



Planning/Zoning Application

Planning & Zoning Department

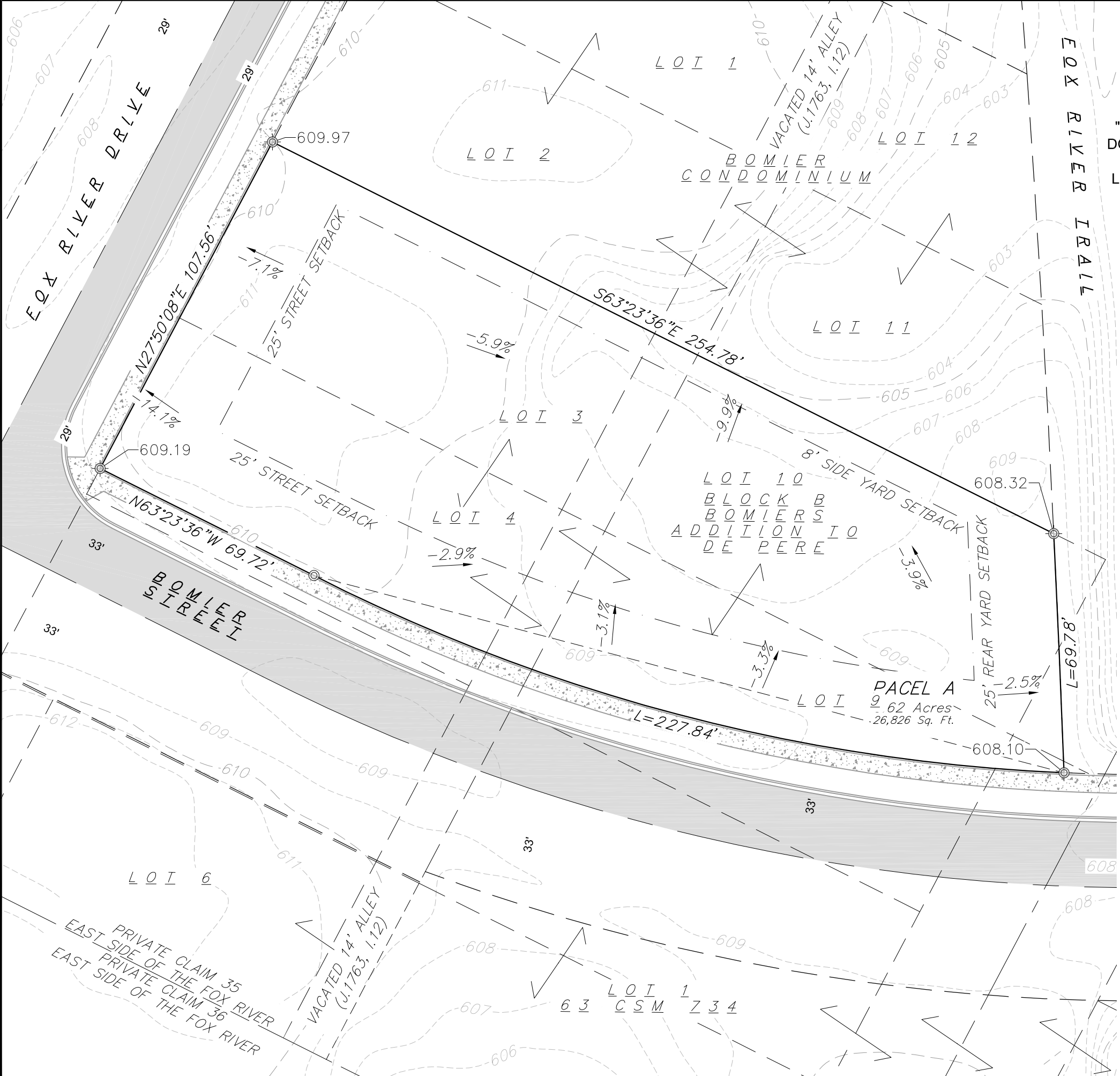
Submitted On:

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	<div>First Name: Nathan</div> <div>Last Name: Kovacic</div> <div>Email Address: nkov@vierbicher.com</div> <div></div> <div>Signed at: February 4, 2026 3:51PM America/New_York</div>	
User's Session Information		74.87.124.242, Referrer URL

06 Jan 2026 - 2:00p G:\Lemense Quality Homes\251027 - 815 Fox River Drive, De Pere, Brown\CADD\251027 Site Plan.dwg By: NKOV

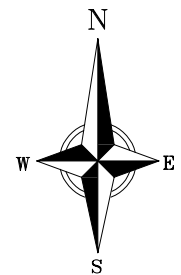


EXISTING EROSION CONTROL

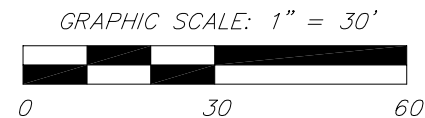
ALL OF LOTS 3, 4, 9 AND 10, BLOCK B OF RECORDED PLAT "BOMIER'S ADDITION TO DE PERE", (VOLUME 1, PLATS, PAGE 11, DOCUMENT NO. 1P11, BROWN COUNTY RECORDS), AND VACATED ALLEY AND VACTED STREET ADJACENT EASTERLY, BEING LOCATED IN PART OF PRIVATE CLAIM 35, EAST SIDE OF THE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.
ADDRESS: 815 FOX RIVER DRIVE, PARCEL: ED-91

NOTES

ELEVATIONS ARE REFERENCED FROM THE BROWN COUNTY 2020 SPRING COUNTY CONTOURS FROM LIDAR DATA.



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.



LEGEND

- POINT OF RECORD
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATIONS
- EXISTING DRAINAGE ARROW

CURVE DATA

ARC LENGTH: 69.78'
RADIUS: 5679.65'
CHORD: S02°27'31"E
LENGTH: 69.78'
DELTA: 00°42'14"

CURVE DATA

ARC LENGTH: 227.84'
RADIUS: 532.00'
CHORD: N75°16'22"W
LENGTH: 226.11'
DELTA: 24°32'19"

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html
ALSO REFER TO CITY OF DE PERE ORDINANCE CHAPTER 42 FOR FURTHER REQUIREMENTS.



vierbicher
planners engineers advisors

RESIDENTIAL SITE PLAN

PREPARED FOR
LEMENSE QUALITY HOMES, INC.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

