

ORDINANCE #25-12
APPROVING ZONING MAP AMENDMENT FROM BP-2, BUSINESS PARK 2 DISTRICT TO
PUD, PLANNED UNIT DEVELOPMENT DISTRICT
(Parcel Nos. WD-1040, WD-1041-1, WD-1041-2, WD-1042 and WD-1043)

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 property described below, initiated pursuant to §14-122 and 14-126 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 attorneys;

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

Section 1. That the following described property:

Parcel Nos. WD-1040, WD-1041-1, WD-1041-2, WD-1042 and WD-1043

All of Lot 2 of Certified Survey Map 6018, Document No. 1724354, Part of Lot 1 and All of Lot 2 of Certified Survey Maps 6194, Document No. 1763206, All of Lot 2 & Outlot 1 of Certified Survey Map 9381, Document No. 2979330, and Part of Lot 1 of CSM 7598, Document No. 2291618. Said Documents being located in Parts of Lot 1, 2 and 3 of De Pere Business Park South Addition, and all being located in parts of the Southeast 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southwest 1/4, Section 32, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin and more fully described as follows: Commencing at the Southeast corner of the Southwest quarter of Section 32; Thence N00° 32' 25"W a distance of 463.00 feet along the East line of the Southwest Quarter of Section 32 to the most Southeasterly point of Lot 1 of CSM 7598, also known as the Point of Beginning; Thence N89° 02' 58"W a distance of 369.96 feet along the most Southerly line of said Lot 1 of CSM 7598 to the East line of the Lot 2 of CSM 6018 also being the most South, Southwesterly point of Lot 1 of CSM 7598; Thence S00° 32' 03"E a distance of 352.96 feet along the most Easterly line of Lot 2 of CSM 6018 to the most

Southeasterly point of said Lot 2 of CSM 6018 and to a point on the North Right-of-way of Red Maple Road; Thence N89° 02' 58" W a distance of 526.13 feet along Lot 2 of CSM 6018 and the North Right-of-way of Red Maple Road; Thence S00° 57' 02"W a distance of 60.00 feet along Lot 2 of CSM 6018 and said North Right-of-way of Red Maple Road; Thence N89° 02' 58"W a distance of 1,263.76 feet along the most Southerly line of Lot 2 of CSM 6018 and the North Right-of-way of Red Maple Road; Thence along Lot 2 of CSM 6018 and said North Right-of-way of Red Maple Road, 18.75 feet along an arc of a 12.00 foot radius curve to the right, having a chord which bears N44°17'22"W and a distance of 16.90 feet to the East Right-of-way of American Boulevard; Thence N00° 28' 11"E a distance of 434.99 feet along the East line of Lot 2 of CSM 6018 and the East Right-of-way of American Boulevard; Thence along said Lot 2 of CSM 6018, also being said East Right-of-way of American Boulevard, 229.76 feet along an arc of a 940.00 foot radius curve to the right, having a chord which bears N07°28'22"E and a distance of 229.19 feet; Thence N14° 28' 30"E a distance of 71.96 feet along the West line of said Lot 2 of CSM 6018 and East Right-of-way of American Boulevard to a point; Thence continuing N14° 28' 30"E along the West line of Lot 2 of CSM 6194 and the East Right-of-way of American Boulevard a distance of 743.49 feet; Thence along said Lot 2 of CSM 6194 and the East Right-of-way of American Boulevard, 254.82 feet along an arc of a 603.41 foot radius curve to the right, having a chord which bears N26°34'23"E and a distance of 252.93 feet to the Northern most, Northwesterly point of said Lot 2 of CSM 6194 and the West, Southwesterly point of Lot 1 of CSM 9381; Thence S51° 20' 25"E a distance of 236.57 feet along the South line of said Lot 1 of CSM 9381 to the most Westerly point of Lot 2 of CSM 9381; Thence S88° 57' 47"E along Lot 1 of CSM 9381 a distance of 498.94 feet; Thence S50° 33' 36"E a distance of 234.52 feet along the South Line of Lot 1 of CSM 9381; Thence continuing along the South line S88° 57' 51"E a distance of 194.99 feet; Thence N38° 37' 07"E a distance of 547.52 feet along said Lot 1 of CSM 9381 to the Northern most Northeasterly point of Lot 1 of CSM 9381 and being a point on the South Right-of-way line of Fortune Avenue; Thence along the South Right-of-way of Fortune Avenue S51° 19' 45"E a distance of 521.17 feet to the Northeast point of Outlot 1 of CSM 9381 also being a point on the East line of the Southwest quarter of Section 32; Thence S00° 32' 25"E a distance of 1,105.86 feet along the East line of Outlot 1 of CSM 9381 and the East line of the Southwest Quarter of Section 32 to the Point of Beginning.

Containing 3,095,957 Square feet (71.07 Acres) of land, more or less

shall be and the same is hereby rezoned from the present zoning classification of BP-2, Business Park 2 District to PUD, Planned Unit Development District as set forth in and regulated by the provisions of Chapter 14, Article V Special Districts and the corresponding applicable sections thereunder, conditioned upon compliance with the provisions of Chapter 14, DPMC, and all state and local laws and regulations.

Section 2. The City Clerk is directed to amend the City of De Pere Zoning Map in conformity with the provisions of this ordinance.

Section 3. All other ordinances in conflict herewith are hereby repealed.

Section 4. 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