

**Town of Lawrence**  
**Proceedings of the Regular Town Board Meeting**  
**Town Hall, 2400 Shady Court, De Pere WI**  
**Monday, June 23, 2025**

**1. Call to Order**

The meeting was called to order by Chairman Tibaldo at 6:25 p.m.

**2. Roll Call**

**Present In-Person**

Chairman: Dr. Lanny Tibaldo

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

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; Michael Renkas, Police Chief

**3. Pledge of Allegiance**

**4. Approve Agenda**

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

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

Clerk-Treasurer Kocken announced that the Food Truck Rally will be this Sunday, June 29, 2025 from 4pm-8pm.

**6. Consideration of minutes of June 9, 2025 Town Board Meetings:**

Supervisor Frigo made the motion to approve the minutes of June 9, 2025 meeting as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

**7. Consideration of payment of due invoices:**

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

**8. Consideration of Liquor/Cigarette License Applications for the period of the July 1, 2025 – June 30, 2026 License year:**

Supervisor Frigo made the motion to approve the Liquor/Cigarette License Applications for the period of the July 1, 2025 – June 30, 2026 License year with the exception of Mexico Lindo being open for business by June 30, 2025. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**9. Consideration of Temporary Class “B” Retailer’s License Application – Food Truck Rally at Quarry Park on June 29, 2025:**

Supervisor Frigo made the motion to approve the Temporary Class “B” Retailer’s License Application for the Food Truck Rally at Quarry Park on June 29, 2025 as presented.

Supervisor Bain seconded the motion. The motion carried unanimously.

**10. Public Hearing Request for a Change of Zoning from Agricultural Zone (A-1) to Residential (R-1) at Lots 1, 2, and 3 of 3 Lot CSM, Parcel L-480-2 by Scott Turriff:**

Supervisor Frigo made the motion to open the public hearing at 6:30 p.m. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.

Administrator Wetzel reviewed the proposed changes to the Ordinance.

Chairman Tibaldo asked is there are any questions. None heard.

Supervisor Bain made the motion to close the public hearing at 6:32 p.m. Supervisor Frigo seconded the motion. Motion carried unanimously.

**11. Consideration to Change the Zoning from Agricultural Zone (A-1) to Residential (R-1) at Lots 1, 2, and 3 of 3 Lot CSM, Parcel L-480-2 by Scott Turriff:**

Supervisor Bain made the motion to approve the change the zoning from Agricultural Zone (A-1) to Residential (R-1) at Lots 1, 2, and 3 of the proposed 3-Lot CSM, Parcel L-480-2 by Scott Turriff. Supervisor Frigo seconded the motion. The motion carried unanimously.

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

- a. Consideration of 3-Lot Certified Survey Map (CSM) at 2609 Lawrence Drive, Parcel L-480-2 by Scott Turriff:

Supervisor Bain made the motion to approve the 3-Lot Certified Survey Map (CSM) at 2609 Lawrence Drive, Parcel L-480-2 by Scott Turriff as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- b. Consideration of Sign Review for Commercial Buildings at 1740 Eisenhower & 1580 Mid Valley Drive, Parcel L-655 and L-227-A by Creative Sign:

Supervisor Bain made the motion to approve Sign Review for Commercial Buildings at 1740 Eisenhower & 1580 Mid Valley Drive, Parcel L-655 and L-227-A by Creative Sign as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

**13. Auditor Review of 2024 Annual Financial Reports - CliftonLarsonAllen:**

Hayle Lepak from CliftonLarsonAllen reviewed the 2024 Audit and Annual Financial reports.

**14. Consideration of Pay Request #2 – Quarry Park Culvert Replacement, DeGroot Inc. - \$41,645.30:**

Supervisor Bain made the motion to approve Pay Request #2 for Quarry Park culvert replacement by DeGroot Inc. in the amount of \$41,645.30 as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**15. Consideration of Pay Request #3 – LE 2 Improvements – Rhode Brothers - \$60,140.80:**

Supervisor Bain made the motion to approve Pay Request #3 for LE 2 Improvements by Rhode Brothers in the amount of \$60,140.80 as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.

**16. Consideration of Resolution 2025-004 – Sale of Land and Development Agreement to DePere Select Soccer Club LLC – Parcel L-2281, 2276 Lawrence Parkway:**

No action taken.

**17. Consideration of Resolution 2025-006 – Sale of Land and Amendment to Development Agreement to ISA Building LLC – Portion of Parcel L-2078 and L-454-3, Lawrence Parkway:**

No action taken.

**18. Consideration of Resolution 2025-007 DNR Compliance Maintenance Annual Report (CMAR) Sewer:**

Supervisor Brienens made the motion to approve of Resolution 2025-007 DNR Compliance Maintenance Annual Report (CMAR) Sewer as presented. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.

**19. Administrator/Staff Reports**

Administrator Wetzel noted that a petition was received for a noise complaint from a minibike adjacent to residents in the Hidden Ackers Subdivision.

**20. Future Agenda Items**

- a. Resolution 2025-004 Sale of Land and Development Agreement to De Pere Select Soccer Club.

- b. Resolution 2025-006 Sale of Land and Development Agreement to ISA Building LLC.

**21. Closed Session:** Supervisor Vannieuwenhoven made the motion to go into closed session at 7:17 p.m. 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: emergency services agreement updates and Town Land Sales/TIF Development negotiations*). Supervisor Frigo seconded the

motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.

**22. 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 7:57 p.m. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brienens, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.

**23. Adjourn:**

Supervisor Frigo made the motion at 7:58 p.m. to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,  
Cindy Kocken, Clerk-Treasurer