

Town of Lawrence
Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, September 11, 2023; Regular Meeting at 6:30 P.M.

Discussion and Action on the following:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Agenda
5. Public comments upon matters not on agenda or other announcements
6. Consider minutes of August 28, 2023, Town Board Meeting
7. Consideration of payment of due invoices
8. **Public Hearing:** Change of zoning request from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher
9. Consideration to change the zoning from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher.
10. **Public Hearing:** Change of zoning request for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher.
11. Consideration to change the zoning for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher.
12. Review of Recommendations and Reports from Planning & Zoning Board
 - a. Consideration of 2 Lot Certified Survey Map (CSM) at 1446 Sandy Springs Ct., Parcel L-374-D-3 for Eric & Michelle LeBrun by Vierbicher.
 - b. Consideration to *Set a Public Hearing date* for Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential (R-1) in Lawrence Parkway First Addition for Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66 by Town of Lawrence.
 - c. Consideration to *Set a Public Hearing date* for Zoning Amendment to re-zone from Agricultural Zone (A-1) to Business Commercial (B-1) in Lawrence Parkway First Addition for Lots 49, 50, 52, and 53 by Town of Lawrence.
13. Consideration of an Initial Resolution #2023-013 Regarding Revenue Bond Financing for Sports Emporium Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.
14. Consideration of Proposed Ordinance 2023-003 -Amend & Replace § 204-1 - Use of Cigarette, Tobacco Products or Other Smoking Electronic Delivery Devices Prohibited or other Tobacco Restrictions.
15. Consideration of Pay Request #2 – Final – Nutmeg Dr Street & Utilities – Advance Constr. \$7,704.99
16. Consideration of Resolution #2023-014 Regarding Intergovernmental Cooperative Agreement for WI Recycling Consolidation Grant for Calendar Year 2024.
17. Update on Schedule/Steps to Consider Creation of TIF District #3 – Mid Valley Dr/Freedom Rd
18. Administrator/Staff Reports
19. Future Agenda Items
20. **Closed Session** Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session (*re: TID Development and general Land Sale/Acquisition*)
21. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
22. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

Posted at the following on September 8, 2023:

- *Town Hall, 2400 Shady Ct*
- *Posted to the Town Website*
- *Notice to News Media*

NOTE: Any person wishing to attend this meeting who, because of disability requires special accommodations, should contact Town Clerk-Treasurer Cindy Kocken, at 920-347-3719 at least 2 business days in advance so that arrangements can be made.

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, August 28, 2023

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:32 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

Supervisors: Kevin Brienens, Lori Frigo, Kari Vannieuwenhoven, Bill Bain

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer; Kurt Minten, Public Works Director; Mike Renkas, Police Chief

3. Pledge of Allegiance

4. Approve Agenda

Supervisor Brienens made the motion to approve the agenda as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

5. Public Comments upon matters not on agenda or other announcements:

Administrator Patrick Wetzel updated the Town Board regarding pond construction. The model being used for a current pond construction project does not agree with the Town's ordinance. Staff will investigate.

6. Consider minutes of the August 14, 2023, Town Board Meeting:

Supervisor Frigo made the motion to approve the August 14, 2023, Town Board meeting minutes as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices:

Supervisor Brienens made the motion to approve the payment of due invoices as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

8. Consideration of Insurance Claim/Repairs for Town Hall Sign and Salt Storage:

Supervisor Bain made a motion to approve the Calumet Dryer quote and process the required 40% downpayment to replace the salt shed canvas and approve the quote from Creative Sign to replace the sign as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

9. Consideration of Quote for Tree Cutting on Town Owned Residential Lots for Sale – Shady Court:

Chairman Tibaldo made the motion to approve the quote for tree cutting on town owned residential lots for sale on Shady Court in the amount of \$10,000 as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.

10. Report on 2023 Town of Lawrence Food Truck Rally:

Clerk Cindy Kocken gave a final report for the 2023 Food Truck Rally. Total money raised for this event was \$2,512.19. The Fire Department used this money towards the purchase of a gas meter.

11. Update and Review of Bids Received for Utility Extension Projects and Storm Pond Projects:

Administrator Patrick Wetzel gave an update on the bids received for the water and sewer extension projects and storm pond projects. The bids are currently being. Will report on bids received and thoughts for awarding and assessments for the late September Town Board meeting.

- 12. Review of Schedule to Consider Creation of TID #3 – Mid Valley Dr/Freedom Rd:**
As we continue towards the review of the creation of TID #3 at Mid Valley/Freedom Road, the Planning & Zoning has scheduled a public hearing on September 6, 2023, on the plan and boundary. The Joint Review Board will also hold their initial/organizational meeting on the same day.
- 13. Update on Future Consideration to Implement Town Room Tax/Short Term Rental Ordinance(s):**
Planning & Zoning has been reviewing potential items to include in a short-term rental ordinance.
- 14. Discussion on Update to Town Emergency Operations Plan**
With new staff in the past year in certain positions, Fire Chief Pasterski and Police Chief Renkas have led the effort to review and update the Town's Emergency Operations Plan. The draft document will be reviewed by the Town Board in the coming month.
- 15. Administrator/Staff Reports**
Staff reports were given.
- 16. Future Agenda Items:**
- a. Public Hearings on Rezoning and Conditional Use Permits requests received
 - b. Bids for utility extension and storm pond projects
 - c. Town Emergency Operation Plan
 - d. Initial Resolution for Revenue Bond for Sports Emporium
 - e. Auditor's Presentation of Financial Statements.
- 17. Closed Session:** Supervisor Brienens made the motion to move to closed session at 7:56pm Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session (*re: TID Development and general Land Sale/Acquisition*). Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously. The motion carried unanimously.
- 18. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:**
Supervisor Frigo made the motion to return to regular open session at 8:23pm. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.
- 19. Adjourn:**
Supervisor Frigo made the motion at 8:23pm to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer

Report Criteria:

Detail report.
Invoices with totals above \$.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AIT Business Technologies, LLC								
869	AIT Business Technologies, LLC	46316	Microsoft Office-Anti Virus	09/01/2023	402.50	.00		
869	AIT Business Technologies, LLC	46317	Server Backup	09/01/2023	199.99	.00		
869	AIT Business Technologies, LLC	46318	IT Services	09/01/2023	629.99	.00		
869	AIT Business Technologies, LLC	46319	Water Telephone	09/01/2023	75.00	.00		
869	AIT Business Technologies, LLC	46319	Sewer Telephone	09/01/2023	75.00	.00		
869	AIT Business Technologies, LLC	46319	Telephone Service	09/01/2023	150.00	.00		
Total AIT Business Technologies, LLC:					1,532.48	.00		
Amundsen Davis LLC								
1108	Amundsen Davis LLC	726385	General Legal-July	08/04/2023	799.00	.00		
Total Amundsen Davis LLC:					799.00	.00		
Associated Appraisal Consultan, Inc								
31	Associated Appraisal Consultan, I	170117	Town Assessor	09/01/2023	1,426.77	.00		
Total Associated Appraisal Consultan, Inc:					1,426.77	.00		
Badger Meter, Inc								
37	Badger Meter, Inc	80137826	Services	08/30/2023	99.91	.00		
Total Badger Meter, Inc:					99.91	.00		
Best Machine & Repair Inc								
51	Best Machine & Repair Inc	53275	Repair Snowplow	08/18/2023	540.00	.00		
Total Best Machine & Repair Inc:					540.00	.00		
Brown County Register of Deeds								
71	Brown County Register of Deeds	080123	Recording Fees Easement - Parc	08/29/2023	30.00	30.00	08/29/2023	
71	Brown County Register of Deeds	080123	Recording Fees Easement - Parc	08/29/2023	30.00	30.00	08/29/2023	
Total Brown County Register of Deeds:					60.00	60.00		
Calumet Dryer Services, LLC								
1027	Calumet Dryer Services, LLC	1058	Salt Shed	08/07/2023	12,865.00	12,865.00	08/29/2023	
Total Calumet Dryer Services, LLC:					12,865.00	12,865.00		
Central Brown County Water Authority								
93	Central Brown County Water Auth	3393	August Billing	09/07/2023	42,947.95	.00		
Total Central Brown County Water Authority:					42,947.95	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9007814070	Water Testing	08/18/2023	24.00	.00		
102	Clean Water Testing LLC	9007829740	Water Testing	08/23/2023	32.00	.00		
Total Clean Water Testing LLC:					56.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Complete Office								
1010	Complete Office	218789	Police Office Furniture	08/30/2023	6,664.18	.00		
	Total Complete Office:				6,664.18	.00		
Core & Main LP								
200	Core & Main LP	T482683	Fire Dept Maintenance	08/29/2023	8.00	.00		
200	Core & Main LP	T504036	Water Dept. Tools	08/31/2023	89.40	.00		
	Total Core & Main LP:				97.40	.00		
Country Visions Cooperative								
106	Country Visions Cooperative	396590	Fuel-Ditch Mowing	08/15/2023	936.00	.00		
106	Country Visions Cooperative	8543	Fire Department Supplies	08/14/2023	1.99	.00		
106	Country Visions Cooperative	8855	Grass Seed	08/16/2023	250.00	.00		
	Total Country Visions Cooperative:				1,187.99	.00		
Creative Sign Company Inc.								
527	Creative Sign Company Inc.	24873	Monument Sign Repair	09/06/2023	2,780.00	.00		
	Total Creative Sign Company Inc.:				2,780.00	.00		
Diggers Hotline								
125	Diggers Hotline	230 8 19551	WF-Locate Service	08/31/2023	132.24	.00		
125	Diggers Hotline	230 8 19551	SF-Locate Service	08/31/2023	132.24	.00		
	Total Diggers Hotline:				264.48	.00		
Election Systems/Software								
142	Election Systems/Software	CD2065059	Election Maintenance	08/25/2023	170.63	.00		
	Total Election Systems/Software:				170.63	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1044	Electrical Inspection-1842 Mid Vall	08/25/2023	110.00	.00		
	Total Fameree Consulting & Inspection:				110.00	.00		
Hongisto, Melissa								
1143	Hongisto, Melissa	090723	Mileage Reimbursement	09/07/2023	183.40	.00		
	Total Hongisto, Melissa:				183.40	.00		
Jim's Johns, Inc.								
233	Jim's Johns, Inc.	18027	Park Portable Restroom	08/31/2023	299.00	.00		
	Total Jim's Johns, Inc.:				299.00	.00		
Kundinger, Inc								
883	Kundinger, Inc	50758382	FD Truck # 1 Maintenance	08/28/2023	9.11	.00		
883	Kundinger, Inc	50759275	Fire Repairs	09/05/2023	77.00	.00		
	Total Kundinger, Inc:				86.11	.00		
Lakeland Lawn Care								
1129	Lakeland Lawn Care	119304	Park Maintenance	08/31/2023	1,330.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Lakeland Lawn Care:					1,330.00	.00		
Level 3 Communications LLC								
631	Level 3 Communications LLC	656201333	Phone Services	09/01/2023	2,707.78	.00		
Total Level 3 Communications LLC:					2,707.78	.00		
MCC Inc								
282	MCC Inc	30494	2023 Paving - PR #2	09/06/2023	182,280.09	182,280.09	09/07/2023	
282	MCC Inc	30494	2023 Paving - PR #2	09/06/2023	115,759.87	115,759.87	09/07/2023	
282	MCC Inc	30521	2023 Paving - PR#3	09/06/2023	22,938.93	22,938.93	09/07/2023	
282	MCC Inc	30521	2023 Paving - PR#3	09/06/2023	15,224.45	15,224.45	09/07/2023	
Total MCC Inc:					336,203.34	336,203.34		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00930417	French Ct. Water & Sewer	04/20/2023	1,714.83	.00		
285	McMahon Associates, Inc.	00930417	French Ct. Water & Sewer	04/20/2023	1,714.82	.00		
285	McMahon Associates, Inc.	00930466	Mid Valley Water/Sewer - TID 3	04/21/2023	9,203.20	.00		
285	McMahon Associates, Inc.	00931033	Little Rapids Subdivision Design	06/16/2023	5,771.70	.00		
285	McMahon Associates, Inc.	00931070	Orange Ln Utility Relocate - TID 2	06/19/2023	2,275.40	.00		
285	McMahon Associates, Inc.	00931071	French Ct. Water & Sewer	06/19/2023	2,457.00	.00		
285	McMahon Associates, Inc.	00931071	French Ct. Water & Sewer	06/19/2023	2,457.00	.00		
285	McMahon Associates, Inc.	00931072	Packerland Water Sewer Extensio	06/19/2023	6,234.80	.00		
285	McMahon Associates, Inc.	00931073	TID #1 - North Storm Pond	06/19/2023	3,775.80	.00		
285	McMahon Associates, Inc.	00931079	Mid Valley Water/Sewer - TID 3	06/19/2023	16,481.60	.00		
285	McMahon Associates, Inc.	00931485	Orange Ln Utility Relocate - TID 2	07/24/2023	3,172.80	.00		
285	McMahon Associates, Inc.	00931487	French Ct. Water & Sewer	07/24/2023	1,136.85	.00		
285	McMahon Associates, Inc.	00931487	French Ct. Water & Sewer	07/24/2023	1,136.85	.00		
285	McMahon Associates, Inc.	00931488	Packerland Water & Sewer - TID	07/24/2023	6,339.60	.00		
285	McMahon Associates, Inc.	00931521	GIS-SF	07/25/2023	60.63	.00		
285	McMahon Associates, Inc.	00931521	GIS- WF	07/25/2023	60.63	.00		
285	McMahon Associates, Inc.	00931521	GIS-SWF	07/25/2023	60.61	.00		
285	McMahon Associates, Inc.	00931521	GIS - GF	07/25/2023	60.63	.00		
285	McMahon Associates, Inc.	00931523	Mid Valley Water/Sewer - TID 3	07/25/2023	28,677.90	.00		
285	McMahon Associates, Inc.	00931524	Scheuring Rd Urbanization-TID 2	07/25/2023	1,116.10	.00		
285	McMahon Associates, Inc.	00931525	Nutmeg Drive Extension	07/25/2023	3,551.39	.00		
285	McMahon Associates, Inc.	00931526	Little Rapids Subdivision	07/25/2023	4,617.60	.00		
285	McMahon Associates, Inc.	00931527	Parkway Phase II - Plat/SW	07/25/2023	4,209.50	.00		
285	McMahon Associates, Inc.	00931545	TID #1 - North Pond	07/26/2023	3,919.50	.00		
285	McMahon Associates, Inc.	0929795	French Ct. Water & Sewer	02/14/2023	702.35	.00		
285	McMahon Associates, Inc.	0929795	French Ct. Water & Sewer	02/14/2023	702.35	.00		
285	McMahon Associates, Inc.	0930136	French Ct. Water & Sewer	03/23/2023	2,226.07	.00		
285	McMahon Associates, Inc.	0930136	French Ct. Water & Sewer	03/23/2023	2,226.08	.00		
285	McMahon Associates, Inc.	0930137	French Rd Sewer & Water	03/23/2023	1,540.50	.00		
285	McMahon Associates, Inc.	0930137	French Rd Sewer & Water	03/23/2023	1,540.50	.00		
285	McMahon Associates, Inc.	0930140	Orange Ln Utility Relocate - TID 2	03/23/2023	1,868.50	.00		
Total McMahon Associates, Inc.:					121,013.09	.00		
Menards Inc								
286	Menards Inc	20179	Fire Dept Supplies	08/24/2023	7.28	.00		
Total Menards Inc:					7.28	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Miller-Bradford & Riseberg Inc								
301	Miller-Bradford & Riseberg Inc	W0528905	Loader Repair	08/31/2023	252.20	.00		
Total Miller-Bradford & Riseberg Inc:					252.20	.00		
Paul Collette Construction								
591	Paul Collette Construction	23-03-0021	Contractor Deposit Refund-1170 A	09/06/2023	1,000.00	.00		
Total Paul Collette Construction:					1,000.00	.00		
Professional Service Industries Inc								
685	Professional Service Industries In	00891251	TID 3 Mid Valley Sewer & Water P	08/29/2023	10,675.00	.00		
Total Professional Service Industries Inc:					10,675.00	.00		
QSI, INC								
1088	QSI, INC	1016	Engine Inspection	08/01/2023	100.00	.00		
1088	QSI, INC	1045	Truck #F1	09/04/2023	935.00	.00		
Total QSI, INC:					1,035.00	.00		
Quill Corporation								
349	Quill Corporation	34107622	Office Supplies-General Fund	08/17/2023	59.99	.00		
349	Quill Corporation	34107622	Office Supplies-Water Fund	08/17/2023	29.99	.00		
349	Quill Corporation	34107622	Office Supplies-Sewer Fund	08/17/2023	29.99	.00		
349	Quill Corporation	34131817	Building Inspection Supplies	08/18/2023	135.90	.00		
Total Quill Corporation:					255.87	.00		
R & R Insurance Services, Inc								
1099	R & R Insurance Services, Inc	2898641	Insurance Services	09/01/2023	225.00	.00		
Total R & R Insurance Services, Inc:					225.00	.00		
Rhyme Business Products								
10	Rhyme Business Products	34751864	Copier Lease Payment-SF	08/28/2023	85.58	.00		
10	Rhyme Business Products	34751864	Copier Lease Payment -GF	08/28/2023	171.17	.00		
10	Rhyme Business Products	34751864	Copier Lease Payment-WF	08/28/2023	85.58	.00		
Total Rhyme Business Products:					342.33	.00		
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-1023	Life Insurance	08/31/2023	294.94	.00		
Total Securian Financial Group, Inc:					294.94	.00		
Swinkles Trucking & Excavating Corp								
400	Swinkles Trucking & Excavating C	0058159-IN	Pulverized Top Soil	08/16/2023	103.50	.00		
400	Swinkles Trucking & Excavating C	0058437-IN	Pulverized Top Soil	09/05/2023	86.25	.00		
Total Swinkles Trucking & Excavating Corp:					189.75	.00		
TCD Homes								
404	TCD Homes	23-03-0012	Contractor Deposit Refund-2442	09/06/2023	1,000.00	.00		
Total TCD Homes:					1,000.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Truck Equipment Inc.								
429	Truck Equipment Inc.	1065748-00	FD Truck #1 Maintenance	08/28/2023	5.72	.00		
Total Truck Equipment Inc.:					5.72	.00		
Winter Equipment								
510	Winter Equipment	IV56340	Snowplow Parts	08/30/2023	110.11	.00		
Total Winter Equipment:					110.11	.00		
Grand Totals:					548,817.71	349,128.34		

