



Planning/Zoning Application

Planning & Zoning Department

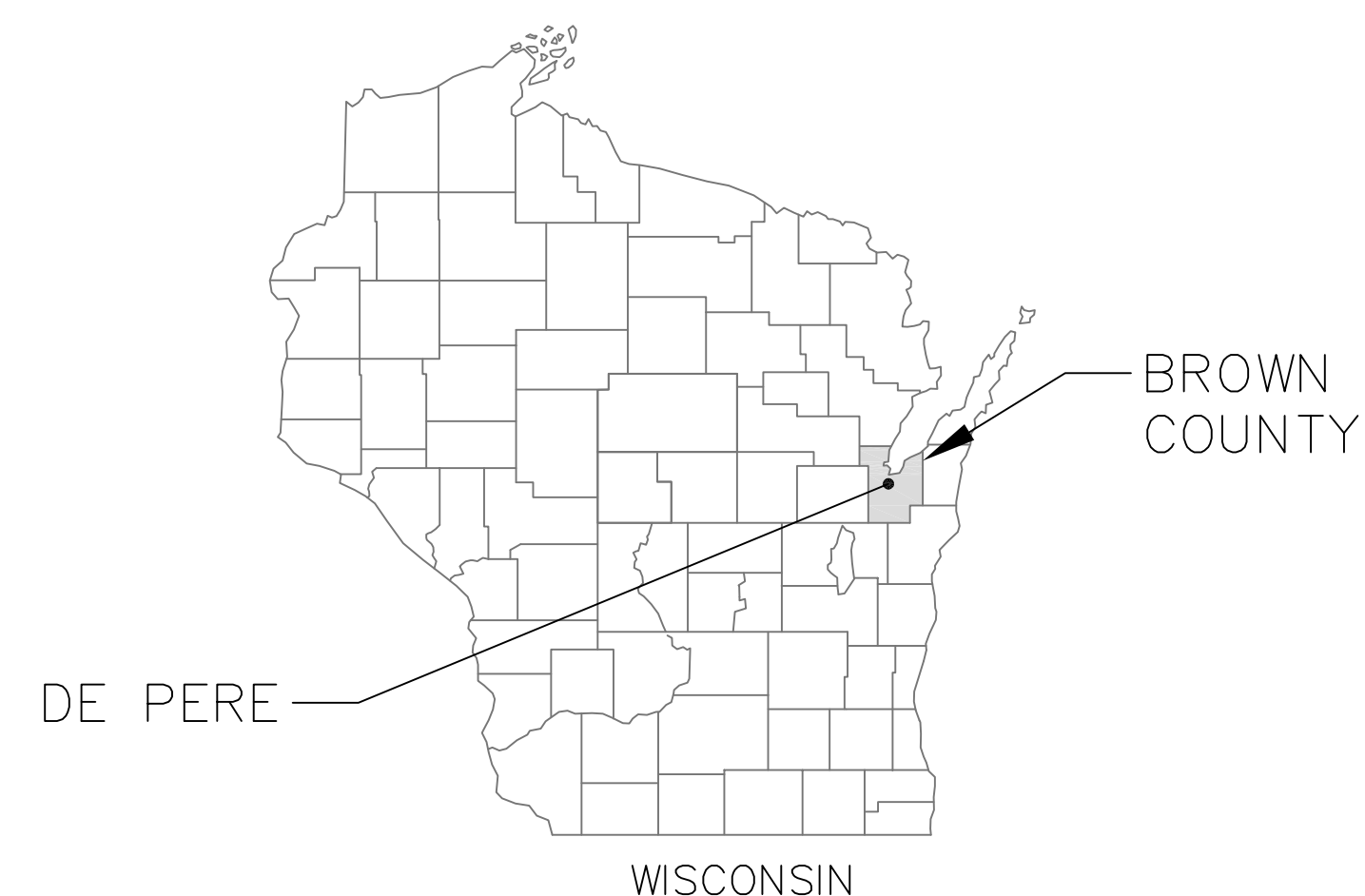
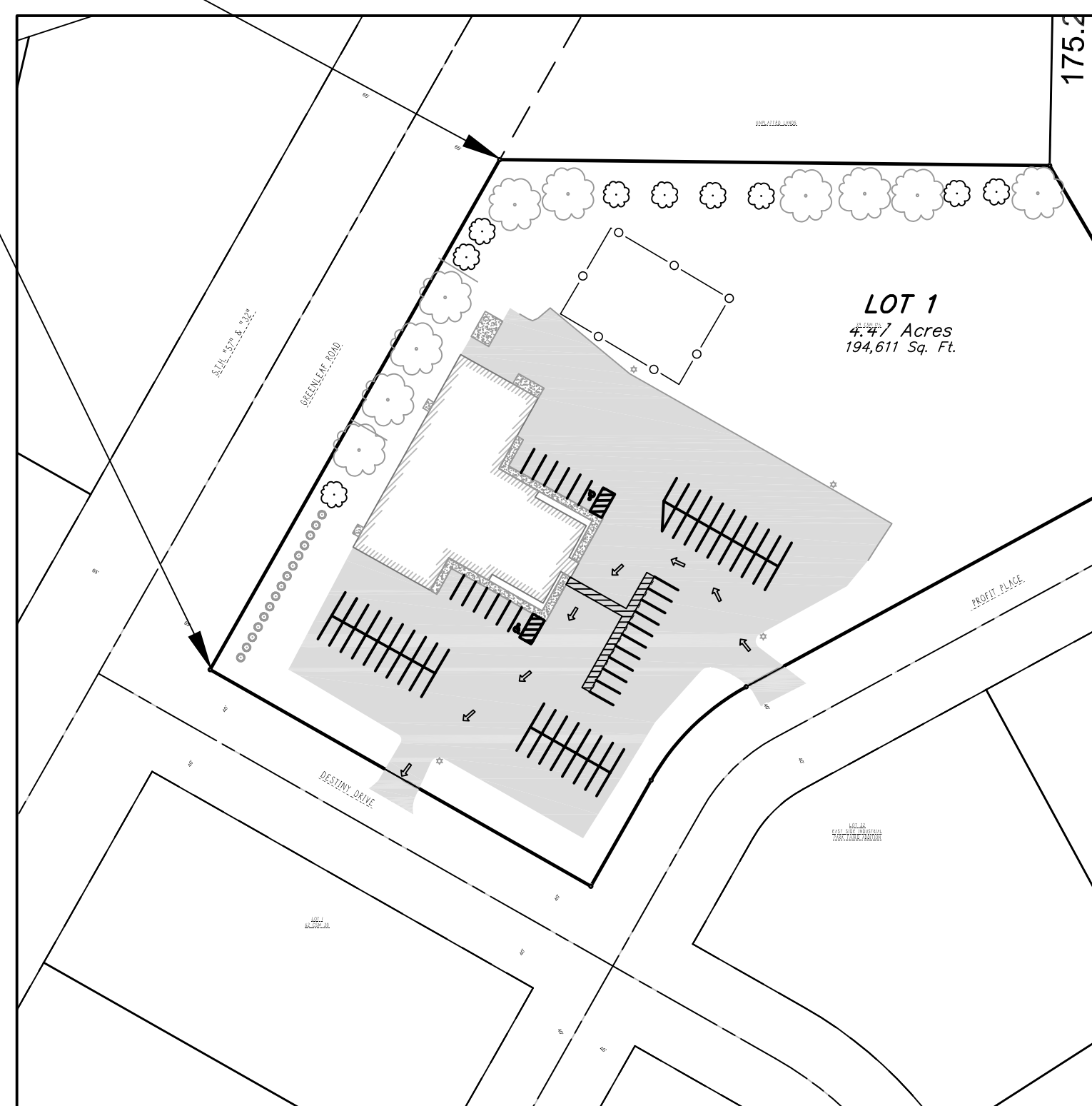
Submitted On:

Dec 5, 2025, 08:13AM EST

Parcel Number: (Include ALL parcels)	ED-F0081-1
Nearest property address to the project site:	Street Address: 411 Destiny Drive City: De Pere State: WI Zip: 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 pre-consultation meeting?	Yes
Property Owner:	First Name: Lindsay Last Name: Arndt
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 3946 N Secret Garden Ct City: De Pere State: WI Zip: 54115
Property Owner's Phone Number:	920-639-3695
Property Owner's Email Address:	lindsay.arndt@exploremobius.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Tanner Last Name: Wojcik
Authorized Representative's Business Name:	Vierbicher

Authorized Representative's Address:		Street Address: 400 Security Blvd Suite 1 City: Green Bay State: WI Zip: 54313
Authorized Representative's Phone Number:		920-329-5592
Authorized Representative's Email Address:		twoj@vierbicher.com
Please attach a PDF copy of the site plan.		250959 2025-12-04.pdf
Please attach a CAD copy of the property that shows the footprint of all hard, impervious surfaces. (Only one page needed, not the entire site plan.)		250959_Mobius Impervious Surfaces.dwg
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: Tanner Last Name: Wojcik Email Address: twoj@vierbicher.com  Signed at: December 5, 2025 8:11am America/New_York	
User's Session Information		IP Address: 74.87.124.242 Referrer URL:

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SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	LANDSCAPE PLAN
5	NOTES AND DETAILS
6	TURNING MOVEMENTS

