

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, August 11, 2025, at 6:00 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 July 28, 2025 Town Board Meeting.
7. Consideration of payment of due invoices
8. Consideration of Change Order #8 – Mid Valley Drive Utility Relocation Project- Parking Area
9. Consideration of Final Pay Request #3 – Quarry Park Culvert Replacement, DeGroot Inc. - \$15,226.35
10. Consideration of Pay Request #3 – 2025 Scheuring Road Urbanization -Peters Concrete Company - \$402,678.55
11. Consideration of Resolution 2025-004 – Sale of Land and Development Agreement to DePere Select Soccer Club LLC – Parcel L-2281, 2276 Lawrence Parkway.
12. Consideration of Final Resolution 2025-008 to Levy Special Assessments – Mid Valley Drive Water & Sewer Main Extension (*Near Little Rapids Rd*)
13. Consideration of Final Resolution 2025-009 to Levy Special Assessments – Packerland Drive Water & Sewer Extension (*From Scheuring Road to North*)
14. Consideration of Resolution 2025-010 – Development Agreement for Lawrence Center Development, LLC - (Lawrence Town Center project)
15. Consideration of Ordinance 2025-003 - Amend Special Events Section 250-5 (B)(1) and 250-6 (E)
16. Discussion for Upcoming Amendment to Town Tax Incremental District #3 – Scope and Schedule
17. Administrator/Staff Reports
18. Future Agenda Items
19. **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: Town Center & TIF Development negotiations*)
20. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
21. Adjourn

Patrick Wetzels for Dr. Lanny J. Tibaldo

Posted at the following on August 8, 2025:

- ☒ *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, July 28, 2025

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:00 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; Ron Cody, Assistant 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 Bain seconded the motion. The motion carried unanimously.

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

Eddie Cox, 443 N. St. Bernard St: inquired about the progress of the roundabout at Grant Street and Mid Valley Drive.

6. Consideration of minutes of June 23, 2025 Special Joint Town Board Meeting and July 14, 2025 Regular Town Board Meeting:

Supervisor Brienens made the motion to approve the minutes of the Special Joint Town Board meeting on June 23, 2025 and Regular Town Board meeting on July 14, 2025 as presented. Supervisor Vannieuwenhoven 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. Review of Recommendations and Reports from Planning & Zoning Board:

a. Consideration of Preliminary Review of Planned Development District for Blue Reef Storage Condos at 1358 Mid Valley Dr, Parcel L-221 by Blue Reef Holdings LLC:

Supervisor Vannieuwenhoven made the motion to approve the preliminary review of the Planned Development District for Blue Reef Storage Condos at 1358 Mid Valley Dr, Parcel L-221 by Blue Reef Holdings LLC as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

9. Consideration of Parking Lot Prep Costs for Town land between GB Rugby/Sports Emporium:

Supervisor Brienens made the motion to approve the parking lot prep costs for Town land between GB Rugby/Sports Emporium as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

10. Consideration of Proposal for Storm Inlet/Gutter/Road Repair – Quarry Park:

Supervisor Bain made the motion to approve the proposal for storm inlet/gutter/road repair for Quarry Park in the amount of \$30,330 as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

