



AGENDA OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, OCTOBER 20, 2025, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair Noel Halvorsen, Vice Chair Joshua Koch, Steven Schuchart, and Brian Ritter.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, October 20, 2025, meeting of the Zoning & Planning Board of Appeals.

D. Approval of Minutes.

- I. Approval of the minutes from the September 15, 2025, meeting.

E. Regular Business.

- I. (Appeal 25-24) Consideration, with possible action, on a variance request from William Aubrey of Consolodated Construction Company (applicant), and Gordy Renn of Fox Converting, Inc (property owner), requesting to exceed rear yard setback standards in a BP Business Park zoned district at 200 Packerland Drive. (Ald. K. Hinkfuss, District 12)

F. Informational.

1. Discussion on upcoming potential ZBOA duties regarding actions with Chapter 10 of the Green Bay Municipal Code.
2. Next Meeting: TUESDAY November 18, 2025.

G. Adjournment.

1. Adjournment of the Monday, October 20, 2025, meeting of the Zoning & Planning Board of Appeals.
- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Zoning & Planning Board of Appeals meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

October 20, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the September 15, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. BOA MINUTES 09152025



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, SEPTEMBER 15, 2025, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. ROLL CALL.

- I. Members: Chair Noel Halvorsen, Vice Chair Joshua Koch, Steven Schuchart, and Brian Ritter.

Present: Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter | Excused: none |

Absent: none

Others present: Logan Wood, Assistant City Attorney

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, September 15, 2025, meeting of the Zoning &

Planning Board of Appeals.

Moved by Joshua Koch, seconded by Steven Schuchart to approve the agenda.

Motion Passed.

Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, August 18, 2025, meeting.

Moved by Steven Schuchart, seconded by Brian Ritter to approve the minutes.

Motion Passed.

Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. **(Appeal 25-23)** Consideration, with possible action, on a variance request from Matt Buchanan of the City of Green Bay Community and Economic Development Department (applicant), and Redevelopment Authority of Green Bay (property owner), requesting to exceed building frontage setbacks within a D1 Downtown Zoned district, driveway width standards, and placement of driveway improvements adjacent to a residential zoned property at 402 and 420 S. Broadway, 419 S. Maple Avenue. (Ald. B. Johnson, District 9)

Sec. 44-620 Table 44-6 (f).

At least 60 percent of the front facade must fall between the minimum (0 feet) and maximum (20 feet).

Applicant seeks a setback of 25–66 feet off the right of way for approximately 70 percent of the building in parcel 3-569.

Sec. 44-1773 (d) 3.

Opening of a driveway shall not exceed 30 feet at the right of way and 40 feet at the curb.

Applicant seeks an opening of 160 feet at ROW and 170 at the curb.

Applicant has removed the third variance request:

Sec. 44-1964.

Buffer at a residential zoned property for non-residential uses shall be 25 feet wide.

Applicant seeks a 6.8 feet wide driveway off Maple.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Matthew Buchannan
Chair Noel Halvorsen affirmed Matthew Knott
Chair Noel Halvorsen affirmed Sig Strautmanis

Speakers:

Jon Leroy

Matthew Buchannan – 100 N Jefferson St.

Matthew Knott – 100 N Jefferson St.

Sig Strautmanis – 6938 N Santa Monica Blvd., Fox Point, WI

Moved by Joshua Koch, seconded by Steven Schuchart to approve both variance requests to exceed building frontage setbacks within a DI Downtown Zoned district, driveway width standards, and placement of driveway improvements adjacent to a residential zoned property.

Motion Passed.

Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No—None, Abstain—None.

2. **(Appeal 25-21)** Consideration, with possible action, on a variance request from Dana Dallman Zajackowski (applicant), and Aurora BayCare Medical Center (property owner), requesting to exceed signage standards at 2253 W. Mason Street. (Ald. M. Eck, District 11)

Sec. 30-6. (4) Directional signs.

Directional signs not exceeding six square feet in a commercial, mixed-use, or industrial district or three-square feet in a residential district displayed strictly for the direction, safety, or convenience of the public, including signs which identify restrooms, parking area entrances or exits, loading areas, addresses, or similar noncommercial information. Sign height shall not exceed six feet.

Applicant seeks to place a directional sign which is 84.5 square feet in size, and 10 feet in overall height.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Dana Dallman Zajackowski

Speakers:

Jon Leroy

Dana Dallman Zajackowski – 5111 Sherman St., Wausau, WI

Moved by Noel Halvorsen, seconded by Brian Ritter to approve the request to exceed signage standards.

Motion Failed, Variance Denied

Yes—Noel Halvorsen, Brian Ritter, No—Steven Schuchart, Joshua Koch, Abstain—None.

3. **(Appeal 25-22)** Consideration, with possible action, on a variance request from Jerry Marsland of Reinhold Sign (applicant), and Sky Green Bay LLC (property owner), requesting to exceed signage standards at 2430 E. Mason Street. (Ald. W. Morgan, District 3)

WITHDRAWN BY APPLICANT

F. INFORMATIONAL.

- I. Next Meeting: Monday, October 20, 2025

G. ADJOURNMENT.

- I. Adjournment of the Monday, September 15, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Brian Ritter to adjourn.

Motion Passed.

Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.



Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

October 20, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(Appeal 25-24) Consideration, with possible action, on a variance request from William Aubrey of Consolodated Construction Company (applicant), and Gordy Renn of Fox Converting, Inc (property owner), requesting to exceed rear yard setback standards in a BP Business Park zoned district at 200 Packerland Drive. (Ald. K. Hinkfuss, District 12)

BACKGROUND

The applicant seeks variance relief from one section of the Green Bay Municipal Code, Chapter 44: Zoning

Sec. 44-802. Table 44-12. Rear Yard Setback within a BP Business Park. The minimum setback for improvements is 15 feet. *Applicant requests 6 feet.*

The applicant is seeking to create a 32,455 square foot building addition to their property at 200 Packerland Drive. The building addition includes improvement requests to the west side of the property, which includes the paving of a legal non-conforming fire lane through the north plane of the proposed building expansion.

Improvements such as paving asphalt are subject to current zoning standards for setbacks. The existing fire lane is approximately 6 feet from the property line and the proposed paved fire lane measures 6 feet from the property line. Parking lot areas are not permitted in setbacks and the applicant seeks relief to allow for paving of the parking area 6 feet from the rear property line adjacent to other BP zoned property (US Postal Service).

The building addition itself is not in question with the zoning code. However, reducing or moving the building could create sufficient space to meet code to offset the placement of the fire drive.

The fire department has reviewed the proposed fire drive with access to an existing turnaround. FD approves of the proposed plans as submitted for their access/safety purposes.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 25-24 Application Redacted
2. 25-24 Site Plan
3. 25-24 Additional Proposed Site Information
4. 25-24 Existing Aerial View of 200 Packerland

List ordinance(s) (number and description) the variance will be impacting (staff will assist with this).
Zoning Code, Article IX, Section 44-802/Table 44-12:Minimum Rear Yard Setback.
THREE STEP TEST - To qualify for a variance, the applicant must demonstrate that their property meets the following three (3) requirements:
Does unique physical characteristics of your property prevent the compliance with the ordinance? Explain
There is no available adjacent land for purchase to expand the facility limiting growth. The property configuration tapers at the SE corner restricting maximizing the building footprint which is required to meet Fox Converting's need to serve thier customers growing demand for product
Would granting the variance be contrary to the public interest? Explain.
No, The property is industrial and the majority of the adjacent properties are the same or similar in nature. A small portion abuts some residential but the requested setback is only for the addition which is located on the opposite side of the property from the residential neighbors. The requested setback will also match the adjacent properties pavement setback limits.
Why would not getting the variance unreasonably prevent you from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome?
Base on the business growth and their customers needs maximizing the internal capacity for production and storage is critical to meeting their customers needs. The smaller building footprint (that meets the letter of the ordinance) creates an interior flow restriction that is relieved if the additional square footage is allowed. We investigated multiple options for the addition(s) and the limit of a 70% for impervious surface area and this location was the only one that comes close to working for internal material flow, racking layouts and flexibility for future growth on this property. If a increase of the 70% limit for impervious surface was allowed the addition could shifted and increased in size to better serve the need for growth on this property.

I HEREBY CERTIFY THAT I HAVE READ AND FULLY UNDERSTAND THE VARIANCE PROCEDURE AND FAILURE TO COMPLY WITH CITY REQUIREMENTS WILL RESULT IN THIS APPLICATION BEING WITHHELD FROM CONSIDERATION BY THE ZONING BOARD OF APPEALS.



Signature of the Property Owner



Signature of Applicant (working as "Agent" for owner)

Gordy Renn

Print Name

William Aubrey

Print Name

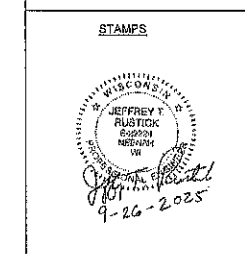
9-12-25

Date

9-12-25

Date

OFFICE USE ONLY:	Parcel #: 6H-1736	Residential \$125 <input type="checkbox"/>	Commercial \$250 <input checked="" type="checkbox"/>
District: RA Zoning: BP	Meeting Date: OCT 20 25	Receipt #:	
Submittal Date: 9/30/25	Staff Signature: Jon Tohey		



**PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING**
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

SITE PLAN

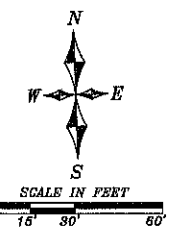
ISSUED FOR REVIEW: 9-26-25
ISSUED FOR BID:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description

DRAWN BY: MJF
PROJECT #: 0108002

C101
SHEET TITLE
SITE PLAN



OWNER: RENN PACKERLAND PROPERTIES LLC
PO BOX 12795
GREEN BAY, WI 54307-2795

PARCEL NO: 6H-1736

LEGAL DESCRIPTION: PART OF LOT 1, 11-CSM-61,
CITY OF GREEN BAY,
BROWN COUNTY, WISCONSIN.

ZONING: BP BUSINESS PARK

I.B.C. OCCUPANCY FOR BUILDING ADDITION:
S1 (MODERATE-HAZARD STORAGE)

I.B.C. CONSTRUCTION CLASS: IIB, FULLY SPRINKLED

LOT AREA: 281,476 S.F.

PARKING SUMMARY

REQUIRED
Office: 9726 S.F./500 = 20 spaces

Manufacturing/ Warehousing: Largest shift
= 20 Employees x 2 spaces/ 3 Employees
= 14 Spaces

Total Spaces Required = 34

PROVIDED: 97 Spaces

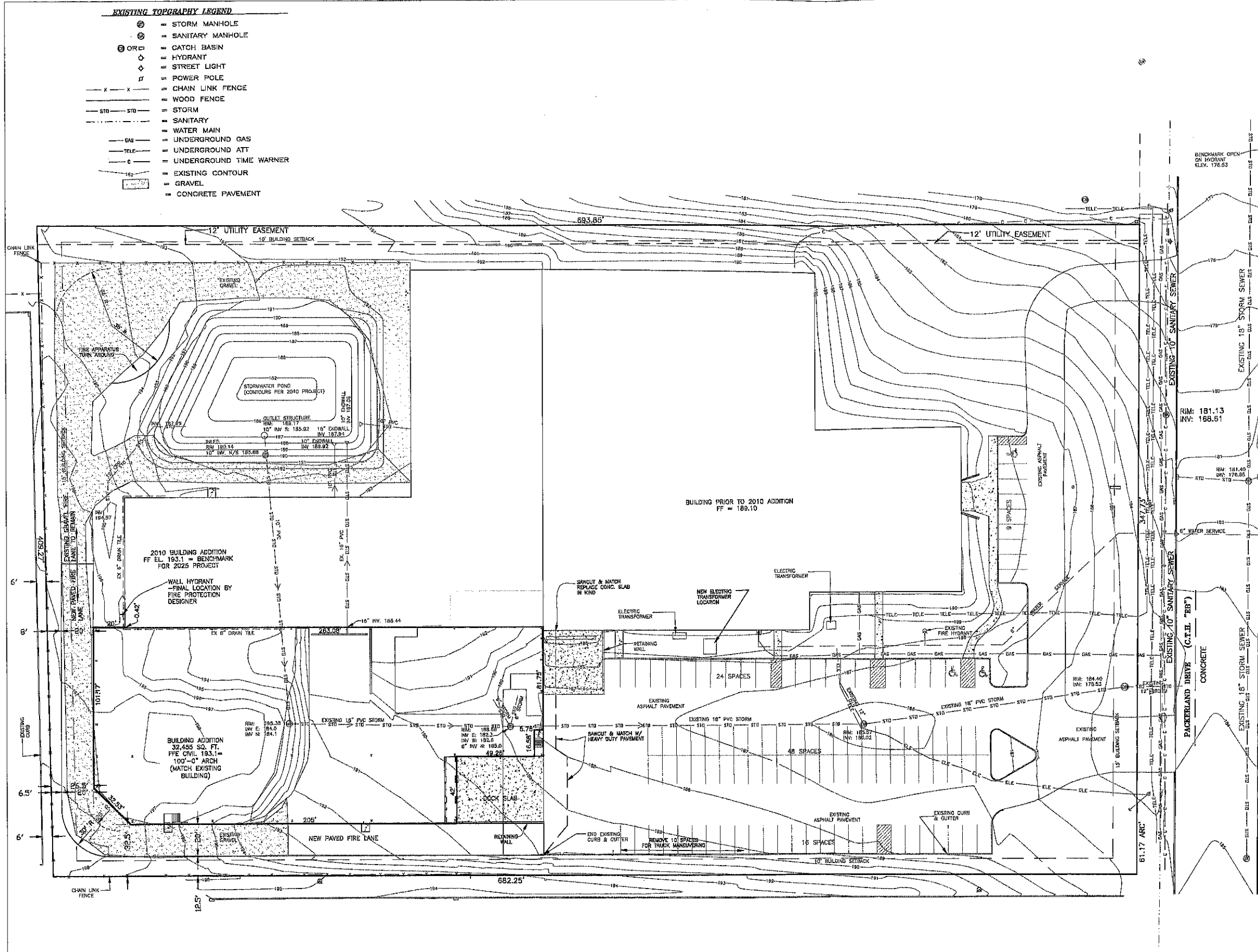
Sanitary Sewer & Water
No Additional Sanitary Sewer or Water Demand for Addition

A Zoning Board of Appeals Variance Application Is Being
Submitted to Allow The New Firelane on the West Side of the
Site to Be Within The Building Setback.

SHEET INDEX
C101 - SITE PLAN
C102 - TOPOGRAPHIC SURVEY- DEMOLITION PLAN
C103 - DRAINAGE - GRADING - UTILITY PLAN
C104 - EROSION CONTROL PLAN
C105 - EROSION CONTROL DETAILS & NOTES
C106 - SITE DETAILS
A101 - FLOOR PLAN
A200 - EXTERIOR ELEVATIONS

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 25-3898

- EXISTING TOPOGRAPHY LEGEND**
- ⊕ = STORM MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊗ OR ⊙ = CATCH BASIN
 - ◇ = HYDRANT
 - ◇ = STREET LIGHT
 - ⊥ = POWER POLE
 - X-X- = CHAIN LINK FENCE
 - W-W- = WOOD FENCE
 - STO-STO- = STORM
 - S-S- = SANITARY
 - W-M- = WATER MAIN
 - U-G- = UNDERGROUND GAS
 - T-E- = UNDERGROUND ATT
 - U-W- = UNDERGROUND TIME WARNER
 - C- = EXISTING CONTOUR
 - ▨ = GRAVEL
 - ▩ = CONCRETE PAVEMENT



SITE COVERAGE

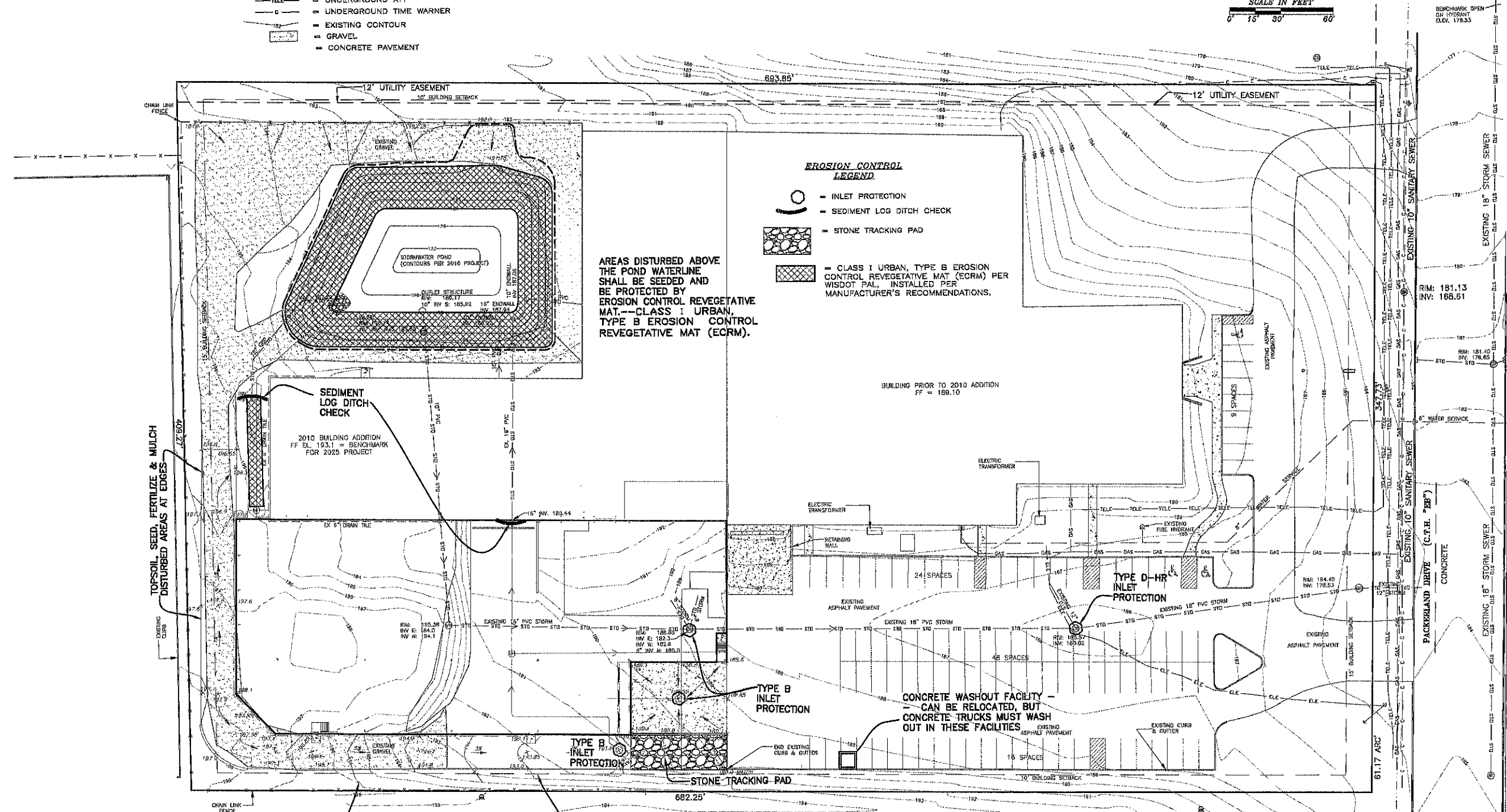
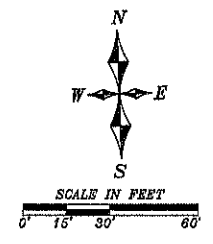
	EXISTING	CHANGE	NEW TOTAL	% OF SITE
BUILDING	81,756 S.F.	32,455 S.F.	114,211 S.F.	40.58%
ASPHALT/CONCRETE/GRAVEL	63,498 S.F.	+14,392 S.F.	79,890 S.F.	28.38%
IMPERVIOUS	147,254 S.F.	+46,847 S.F.	194,101 S.F.	68.96%
OPEN SPACE	134,222 S.F.	-46,847 S.F.	87,375 S.F.	31.04%
TOTAL	281,476 S.F.	0 S.F.	281,476 S.F.	100%

EXISTING UNDERGROUND UTILITIES

EXISTING UNDERGROUND UTILITIES SHOWN ON
THIS PLAN ARE PER MARKINGS PRESENT AT THE
TIME OF THE TOPOGRAPHIC SURVEY. EACH
EXCAVATING CONTRACTOR MUST CALL DIGGERS
HOTLINE TO OBTAIN UPDATED FIELD MARKINGS.

- EXISTING TOPOGRAPHY LEGEND**
- ⊕ = STORM MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊕ OR ⊙ = CATCH BASIN
 - ◇ = HYDRANT
 - ◇ = STREET LIGHT
 - ⊕ = POWER POLE
 - X — X — = CHAIN LINK FENCE
 - W — W — = WOOD FENCE
 - STD — STD — = STORM
 - SAN — SAN — = SANITARY
 - W.M. — = WATER MAIN
 - U.G. — = UNDERGROUND GAS
 - TEL. — = UNDERGROUND ATT
 - C — = UNDERGROUND TIME WARNER
 - 102 — = EXISTING CONTOUR
 - ▨ = GRAVEL
 - ▩ = CONCRETE PAVEMENT

ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.



- EROSION CONTROL LEGEND**
- = INLET PROTECTION
 - = SEDIMENT LOG DITCH CHECK
 - ▨ = STONE TRACKING PAD
 - ▩ = CLASS I URBAN, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER WISDOT PAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

AREAS DISTURBED ABOVE THE POND WATERLINE SHALL BE SEEDED AND BE PROTECTED BY EROSION CONTROL REVEGETATIVE MAT.—CLASS I URBAN, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM).

BUILDING PRIOR TO 2010 ADDITION
FF = 189.10

TOPSOIL, SEED, FERTILIZE & MULCH DISTURBED AREAS AT EDGES

TOPSOIL, SEED, FERTILIZE & MULCH DISTURBED AREAS AT EDGES

EXISTING UNDERGROUND UTILITIES
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PER MARKINGS PRESENT AT THE TIME OF THE TOPOGRAPHIC SURVEY. EACH EXCAVATING CONTRACTOR MUST CALL DIGGERS HOTLINE TO OBTAIN UPDATED FIELD MARKINGS.

STAMPS

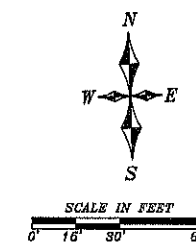
EROSION CONTROL PLAN
PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

ISSUED FOR REVIEW:	9-26-25	
ISSUED FOR BID:		
ISSUED FOR PERMIT:		
ISSUED FOR CONSTRUCTION:		
ISSUED REVISIONS		
Revision	Date	Rev. Description

DRAWN BY: MJF
PROJECT #: 0108002

C104
SHEET TITLE
EROSION

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 25-3898

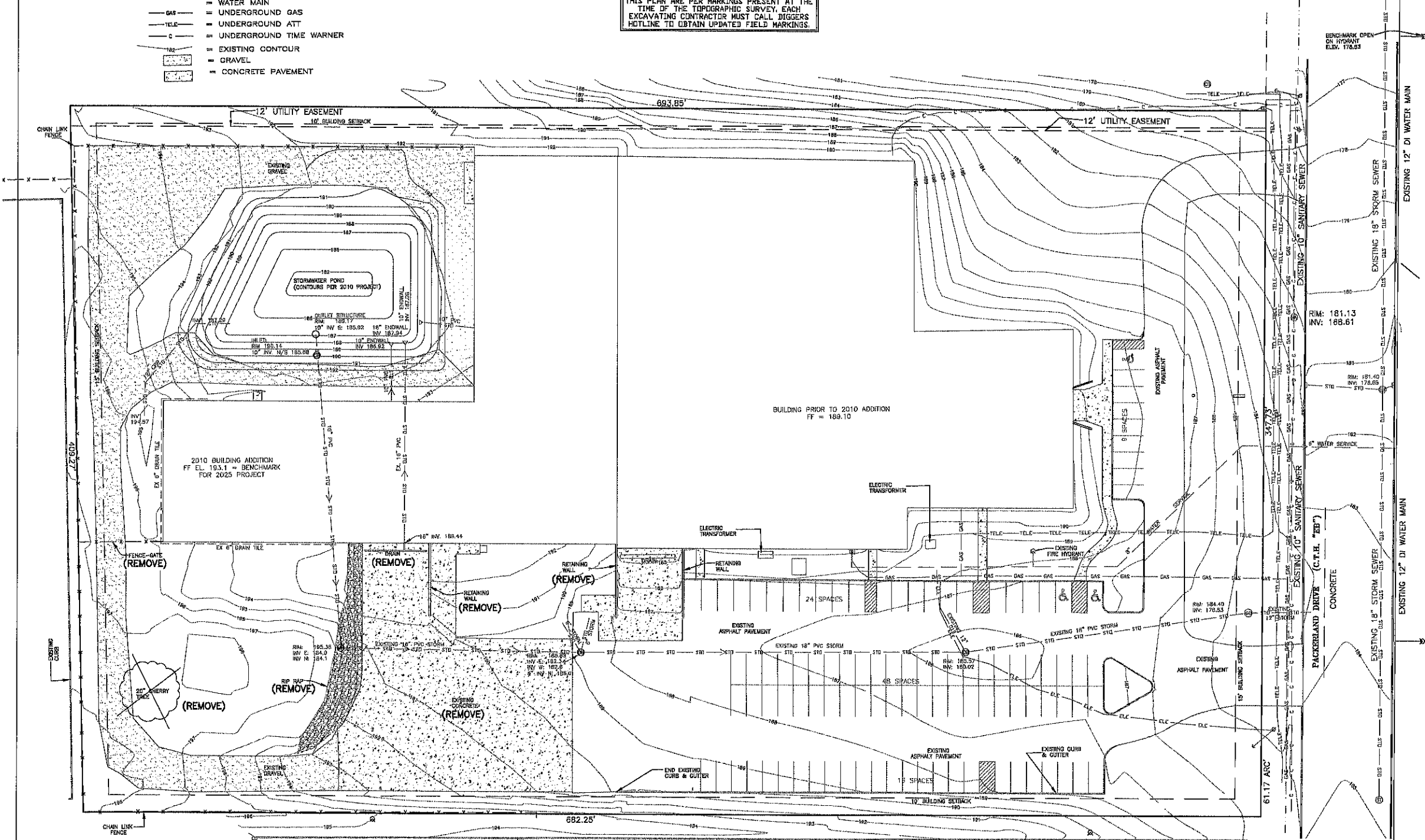


SITE ADDRESS: 200 PACKERLAND DRIVE
GREEN BAY, WI

LEGAL DESCRIPTION: PART OF LOT 1, VOLUME 11, CERTIFIED SURVEY
MAPS, PAGE 61, MAP NUMBER 2365, BROWN COUNTY RECORDS, CITY
OF GREEN BAY, BROWN COUNTY, WISCONSIN.

- EXISTING TOPOGRAPHY LEGEND**
- ⊙ = STORM MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊙ OR □ = CATCH BASIN
 - ⊙ = HYDRANT
 - ⊙ = STREET LIGHT
 - ⊙ = POWER POLE
 - x — x — = CHAIN LINK FENCE
 - — — — = WOOD FENCE
 - — — — = STORM
 - — — — = SANITARY
 - — — — = WATER MAIN
 - — — — = UNDERGROUND GAS
 - — — — = UNDERGROUND ATT
 - — — — = UNDERGROUND TIME WARNER
 - — — — = EXISTING CONTOUR
 - ▨ = GRAVEL
 - ▨ = CONCRETE PAVEMENT

EXISTING UNDERGROUND UTILITIES
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE PER MARKINGS PRESENT AT THE TIME OF THE TOPOGRAPHIC SURVEY. EACH EXCAVATING CONTRACTOR MUST CALL DIGGERS HOTLINE TO OBTAIN UPDATED FIELD MARKINGS.



TOPOGRAPHIC - EXISTING CONDITIONS SURVEY - DEMOLITION PLAN
PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

ISSUED FOR REVIEW:	9-26-25	
ISSUED FOR BID:		
ISSUED FOR PERMIT:		
ISSUED FOR CONSTRUCTION:		
ISSUED REVISIONS		
Revision	Date	Rev. Description
DRAWN BY:	MJF	
PROJECT #:	0106002	

C102
SHEET TITLE
TOPOGRAPHIC-EXISTING
CONDITIONS SURVEY -
DEMOLITION PLAN

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC.
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 25-3898

STAMPS

SITE DETAILS
PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

ISSUED FOR REVIEW: 9-26-25

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

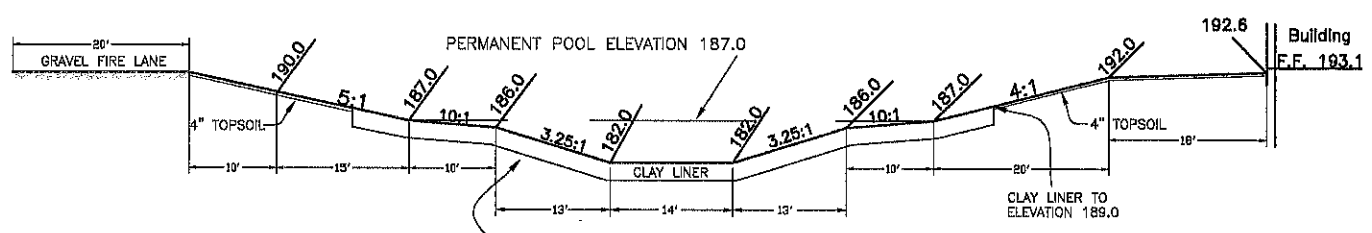
Revision	Date	Rev. Description

DRAWN BY: MJF

PROJECT #: 0105002

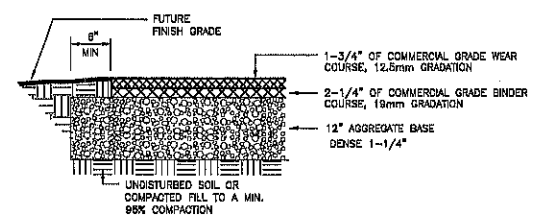
C106

SHEET TITLE
SITE DETAILS

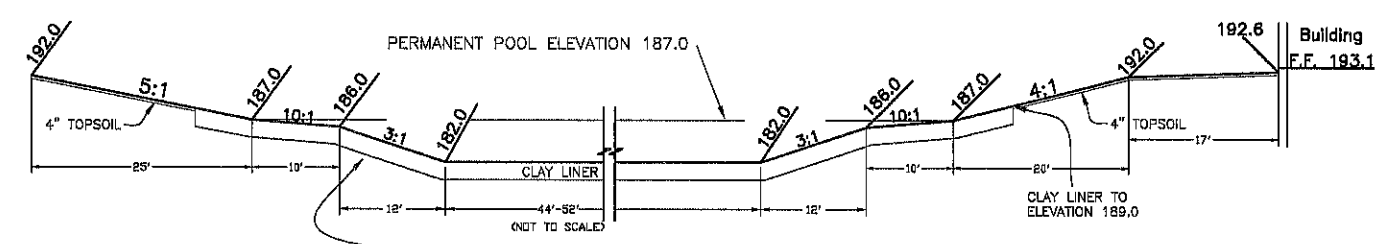


24" TYPE "A" CLAY LINER PER WISCONSIN DNR TECHNICAL STANDARD 1001 (WET DETENTION POND). INSTALLED AS PART OF 2010 PROJECT - DO NOT DAMAGE.

3 DETENTION POND DETAIL - LOOKING EAST
C106 1" = 10'

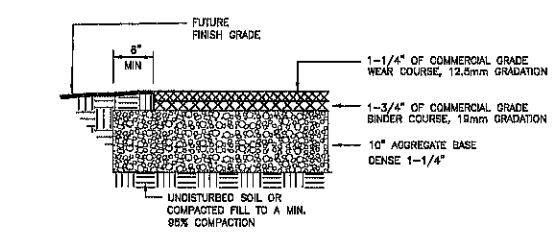


1 HEAVY DUTY (HD) ASPHALTIC PAVEMENT SECTION
C106 NTS

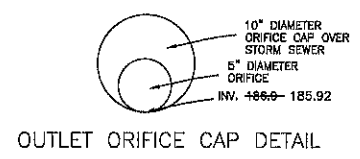
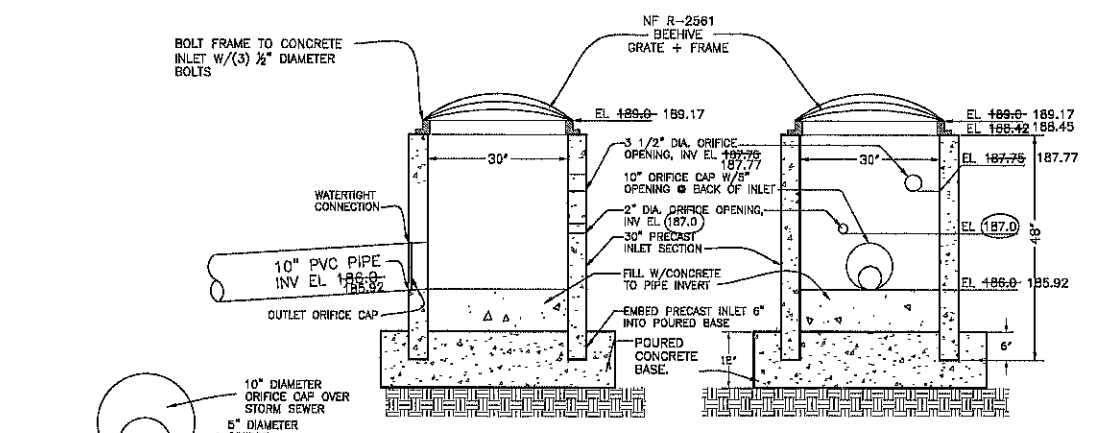


24" TYPE "A" CLAY LINER PER WISCONSIN DNR TECHNICAL STANDARD 1001 (WET DETENTION POND). INSTALLED AS PART OF 2010 PROJECT - DO NOT DAMAGE.

4 DETENTION POND DETAIL - LOOKING NORTH
C106 1" = 10'



2 FIRE LANE ASPHALTIC PAVEMENT SECTION
C106 NTS



5 EXISTING OUTLET STRUCTURE (PER FIELD MEASUREMENTS) TO REMAIN
C106 NTS

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC.
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 25-3998

STAMPS

PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING, INC.
PACKERLAND DRIVE - GREEN BAY, WI
54303

ISSUED FOR REVIEW: 9-19-25

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

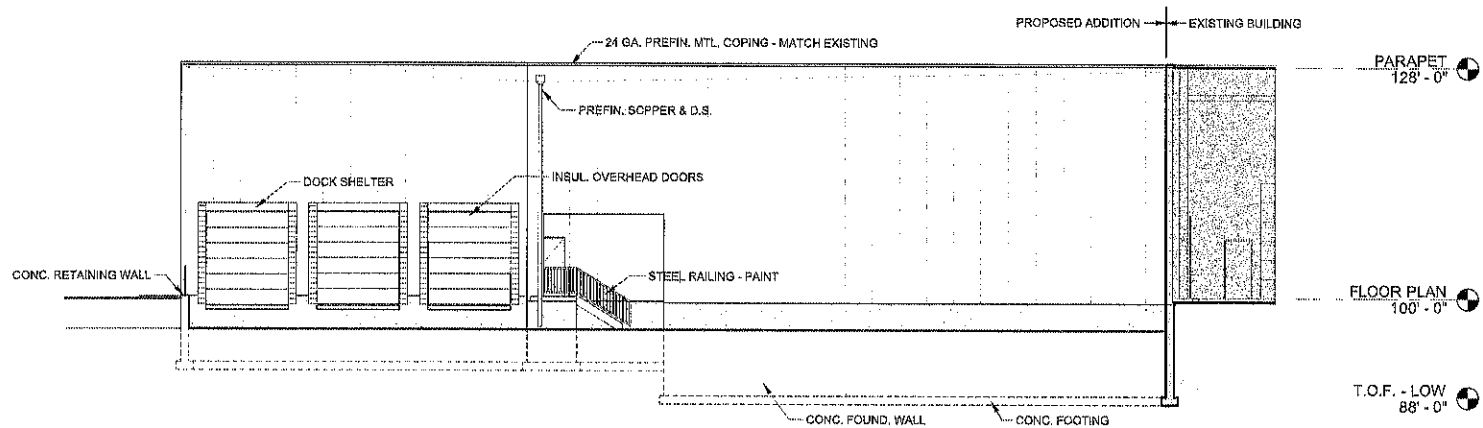
Revision	Date	Rev. Description

DRAWN BY: WAA

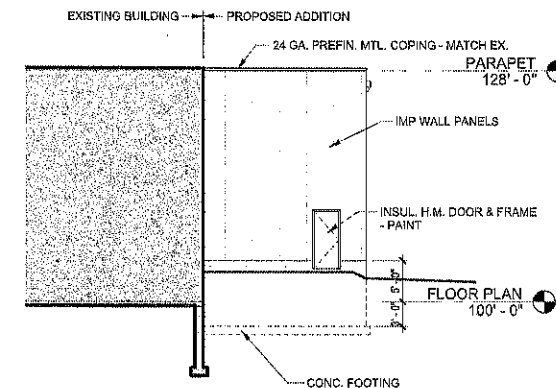
PROJECT #: 0108002

A200

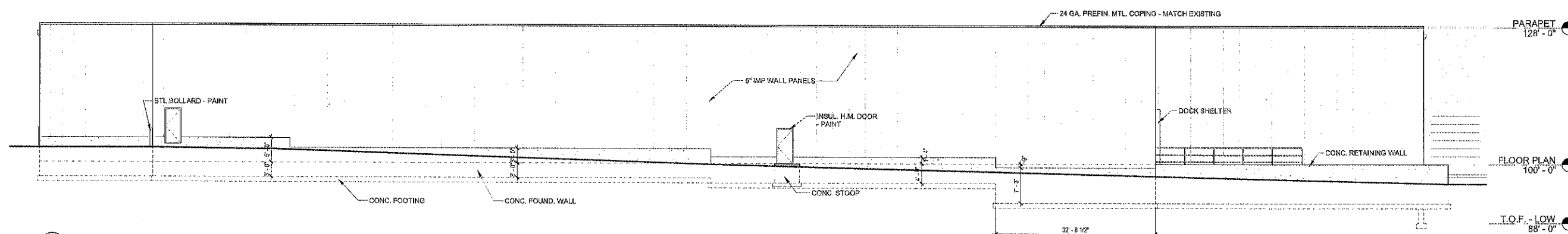
SHEET TITLE
EXTERIOR ELEVATIONS



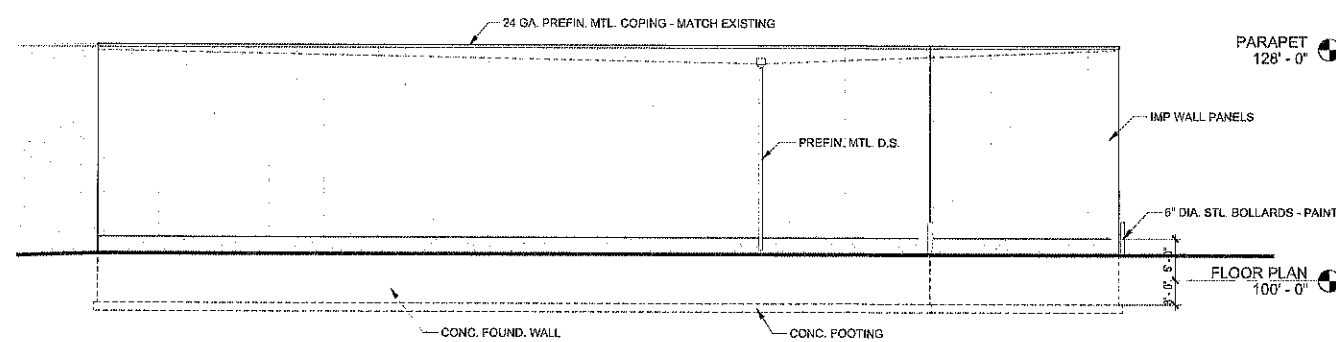
1 EAST ELEVATION
A200 3/32" = 1'-0"



2 NORTH ELEVATION
A200 3/32" = 1'-0"



3 SOUTH ELEVATION
A200 3/32" = 1'-0"



4 WEST ELEVATION
A200 3/32" = 1'-0"

PLAN INFORMATION
1. SITE OWNER: RENN PACKERLAND PROPERTIES LLC
PO BOX 12795
GREEN BAY, WI 54307-2795
PLAN PREPARED BY: SCHULER & ASSOCIATES, INC.
2711 NORTH MASON STREET, Suite F
APPLETON, WI 54914
Contact: JEFF RUSTICK

2. START OF CONSTRUCTION: NOVEMBER 17, 2025
END OF CONSTRUCTION: AUGUST 1, 2026
3. LEGAL DESCRIPTION: PART OF LOT 1, 11-CSM-81,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.
4. ANTICIPATED SEQUENCE OF CONSTRUCTION WITH
APPROXIMATE DATES:

CONSTRUCTION SCHEDULE

- 11-17-2025: Install tracking pad, inlet protection and other temporary erosion control measures.
- 11-18-2025: Demo walls and pavement in building addition area. Strip topsoil in building addition area and haul off.
- 11-24-2025: Begin storm sewer construction. Install inlet protection as new inlets are constructed.
- 11-25-2025: Excavate and remove excess material inside building footprint. Haul in granular material / crushed stone inside building footprint.
- 12-01-2025: Begin foundation excavation.
- 12-08-2025: Begin foundation construction.
- 12-22-2025: Backfill foundation. Grade and gravel drives / fire lane.
- 01-05-2026: Begin above ground building construction.
- 04-15-2026: Install sidewalks and concrete slabs.
- 05-01-2026: Reconstruct stormwater pond.
- 05-15-2026: Install asphalt pavement.
- 05-22-2026: Final grade, topsoil, fertilizer and mulch or rest all disturbed areas.
- 05-01-2026: Complete main building construction.
- 08-01-2026: Remove temporary erosion measures when areas are completely stabilized with vegetation.

5. THE ENTIRE PARCEL IS APPROXIMATELY 6.46 ACRES IN SIZE WITH 1.3 ACRES BEING DISTURBED.
6. FOR THE DISTURBED PORTION OF THE SITE THE ESTIMATED EXISTING RCN = 81 (OPEN SPACE, TYPE B SOILS) ESTIMATED POST CONSTRUCTION RCN = 92
7. SOILS ON SITE ARE PRIMARILY SISSON FINE SANDY LOAM (SND). A HYDROLOGIC GROUP B SOIL PER THE NRCS WEB SOIL SURVEY FOR BROWN COUNTY, WISCONSIN
8. DEPTH TO GROUND WATER IS ESTIMATED TO BE 175 CM (5'75 FT) FOR SISSON FINE SANDY LOAM PER THE SOIL SURVEY.
9. THE SITE DRAINS TO STORM SEWERS IN PACKERLAND DRIVE THAT IN TURN DRAIN TO DUCK CREEK.
10. EXCESS EXCAVATED MATERIAL WILL BE HAULED OFF SITE.

STAMPS

EROSION CONTROL DETAILS & NOTES
PROPOSED BUILDING ADDITION FOR:
FOX CONVERTING
200 PACKERLAND DRIVE
GREEN BAY, WISCONSIN

ISSUED FOR REVIEW: 9-26-2025
ISSUED FOR BID:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
ISSUED REVISIONS

Revision	Date	Rev. Description

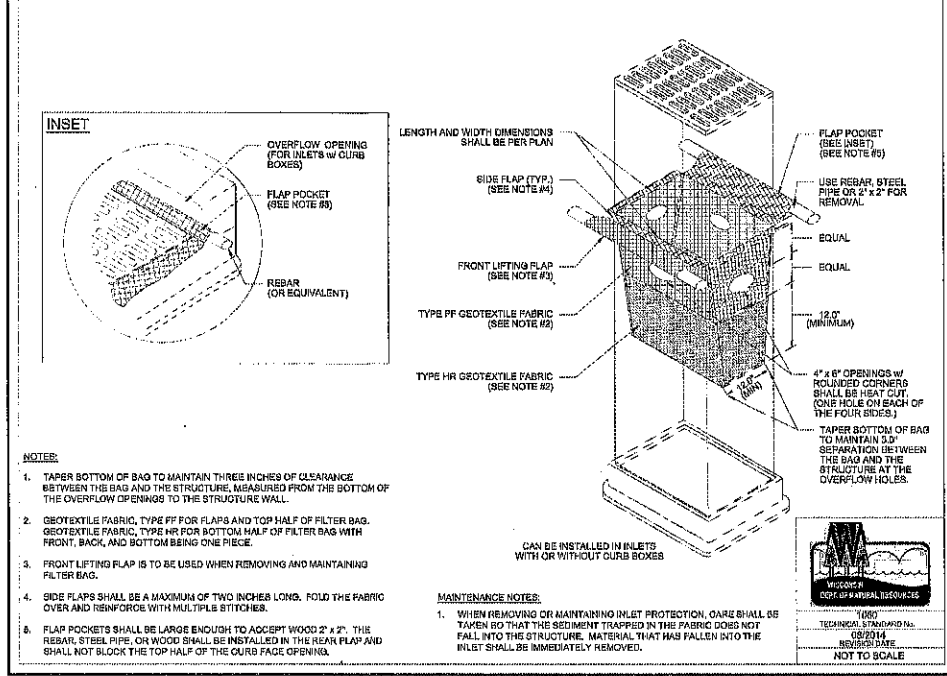
Revision

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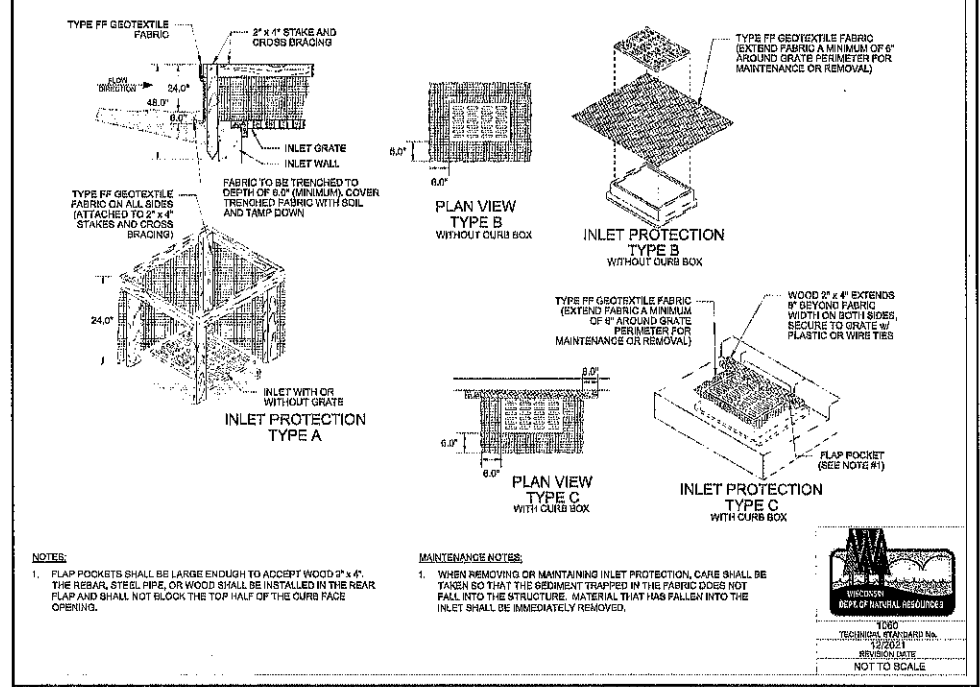
Revision

FIGURE 3. INLET PROTECTION TYPE D-HR



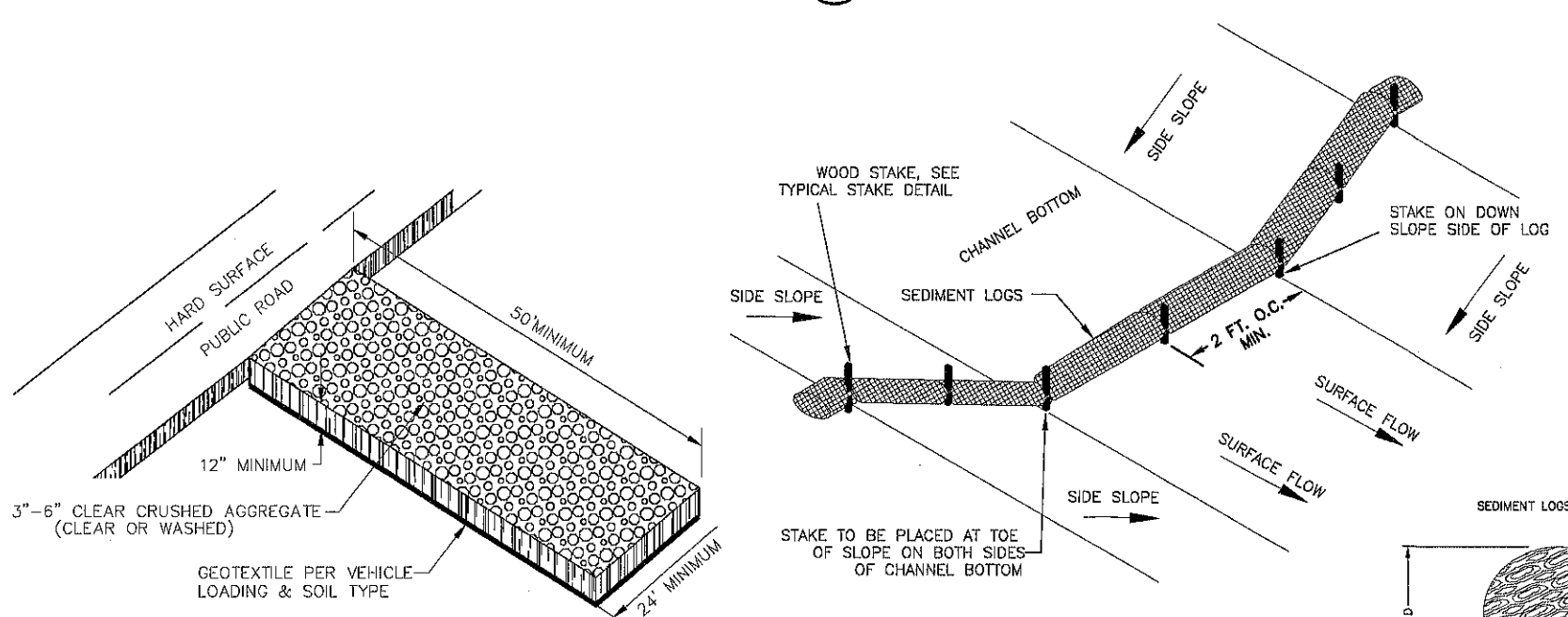
- NOTES:**
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 2. GEOTEXTILE FABRIC, TYPE PF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. HOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- MAINTENANCE NOTE:**
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

FIGURE 1. INLET PROTECTION TYPES A, B AND C



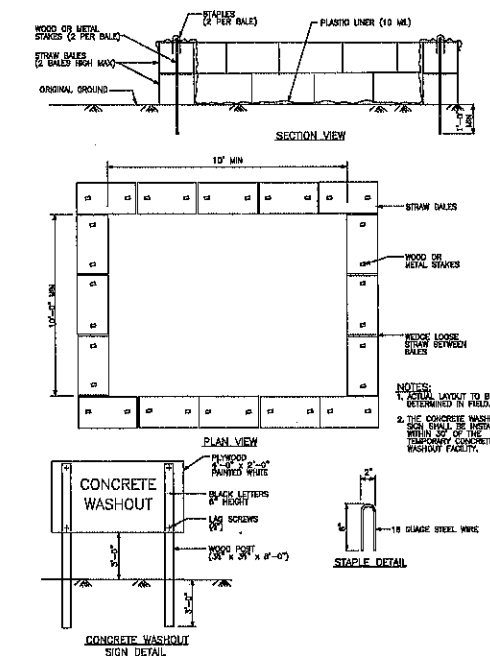
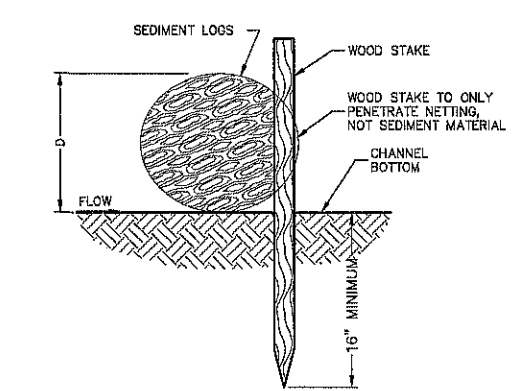
- NOTES:**
1. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- MAINTENANCE NOTES:**
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

1 INLET PROTECTION
C105 NTS



2 TRACKING PAD: CONST. ENTRANCE
C105 NTS

3 SEDIMENT LOG DITCH CHECK
C105 NTS



4 CONCRETE WASHOUT FACILITY
(SIMILAR FACILITIES ALLOWED)
C105 NTS

938.75'

464.12'

6H-1736

J09534-42

281,691 ± SF

33

LOT 1

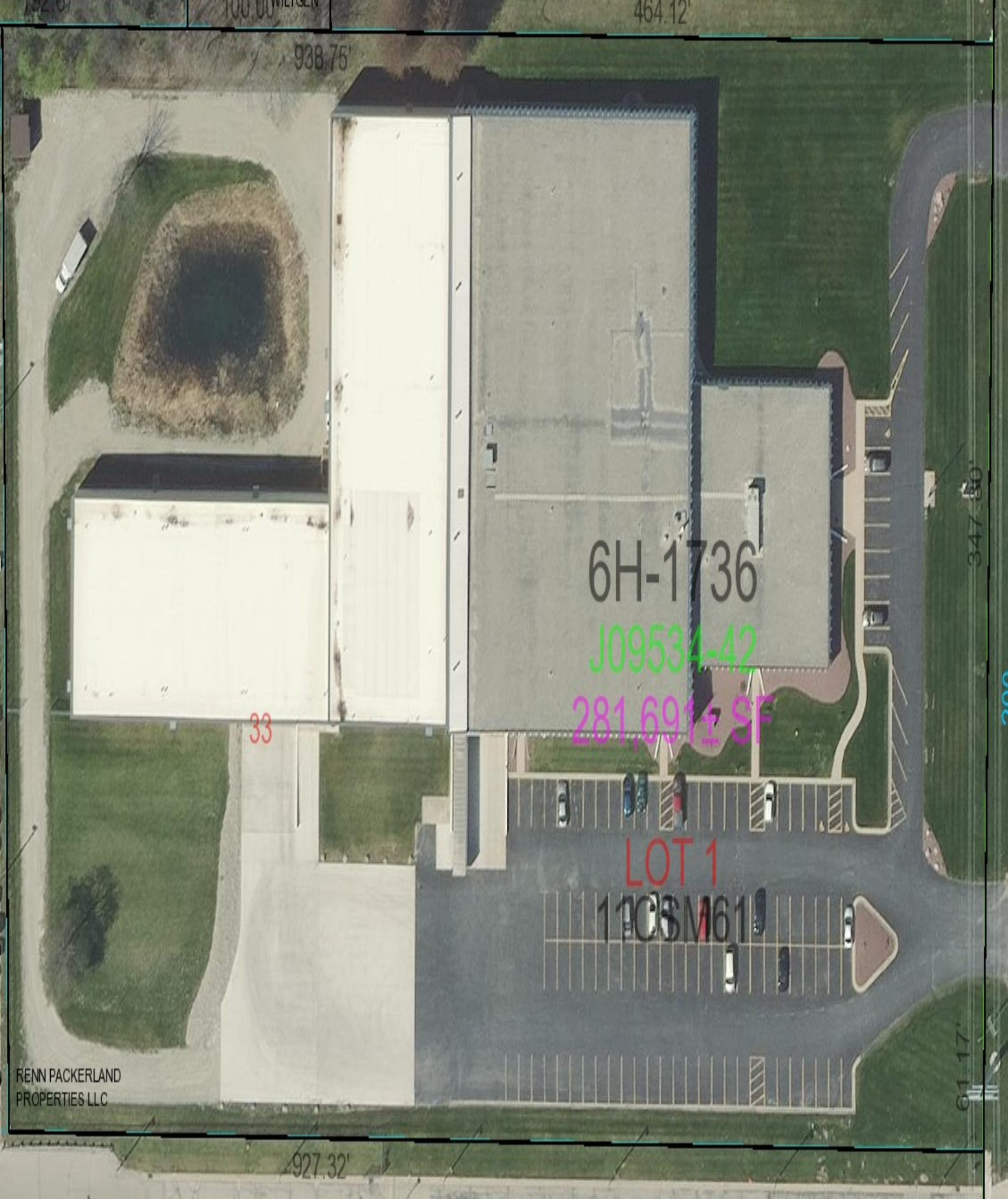
1105 M 161

347.50'

61.17'

927.32'

RENN PACKERLAND
PROPERTIES LLC





Report to the
Zoning & Planning Board of Appeals
of the City of Green Bay

MEETING DATE

October 20, 2025

PREPARED BY

AGENDA ITEM # F.1

Discussion on upcoming potential ZBOA duties regarding actions with Chapter 10 of the Green Bay Municipal Code.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None