11/24/2025

DRAFTER

NKOV

CHECKED

BBIE

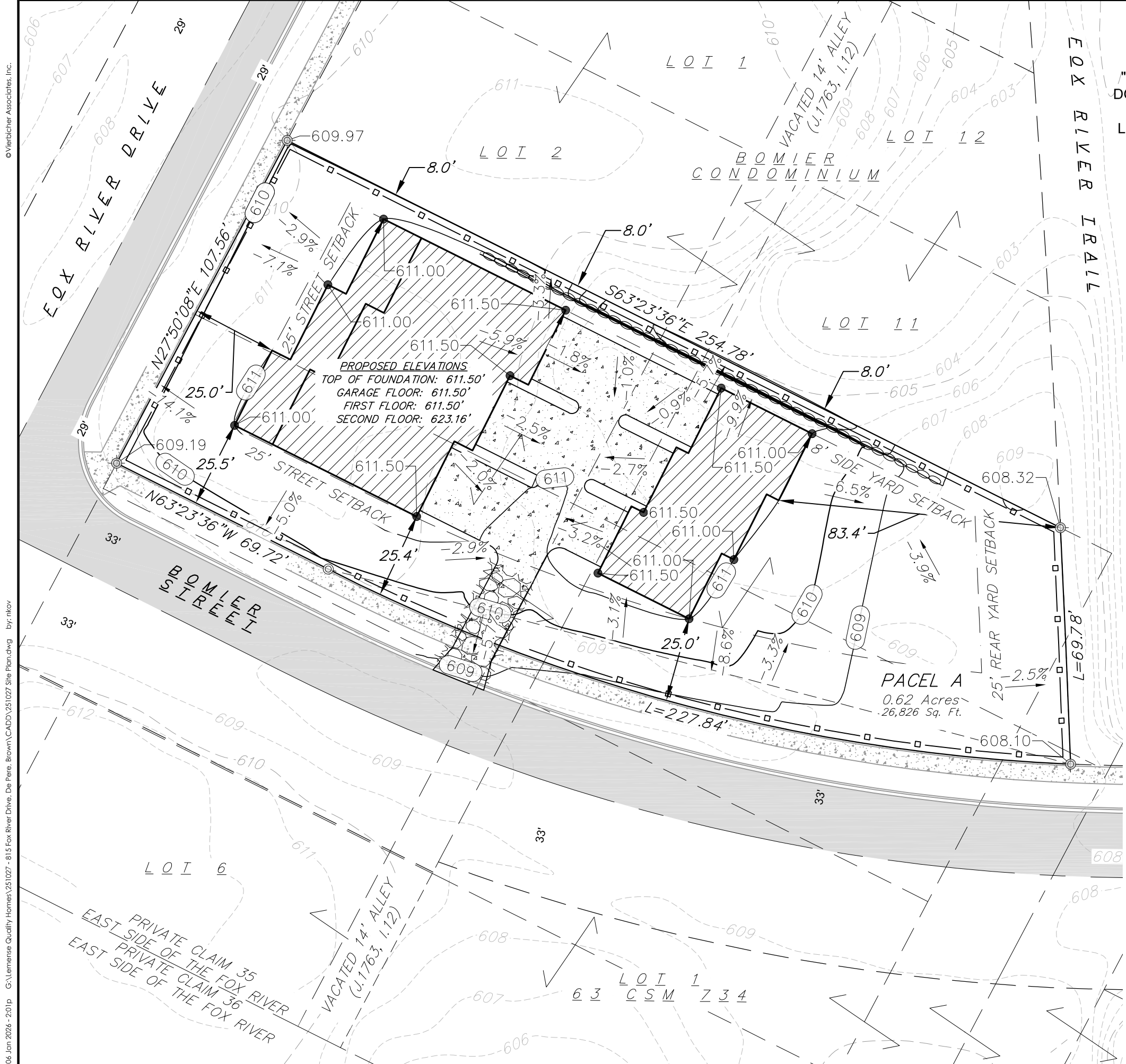
PROJECT NO.

251027

SHEET

1 OF 2

DRAWING # X-2372



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

NOTES

- ELEVATIONS ARE REFERENCED FROM THE BROWN COUNTY 2020 SPRING COUNTY CONTOURS FROM LIDAR DATA.
- FOOTPRINT OF PROPOSED HOUSE IS FOUNDATION PLAN FROM JKL HOME DESIGN, PLAN NO. 25-36, DATED OCTOBER 3RD, 2025.
- FOOTPRINT OF PROPOSED DETACHED GARAGE IS FOUNDATION PLAN FROM JKL HOME DESIGN, PLAN NO. 25-37, DATED OCTOBER 3RD, 2025.
- DOWNSTREAM RECEIVING WATER OF THE STATE IS BELIEVED TO BE THE FOX RIVER. INLETS FOUND ALONG BOMIER STREET.
- AREA OF DISTURBANCE = 25,377 S.F.

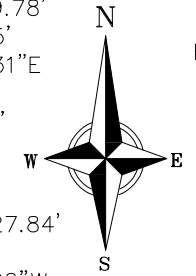
LEGEND

- POINT OF RECORD
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT
- TRACKING PAD
- EXISTING DRAINAGE ARROW
- EXISTING SPOT ELEVATIONS
- PROPOSED RETAINING WALL
- EROSION CONTROL
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED DRAINAGE ARROW
- PROPOSED SPOT ELEVATIONS

CURVE DATA

ARC LENGTH: 69.78'
RADIUS: 5679.65'
CHORD: S02°27'31"E
LENGTH: 69.78'
DELTA: 00°42'14"

ARC LENGTH: 227.84'
RADIUS: 532.00'
CHORD: N75°16'22"W
LENGTH: 226.11'
DELTA: 24°32'19"



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.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html
ALSO REFER TO CITY OF DE PERE ORDINANCE CHAPTER 42 FOR FURTHER REQUIREMENTS.



vierbicher
planners engineers advisors

DRAWING # X-2372

RESIDENTIAL SITE PLAN

PREPARED FOR
LEMENSE QUALITY HOMES, INC.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 11/24/2025
DRAFTER: NKOV
CHECKED: BBIE
PROJECT NO.: 251027
SHEET: 2 OF 2

-NOT FOR CONSTRUCTION-



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

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:	
FIRST FLOOR:	519
GARAGE:	651
GARDEN ROOM	
& BREEZEWAY:	309
SECOND FLOOR:	1184
LANAI:	309
THIRD FLOOR:	1176