11. **Consideration of Proposal for Tree Cutting/Removal on Town Property – Andromeda Area:**
Supervisor Frigo made the motion to approve the proposal for tree cutting/removal on Town Property in the Andromeda Area for up to \$6,000 as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.
12. **Consideration of Third Hobart-Lawrence Intergovernmental Police Protective Service Agreement:**
Supervisor Vannieuwenhoven made the motion to approve Third Hobart-Lawrence Intergovernmental Police Protective Service Agreement as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.
13. **Consideration of CBU Mailbox unit purchases for Little Rapids Subdivision and Torchwood Lots:**
Supervisor Bain made the motion to approve five (5) CBU Mailbox units for Little Rapids Subdivision and Torchwood Lots including concrete work as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.
14. **Consideration of Resolution 2025-004 – Sale of Land and Development Agreement to De Pere Select Soccer Club LLC – Parcel L-2281, 2276 Lawrence Parkway:**
No action taken.
15. **Administrator/Staff Reports**
Staff reports were given.
16. **Future Agenda Items**
 - a. Harter's Fox Valley Disposal service update.
 - b. Resolution 2025-004 – Sale of Land and Development Agreement to De Pere Select Soccer Club LLC – Parcel L-2281, 2276 Lawrence Parkway.
17. **Closed Session:** Supervisor Frigo made the motion to go into closed session at 6:53 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: Town Center & TIF Development negotiations*). 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.
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 8:14 p.m. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
19. **Adjourn:**
Supervisor Frigo made the motion at 8:18 p.m. 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	60602	IT Services	07/31/2025	453.20	.00		
869	AIT Business Technologies, LLC	61078	Microsoft Office-Anti Virus	08/01/2025	499.10	.00		
869	AIT Business Technologies, LLC	61079	Server Backup	08/01/2025	199.99	.00		
869	AIT Business Technologies, LLC	61080	IT Services	08/01/2025	629.99	.00		
869	AIT Business Technologies, LLC	61081	Water Telephone	08/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	61081	Sewer Telephone	08/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	61081	Telephone Service	08/01/2025	150.00	.00		
869	AIT Business Technologies, LLC	FT-1939	Fax Line	08/01/2025	12.31	.00		
869	AIT Business Technologies, LLC	FT-1939	SCADA line	08/01/2025	81.03	.00		
Total AIT Business Technologies, LLC:					2,175.62	.00		
Associated Appraisal Consultants, Inc								
31	Associated Appraisal Consultants,	181606	Town Assessor	08/01/2025	1,476.20	.00		
Total Associated Appraisal Consultants, Inc:					1,476.20	.00		
Aurora Health Care								
36	Aurora Health Care	1734853	CDL Drug Testing Fee - SF	07/20/2025	13.25	.00		
36	Aurora Health Care	1734853	CDL Drug Testing Fee - WF	07/20/2025	13.25	.00		
36	Aurora Health Care	1734853	CDL Drug Testing Fee - SWF	07/20/2025	13.25	.00		
36	Aurora Health Care	1734853	CDL Drug Testing Fee - GF	07/20/2025	13.25	.00		
Total Aurora Health Care:					53.00	.00		
Badger Meter, Inc								
37	Badger Meter, Inc	80207011	Services	07/29/2025	810.02	.00		
Total Badger Meter, Inc:					810.02	.00		
Barrier Security Systems								
916	Barrier Security Systems	9376	Town Hall Panic Button Replacem	07/30/2025	558.10	.00		
Total Barrier Security Systems:					558.10	.00		
Best Built Inc.								
50	Best Built Inc.	25-01-0007	Contractor Deposit Refund-1455	07/31/2025	1,000.00	.00		
Total Best Built Inc.:					1,000.00	.00		
Brown County Clerk								
65	Brown County Clerk	072525	Brown County Directory	07/25/2025	37.50	.00		
Total Brown County Clerk:					37.50	.00		
Charter Communications								
1150	Charter Communications	230431701080	August Fiber Services	08/01/2025	719.00	.00		
Total Charter Communications:					719.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Clifton Larson Allen LLP								
887	Clifton Larson Allen LLP	L251364478	Final Audit Billing	06/09/2025	2,274.20	.00		
887	Clifton Larson Allen LLP	L251364478	Final Audit Billing	06/09/2025	2,274.20	.00		
887	Clifton Larson Allen LLP	L251364478	Final Audit Billing	06/09/2025	2,274.19	.00		
Total Clifton Larson Allen LLP:					6,822.59	.00		
Diggers Hotline								
125	Diggers Hotline	250 7 19551	WF-Locate Service	07/31/2025	122.40	.00		
125	Diggers Hotline	250 7 19551	SF-Locate Service	07/31/2025	122.40	.00		
Total Diggers Hotline:					244.80	.00		
Envoy Solutions, LLC								
315	Envoy Solutions, LLC	421875	Park Supplies	08/01/2025	84.90	.00		
Total Envoy Solutions, LLC:					84.90	.00		
Faith Leak Detection Services, LLC								
1133	Faith Leak Detection Services, LL	0425	Survey Leaks	07/31/2025	6,312.50	.00		
Total Faith Leak Detection Services, LLC:					6,312.50	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1183	Electrical Inspection-Spring Lake	08/18/2025	147.30	.00		
154	Fameree Consulting & Inspection	1184	Electrical Inspection-2423 French	07/29/2025	142.40	.00		
Total Fameree Consulting & Inspection:					289.70	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	I2025-07-15	2218 Creeksedge-Concrete Dispo	07/22/2025	250.00	.00		
972	Fisher Concrete Sawing, Inc	I2025-07-18	Golden Glow Rd-Fill in Ruts in Dit	07/22/2025	150.00	.00		
972	Fisher Concrete Sawing, Inc	I2025-07-22	Concrete & Asphalt Disposal-Mist	07/31/2025	300.00	.00		
Total Fisher Concrete Sawing, Inc:					700.00	.00		
Global Recognition Inc.								
573	Global Recognition Inc.	241435	Jason Maus Retirement	07/30/2025	285.00	.00		
573	Global Recognition Inc.	241455	PW Uniform Logo	07/30/2025	60.00	.00		
Total Global Recognition Inc.:					345.00	.00		
Graybar Electric Company Inc								
186	Graybar Electric Company Inc	9300416339	lift Station	07/29/2025	159.72	.00		
Total Graybar Electric Company Inc:					159.72	.00		
Harter's Fox Valley Disposal								
1211	Harter's Fox Valley Disposal	1374584	Trash Services	07/31/2025	16,885.35	.00		
1211	Harter's Fox Valley Disposal	1374584	Recycle Services	07/31/2025	9,787.05	.00		
Total Harter's Fox Valley Disposal:					26,672.40	.00		
IIMC								
845	IIMC	14438	Dues	07/10/2025	195.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total IIMC:					195.00	.00		
Kodiak Excavating Inc								
254	Kodiak Excavating Inc	3644	Cemetery	07/25/2025	750.00	.00		
254	Kodiak Excavating Inc	3645	Water Break @ Creeksedge	07/25/2025	750.00	.00		
254	Kodiak Excavating Inc	3647	Yard Waste Disposal	07/25/2025	370.00	.00		
Total Kodiak Excavating Inc:					1,870.00	.00		
Marshland Transplant Aquatic								
278	Marshland Transplant Aquatic	4486	Plants @ Mahogany Pond	07/29/2025	500.00	.00		
Total Marshland Transplant Aquatic:					500.00	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00939096	Mapping Sports Corridor	05/20/2025	360.00	.00		
285	McMahon Associates, Inc.	00939313	LE-2 Building	06/09/2025	385.00	.00		
285	McMahon Associates, Inc.	00939367	Town/Perock Subdivision Plan	06/12/2025	8,171.49	.00		
285	McMahon Associates, Inc.	00939368	TID 3 Sanitary Sewer	06/12/2025	1,210.00	.00		
285	McMahon Associates, Inc.	00939369	LE-2 Water Extension	06/12/2025	1,388.00	.00		
285	McMahon Associates, Inc.	00939370	Torchwood Extension	06/12/2025	15,804.54	.00		
285	McMahon Associates, Inc.	00939371	Scheuring Rd Urbanization	06/12/2025	16,711.76	.00		
285	McMahon Associates, Inc.	00939372	Tigerwood/Beck Way	06/12/2025	1,802.50	.00		
285	McMahon Associates, Inc.	00939373	Sand Acres Drive Planning	06/12/2025	1,470.00	.00		
285	McMahon Associates, Inc.	00939390	Stormwater Services	06/12/2025	729.41	.00		
285	McMahon Associates, Inc.	00939586	Storm Ponds	06/27/2025	3,600.00	.00		
285	McMahon Associates, Inc.	00939801	Sports Emporium	07/16/2025	1,165.00	.00		
Total McMahon Associates, Inc.:					52,797.70	.00		
Menards Inc								
286	Menards Inc	50325	Signs	07/29/2025	242.34	.00		
286	Menards Inc	50436	Roads	08/01/2025	41.95	.00		
Total Menards Inc:					284.29	.00		
Midwest Meters Inc.								
295	Midwest Meters Inc.	0180176-IN	New Meters	07/31/2025	2,428.90	.00		
Total Midwest Meters Inc.:					2,428.90	.00		
NAPA								
306	NAPA	442026	Fuse	07/29/2025	20.07	.00		
Total NAPA:					20.07	.00		
Northeast Asphalt Inc.								
311	Northeast Asphalt Inc.	30-00026751	3/4" CABG	07/31/2025	161.38	.00		
311	Northeast Asphalt Inc.	30-00026751	3/4" CABG	07/31/2025	467.59	.00		
Total Northeast Asphalt Inc.:					628.97	.00		
Northeast Wisconsin Technical College								
316	Northeast Wisconsin Technical Co	SFT000012796	EMT Course Fees	04/18/2025	1,289.55	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Northeast Wisconsin Technical College:					1,289.55	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	197795	Boots - 2% supplies	08/04/2025	337.00	.00		
Total Oshkosh Fire & Police Equipment:					337.00	.00		
R & R Insurance Services, Inc								
1099	R & R Insurance Services, Inc	3255326	Insurance Services	08/04/2025	242.00	.00		
Total R & R Insurance Services, Inc:					242.00	.00		
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-0925	Life Insurance	08/05/2025	376.02	.00		
Total Securian Financial Group, Inc:					376.02	.00		
Tibaldo, Lanny J.								
262	Tibaldo, Lanny J.	073125	Mileage Reimbursement	07/31/2025	153.44	.00		
Total Tibaldo, Lanny J.:					153.44	.00		
Village of Ashwaubenon								
448	Village of Ashwaubenon	1707	2nd QTR Water Usage	06/23/2025	183.53	.00		
Total Village of Ashwaubenon:					183.53	.00		
Grand Totals:					109,767.52	.00		

