

ZONING ORDINANCE NO. 03-25

**AN ORDINANCE ZONING CERTAIN LAND LOCATED AT
1835 S RIDGE ROAD AND 1820 FRANK STREET
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 24-40)**

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 16, C.L.A. Tank's Subdivision of Private Claim 12 and of the Northerly 1/2 of Private Claim 13, West Side Fox River, Brown County, Wisconsin, all of Volume 3, Certified Survey Maps, Page 553, Map No. 955, Document No. 732307, Brown County Records, and Part of Lot 1 and all of Lots 2, 3, 4, 5 and 6, 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 and the point of beginning; 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 Avenue; thence S64°07'51"E, 180.51 feet along said South right of way; 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 S25°52'29"W, 129.98 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.

Planned Unit Development area contains 120,882 square feet / 2.78 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 permit 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 and 1-2193. 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.

1. Building A is considered the commercial building along the Lombardi Avenue frontage. This building is approximately 31,000 square feet.
2. Building B is considered the mixed-use building at the corner of S. Ridge Road and Thorndale Street. This building is approximately 12,000 square feet.

C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses allowed in the Downtown (D) zoning district, with the exceptions of the prohibited uses listed in Section D of this ordinance. A PUD amendment is required for any additional uses. Additionally, the uses shall be as follows:

1. Building A, All Floors: All uses listed in this ordinance
2. Building B, First Floor: All uses listed in this ordinance
3. Building B, All Upper Floors: Multi-Family Residential uses only

D. Prohibited Uses. All below land uses shall be considered prohibited uses within this PUD:

1. Live-Work Units
2. Rooming House, Boarding House, Shelter Facility
3. Community Living Arrangement
4. Convent, Monastery, Seminary
5. Nursing Home, Assisted Living
6. Transitional Living Facility
7. All Educational Uses listed in Table 44-5
8. All Institutional and Civic Uses listed in Table 44-5
9. All Public Service and Utility Uses listed in Table 44-5
10. All Drive-Through Facilities
11. Funeral Home
12. Small Appliance Repair Services
13. Currency Exchange
14. Pawnshop
15. All Vehicle Service Uses listed in Table 44-5

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 as follows:
 - a. Lombardi Frontage Setback: No building setback is required along this frontage. The maximum setback is 10 feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - b. Ridge Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - c. Thorndale Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - d. Frank Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line.
 1. A 10-to-20-foot landscaped buffer is required west of the pedestrian right-of-way. If this right-of-way is expanded, the minimum landscape buffer area is 10 feet. This buffer area shall comply with Section 44-1964 of Green Bay Municipal Code.
2. Impervious surface shall not exceed 90%.
3. All other dimensional and area provisions, including accessory buildings, shall be regulated under the Downtown (D) Zoning District.

F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. Building A shall not exceed 64 feet in height. Building B shall not exceed 53 feet in height.
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% 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. Driveway locations must match those on Exhibit B. Relocation shall be approved by the Director of Public Works.
 - 2. Driveway throat length of 18 feet shall be maintained throughout the site.
 - 3. A 5-foot setback/buffer is required for all parking areas from the property line. This buffer area shall comply with Section 44-1964(2) of Green Bay municipal code.
 - 4. Building B shall be provided underground with a minimum of 24 stalls, either underground or surface stalls.
 - 5. Total parking on site shall be a minimum of 80 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 Downtown (D) Zoning District.
- 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. 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 Downtown (D) Zoning District.

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:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

sh:

Attachments:

Exhibit A - Location Map

Exhibit B – Site-Building Layout

Exhibit C - Conceptual Plans