




# Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Aug 21, 2025, 12:58PM EDT

Parcel Number: (Include ALL parcels)	WD-L436-3
Nearest property address to the project site:	<b>Street Address:</b> 2221 Innovation Drive <b>City:</b> De Pere <b>State:</b> WI <b>Zip:</b> 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	C
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:	<b>First Name:</b> Pete <b>Last Name:</b> Karlson
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-632-2600
Property Owner's Email Address:	pkarlson@a-3fab.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	<b>First Name:</b> Tonya <b>Last Name:</b> Wagner
Authorized Representative's Business Name:	Vierbicher
Authorized Representative's Phone Number:	9202410009
Authorized Representative's Email Address:	twag@vierbicher.com
Please attach a PDF copy of the site plan.	2025-08-20 Americna 3 Fab.pdf
Would you like a basic checklist of information to include in the site plan?	Yes

How do you plan on paying for your application?	Online with a credit card
Total Due:	\$350.00
Signature Data	<div>First Name: Tonya</div> <div>Last Name: Wagner</div> <div>Email Address: twag@vierbicher.com</div> <div></div> <div>Signed at: August 21, 2025 12:57pm America/New_York</div>
User's Session Information	<div>IP Address: 74.87.124.242</div> <div>Referrer URL:</div>

# AMERICAN 3 ~ FAB PAVEMENT ADDITIONS

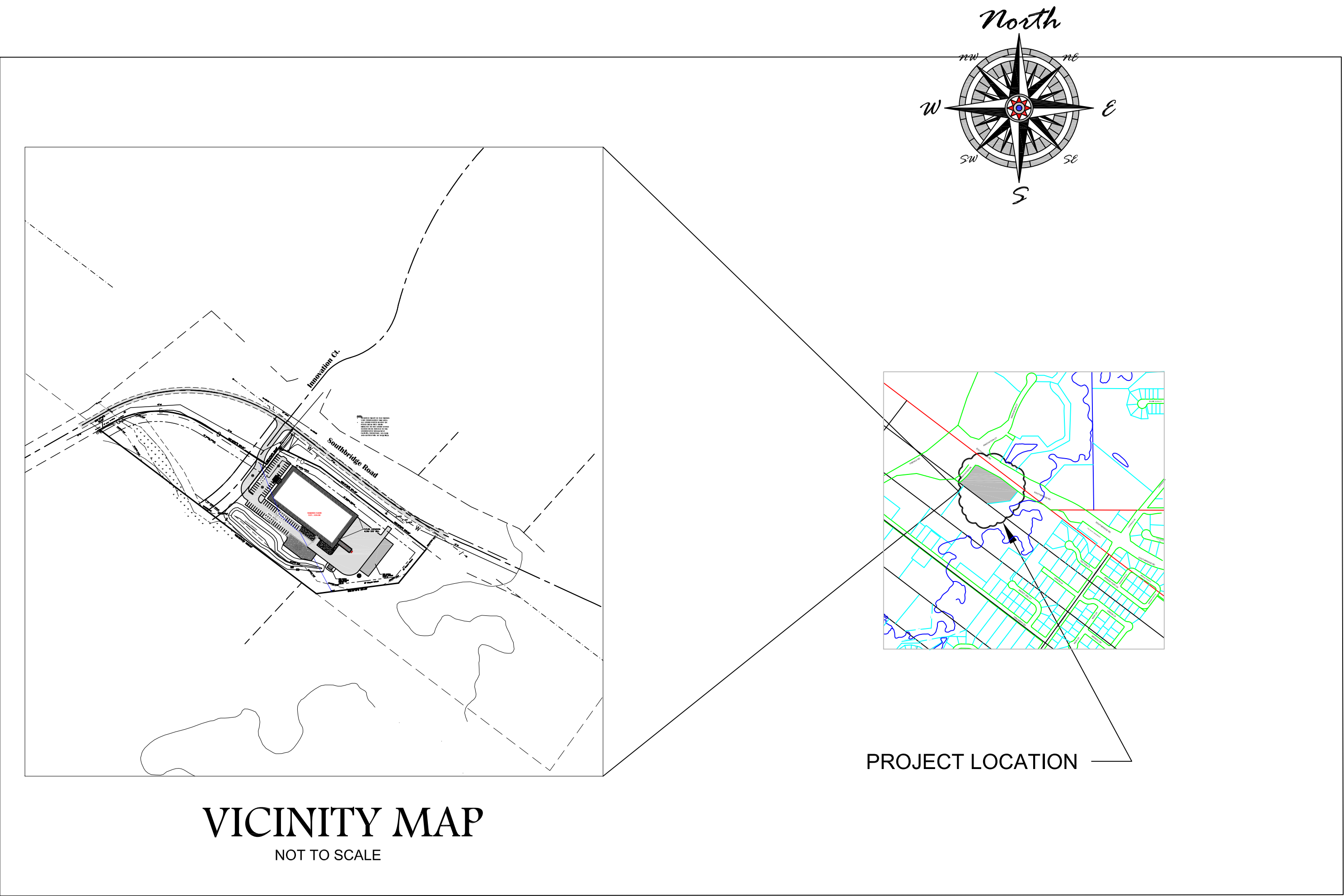
CITY OF DePERE  
BROWN COUNTY, WISCONSIN

