

**Town of Lawrence**  
**Proceedings of the Regular Town Board Meeting**  
**Town Hall, 2400 Shady Court, De Pere WI**  
**Monday, April 22, 2024**

**1. Call to Order**

The meeting was called to order by Chairman Tibaldo at 6:33 p.m.

**2. Roll Call**

**Present In-Person**

Chairman: Dr. Lanny Tibaldo

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

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer; Scott Beining, Building Inspector/Zoning Administrator; Kurt Minten, Public Works Director; Luke Pasterski; Fire Chief, Mike Renkas, Police Chief

**3. Pledge of Allegiance**

**4. Approve Agenda**

Supervisor Vannieuwenhoven 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:**

None.

**6. Consider minutes of the April 8, 2024 & April 16, 2024, Town Board Meetings:**

Supervisor Bain made the motion to approve the April 8, 2024, and April 16, 2024, 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 due invoices as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

**8. Public Hearing: Conditional Use Permit (CUP) for more than 2 dogs (Town Ordinance 107-2) for 833 Windsong Way at Parcel L-870 by Rick & Jill Barlament:**

Supervisor Frigo made the motion to open the public hearing at 6:36pm. Supervisor Brienens seconded the motion. The motion carried unanimously.

Administrator Patrick Wetzel introduced the Conditional Use Permit request. Zoning Administrator/Building Inspector Scott Beining also discussed the recommendations and conditions from the Planning & Zoning Board allowing up to 3 dogs on the property in a residential zoned district.

Oral testimony received from: Rick Barlament, 833 Windsong Way and Tim Vandenberg, 841 Windsong Way.

Written testimony received from: Brett & Vicki Christensen, 819 Windsong Way.

Chairman Tibaldo asked if there are any other comments. None heard.

Supervisor Brienens made the motion to close the public hearing at 6:39pm. Supervisor Bain seconded the motion. The motion carried unanimously.

**9. Consideration of Conditional Use Permit (CUP) for more than 2 dogs (Town Ordinance 107-2) for 833 Windsong Way at Parcel L-870 by Rick & Jill Barlament:**

Supervisor Frigo made the motion to approve the Conditional Use Permit (CUP) for more than 2 dogs (Town Ordinance 107-2) for 833 Windsong Way at Parcel L-870 by Rick & Jill Barlament including the recommended conditions from the Planning & Zoning Board as presented including conditions of a maximum of 3 dogs harbored on property, no municipal court convictions against these dogs and all dogs on property shall be licensed on an annual

basis. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**10. Public Hearing: Conditional Use Permit (CUP) for storage building at 1633 Yellow Briar Dr. at Parcel L-651 by Todd Robinson & Darrell LaCrosse:**

Supervisor Brienien made the motion to open the public hearing at 6:43pm. Supervisor Bain seconded motion. The motion carried unanimously.

Scott Beining introduced the request and provided information including the recommended conditions from the Planning & Zoning Board.

Oral testimony received from:

Jerry Gossen, 1615 Yellow Briar Dr

Steve Maack, 1626 Yellow Briar Dr

Keith DenRuyter, 1618 Yellow Briar Dr

Shane Piepkorn, 1594 Granada Ct

Mike Sevcik, 1603 Granada Ct

Sandee Laundre, 1603 Granada Ct

Philip Resch, 1605 Granada Ct

In addition to the oral testimony, written testimony was also received by:

Billina Augustian, 1731 Crimson Ct.

Steve Maack, 1626 Yellow Briar

Shane Piepkorn, 1594 Granada Ct

Mike Sevcki, 1603 Granada Ct

Chairman Tibaldo asked if there are any other comments. None heard.

Supervisor Brienien to close the public hearing at 7:15pm. Supervisor Bain seconded the motion. The motion carried unanimously.

**11. Consideration of Conditional Use Permit (CUP) for storage building at 1633 Yellow Briar Dr. at Parcel L-651 by Todd Robinson & Darrell LaCrosse:**

Supervisor Vannieuwenhoven made the motion to discuss the Conditional Use Permit (CUP) for storage building at 1633 Yellow Briar Drive at Parcel L-651 by Todd Robinson & Darrell LaCrosse. Supervisor Frigo seconded the motion. The motion carried unanimously.

Discussion regarding the request for a storage building at 1633 Yellow Briar Drive.

Supervisor Brienien made a motion to approve the Conditional Use Permit (CUP) for storage building at 1633 Yellow Briar Dr. at Parcel L-651 by Todd Robinson & Darrell LaCrosse with the following conditions: for personal use only, no forklift traffic after 90 days of occupancy, no outdoor storage, no materials or equipment storage belonging to or for current or future use of Robinson Inc., lighting based on lighting plan approval with no lighting on the north side of building, buffer like trees for the neighboring properties, masonry on exterior of building as shown on the approved plans, shall have landscaping.

Supervisor Bain seconded the motion. The motion carried unanimously.

**12. Review of Recommendations and Reports from Planning & Zoning Board:**

**a. Consideration of Sign Review for Northeast Asphalt at 1950 Scheuring Rd., Parcel L-260 by Appleton Sign:**

Supervisor Bain made a motion to approve the sign for Northeast Asphalt at 1950 Scheuring Rd., Parcel L-260 by Appleton Sign as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

**b. Consideration of Sign Review for Blue Reef Holdings LLC at 1358 Mid Valley Dr., Parcel L-221 by Jones Sign Co. Inc.:**

Supervisor Frigo made a motion to approve the sign for Blue Reef Holdings LLC at 1358 Mid Valley Dr., Parcel L-221 by Jones Sign Co. Inc. as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**c. Consideration of Site Plan Review for Storage Building at 1633 Yellow Briar Dr., Parcel L-651 by Lorrigan Construction:**

Supervisor Frigo made a motion to table the site plan review for Storage Building at 1633 Yellow Briar Dr., Parcel L-651 by Lorrigan Construction. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- d. **Consideration of Site Plan Review for Commercial Building at 2842 American Blvd, Parcel L-2186-1- Bayland Buildings:**

Supervisor Bain made a motion to approve the site plan for commercial building at 2842 American Blvd, Parcel L-2186-1 by Bayland Buildings as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- e. **Consideration to Set a Public Hearing date for Conditional Use Permit for Commercial Parking Garage (B-1 Zoning) at 1665 Yellow Briar, Parcel L-652 by Best Built Inc.:**

Supervisor Frigo made a motion to set the public hearing date to May 13, 2024, for Conditional Use Permit request for Commercial Parking Garage (B-1 Zoning) at 1665 Yellow Briar, Parcel L-652 by Best Built Inc. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- f. **Consideration to Set date for Public Hearings to Re-Zone Lots 1-9 from A-1 Agriculture to R-2 Residential and Re-Zone Lots 10-35 from A-1 Agriculture to R-1 Residential in Little Rapids Subdivision by Town of Lawrence:**

Supervisor Frigo made a motion to set a public hearing date to re-zone Lots 1-9 from A-1 Agriculture to R-2 Residential and Re-Zone Lots 10-35 from A-1 Agriculture to R-1 Residential in Little Rapids Subdivision by Town of Lawrence. Supervisor Bain seconded the motion. The motion carried unanimously.

- 13. Consideration of Planning & Zoning Board Member Appointments – Kyle Trembl, Mike Vande Hei and Skip Lee:**

Supervisor Brienens made the motion to approve the Planning & Zoning Board member appointments of Kyle Trembl, Mike Vande Hei and Skip Lee as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- 14. Consideration of Resolution 2024-007 – Authorizing Sale of R-2 Zoned Parcels L-2268, L-2269 & L-2270 to T. VanDeHei:**

Supervisor Frigo made the motion to approve Resolution 2024-007 –Authorizing Sale of R-2 Zoned Parcels L-2268, L-2269 & L-2270 to T. VanDeHei as presented. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

- 15. Consideration of Resolution 2024-008 Authorizing Land Sale and Development – Zornoco LLC - 2851 American Blvd:**

Supervisor Bain made the motion to approve Resolution 2024-008 Authorizing Land Sale and Development – Zornoco LLC - 2851 American Blvd as presented. Supervisor Brienens seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

- 16. Consideration of Change Order #7 for 2023 Sanitary Sewer & Water Main Project – Increase Contract by \$4,685.68 to Strip Additional Topsoil at Fill Site on Little Rapids Road:**

Supervisor Bain made the motion to approve Change Order #7 for 2023 Sanitary Sewer & Water Main Project to increase contract by \$4,685.68 to strip additional topsoil at fill site on Little Rapids Road as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- 17. Consideration of Pay Request #6 for 2023 Sanitary Sewer & Water Main Project – Superior Sewer and Water, Inc. - \$447,116.08:**

Supervisor Bain made the motion to approve Pay Request #6 for 2023 Sanitary Sewer & Water Main Project for Superior Sewer and Water, Inc. in the amount of \$447,116.08 as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

18. **Update and Consideration on Schedule to Solicit Bids for New Fire Engine Purchase:**  
The Town will plan to advertise for bids/quotes for the Town Board to review prior to any purchasing decision for a new fire engine.  
Supervisor Vannieuwenhoven made the motion to approve the soliciting of bids for a new fire engine purchase. Supervisor Frigo seconded the motion. The motion carried unanimously.
19. **Consideration to Reschedule Town Board Meeting Dates for 2024 - May 27<sup>th</sup> (Holiday) and August 12<sup>th</sup> (Election):**  
The second Town Board meeting in May lands on the Memorial Day holiday. It is recommended to reschedule this meeting to a later date if needed. The August 12<sup>th</sup> Town Board meeting is the night before the Partisan Primary Election on August 13<sup>th</sup>. Since the meeting room will be set up for the election, historically the Town Board would move this meeting to a different date.  
Supervisor Brienens made the motion to move the August 12<sup>th</sup> meeting to August 5<sup>th</sup> as discussed. Supervisor Bain seconded the motion. The motion carried unanimously.
20. **Consideration of Amending Town Board Meeting Start Times from 6:30pm to 6:00pm – Chair Tibaldo:**  
Supervisor Bain made the motion to amend the Town Board meeting start times from 6:30pm to 6:00pm as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.
21. **Administrator/Staff Reports**  
Staff reports were given.
22. **Future Agenda Items:**  
a. Public Hearing on May 13, 2024, for Conditional Use Permit for Commercial Parking Garage (B-1 Zoning) at 1665 Yellow Briar, Parcel L-652 by Best Built Inc.  
b. Public Hearing on May 13, 2024, to Re-Zone Lots 1-9 from A-1 Agriculture to R-2 Residential and Re-Zone Lots 10-35 from A-1 Agriculture to R-1 Residential in Little Rapids Subdivision by Town of Lawrence.  
c. Site Plan Review for Storage Building at 1633 Yellow Briar Dr., Parcel L-651 by Lorrigan Construction.
23. **Closed Session:** Supervisor Brienens made a motion to move into closed session at 8:25pm 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: potential Land Sales/Development, including Little Rapids Subdivision lots*). Supervisor Bain seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.
24. **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 8:51 for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats. Supervisor Vannieuwenhoven seconded the motion. Roll Call vote: Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.
25. **Adjourn:**  
Supervisor Frigo made the motion at 8:52pm to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,  
Cindy Kocken, Clerk-Treasurer