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: 8-11-2025

Agenda Item#: 8

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Kurt Minten, Director of DPW
AGENDA ITEM: **Consider PTS Contractors Change Order #8 – Mid Valley Contract**
Parking lot between Rugby and Sports Emporium

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes- TID 1 area project

Item History: The town has planned to have a parking area between Rugby and Sports Emporium to be used as access and additional parking during events. With both projects underway we should look at placing the stone for the parking lot.

During Rugby's project they excavated most of the parking lot and used the dirt for their fields at their expense.

We now need to place the stone in the rest of the excavated area which is the orange outlined area on the map. We received the quote from PTS contractors for \$35,985.00 to proof roll and place the stone. This would be a change order to the current contract with PTS contractors. It also is TID 1 eligible.

The Town Board signed off on this concept at the last meeting, but we're presenting the official change order to incorporate the work to the PTS contract.

Recommended Action: Recommend approval of Mid Valley contract Change Order #8 - placing the stone in the parking lot for \$35,985.00 by PTS Contractors.



July 31, 2025

PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311

Re: Town of Lawrence
Mid Valley Drive Utility Relocation
Change Order #8
McM. No. L0017-09-23-00254

Enclosed herewith is Change Order #8 for the above referenced project. This change is an increase to the Contract in the amount of \$35,985.00. The current Contract Price is \$2,796,076.64.

Please review and sign in the space provided. **Return signed copy to our office.** We will obtain the Owner's signature and distribute accordingly.

Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Matt Greely".