Dated: _____

Town Chairman: _____

Town Supervisor: _____

Clerk/Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$.00 included.

Paid and unpaid invoices included.



Agenda Item Review

Meeting Date: 7/24/2023

Agenda Item#: 8

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Town Board of Supervisors
REPORT FROM: Scott Beining, Building Inspector/Zoning Administrator
AGENDA ITEM: Staff Report for all Planning/Zoning agenda items

1. **Public Hearing:** Change the zoning request from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher. Ordinance section 300-102 allows for Mini-warehouses in B-1 zoning with a CUP. The FUTURE LAND USE map in the Comprehensive plan shows this parcel as commercial use. A CUP would help define the businesses that are on the property. Conditions suggested by PZ:
 - a) Hours of operation?
 - b) Lighting?
 - c) Fence?
 - d) Outside storage/Landscape business equipment parking
 - e) One separate driveway for access to storage unitsAny other public comments should be considered.
Staff supports approval if this will help clean up the property and allow for a neighborhood friendly business.
2. **Public Hearing:** Change the zoning request for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher.
Future land use maps show mixed use (business/residential lots) in this area. R-1 zoning would be a good fit to adjacent residential lots. Sewer and Water laterals would need to be installed at owners' expense, along with permit and connection charges. A county ROW permit will be needed.
Staff supports approval.
3. Review of Recommendations and Reports from Planning & Zoning Board
 - a. Consideration of 2 Lot Certified Survey Map (CSM) at 1446 Sandy Springs Ct., Parcel L-374-D-3 by Vierbicher.
CSM would create a R-1 lot that would meet the minimum size of 12,000 SF and Min. frontage width of 100'. Sewer and water laterals would need to be installed at owner's expense along with permit and connection charges.
Staff supports approval.
 - b. **Consideration to Set a Public Hearing date** for Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential (R-1) in Lawrence Parkway First Addition for Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66 by Town of Lawrence. **PH date 10/9/23 ?**

- c. **Consideration to *Set a Public Hearing date*** for Zoning Amendment to re-zone from Agricultural Zone (A-1) to Business Commercial (B-1) in Lawrence Parkway First Addition for Lots 49, 50, 52, and 53 by Town of Lawrence. **PH date 10/9/23 ?**

Storage Units - Answers to PC Conditions

1. Add 1 driveway access for warehouses

- *We will put one access point in the middle of the proposed units.*

2. Hours of operation?

- *Hours - 8:00 AM - 8:00 PM*

3. Lighting plan (also any electric for charging etc. in the units)

- *Drives and paved areas will be illuminated off the buildings. There will be 90 degree cut off lights so that all light is projected down. The 3 units closer to Sharper Edge will have power.*

4. Outside storage (this probably won't be allowed unless conditions discussed)

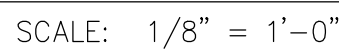
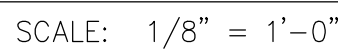
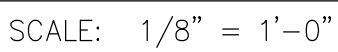
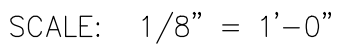
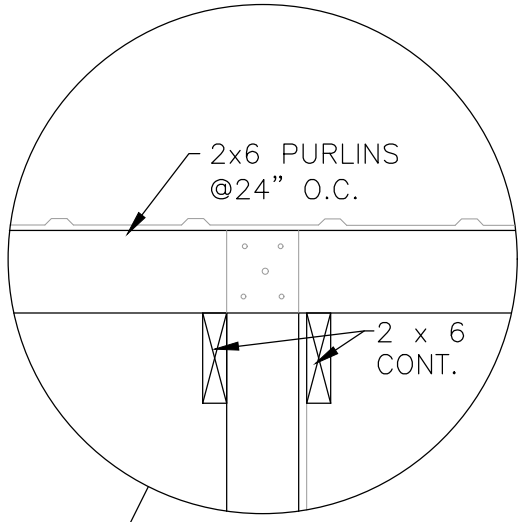
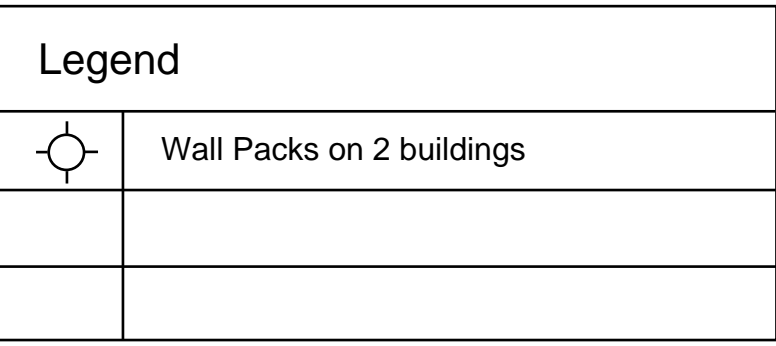
- *None*

5. Fencing

- *Client would prefer to do berms if additional screening is needed between the public roads and the Storage facility or the Sharper edge landscaping business.*

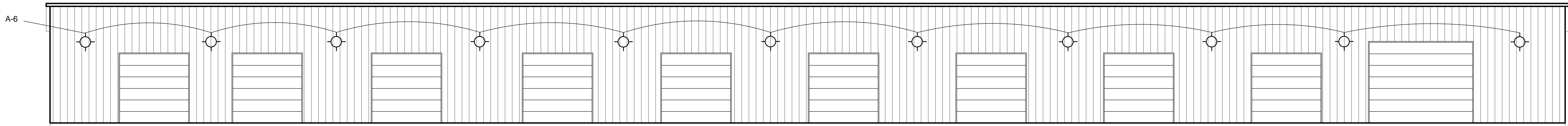
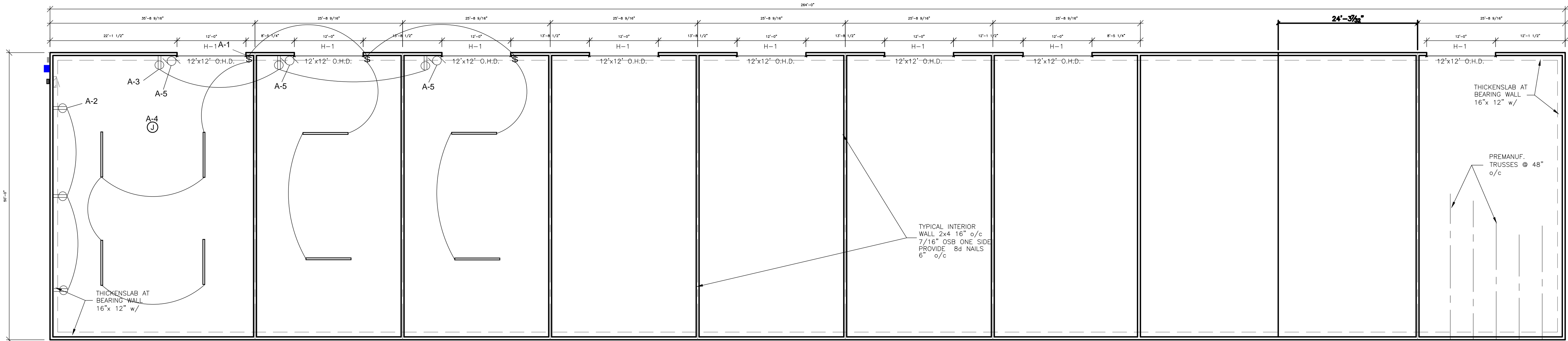
6. Business equipment parking (how will this be separated from Sharper Edge and what can we expect for Sharper Edge equipment, stock piles, etc.

- *Long term the two properties would be divided via CSM. A berm connection will be made between the most easterly building and the public road.*



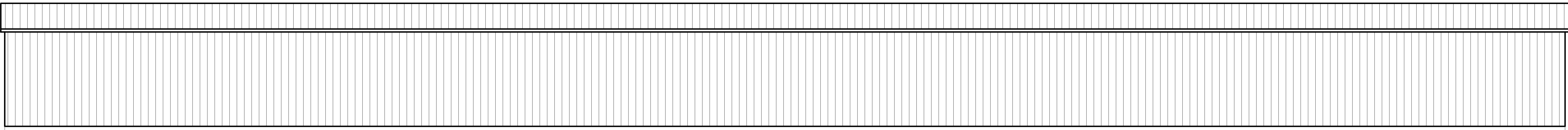
A3

Legend	
	Wall Packs (Sylvania 32W CFL)
	Duplex Receptacle
	Single Pole Switch
	Garage Door Motor
	Coriavac Heater
	8' Strip Light (Lithonia CSS L86 AL04)
	Panel A 240 Volt Single Phase 200 Amp
	240 Volt 200 Amp Meter Base
	Spectrum D Mark
	Low Voltage Junction Box



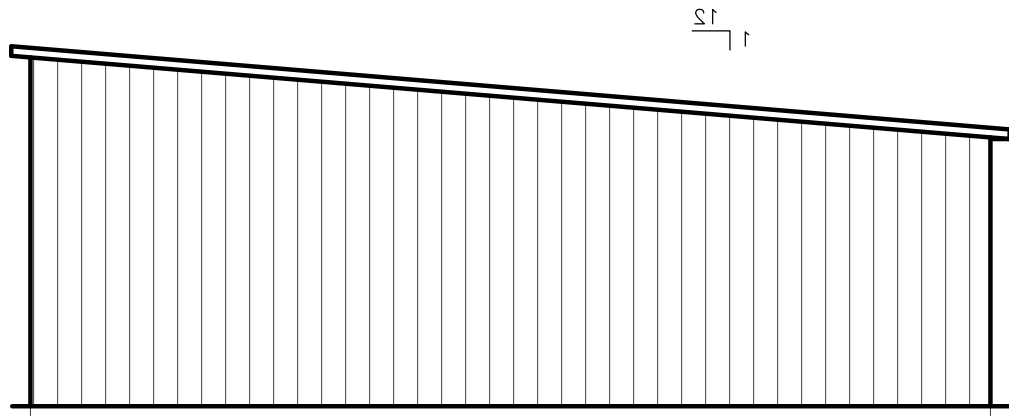
SOUTH ELEVATION

SCALE: 1" = 10'



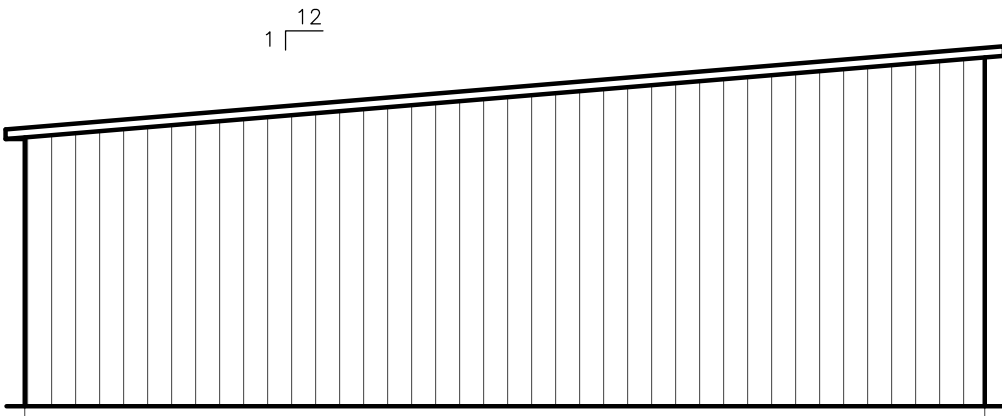
NORTH ELEVATION

SCALE: 1" = 10'



WEST ELEVATION

SCALE: 1" = 10'



EAST ELEVATION

SCALE: 1" = 10'