## PROJECT INFORMATION

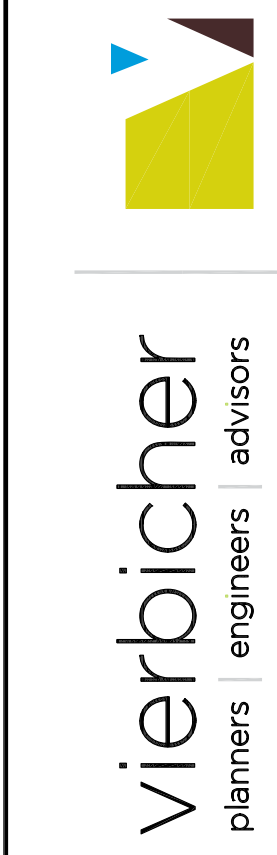
OWNER(S):	AMERICAN 3 FAB
PROJECT NAME:	AMERICAN 3 - FAB (PAVEMENT ADDITION)
PROJECT DESCRIPTION:	3 AREAS OF PAVEMENT ADDITION
PROJECT ADDRESS:	2221 INNOVATION DRIVE
TAX PARCEL NUMBER(S):	WD-L436-3

## CONTACT INFORMATION

OWNER(S):	AMERICAN 3 FAB ATTN: PERE KARLSON 2221 INNOVATION DRIVE DEPERE, WI 54115 920-632-2600
ENGINEER:	VIERBICHER CONTACT: TONYA WAGNER, P.E. 400 SECURITY BLVD. SUTIE 1 GREEN BAY, WI 54313



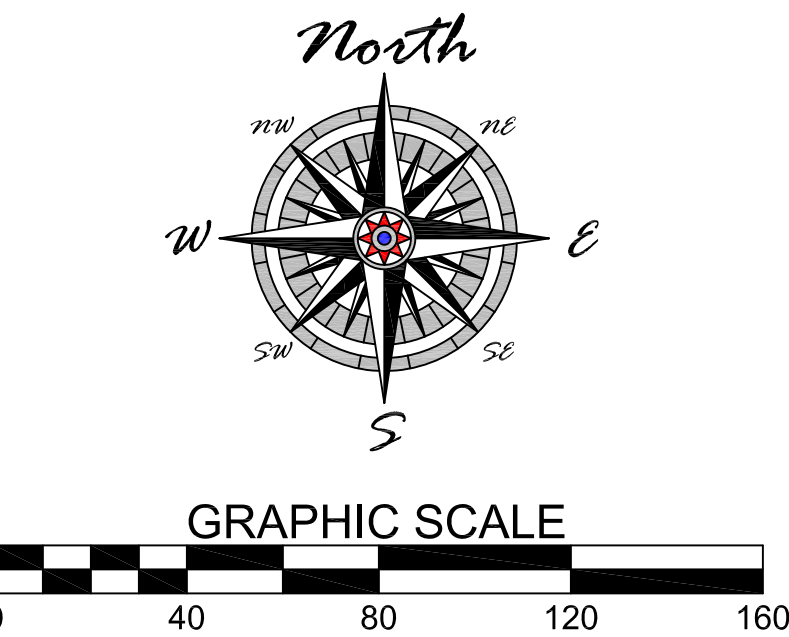
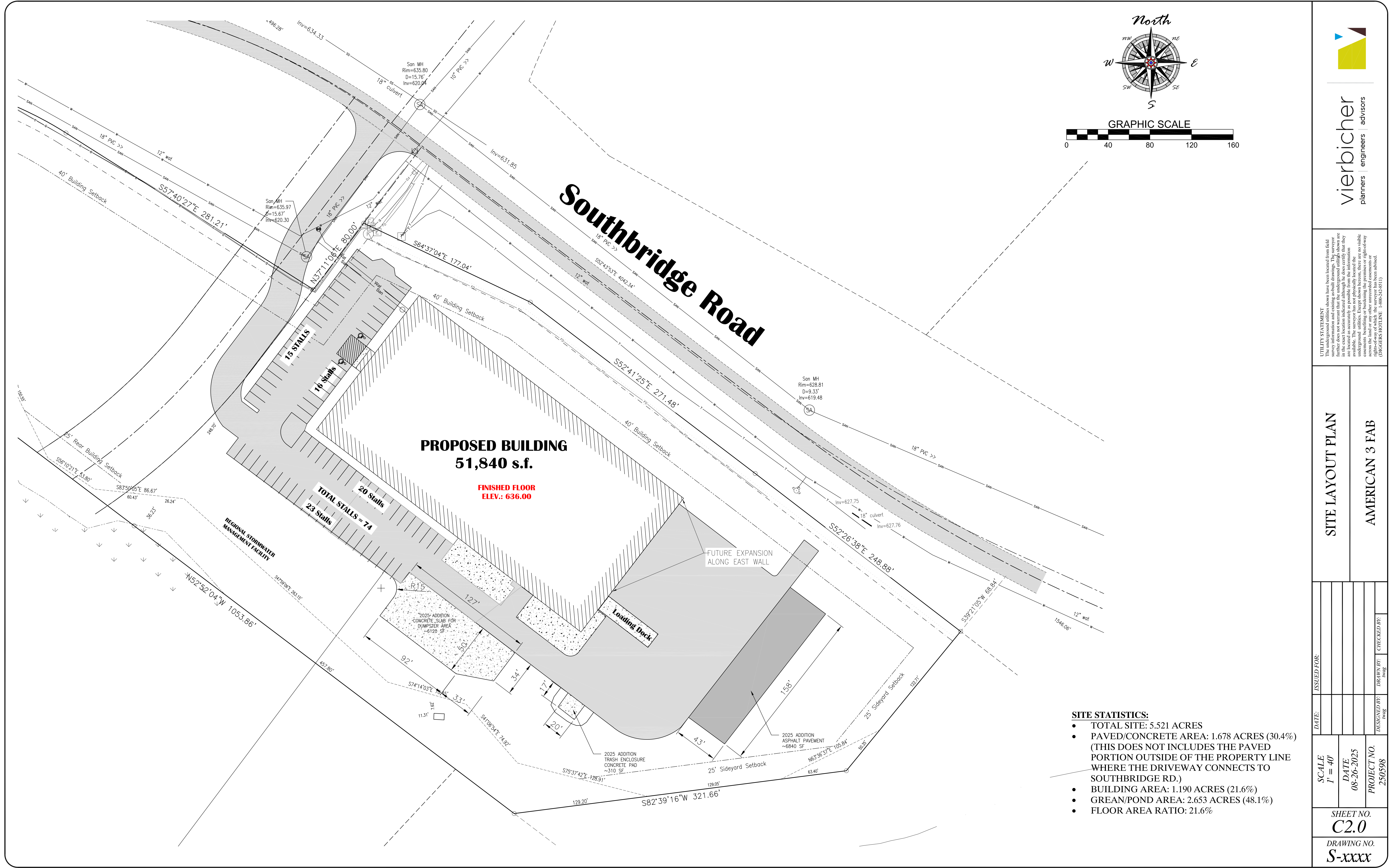
- SHEET INDEX:
- C1.0 TITLE SHEET
  - C2.0 SITE LAYOUT PLAN
  - C3.0 EROSION CONTROL PLAN
  - C4.0 GRADING & SITE UTILITY PLAN
  - C5.0 NOTES & DETAILS




UTILITY STATEMENT: Plans have been located from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are correct or that they are located as accurately as possible from the information available. The surveyor has no physically located the utilities shown on this plan. The surveyor is not responsible for any damage to existing utilities or other structures caused by the construction of the project. (DUGGERS HOTLINE: 1-800-242-5511)

TITLE SHEET		AMERICAN 3 FAB	
SCALE	ISSUED FOR:	DATE:	DESIGNED BY:
N/A			
DATE			CHECKED BY:
8/26/2025			
PROJECT NO.			DRAWN BY:
250598			
SHEET NO.			
C1.0			
DRAWING NO.			
S-xxxx			





- SITE STATISTICS:**
- TOTAL SITE: 5.521 ACRES
  - PAVED/CONCRETE AREA: 1.678 ACRES (30.4%)  
(THIS DOES NOT INCLUDES THE PAVED PORTION OUTSIDE OF THE PROPERTY LINE WHERE THE DRIVEWAY CONNECTS TO SOUTHBRIDGE RD.)
  - BUILDING AREA: 1.190 ACRES (21.6%)
  - GREAN/POND AREA: 2.653 ACRES (48.1%)
  - FLOOR AREA RATIO: 21.6%



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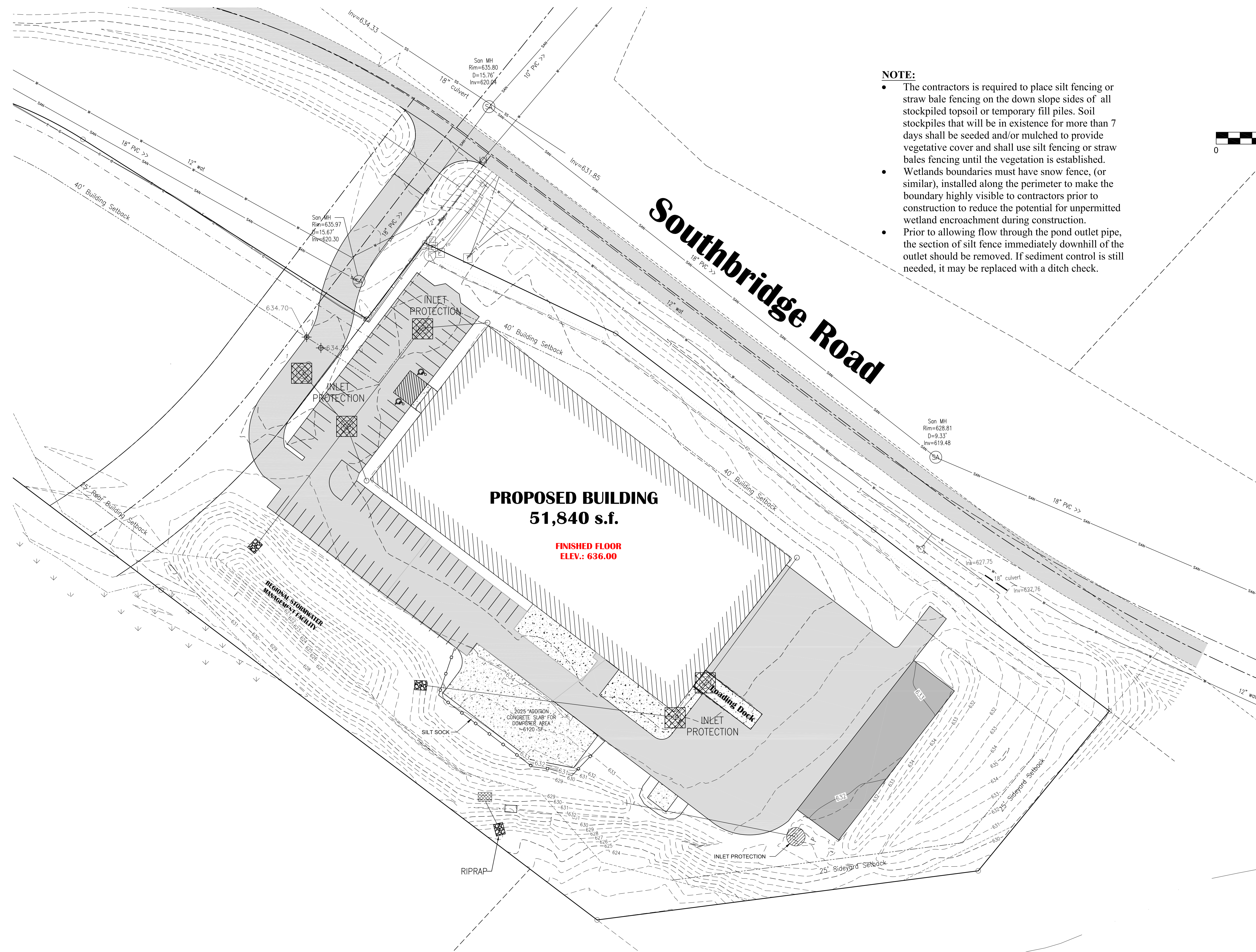
UTILITY STATEMENT: Drawings have been located from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are accurate or that they are located as accurately as possible from the information available. The surveyor has no physically located the utilities, easements, encroachments or building the premises or right-of-way across the land or any other unrecorded easements or encroachments. (DIGGERS HOTLINE: 1-800-242-8511)

SITE LAYOUT PLAN		AMERICAN 3 FAB	
DATE:	ISSUED FOR:	SCALE 1" = 40'	DATE 08-26-2025
DESIGNED BY: PME	DRAWN BY: PME	CHECKED BY:	PROJECT NO. 250598

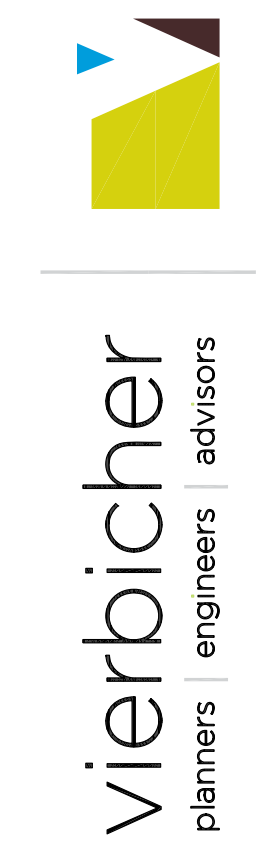
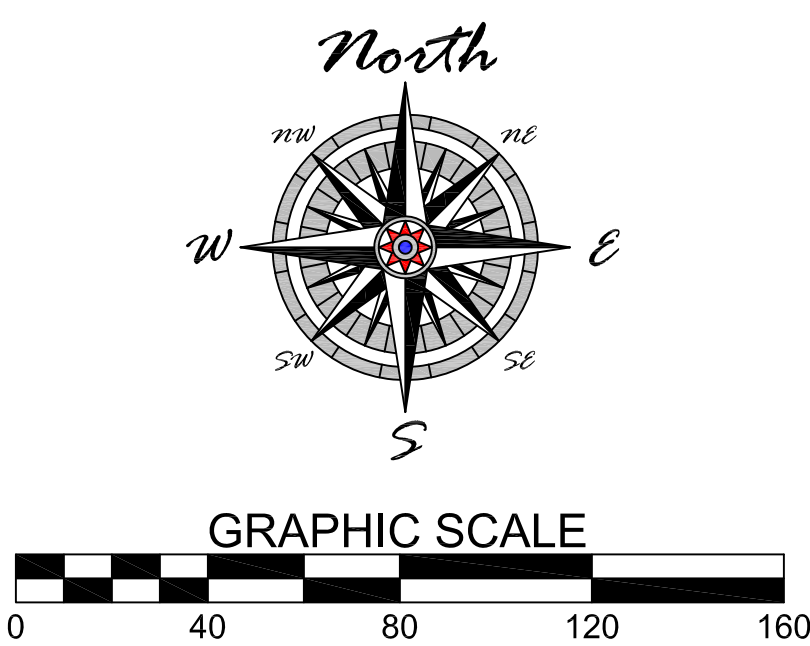
SHEET NO.  
**C2.0**

DRAWING NO.  
**S-xxxx**





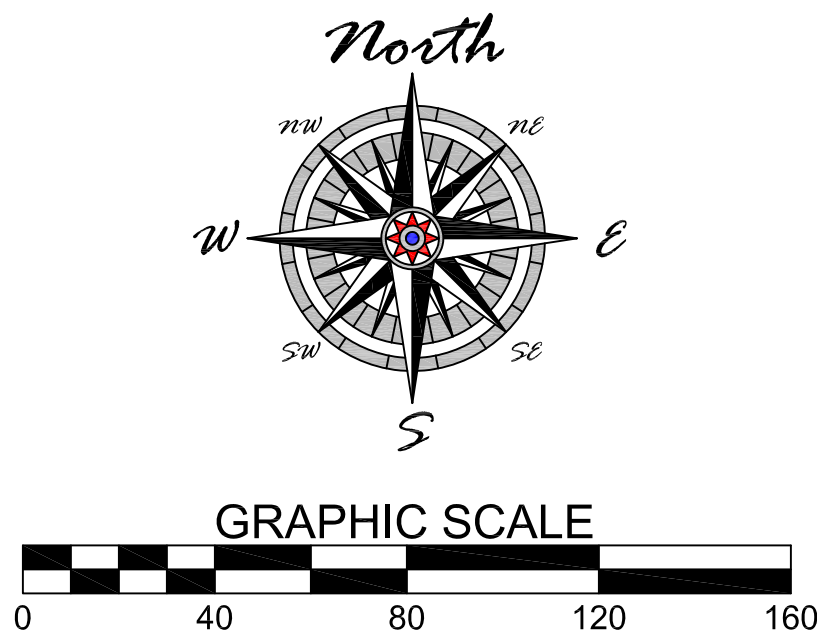
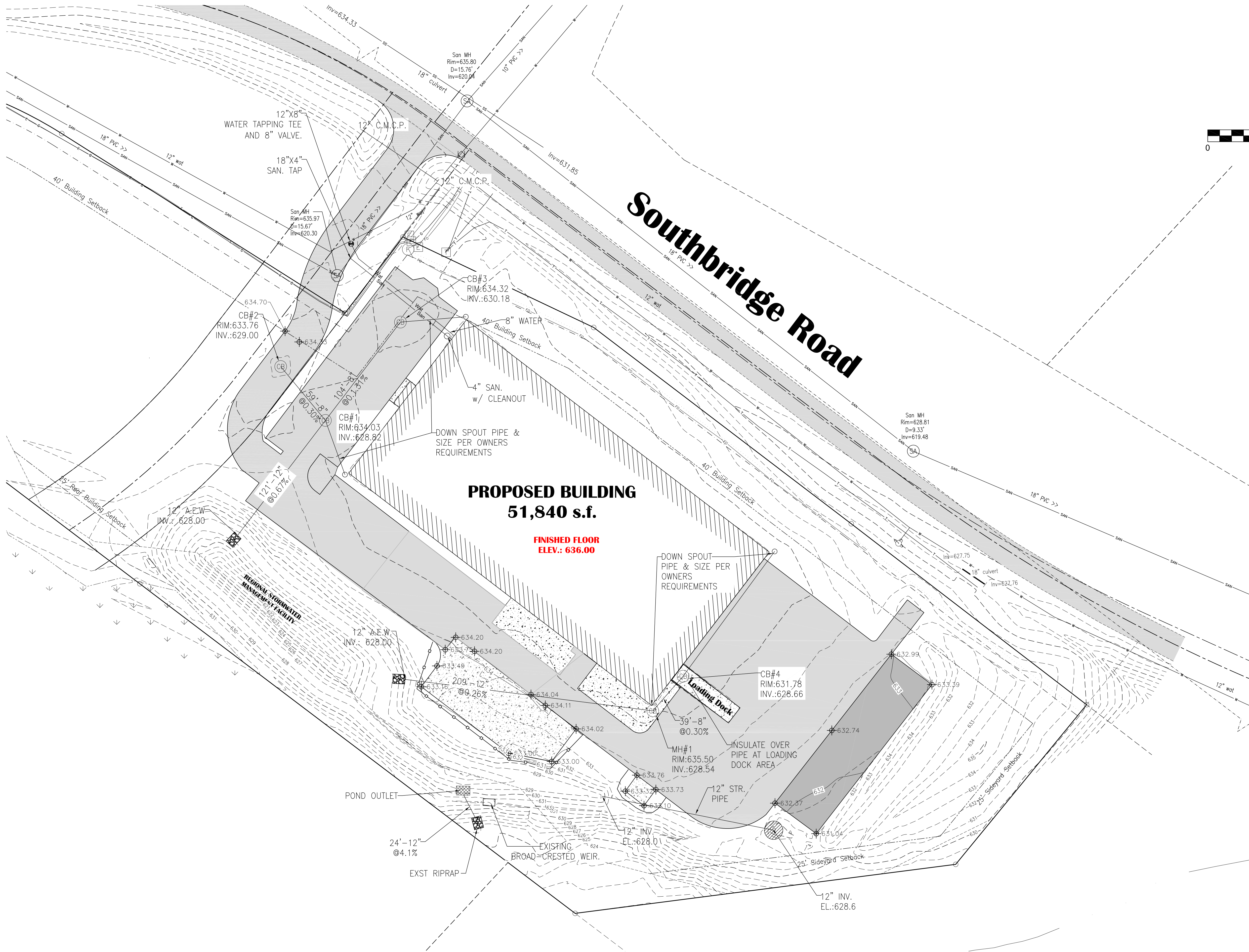
- NOTE:**
- The contractors is required to place silt fencing or straw bale fencing on the down slope sides of all stockpiled topsoil or temporary fill piles. Soil stockpiles that will be in existence for more than 7 days shall be seeded and/or mulched to provide vegetative cover and shall use silt fencing or straw bales fencing until the vegetation is established.
  - Wetlands boundaries must have snow fence, (or similar), installed along the perimeter to make the boundary highly visible to contractors prior to construction to reduce the potential for unpermitted wetland encroachment during construction.
  - Prior to allowing flow through the pond outlet pipe, the section of silt fence immediately downhill of the outlet should be removed. If sediment control is still needed, it may be replaced with a ditch check.



UTILITY STATEMENT: Drawings have been created from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are accurate or that they are located as accurately as possible from the information available. The surveyor has not physically located the utilities. No liability is assumed for encroachment, flooding or backing up the premises or right-of-way across the land or any other unpermitted encroachment or right-of-way. (DUGGERS HOTLINE: 1-800-242-8511)

EROSION CONTROL PLAN		AMERICAN 3 FAB	
SCALE 1" = 40'	ISSUED FOR:	DATE:	
DATE 08-26-2025			
PROJECT NO. 250598			
	DESIGNED BY: TWG	DRAWN BY: TWG	CHECKED BY:
SHEET NO. C3.0			
DRAWING NO. S-XXXX			





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UTILITY STATEMENT: Plans have been located from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are correct or that they are located as accurately as possible from the information available. The surveyor has no physical located the utilities, easements, encroachments or building the premises or right-of-way across the land or any other unrecorded easements or encroachments. (DIGGERS HOTLINE: 1-800-242-8511)

GRADING & SITE UTILITY PLAN

AMERICAN 3 FAB

SCALE 1" = 40'	ISSUED FOR:	DATE:
DATE 08-26-2025		
PROJECT NO. 250598	DRAWN BY: TWIG	CHECKED BY:
SHEET NO. C4.0		
DRAWING NO. S-XXXX		



CONSTRUCTION NOTES:

1. A copy of the Erosion Control Plan shall be kept on the construction site at all times.
2. Construction standards shall be to City of DePere Specifications and State of Wisconsin, Department of Transportation Standard Specifications for Highway and Structure Construction, Current Edition.
3. All excavated areas not receiving pavement shall be covered with a minimum of 4" of topsoil, seeded and mulched as soon as final grade has been achieved. Seeding shall be in accordance with WDNR Tech. Standard (1059).
4. Erosion control methods shall be implemented, as directed by the engineer, prior to and during construction, to control water pollution, erosion and siltation. All Erosion Control measures shall be installed and maintained in accordance with the WDNR Technical Standards.
5. Contractor is responsible for obtaining all necessary permits.
6. Contractor is responsible for contacting Diggers Hotline for the location of the utilities.
7. Site Dewatering is not anticipated, however should dewatering be necessary, it shall be performed in accordance with WDNR Technical Standard (1061).
8. The Contractor shall dispose of all waste and excess material at an approved location.

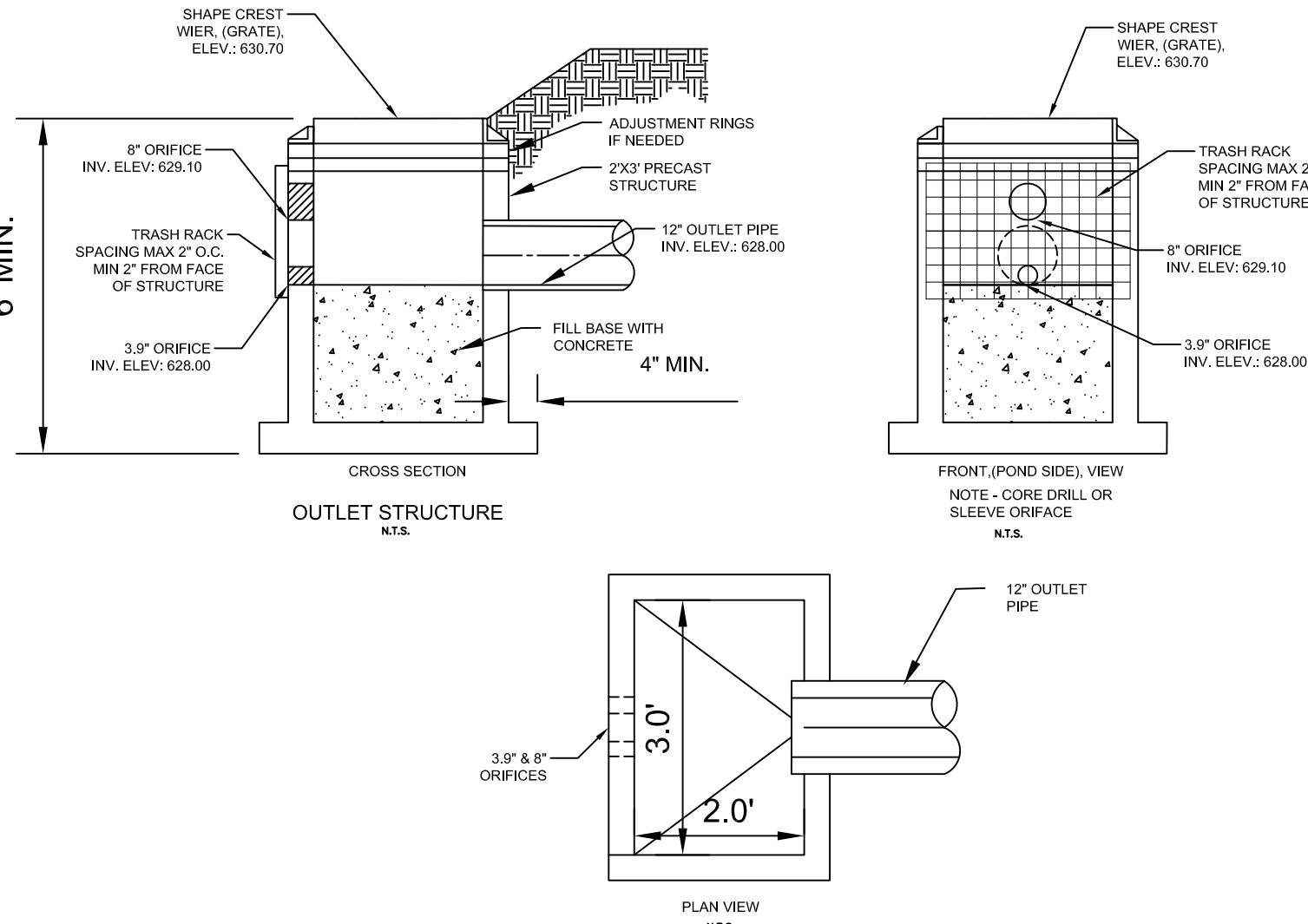
MAINTENANCE PLAN:

1. All erosion control and stormwater management practices will be checked for stability and operation every 7 days and within 24 hours of a storm producing at least 0.5 inches of rainfall. Any needed repairs will be made immediately to maintain all practices as designed. Also, any sediment that has been deposited off-site from this construction project shall be cleaned up immediately.
2. Remove sediment from behind any silt fence when it has accumulated to a depth of 12 inches or more. When the fence can no longer filter water or trap sediment, repair the silt fence to provide an effective barrier.
3. All seeded areas, including the grass lined channels, will be reseeded and mulched as necessary to maintain a vigorous, dense vegetative cover.
4. Any unprotected drainage ditches experiencing excessive erosion and channel degradation due to high runoff volumes will be regraded and covered with a biodegradable erosion control mat. Installation will follow manufacturer's recommendations.
5. Remove silt fence and temporary structures after final stabilization and 80% vegetative cover is established.
6. Sediment that has migrated off site onto adjacent properties shall be swept off pavements and removed from vegetated areas monthly.

PLANNED EROSION CONTROL PRACTICES:

1. **Stone Tracking Pad** (Tech. Standard 1057)  
A new gravel construction entrance will be installed at all construction access points to prevent sediment from tracking onto the roadways.
2. **Inlet Protection** (Tech. Standard 1060)  
All inlets, proposed and existing, accepting runoff from disturbed areas of the site shall have inlet protection installed prior to land disturbing activity within the area discharging to the inlet.
3. **Stockpiled Topsoil/Temporary Fill Piles**  
Silt fencing or straw bale fencing will be required around all stockpiled topsoil or temporary fill piles. Soil stockpiles that will be in existence for more than 7 days shall be seeded and/or mulched to provide vegetative cover and shall use silt fencing or straw bales fencing until the vegetation is established.
4. **Silt Fence** (Tech. Standard 1056)  
Silt fencing will be required downslope of all disturbed areas not intercepted through the proposed swale system.
5. **Dust Control** (Tech Standard 1068)  
Dust shall be controlled in accordance with WDNR Standards as needed.

EXST OUTLET STRUCTURE DETAIL



NOTE:  
TRASH RACK AND INLET WEIR, (GRATE) TO BE PROTECTED WITH GEOTEXTILE FABRIC TYPE FF UNTIL FINAL SITE STABILIZATION. FABRIC TO BE CHECKED AND MAINTAINED AS PART OF THE EROSION CONTROL "CONSTRUCTION SITE INSPECTION REPORT".