ENGINEER:
VIERBICHER
TANNER WOJCIK, P.E.
400 SECURITY BLVD
GREEN BAY, WI 54313
920-329-5592
TWOJ@VIERBICHER.COM

OWNER(S):
MOBIUS DE PERE
LINDSAY ARNDT
411 DESTINY DRIVE
DE PERE, WI 54115
920-305-5059
LINDSAY.ARNDT@EXPLOREMOBIUS.COM



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

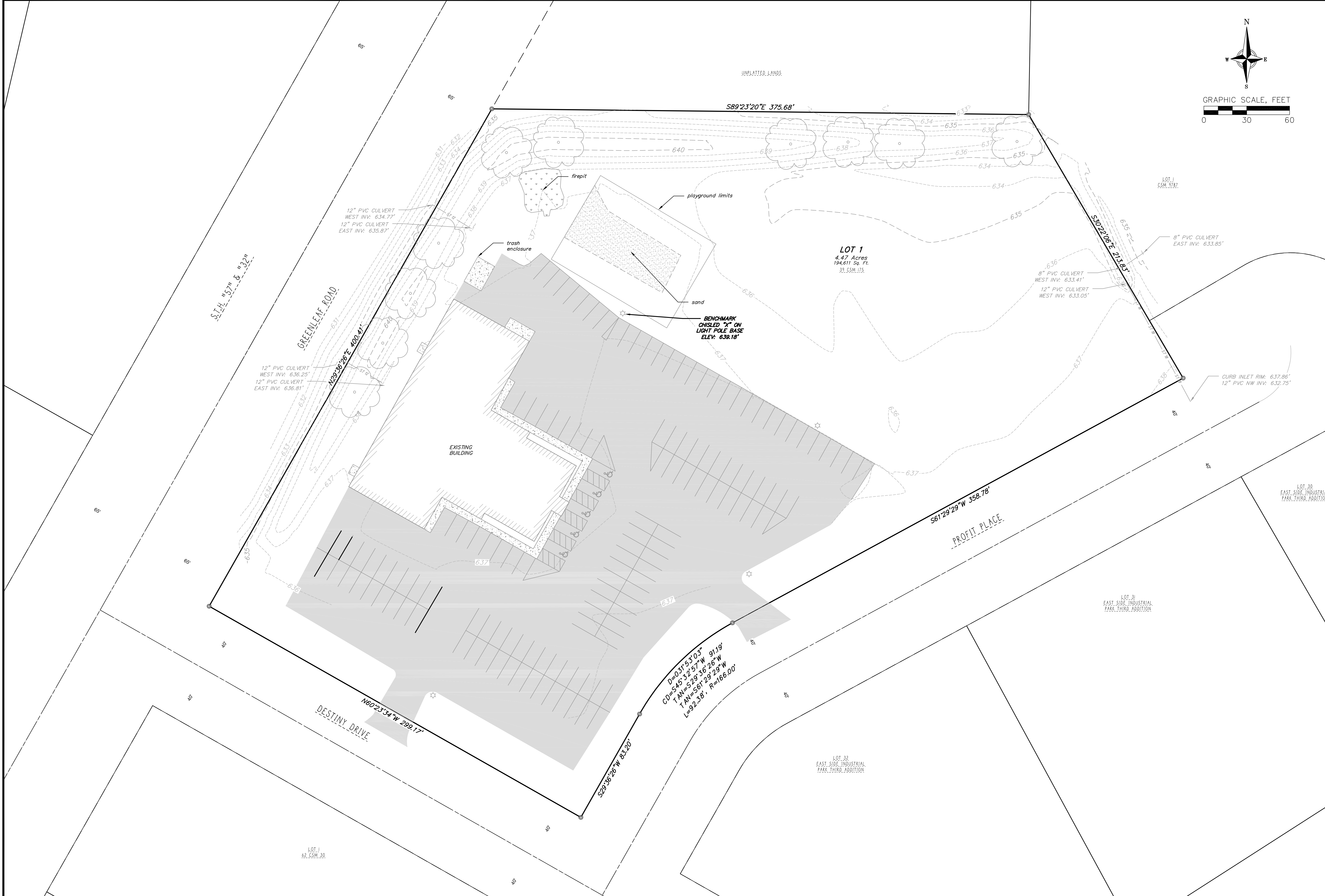
CALL DIGGER'S HOTLINE
1-800-242-8511


ISSUED DATE: 12/04/2025

DATE		12-04-2025	
DRAFTER		TTW	
CHECKED		TTW	
PROJECT NO.		250959	
SHEET		1 OF 6	

04 Dec 2025 - 12:24p G:\Mobius De Pere\CADD\250959_Engineering.dwg by: twojcik

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EXISTING CONDITIONS

MOBIUS - DE PERE

411 DESTINY DRIVE

DE PERE, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

12-04-2025

DRAFTER

TTW

CHECKED

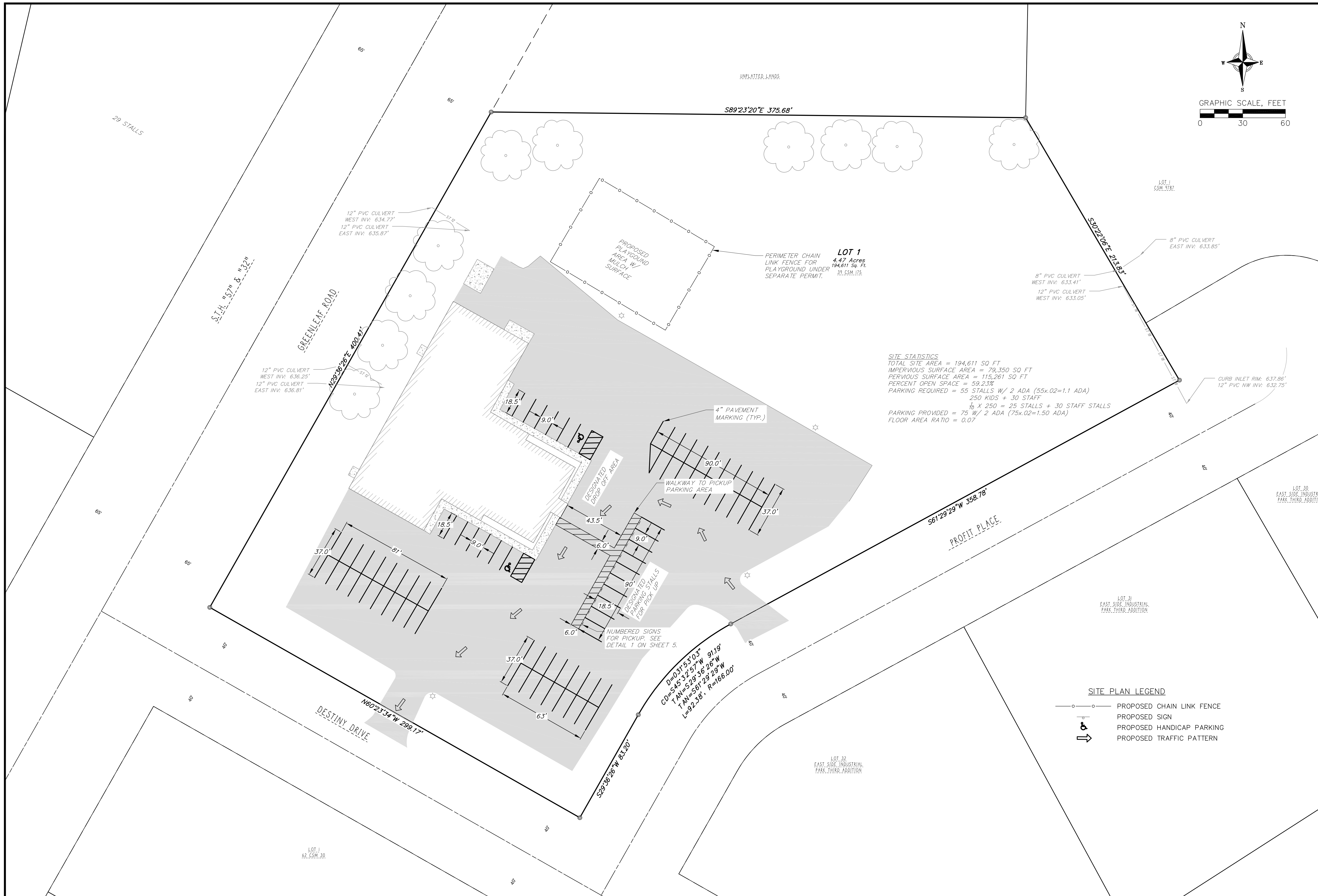
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PROJECT NO.

