



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Feb 4, 2026, 03:52PM EST

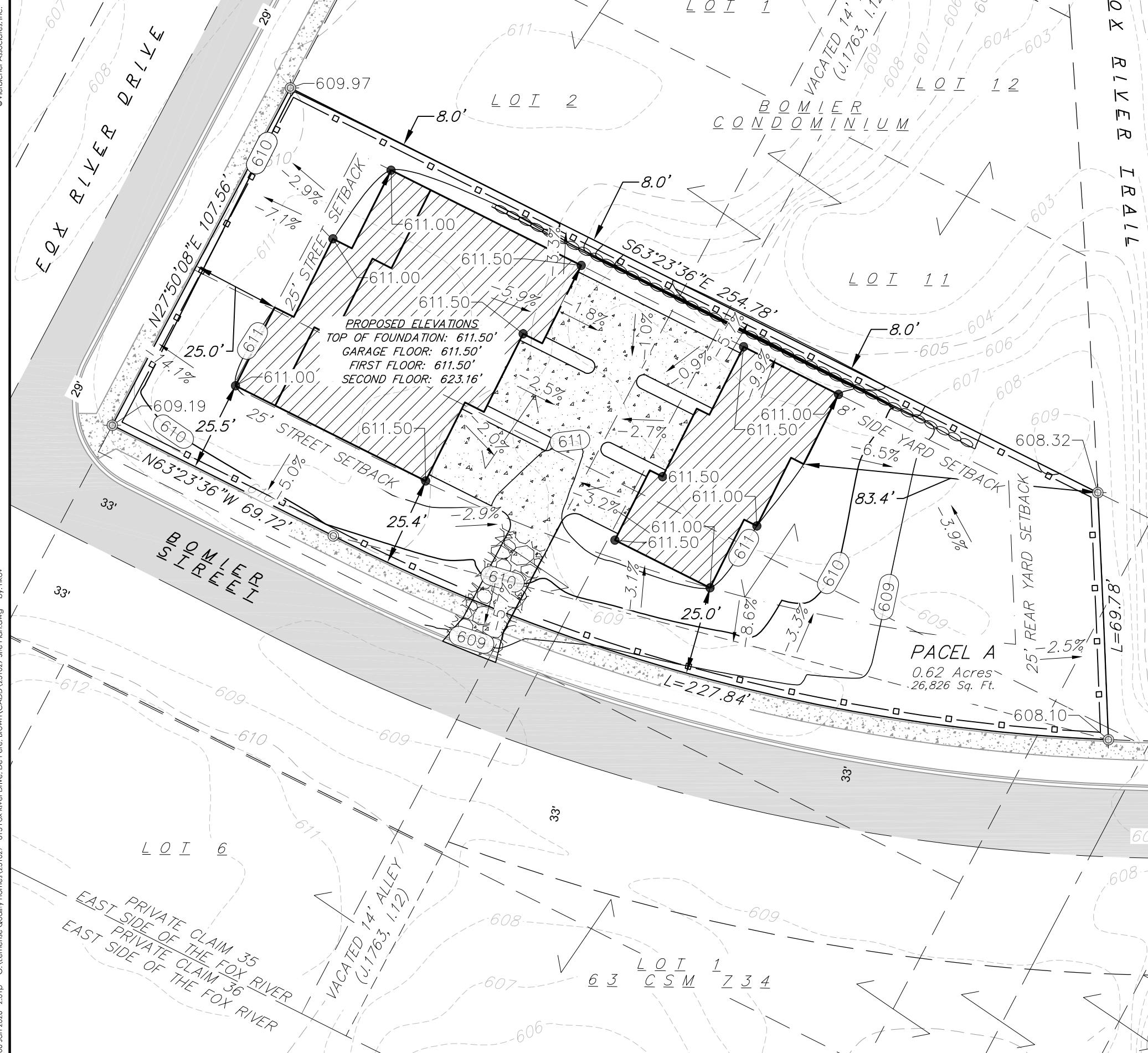
Parcel Number: (Include ALL parcels)	ED-91
Nearest property address to the project site:	Street Address: 815 Fox River Drive City: De Pere State: WI Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	RM-1
Existing Site Land Uses:	Residential
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Tim Last Name: Kneeland
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-619-5662
Property Owner's Email Address:	timothykneeland@gmail.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Nathan Last Name: Kovacic
Authorized Representative's Business Name:	Vierbicher
Authorized Representative's Address:	Street Address: 400 Security Blvd. Full Address: Ste 1 City: Green Bay Zip: 54313
Authorized Representative's Phone Number:	920-329-5606