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

MJG:car

Enclosure: Change Order #8



CHANGE ORDER

Contract No.	L0017-09-23-00254
Project File No.	L0017-09-23-00254
Change Order No.	Eight (8)
Issue Date:	July 31, 2025
Project:	Town of Lawrence
	Mid Valley Drive Utility Relocation

	(Item Description)	(Price)
8.1	1 L.S. Trim Subgrade and Proof Roll \$1,335.00/L.F.	+ \$1,335.00
8.2	2,100 Tons Place Stone Breaker and ¾ Inch (Paid by Tickets) \$16.50/Ton	+ \$34,650.00
	TOTAL	+ \$35,985.00

	CONTRACT PRICE	TIME
Prior To This Change Order	\$2,760,091.64	- days
Adjustments Per This Change Order	+ \$35,985.00	0 days
Current Contract Status	\$2,796,076.64	- days

Authorized:
TOWN OF LAWRENCE
Wisconsin

By: _____
Date: _____

- Four (4) Copies Should Accompany This Change Order
Execute And Return To ENGINEER For Distribution



Agenda Item Review

Meeting Date: 8/11/2025

Agenda Item#: 9

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: **Pay Request #3 - Final – Quarry Park Dr Culvert Replacement – DeGroot - \$15,226.35**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes

Item History: DeGroot Inc. have finished their work on the Quarry Park Dr. Culvert Replacement project and have submitted their third and final pay request of \$15,226.35

McMahon has reviewed all documents and has approved moving forward with this second payment.

Recommended Action: Recommend approval of Pay Request #3 - Final – Quarry Park Dr Culvert Replacement by DeGroot Inc. in the amount of \$15,226.35



July 28, 2025

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Quarry Park Drive Culverts Replacement
Certificate for Payment #3 - Final
McM. No. L0017-09-22-00519

Enclosed herewith is Certificate for Payment #3 for the above referenced project. This Certificate is issued to De Groot, Inc. in the amount of \$15,226.35 for final payment for work performed through July 21, 2025.

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

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "SKK", is written over a light blue rectangular background.

Shane K. Kelliher, PLS
Sr Municipal & Civil Engineering Technician

SKK:car

Enclosure: Certificate for Payment #3

**CERTIFICATE FOR
PAYMENT**

TOWN OF LAWRENCE
2400 Shady Court
De Pere, WI 54115

Contract No.

L0017-09-22-00519

Project File No.

L0017-09-22-00519

Certificate No.

Three (3) – Final

Issue Date:

July 28, 2025

Project:

Quarry Park Drive

Culverts Replacement

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

September 4, 2024

DE GROOT, INC.
4201 Champion Road
Green Bay, WI 54311

Is Entitled To Final Payment For Work Performed Through:

July 21, 2025

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

Original Contract	<u>\$284,029.68</u>
Net Change Orders	<u>\$0.00</u>
Current Contract Amount	<u>\$284,029.68</u>

Completed To Date	<u>\$304,527.08</u>
Retainage	<u>\$0.00</u>
Subtotal	<u>\$304,527.08</u>
Previously Certified	<u>\$289,300.73</u>

Amount Due This Payment:	\$15,226.35
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Please process and forward payment to De Groot, Inc.

Certified By:

McMAHON ASSOCIATES, INC.**Neenah, Wisconsin**

Shane K. Kelliher, PLS

Sr Municipal & Civil Engineering Technician

CERTIFICATE FOR PAYMENT #3

OWNER: TOWN OF LAWRENCE
Project Name: Quarry Park Drive Culverts Replacement
Contract No. L0017-09-22-00519
Project Manager: Andy Schmidt, PE

Engineer: McMAHON ASSOCIATES, INC.
1445 McMahon Drive
PO Box 1025

DE GROOT, INC.
4201 Champion Road
Green Bay, WI 54311

BASE BID

Item	Qty	Unit	Description	Unit Price	Total	Previous Requests		7/21/2025 This Request		Completed To Date	
						Qty	Total	Qty	Total	Qty	Total
1.	1	L.S.	Clearing and Grubbing - North Culvert	\$3,535.00	\$3,535.00	1	\$3,535.00	0	\$0.00	1	\$3,535.00
2.	1	L.S.	Clearing and Grubbing - South Culvert	\$4,545.00	\$4,545.00	1	\$4,545.00	0	\$0.00	1	\$4,545.00
3.	1	L.S.	Temporary Coffe Dams and Bypass Pumping - North Culvert	\$505.00	\$505.00	1	\$505.00	0	\$0.00	1	\$505.00
4.	1	L.S.	Temporary Coffe Dams and Bypass Pumping - South Culvert	\$7,575.00	\$7,575.00	1	\$7,575.00	0	\$0.00	1	\$7,575.00
5.	1	Ea.	Remove Existing 48 Inch Culvert	\$2,525.00	\$2,525.00	1	\$2,525.00	0	\$0.00	1	\$2,525.00
6.	1	Ea.	Remove Existing 8.5 Foot x 14.5 Foot Culvert	\$3,535.00	\$3,535.00	1	\$3,535.00	0	\$0.00	1	\$3,535.00
7.	1	L.S.	Remove and Salvage Existing Beam Guard	\$505.00	\$505.00	1	\$505.00	0	\$0.00	1	\$505.00
8.	77	L.F.	48 Inch RCP Culvert	\$339.75	\$26,160.75	77	\$26,160.75	0	\$0.00	77	\$26,160.75
9.	57	L.F.	12 Foot x 10-Foot-High Precast Cast Concrete Culvert	\$2,508.08	\$142,960.56	57	\$142,960.56	0	\$0.00	57	\$142,960.56
10.	2	Ea.	48 Inch RCP Endwall	\$757.50	\$1,515.00	2	\$1,515.00	0	\$0.00	2	\$1,515.00
11.	2	Ea.	12 Foot x 10 Foot Concrete Box Culvert Cast-In-Place Endwall	\$24,997.50	\$49,995.00	2	\$49,995.00	0	\$0.00	2	\$49,995.00
12.	60	C.Y.	Heavy Rip Rap	\$85.85	\$5,151.00	60	\$5,151.00	0	\$0.00	60	\$5,151.00
13.	142	TON	Base Aggregate Dense 1-1/4 Inch for Roadway Restoration	\$19.19	\$2,724.98	142	\$2,724.98	0	\$0.00	142	\$2,724.98
14.	142	TON	Base Aggregate Dense 3 Inch for Roadway Restoration	\$22.22	\$3,155.24	142	\$3,155.24	0	\$0.00	142	\$3,155.24
15.	2,155	S.F.	HMA Roadway Restoration, 4 Inch	\$6.05	\$13,037.75	5543	\$33,535.15	0	\$0.00	5543	\$33,535.15
16.	48	L.F.	Sawcutting	\$5.05	\$242.40	48	\$242.40	0	\$0.00	48	\$242.40
17.	850	S.Y.	Grass Restoration Including Topsoil, Seed and Fertilizer	\$9.09	\$7,726.50	850	\$7,726.50	0	\$0.00	850	\$7,726.50
18.	850	S.Y.	Erosion Mat, Class 1, Type A	\$3.03	\$2,575.50	850	\$2,575.50	0	\$0.00	850	\$2,575.50
19.	1	L.S.	Traffic Control Quarry Park Drive	\$6,060.00	\$6,060.00	1	\$6,060.00	0	\$0.00	1	\$6,060.00
TOTAL (Items 1. through 19., Inclusive)					\$284,029.68		\$304,527.08		\$0.00		\$304,527.08

