



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	August 3, 2026 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 852 1472 9541 Passcode: 972764
			<u>By Computer:</u>
			https://us02web.zoom.us/j/85214729541?pwd=WpbTMGBiRg3b
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the July 6 & July 20, 2026 meeting of the City Plan Commission.
3. A request from Raymond Cal for an exception to fencing standards to install privacy fencing on the property located at 1233 Maria Drive (Parcel ID 281240829300103) and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829300139), consistent with Ch. 23.01(16)(g).
4. A request from Chase Rettler, representing SentryWorld Real Estate LLC, for an exception to fencing standards to install privacy fencing on the property located at 501 Michigan Avenue North (Parcel ID 281240821310003), consistent with Ch. 23.01(16)(g).
5. June 2026 Monthly Report.
6. Director's Report.

Closing Section:

7. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



MINUTES

CITY PLAN COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

Date and Time: July 6, 2026
6:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 6:00 P.M.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schade Stroik.
- Members excused: Commissioner Schuler.

Discussion and Possible Action on:

2. Report of the May 20 & June 1, 2026 meetings of the City Plan Commission.

- Background: Minutes of the May 20, 2026 and June 1, 2026 meetings of the City Plan Commission were included in the agenda packet.
- Motion: Arntsen moves to accept the meeting minutes.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, for a final subdivision plat review on an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047) and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033), consistent with Ch. 20.05(1).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Arntsen moves to approve the final subdivision plat.
- Second: Schade Stroik seconds the motion.

- Vote: Motion carries with 5 votes in favor and 1 against (Kneebone).
4. **Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request establishes Meadow Street North, Third Street North and an extension of Academy Avenue as a planned public street within an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033).**
 - Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Discussion: Attorney Beveridge speaks about the streets map.
 - Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
 - Motion: Beacom moves to approve the request.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
 5. **A request from the City of Stevens Point to dedicate and accept land for right-of-way purposes as part of the extension of Meadow Street North, Third Street North and an extension of Academy Avenue as a planned public street within an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033).**
 - Motion: Rice moves to approve the request.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
 6. **May 2026 Monthly Report.**
 - Background: Monthly reports are included in the agenda packet.
 7. **Director's Report.**
 - Background: Director's Report is included in the agenda packet.
- Closing Section:**
8. **Adjourn**
 - Meeting adjourned at 6:19 P.M.



MINUTES

CITY PLAN COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

Date and Time: July 20, 2026
5:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 5:00 P.M.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen (arrives at 5:10pm), Rice, Schade Stroik, Schuler.
- Members excused: Commissioner Beacom.

Discussion and Possible Action on:

2. Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, to amend the City of Stevens Point Comprehensive Plan. Said request amends the 'Institutional/Government' future land use designation of portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). On the proposed Sisters Meadow Subdivision Plat, Lot 1 is proposed to have a 'Commercial/Office/Multi-Family' Residential future land use designation, Lot 2 is proposed to have a 'Multi-Family Residential' future land use designation, and Lots 3-8 are proposed to have a 'Residential' future land use designation.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Wiza moves to approve with staff recommendations.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, to rezone portions of an unaddressed parcel bounded

by Maria Drive (Parcel ID 281240829240033) from the “R-2” Single-Family Residence District to the “C” Conservancy District, “R-3” Single- and Two-Family Residence District, and “R-4” Multiple Family I Residence District. Remanent Lot 1 on the proposed Sisters Meadow Subdivision Plat is proposed to be rezoned to the “C” Conservancy District, Lots 3-8 and Outlot 1 is proposed to be rezoned to the “R-3” Single- and Two-Family Residence District, and Lots 1-2 is proposed to be rezoned to the “R-4” Multiple Family I Residence District.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
 - Motion: Kneebone moves to approve.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
4. **Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, to apply an overlay zoning designation of “PD” Planned Development District to portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). Lots 1-2 on the proposed Sisters Meadow Subdivision Plat is proposed to have a “PD” Planned Development Overlay District designation.**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
 - Motion: Rice moves to approve with staff recommendations.
 - Second: Arntsen seconds the motion.
 - Vote: Unanimous approval.
5. **A request from Mike Helmricks, representing the City of Stevens Point, for a site plan review to construct buildings, parking lots and other site improvements on Lots 1-2 of the proposed Sisters Meadow Subdivision Plat (Parcel ID 281240829240047 & 281240829240033), consistent with Ch. 23.02(4)(b)(1)(2).**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Motion: Schade Stroik moves to approve the site plan review.
 - Second: Schuler seconds the motion.
 - Vote: Unanimous approval.
6. **Public Hearing and action on a request from Mike Helmricks, representing the City of Stevens Point, for a conditional use permit to construct multiple principal structures of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033) and an unaddressed parcel bounded by Maria**

Drive & Union Street North (Parcel ID 281240829240047), consistent with Ch. 23.01(14)(f) and 23.02(1)(f)(3)(b).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Schade Stroik moves to approve with staff recommended conditions.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval.

7. A request from the City of Stevens Point to approve a right-of-way plat and relocation order from Michigan Avenue to Rice Street as part of the Business 51 Reconstruction Project.

- Background: Drawings included in the agenda packet. Director Beduhn answers questions from the commission.
- Motion: Arntsen moves to approve the request.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

Closing Section:

8. Adjourn

Adjourned at 5:20 P.M.



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: August 3, 2026

RE: **Fence Exception Requests – 1233 Maria Drive & 501 Michigan Avenue North**

Enclosed you will find two fence exception requests pertaining to the installation of privacy fencing. The City's Zoning Code has regulations for the type, height and location of fencing on private lots. For privacy fencing, maximum height allowed within the street yard and side yard is six feet. If privacy fencing is within ten feet of any street lot line, however, privacy fencing cannot exceed three feet in height. Within the rear yard, privacy fencing is allowed up to ten feet in height.

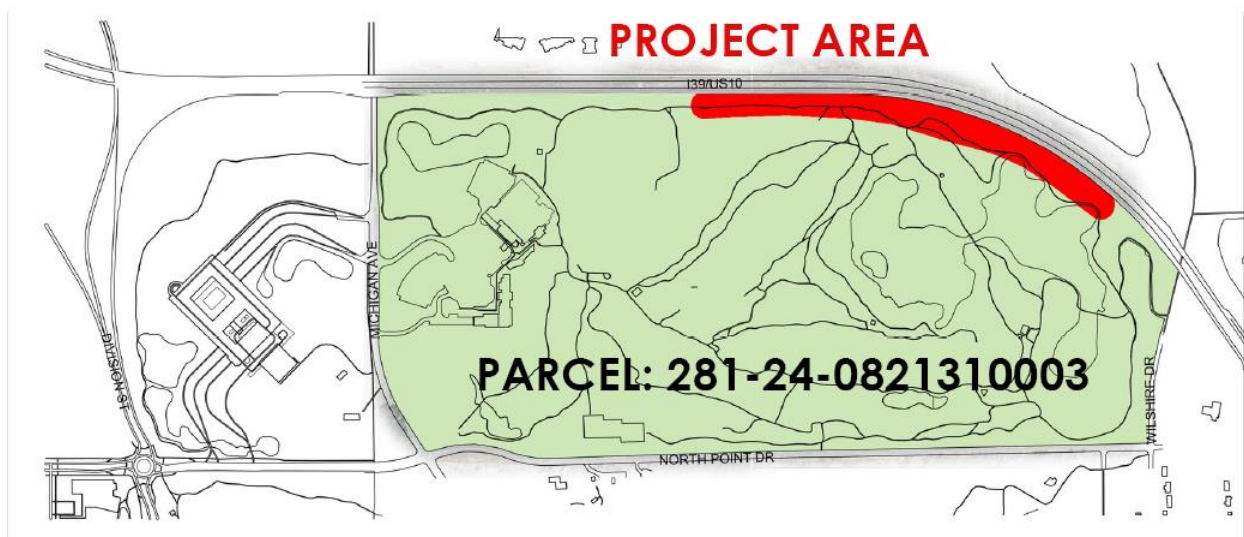
1233 Maria Drive: The applicant is requesting to install 10' tall privacy fencing within the side and rear yard of their two properties. While only one of the parcels has a principal structure, both lots are treated as one zoning lot for the purposes of regulating our fencing regulations. The image below shows the location of the proposed privacy fencing, with the segments circled in red applying to this fence exception request. The remaining fence segments are permitted.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.



501 Michigan Avenue North: SentryWorld is requesting 2,800 lineal feet of privacy fencing ranging from 22-24 feet in height. The fence segments would be installed towards the northeast corner of the property along Interstate 39.



Plan Commission Review: Unlike other types of area variance requests, fence exceptions are not subject to statutory mandated review standards. Instead, the basis of Commission review "shall include site characteristics including ingress/egress, parking lot design and configuration, building location, property use, and other factors that the Plan Commission and Common Council deem necessary."

Please be prepared to discuss further on August 3rd. If you have any questions, please let me know.



COPY

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	☐	Major Site Plan	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	RAYMOND CALI & MARY MORTELL-FERRONE	Contact Name	
Address	1233 MARIA DR	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715 321 0329	Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1 #240829300103	Parcel 2	Parcel 3
1233 MARIA DR, Stevens Point	#240829300139	
Legal Description of Subject Property		
1233 MARIA DR. LOT with house; Adjacent, empty lot to the west.		
Area of Subject Property (Acres/Sq Ft)		
~23,950 Sq Feet ~0.55 Acres		
Current Zoning District(s)		

Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
	Residential	residential

Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Request to build a 10 foot wire fence (Not Chainlink) to keep the deer herd out (currently 17 deer counted this past winter). Ordinance allows for 10 foot fence across 194 feet of the rear (South) and most of the side yard; Variance is for 15 feet on side yard to the garage line and 5 feet to garage. Variance is also for about 100 feet from middle of house to lot line on the West. (where ordinance normally allows 6 foot fence).

Wire fence will have minimal obstruction of the view; maintaining the open ambience of the property. Fence will hardly be visible from sidewalk/street on Maria Dr. because of the plentiful trees, bushes & vegetation.

Our experience with a 6 foot fence is that it is not tall enough to keep the deer out.

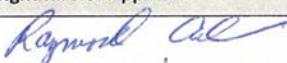
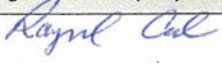
Current Zoning Surrounding Subject Property			
North:		South:	
East:		West:	
Current Land Use Surrounding Subject Property			
North:	Convent Apartments	South:	Residential
East:	Residential	West:	Residential

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any (List):
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☐	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

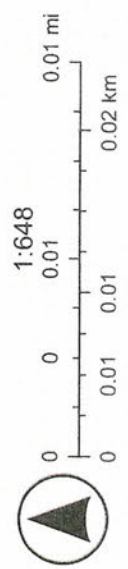
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	7-13-26		7-13-26
Mary Montell Ferrar	7/13/26	Mary Montell Ferrar	7/13/26



7/13/2026, 11:43:54 AM

- Override 1
- Address Points
- Municipal Boundary
- Parcel Boundaries
- Parcel Numbers
- Local



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS.

From: [Raymond Cal](#)
To: [District 1](#)
Cc: [Adam Kuhn](#); [Mary Mortell-Ferrone](#)
Subject: Application for Site Plan Review at 1233 Maria Drive
Date: Monday, July 13, 2026 5:30:00 PM
Attachments: [Site Plan Review 1233 Maria Dr20260713_0001.pdf](#)
Importance: High

Dear Marc and Adam:

As requested, I am forwarding our application for a site plan review for a fence we would like to install on our property and adjacent lot at 1233 Maria Drive. We are requesting a variance to build a 10 foot fence (instead of the 6 foot fence allowed by the ordinance) across about 15 feet of the side yard, 5 feet of fencing to the back of the garage and about 100 feet of fencing from the side of the house to the western lot line. The ordinance allows for a 10 foot fence across 194 feet of the rear lot and about 43 feet of the side lot. Attached is a map showing an aerial view of where the fence line would be. Our goal is to keep the deer off the property because of the damage they do to plants (this winter we videotaped a herd of 17 deer outside our existing 6 foot fence). Our experience with a 6 foot fence is that is not tall enough to reliably keep the deer off the property.

We would have a professional fencing company install a rectangular wire fence (not a chainlink). The wire fence will provide minimal obstruction of the view, maintaining the current open ambience of the property. The fence will hardly be visible from the street as it will be set back more than 50 feet from the sidewalk and the lot has an abundance of trees, bushes and vegetation.

Thank you for your consideration !

Raymond Cal and Mary Mortell-Ferrone

1233 Maria Drive
Stevens Point, WI 54481
Cell: 715.321.0329

Hello Ray and Mary,

Mindy and I are agreeable to the fence you propose installing on your property. We agree that the deer overpopulation has gotten to be a serious problem. The deer have cost us much time and money though destroyed plants and trees, needing us to buy netting, fencing, and repellents. People who have put up six-foot fences have found that they do not stop the deer. Another neighbor had a deer jump over her new 8-foot fence. This is something we all wish the city would address more aggressively.

Ray has shown us where he plans to put the fence, and that he wants to have it come to the front corners of the house. We see no issue with that. The house is set back a good distance from the sidewalk, and well-screened by plantings. We feel it would be fine, and see no reason it would need to be set back further.

We also suggest, from a safety perspective, that installing a gate somewhere along the back of the fence would be a wise idea, especially considering the ten foot height of the proposed fence.

We have noted the stakes that mark the property corners and trust that the fence company will comply with city ordinances and guidelines in installing the fence in the proper way, respecting vegetation on our property and cleaning up debris from their installation work.

Tim & Mindy Borchardt
203 Union St, Stevens Point WI 54481
Phone: 715-347-4027
Email:



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	☐	Major Site Plan	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	Chase Rettler
Address		Address	3317 Business Park Drive
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54482
Telephone		Telephone	715.341.2633
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-24-0821310003		
Legal Description of Subject Property		
LT3 CSM#1195-4-253 BNG PRT S1/2 S21 T24N R08E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN		
Area of Subject Property (Acres/Sq Ft)		
260.24 acres		
Current Zoning District(s)		
Split Zones (B-4 Commercial, C Conservancy)		

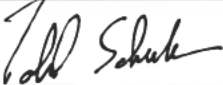
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Corridor Commercial	Commercial	Commercial
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
SentryWorld recently hosted the 2023 Senior Open Championships and the 2025 Rolex Girls Junior Championship, and is preparing to host the 2028 U.S. Senior Women's Open and the 2034 U.S. Senior Open Championships. These two future championships will be the fourth and fifth USGA championships held at SentryWorld. In preparation for these prestigious events, SentryWorld is planning to replace a section of the existing 10-ft high fencing along I39/US51 and install roughly 2,800 lineal feet of 22' or 24' high Breckenridge wood texture molded privacy panels. Construction is planned for fall and winter of 2026 and spring of 2027 in time for the 2027 golf season. The 22' and 24' high fence will block distracting noise and visuals from the passing highway traffic and improve the secure and unique experience for SentryWorld players and guests.		
Current Zoning Surrounding Subject Property		
North:	I-39	South: Conservancy
East:	R2 Single Family Residential	West: B4 Commercial
Current Land Use Surrounding Subject Property		
North:	I-39	South: Conservancy
East:	Utility, Wilshire Drive, Religious	West: Commercial

EXHIBITS

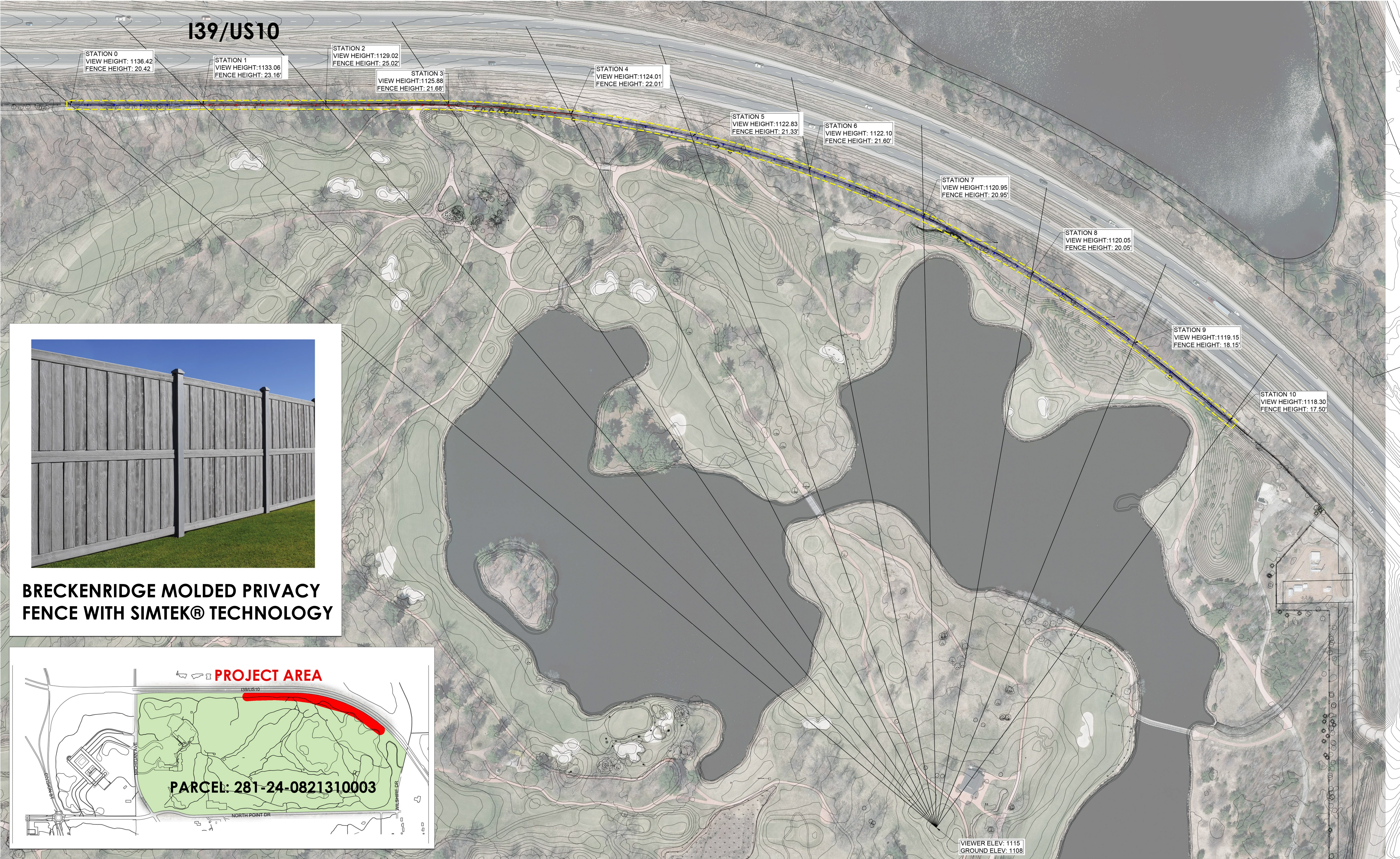
Owner Information Sheet	☐	Additional Exhibits If Any (List):
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

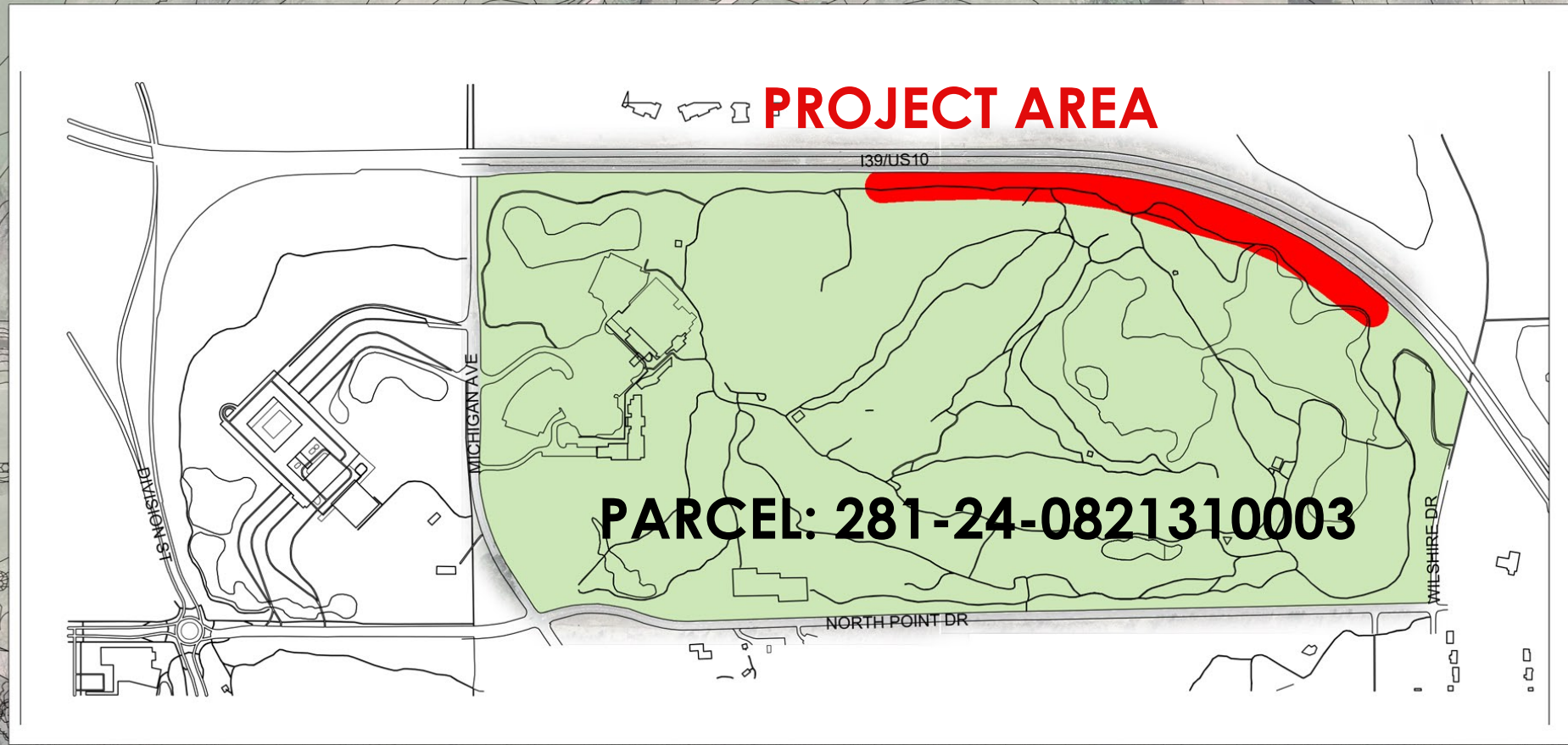
By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
			7/28/2026

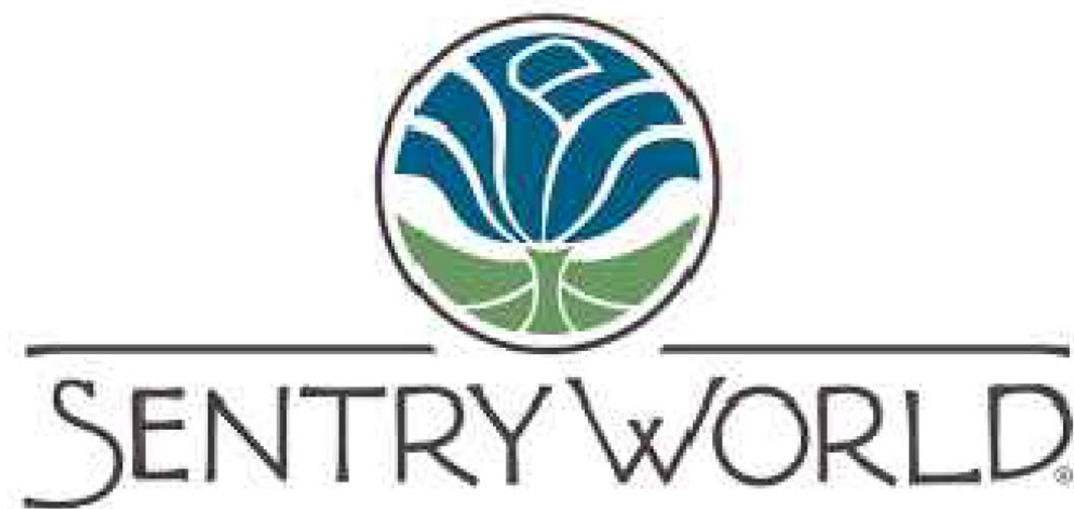
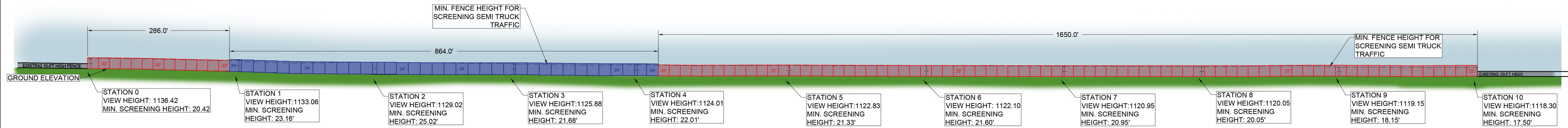
EXISTING SITE PHOTOS



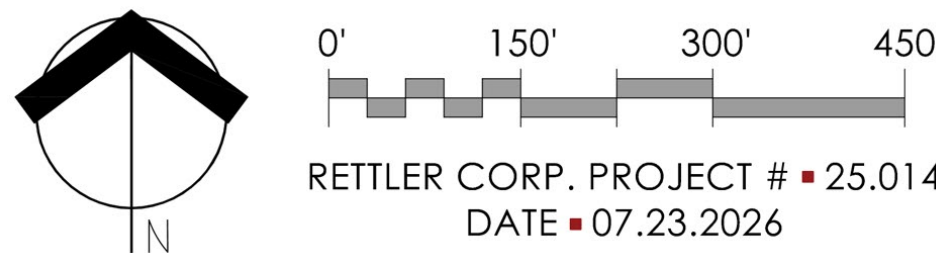
BRECKENRIDGE MOLDED PRIVACY FENCE WITH SIMTEK® TECHNOLOGY



*Note: Red and blue fence colors shown below are schematic for height informational purposes only.



SENTRYWORLD
PRIVACY FENCE
601 MICHIGAN AVE N ■ STEVENS POINT, WI 54481



COMMERCIAL FENCE SOLUTIONS

2026 PRODUCT CATALOG



ONE BRAND UNLIMITED POSSIBILITIES



Catalyst™ Fence Solutions has combined the leading fencing solutions in the U.S. to deliver a single source for commercial-grade fences. Whether you're specifying aluminum, vinyl or composite fences for your next project, no other brand can match the scale, quality and performance of Catalyst.

INNOVATION

- Since 2016, the Catalyst product design team and engineers have introduced 4,100 new products and 51 new patents
- At each plant, our in-house engineering and design teams create plant and product specific machines and robots to increase our productivity and capacity

SIZE & SCOPE

- Catalyst is 2.5X larger than the next largest vinyl extruder and 3X larger than the next largest player in aluminum fence
- Over 2 million square feet of strategically located manufacturing facilities able to service coast to coast

SUSTAINABILITY

- Solar Initiatives—600,000 feet of Solar Array at our Brooksville and Galloway Factories
- Each year, we recycle 38.4 million pounds of PVC, 20 million pounds of wood and 10.5 million pounds of paper and other materials

QUALITY & WARRANTY

- Lifetime warranties on the core of our vast product offerings
- Extensive engineering and testing capabilities
- State-of-the art powder coating exceeds industry standards

EVERY OUTDOOR POSSIBILITY. ONE TRUSTED PARTNER.

Complete solutions to simplify how pros design
and deliver outstanding spaces.

RDI®
Railing

AMERIMIX®
Pre-Blended Mortar

ECHELON® MASONRY
Veneers & Structural Masonry

ELEMENTS™
Outdoor Cooking

MOISTURESHIELD®
Composite Decking

FREESTYLE™
Shade & Privacy

CATALYST®
Fencing

PEBBLETEC®
Pool Finishes

BELGARD®
Hardscapes



OldcastleAPG
ACR® COMPANY

Oldcastle® APG transforms how pros approach outdoor projects with integrated hardscape, decking, fencing and railing solutions backed by the expertise and resources of one powerful partner. The result is streamlined planning, smoother installs and elevated spaces that help more clients Live Well Outside.

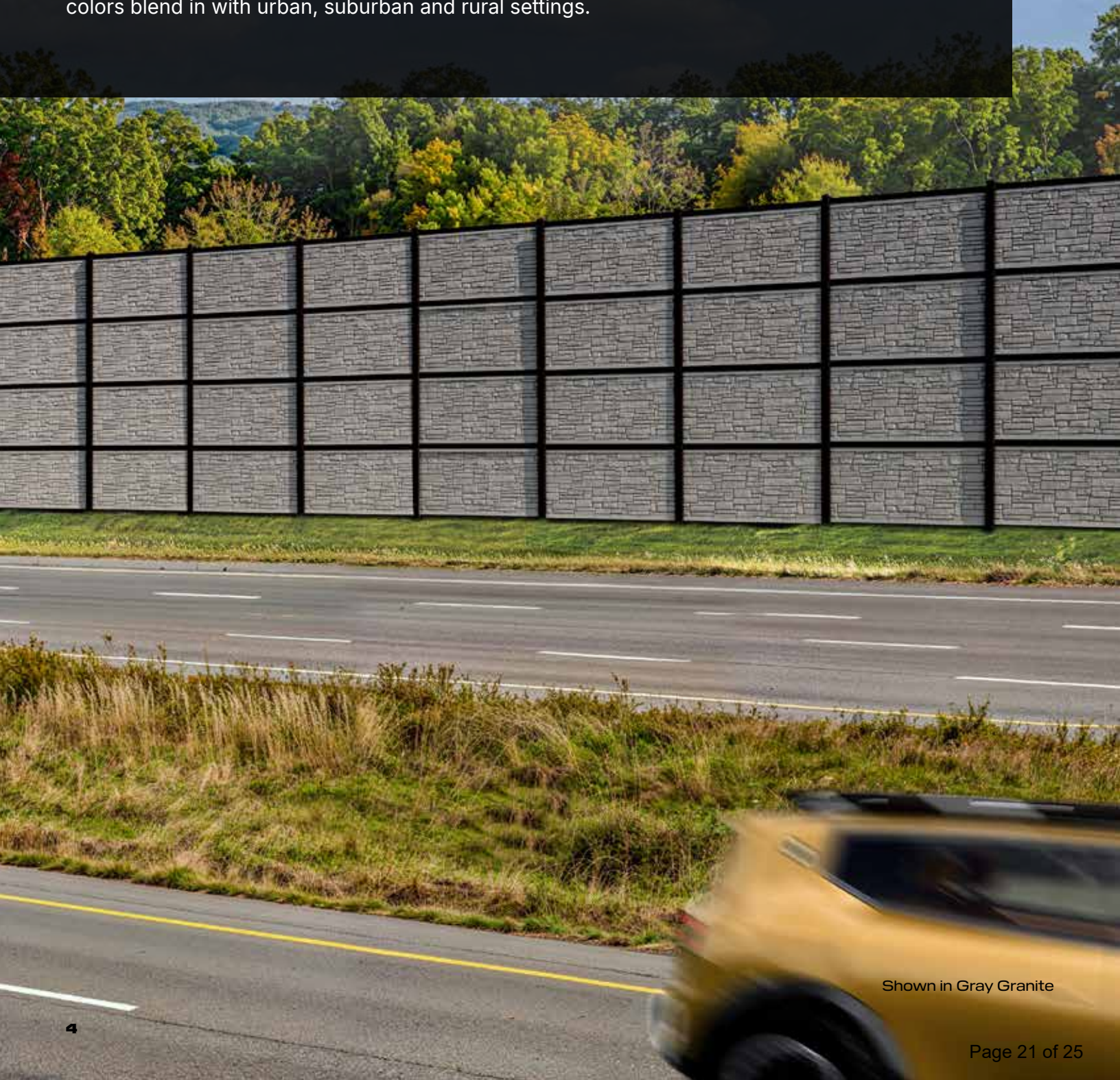
OldcastleAPG.com

MOLDED

MOLDED PRIVACY

SIMTEK™ TECHNOLOGY

Transform and protect commercial areas with heavy, virtually rock-solid polyethylene panels engineered to absorb noise and resist impact. Stackable units and earth tone colors blend in with urban, suburban and rural settings.



Shown in Gray Granite

MOLDED PRIVACY

BOULDER & BRECKENRIDGE

WITH SIMTEK® TECHNOLOGY

Define property lines with realistic stone and rustic wood patterned polyethylene panels engineered to absorb noise, withstand heavy wind and resist impact. The stackable units in naturalistic textures, measure up to 12 feet tall, and harmonize perfectly with surrounding environments.

FEATURES & BENEFITS

- Molded from real wood and stone
- Reinforced with rigid galvanized steel
- Graffiti resistant — easily removed with high-pressure washer
- Boulder has an STC rating of 26; Breckenridge's STC is 23
- Approved by Miami-Dade County for use in high wind and hurricane conditions (NOA #22-0616.10)
- Class C flame spread rating

INNOVATIONS

↔ StayStraight®

☼ SolarGuard®

||| Sound Reduction

◆ SimTek™

SIZES

Width:

6' and 8'

Height:

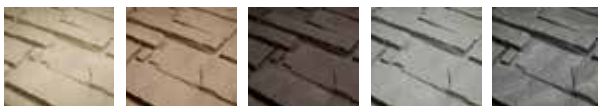
4', 6' and stackable to 8' and 12'



Shown in Walnut Brown

Boulder is now available in 16' and 18' heights.
Contact your sales representative for more information.

Premium Stone Textured Finishes



BEIGE
GRANITE

BROWN
GRANITE

DARK BROWN
GRANITE

GRAY
GRANITE

DARK GRAY
GRANITE

Premium Wood Textured Finishes



WALNUT
BROWN

RED
CEDAR

NANTUCKET
GRAY

DARK GRAY
OAK



BOULDER
WITH SIMTEK™ TECHNOLOGY
Stone Textured Molded Panel



BRECKENRIDGE
WITH SIMTEK™ TECHNOLOGY
Wood Textured Molded Panel

RESOURCES AND SUPPORT

The team at Catalyst Fence Solutions is dedicated to providing support at every step of the specification process.



FENCE ESTIMATOR

Ready to add a new fence to your property? Get a quick estimate of material costs with our simple Fence Estimator tool. Just draw your fence outline, and we'll help you understand the investment needed for your project.



CAD DETAILS

Catalyst™ Fence Solutions Brand has been providing innovative, high-quality aluminum fencing, railing, and gate systems to professional contractors, architects, builders, and homeowners for decades. Explore CAD drawings, BIM files, specifications and technical resources.



RESOURCES

Find important Catalyst™ fencing product details here. Access complete warranty information, installation guides, technical documentation and specifications.



WORRY-FREE WARRANTY

Enjoy more and worry less. Catalyst™ fences are built to last and backed by a Transferable Limited Lifetime Warranty, so you can relax knowing your investment is protected today — while adding value at resale time.



CONTACT US

Have a question? Need support? We're here to help.

CONTINUING EDUCATION

For plastics and SimTek®, contact: Spencer Kelley — spencer.kelly@oldcastle.com

For aluminum products, contact: Beau Hurley — beau.hurley@oldcastle.com



Catalyst™ Fence Solutions
400 Perimeter Center Terrace
Suite 1000
Atlanta, GA 30346
CatalystFence.com • 888.549.7350

AN OLDCASTLE® APG OUTDOOR BRAND

© 2026 Oldcastle® APG, Inc. All Rights Reserved. CAT26-D-618050 | 3/2026

Community Development Report, June 2026

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	239 Evelyn Ct	\$228,750.00	\$1,396.44
	1	231 Evelyn Ct	\$316,120.00	\$1,491.00
Two-Family	1	3114/3116 Starling Ct	\$382,422.00	\$2,401.00
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	BUSHMAN STORAGE/GARAGE BUILDING (HVAC) 5102 Coxe Dr	\$28,280.00	\$595.00
	1	7 BREW COFFEE (BLD/ZN) 532 Division St	\$500,000.00	\$500.00

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	143	\$1,406,085.30	\$12,439.98
Commercial	27	\$26,474,445.01	\$120,645.55

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
175	\$29,336,102.31	\$139,468.97	709	\$218,302,299.80	\$1,127,894.65

2025	681	\$38,250,368.77	\$128,577.28
2024	690	\$26,797,523.50	\$144,941.09
2023	767	\$47,404,941.59	\$177,273.60

*HVAC portion only. BLD portion issued in August 2025.

Violation Report

Abandoned Vehicle on Property	2
Bulk Waste at Curb Early	38
Commercial Building Violation	0
Construction Work Without Permits	0
Debris on Property	11
Exterior Violations on House	1
Illegal Pets or Livestock	0
Infestation	0
Interior Housing Violations	1
Native Lawn Plan	0 ++
Potholes	3 +
Property Encumbrance	0
Public Works Violation	1 +
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	123
Trash Containers Improperly Stored	0
Vacant Building/Home	0
Vehicle Parked on Grass	9
Vision Obstruction in Roadway or Intersection	2
Zoning Violations	2
Total Violations / Total Service Fees Billed	193 \$3,075
Voluntary Compliance Rate for Tagged/Verbal	0/0 0%

+ Referred to another department

++ Perpetual