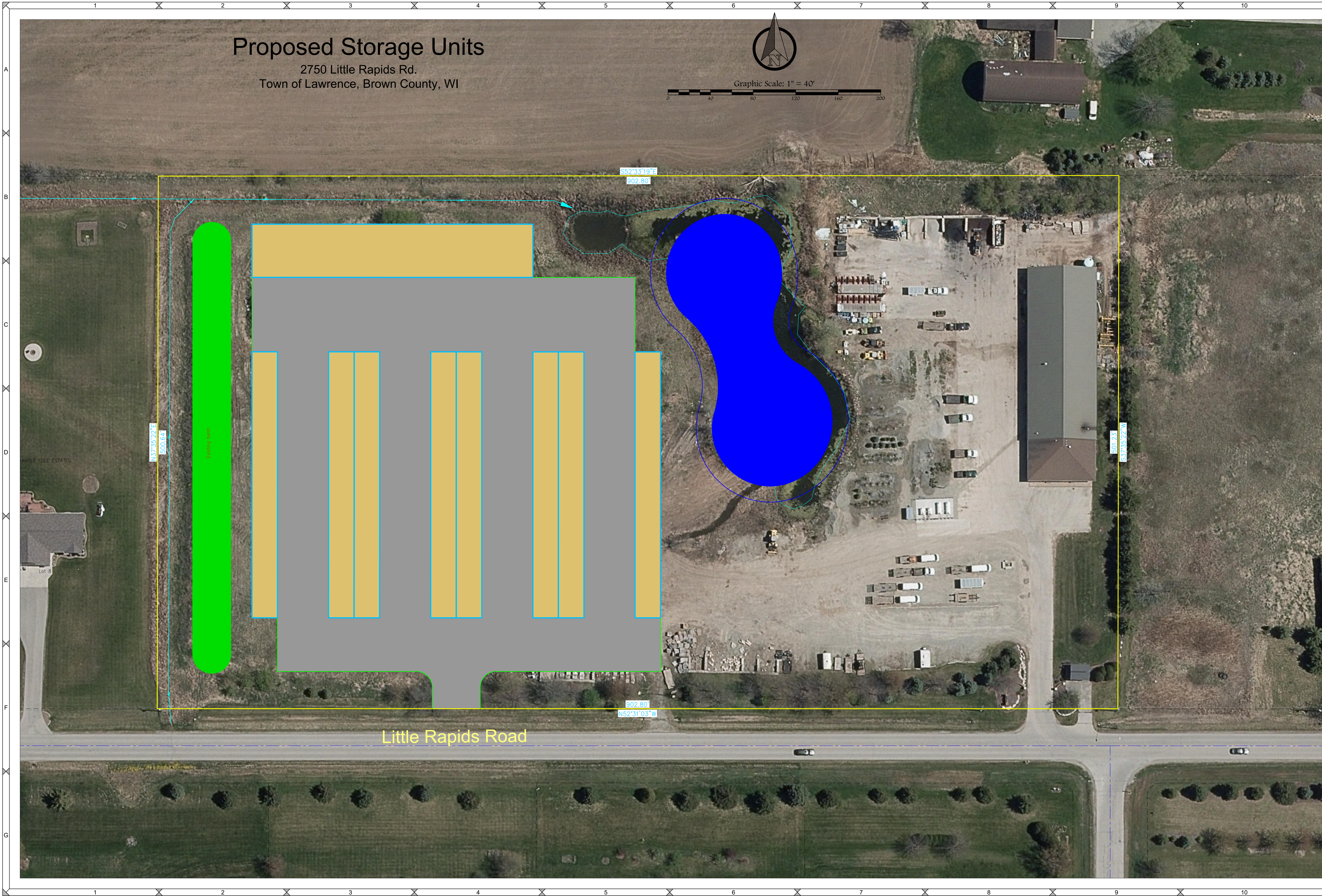
NOTE:
ALTHOUGH EVERY
EFFORT HAS BEEN MADE
TO PREPARE CORRECT
PLANS AND CHECKING
THEM FOR ACCURACY,
THE CONTRACTOR MUST
CHECK ALL DETAILS &
DIMENSIONS AND BE
RESPONSIBLE FOR THE
SAME.

REVISION	DATE	REVISION NO.

PROPOSED NEW FACILITY FOR:
THE SHARPER EDGE STORAGE
DE PERE, WISCONSIN
BAY ARCHITECTS, L L C
3049 RAMADA WAY STE 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE	88/88/8888
FILE	88
JOB NO.	20000

A3



DESIGNED BY
TAW

DATA FILE
M-2215.txt

DATE
8/1/2023

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Preliminary Plan
Sharper Edge Landscaping

PROJECT NO.
M-2215
SHEET NO.
C3.0
DRAWING NO.
S-3780

Certified Survey Map

Part of Government Lot 2 of Section 36, T23N-R19E, Town of
Lawrence, Brown County, Wisconsin.

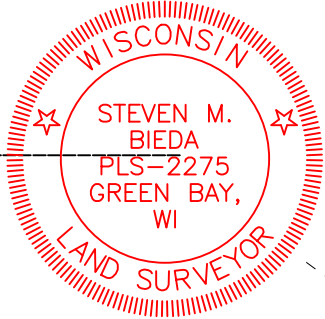
Graphic Scale: 1" = 200'

NOTES

Bearings referenced to the North line of the Northeast 1/4 of
Section 36, T23N-R19E, assumed to be N89°34'44"E.

The County Monuments used in this survey are shown and
their ties have been found and verified and/or Brown County
Planning and Land Services has been notified of any
discrepancies.

Steven M. Bieda
PLS-2275
May 16th, 2023



North



UNPLATTED
LANDS

Lot 1
48 CSM
293

Lot 1
15 CSM
421

Lot 2
34 CSM
97

Lot 1
34 CSM
97

Lot 1
76640 sq. ft.
1.76 ac.

Lot 2
92167 sq. ft.
2.12 ac.

Lot 3
418532 sq. ft.
9.61 ac.

12' Wide Overhead
Utility Easement

LOT 1
CSM
9021

LOT 1
CSM
9021

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	329.11'	676.20	325.87'	N45°54'12"E	27°53'10"	S59°50'47"W & N31°57'37"E

Client: John Krawczyk

Tax Parcel: L-169

Drafted By: NDK

File: K-2122CSM REVISED 071923.dwg

Data File: K-2122.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Four

Project No.: K-2122

Drawing No.: L-11998

Fieldwork Completed: 04/05/23

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- Brown County monument - type noted
- power pole

overhead wires

steep slopes -
lands unsuitable
for building

approximate
wetland area

environmentally
sensitive area (esa)

fence line

ESA Line Table

Line #	Length	Direction
L1	55.65	N76°03'45"E
L2	110.13	N27°35'38"E
L3	77.59	N57°57'21"E
L4	353.66	N75°46'50"E

UNPLATTED
LANDS

meander line

Any land below the ordinary
high water mark of a lake or
a navigable stream is subject
to the public trust in navigable
waters that is established
under article IX, section 1, of
the state constitution.

North 1/4 Corner of Section 36,
T23N-R19E, (mag w/washer found)

Northeast Corner of Section 36,
T23N-R19E, (mag nail w/ washer)

Scheuring
Road

C.T.H. "EB"

12' Utility Easement
fence 2.4 feet
East of line

Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE

Gov't Lot 2
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Gov't Lot 2
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Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE

Gov't Lot 2
NE-NE



Certified Survey Map

Part of Government Lot 2 of Section 36, T23N-R19E, Town of Lawrence, Brown County, Wisconsin.

SURVEYOR’S CERTIFICATE

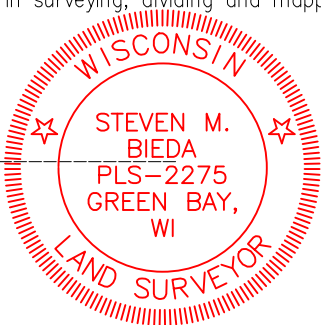
I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped part of Government Lot 2 of Section 36, T23N–R19E, Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the North $\frac{1}{4}$ Corner of Section 36, T23N–R19E; thence N89°34’44”E, 1325.77 feet along the North line of Government Lot 2 of said Section 36; thence S0°10’09”W, 134.91 feet along the East line of said Government Lot 2, also being the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 36 to the Point of Beginning; thence S0°10’09”W, 1190.31 feet along said East line of Government Lot 2 to a point being N45°24’24”E, 20 feet more or less from the centerline of Hemlock Creek and the start of a meander line; thence N68°50’20”W, 259.92 feet along said meander line to a point N55°16’26”W, 221 feet more or less from the centerline of said Hemlock Creek; thence S56°45’09”W, 323.76 feet along said meander line to a point N55°17’46”W, 203 feet more or less from the centerline of said Hemlock Creek and the end of said meander line; thence N55°17’46”W, 314.91 feet along the North line of Lots 1 and 2, Map No. 9021, Certified Survey Maps, Document No. 2851623, Brown County Records; thence N31°57’42”E, 1023.01 feet along the East right of way of C.T.H. “F”, also known as Williams Grant Drive; thence 329.11 feet along said East right of way being the arc of a 676.20 foot radius curve to the Right whose long chord bears N45°54’12”E, 325.87 feet to the Point of Beginning.

Parcel contains 587,339 square feet / 13.49 acres more or less.
Parcel subject to easements and restrictions of record

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Lawrence, and the Brown County Planning Commission code in surveying, dividing and mapping the same.

Steven M. Bieda
PLS–2275
May 16th, 2023



CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this ____ day of _____, 20__.

Karl Mueller
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LAWRENCE

Approved for the Town of Lawrence this ____ day of _____, 20__.

Cindy Kocken
Town Clerk





CERTIFICATE OF THE CITY OF DE PERE

Carey E. Danen
City Clerk

A circular red seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "STEVEN M. BIEDA", "PLS-2275", "GREEN BAY, WI".



UTILITY EASEMENT PROVISIONS

John A. Krawczyk and Jennifer L. Krawczyk, WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

John A. Krawczyk

Jennifer L. Krawczyk

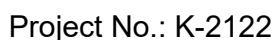
Personally came before me this ____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
May 16th, 2023



Drawing No.: L-11998

Sheet Four of Four

Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197
(Document #1431771), Brown County Records, located in the Southeast 1/4 of the
Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin
-1446 Sandy Springs Court-

Graphic Scale: 1" = 60'

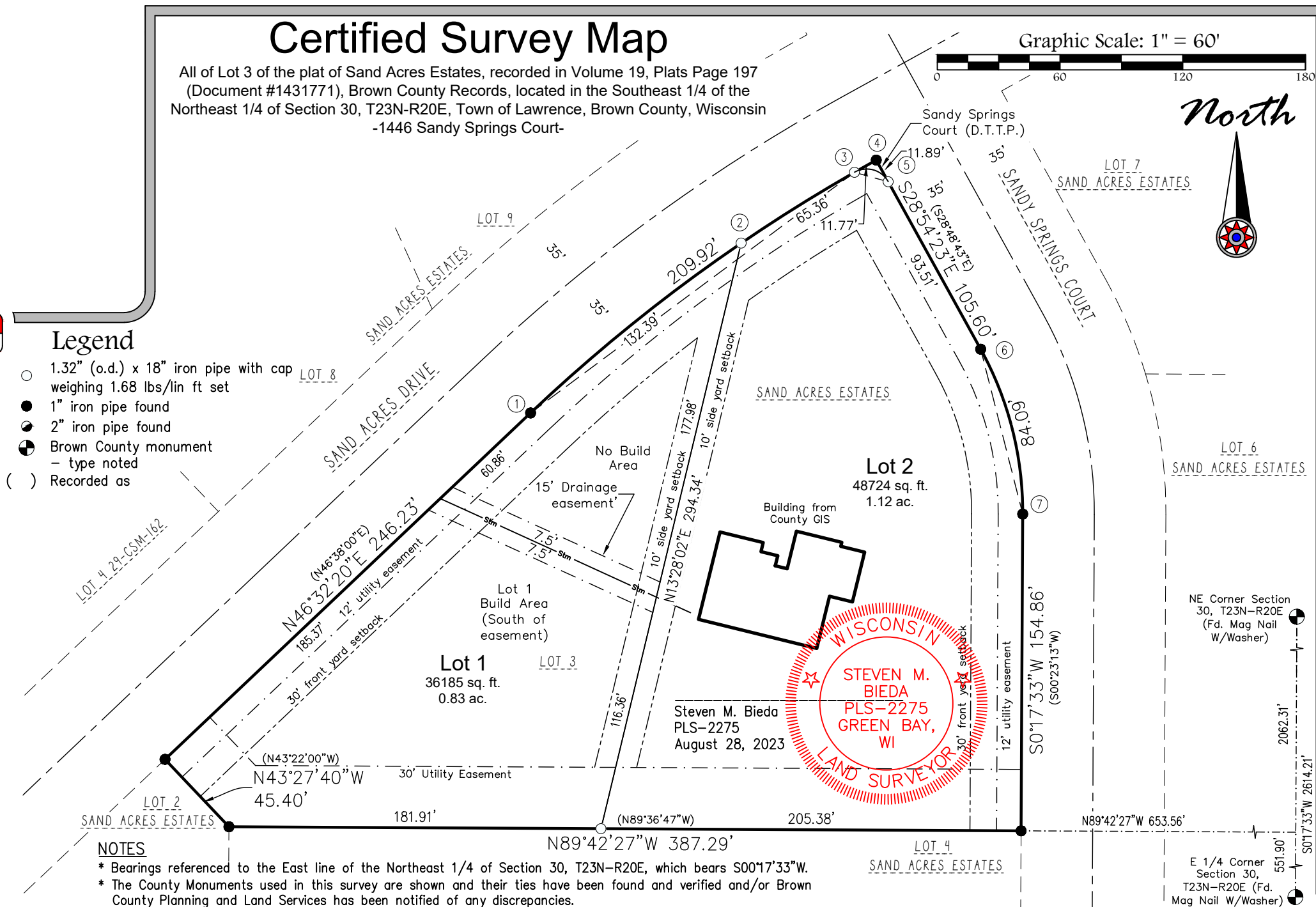


North



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- ⊕ Brown County monument - type noted
- () Recorded as



NOTES

- * Bearings referenced to the East line of the Northeast 1/4 of Section 30, T23N-R20E, which bears S00°17'33"W.
- * The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Sheet One of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: ----



vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt



Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin

OWNER’S CERTIFICATE

As Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

TOWN OF LAWRENCE
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION

Eric J. LeBrun Michelle L. LeBrun

Personally came before me this ____ day of _____, 20____, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1–4	209.92'	826.38'	209.36'	N53°49'10"E*	14°33'13"	N61°05'37"E
1–2	132.39'	826.38'	132.24'	N51°07'42"E	9°10'44"	–
1–3	197.75'	826.38'	197.27'	N53°23'38.5"E	13°42'37"	N60°14'57"E
2–3	65.35'	826.38'	65.33'	N57°58'59"E	4°31'50"	–
3–4	12.18'	826.38'	12.18'	N60°44'01"E	00°50'39"	N60°14'57"E
3–5	19.03'	12.00'	17.10'	S74°19'42"E	90°51'57"	S74°19'43"E
6–7	84.09'	165.00'	83.18'	S14°18'25"E**	29°11'56"	–

Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Three of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: ----



Certified Survey Map

All of Lot 3 of the plat of Sand Acres Estates, recorded in Volume 19, Plats Page 197 (Document #1431771), Brown County Records, located in the Southeast 1/4 of the Northeast 1/4 of Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the above certificate of _____, Owners of said lands.

Witness the hand and seal of,

_____, _____, _____
(signature) (print title) (date)

(print name)

Personally came before me this ____ day of _____, _____, the above named officer of said corporation to me known to be the persons who executed the foregoing certificate and acknowledged the same.

Notary Public My Commission Expires _____
_____ County, Wisconsin

STATE OF WISCONSIN]
COUNTY OF _____] SS.



