

ORDINANCE #25-11

APPROVING ZONING MAP AMENDMENT TO REMOVE PLANNED DEVELOPMENT DISTRICT OVERLAY FROM 122 PROPERTIES GENERALLY LOCATED EAST FROM LAWRENCE DRIVE, NORTH OF GARROMAN DRIVE AND APPROXIMATELY 230 FEET WEST FROM AMERICAN BOULEVARD

WHEREAS, the Common Council of the City of De Pere, having reviewed the recommendation of the City Plan Commission regarding the proposed change in zoning classification and Zoning Map amendment for the properties described below in the following plats and certified survey map:

1. Garrity's Glen
2. Lawrence Drive Condominium I
3. 2451-2453 Lawrence Drive Condominium
4. Garrity's Glen First Addition
5. Certified Survey Map #8374
6. Garrity's Glen Second Addition
7. Garrity's Glen South,

initiated pursuant to §14-122 of the De Pere Municipal Code (DPMC) and having scheduled a public hearing then to be decided by the Common Council; and

WHEREAS, the City Clerk, having published a Class 2 Notice of Public Hearing regarding such proposed zoning change and Zoning Map amendment and, pursuant thereto, a public hearing having been held on the 7th day of October, 2025 at 7:35 p.m. and the Common Council having heard all interested parties or their agents and/or attorneys;

NOW, THEREFORE, the Common Council of the City of De Pere, Wisconsin, does ordain as follows:

Section 1. That the following described property:

Parcels WD-1693, WD-1694, WD-1695, WD-1696, WD-1697, WD-1699, WD-1700, WD-1701, WD-1702, WD-1703, WD-1704, WD-1705, WD-1706, WD-1707, WD-1708, WD-1709, WD-1710, WD-1711, WD-

1712, WD-1713, WD-1714, WD-1715, WD-1716, WD-1717, WD-1718, WD-1719, WD-1720, WD-1721, WD-1722, WD-1723, WD-1724, WD-1725, WD-1726, WD-1727, WD-1728, WD-1729, WD-1730, WD-1731, WD-1732, WD-1733, WD-1734, WD-1735, WD-1736, WD-1737, WD-1738, WD-1739, WD-1740, WD-1741, WD-1742, WD-1743, WD-1745, WD-1746, WD-1747, WD-1748, WD-1749, WD-1750, WD-1751, WD-1752, WD-1753, WD-1758 and part of WD-1759

Lots 1-5, 7-51, and 53-60, and Outlots 1, 6 and 7, Plat of Garrity's Glen, recorded as Document No. 2193288, Brown County Records, part of Williams Grant Lots 101, 102 and 103, in the City of De Pere, west side of Fox River, Brown County, Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R1-60 PDD, Single-Dwelling Detached District with a Planned Development District Overlay to R1-60, Single-Dwelling Detached District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning Code, as to WD-1753 and WD-1758 from the present zoning classification of CON PDD, Conservancy District with a Planned Development District Overlay to CON, Conservancy District as set forth in and regulated by the provisions of Chapter 14, Article V Special Districts and the permitted uses identified pursuant to Section 14-52(2), and as to part of WD-1759 from the present zoning classification of BP-2 PDD, Business Park 2 with a Planned Development District Overlay to BP-2, Business Park 2 District as set forth in and regulated by the provisions of Chapter 14, Article IV Commercial and Employment Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-41 of the De Pere Zoning Code conditioned upon compliance with the provisions of

Chapter 14, DPMC, and all state and local laws and regulations.

Section 2. That the following described property:

Parcels WD-1788 and WD-1789

Unit 1 and 2, Plat of Lawrence Drive Condominium I, recorded as Document No. 2258892, together with an undivided interest in the common elements, etc. in the Condominium Declaration recorded as Document No. 2258893, Brown County Records, Lot 52, Plat of Garrity's Glen, recorded as Document No. 2193288, in the City of De Pere, west side of Fox River, Brown County Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R2-60 PDD,

Two-Unit Residential District with a Planned Development District Overlay to R2-60, Two-Unit

Residential District as set forth in and regulated by the provisions of Chapter 14, Article II

Residential Districts and the permitted uses identified on the Principal Use Table (DPMC

Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning

Code, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and

local laws and regulations.

Section 3. That the following described property:

Parcels WD-1812 and WD-1813

Units 1 and 2 of the Plat of 2451-2453 Lawrence Drive Condominium, recorded as Document No. 2283053, together with an undivided interest in the common elements, etc. in the Condominium Declaration recorded as Document No. 2283054, Brown County Records, Lot 6 of Plat of Garrity's Glen, recorded as Document No. 2193288, in the City of De Pere, west side of Fox River, Brown County Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R2-60 PDD,

Two-Unit Residential District with a Planned Development District Overlay to R2-60, Two-Unit

Residential District as set forth in and regulated by the provisions of Chapter 14, Article II

Residential Districts and the permitted uses identified on the Principal Use Table (DPMC

Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning Code, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and local laws and regulations.