SUPPLEMENTAL BID 1 (not awarded, keep as potential add to contract, TBD upon restoration per Pre-Con)

Item	Qty	Unit	Description	Unit Price	Total	Previous Requests		6/6/2025 This Request		Completed To Date	
						Qty	Total	Qty	Total	Qty	Total
1-1	101	L.F.	New Beam Guard Posts and Install Salvaged Beam Guard	\$40.40	\$4,080.40						

Completed to Date:	\$304,527.08
Retainage: 0%	\$0.00
Subtotal:	\$304,527.08
Previous Application:	\$289,300.73
Amount Due This Application:	\$15,226.35

McMAHON

ENGINEERS ARCHITECTS

McMahon Associates, Inc.
1445 McMahon Drive P.O. Box 1025
Neenah, WI 54956 Neenah, WI 54957-1025
Telephone: (920)751-4200
FAX: (920)751-4284

APPLICATION FOR PAYMENT

(Owner)
Town of Lawrence
2400 Shady Ct
De Pere WI 54115

PROJECT: Quarry Park Dr - Culvert Replacements
CONTRACTOR: De Groot, Inc.
Contract No. _____
Project No. L0017-09-22-00519
Application No. 3
Application Date 07/12/2025
Period From 5/30/2025 To 07/12/2025

Application is Made For Payment In Connection With The Above Contract.
The following documents are attached:

- ☐ Schedule Of Values
- ☐ Schedule Of Unit Prices
- ☐ Inventory Of Stored Materials

The Present Status Of The Account For This Contract Is As Follows:

Original Contract \$ 284,029.68
Net Change Orders \$ 0.00
Current Contract Amount \$ 284,029.68

Completed To Date \$ 304,527.08
Retainage 0.00 % \$ 0.00
Subtotal \$ 289,300.73
Previous Applications \$ 289,300.73

Amount Due This Application: \$ 15,226.35

The undersigned Contractor hereby swears, under penalty of perjury, that (1) All previous progress payments received from the Owner, on account of work performed under the Contract referred to above, have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by the Applications For Payment under said Contract, being Applications For Payment numbered 1 through 2 inclusive; and 2) All materials and equipment incorporated in said project or otherwise listed in or covered by this Application For Payment are free and clear of all liens, claims, security interests and encumbrances.

Dated July 21 20 2025

De Groot, Inc.

COUNTY OF
STATE OF

Before me on this 21 st day of July 20 25 } ss
known to me, who being duly sworn, did depose and say that he/she is the
President of the Contractor above mentioned; that he/she

By  (contractor)
(name & title)

executed the above Application For Payment and statement on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.
My Commission Expires: 7/16/2029


(Notary Public)



PAY REQUEST No. 3 CONTRACT: TOWN OF LAWRENCE - QUARRY PARK

CONTRACTOR: DEGROOT, INC.