Authorized Representative's Email Address:	nkov@vierbicher.com
Please attach a PDF copy of the site plan.	X-2372.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.)	251027 Site Plan.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
Property Owner or Authorized Representative Signature	First Name: Nathan Last Name: Kovacic Email Address: nkov@vierbicher.com
	
Signed at: February 4, 2026 3:51PM America/New_York	
User's Session Information	74.87.124.242, Referrer URL

EROSION CONTROL

ALL OF LOTS 3, 4, 9 AND 10, BLOCK B OF RECORDED PLAT "BOMIER'S ADDITION TO DE PERE", (VOLUME 1, PLATS, PAGE 11, DOCUMENT NO. 1P11, BROWN COUNTY RECORDS), AND VACATED ALLEY AND VACTED STREET ADJACENT EASTERLY, BEING LOCATED IN PART OF PRIVATE CLAIM 35, EAST SIDE OF THE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

ADDRESS: 815 FOX RIVER DRIVE, PARCEL: ED-91



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE EAST RIGHT-OF-WAY OF FOX RIVER DRIVE, ASSUMED TO BEAR N27°50'08"E.

GRAPHIC SCALE: 1" = 30'

REVISIONS	REMARKS	REVISIONS	REMARKS	REVISIONS	REMARKS
NO. DATE		NO. DATE		NO. DATE	

DATE

11/24/2025

DRAFTER

NKOV

CHECKED

BBIE

PROJECT NO.

251027

SHEET

2 OF 2

5.14.25
5.14.25
5.8.25
5.4.25

PLAN #
25-36

DRAWN BY:
JILL K VERHAAGH

PRELIMINARY
PLAN DATE:
5.15.25
5.14.25
5.8.25
5.4.25
BID PLAN DATE:
10.3.25

FINAL PLAN
DATE:

SQUARE FOOT
TOTALS:
FIRST FLOOR:
519
GARAGE:
651
GARDEN ROOM
& BREEZEWAY:
309
SECOND FLOOR:
1184
LANA:
309
THIRD FLOOR:
1176

LEMENSE QUALITY HOMES
PTF PROPERTIES - FOX RIVER DR.

CUSTOM DESIGN FOR:

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54313

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HOME DESIGN

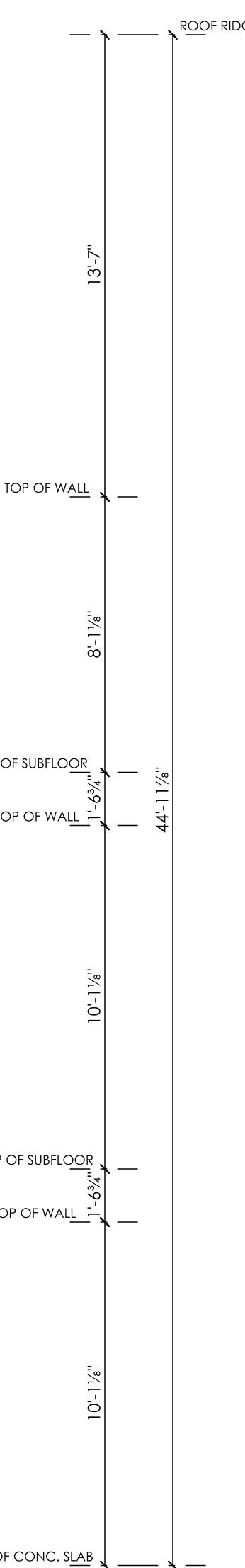
MEMBER
A
B
BCREA
BUILDING DESIGN

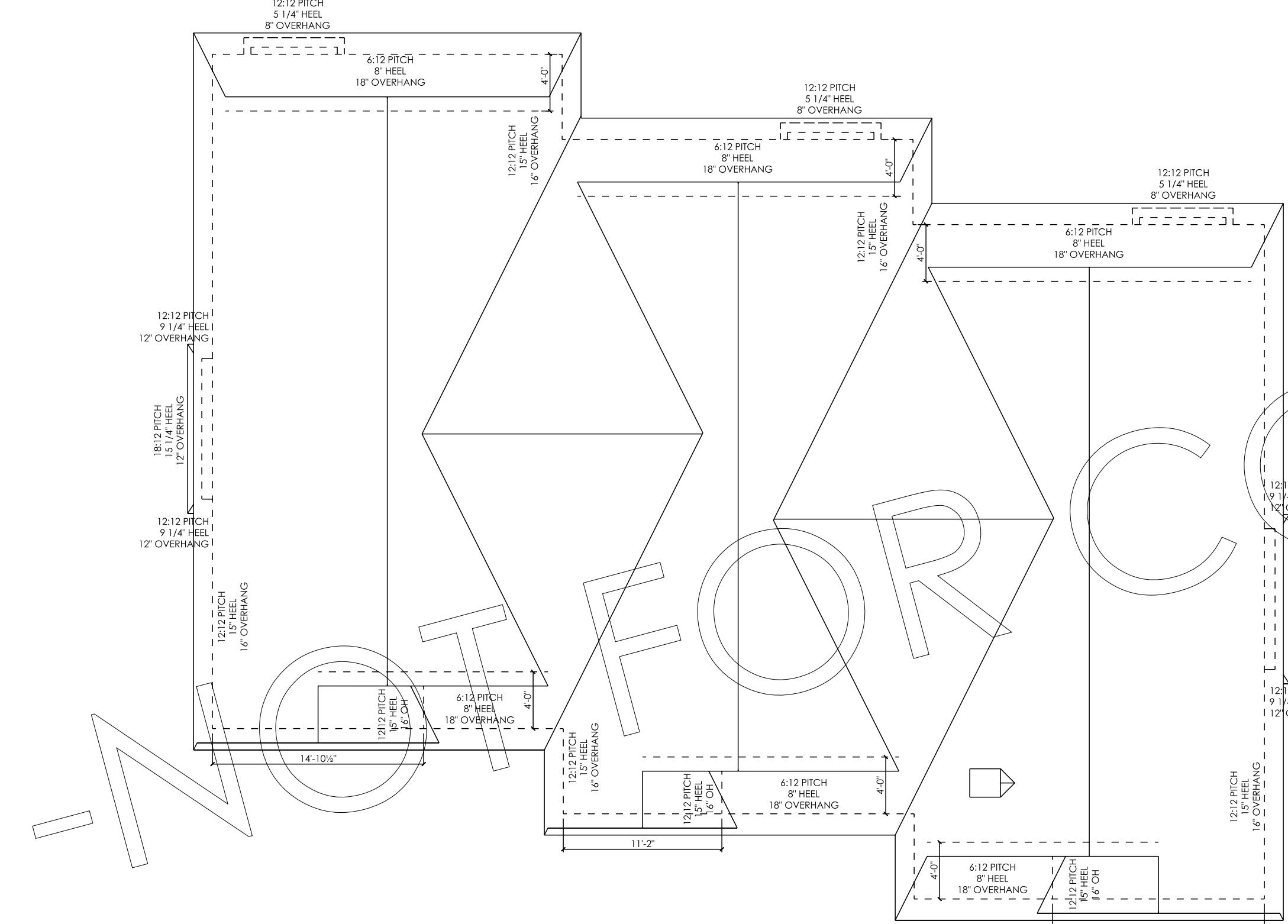
NOT FOR CONSTRUCTION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PLAN #
25-36DRAWN BY:
JILL K VEHAAUGHPRELIMINARY
PLAN DATE:
5.15.25
5.14.25
5.8.25
5.4.25
BID PLAN DATE:
10.3.25FINAL PLAN
DATE:SQUARE FOOT
TOTALS:
FIRST FLOOR:
519
GARAGE:
651
GARDEN ROOM
& BREEZEWAY:
309
SECOND FLOOR:
1184
LOAN:
309
THIRD FLOOR:
1176LEMENSE QUALITY HOMES
PTF PROPERTIES - FOX RIVER DR.CUSTOM DESIGN FOR:
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CO. ARE THE ONLY TWO COMPANIES THAT ARE APPROVED TO PROVIDE SERVICES TO PTF PROPERTIES.
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54931

ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

Architectural floor plan of a large residential building, likely a two-story structure. The plan includes the following key features and dimensions:

- Dimensions:** The overall width of the building is 72'-0". The central section is 24'-8" wide, and the side wings are 24'-7 1/2" and 24'-9 1/2" wide. The height of the building is 47'-6".
- Rooms and Areas:**
 - Garage:** Located on the left and right wings, with dimensions of 18x8 OHD.
 - Flex Room:** Located in the center and right sections.
 - Foyer:** Located in the center and right sections.
 - Garden Room:** Located in the center and right sections.
 - Brzway:** Located in the center and right sections.
 - Mechanical (MECH.):** Located in the center and right sections.
 - Powder Room (PWDR.):** Located in the center and right sections.
 - Entry:** Located in the center and right sections.
 - Gas Fireplace:** Located in the Garden Room and Brzway areas.
 - Screens:** Located in the Garden Room and Brzway areas.
 - Transoms:** Various transom types and widths are indicated, such as 24" TRANSOM, NO STEP; 3-0 TRANSOM, NO STEP; and 24" TRANSOM.
 - Flr. Drain:** Floor drains are marked in several locations.
 - Future Elevator:** Indicated in the center section.
 - Bev. Cooler:** Located in the center section.
 - 10' Square Column:** Located in the bottom right corner.
- Stylized Text:** The word "CONSTRUCTION" is written in large, stylized letters across the central section of the plan.
- Notes:**
 - 18" FLOOR TRUSSES @ 16' O.C.
 - 2X12 JOISTS @ 16' O.C.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

10'-1 1/8" HOUSE WALLS

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54313

PLAN #
25-36

DRAWN BY:
JILL K VERHAAGH

PRELIMINARY
PLAN DATE:
5.15.25
7.14.25
8.8.25
9.4.25

BID PLAN DATE:
10.3.25

FINAL PLAN
DATE:

SQUARE FOOT
TOTALS:

1ST FLOOR:
19

GARAGE:
51

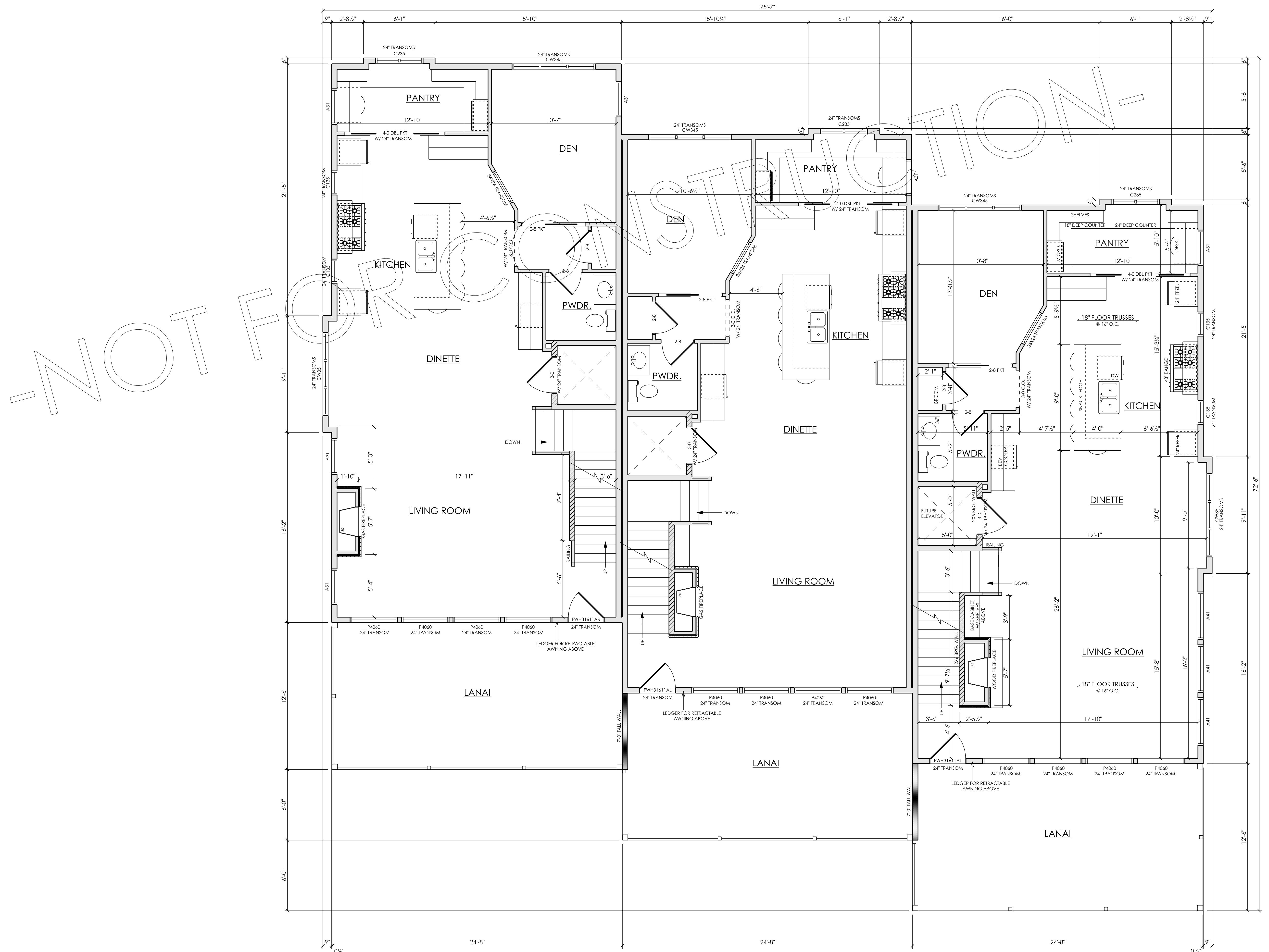
GARDEN ROOM
BREEZEWAY:
09

SECOND FLOOR:
184

ANAI:
09

THIRD FLOOR:
176

PTF PROPERTIES - FOX RIVER DR.
LEMENSE QUALITY HOMES
CUSTOM DESIGN FOR:



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

10'-1 1/8" HOUSE WALLS

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PLAN #
25-36

DRAWN BY:
JILL K VERHAAGH

PRELIMINARY
PLAN DATE:
5.15.25
7.14.25
8.8.25
9.4.25
BID PLAN DATE:
10.2.25

10.3.25

FINAL PLAN
DATE:

SQUARE FOOT
TOTALS:
FIRST FLOOR:
19
GARAGE:
51
GARDEN ROOM
& BREEZEWAY:
09
ECOND FLOOR:
184
ANAI:
09
HIRD FLOOR:
176

PTF PROPERTIES - FOX RIVER DR.
LEMENSE QUALITY HOMES
CUSTOM DESIGN FUR.

NOT

An architectural floor plan showing a room with a width of 47'-6". The dimension line is located on the right side of the room, indicating the total width from the vertical wall line to the outer edge of the room.

Architectural floor plan showing a section of a house. The plan includes two bedrooms, a central hall, and a bathroom. Key dimensions and door widths are indicated:

- BEDROOM #3: 10'-6½" wide by 10'-6" deep.
- BEDROOM #2: 10'-6" wide by 10'-6" deep.
- Central Hall: 10'-7" wide by 10'-6" deep.
- Bathroom: 4'-0" wide by 2'-1" deep.
- Door widths: 2'-0", 2'-1", and 2'-0".
- Window widths: CW345, CW245, and C145.
- Large circular opening on the right side.

THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"
8'-1 1/8" HOUSE WALLS

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54313

The image contains three distinct logos. At the top is a stylized, handwritten signature of 'JKL'. Below it is a horizontal bar with the words 'HOME DESIGN' in a sans-serif font. To the left of the 'HOME DESIGN' text is a vertical bar with a diagonal line. Below these are two stacked logos: 'MEMBER' above 'AIA' and 'BID.' To the right of the 'AIA' logo is a graphic of a house with the letters 'AIA' inside it, and below it is the text 'HOUSTON'.