Client: Eric LeBrun
Tax Parcel: L-374-D-3
Drafted By: RJO
File: L-14723CSM 082523.dwg
Data File: L-14723.txt

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Four of Four
Project No.: L-14723
Drawing No.: L-12094
Fieldwork Completed: ----

Re Zone
Agricultural (A-1) to
Residential (R-1)

LAWRENCE PARKWAY FIRST ADDITION

BROWN COUNTY, WISCONSIN

Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	1195.96'	8°24'25"	175.48'	N63°48'52"W	175.32'	S68°02'05"E	S39°36'29"E
C2	688.00'	50°32'44"	663.62'	N64°47'30"E	662.00'	S89°29'43"E	S89°29'43"E
C3	688.00'	147°12'34"	1616.63'	N43°00'00"E	1616.19'	S89°29'43"E	S89°29'43"E
C4	688.00'	8°36'42"	35.00'	N52°27'09"E	36.99'	S89°29'43"E	S89°29'43"E
C5	688.00'	29°16'34"	246.63'	S64°51'09"W	239.29'	S89°29'43"E	S89°29'43"E
C6	688.00'	12°52'34"	182.36'	N62°43'20"E	181.81'	S89°29'43"E	S89°29'43"E
C7	688.00'	48°03'29"	303.75'	N64°11'17"E	499.54'	S89°29'43"E	S89°29'43"E
C8	688.00'	12°36'47"	130.43'	N64°54'53"E	130.36'	S89°29'43"E	S89°29'43"E
C9	688.00'	29°27'02"	371.27'	N62°01'54"E	365.37'	S89°29'43"E	S89°29'43"E
C10	1195.96'	3°53'31"	81.30'	N54°17'44"W	81.34'	N54°17'44"W	N54°17'44"W
C11	68.00'	30°36'34"	25.97'	N54°17'44"W	35.48'	N54°17'44"W	N54°17'44"W
C12	163.00'	41°43'24"	120.13'	S16°57'23"W	117.26'	N54°17'44"W	N54°17'44"W
C13	635.00'	11°57'44"	130.57'	S50°54'33"W	130.33'	N54°17'44"W	N54°17'44"W
C14	565.00'	11°57'44"	117.96'	N50°54'33"W	117.79'	N54°17'44"W	N54°17'44"W
C15	565.00'	8°06'26"	83.82'	N53°30'14"E	83.13'	N54°17'44"W	N54°17'44"W
C16	565.00'	2°21'02"	34.74'	N52°09'20"E	34.72'	N54°17'44"W	N54°17'44"W
C17	235.00'	41°43'24"	171.13'	N53°30'14"E	167.37'	N54°17'44"W	N54°17'44"W
C18	235.00'	6°28'44"	25.89'	N52°09'20"E	25.89'	N54°17'44"W	N54°17'44"W
C19	235.00'	32°48'12"	129.90'	N53°30'14"E	128.23'	N54°17'44"W	N54°17'44"W
C20	235.00'	3°44'26"	15.34'	N53°30'14"E	15.34'	N54°17'44"W	N54°17'44"W

Line #	Direction	Length
L1	S10°03'17"E	29.33
L2	S65°07'14"W	29.87
L3	S57°43'23"W	41.81
L4	S28°48'48"W	44.69
L5	S18°47'57"W	59.68
L6	S11°09'25"E	85.48
L7	S62°56'34"W	66.63
L8	S36°15'23"W	160.18
L9	S77°08'54"W	85.06
L10	S27°19'59"W	56.24
L11	S23°54'15"E	42.88
L12	S54°59'25"W	37.83
L13	S28°38'23"E	29.67
L14	S18°14'56"W	125.87
L15	S47°23'23"W	79.80
L16	S79°27'43"W	88.44

Line #	Direction	Length
L17	S41°49'08"W	105.45
L18	S44°08'01"W	116.67
L19	S23°30'56"W	113.35
L20	S05°19'39"W	203.60
L21	S28°39'25"W	132.67
L22	S12°30'39"E	66.23
L23	S13°14'34"W	156.89
L24	S07°59'56"E	137.84
L25	S57°32'49"W	114.25
L26	S37°59'54"W	159.57
L27	S11°42'37"W	62.48
L28	S18°53'10"W	87.87
L29	S69°32'50"E	27.22
L30	S01°54'30"E	166.15
L31	S28°29'39"W	30.96

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

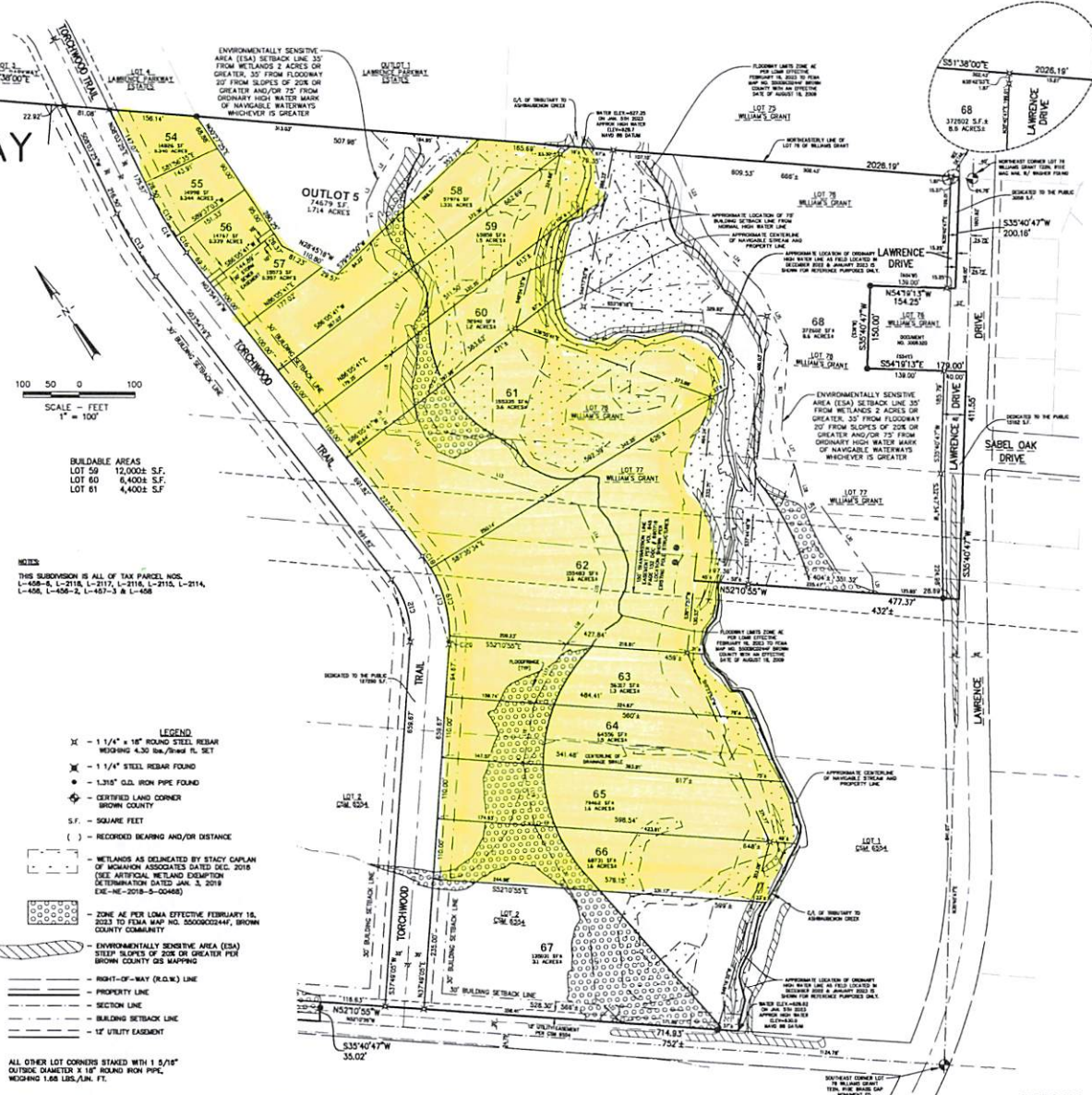
Certified _____ 20____

Department of Administration



McMAHON
LAND SURVEYOR
1401 McMAHON DRIVE, NEENAH, WI 54956
Phone: (920) 791-1222, Fax: (920) 791-1224
www.mcmahon.com

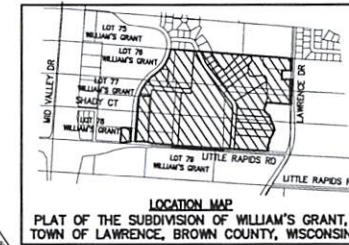
ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.65 LBS./LN. FT.



Re Zone
Agricultural (A-1) to Business Commercial (B-1)

LAWRENCE PARKWAY FIRST ADDITION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No. 2942268, ALL OF LOT 2 OF VOLUME 43 OF CERTIFIED SURVEY MAPS PAGES 339-341 AS MAP No. 6554, RECORDED AS DOCUMENT No. 1891137, ALL OF LOTS 45, 46, 47 AND OUTLOTS 2 & 3 OF LAWRENCE PARKWAY RECORDED AS DOCUMENT NO. 2920886 AND A PART OF LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, ALL LOCATED IN LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTHWEST CORNER OF LOT 78 WILLIAM'S GRANT SUBDIVISION WHICH BEARS S82°10'55"E FOR THE PUBLISHED BROWN COUNTY COORDINATE SYSTEM FOR BROWN COUNTY.

SCALE - FEET
1" = 100'

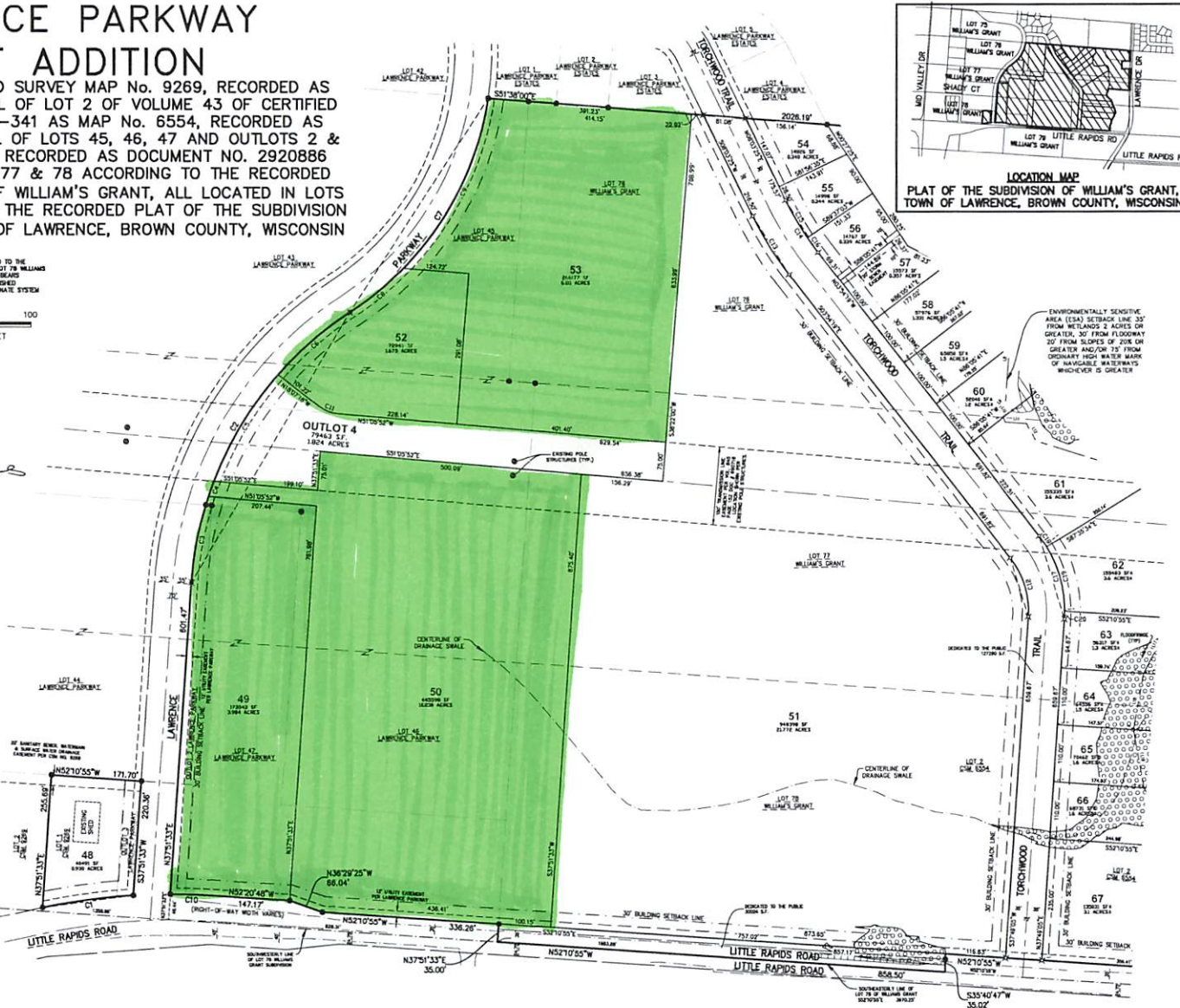
OWNER & SUBDIVIDER:
TOWN OF LAWRENCE
2400 SHADY CT
DE PERE, WI 54115

LAND SURVEYOR:
DOUGLAS E. WOELZ
WISCONSIN 5-727
WISCONSIN 5-727
1445 MOHAWH DRIVE
NEEDHAM, WISCONSIN 54856
PHONE (920)-751-4200



OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- CITY OF DE PERE
APPROVING AUTHORITIES:
- TOWN OF LAWRENCE
- BROWN COUNTY PLANNING COMMISSION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by a 250.12, Wis. Stats.
Certified _____ 20_____
Department of Administration





Agenda Item Review

Meeting Date: 9/11/23

Agenda Item#: 13

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consideration of Prelim/Initial Resolution for Sports Emporium Revenue Bond**

FISCAL IMPACT:

- | | |
|------------------------------|--|
| 1. Is there A Fiscal Impact? | <u>No, any costs incurred will be reimbursed</u> |
| 2. Is it Currently Budgeted? | <u>N/A</u> |

Item History

Sports Emporium, as part of the financing for a new facility to be located in Lawrence Parkway, is pursuing a revenue bond which would require certain Town actions and approvals. Please see the attached summary, tentative timeline for actions and proposed preliminary/initial resolution.

A representative from Sports Emporium and their financing team will be available for discussion and any questions at the Town Board meeting on Monday.

Recommended Action:

Review request by Sports Emporium and consider approval of preliminary/initial resolution.

Summary
Request for Town of Lawrence, Wisconsin to Serve as Conduit Issuer
for
Not to Exceed \$4,500,000 Revenue Bonds
to Benefit Sports Emporium Project

This will summarize the request of De Pere Select Soccer Club Incorporated d/b/a Sports Emporium, a Wisconsin nonstock, nonprofit corporation (the “Borrower”), asking that the Town of Lawrence, Wisconsin (the “Town”) consider an Initial Resolution to benefit the Borrower through the conduit issuance of industrial development revenue bonds (“IRBs”) to finance a project located in the Town consisting of the (i) acquisition of approximately 6.11 acres of land located at 2257 Lawrence Parkway in the Town of Lawrence, Wisconsin (the “Project Site”), (ii) construction of an approximately 82,000 square foot community recreational facility and event center (the “Facility”) located at the Project Site to be owned by the Borrower, (iii) acquisition and installation of furniture, fixtures, and equipment at the Facility, and (iv) payment of certain professional costs and costs of issuance (collectively, the “Project”). In an IRB transaction, a state or local governmental entity issues bonds and loans the proceeds from the sale of the bonds to a private entity for an authorized project. In Wisconsin, cities, villages and towns, as well as duly constituted redevelopment authorities and community development authorities may issue IRBs.

These IRBs are municipal bonds; however, they are not general obligations of the Town. If the Town agrees to issue bonds to benefit the proposed Project:

1. The Town will not be liable for payment of the principal and interest on the bonds;
2. The Town will not have ongoing responsibilities of monitoring or reporting with regard to the bonds or the Project.
3. The bonds do not count against the Town’s borrowing capacity. The Town will not levy a tax for payment of the bonds.
4. The Town will be reimbursed for all fees and costs incurred because of the IRB.

