

ARTICLE 9 PROJECT-BASED DEVELOPMENT DISTRICTS

490-1400 Generally

- A. Purpose and applicability.** Planned development districts (PDDs) and mixed residential housing (MRH) districts are governed by development standards tailored to the needs of each project within prescribed requirements. Standards for each of the approved districts are documented in this article.
- B. Other development standards.** Development standards not directly addressed in this section, such as fencing and signage, are subject to applicable City of Port Washington code provisions as applicable.

490-1401 Hidden Hills Planned Development District (PDD-01)

- A. Generally.** The Hidden Hills Planned Development District (PDD-01), consisting of three subdistricts as depicted on the zoning map, is intended to accommodate a mixed commercial and residential development project that was initially approved in 2004 by Ordinance 2004-05 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of a single parcel which has been subdivided into various lots as follows:
- Subdistrict A: 3 lots (2 commercial and 1 multi-family)
 - Subdistrict B: 76 single-family lot
 - Subdistrict C: 24 townhomes, duplex-styled buildings
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the zoning districts listed below apply to development in this district, except as may be modified and/or established in Table 9-1.
- Subdistrict A: **(B-2)** (update w/ new district)
 - Subdistrict B: **(RS-4)** (update w/ new district)
 - Subdistrict C: **(RS-5)** (update w/ new district)
- E. Other deviations.** There may be other deviations or details listed in Ordinance 2004-05.
- F. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-1. Special dimensional standards for PDD-01

	Subdistrict A	Subdistrict B	Subdistrict C
Lot area, minimum	--	8,000 square feet	--
Front-yard setback, minimum	--	20 feet for lots fronting on [redacted] streets; 25 feet for lots fronting on [redacted] streets (Bob??)	--
Side-yard setback, minimum	--	8 feet one side and 7 feet on adjoining side	--
Rear-yard setback, minimum	--	25 feet	--
Building height, maximum	3 stories or 36 feet	2 stories or 30 feet	2 stories or 30 feet

490-1402 Lake Pointe Condos Planned Development District (PDD-02)

- A. Generally.** The Lake Pointe Condos Planned Development District (PDD-02), as depicted on the zoning map, is intended to accommodate a residential condominium project that was initially approved in 2006 by Ordinance 2006-24 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** This district consists of a single parcel.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the (CCM) (update w/ new district) zoning district apply to development in this district, except as may be modified and/or established in Table 9-2.
- E. Other deviations.** There may be other deviations or details listed in Ordinance 2006-24.
- F. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-2. Special dimensional standards for PDD-02

Lot area, minimum	4,000 square feet per dwelling unit
Open space, minimum	2,660 square feet per dwelling unit
Floor area ratio, maximum	52 percent

490-1403 Mariner's Point Planned Development District (PDD-03)

- A. Generally.** The Mariner's Point Planned Development District (PDD-03), as depicted on the zoning map, is intended to accommodate a 7-lot residential development project that was initially approved in 2004 by Ordinance 2004-05 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** This district consisted of 9 residential lots, two of which were developed with a single-family residence.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the () (update w/ new district) zoning district apply to development in this district, except as may be modified and/or established in Table 9-3.

E. Division of land restricted. The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-3. Special dimensional standards for PDD-03

Lot area, minimum	3,500 square feet for lots 2, 3, and 6; 4,000 square feet for lot 7; 5,600 square feet for lots 1 and 5; 6,000 square feet for lot 4
Open space, minimum	2,000 square feet for lots 2, 3, and 6; 2,300 square feet for lots 1, 4, 5, and 7
Front-yard setback, minimum	7 feet
Side-yard setback, minimum	6 feet for lots 1, 2, 3, 4, 5; 6 feet north and 0 feet south for lot 6; 3.25 feet north and 1 foot south for lot 7
Rear-yard setback, minimum	6 feet
Floor area ratio, maximum	50 percent for lot 4; 60 percent for lots 1, 5, and 6; 80 percent for lots 2, 3, and 6

490-1404 N Wisconsin Street Townhomes Planned Development District (PDD-04)

- A. Generally.** The N Wisconsin Street Townhomes Planned Development District (PDD-04), as depicted on the zoning map, is intended to accommodate four townhomes that was initially approved in 2007 by Ordinance 2007-20 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** This district consisted of a single parcel at the time of establishment.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the (RM-1) (update w/ new district) zoning district apply to development in this district, except as may be modified and/or established in Table 9-4.
- E. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-4. Special dimensional standards for PDD-04

Open space, minimum	880 square feet per unit
Setback from Wisconsin, minimum	5 feet
Setback from Harrison, minimum	9.5 feet
Side-yard setback, minimum	3.6
Floor area ratio, maximum	45 percent

490-1405 Mineral Springs Planned Development District (PDD-05)

- A. Generally.** The Mineral Springs Planned Development District (PDD-05), as depicted on the zoning map, is intended to accommodate a residential development that was initially approved in 2010 by Ordinance 2010-5 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** This district consisted of a single parcel at the time of establishment.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.