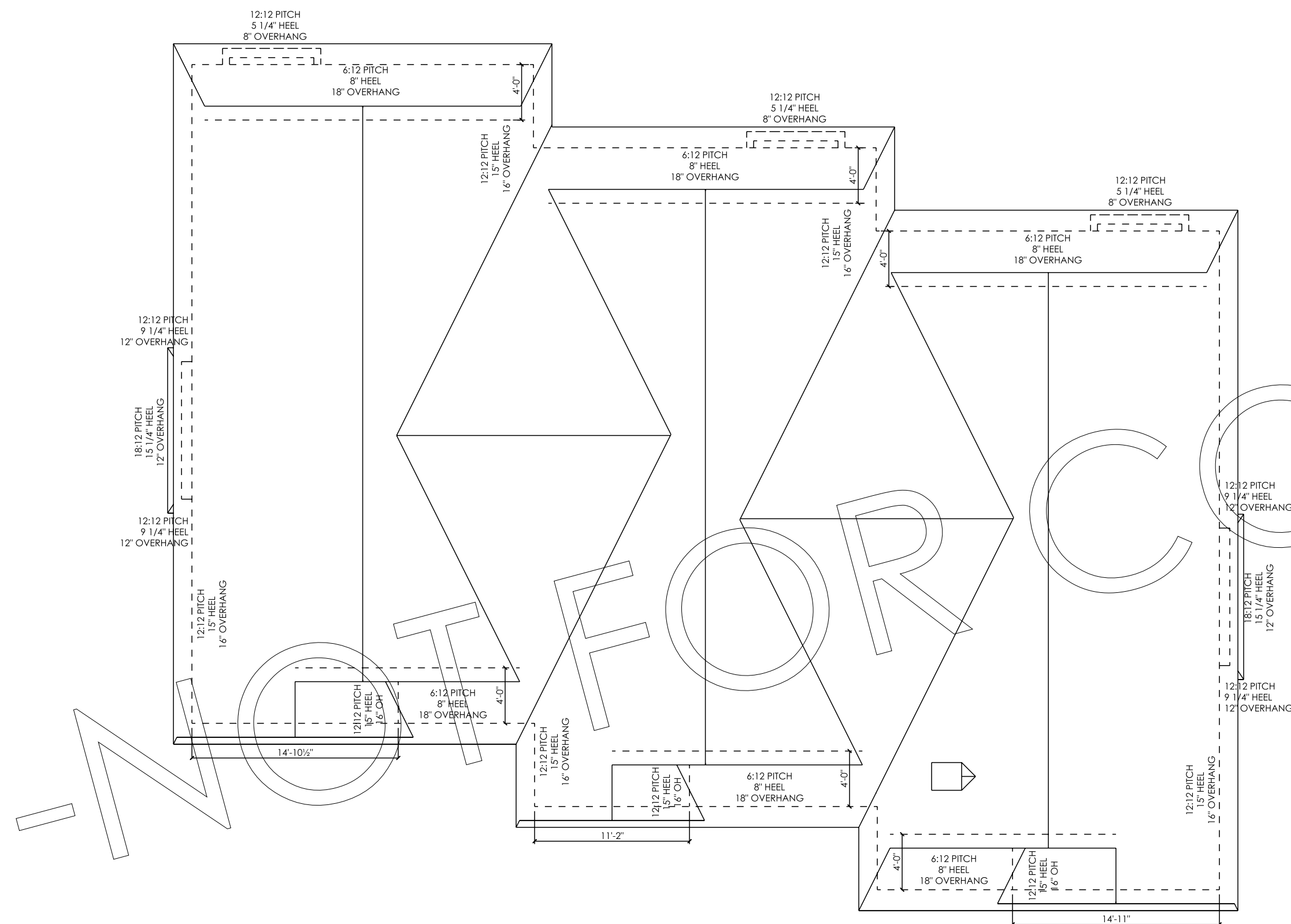
CUSTOM DESIGN FOR:
LEMENSE QUALITY HOMES
PTF PROPERTIES-FOX RIVER DR.

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NOTICE: BUILDER TAKES PRECEDENCE OVER HOMEOWNER. OWNER ON THIS BLOCK.
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DRAWINGS FOR THE PLANS SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

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GREEN BAY, WI
54313

JKL
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REGISTERED
A
B
D
BCHEA



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



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



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



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

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:

FIRST FLOOR:
519

GARAGE:
651

GARDEN ROOM
& BREEZEWAY:
309

SECOND FLOOR:
1184

LANAI:
309

THIRD FLOOR:
1176

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

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DRAWINGS FOR THE PLANS SHALL TAKE PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

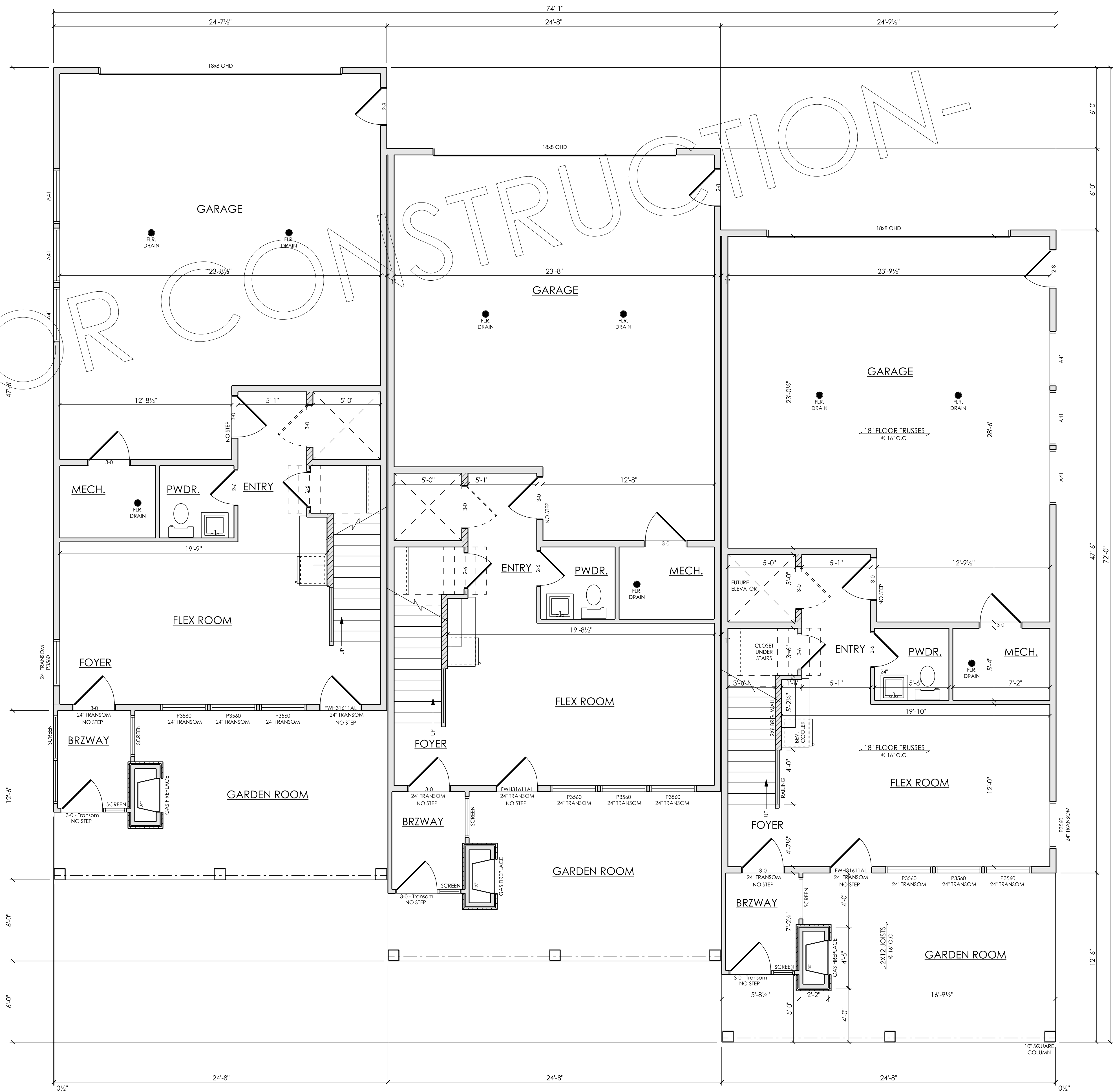
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54313