DATE: 7/21/22025

Job#24104

ITEM	DESCRIPTION	UNITS	UNIT PRICE	TOTAL PRICE	QTY PREV COMPL.	CST WK PREV COMPL.	QTY COMPL. TO DATE	CST WK COMPL. TO DATE	QTY DIFF	COST WORK DIFF
1	CLEARING & GRUBBING NORTH CULVERT - LS	1	\$ 3,535.00	\$ 3,535.00	1	\$ 3,535.00	1	\$ 3,535.00	0 \$	-
2	CLEARING & GRUBBING SOUTH CULVERT - LS	1	\$ 4,545.00	\$ 4,545.00	1	\$ 4,545.00	1	\$ 4,545.00	0 \$	-
3	TEMPORARY COFFER DAMS & BYPASS PUMPING NORTH CULVERT - LS	1	\$ 505.00	\$ 505.00	1	\$ 505.00	1	\$ 505.00	0 \$	-
4	TEMPORARY COFFER DAMS & BYPASS PUMPING SOUTH CULVERT - LS	1	\$ 7,575.00	\$ 7,575.00	1	\$ 7,575.00	1	\$ 7,575.00	0 \$	-
5	REMOVE EXISTING 48" CULVERT - EA	1	\$ 2,525.00	\$ 2,525.00	1	\$ 2,525.00	1	\$ 2,525.00	0 \$	-
6	REMOVE EXISTING 8.5' X 14.5' CULVERT - EA	1	\$ 3,535.00	\$ 3,535.00	1	\$ 3,535.00	1	\$ 3,535.00	0 \$	-
7	REMOVE & SALVAGE EXISTING BEAM GUARD - LS	1	\$ 505.00	\$ 505.00	1	\$ 505.00	1	\$ 505.00	0 \$	-
8	48" RCP CULVERT - LF	77	\$ 339.75	\$ 26,160.75	77	\$ 26,160.75	77	\$ 26,160.75	0 \$	-
9	12X10' HIGH PRECAST CONC CULVERT - LF	57	\$ 2,508.08	\$ 142,960.56	57	\$ 142,960.56	57	\$ 142,960.56	0 \$	-
10	48" RCP ENDWALL - EA	2	\$ 757.50	\$ 1,515.00	2	\$ 1,515.00	2	\$ 1,515.00	0 \$	-
11	12X10' CONC BOX CULVERT CAST-IN-PLACE ENDWALL - EA	2	\$ 24,997.50	\$ 49,995.00	2	\$ 49,995.00	2	\$ 49,995.00	0 \$	-
12	HEAVY RIP RAP - CY	60	\$ 85.85	\$ 5,151.00	60	\$ 5,151.00	60	\$ 5,151.00	0 \$	-
13	BASE AGG DENSE 1-1/4" FOR ROADWAY RESTORATION - TON	142	\$ 19.19	\$ 2,724.98	142	\$ 2,724.98	142	\$ 2,724.98	0 \$	-
14	BASE AGG DENSE 3" FOR ROAD RESTORATION - TON	142	\$ 22.22	\$ 3,155.24	142	\$ 3,155.24	142	\$ 3,155.24	0 \$	-

ITEM	DESCRIPTION	UNITS	UNIT PRICE	TOTAL PRICE	QTY PREV COMPL	CST WK PREV COMPL	QTY COMPL TO DATE	CST WK COMPL TO DATE	QTY DIFF	COST WORK DIFF
15	HIMA ROADWAY RESTORATION 4" SF	2155	\$ 6.05	\$ 13,037.75	5543	\$ 33,535.15	5543	\$ 33,535.15	0	\$ -
16	SAWCUTTING - LF	48	\$ 5.05	\$ 242.40	48	\$ 242.40	48	\$ 242.40	0	\$ -
17	GRASS RESTORATION INCL TOPSOIL, SEED & FERT - SY	850	\$ 9.09	\$ 7,726.50	850	\$ 7,726.50	850	\$ 7,726.50	0	\$ -
18	EROSION MAT CLASS 1 TYPE A - SY	850	\$ 3.03	\$ 2,575.50	850	\$ 2,575.50	850	\$ 2,575.50	0	\$ -
19	TRAFFIC CONTROL QUARRY PARK DR - LS	1	\$ 6,060.00	\$ 6,060.00	1	\$ 6,060.00	1	\$ 6,060.00	0	\$ -
A1	14-11" WIDE X 9-10" HIGH ALUMINUM STRUCTURAL PLATE CULVERT - LF	62	\$ 2,109.23	\$ 130,772.26	0	\$ -	0	\$ -	0	\$ -
A2	14-11" WIDE X 9-10" HIGH ALUMINUM CULVERT CAST IN PLACE ENDWALL - EA	2	\$ 56,307.50	\$ 112,615.00	0	\$ -	0	\$ -	0	\$ -
S4	NEW BEAM GUARD POSTS & INSTALL SALVAGED BEAM GUARD - LF	104	\$ 40.40	\$ 4,080.40	0	\$ -	0	\$ -	0	\$ -
0		0	\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
0		0	\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
0		0	\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
0		0	\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -
0		0	\$ -	\$ -	0	\$ -	0	\$ -	0	\$ -

TOTAL COMPLETED TO DATE	\$ 304,527.08
LESS RETAINAGE(2.5% CONTRACT \$)	0%
TOTAL PAYMENT DUE TO DATE	\$ 304,527.08
LESS PREVIOUS REQUEST	\$ (289,300.73)
TOTAL PAYMENT DUE THIS REQUEST	\$ 15,226.35



Agenda Item Review

Meeting Date: 8/11/2025

Agenda Item#: 10

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: Pay Request #3 – Scheuring Road Urbanization – Peters Concrete - \$402,678.55

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes

Item History: Peters Concrete have mostly completed their work on the Scheuring Road Urbanization project and have submitted their third pay request of \$402,678.55.

McMahon has reviewed all documents and has approved moving forward with final payment.

Recommended Action: Recommend approval of Pay Request #3 – Scheuring Road by Peters Concrete in the amount of \$402,678.55



August 6, 2025

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
2025 Scheuring Road Urbanization
Certificate for Payment #3
McM. No. L0017-09-22-00520

Enclosed herewith is Certificate for Payment #3 for the above referenced project. This Certificate is issued to Peters Concrete Company in the amount of \$402,678.55 for partial payment for work performed through July 28, 2025.

Please process the enclosed, and forward payment to Peters Concrete Company. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Matt Greely".

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

MJG:mck

cc: Peters Concrete Company

Enclosure: Certificate for Payment #3

**CERTIFICATE FOR
PAYMENT**

TOWN OF LAWRENCE
2400 Shady Court
De Pere, WI 54115

Contract No. L0017-09-22-00520
Project File No. L0017-09-22-00520
Certificate No. Three (3)
Issue Date: August 6, 2025
Project: 2025 Scheuring Road
Urbanization

This Is To Certify That, In Accordance With The Contract Documents Dated: February 5, 2025

TRIPLE P. INC. dba
PETERS CONCRETE COMPANY
1516 Atkinson Drive
Green Bay, WI 54303

Is Entitled To Partial Payment For Work Performed Through: July 28, 2025

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

Original Contract	<u>\$1,038,847.67</u>
Net Change Orders	<u>\$0.00</u>
Current Contract Amount	<u>\$1,038,847.67</u>

Completed To Date	<u>\$980,871.46</u>
Retainage 2.5%	<u>\$25,971.19</u>
Subtotal	<u>\$954,900.27</u>
Previously Certified	<u>\$552,221.73</u>

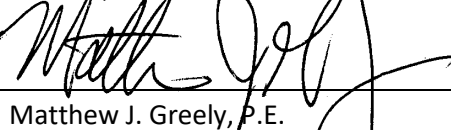
Amount Due This Payment: \$402,678.55

Please process and forward payment to Peters Concrete Company.

Certified By:

McMAHON ASSOCIATES, INC.

Neenah, Wisconsin


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

CERTIFICATE FOR PAYMENT #3

OWNER: TOWN OF LAWRENCE
Project Name: 2025 Scheuring Road Urbanization
Contract No. L0017-09-22-00520
Bid Date/Time: January 7, 2025 @ 10:00 a.m., local time
Project Manager: Matt Greely, PE

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

TRIPLE P. INC. dba
PETERS CONCRETE COMPANY
1516 Atkinson Drive
Green Bay, WI 54303