The Town acts strictly as a conduit, which enables the Borrower to borrow at a lower rate of interest.

Because the bonds are issued by a governmental entity, the holder of the bond may exclude the interest on the bonds from gross income for federal tax purposes.

Inducement/Reimbursement

Companies considering IRB financing must obtain an Initial Resolution, also sometimes referred to as an “inducement resolution” or “qualified reimbursement resolution” from the municipality in which the Project being financed is located in order to preserve the option to use IRBs. The Initial Resolution is preliminary approval only and is non-binding as to the Town or the Borrower but is required by Federal tax law and State law. If the Initial Resolution is adopted by the Town, this will assure that when and if bonds are issued, all eligible project costs incurred no more than 60 days prior to the date of the Initial Resolution (including reimbursement of equity contributions or

refunding of conventional financing), may be included in the ultimate IRB financing. Failure to have a qualified resolution may result in disqualifying certain costs.

By acting as the conduit issuer, the Town can grant the Borrower a significant monetary benefit, at no cost to the Town, because the Borrower will enjoy a lower interest rate as a result of using a bond structure. A lending institution will directly purchase the bonds. The lender for the bonds will look solely to the Borrower for repayment. Bondholders will not look to the Town for payment. The Town will assign all of its rights, liability and responsibilities under the bonds to the lender as the bondholder. The Borrower will be fully responsible for repaying the loan and must make the arrangements with the lender for the payment on the bonds. If the Borrower is not able to meet its payment obligations, the lender will realize on its collateral and enforce its rights against the Borrower. The Town is not liable for payment.

The foregoing is just a brief discussion of tax-exempt financing. By issuing the bonds, the Town will give the Borrower an interest rate benefit, because the tax-exempt bonds will be tax-exempt in the hands of the bondholders and, therefore, the cost savings passed along to the Borrower. It must be emphasized that the Town will not be liable in any way on the bonds; the bonds are special, limited obligations of the Town.

The Borrower respectfully asks that the Town Board consider the Initial Resolution on September 11, 2023. For agenda purposes, the Town should please describe the Initial Resolution as follows:

“Consideration of an Initial Resolution Regarding Revenue Bond Financing for Sports Emporium Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.”

A representative of the Borrower will attend the Town Board meeting on September 11, 2023 to answer any questions regarding the proposed Project.

Not to Exceed \$4,500,000
Town of Lawrence, Wisconsin
Revenue Bonds, Series 2023
(Sports Emporium Project)

PRELIMINARY FINANCING TIMETABLE
(as of August 23, 2023)

AUGUST							SEPTEMBER							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5							1	2						
6	7	8	9	10	11	12	3	4	5	6	7	8	9	10	11	12	13	14	15	16
13	14	15	16	17	18	19	17	18	19	20	21	22	23	24	25	26	27	28	29	30
20	21	22	23	24	25	26	24	25	26	27	28	29	30	29	30	31				
27	28	29	30	31																

DATE	EVENT
September 1, 2023	Receive term sheet for Bonds from Bank
September 5, 2023	10:30 a.m. – Kickoff call
September 11, 2023 – 6:30 p.m.	Town Board considers Initial Resolution
September 12, 2023	Husch Blackwell publishes Notice to Electors (<i>Published as a Class 1 Notice in the Green Bay Press Gazette on September 15, 2023</i>)
September 12, 2023	Bond Counsel circulates first drafts of primary bond documents
September 19, 2023	Bank's Counsel circulates first drafts of primary loan documents
September 25, 2023	10:30 a.m. – Document review conference call
October 2, 2023	Bond Counsel circulates revised bond documents, closing certificates and forms of opinions
October 10, 2023	Husch Blackwell publishes Notice of Public Hearing (TEFRA for Bonds) at least 7 days prior to public hearing date; Public Hearing to be held by the Town Board on October 23, 2023 (<i>Published as a Class 1 Notice in the Green Bay Press Gazette on October 16, 2023.</i>)
October 16, 2023	Agenda deadline for Town of Lawrence
October 16, 2023	Bond Counsel mails signature pages to Issuer, Bank and Borrower
October 16, 2023	Bank's Counsel circulates revised loan documents and other ancillary documents

Not to Exceed \$4,500,000
Town of Lawrence, Wisconsin
Revenue Bonds, Series 2023
(Sports Emporium Project)

PRELIMINARY FINANCING TIMETABLE
(as of August 23, 2023)

AUGUST							SEPTEMBER							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2	1	2	3	4	5	6	7
6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

DATE	EVENT
October 23, 2023 – 6:30 p.m.	Town Board holds TEFRA Public Hearing and considers Final Resolution (<i><u>NOTE</u>: A representative of the Borrower should attend this meeting</i>)
October 27, 2023	Bond Counsel and Bank's Counsel circulate final versions of documents
October 30, 2023	10:30 a.m. – Preclosing call
October 31, 2023	Bond Closing (by mail)

TOWN BOARD OF
TOWN OF LAWRENCE, WISCONSIN

RESOLUTION NO. 2023 - 013

**INITIAL RESOLUTION REGARDING
REVENUE BOND FINANCING FOR
SPORTS EMPORIUM PROJECT**

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes the Town of Lawrence, Wisconsin (the “Issuer”), to authorize the issuance and sale of bonds by the Issuer to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, De Pere Select Soccer Club Incorporated, d/b/a Sports Emporium, a Wisconsin nonstock, nonprofit corporation (the “Borrower”), desires to complete a project to be owned by the Borrower consisting of financing the (i) acquisition of approximately 6.11 acres of land located at 2257 Lawrence Parkway in the Town of Lawrence, Wisconsin (the “Project Site”), (ii) construction of an approximately 82,000 square foot community recreational facility and event center (the “Facility”) located at the Project Site to be owned by the Borrower, (iii) acquisition and installation of furniture, fixtures, and equipment at the Facility, and (iv) payment of certain professional costs and costs of issuance (collectively, the “Project”), all of which would contribute to the well-being of the Town of Lawrence, Wisconsin; and

WHEREAS, the cost of the Project to be financed with bonds is presently estimated to be \$4,500,000, and the amount proposed to be financed with one or more issues or series of tax-exempt and/or taxable revenue bonds (the “Bonds”) issued under the Act does not exceed \$4,500,000; and

WHEREAS, it is the public interest of the Issuer to promote, attract, stimulate, rehabilitate and revitalize commerce, industry and manufacturing, to promote the betterment of the economy of the Issuer; and

WHEREAS, completion of the Project will increase the number of people coming to the Town for business and recreation; and

WHEREAS, the Borrower has requested that the Issuer now approve an initial resolution (the “Initial Resolution”) providing for the financing of the Project in an amount not to exceed \$4,500,000; and

WHEREAS, the Issuer is a municipality organized and existing under and pursuant to the laws of the State of Wisconsin, and is authorized to enter into revenue agreements with eligible participants with respect to the Project whereby eligible participants agree to cause said Project to be constructed and to pay the Issuer an amount of funds sufficient to provide for the prompt payment when due of the principal and interest on said revenue bonds.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Lawrence, Wisconsin, as follows:

1. Based upon representations of the Borrower, it is the finding and determination of the Town Board that the Project is a qualified “project” within the meaning of the Act and that the Borrower is an “eligible participant” within the meaning of the Act. The Issuer:

- (a) shall finance the Project in an amount not to exceed \$4,500,000; and
- (b) shall issue revenue bonds in one or more series of tax-exempt and/or taxable bonds (the “Bond(s)”), in an amount not to exceed \$4,500,000 in order to finance costs of the Project; and
- (c) hereby finds that the completion of the Project will significantly increase the number of persons traveling to the Town for business and recreation.

2. The aforesaid plan of financing contemplates, and is conditioned upon, the following:

- (a) The Bonds shall never constitute an indebtedness of the Issuer within the meaning of any state constitutional provision or statutory limitation;
- (b) The Bonds shall not constitute or give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers;
- (c) The Project shall be subject to property taxation in the same amount and to the same extent as though the Project were not financed with revenue bonds;
- (d) The Borrower shall find a purchaser for all of the Bonds;
- (e) The Town’s out-of-pocket costs, including but not limited to legal fees and trustee’s fees, in connection with the issuance and sale of the Bonds shall be paid by the Borrower; and
- (f) A notice of public hearing required by federal law for purposes of Section 147(f) of the Internal Revenue Code, as amended, shall be published in a newspaper of general circulation in the Town of Lawrence and a public hearing shall be held to provide interested individuals or parties the opportunity to testify as to the Project and the issuance of the Bonds.

3. The aforesaid plan of financing shall not be legally binding upon the Issuer nor be finally implemented unless and until:

- (a) The details and mechanics of the same are authorized and approved by a further resolution of the Town Board which shall be solely within the discretion of the Town Board;
- (b) The Town Clerk shall cause notice of adoption of this Initial Resolution, in the form attached hereto as Exhibit A, to be published once in a newspaper of general circulation in the Town of Lawrence, and the electors of the Town of Lawrence shall have been given the opportunity to petition for a referendum on the matter of the aforesaid Bond issue, all as required by law;
- (c) Either no such petition shall be timely filed or such petition shall have been filed and said referendum shall have approved the Bond issue;

(d) The Town Clerk shall have received an employment impact estimate issued under Section 238.11 of the Wisconsin Statutes;

(e) All documents required to consummate the financing have been duly authorized and delivered; and

(f) The Issuer and the Borrower have resolved all land use and special use issues with respect to the affected property and the Project.

4. Pursuant to the Act, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer's interests are not prejudiced thereby.

5. The Town Clerk is directed, following adoption of this Initial Resolution (i) to publish notice of such adoption not less than one time in the official newspaper of the Town of Lawrence, Wisconsin, such notice to be in substantially the form attached hereto as Exhibit A and (ii) to file a copy of this Initial Resolution, together with a statement indicating the date the Notice to Electors was published, with the Wisconsin Economic Development Corporation within twenty (20) days following the date of publication of such notice.

6. This Initial Resolution is an "initial resolution" within the meaning of the Act and official action toward issuance of the Bonds for purposes of Sections 103 and 144 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. Furthermore, it is the reasonable expectation of the Issuer that proceeds of the Bonds may be used to reimburse expenditures made on the Project prior to the issuance of the Bonds. The maximum principal amount of debt expected to be issued for the Project on the date hereof is \$4,500,000. This statement of official intent is made pursuant to Treasury Regulations §1.150-2.

Passed and adopted at a regular meeting of the Town Board of the Town of Lawrence, Wisconsin this 11th day of September, 2023.

APPROVED:

Dr. Lanny J. Tibaldo, Town Chairperson

ATTEST:

Cindy Kocken, Town Clerk

EXHIBIT A

NOTICE TO ELECTORS OF THE TOWN OF LAWRENCE, WISCONSIN

TAKE NOTICE that the Town Board of the Town of Lawrence, Wisconsin (the “Issuer”), at a regular meeting held at Town Hall, 2400 Shady Court, De Pere, Wisconsin, on September 11, 2023, adopted an Initial Resolution pursuant to Section 66.1103 of the Wisconsin Statutes, as amended, expressing the intention to issue not to exceed \$4,500,000 of revenue bonds of the Issuer (the “Bonds”) on behalf of De Pere Select Soccer Club Incorporated, d/b/a Sports Emporium, a Wisconsin nonstock, nonprofit corporation (the “Borrower”). The Borrower desires to complete a project consisting of financing the (i) acquisition of approximately 6.11 acres of land located at 2257 Lawrence Parkway in the Town of Lawrence, Wisconsin (the “Project Site”), (ii) construction of an approximately 82,000 square foot community recreational facility and event center (the “Facility”) located at the Project Site to be owned by the Borrower, (iii) acquisition and installation of furniture, fixtures, and equipment at the Facility, and (iv) payment of certain professional costs and costs of issuance (collectively, the “Project”). The Borrower has represented that the net number of full-time equivalent jobs which the Project is expected to create on the Project site within three years is 5. Based on information provided by the Borrower, the Project will significantly increase the number of persons traveling to the Town of Lawrence for business or recreation.

Pursuant to the terms of Section 66.1103 of the Wisconsin Statutes, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer’s interests are not prejudiced thereby.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, NOR SHALL THE BONDS GIVE RISE TO ANY PECUNIARY LIABILITY OF THE ISSUER, NOR SHALL THE BONDS BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE ISSUER. RATHER, THE BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES AND OTHER AMOUNTS TO BE DERIVED PURSUANT TO THE REVENUE AGREEMENT RELATING TO SAID PROJECT TO BE ENTERED INTO BETWEEN THE ISSUER AND THE BORROWER.

The Initial Resolution may be inspected in the office of the Town Clerk at 2400 Shady Court, De Pere, Wisconsin, during business hours.

TAKE FURTHER NOTICE THAT THE ELECTORS OF THE TOWN OF LAWRENCE MAY PETITION FOR A REFERENDUM ON THE QUESTION OF THE BOND ISSUE. Unless within thirty (30) days from the date of the publication of this Notice a petition signed by not less than five percent (5%) of the registered electors of the Town of Lawrence is filed with the Town Clerk requesting a referendum on the question of the issuance of the Bonds, the Issuer will issue the Bonds without submitting the proposition for the electors’ approval. If such petition is filed as aforesaid, then the Bonds shall not be issued until approved by a majority of the electors of the Town of Lawrence voting thereon at a general or special election.

Cindy Kocken, Town Clerk
Town of Lawrence, Wisconsin

CERTIFICATION BY TOWN CLERK

I, Cindy Kocken, duly sworn, hereby certify that I am the duly qualified and acting Town Clerk of the Town of Lawrence, Wisconsin (the "Town"), and as such I have in my possession, or have access to, the complete corporate records of the Town and of its Town Board; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. _____ entitled: INITIAL RESOLUTION REGARDING REVENUE BOND FINANCING FOR SPORTS EMPORIUM PROJECT.

I hereby further certify as follows:

1. Said Initial Resolution was considered for adoption by the Town Board at a meeting held at Town Hall, 2400 Shady Court, De Pere, Wisconsin, at ____ p.m. on September 11, 2023. Said meeting was a regular meeting of the Town Board and was held in open session.

2. Said Initial Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the Town Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the Town.

3. Said meeting was called to order by _____, who chaired the meeting. Upon roll, I noted and recorded that the following supervisors were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following supervisors were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Initial Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____. Following discussion and after all supervisors who desired to do so had expressed their views for or against said Initial Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting chairperson declared said Initial Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Town hereto on this 11th day of September, 2023.

[SEAL]

Cindy Kocken, Town Clerk

**ORDINANCE 2023-003 OF THE TOWN OF LAWRENCE, WISCONSIN
TO REPEAL AND REPLACE SECTION § 204-15
Use of Cigarette, Tobacco Products or Other Smoking Electronic Delivery Devices
Prohibited and other Tobacco Restrictions.**

Purpose: The purpose of this Ordinance is to amend the current code regarding the use of cigarette, tobacco products or other smoking electronic delivery devices prohibited and other tobacco restrictions.

The Town Board of Supervisors of the Town of Lawrence does ordain as follows:

Section 1: Town of Lawrence Ordinance Section § 204-15 is hereby repealed and replaced to read as follows:

**§ 204-15 Use of Cigarette, Tobacco Products or Other Smoking Electronic Delivery Devices
Prohibited and other Tobacco Restrictions**

204-15.01 Definitions

For the purpose of this section the following words shall have the following meanings:

Cigarette means any roll of tobacco wrapped in paper or any other regulated substance other than tobacco.