Section 4. That the following described property:

Parcels WD-1869, WD-1870, WD-1871, WD-1872, WD-1873, WD-1876, WD-1877, WD-1878, WD-1879, WD-1880, WD-1881, WD-1882, WD-1883, WD-1884, WD-1885 and part of WD-1888

Lots 61-65 and 68-77, Plat of Garrity's Glen First Addition, recorded as Document No. 2520716, Brown County records, all of Outlots 2 and 3 and part of Outlots 4 and 5 of Plat of Garrity's Glen, Document No. 2193288, Brown County Records, part of Williams Grant Lots 102 and 103, and part of Outlot 10, Plat of Garrity's Glen First Addition and Outlot 1 of Certified Survey Maps, Map No. 8374, Volume 59, Page 1, recorded as Document No. 2649098, Brown County Records, all in the City of De Pere, west side of Fox River, Brown County, Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R1-60 PDD, Single-Dwelling Detached District with a Planned Development District Overlay to R1-60, Single-Dwelling Detached District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning Code and as to part of WD-1888 from the present zoning classification of CON PDD, Conservancy District with a Planned Development District Overlay to CON, Conservancy District as set forth in and regulated by the provisions of Chapter 14, Article V Special Districts and the permitted uses identified pursuant to Section 14-52(2) and pursuant to Section 14-52 of the De Pere Zoning Code, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and local laws and regulations.

Section 5. That the following described property:

Parcels WD-1874, WD-1886, WD-1887 and part of WD-1888

Lots 1-3 and Outlot 1 of Certified Survey Maps, Map No. 8374, Volume 59, Page 1, recorded as Document No. 2649098, Brown County records, and all of Lots 66, 67, Outlot 8 and Outlot 9 all being part of the Plat Garrity's Glen First Addition, recorded as Document No. 2520716, and part of vacated Galway Lane, recorded as Document No. 2648433, in the City of De Pere, west side of Fox River, Brown County, Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R1-60 PDD, Single-Dwelling Detached District with a Planned Development District Overlay to R1-60, Single-Dwelling Detached District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning Code, and as to part of WD-1888 from the present zoning classification of CON PDD, Conservancy District with a Planned Development District Overlay to CON, Conservancy District as set forth in and regulated by the provisions of Chapter 14, Article V Special Districts and the permitted uses identified pursuant to Section 14-52(2) and pursuant to Section 14-52 of the De Pere Zoning Code, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and local laws and regulations.

Section 6. That the following described property:

Parcels WD-1895, WD-1896, WD-1897, WD-1898, WD-1899, WD-1900, WD-1901, WD-1902, WD-1903, WD-1904, WD-1905, WD-1906, WD-1907 and WD-1908

Lots 78-91, Plat of Garrity's Glen Second Addition, recorded as Document No. 2658220, Brown County records, part of Outlots 4 and 5 of Plat of Garrity's Glen, recorded as Document No. 2193288, in the City of De Pere, west side of Fox River, Brown County, Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R1-60 PDD, Single-Dwelling Detached District with a Planned Development District Overlay to R1-60, Single-

Dwelling Detached District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning Code, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and local laws and regulations.

Section 7. That the following described property:

Parcels WD-1987, WD-1988, WD-1989, WD-1990, WD-1991, WD-1992, WD-1993, WD-1994, WD-1995, WD-1996, WD-1997, WD-1998, WD-1999, WD-2000, WD-2001, WD-2002, WD-2003, WD-2004, WD-2005, WD-2006, WD-2007, WD-2008, WD-2009, WD-2010

Lots 48-71, Plat of Garrity's Glen South, recorded as Document No. 2864437, Brown County Records, part of Williams Grant Lots 99, 100 and 101, in the City of De Pere, west side of Fox River, Brown County, Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R1-60 PDD, Single-Dwelling Detached District with a Planned Development District Overlay to R1-60, Single-Dwelling Detached District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-22 of the De Pere Zoning Code, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and local laws and regulations.

Section 8. The City Clerk is directed to amend the City of De Pere Zoning Map in conformity with the provisions of this ordinance.

Section 9. All other ordinances in conflict herewith are hereby repealed.

Section 10. This ordinance shall take effect upon its passage and publication according to law.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of October, 2025.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: 9

Nays: 0

Board/Committee Approval: 8/25/2025

Publication Date: 10/10/2025

Effective Date: 10/11/2025