- D. **Dimensional standards.** The dimensional standards for the **(RM-1) (update w/ new district)** zoning district apply to development in this district, except as may be modified and/or established in Table 9-5.
- E. **Other deviations.** There are other deviations listed in Ordinance 2010-5 including accessory dwelling units.
- F. **Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-5. Special dimensional standards for PDD-05

Lot area, minimum	7,000 square feet
Lot width, minimum	50 feet
Front-yard setback, minimum	25 feet
Side-yard setback, minimum	10 feet

490-1406 Matheus Farms Planned Development District (PDD-06)

- A. **Generally.** The Matheus Farms Planned Development District (PDD-06), as depicted on the zoning map, is intended to accommodate a 33-lot residential development that was initially approved in 2016 by Ordinance 2016-5 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. **Number of parcels.** This district consisted of a single parcel at the time of establishment.
- C. **Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. **Dimensional standards.** The dimensional standards for the **(RS-4) (update w/ new district)** zoning district apply to development in this district, except as may be modified and/or established in Table 9-6.
- E. **Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-6. Special dimensional standards for PDD-06

Lot area, minimum	6,000 square feet
Lot width, minimum	60 feet
Lot depth, minimum	100 feet
Front-yard setback, minimum	20 feet
Side-yard setback, minimum	6 feet
Rear-yard setback, minimum	6 feet

490-1407 Cardinal Capital Multi-Family Planned Development District (PDD-07)

- A. **Generally.** The Cardinal Capital Multi-Family Planned Development District (PDD-07), as depicted on the zoning map, is intended to accommodate a multi-family development project that was initially approved in 2017 by Ordinance 2017-## under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district. (Bob – please send a copy of the 2017 ordinance.)

- B. Amendments.** This district was amended in 2019 by Ordinance 2019-1.
- C. Number of parcels.** This district consists of a single parcel.
- D. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- E. Dimensional standards.** The dimensional standards for the **(RM-4) (update w/ new district)** zoning district apply to development in this district, except as may be modified and/or established in Table **9-7**.
- F. Other deviations.** There are other deviations listed in Ordinance 2019-01 including site details, parking, and an accessory building for on-site support services.
- G. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table **9-7**. Special dimensional standards for PDD-**07**

Table 9-7. Special dimensional standards for PDD-07	
East setback, minimum	25 feet
Building height, maximum	4 stories

490-1408 Prairie’s Edge Planned Development District (PDD-08)

- A. Generally.** The Prairie’s Edge Planned Development District (PDD-**08**), consisting of four subdistricts as depicted on the zoning map, is intended to accommodate a mixed-use development project that was initially approved in 2018 by Ordinance 2018-5 under the zoning regulations in effect at the time. As part of the City’s rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of a single parcel which has been subsequently subdivided into various lots and outlots.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the zoning districts listed below apply to development in this district, except as may be modified and/or established in Table **9-8**.
 - Subdistrict A: **(B-2) (update w/ new district)**
 - Subdistrict B: **(RM-2) (update w/ new district)**
 - Subdistrict C: **(RM-4) (update w/ new district)**
 - Subdistrict D: **(RS-5) (update w/ new district)**
- E. Other deviations.** There may be other deviations or details listed in Ordinance 2018-5.
- F. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-8. Special dimensional standards for PDD-08

	Subdistrict A	Subdistrict B	Subdistrict C	Subdistrict D
Lot area, minimum	-	8,000 square feet	-	8,400 square feet (average)
Lot width, minimum	-	-	-	75 feet (average)
Front-yard setback, minimum	0 feet	0 feet	0 feet	0 feet
Side-yard setback, minimum	0 feet	0 feet	0 feet	0 feet
Rear-yard setback, minimum	0 feet	0 feet	0 feet	0 feet
Building height, maximum	50 feet for mixed use; 36 feet for commercial	TBD	50 feet	TBD