Electronic delivery device means any product containing or delivering nicotine or any other substance intended for human consumption that may be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. Electronic delivery device includes any device manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or description, or any component part of such product whether or not sold separately. Electronic delivery device does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product and is being marketed and sold solely for such an approved purpose.

Law enforcement officer means any person employed by the state or any political subdivision of the state, for the purpose of detecting and preventing crime and enforcing laws or ordinances and who is authorized to make arrests for violations of the laws or ordinances he or she is employed to enforce.

Smoke or smoking means burning, holding, inhaling, exhaling or carrying any lighted or heated cigar, cigarette, pipe or heated tobacco or plant product intended for inhalation, whether natural, or synthetic, in any manner or form. Smoking includes the use of an electronic delivery device which creates an aerosol or vapor, in any manner or form, or the use of any oral smoking device.

Tobacco products means cigars; cheroots; stogies; periques; granulated, plug cut, crimp cut, ready-rubbed and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco and other kinds and forms of tobacco prepared in such manner as to be suitable for chewing or smoking in a pipe or otherwise, or both for chewing and smoking; but (tobacco products(does not include cigarettes, as defined under Wis. Stats. § 139.30(1).

204-15.02 Prohibited Conduct

No child under the age of 18 may do any of the following:

- (1) Buy or attempt to buy any Cigarette or Tobacco Product or other Smoking or Electronic Delivery Device or engage in any conduct prohibited by Wis. Stat. § 254.92.
- (2) Falsely represent his or her age for the purpose of receiving any Cigarette or Tobacco Product or other Smoking or Electronic Delivery Device or for the purpose of engaging in any other activity prohibited by Wis. Stat. § 254.92.
- (3) Possess any Cigarette or Tobacco Product or other Smoking or Electronic Delivery Device.

An individual who violates subsections 1, 2, and 3 shall be subject to a forfeiture of up to \$100.00 for each violation.

204-15.03 Exceptions

A child may purchase or possess Cigarettes or Tobacco Products or other Smoking or Electronic Delivery Device for the sole purpose of resale in the course of employment during his or her working hours if employed by a retailer licensed under Wis. Stats. § 134.65(1)(d).

A law enforcement officer shall seize any Cigarette or Tobacco Product, or other Smoking or Electronic Delivery Device involved in any violation of subsection 197-12.02 in his or her presence.

204-15.04 Smoking Ban Adopted

The Town adopts, by reference, the provisions of Wis. Stats. § 101.123, smoking prohibited, pertaining to the statewide smoking ban. For purposes of enforcing the smoking ban found in Wis. Stats. § 101.123 within this Town, the definition found in this section for "Smoke" or "Smoking" shall apply instead of the definition for "Smoking" found in said state statutes and the definition found in this section for "Electronic Delivery Device" shall also apply.

204-15.05 Related Provisions

This ordinance further adopts:

- a) Wis. Stat. § 101.123 relating to the prohibition of smoking are hereby adopted and incorporated as if fully set forth herein.
- b) Wis. Stat. § 124.65 – Cigarette and tobacco products retailer license.
- c) Wis. Stat. § 134.66 – Restrictions on sale or gift of cigarettes or nicotine or tobacco products.
- d) Wis. Stat. § 254.76 – Causing fires by tobacco smoking.

e) Wis. Stat. § 254.92 – All other provisions of this statutory subsection not otherwise adopted or encompassed by this ordinance 204-15.

204-15.06 Penalties

Penalties or imposed forfeitures for the above, not otherwise specifically noted, fall under § **1-3** of the Town of Lawrence municipal ordinances.

Section 2: Severability

If any provision of this ordinance is found invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 3: This amendment to existing ordinances shall be effective upon passage and publication as provided by Law.

Dated at Town of Lawrence, Wisconsin on this 11th day of September 2023.

TOWN OF LAWRENCE

Introduced by:

Seconded by:

Vote: ayes, nay

Town Chairman, Lanny Tibaldo

Attest: _____
Town Clerk, Cindy Kocken



Agenda Item Review

Meeting Date: 9/11/23

Agenda Item#: 15

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consider Pay Req #2 –Final – Nutmeg Dr Extension – Advance Constr. \$7,704.99**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes, included in subdivision financing

Item History

As part of the development of Derouin Estates Subdivision, the Nutmeg Drive water/sewer/road extension construction project was bid and executed through Town contract with Advance Construction.

The work has been completed and Pay Request #2 (final request) is attached.

McMahon has reviewed the pay request and recommends approval.

Recommended Action:

Recommend approval of Pay Request #2 – Final – Nutmeg Drive Extension – Advance Construction in the amount of \$7,704.99



August 28, 2023

Town of Lawrence
Attn: Patrick Wetzel, Administrator
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Nutmeg Drive | Street & Utility Construction
Certificate for Payment #2 - Final
McM. No. L0017-09-22-00688

Dear Patrick:

Enclosed herewith is Certificate for Payment #2 for the above referenced project. This Certificate is issued to Advance Construction, Inc. in the amount of \$7,704.99 for final payment for work performed through August 25, 2023.

Please process the enclosed, and forward payment to Advance Construction, Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.



Matthew J. Greely, P.E.
Executive Vice President E&I Group

MJG:car

cc: Advance Construction, Inc.

Enclosure: Certificate for Payment #2 - Final

**CERTIFICATE FOR
PAYMENT**

TOWN OF LAWRENCE
2400 Shady Court
De Pere, WI 54115

Contract No.
Project File No.
Certificate No.
Issue Date:
Project:

L0017-09-22-00688
L0017-09-22-00688
Two (2) - Final
August 28, 2023
Nutmeg Drive
Street & Utility Construction

This Is To Certify That, In Accordance With The Contract Documents Dated: May 10, 2023

ADVANCE CONSTRUCTION, INC.
2141 Woodale Avenue
Green Bay, WI 54313

Is Entitled To Final Payment For Work Performed Through: August 25, 2023

- ☒ Contractor's Application for Payment Attached
☒ Itemized Cost Breakdown Attached

Original Contract	<u>\$197,523.71</u>
Net Change Orders	<u>\$0.00</u>
Current Contract Amount	<u>\$197,523.71</u>

Completed To Date	<u>\$185,626.93</u>
Retainage 2.5% *	<u>\$0.00</u>
Subtotal	<u>\$185,626.93</u>
Previously Certified	<u>\$177,921.94</u>

Amount Due This Payment: \$7,704.99

Please process and forward payment to Advance Construction, Inc.

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin


Matthew J. Greely, P.E.
Executive Vice President E&I Group

CERTIFICATE FOR PAYMENT #2

TOWN OF LAWRENCE
NUTMEG DRIVE | STREET & UTILITY CONSTRUCTION
L0017-09-22-00688

Engineer: McMAHON ASSOCIATES, INC.
1445 McMahon Drive
PO Box 1025
Neenah, WI 54956 / 54957-1025

ADVANCE CONSTRUCTION, INC.
2141 Woodale Avenue
Green Bay, WI 54313

Item	Description	Qty	Unit	Bid Quantities		Previous Requests		This Request		Completed To Date	
				Unit Price	Total	Qty	Total	Qty	Total	Qty	Total
1.	8 Inch Sanitary Sewer	328	L.F.	\$52.50	\$17,220.00	329.00	\$17,272.50	0.00	\$0.00	329.00	\$17,272.50
2.	4 Inch Sanitary Lateral	365	L.F.	\$30.00	\$10,950.00	354.00	\$10,620.00	0.00	\$0.00	354.00	\$10,620.00
3.	4 Foot Diameter Sanitary Manhole	11.04	V.F.	\$419.00	\$4,625.76	11.00	\$4,609.00	0.00	\$0.00	11.00	\$4,609.00
4.	8 Inch Water Main	350	L.F.	\$62.00	\$21,700.00	358.00	\$22,196.00	0.00	\$0.00	358.00	\$22,196.00
5.	6 Inch Water Main	5	L.F.	\$42.00	\$210.00	16.00	\$672.00	0.00	\$0.00	16.00	\$672.00
6.	6 Inch Resilient Wedge Gate Valve	1	Ea.	\$1,837.00	\$1,837.00	1.00	\$1,837.00	0.00	\$0.00	1.00	\$1,837.00
7.	Relocate Hydrant Reducer and Lead	1	Ea.	\$1,500.00	\$1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00
8.	2 Inch Poly Water Service	65	L.F.	\$23.50	\$1,527.50	72.00	\$1,692.00	0.00	\$0.00	72.00	\$1,692.00
9.	1 Inch Poly Water Service	303	L.F.	\$17.00	\$5,151.00	330.00	\$5,610.00	0.00	\$0.00	330.00	\$5,610.00
10.	2 Inch Water Service Set	1	Ea.	\$1,470.00	\$1,470.00	1.00	\$1,470.00	0.00	\$0.00	1.00	\$1,470.00
11.	1 Inch Water Service Set	5	Ea.	\$729.00	\$3,645.00	5.00	\$3,645.00	0.00	\$0.00	5.00	\$3,645.00
12.	18 Inch Storm Sewer	222	L.F.	\$60.00	\$13,320.00	223.00	\$13,380.00	0.00	\$0.00	223.00	\$13,380.00
13.	15 Inch Storm Sewer	134	L.F.	\$35.00	\$4,690.00	133.00	\$4,655.00	0.00	\$0.00	133.00	\$4,655.00
14.	12 Inch Storm Sewer	50	L.F.	\$32.00	\$1,600.00	49.00	\$1,568.00	0.00	\$0.00	49.00	\$1,568.00
15.	8 Inch Storm Sewer	5	L.F.	\$41.00	\$205.00	5.00	\$205.00	0.00	\$0.00	5.00	\$205.00
16.	4 Inch Storm Lateral	277	L.F.	\$23.00	\$6,371.00	286.00	\$6,578.00	0.00	\$0.00	286.00	\$6,578.00
17.	Inlet	2	Ea.	\$2,600.00	\$5,200.00	2.00	\$5,200.00	0.00	\$0.00	2.00	\$5,200.00
18.	Yard Drain	1	Ea.	\$2,263.00	\$2,263.00	1.00	\$2,263.00	0.00	\$0.00	1.00	\$2,263.00
19.	Inlet Protection	7	Ea.	\$60.00	\$420.00	3.00	\$180.00	0.00	\$0.00	3.00	\$180.00
20.	48 Inch Diameter Storm Manhole	11.7	V.F.	\$314.00	\$3,673.80	6.87	\$2,157.18	0.00	\$0.00	6.87	\$2,157.18
21.	Roadway Excavation (Estimated 800 C.Y.)	1	L.S.	\$9,860.00	\$9,860.00	1.00	\$9,860.00	0.00	\$0.00	1.00	\$9,860.00
22.	2 Inch Asphaltic Pavement, Lower Layer (4 LT 58-28S)	153	TON	\$99.00	\$15,147.00	153.00	\$15,147.00	0.00	\$0.00	153.00	\$15,147.00
23.	Asphaltic Pavement Density Testing	2	Ea.	\$155.00	\$310.00	2.00	\$310.00	0.00	\$0.00	2.00	\$310.00
24.	Base Aggregate Dense, 1-1/4 Inch (1,700 S.Y.)	557	TON	\$17.05	\$9,496.85	559.53	\$9,539.99	0.00	\$0.00	559.53	\$9,539.99
25.	Base Aggregate Dense, 3 Inch (1,700 S.Y.)	836	TON	\$15.80	\$13,208.80	796.58	\$12,585.96	0.00	\$0.00	796.58	\$12,585.96
26.	Excavation Below Subgrade (EBS) and Replacement with Breaker Run	100	C.Y.	\$38.00	\$3,800.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
27.	Concrete Curb and Gutter 30 Inch	775	L.F.	\$24.80	\$19,220.00	778.00	\$19,294.40	0.00	\$0.00	778.00	\$19,294.40
28.	Silt Fence	1,600	L.F.	\$1.50	\$2,400.00	1,440.00	\$2,160.00	0.00	\$0.00	1,440.00	\$2,160.00
29.	Terrace Restoration (Topsoil, Seed, Fertilizer, Mulch) in Right-of-Way (Estimated 1,700 S.Y.)	1	L.S.	\$10,306.00	\$10,306.00	0.50	\$5,153.00	0.15	\$1,545.90	0.65	\$6,698.90
30.	Grading and Restoration (12 Feet Beyond Right-of-Way) for Utility Easement (Temporary Seed, Fertilizer and Mulch) (Estimated 1,150 S.Y.)	1	L.S.	\$2,442.00	\$2,442.00	0.00	\$0.00	0.50	\$1,221.00	0.50	\$1,221.00
31.	Internal Lot Restoration with Alfalfa Mix (65 Feet Past Utility Easement)	1.4	Ac.	\$1,610.00	\$2,254.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
32.	Pothole (Gas Locate)	3	Ea.	\$500.00	\$1,500.00	3.00	\$1,500.00	0.00	\$0.00	3.00	\$1,500.00
TOTAL (Items 1. through 32., Inclusive)				\$197,523.71		\$182,860.03		\$2,766.90		\$185,626.93	

Completed to Date:	\$185,626.93
Retainage:	\$0.00
Subtotal:	\$185,626.93
Previous Application:	\$177,921.94
Amount Due This Application:	\$7,704.99



Agenda Item Review

Meeting Date: 9/11/23

Agenda Item#: 16

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consider Resolution 2023-014 – Intergovt Cooperative Recycling Consolidation-Grant**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes, maintains our grant funding eligibility
2. Is it Currently Budgeted? Yes, recycling grant revenue

Item History

As part of our regional participation with Brown County recycling, we're now required to enter into and approve an annual agreement for the intergovernmental cooperative recycling agreement to satisfy eligibility requirements for the annual Wisconsin Recycling Consolidation Grant.

No new changes to our program or arrangement with other area municipalities, but approving this intergovernmental agreement on an annual basis will maintain eligibility for the recycling grant programs.

Recommended Action:

Recommend approval of Resolution 2023-014 – Approving Intergovernmental Cooperative Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2024.

RESOLUTION 2023-014

Approving Intergovernmental Cooperative Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2024

This agreement is made by and between the Cities of De Pere and Green Bay, the Villages of Allouez, Ashwaubenon, Bellevue, Denmark, Hobart, Howard, Pulaski, Suamico, Wrightstown, and Towns of Eaton, Glenmore, Green Bay, Holland, Humboldt, Lawrence, Ledgeview, Morrison, New Denmark, Pittsfield, Rockland, Scott and Wrightstown, each of which is a municipal corporation, and the Oneida Nation, a federally recognized Indian tribe, all of which are a Responsible Units as defined in Section 287.01(9) of the Wisconsin Statutes (collectively referred to as the “Responsible Units” or “RUs”) for purposes of implementing efficiencies related to operating an effective recycling program in accordance with ss. 287.11 and 287.24, Wis. Stats., and ch. NR 542, Wis. Admin. Code. This agreement is intended to qualify for the 2024 Wisconsin Recycling Consolidation Grant.

