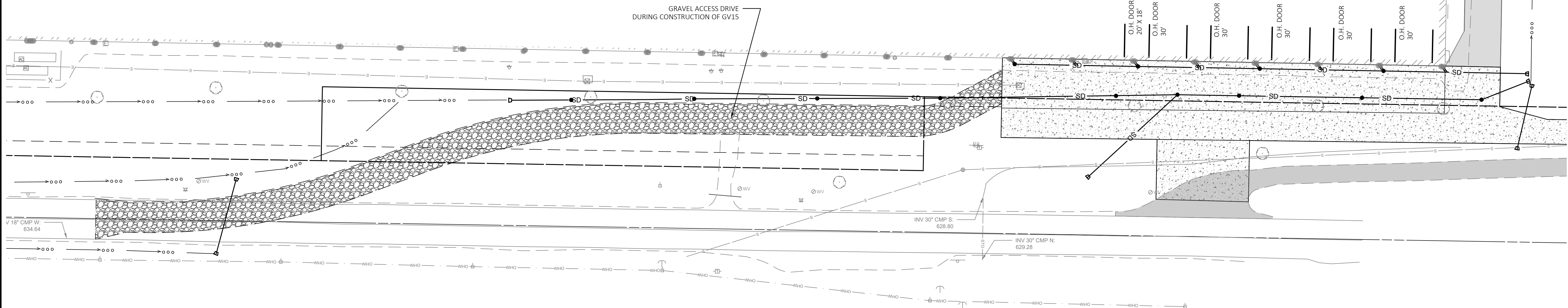
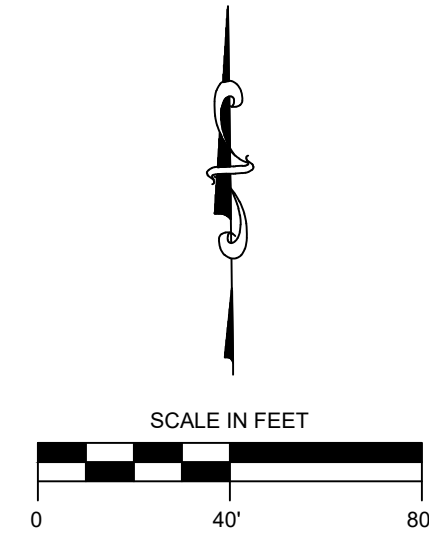
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 2121 AMERICAN BLVD
 CLIENT: ROBINSON METAL, INC
 1740 EISENHOWER DRIVE
 DE PERE, WI 54114-5905



PROJECT TITLE:
**FINAL SITE PLAN
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 www.walbeckgroup.com
 (800) 767-7550
 W. 6380 DESIGN DRIVE
 GREENVILLE, WI 53047

PROJECT: SE WAREHOUSE ACCESS DRIVE
 2121 AMERICAN BLVD
 CLIENT: ROBINSON METAL, INC
 1740 EISENHOWER DRIVE
 DE PERE, WI 54114-5905



ACCESS TO WAREHOUSE DURING CONSTRUCTION OF GV15

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