490-1409 Friedens Church Planned Development District (PDD-09)

- A. Generally.** The Friedens Church Planned Development District (PDD-09), consisting of two subdistricts as depicted on the zoning map, is intended to accommodate multiple development projects that was initially approved in 2018 by Ordinance 2018-8 under the zoning regulations in effect at the time. As part of the City’s rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of 3 parcels under the same ownership.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the zoning districts listed below apply to development in this district, except as may be modified and/or established in Table 9-9.
 - Subdistrict A: **(RM-1)** (update w/ new district)
 - Subdistrict B: **(CCM)** (update w/ new district)
- E. Other deviations.** There may be other deviations or details listed in Ordinance 2018-8.
- F. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-9. Special dimensional standards for PDD-09

	Subdistrict A	Subdistrict B
Front-yard setback, minimum	0 feet	0 feet
Side-yard setback, minimum	0 feet	0 feet
Rear-yard setback, minimum	0 feet	0 feet

490-1410 Grant Street Planned Development District (PDD-10)

- A. Generally.** The Grant Street Planned Development District (PDD-10), as depicted on the zoning map, is intended to accommodate a single-family development projects that was initially approved in 2019 by Ordinance 2019-7 under the zoning regulations in effect at the time. As part of the City’s rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of 4 parcels. With approval of this district, one additional lot was created because the minimum lot width was reduced.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.

- D. Dimensional standards.** The dimensional standards for the **(RS-4) (update w/ new district)** zoning district apply to development in this district, except as may be modified and/or established in Table 9-10.
- E. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-10. Special dimensional standards for PDD-10

Lot width, minimum	69 feet
Side-yard setback, minimum	5 feet

490-1411 St Mary’s School Adaptive Reuse Planned Development District (PDD-11)

- A. Generally.** The St Mary’s School Adaptive Reuse Planned Development District (PDD-11), as depicted on the zoning map, is intended to accommodate the adaptive reuse project that was initially approved in 2019 by Ordinance 2019-12 under the zoning regulations in effect at the time. As part of the City’s rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of two adjoining parcels.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the **(CCM) (update w/ new district)** zoning district apply to development in this district, except as may be modified and/or established in Table 9-11.
- E. Other deviations.** There are other deviations listed in Ordinance 2019-12 including parking requirements.
- F. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-11. Special dimensional standards for PDD-11

Lot width, minimum	69 feet
Front-yard setback, minimum	0 feet
Side-yard setback, minimum	0 feet
Rear-yard setback, minimum	0 feet
Building height, maximum	72 feet for existing school; 40 feet to midpoint of school building roof
Floor area ratio, maximum	62 percent

490-1412 Schmitz Drive Planned Development District (PDD-12)

- A. Generally.** The Schmitz Drive Planned Development District (PDD-12), as depicted on the zoning map, is intended to accommodate an adaptive reuse project that was initially approved in 2019 by Ordinance 2019-11 under the zoning regulations in effect at the time. As part of the City’s rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of one parcel.

- C. Uses allowed by right.** Permitted uses. Land uses allowed in this district are enumerated in Appendix A and Appendix B.
- D. Dimensional standards.** The dimensional standards for the (I-1) (update w/ new district) zoning district apply to development in this district, except as may be modified and/or established in Table 9-12.
- E. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

Table 9-12. Special dimensional standards for PDD-12

Special Dimensional Standards for PDD-12	
Front-yard setback, minimum	0 feet
Side-yard setback, minimum	0 feet
Rear-yard setback, minimum	0 feet

490-1413 Maritime Sheds Planned Development District (PDD-13)

- A. Generally.** The Maritime Sheds Planned Development District (PDD-13), as depicted on the zoning map, is intended to accommodate an industrial project that was initially approved in 2022 by Ordinance 2022-17 under the zoning regulations in effect at the time. As part of the City's rewrite of the zoning regulations adopted in 2026, property in the district is now regulated as a planned development district.
- B. Number of parcels.** At the time of establishment, this district consisted of one parcel.
- C. Permitted uses.** Land uses allowed in this district are enumerated in Appendix A, Appendix B, and in Ordinance 2022-17.
- D. Dimensional standards.** The dimensional standards for the (I-2) (update w/ new district) zoning district apply to development in this district.
- E. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property may not be modified by any means without the approval of the Common Council upon recommendation of the Plan Commission.

490-1414 through 490-1499 reserved