WHEREAS the RUs believe that, by working together in this cooperative agreement, they can more effectively and efficiently provide for the recycling education needs of their citizens; and

WHEREAS the RUs desire to collaborate in an effort to educate about recycling; and

WHEREAS the RUs recognize the importance of educating residents about recycling and their RU responsibility to do so; and

WHEREAS Brown County partnered with Outagamie and Winnebago Counties, collectively known as Tri-County Recycling, to fund, host, and promote the *Tri-County Recycling Guide*; and

WHEREAS Tri-County Recycling will continue to fund, host, and promote the smartphone recycling app Betterbin; and

WHEREAS Tri-County Recycling will continue to fund, host, and promote the Waste Wizard Material Search Engine tool; and

WHEREAS the Tri-County Recycling Guide, the Betterbin smartphone app, and the Waste Wizard Material Search Engine provide comprehensive information on single-stream recycling guidelines, recycling plastic bags, proper medical sharps disposal, electronics recycling, universal waste recycling, household hazardous waste programs, pharmaceutical drop boxes and waste reduction tips; and

WHEREAS Section 66.0301(2) of the Wisconsin Statutes authorizes cooperation between municipalities and between municipalities and Indian tribes, and allows municipalities to contract with each other and with Indian tribes for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS each participating RU will maintain a copy of the other above listed RUs' cooperative agreements on file, given that not all cooperating RUs will be able to sign a single document;

NOW THEREFORE IT IS AGREED THAT the above listed RUs have and will continue to make available to its residents the *Tri-County Recycling Guide*, the Tri-County Recycling Betterbin smartphone app and Waste Wizard Material Search Engine (<https://recyclemoretricity.org/waste-wizard/>), recognizing additional and consistent education will reduce contamination and improve recycling, thereby enabling the processing and marketing of these recyclables in the most efficient and cost-effective manner possible.

SIGNATURE

TITLE

MUNICIPALITY

DATE



Agenda Item Review

Meeting Date: 9/11/23
Agenda Item#: 17

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: Update on Schedule toward Consideration of TIF District 3 Creation – Mid Valley/Freedom

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Would be created as TIF 3 funding/budget

Item History:

For the past few months, we've reviewed plans for the creation of TIF District #3 in the Town to accommodate future development at and near the I-41 / CTH S interchange, and specifically to provide a financing mechanism in order to fund necessary Town infrastructure and other improvements/costs to promote new development in this area.

We've reviewed proposed boundaries, lists of projects to consider, very conservative new development values to be created, etc. Please find these items contained with the draft TID #3 Proposed Project Plan, attached.

The Joint Review Board (members of local taxing jurisdictions) met for an organizational meeting to review the proposed plan on Wed Sept 6th. Planning & Zoning Committee held a hearing and took up the proposed project plan on Wed Sept 6th as well and has voted 5-0 to recommend approval of the creation of TID #3, authorizing the proposed boundary and project plan.

The next step is for the Town Board to review and consider this creation of TID #3, which is planned for the Mon Sept 25th board meeting.

Recommended Action: No action this evening, just update on the planned schedule and draft documents created by Town staff to date on boundary, projects, new value to be created, financing/cash flow, etc. Will anticipate review/action at the 9/25/23 board meeting.

September 7, 2023

PROJECT PLAN

Town of Lawrence, Wisconsin

Tax Incremental District No. 3



Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	September 6, 2023
Public Hearing Held:	September 6, 2023
Approval by Plan Commission:	September 6, 2023
Adoption by Town Board:	September 25, 2023
Approval by the Joint Review Board:	October 10, 2023

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 3 (“District”) is a proposed Mixed Use District comprising approximately 220 acres located in the southwestern portion of the Town, west of Hwy 41. The District will be created to pay the costs of water, sewer, roads and stormwater infrastructure needed (“Project”) to be developed by multiple developers within the District. In addition to the incremental property value that will be created, the Town expects the Project will result in the creation of \$101 million in new taxable value by 2031, as well as the creation of a significant number of new jobs and additional residential living units within the Town.

AUTHORITY

Towns with a population of at least 3,500 and equalized valuation of at least \$500 million are permitted by Wis. Stat. § 60.23(32) to create a tax incremental district in the same manner as a city or village using the procedures set forth in Wis. Stat. § 66.1105. To exercise this authority, certain conditions related to provision of sanitary sewer service must be met. Those conditions are:

1. The boundaries of the proposed district must be within a sewer service area; and
2. Sewer service, provided by a wastewater treatment facility that complies with Wis. Stat. Chapter 283, must either currently extend to, or be provided to, the proposed district before the use or operation of any improvements to real property in the proposed district begins.

The area within the District boundary is within NEW Water’s sewer service area, and the areas to develop will have sewer service prior to beginning operations.

Additionally, a town must specify that one of the following will apply to the district:

- a. That at least 51% of the value of public infrastructure improvements within the district will be financed by a private developer, or other private entity, in return for the town’s agreement to repay the developer or other entity for those costs solely through the payment of cash grants.
- b. That the town expects all project costs to be paid within 90% percent of the proposed tax incremental district’s life.
- c. That expenditures may be made only within the first half of the proposed tax incremental district’s life, except that expenditures may be made after

this period if the expenditures are approved by a unanimous vote of the joint review board.

The Town meets the population and valuation requirements, and development within the proposed District will be provided with the required sewer service. The Town expects all project costs to be paid within 90% percent of the District's life.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Town anticipates making total expenditures of approximately \$15.2 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated \$6.7 million for water and sewer infrastructure extension work, \$1.25 million in stormwater infrastructure and a new roundabout.

INCREMENTAL VALUATION

The Town projects that new land and improvements value of approximately \$101 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs within 16 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Town. In reaching this determination, the Town has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Town is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Town has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Town does not

exceed 12% of the total equalized value of taxable property within the Town.

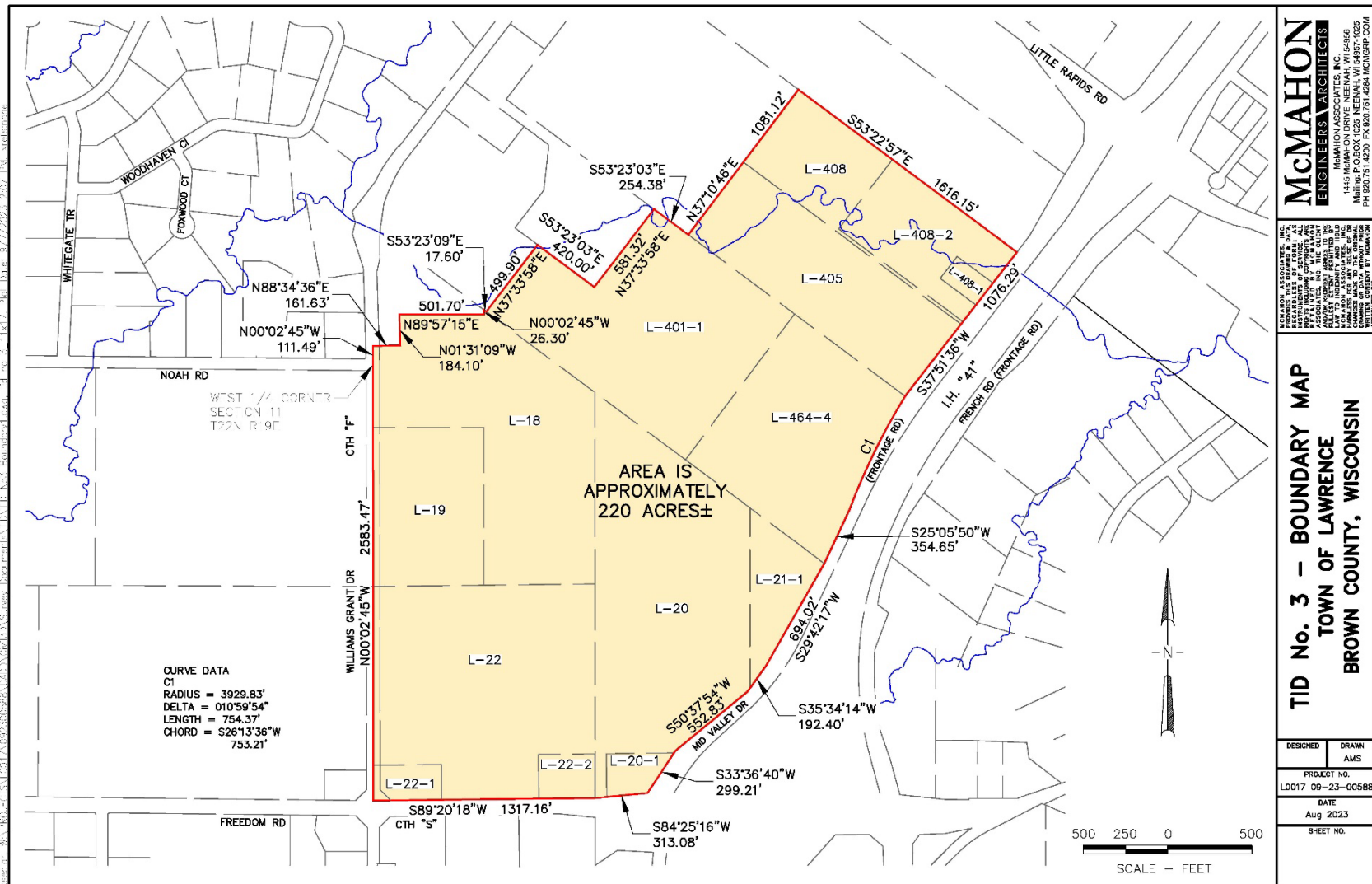
9. The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

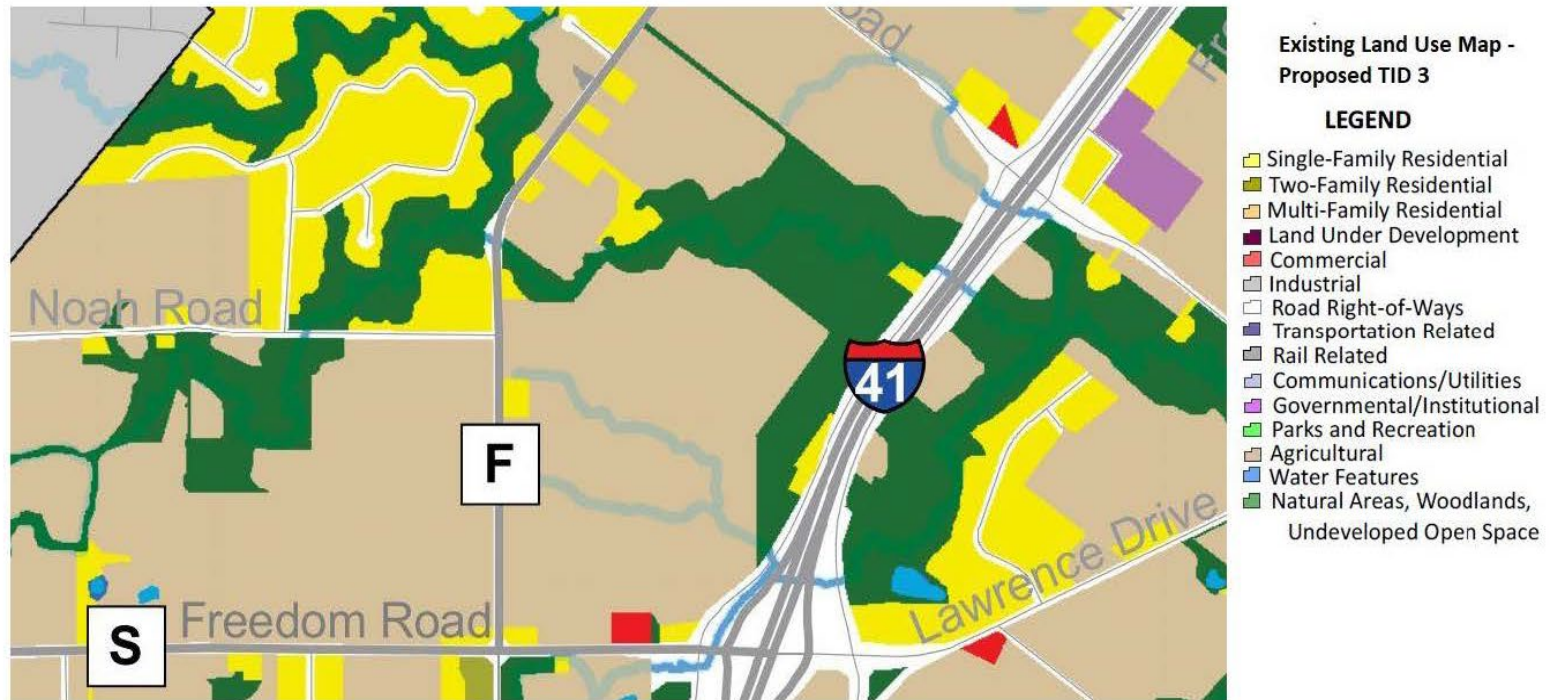
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

Town of Lawrence, Wisconsin																				
Tax Increment District # 3																				
Base Property Information																				
							Assessment Information				Equalized Value					District Classification				
			Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use
Parcel Number	Street Address	Owner																		
ROW Areas																				
L-18	Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	29.96		No	No	7,800			7,800	93.95%	8,302	0	0	8,302		15		15	30.00
L-19	2799 Williams Grant Drive, Town of Lawrence	MS Real Estate Holdings, LLC	13.33		No	No	32,900	156,500		189,400	93.95%	35,019	166,578	0	201,597		13.33			13.33
L-20	Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	36.42		No	No	7,800			7,800	93.95%	8,302	0	0	8,302		36.42			36.42
L-20-1	2714 Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	1.79		No	No	400			400	93.95%	426	0	0	426		1.79			1.79
L-21-1	2852 Mid Valley Drive, Town of Lawrence	MS Real Estate Holdings, LLC	5.61		No	No	1,200			1,200	93.95%	1,277	0	0	1,277		5.61			5.61
L-22	2800 Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	33.45		No	No	7,200			7,200	93.95%	7,664	0	0	7,664		33.45			33.45
L-22-1	2816 Freedom Road, Town of Lawrence	J Greg Little	1.71		No	No	40,100	129,000		169,100	93.95%	42,682	137,307	0	179,989			1.71		1.71
L-22-2	2746 Freedom Road, Town of Lawrence	Kwik Trip Inc	2.00		No	No	110,000	1,148,100	131,400	1,389,500	93.95%	117,084	1,222,033	139,862	1,478,978		2			2.00
L-401-1	CTH F, Town of Lawrence	MS Real Estate Holdings, LLC	31.03		No	No	11,400			11,400	93.95%	12,134	0	0	12,134				31.03	31.03
L-405	0 Mid Valley Drive, Town of Lawrence	Beno Nicholas J Living Trust	19.94		No	No	84,900			84,900	93.95%	90,367	0	0	90,367		19.94			19.94
L-408	05TH 41, Town of Lawrence	Beno Nicholas J Living Trust	9.01		No	No	27,400			27,400	93.95%	29,164	0	0	29,164		9.01			9.01
L-408-1	2718 Mid Valley Drive, Town of Lawrence	John J Tyczkowski	1.00		No	No	55,000	130,800		185,800	93.95%	58,542	139,223	0	197,765			1		1.00
L-408-2	0 Mid Valley Drive, Town of Lawrence	Beno Nicholas J Living Trust	10.00		No	No	13,000			13,000	93.95%	13,837	0	0	13,837	5	5			10.00
L-464-4	2818 Mid V alley Drive, Town of Lawrence	JFTCO Inc	22.64		No	No	98,000			98,000	93.95%	104,311	0	0	104,311	22.64				22.64
			0.00																	
		Total Acreage	217.89				497,100	1,564,400	131,400	2,192,900		529,111	1,665,141	139,862		27.64	141.55	2.71	46.03	217.99
																12.69%	64.97%	1.24%	21.13%	100.02%
1Assessed valuations as of 1-1-2022. Actual base value will be determined using 1-1-2023 assessed values.												Estimated Base Value		2,334,114						

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the Town expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Town.

The equalized value of the increment of existing tax incremental districts within the Town, plus the base value of the proposed District, totals \$81.1 million. This value is less than the maximum of \$136.4 million in equalized value that is permitted for the Town.

