

ORDINANCE #25-13
APPROVING ZONING MAP AMENDMENT TO REMOVE PLANNED DEVELOPMENT DISTRICT
OVERLAY FROM 105 PARCELS GENERALLY LOCATED EAST FROM LAWRENCE DRIVE, SOUTH
FROM BRIDGE PORT LANE AND NORTH FROM DAYTONA SPEEDWAY

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 four subdivisions and two condominiums:

1. Southbridge Estates (Lot 9)
2. Wentwood Acres
3. Wentwood Acres Second Addition
4. 1791 & 1793 Burgoyne Court Condominium
5. Salm Estates
6. Burgoyne Court Condominium #80

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 21st 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:

Parcel WD-1148

Lot 9 of Southbridge Estates, recorded as Document #1801011, Brown County Records, part of Williams Grant Lot 110, 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 RM-2 PDD, Multi-Unit (7+ units) District with a Planned Development District Overlay to RM-2 Multi-Unit (7+ units) 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 14-26 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-1265, WD-1266, WD-1267, WD-1268, WD-1269, WD-1270, WD-1271, WD-1272, WD-1273, WD-1274, WD-1275, WD-1276, WD-1277, WD-1278, WD-1279, WD-1280, WD-1281, WD-1282, WD-1283, WD-1284, WD-1285, WD-1286, WD-1287, WD-1288, WD-1289, WD-1290, WD-1291, WD-1292, WD-1293, WD-1294, WD-1295, WD-1296, WD-1297, WD-1298, WD-1299, WD-1300, WD-1301, WD-1302, WD-1303, WD-1304, WD-1305, WD-1306, WD-1307, WD-1308, WD-1309, WD-1310, WD-1311, and WD-1312

Lots 1-48 of Wentwood Acres, recorded as Document #1831312, Brown County Records, part of Williams Grant Lots 106-109, 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, with the exception of Parcels WD-1274 and WD-1276, which shall be and the same are hereby rezoned from the present zoning classification of RM-2 PDD, Multi-Unit (7+ units) District with a Planned Development District Overlay to RM-2 Multi-Unit (7+ units) 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 14-26 of the De Pere Zoning Code, and Parcel WD-1275, which shall be and the same is hereby rezoned from the present zoning classification of PI-1 PDD, Neighborhood Public & Institutional District with a Planned Development District Overlay to PI-1, Neighborhood Public & Institutional District, as set forth in and regulated by the provisions of Chapter 14, Article V Special Districts and the permitted uses identified on the Principal Use Table (DPMC Chapter 14, Article VII – Uses, Table 7.1) and pursuant to Section 14-53 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-1456, WD-1457, WD-1458, WD-1459, WD-1465, WD-1466, WD-1467, WD-1468, WD-1469, WD-1470, WD-1476, WD-1477, WD-1478, WD-1479, WD-1480, WD-1481, WD-1482, WD-1483, WD-1485, WD-1486, WD-1487, WD-1488, WD-1489, WD-1490, WD-1491, WD-1492, WD-1493, WD-1494, WD-1495-1, WD-1496, WD-1497, WD-1499, WD-1500, WD-1501, WD-1854, WD-1855, WD-1856, WD-1857, WD-1858, WD-1859, WD-1860, WD-1861, WD-1862 and WD-1863

Lots 52-79, 81-93 and 95-97 of Wentwood Acres Second Addition, recorded as Document #1993138, Brown County Records, part of Williams Grant Lots 104-106, 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, with the exception of Parcels WD-1459, WD-1497, WD-1483, WD-1485, WD-1486, WD-1487, WD-1488, WD-1489, WD-1490, WD-1491, WD-1492, WD-1493, WD-1494, WD-1495-1, WD-1496, WD-1854, WD-1855, WD-1856, WD-1857, WD-1858, WD-1859, WD-1860, WD-1861, WD-1862 and WD-1863 which shall be and the same are hereby rezoned from the present zoning classification of R2-60 PDD, Two-Unit District with a Planned Development District Overlay to R2-60 Two-Unit District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts pursuant to Section 14-24 of the De Pere Zoning Code, and Parcel WD-1482, which shall be and the same are hereby rezoned from the present zoning classification of RM-2 PDD, Multi-Unit (7+ units) District with a Planned Development District Overlay to RM-2 Multi-Unit (7+ units) 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 14-26 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-1889 and WD-1890

Units 1791-1793 of 1791 & 1793 Burgoyne Court Condominium together with an undivided interest in common elements, recorded as Document #2647379, Brown County Records, Lot 94 of Wentwood Acres Second Addition, recorded as Document #1993138, part of Williams Grant Lots 104-105, in the City of De Pere, West side of Fox River, Brown County, Wisconsin

shall be and the same are hereby rezoned from the present zoning classification of R2-60 PDD, Two-Unit District with a Planned Development District Overlay to R2-60 Two-Unit District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts pursuant to

Section 14-24 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-1578, WD-1579, WD-1580, WD-1581, WD-1582, WD-1583, WD-1584, WD-1585

Lots 1-8 of Salm Estates, recorded as Document #2087294, Brown County Records, part of Williams Grant Lot 108, 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 6. That the following described property:

Parcels WD-1766, WD-1767

Units 1-2 of Burgoyne Court Condominium #80 together with an undivided interest in common elements, recorded as Document #2647379, Brown County Records, Lot 80 of Wentwood Acres Second Addition, recorded as Document #1993138, part of Williams Grant Lot 104, in the City of De Pere, West side of Fox River, Brown County, Wisconsin

shall be and the same are hereby rezoned from the present zoning classification of R2-60 PDD, Two-Unit District with a Planned Development District Overlay to R2-60 Two-Unit District as set forth in and regulated by the provisions of Chapter 14, Article II Residential Districts pursuant to

Section 14-24 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. The City Clerk is directed to amend the City of De Pere Zoning Map in conformity with the provisions of this ordinance.

Section 8. All other ordinances in conflict herewith are hereby repealed.

Section 9. 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 21st day of October, 2025.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: 7

Nays: 0

Board/Committee Approval: 9/22/2025

Publication Date: 10/24/2025

Effective Date: 10/25/2025