



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Aug 13, 2025, 12:57PM EDT

Parcel Number: (Include ALL parcels)	ED-F0097
Nearest property address to the project site:	Street Address: 650 Heritage Road City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Commercial
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Atkore Last Name: International
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-619-6014
Property Owner's Email Address:	rlaakonen@atkore.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Sam Last Name: Winterfeldt
Authorized Representative's Business Name:	Keller, Inc.
Authorized Representative's Phone Number:	9204274461
Authorized Representative's Email Address:	swinterfeldt@kellerbuilds.com
Please attach a PDF copy of the site plan.	C1.0 SITE PLAN 7-23-2024.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?

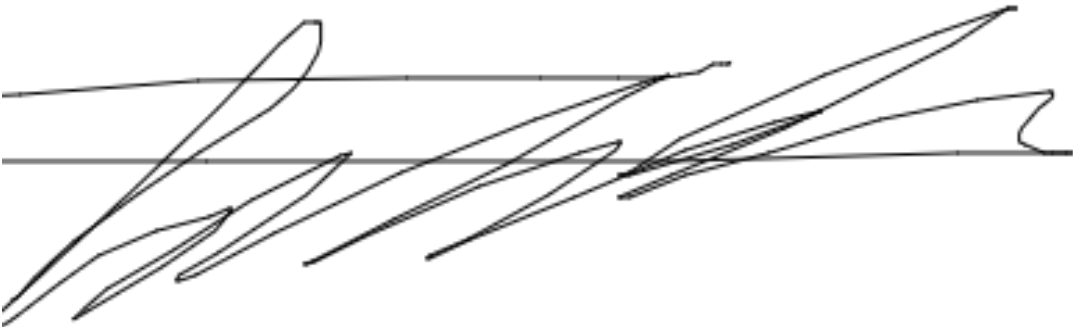
Online with a credit card

Total Due:

\$350.00

Signature Data

First Name: Sam
Last Name: Winterfeldt
Email Address: swinterfeldt@kellerbuilds.com



Signed at: August 13, 2025 12:55pm America/New_York

User's Session Information

IP Address: 67.53.94.226
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SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.
REMODEL AREA TOTALS	----- S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY

Accessory Use

Incidental Use

High-Piled Combustible Storage
Hazardous Materials
Multiple Control Areas
YES/NO
YES/NO
YES/NO

HEIGHT & AREA

Building Height: --"
Maximum Allowed: --"
Number of Stories: --
Maximum Allowed: --
Total Building Area: -- S.F.
Maximum Allowed: -- S.F.
Total Fire Area: -- S.F.
Maximum Allowed: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building
YES/NO

CONSTRUCTION TYPE

Construction Classification
Fire Separation Distance
-B
--"

FIRE PROTECTION SYSTEMS

Assumed Sprinkler Type
Fire Alarm System
--
YES/NO

MEANS OF EGRESS

Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN

Risk Category
Design Loads
Roof Live Load -- psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load -- psf
Wood Truss
Top Chord Dead Load -- psf
Bottom Chord Load -- psf
Mezzanine/Second Floor/Basement
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) -- psf
Exposure Factor (Ce) --
Thermal Factor (Ct) --
Wind Loads
Wind Load -- MPH
Surface Roughness --
Exposure Category --
Earthquake Load Criteria
Soil Site Class --
Ss --
S1 --

PLUMBING SYSTEMS

Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

MECHANICAL SYSTEMS

NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size -- S.F. ---%
Hard Surface -- S.F. ---%
Green Space -- S.F. ---%
Parcel Size (Approx.) -- S.F. -- Acres
Parking Provided -- Stalls
Area of Disturbance -- S.F.