Town of Lawrence, Wisconsin	
Tax Increment District # 3	
Valuation Test Compliance Calculation	
District Creation Date	9/25/2023
	Valuation Data Currently Available 2023
Total EV (TID In)	1,136,830,900
12% Test	136,419,708
Increment of Existing TIDs	
TID #1	49,870,200
TID #2	30,931,900
Total Existing Increment	80,802,100
Projected Base of New or Amended District	2,334,114
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	83,136,214
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Town ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Town expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Town from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Town to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly

costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Town may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Town may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Town may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Town related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Town may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Town may need to remove and dispose of excess material, or bring in fill material to

provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand

stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Town to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Town to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Town to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Town may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation

of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Town may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Town are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Town executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Town may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Town's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Town intends to make the following project cost expenditures outside the District:

- The Mid Valley water and sewer extension from the north to the district boundary totaling \$2,700,000.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Town may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Town employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

TID No. 3 - PROJECTS

PROPOSED TID No. 3 IMPROVEMENTS

- MID VALLEY WATER/SEWER EXTENSIONS
- PHASE I - ROAD/WATER/SEWER EXTENSIONS
- PHASE II - ROAD/WATER/SEWER EXTENSIONS
- REGIONAL STORMWATER POND - TOWN SHARE
- ROUND-A-BOUT - CTH S & CTH F

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TID No. 3
TOWN OF LAWRENCE, BROWN COUNTY, WI
PROPOSED TID No. 3 IMPROVEMENTS

DATE: 09/23/2009
PROJECT NO: 10000-09-23-000
SHEET NO: 1

DATE: 09/23/2009
PROJECT NO: 10000-09-23-000
SHEET NO: 1

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Town currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Town of Lawrence, Wisconsin

Tax Increment District # 3

Estimated Project List

		Phase I 2023	Phase II 2025	Phase III 2026	Phase IV 2027	Phase V On-Going	Total (Note 1)
Project ID	Project Name/Type						
1	Mid Valley Water/Sewer Extensions	2,700,000					2,700,000
2	Phase I - Road/Water/Sewer Extensions		2,000,000				2,000,000
3	Phase II - Road/Water/Sewer Extensions			2,000,000			2,000,000
4	Regional Stormwater Pond - Town Share				500,000		500,000
5	Roundabout - CTH S & CTH F				750,000		750,000
6	Development Incentives					3,000,000	3,000,000
7	TID Creation Expense	30,000					30,000
8	Interest on Long Term Debt					4,007,167	4,007,167
9	Administration Expense					200,000	200,000
Total Projects		2,730,000	2,000,000	2,000,000	1,250,000	7,207,167	15,187,167

Notes:

Note 1Project costs are estimates and are subject to modification

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Town plans to make are expected to create \$101 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Town's current equalized TID Interim tax rate of \$14.11 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$21.8 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Town of Lawrence, Wisconsin							
Tax Increment District # 3							
Development Assumptions							
Construction Year		Commerical	Industrial	Residential	Annual Total	Construction Year	
1	2023		500,000		500,000	2023	1
2	2024		14,500,000		14,500,000	2024	2
3	2025			5,000,000	5,000,000	2025	3
4	2026			10,200,000	10,200,000	2026	4
5	2027	4,000,000		9,200,000	13,200,000	2027	5
6	2028	6,000,000		13,600,000	19,600,000	2028	6
7	2029	6,000,000		7,000,000	13,000,000	2029	7
8	2030	6,000,000	5,000,000		11,000,000	2030	8
9	2031	9,000,000	5,000,000		14,000,000	2031	9
10	2032				0	2032	10
11	2033				0	2033	11
12	2034				0	2034	12
13	2035				0	2035	13
14	2036				0	2036	14
15	2037				0	2037	15
16	2038				0	2038	16
17	2039				0	2039	17
18	2040				0	2040	18
19	2041				0	2041	19
20	2042				0	2042	20
Totals		<u>31,000,000</u>	<u>25,000,000</u>	<u>45,000,000</u>	<u>101,000,000</u>		
Notes:							

Table 2 – Tax Increment Projection Worksheet

Town of Lawrence, Wisconsin Tax Increment District # 3 Tax Increment Projection Worksheet										
Type of District	Mixed Use			Base Value	2,334,114					
District Creation Date	September 25, 2023			Appreciation Factor	0.00%		Apply to Base Value			
Valuation Date	Jan 1, 2023			Base Tax Rate	\$14.11					
Max Life (Years)	20			Rate Adjustment Factor						
Expenditure Period/Termination	15 9/25/2038									
Revenue Periods/Final Year	20 2044									
Extension Eligibility/Years	Yes 3			Tax Exempt Discount Rate	4.00%					
Eligible Recipient District	No			Taxable Discount Rate	5.50%					

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV Calculation	
	Year	Value Added							NPV Calculation		
1	2023	500,000	2024	0	500,000	2025	\$14.11	7,056	6,272	6,009	
2	2024	14,500,000	2025	0	15,000,000	2026	\$14.11	211,670	187,209	176,872	
3	2025	5,000,000	2026	0	20,000,000	2027	\$14.11	282,226	419,178	392,813	
4	2026	10,200,000	2027	0	30,200,000	2028	\$14.11	426,162	755,979	701,885	
5	2027	13,200,000	2028	0	43,400,000	2029	\$14.11	612,431	1,221,377	1,122,892	
6	2028	19,600,000	2029	0	63,000,000	2030	\$14.11	889,012	1,870,969	1,702,172	
7	2029	13,000,000	2030	0	76,000,000	2031	\$14.11	1,072,459	2,624,465	2,364,554	
8	2030	11,000,000	2031	0	87,000,000	2032	\$14.11	1,227,684	3,453,844	3,083,278	
9	2031	14,000,000	2032	0	101,000,000	2033	\$14.11	1,425,242	4,379,654	3,874,159	
10	2032	0	2033	0	101,000,000	2034	\$14.11	1,425,242	5,269,856	4,623,810	
11	2033	0	2034	0	101,000,000	2035	\$14.11	1,425,242	6,125,820	5,334,380	
12	2034	0	2035	0	101,000,000	2036	\$14.11	1,425,242	6,948,862	6,007,906	
13	2035	0	2036	0	101,000,000	2037	\$14.11	1,425,242	7,740,248	6,646,319	
14	2036	0	2037	0	101,000,000	2038	\$14.11	1,425,242	8,501,196	7,251,450	
15	2037	0	2038	0	101,000,000	2039	\$14.11	1,425,242	9,232,877	7,825,033	
16	2038	0	2039	0	101,000,000	2040	\$14.11	1,425,242	9,936,417	8,368,715	
17	2039	0	2040	0	101,000,000	2041	\$14.11	1,425,242	10,612,897	8,884,052	
18	2040	0	2041	0	101,000,000	2042	\$14.11	1,425,242	11,263,359	9,372,524	
19	2041	0	2042	0	101,000,000	2043	\$14.11	1,425,242	11,888,803	9,835,531	
20	2042	0	2043	0	101,000,000	2044	\$14.11	1,425,242	12,490,192	10,274,399	
Totals								101,000,000	0	Future Value of Increment	21,831,605

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan. The Town may issue 10-year General Obligation Notes in 2023, 2025, 2026 and 2027 to fund the infrastructure improvements listed in the estimated project list. It is anticipated that the 2032, 2025 and 2026 Notes may be refunded and amortized over the remaining life of the District to better match to tax increment revenues. In addition, the Town may issue a Municipal Revenue Obligation in 2028 for potential development incentives.

Table 3 - Financing Plan

Town of Lawrence, Wisconsin						
Tax Increment District # 3						
Estimated Financing Plan						
	G.O. Promissory Note 2023	G.O. Promissory Note 2025	G.O. Promissory Note 2026	G.O. Promissory Note 2027	Municipal Revenue Obligation (MRO) 2028	Totals
Projects						
Phase I	2,700,000					2,700,000
Phase II		2,000,000				2,000,000
Phase III			2,000,000			2,000,000
Phase IV				1,250,000	3,000,000	4,250,000
Phase V						0
Total Project Funds	2,700,000	2,000,000	2,000,000	1,250,000	3,000,000	10,950,000
Estimated Finance Related Expenses	300,653	220,883	225,651	167,789	5,000	
Municipal Advisor	28,300	25,600	25,600	22,500		
Bond Counsel	17,000	17,000	17,000	17,000	5,000	
Disclosure Counsel	11,050	11,050	11,050	11,050		
Rating Agency Fee	15,000	15,500	16,000	16,500		
Paying Agent	850	850	850	850		
Underwriter Discount	10.00 29,850	10.00 22,100	10.00 22,150	10.00 14,100		0
Debt Service Reserve						
Capitalized Interest	198,603	128,783	133,001	85,789		
Total Financing Required	3,000,653	2,220,883	2,225,651	1,417,789	3,005,000	
Estimated Interest	3.00% (20,250)	3.00% (15,000)	3.00% (15,000)	3.00% (9,375)	0.00%	0
Assumed spend down (months)	3	3	3	3	0	
Rounding	4,597	4,118	4,349	1,586	0	
Net Issue Size	2,985,000	2,210,000	2,215,000	1,410,000	3,005,000	11,825,000
Notes:						

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2040 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Town of Lawrence, Wisconsin														
Tax Increment District # 3														
Cash Flow Projection														
Year	Projected Revenues				Expenditures							Balances		
	Tax Increments	Cap I	Balloon Take Out	Total Revenues	Municipal Revenue Obligation (MRO) 3,005,000 Dated Date: 01/01/28			Annual Debt Service Payments	TID Creation Expense	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding
2023				0				0	30,000		30,000	(30,000)	(30,000)	
2024		198,603		198,603				85,116		5,000	90,116	108,488	78,488	2,985,000
2025	7,056	128,783		135,838				113,488		5,000	118,488	17,351	95,838	5,195,000
2026	211,670	133,001		344,671				315,826		10,000	325,826	18,845	114,683	7,335,000
2027	282,226	85,789		368,015				403,050		10,000	413,050	(45,035)	69,648	8,670,000
2028	426,162			426,162				495,686		10,000	505,686	(79,525)	(9,877)	8,540,000
2029	612,431			612,431				599,563		10,000	609,563	2,868	(7,009)	8,270,000
2030	889,012			889,012	100,000			770,834		10,000	880,834	8,179	1,170	7,815,000
2031	1,072,459			1,072,459	125,000			930,216		10,000	1,065,216	7,243	8,413	7,180,000
2032	1,227,684			1,227,684	200,000			1,009,133		10,000	1,219,133	8,551	16,964	6,440,000
2033	1,425,242		1,965,000	3,390,242	400,000			2,765,650		10,000	3,175,650	214,592	231,556	3,880,000
2034	1,425,242		0	1,425,242	800,000			605,264		10,000	1,415,264	9,978	241,534	5,615,000
2035	1,425,242		1,230,000	2,655,242	800,000			1,823,380		10,000	2,633,380	21,862	263,396	5,300,000
2036	1,425,242		1,425,000	2,850,242	580,000			2,110,701		10,000	2,700,701	149,541	412,938	4,910,000
2037	1,425,242			1,425,242				1,094,461		10,000	1,104,461	320,781	733,719	4,030,000
2038	1,425,242			1,425,242				670,800		10,000	680,800	744,442	1,478,161	3,510,000
2039	1,425,242			1,425,242				679,400		10,000	689,400	735,842	2,214,003	2,960,000
2040	1,425,242			1,425,242				696,600		10,000	706,600	718,642	2,932,645	2,370,000
2041	1,425,242			1,425,242				697,500		10,000	707,500	717,742	3,650,387	1,755,000
2042	1,425,242			1,425,242				697,400		10,000	707,400	717,842	4,368,229	1,115,000
2043	1,425,242			1,425,242				750,200		10,000	760,200	665,042	5,033,271	395,000
2044	1,425,242			1,425,242				402,900		10,000	412,900	1,012,342	6,045,613	0
Total	21,831,605	546,176	4,620,000	26,997,780	3,005,000		0	17,717,167	30,000	200,000	20,952,167			
Notes:												Projected TID Closure		

SECTION 10:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Town's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Town's Comprehensive Plan identifying the area as appropriate for a combination of industrial, commercial and single-family residential development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Town's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Town

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Town by creating opportunities for mixed use development and providing necessary public infrastructure improvements. Through use of tax increment financing, the Town can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new residential housing.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



September 7, 2023

Mr. Lanny Tibaldo
Town Chairman
Town of Lawrence
2400 Shady Ct,
De Pere, WI 54115

**Re: Town of Lawrence Tax Incremental District No. 3
Opinion Letter Regarding Compliance with §66.1105(4)**

Dear Chairman Tibaldo:

As the duly appointed Town Attorney to the Town of Lawrence, Wisconsin (the "Town"), in connection with the proposed creation of a Tax Incremental District No. 3 (the "District") of the Town, we have reviewed certain limited aspects of the document created by Ehlers Public Finance Advisors dated September 1, 2023, and entitled Project Plan Town of Lawrence Tax Incremental District No. 3, (the "Project Plan").

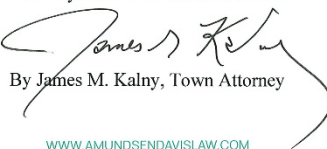
We have reviewed the Project Plan, the law, and such other documents as we have deemed necessary to enable us to render this opinion. We have relied upon the statements of fact set forth in the Project Plan, the documents attached as exhibits to the Project Plan and the documents we deemed necessary to review, without independent verification. We have not undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan.

Based upon review, it is our opinion that the Project Plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

We are licensed to practice law in the State of Wisconsin, and our opinion is restricted to matters pertaining to the laws of the State of Wisconsin.

Very truly yours,

AMUNDSEN DAVIS, LLC
Attorneys for the Town of Lawrence


By James M. Kalny, Town Attorney

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SECTION 16:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:			2022	Percentage		
County			3,142,490	24.33%		
Special District			0	0.00%		
Municipality			2,302,536	17.83%		
School District of West De Pere			6,865,604	53.16%		
Technical College			603,426	4.67%		
Total			12,914,056			
School District of West De Technical						
Revenue Year	County	Municipality	Pere	College	Total	Revenue Year
2025	1,717	1,258	3,751	330	7,056	2025
2026	51,507	37,740	112,532	9,891	211,670	2026
2027	68,677	50,320	150,042	13,187	282,226	2027
2028	103,702	75,983	226,564	19,913	426,162	2028
2029	149,028	109,195	325,592	28,617	612,431	2029
2030	216,331	158,508	472,633	41,540	889,012	2030
2031	260,971	191,216	570,160	50,112	1,072,459	2031
2032	298,743	218,892	652,683	57,365	1,227,684	2032
2033	346,817	254,116	757,713	66,596	1,425,242	2033
2034	346,817	254,116	757,713	66,596	1,425,242	2034
2035	346,817	254,116	757,713	66,596	1,425,242	2035
2036	346,817	254,116	757,713	66,596	1,425,242	2036
2037	346,817	254,116	757,713	66,596	1,425,242	2037
2038	346,817	254,116	757,713	66,596	1,425,242	2038
2039	346,817	254,116	757,713	66,596	1,425,242	2039
2040	346,817	254,116	757,713	66,596	1,425,242	2040
2041	346,817	254,116	757,713	66,596	1,425,242	2041
2042	346,817	254,116	757,713	66,596	1,425,242	2042
2043	346,817	254,116	757,713	66,596	1,425,242	2043
2044	346,817	254,116	757,713	66,596	1,425,242	2044