

Planning/Zoning Application

Submitted On:

Dec 15, 2025, 06:25PM EST

Planning & Zoning Department

Parcel Number: (Include ALL parcels)	ED-R28	
Nearest property address to the project site:	Street Address: 3001 RYAN RD City: City of De Pere State: WI Zip: 54115	
Check each project type that is being applied for:	Site Plan	
Current De Pere Zoning Districts:	PI-1	
Existing Site Land Uses:	Public & Civic	
Proposed Site Land Uses:	Public & Civic	
Does the project comply with the Comprehensive Plan?	Yes	
Has City Staff been contacted for a pre-consultation meeting?	Yes	
Property Owner:	First Name: Noah Last Name: Wentland	
Is the property owner's address the same as the nearest property address?	Yes	
Property Owner's Phone Number:	920-337-1032	
Property Owner's Email Address:	nwentland@depere.k12.wi.us	
Is someone processing the project for the property owner as their authorized representative?	Yes	
Authorized Representative's Name:	First Name: Jesse Last Name: Becker	
Authorized Representative's Business Name:	Point of Beginning, Inc	
Authorized Representative's Address:	Street Address: 4941 Kirschling Ct City: Stevens Point State: WI Zip: 54481	
Authorized Representative's Phone Number:	715-344-9999	

Authorized Representation Address:	ve's Email	jesseb@pobinc.com	
Please attach a PDF copy of the site plan.		Altmayer Elementary 2025 Improvements.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.)		Altmayer Elementary 2025 Improvements.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: J Last Name: B Email Addres		

Signed at: December 15, 2025 6:23pm America/New_York

User's Session Information

IP Address: 128.92.122.106

Referrer URL:

- 1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK. 2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHALL BE TURNED OVER TO OWNER.
- 3. INSTALL PERIMETER PROTECTION EROSION CONTROL MEASURES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- 4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE. 5. ANY EXISTING PUBLIC & PRIVATE UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR
- ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR. 6. COORDINATE ALL PRIVATE & PUBLIC UTILITY REMOVAL, DISCONNECTION, AND/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES
- PRIOR TO BEGINNING WORK. 7. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE
- MAXIMUM EXTENT PRACTICAL. 8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN
- THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED. 9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS. 10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT
- 11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY. 12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH

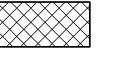
EXECUTES:

- 1. SAWCUT CONCRETE WALK
- 2. REMOVE CONCRETE &
- MAINTAIN BASKETBALL HOOP
- 3. REMOVE & SALVAGE SIGN
- 4. REMOVE BENCH
- 5. MAINTAIN SPOT LIGHT
- 6. SAWCUT ASPHALT PAVEMENT
- 7. SAWCUT CONCRETE CURB & GUTTER
- 8. REMOVE CONCRETE CURB & GUTTER
- 9. MAINTAIN STORM STRUCTURE
- 10. TEMPORARILY REMOVE CHAIN LINK FENCE
- FOR CONSTRUCTION ACCESS
- 11. MAINTAIN FUNNEL BALL PLAY EQUIPMENT
- 12. MAINTAIN LIGHT POLE
- 13. REMOVE SIGN
- 14. REMOVE EXISTING STORM INLET. MAINTAIN CONNECTED STORM SEWER IN-PLACE.
- FIELD VERIFY INV. ELEV, SIZE, AND DIRECTION OF ALL CONNECTED PIPES. SUBMIT THIS INFO TO CIVIL ENGINEER.
- 16. MAINTAIN SIDEWALK
- 17. MAINTAIN BUILDING COLUMN
- 18. SAWCUT CONCRETE ROADWAY (COORDINATE W/ CITY OF DE PERE)
- 19. MAINTAIN BLDG STOOP
- 20. MAINTAIN FLAG POLE

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL (INCL. BASE MATERIAL)

CONCRETE REMOVAL (INCL. BASE MATERIAL)

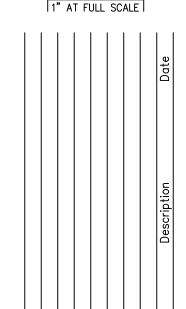


WOODCHIP REMOVAL

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C5.0	UTILITY PLAN				
C6.0	DETAILS				
C6.1	DETAILS				