ZONING

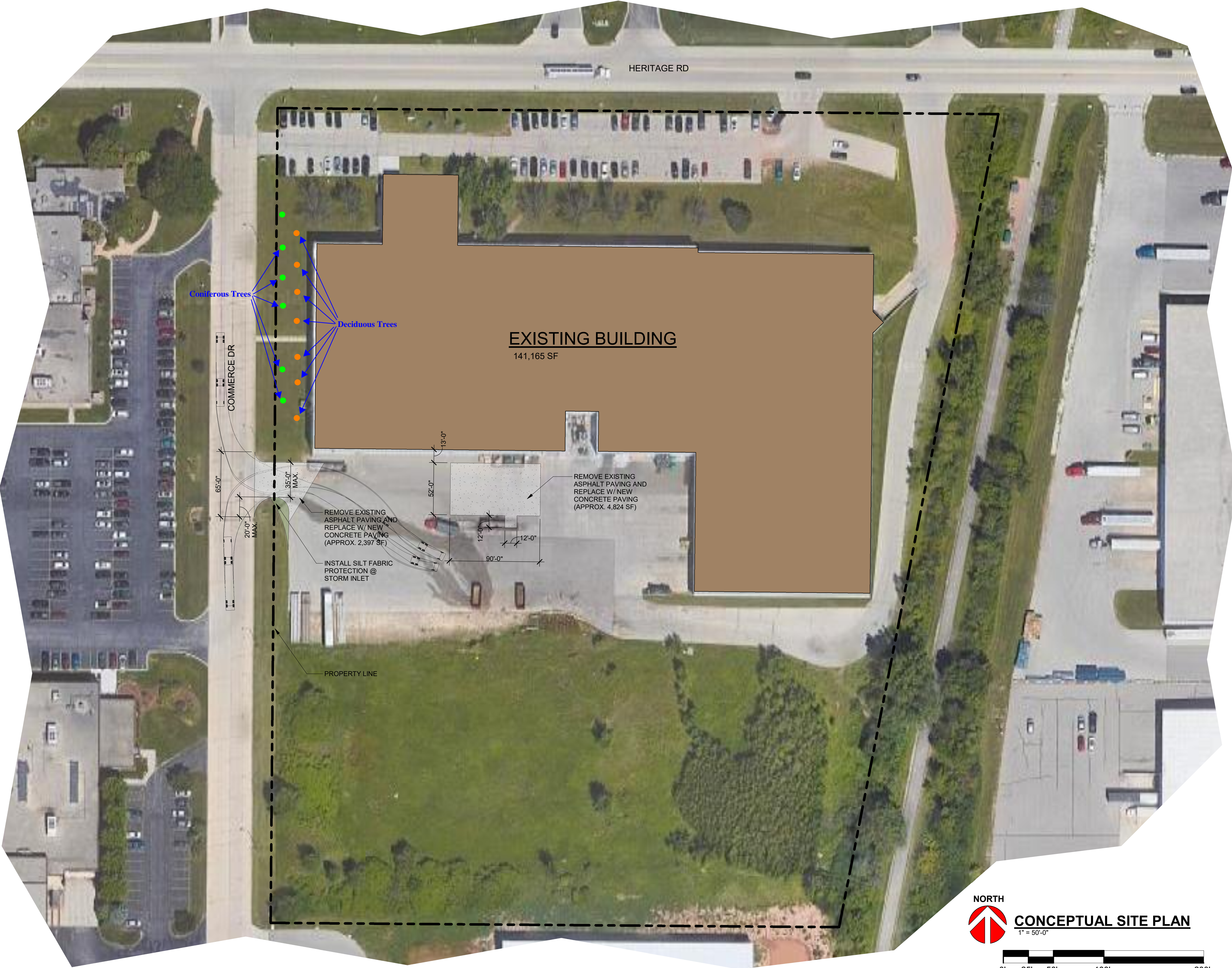
Property Zoning --
Setbacks FY --" SY --" RY --"
Hard Surface Setback --"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO

PROPOSED FOR:

TECTRON TUBE

DE PERE,

WISCONSIN



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-2795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Coldendale Rd
Germantown, WI 53022
PHONE (262) 250-9740
FAX (262) 250-9740

MADISON
711 Loh Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
TECTRON TUBE
650 HERITAGE RD
DE PERE,

WISCONSIN 54115

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REVISIONS

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PROJECT MANAGER:

S. WINTERFELDT

DESIGNER:

S. KLESSIG

INTERIOR DESIGNER:

DRAWN BY:

ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P25161

CONTRACT NO:

DATE:

07.10.2025

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION