

**ZONING ORDINANCE NO. 02-25**

**AN ORDINANCE ZONING CERTAIN LAND LOCATED AT THE  
NORTHEAST CORNER OF 1835 S RIDGE ROAD  
AS A PLANNED UNIT DEVELOPMENT DISTRICT  
(ZP 24-41)**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property, as shown on Exhibit A - Location Map:

Part of Lot 1, Block 5, of Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records, all in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor Monument No. 40 Y/Z-14/15(1); thence N25°52'40"E, 539.53 feet to Brown County Surveyor Monument No. 40Y/Z-14/15, being an angle point on the Centerline of Private Claim 13, WSFR, located at the intersection of the centerline of Lombardi Ave and Ridge Road; thence N26°49'26"E, 80.49 feet along the centerline of Ridge Road; thence S63°10'33"E, 38.10 feet to the East right of way of said Ridge Road; thence N21°01'08"E, 41.60 feet along said East right of way; thence N21°08'08"E, 50.21 feet along said East right of way; thence N26°51'01"E, 298.31 feet along said East right of way to the South right of way of Thorndale Street; thence S64°07'51"E, 180.51 feet along said South right of way to the point of beginning; thence S25°52'29"W, 66.13 feet; thence S64°07'51"E, 110.00 feet to the West right of way of Frank Street; thence N25°52'29"E, 66.18 feet along said West right of way to its intersection with said South right of way of Thorndale Street; thence N64°07'41"W, 110.00 feet along said South right of way to the point of beginning.

Planned Unit Development area contains 7,277 square feet / 0.17 acres, more or less.

**SECTION 2.** Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to accommodate housing with convenient access to commercial facilities, as well as the promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. The area included within this PUD consists of all land described above, currently part of Parcel 1-1423. A Land Division is required

to create a new parcel, as described above, for this PUD to be in effect. A PUD amendment shall be required for any future changes that do not comply with this PUD.

- C. Land Use Regulations. The principal and accessory land uses which may be established are as follows:
1. Multi-Family Residential Uses
    - a. Eight (8) multi-family units are allowed. Any changes to overall unit number will require an update to this PUD.
  2. Accessory uses customarily associated with multiple family dwelling including but not limited to a lobby, mail room, janitorial services, community room that may be made available to public entities, office space associated with the principal use, home occupations, childcare for residents, educational spaces for residents, outdoor gathering spaces, and other uses deemed appropriate by the Zoning Administrator.
- D. Prohibited Uses. Land uses not listed in Section C shall be considered prohibited uses within this PUD. A PUD amendment is required for any additional uses.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:
1. Setbacks. Setbacks shall be established in conformity with the approved site plan. In no case shall setbacks, from all public street frontages, be less than as follows:
    - a. Front Yard Setback (Frank Street): Building setback shall be 20 feet from the property line. A five (5) foot front setback/buffer shall be required for any hardscaping related to a patio area and/or landscaping area.
    - b. Rear Yard Setback: Building setback shall be zero (0) feet from the property line.
    - c. Side Yard Setback (Thorndale Street): Building setback shall be zero (0) feet from the property line.
    - d. Interior Side Yard Setback: Building setback shall be zero (0) feet from the property line.
  2. The building shall not exceed 5,822 square feet.
  3. Impervious Surface shall not exceed 80%.
  4. Density is allowed at a minimum of 900 square feet per dwelling unit.
  5. All other dimensional and area provisions, including accessory buildings, shall be regulated under the Downtown (D1) Zoning District.
- F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. The building height shall not exceed 52 feet and/or five (5) stories.
2. All rooftop and ground level mechanical equipment shall be screened from public view using architectural treatments consistent with the overall design of the structure.
3. Exterior Materials. Building materials should be durable and appropriate for the district.
  - a. Exterior building façades shall be predominately:
    - i. Brick or brick veneer
    - ii. Stone or stone veneer
    - iii. Glass windows and doors
  - b. The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 20% of any façade:
    - i. Concrete panels
    - ii. Decorative or split-face block
    - iii. Architectural/decorative metals
    - iv. Wood or wood composite
    - v. Cementous panels/siding or stucco
  - c. The following materials are prohibited exterior building façade materials:
    - i. Smooth face or non-decorative block.
    - ii. Asphaltic, fiberglass, vinyl or metal siding.
    - iii. Non-decorative metal panels or corrugated metal.
    - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
    - v. Imitation/"fake" brick or stone and gravel aggregates.

G. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and the following standards:

1. The driveway shall only lead to the underground parking area; no parking is permitted in this area.
2. The driveway shall not exceed 25 feet in width.
3. Parking shall be provided underground with a minimum of 8 stalls.

H. Signage. All signs on the subject property shall conform to the standards as set forth within Chapter 30 of the Green Bay Municipal Code for the Varied-Density Residential (R3) Zoning District, and the following:

1. All signs shall be illuminated on the exterior. No internally illuminated signs are allowed on the property due to adjacent residential properties.

I. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.

- J. Refuse and Mechanical Equipment. All refuse shall be enclosed within the building. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- K. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Varied-Density Residential (R3).

**SECTION 3.** The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

**SECTION 4.** Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6.** In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

**SECTION 7.** If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

**SECTION 8.** This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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Eric Genrich, Mayor

ATTEST:

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Celestine Jeffreys, City Clerk

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**Attachments:**

Exhibit A - Location Map

Exhibit B – Site-Building Layout

Exhibit C - Conceptual Plans