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design matters

g i n e e r s

mervilleinc.com

Somerville Cts | e n gin e e

Somerville Inc. | 2

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999(Ph) 715.344.9922(F)
POB Project: 25.0016
Ing Drawn: JHB Checked: JJL

ENGINEERING DESIGN BY:

Description Date

LAYOUT PLAN

UNIFIED SCHOOL DISTRICT OF DE PERE DE PERE, WISCONSIN

Date: 12/15/25 Project No. 7963 Sheet:

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- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. 4. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- 5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS. 6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE
- THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR. 7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE,
- TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE). 8. EXCESS TOPSOIL SHALL BE RÈMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED

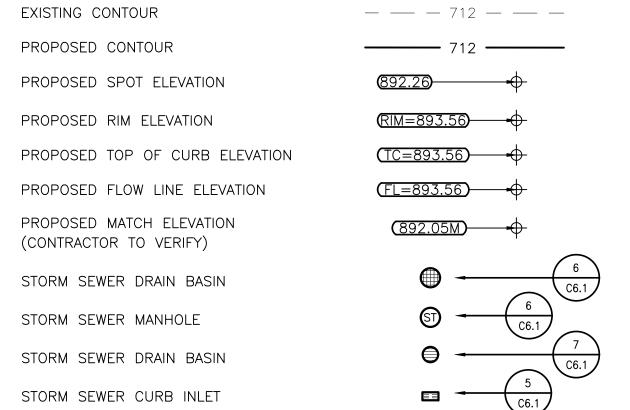
- AROUND STOCKPILE.

 9. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.

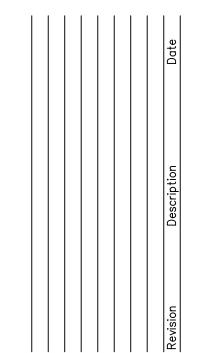
 10. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT—OF—WAY.

 11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- 13. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:



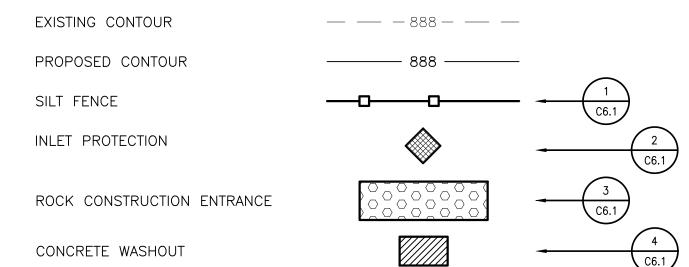
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- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- 2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES. 3. INSTALL ALL PERIMETER EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE. 5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION
- ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY. 6. OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEPT MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE
- 7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- 8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. 9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH
- 10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED
- REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL 11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED
- AND THEN BE REMOVED AS PART OF THE BASE BID. 12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE. 13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE,
- TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE). 14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR
- PRIOR TO SNOWFALL OR GROUND FREEZE. 15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- 16. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:



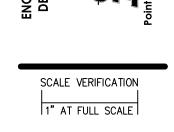
EROSION CONTROL SEQUENCING:

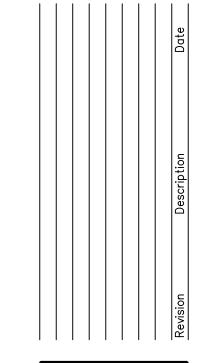
- 1. INSTALL PERIMETER EROSION CONTROL
- . BEGIN DEMOLITION 3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- 4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- 5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE
- TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

 6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- 7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

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- THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR. 4. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE
- AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE). 5. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
- 6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- 7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- 8. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. 9. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. 10. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.

UTILITY LEGEND:

STORM SEWER PERFORATED STORM UNDERDRAIN W/ SOCK STORM SEWER DRAIN BASIN STORM SEWER MANHOLE STORM SEWER DRAIN BASIN STORM SEWER CURB INLET

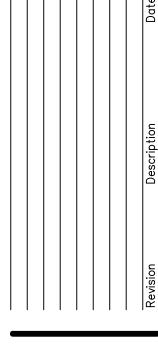
STORM MANHOLE SCHEDULE:

	STRUCTURE DETAILS	STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 631.61 INV (NE) = 626.84 DEPTH = 5.27' 18" NYLOPLAST DRAIN BASIN W/ PEDESTRIAN GRATE W/ 6" SUMP	ST#10	RIM = 628.55 INV (S) = 625.73 INV (N) = 625.73 DEPTH = 3.32 ' 18" NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE
ST#2	RIM = 631.67 INV (SW) = 626.59 INV (E) = 626.59 DEPTH = 5.57'	07//44	W/ 6" SUMP RIM = 629.12 INV (N) = 625.21 DEPTH = 4.40'
	18" NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE W/ 6" SUMP	ST#11	18" NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE W/ 6" SUMP
ST#3	RIM = 629.93 INV (W) = 625.29 INV (S) = 625.29 INV (E) = 625.29 DEPTH = 4.64'	ST#12	RIM = 627.61 INV (N) = 624.81 DEPTH = 3.29 ' 18" NYLOPLAST DRAIN BASIN
	48" I.D. PRECAST MANHOLE W/ NEENAH R-1555 CASTING W/ SOLD LID		W/ BEEHIVE GRATE W/ 6" SUMP RIM = 630.16
	RIM = 629.07 INV (W) = 625.08 INV (S) = 625.08	ST#13	INV (SE) = 626.58 DEPTH = 3.58' 2'x3" CONCRETE BOX
ST#4	INV (E) = 625.08 DEPTH = 4.49' 18" NYLOPLAST DRAIN BASIN		W/ NEENAH R-3067 CASTING W/ TYPE R GRATE RIM = 629.38
	W/ BEEHIVE GRATE W/ 6" SUMP RIM = 628.00	ST#14	INV (NW) = 625.88 INV (SE) = 625.88 DEPTH = 3.50'
ST#5	INV (W) = 624.67 INV (S) = 624.67 INV (N) = 626.55 INV (NE) = 624.67		2'x3" CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE RIM = 629.29
	DEPTH = 3.83' 18" NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE W/ 6" SUMP	ST#15	INV (NW) = 625.51 INV (S) = 625.51 DEPTH = 3.79'
	RIM = 625.61 INV (SW) = 624.45 DEPTH = 2.91'		48" I.D. PRECAST MANHOLE W/ NEENAH R-1555 CASTING W/ SOLD LID
" ST#7	EXISTING STRUCTURE RIM = 630.74 INV (NE) = 626.81	ST#16	RIM = 626.60 INV (N) = 625.33 INV (W) = 624.33 INV (E) = 624.32
	INV $(SW) = 628.91$ DEPTH = 3.92'		DEPTH = 2.12' EXISTING STRUCTURE
	48" I.D. PRECAST MANHOLE W/ NEENAH R-2553 CASTING W/ INLET GRATE		RIM = 628.55 INV (SW) = 627.55 INV (E) = 627.05 DEPTH = 2.00'
ST#8	RIM = 630.62 INV (SW) = 626.57 INV (N) = 628.79 INV (SE) = 626.57 DEPTH = 4.05	ST#18	18" NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE W/ 6" SUMP
	48" I.D. PRECAST MANHOLE W/ NEENAH R-2553 CASTING W/ INLET GRATE		DO NOT MANUFACTURE UNTIL FIELD VERIFICATION IS COMPLETE (SEE C1.0 DEMOLITION PLAN)