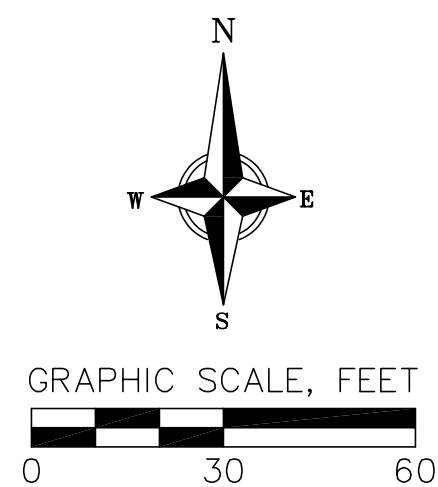
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SHEET

2 OF 6



KEY	COMMON NAME	SCIENTIFIC NAME	QTY	SIZE
ACAB	AUTUMN BLAZE RED MAPLE	ACER X FREEMANII 'JEFFERSRED'	3	2.5 IN
PIGD	BLACK HILLS SPRUCE	PICEA ALBA 'DENSATA'	6	6 FT
CORT	RED TWIG DOGWOOD	CORNUS GLAUC SIBIRICA 'RED TWIG'	15	#5



LANDSCAPE PLAN

MOBIUS - DE PERE
411 DESTINY DRIVE
DE PERE, WI

DATE		12-04-2025	
DRAFTER		TTW	
CHECKED		TTW	
PROJECT NO.		250959	
SHEET		4 OF 6	

TOPOGRAPHIC SYMBOL LEGEND

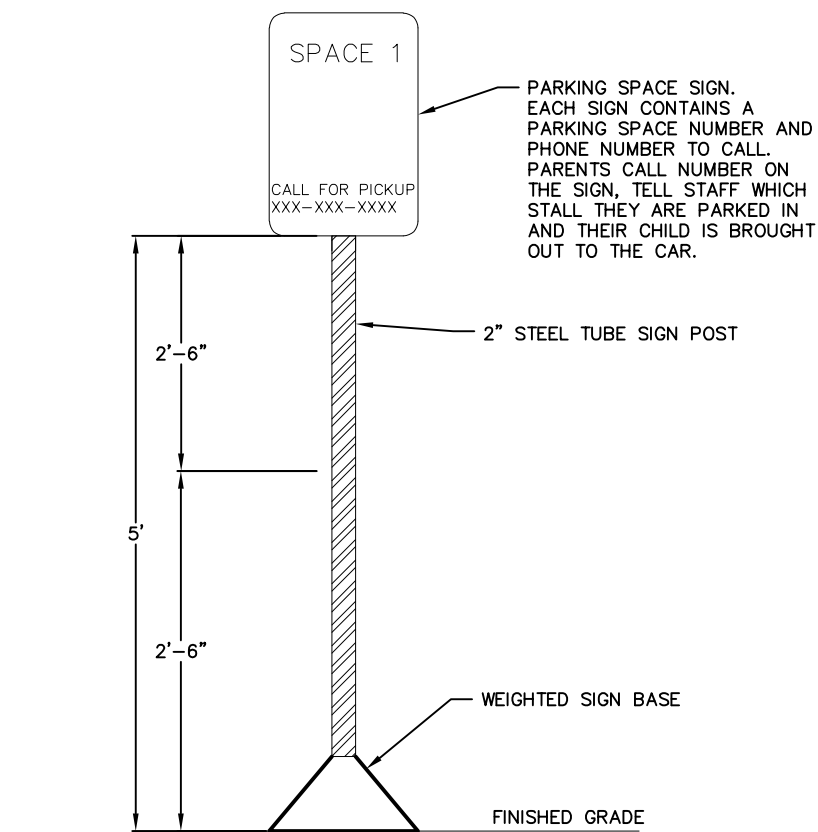
- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