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MEMBER
A.I.D.
BCHEA



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
10'-1 1/8" HOUSE WALLS

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:	
FIRST FLOOR:	519
GARAGE:	651
GARDEN ROOM & BREEZEWAY:	309
SECOND FLOOR:	1184
LANAI:	309
THIRD FLOOR:	1176

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

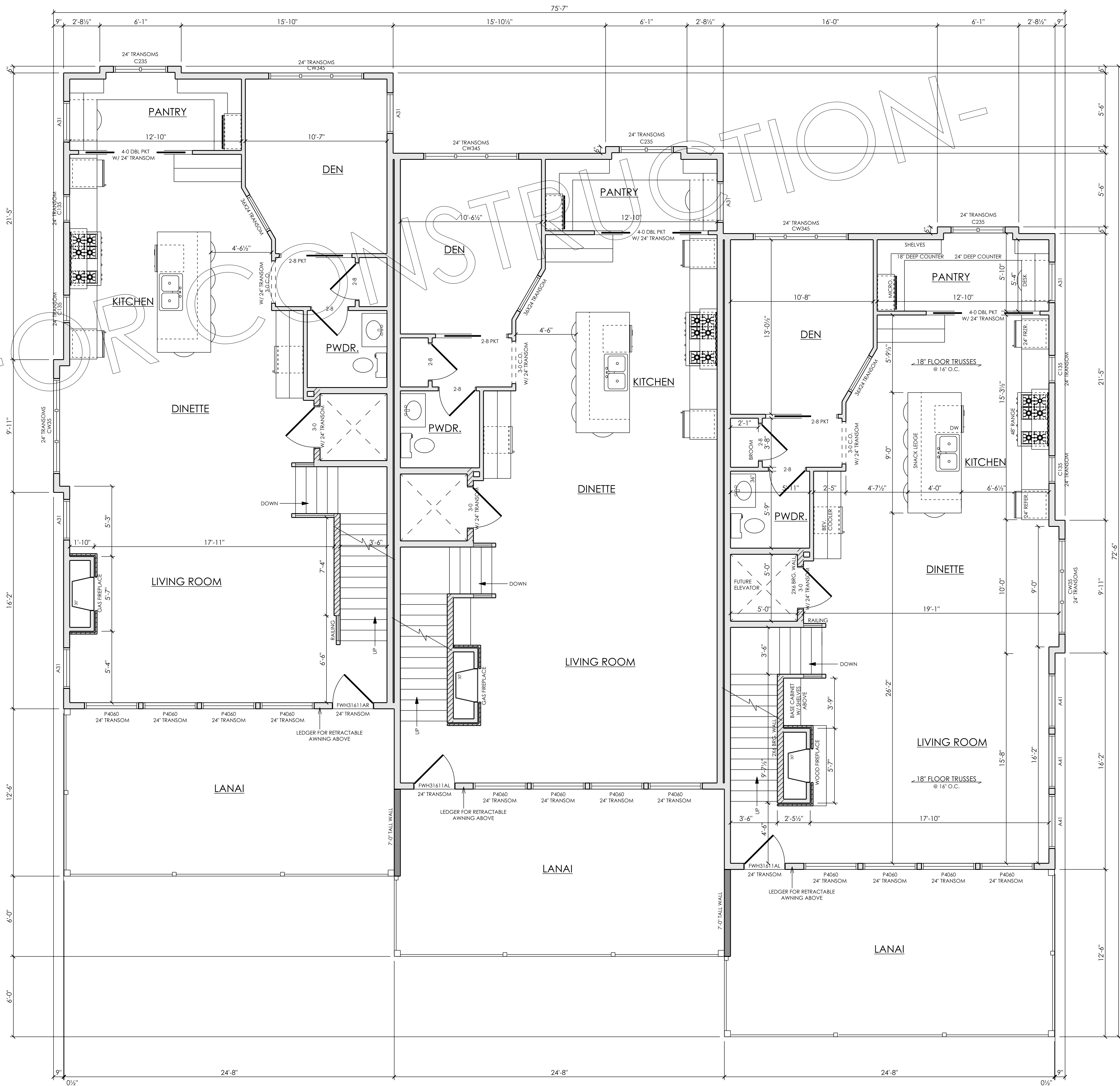
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AIA
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NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-1 1/8" HOUSE WALLS

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:

FIRST FLOOR:
519

GARAGE:
651

GARDEN ROOM
& BREEZEWAY:
309

SECOND FLOOR:
1184

LANAI:
309

THIRD FLOOR:
1176

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

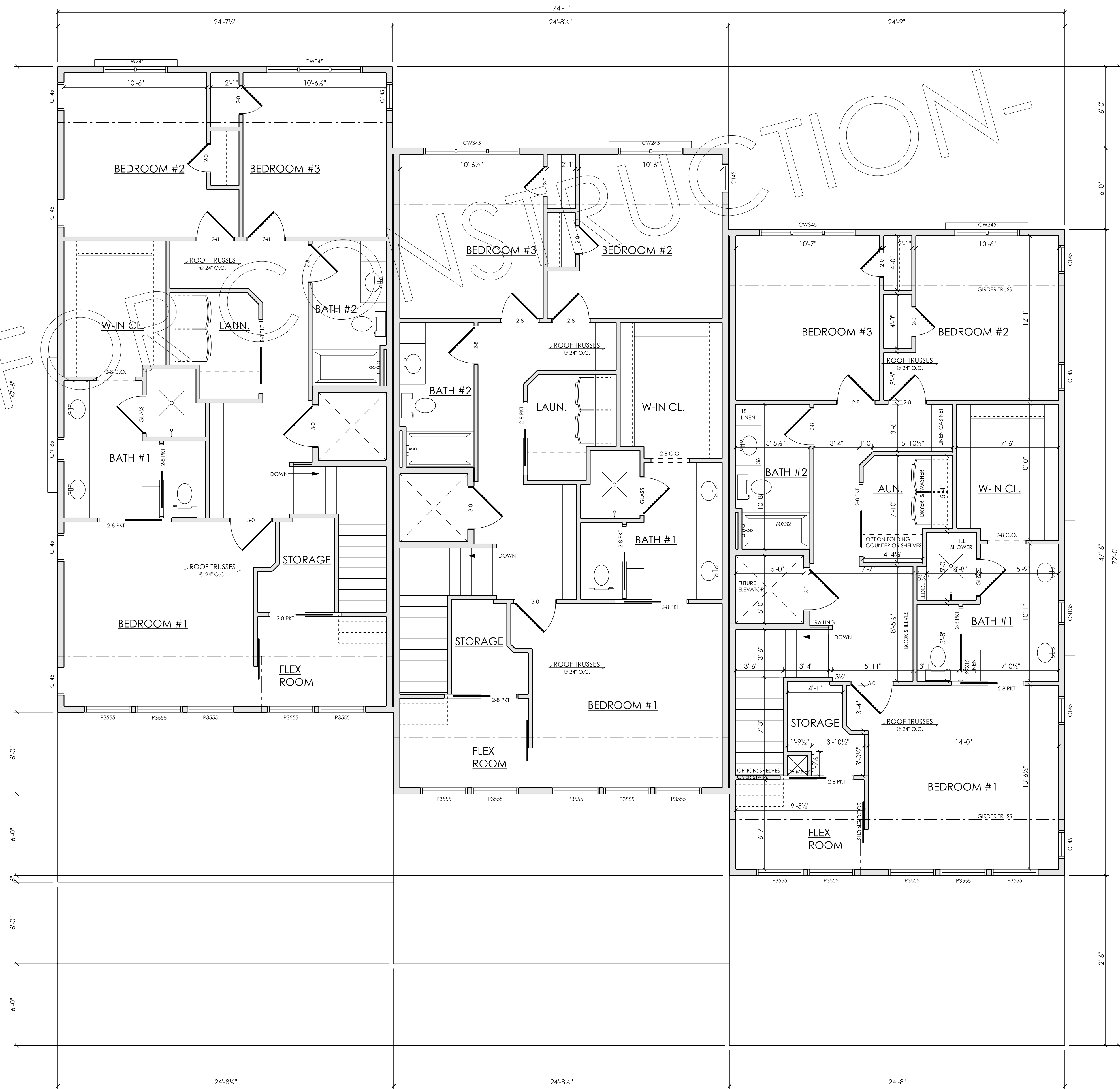
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THIRD FLOOR PLAN

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

8'-1 1/8" HOUSE WALLS

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:

FIRST FLOOR:
519

GARAGE:
651

GARDEN ROOM
& BREEZEWAY:
309

SECOND FLOOR:
1184

LANAI:
309

THIRD FLOOR:
1176

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

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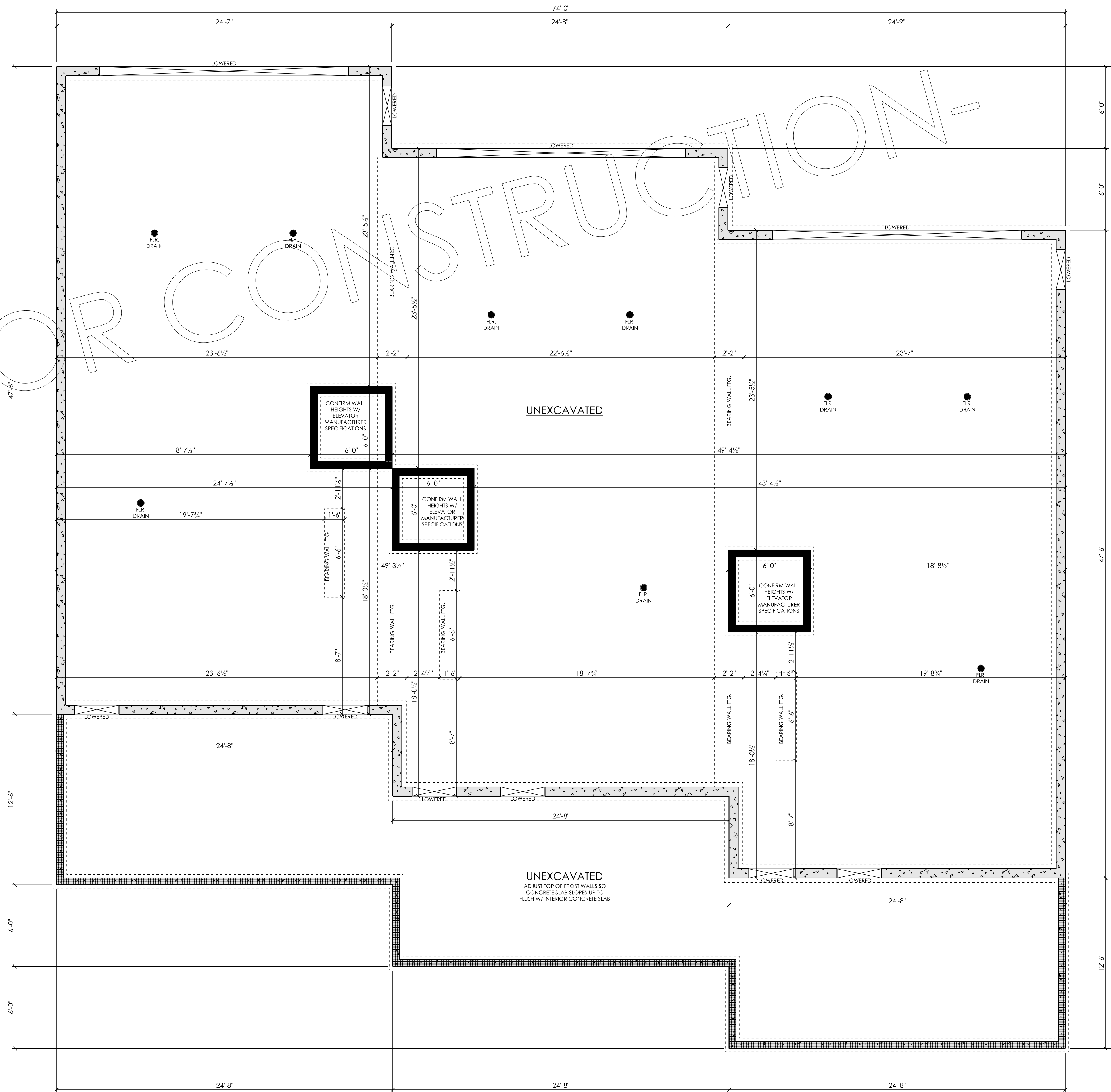
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54313



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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
10'-1 1/8" HOUSE WALLS