PLAN #	25-36
DRAWN BY:	JILL K VERHAAGEN
PRELIMINARY PLAN DATE:	5.15.25
	7.14.25
	8.8.25
	9.4.25
BID PLAN DATE:	10.3.25
FINAL PLAN DATE:	
SQUARE FOOTAGE TOTALS:	
FIRST FLOOR:	519
GARAGE:	651
GARDEN ROOM & BREEZEWAY:	309
SECOND FLOOR:	1184
LANAI:	309
THIRD FLOOR:	1176

LEMENSE QUALITY HOMES
PROPERTIES - FOX RIVER
COTTAGE CUSTOM DESIGN FOR:

PLAN #
25-57

DRAWN BY:
JILL K VERHAAGH

PRELIMINARY
PLAN DATE:
10.3.25

BID PLAN DATE:

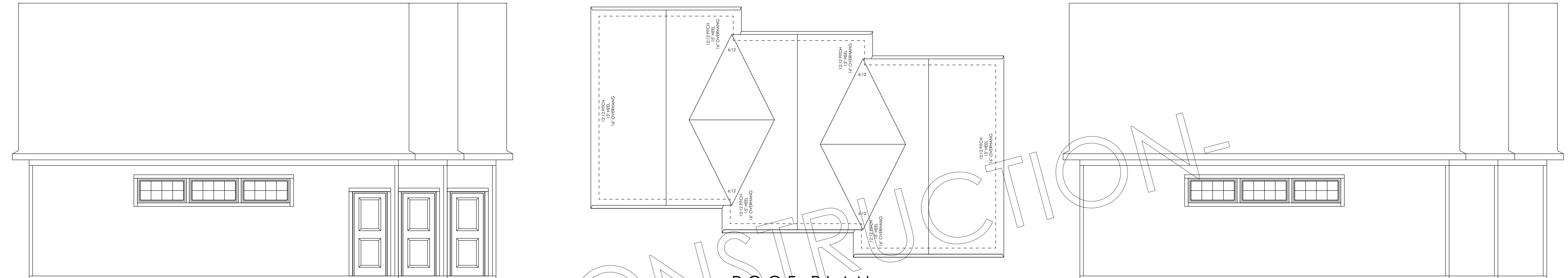
FINAL PLAN
DATE:

SQUARE FOOT
TOTALS:
FIRST FLOOR:
1954



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

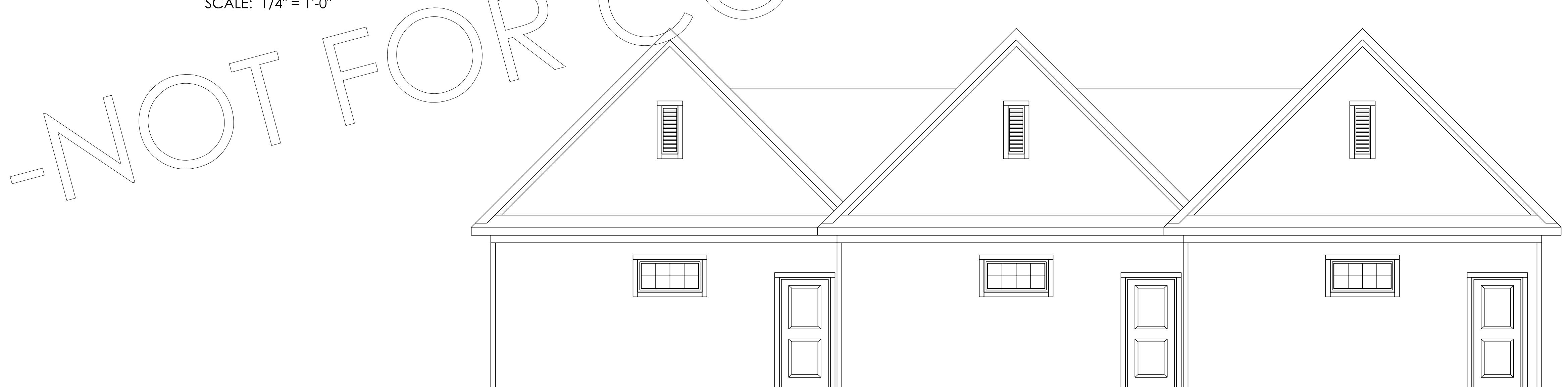


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

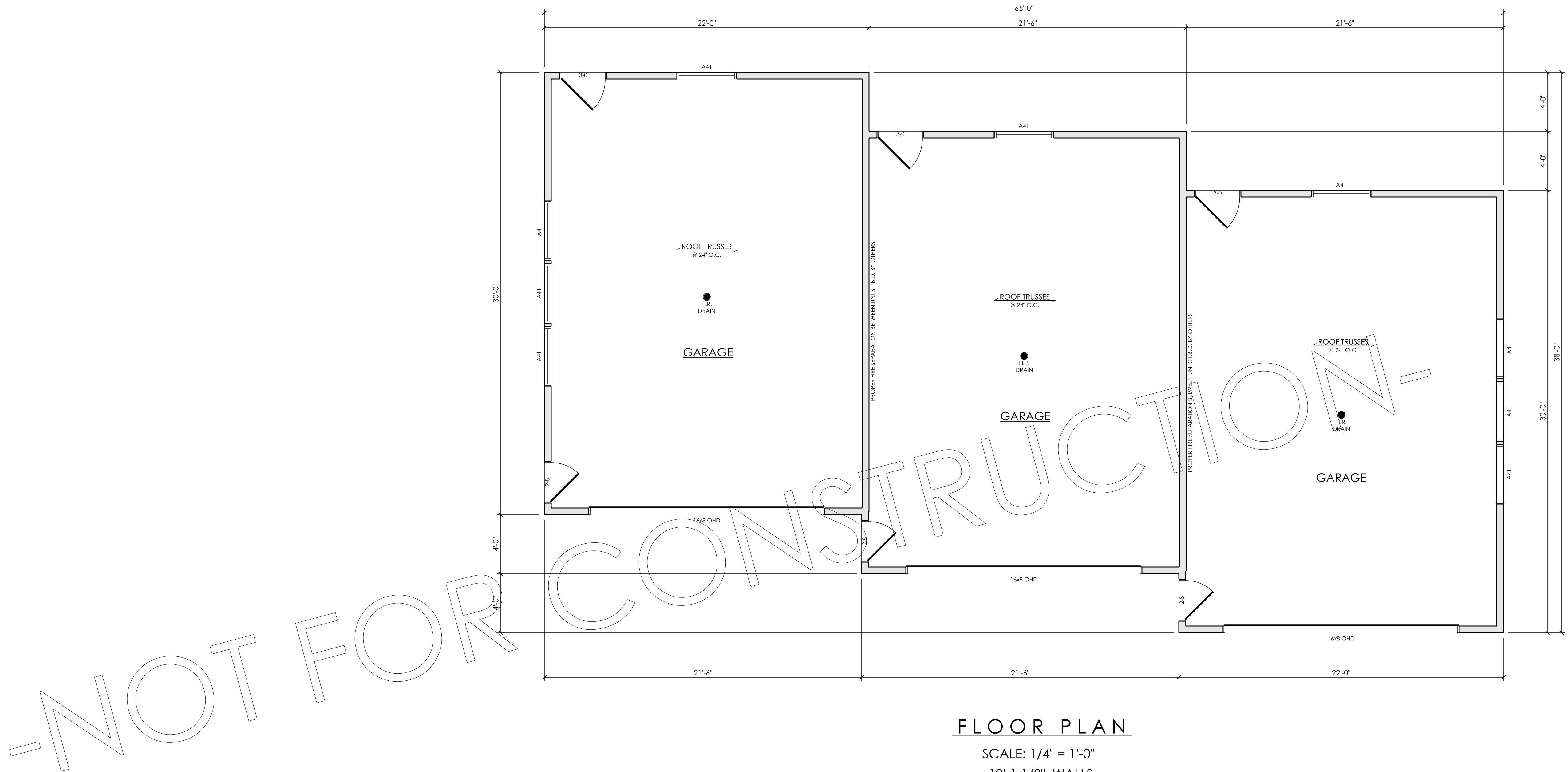
SCALE: 1/4" = 1'-0"

CUSTOM DESIGN FOR:
LEMENSE QUALITY HOMES
PTF PROPERTIES

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PLAN #
25-57DRAWN BY:
JILL K VERHAAGHPRELIMINARY
PLAN DATE:
10.3.25BID PLAN DATE:

FINAL PLAN
DATE:

SQUARE FOOT
TOTALS:
FIRST FLOOR:
1954LEMENSE QUALITY HOMES
PTF PROPERTIESCUSTOM DESIGN FOR:

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Milwaukee, WI
53213

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JILL K VERHAAGH

PLAN #

25-57

DRAWN BY:

JILL K VERHAAGH

PRELIMINARY

PLAN DATE:

10.3.25

BID PLAN DATE:

FINAL PLAN

DATE:

SQUARE FOOT

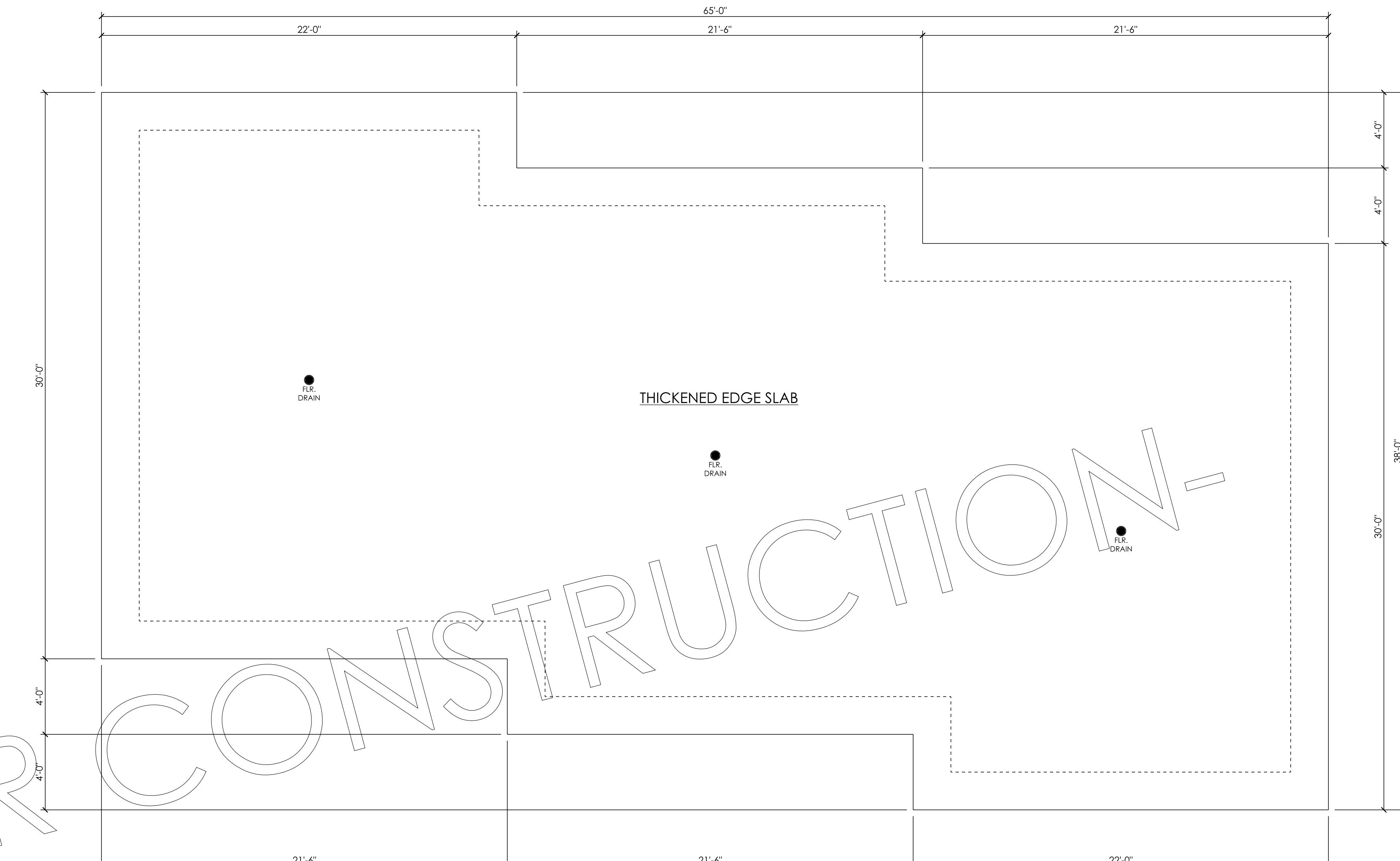
TOTALS:

FIRST FLOOR:

1924

NOT FOR

CONSTRUCTION



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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