SURVEY LEGEND

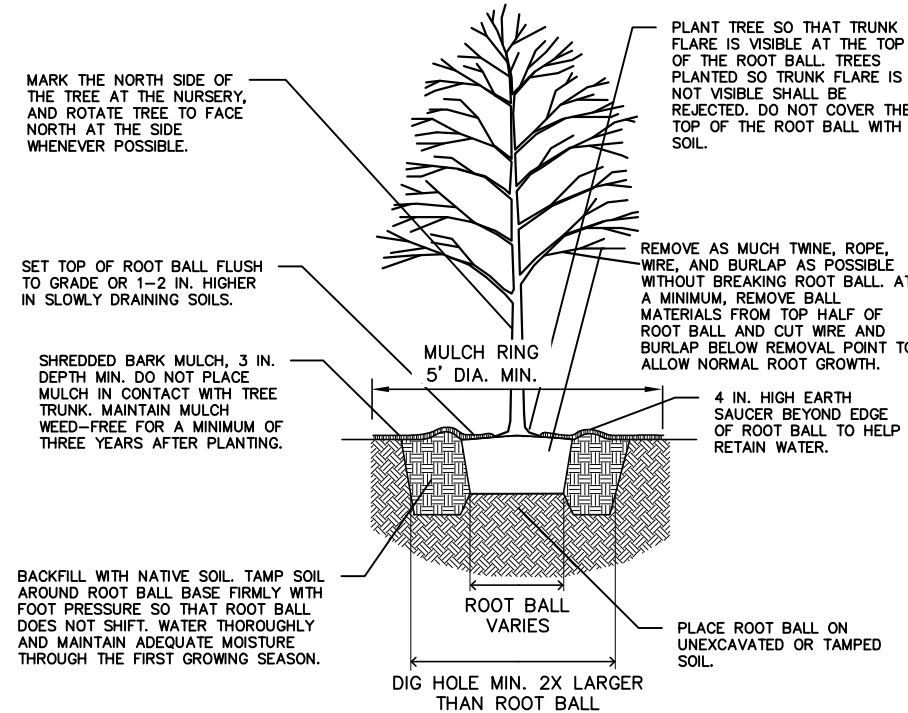
- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND ____" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND ____" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- GENERAL CONTROL POINT



1 PICKUP PARKING SIGN
8 NOT TO SCALE

NOTES:

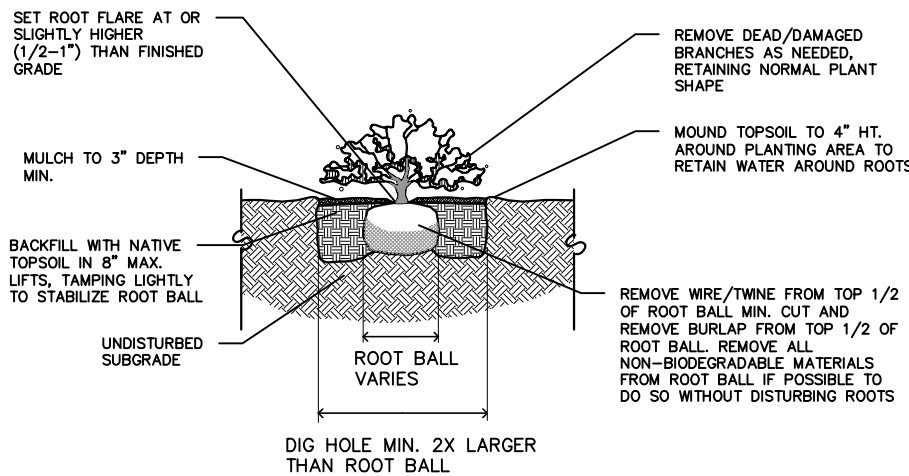
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



2 B&B TREE PLANTING DETAIL
8 NOT TO SCALE

NOTES:

- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY MYCORRHIZAL INNOCULANT TO SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



3 SHRUB PLANTING DETAIL
8 NOT TO SCALE

REVISIONS	REVISIONS		REMARKS
	NO.	DATE	
12-04-2025			
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