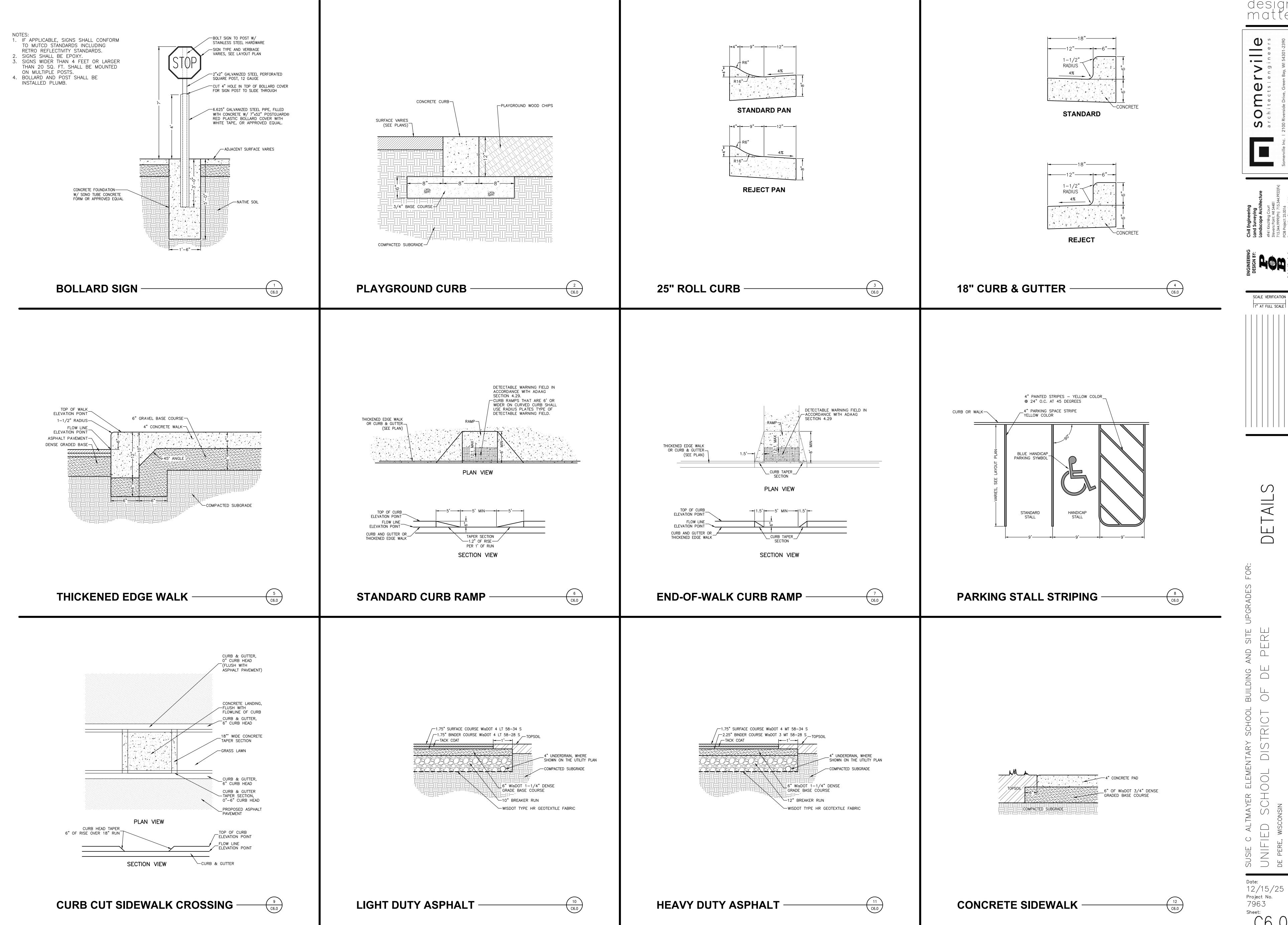
30" NYLOPLAST DRAIN BASIN W/ BEEHIVE GRATE

W/ 10" SUMP

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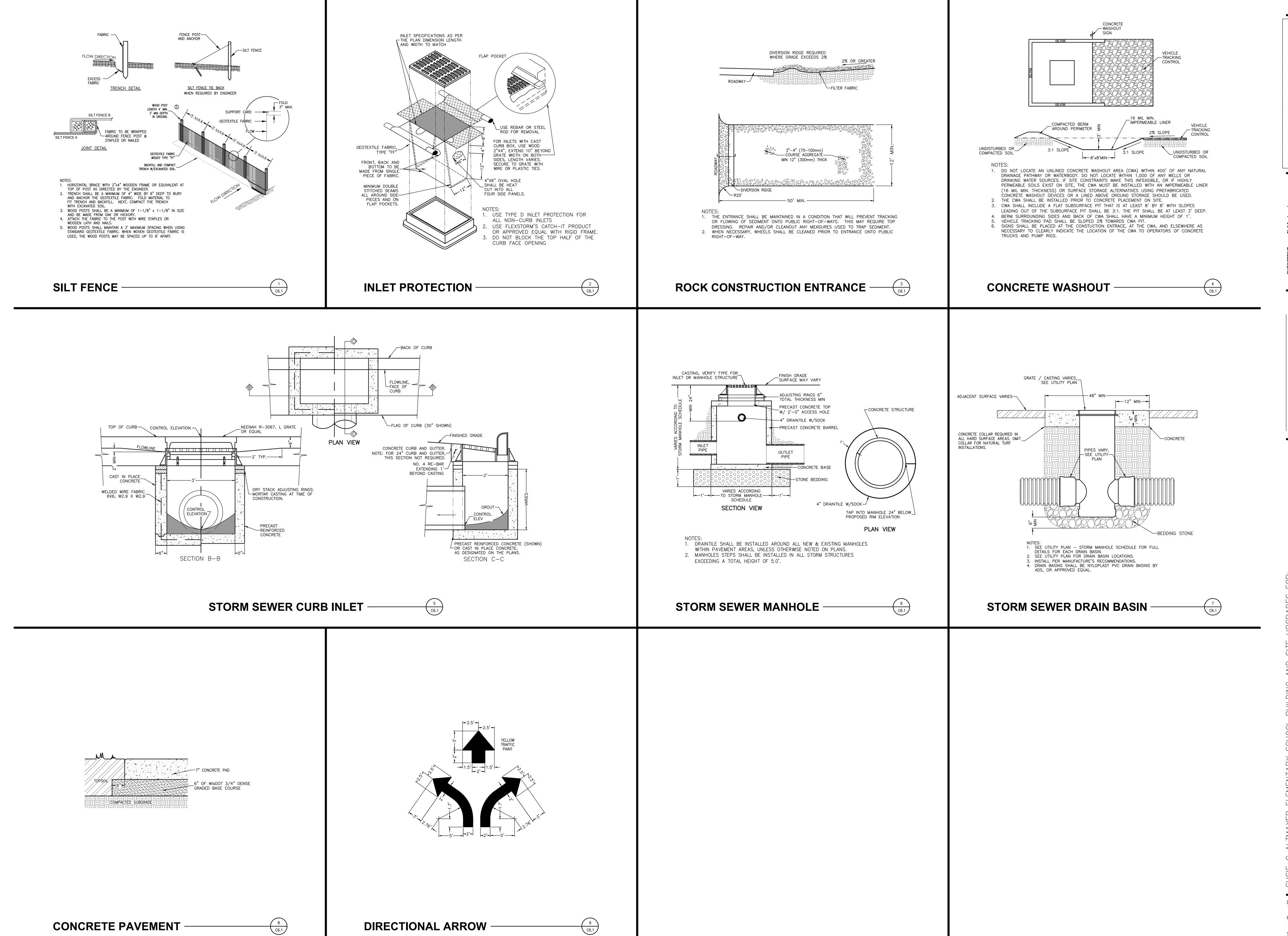
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1" AT FULL SCALE

Project No.

12/15/2025 5:15:14 PM



tectslengineers

e Drive, Green Bay, WI 54301-2390

131 | www.somervilleinc.com

Somerville Inc. | 2100 Riverside Dri

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344,9999(Ph) 715.344,9922(Fx)
POB Project: 25.0016
Drawn: JHB Checked: JJL

ENGINEERING
DESIGN BY:

SCALE VERIFICATION

Description

TAILS

OF DE PERE

UNIFIED SCHOOL DISTRICT OF DE DE PERE, WISCONSIN

Date: 12/15/25 Project No. 7963 Sheet:

12/15/2025 5:15:14 PM