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:

FIRST FLOOR:
519

GARAGE:
651

GARDEN ROOM
& BREEZEWAY:
309

SECOND FLOOR:
1184

LANAI:
309

THIRD FLOOR:
1176

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

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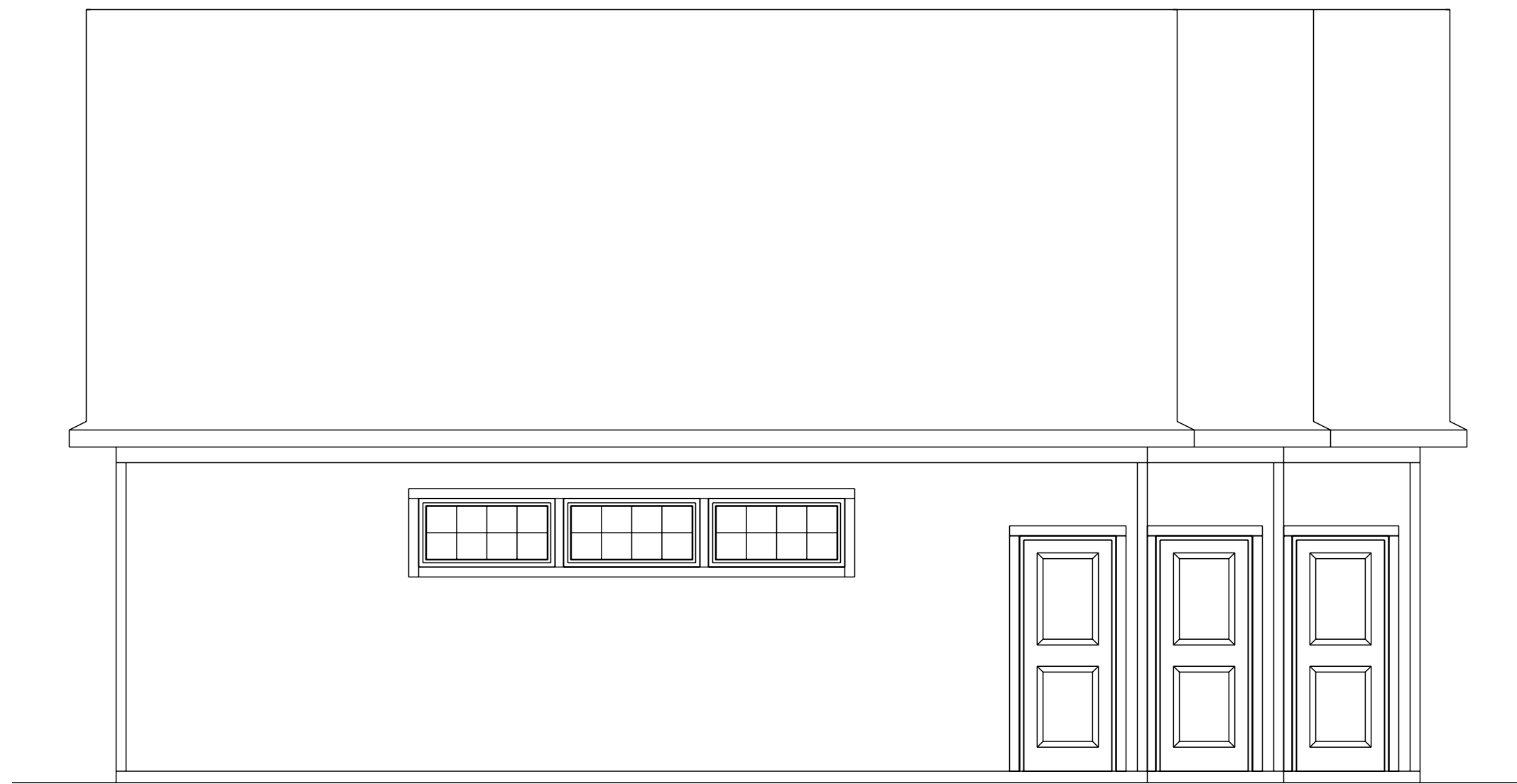
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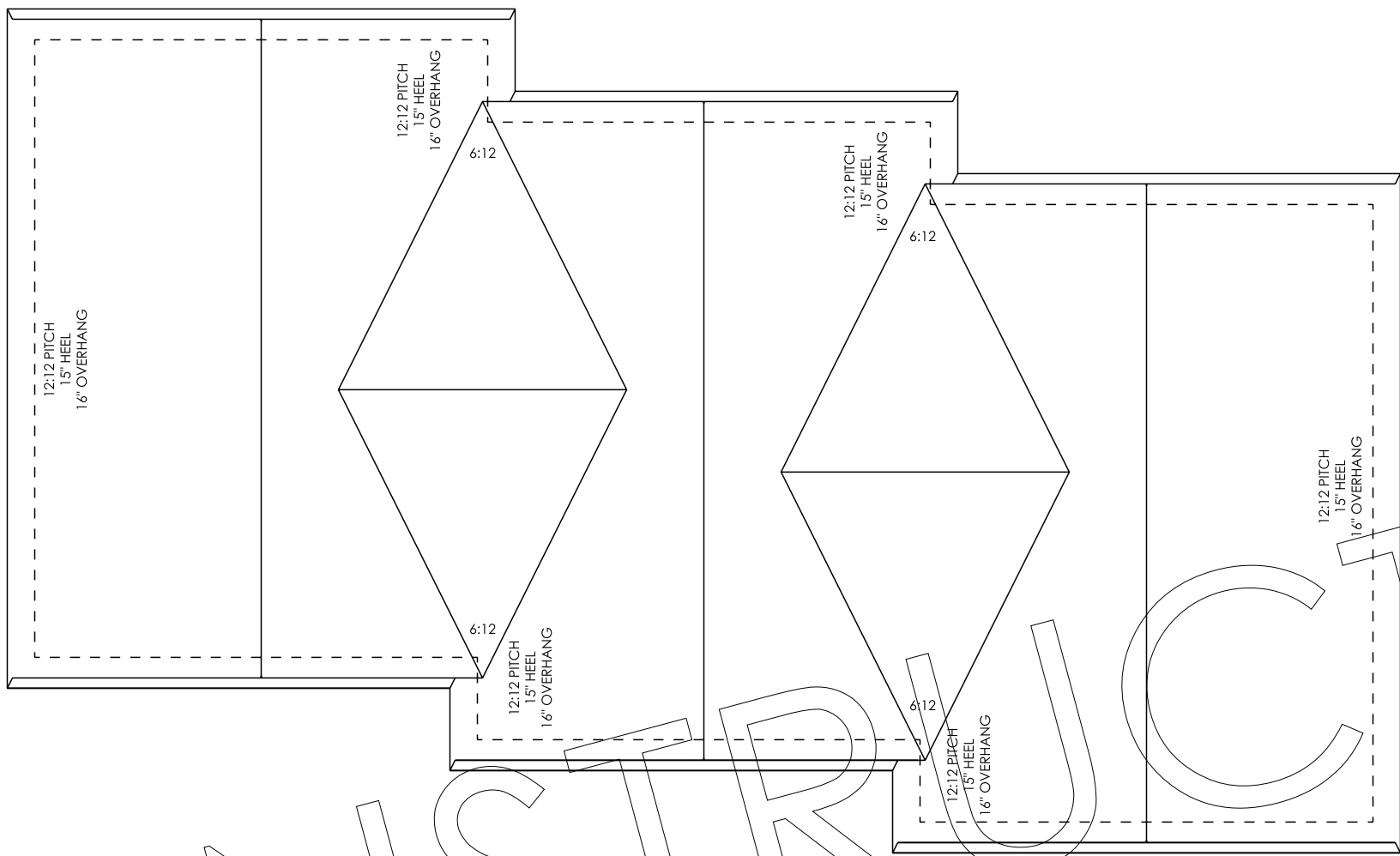
FRONT ELEVATION

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



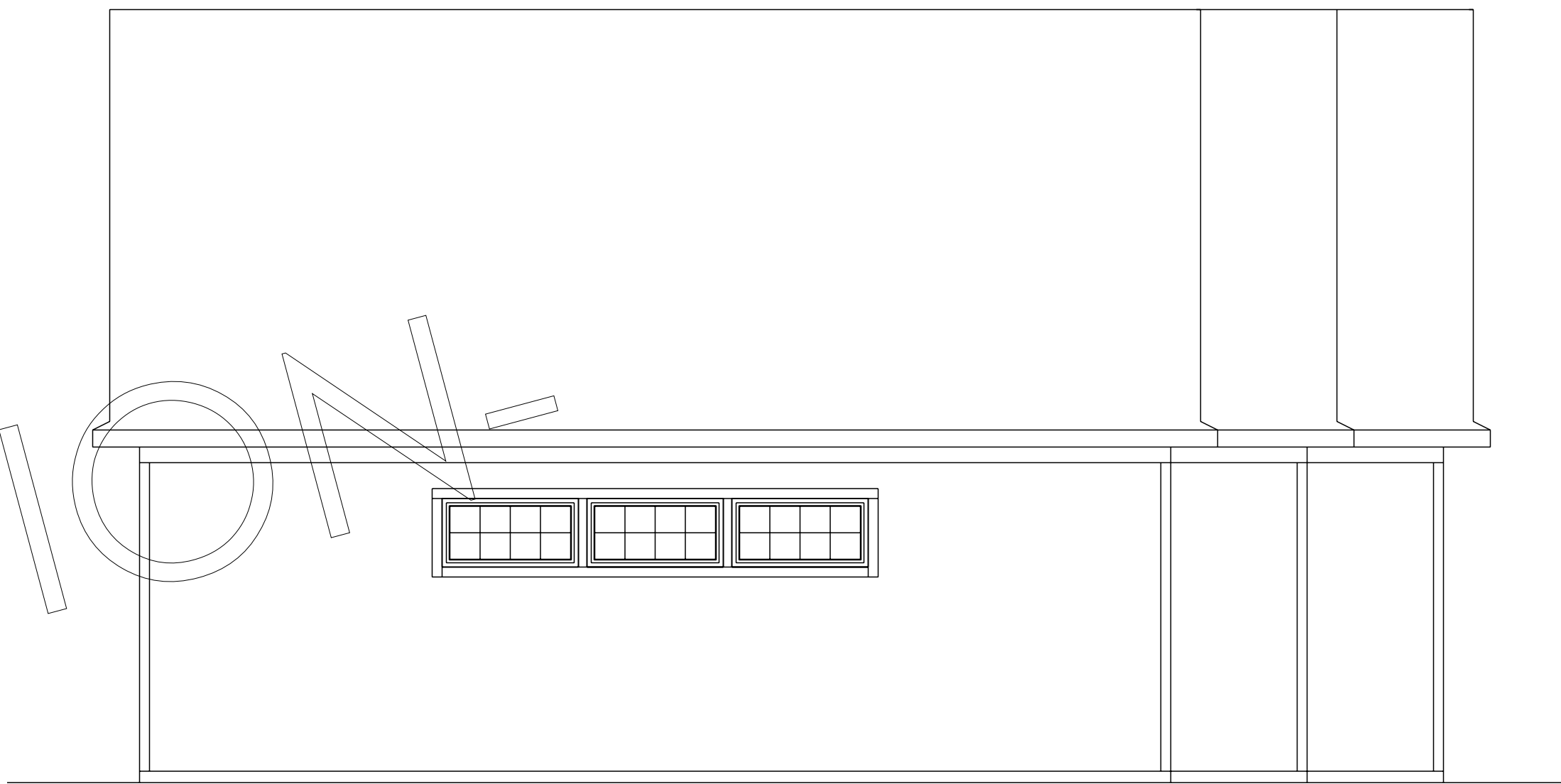
LEFT ELEVATION

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



ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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

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

CUSTOM DESIGN FOR:
**LEMENSE QUALITY HOMES
PTF PROPERTIES**

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THE WRITTEN PERMISSION OF THE ARCHITECT.
NOTICE: *BUILDER TAKES PRECEDENCE OVER HOMEOWNER. OWNER ON THIS BLOCK.
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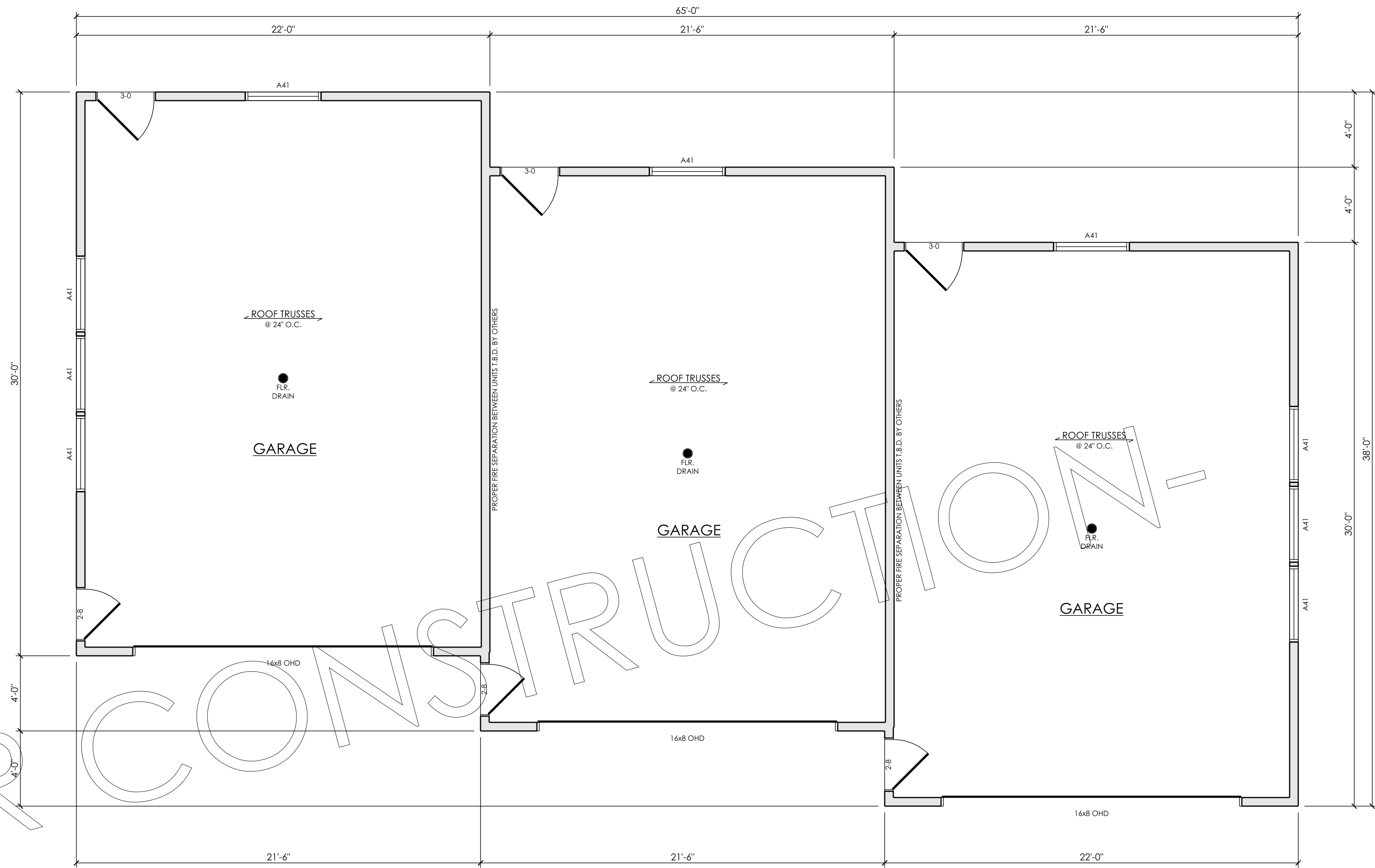
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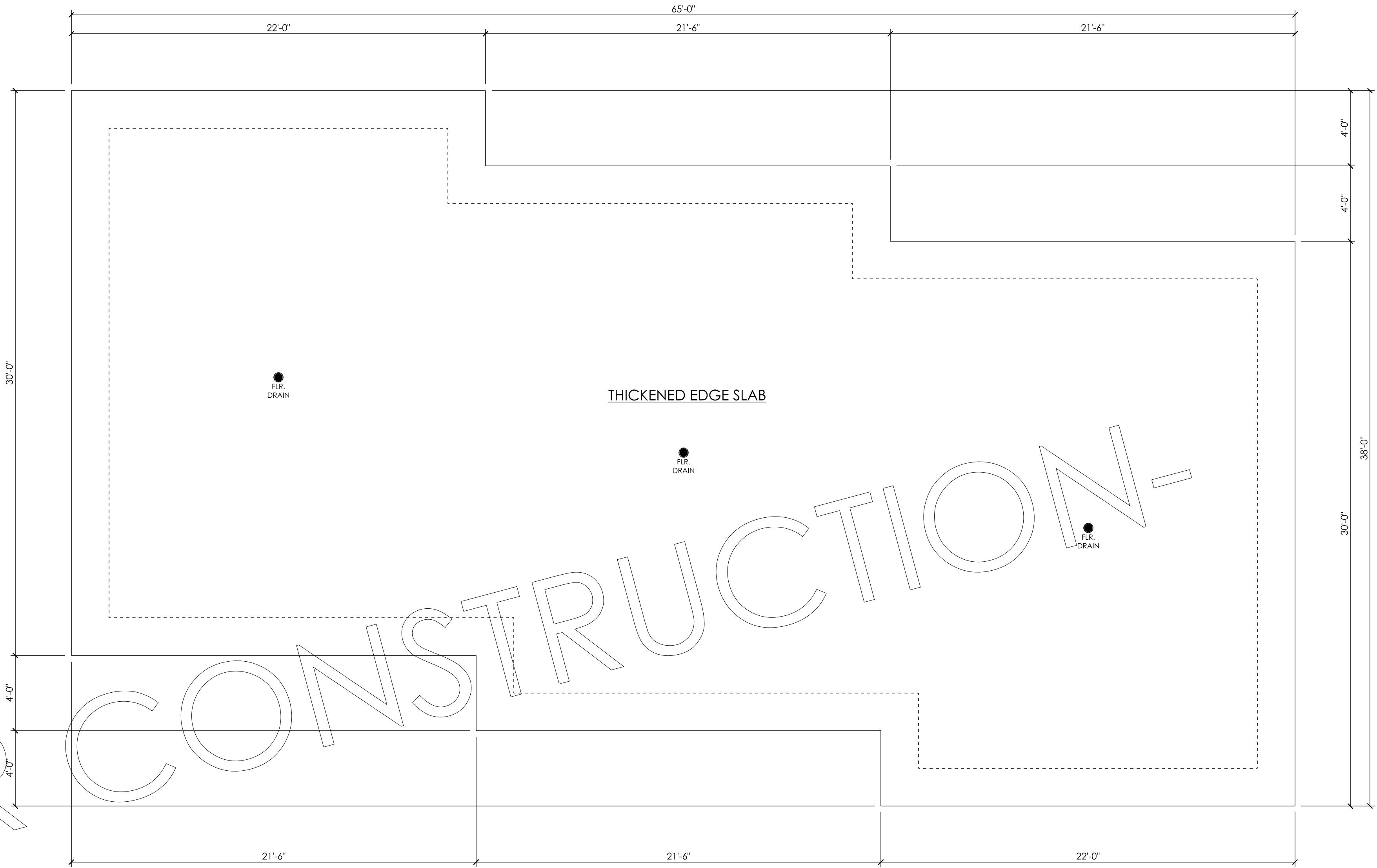


FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-1 1/8" WALLS

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
CUSTOM DESIGN FOR:	
LEMENSE QUALITY HOMES	
PTF PROPERTIES	
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GREEN BAY, WI	
54313	
HOME DESIGN	
A.B.D. BCBA	

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

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

CUSTOM DESIGN FOR:	LEMENSE QUALITY HOMES PTF PROPERTIES
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MEMBER	
BCHEA	