BASE BID

Item	Qty	Unit	Description	Unit Price	Total	Previous Requests		This Request		Completed To Date	
						Qty	Total	Qty	Total	Qty	Total
1.	1	L.S.	Traffic Control	\$5,400.00	\$5,400.00	0.75	\$4,050.00	0.25	\$1,350.00	1	\$5,400.00
2.	3	Ea.	Tracking Pad	\$1.00	\$3.00	1	\$1.00	0	\$0.00	1	\$1.00
3.	35	Ea.	Ditch Checks	\$125.00	\$4,375.00	0	\$0.00	0	\$0.00	0	\$0.00
4.	750	L.F.	Silt Fence	\$3.50	\$2,625.00	703	\$2,460.50	0	\$0.00	703	\$2,460.50
5.	20	Ea.	Inlet Protection Type A, B, C and D	\$50.00	\$1,000.00	20	\$1,000.00	0	\$0.00	20	\$1,000.00
6.	430	L.F.	8 Inch Sanitary Sewer	\$73.60	\$31,648.00	430	\$31,648.00	0	\$0.00	430	\$31,648.00
7.	18.35	V.F.	4 Foot Diameter Sanitary Manhole	\$410.00	\$7,523.50	18.35	\$7,523.50	0	\$0.00	18.35	\$7,523.50
8.	1	Ea.	Core Sanitary Manhole	\$3,900.00	\$3,900.00	1	\$3,900.00	0	\$0.00	1	\$3,900.00
9.	405	L.F.	12 Inch Water Main	\$83.60	\$33,858.00	416.5	\$34,819.40	0	\$0.00	416.5	\$34,819.40
10.	1,033	L.F.	8 Inch Water Main	\$60.00	\$61,980.00	1023.5	\$61,410.00	0	\$0.00	1023.5	\$61,410.00
11.	30	L.F.	6 Inch Hydrant Lead	\$57.00	\$1,710.00	29	\$1,653.00	0	\$0.00	29	\$1,653.00
12.	1	Ea.	12 Inch Resilient Wedge Gate Valve	\$5,000.00	\$5,000.00	1	\$5,000.00	0	\$0.00	1	\$5,000.00
13.	2	Ea.	8 Inch Resilient Wedge Gate Valve	\$2,850.00	\$5,700.00	2	\$5,700.00	0	\$0.00	2	\$5,700.00
14.	2	Ea.	6 Inch Resilient Wedge Gate Valve	\$2,050.00	\$4,100.00	3	\$6,150.00	0	\$0.00	3	\$6,150.00
15.	2	Ea.	Hydrant	\$5,950.00	\$11,900.00	3	\$17,850.00	0	\$0.00	3	\$17,850.00
16.	1	L.S.	Simultaneous 12 Inch Water Main Connection	\$5,865.00	\$5,865.00	1	\$5,865.00	0	\$0.00	1	\$5,865.00
17.	20	L.F.	2 Inch Polystyrene Insulation	\$10.00	\$200.00	0	\$0.00	0	\$0.00	0	\$0.00
18.	293	L.F.	12 Inch Storm Sewer	\$78.00	\$22,854.00	290	\$22,620.00	0	\$0.00	290	\$22,620.00
19.	28	L.F.	12 Inch Storm Sewer (RCP)	\$79.30	\$2,220.40	28	\$2,220.40	0	\$0.00	28	\$2,220.40
20.	70	L.F.	10 Inch Storm Sewer	\$75.85	\$5,309.50	72	\$5,461.20	0	\$0.00	72	\$5,461.20
21.	476	L.F.	6 Inch Storm (Mini-Sewer)	\$35.60	\$16,945.60	473	\$16,838.80	0	\$0.00	473	\$16,838.80
22.	102	L.F.	4 Inch Storm Lateral	\$29.15	\$2,973.30	189.5	\$5,523.93	0	\$0.00	189.5	\$5,523.93
23.	23.63	V.F.	4 Foot Diameter Storm Manhole	\$749.00	\$17,698.87	23.7	\$17,751.30	0	\$0.00	23.7	\$17,751.30
24.	12	Ea.	Inlet	\$3,510.00	\$42,120.00	12	\$42,120.00	0	\$0.00	12	\$42,120.00
25.	2	Ea.	Connect to Existing Storm Structure	\$840.00	\$1,680.00	2	\$1,680.00	0	\$0.00	2	\$1,680.00
26.	4	Ea.	Mini-Sewer Cleanout	\$320.00	\$1,280.00	4	\$1,280.00	0	\$0.00	4	\$1,280.00
27.	1	Ea.	Salvage and Install Yard Drain	\$500.00	\$500.00	1	\$500.00	0	\$0.00	1	\$500.00
28.	1	Ea.	12 Inch Concrete Endwall	\$1,425.00	\$1,425.00	1	\$1,425.00	0	\$0.00	1	\$1,425.00
29.	5	C.Y.	Medium Rip Rap	\$100.00	\$500.00	5	\$500.00	0	\$0.00	5	\$500.00
30.	12	Ea.	Adjust Valve	\$150.00	\$1,800.00	0	\$0.00	12	\$1,800.00	12	\$1,800.00
31.	1	Ea.	Adjust Yard Drain	\$800.00	\$800.00	1	\$800.00	0	\$0.00	1	\$800.00
32.	4	Ea.	Adjust Manhole (Sanitary / Storm)	\$1,200.00	\$4,800.00	0	\$0.00	4	\$4,800.00	4	\$4,800.00
33.	4.17	V.F.	Reconstruct Yard Drain	\$1,145.00	\$4,774.65	4.17	\$4,774.65	0	\$0.00	4.17	\$4,774.65
34.	18.75	V.F.	Reconstruct Manhole (Sanitary / Storm)	\$1,060.00	\$19,875.00	11.29	\$11,967.40	0	\$0.00	11.29	\$11,967.40
35.	1	Ea.	Salvage and Reinstall Culvert	\$500.00	\$500.00	1	\$500.00	0	\$0.00	1	\$500.00
36.	2	Ea.	Remove 18 Inch Culvert	\$400.00	\$800.00	2	\$800.00	0	\$0.00	2	\$800.00
37.	94	L.F.	Remove 10 Inch or 12 Inch Storm Sewer	\$15.00	\$1,410.00	25	\$375.00	0	\$0.00	25	\$375.00
38.	3	Ea.	Remove Yard Drain	\$250.00	\$750.00	3	\$750.00	0	\$0.00	3	\$750.00
39.	1	L.S.	Roadway Excavation (Est. 10,500 C.Y.)	\$95,000.00	\$95,000.00	1	\$95,000.00	0	\$0.00	1	\$95,000.00
40.	1,000	C.Y.	Excavation Below Subgrade	\$12.00	\$12,000.00	142.1	\$1,705.20	0	\$0.00	142.1	\$1,705.20
41.	3,930	TON	6 Inch Base Aggregate Dense 1-1/4 Inch (Includes 10 Foot Trail Base)	\$13.00	\$51,090.00	3900	\$50,700.00	0	\$0.00	3900	\$50,700.00
42.	9,400	TON	12 Inch Base Aggregate Dense 3 Inch (Includes 2,000 Tons for EBS)	\$12.60	\$118,440.00	7557.67	\$95,226.64	0	\$0.00	7557.67	\$95,226.64
43.	1,100	S.Y.	Geotextile Fabric, Type HR	\$2.00	\$2,200.00	4321.5	\$8,643.00	0	\$0.00	4321.5	\$8,643.00
44.	4,656	L.F.	Concrete Curb and Gutter 30 Inch	\$15.70	\$73,099.20	0	\$0.00	4576	\$71,843.20	4576	\$71,843.20
45.	26	L.F.	6 Inch Concrete Pedestrian Curb	\$60.00	\$1,560.00	0	\$0.00	0	\$0.00	0	\$0.00
46.	2,200	S.F.	6 Inch Concrete (Driveway and Sidewalk - Ramps)	\$6.45	\$14,190.00	0	\$0.00	2130	\$13,738.50	2130	\$13,738.50
47.	1,100	S.F.	4 Inch Concrete Sidewalk	\$6.20	\$6,820.00	0	\$0.00	637.8	\$3,954.36	637.8	\$3,954.36
48.	44	S.F.	Detectable Warning Fields (Radial)	\$55.00	\$2,420.00	0	\$0.00	44	\$2,420.00	44	\$2,420.00
49.	168	S.F.	Detectable Warning Fields	\$33.00	\$5,544.00	0	\$0.00	168	\$5,544.00	168	\$5,544.00
50.	2	Ea.	Asphaltic Flume	\$775.00	\$1,550.00	0	\$0.00	2	\$1,550.00	2	\$1,550.00
51.	1,680	TON	3 Inch Asphaltic Pavement, Lower Layer (3 MT 58-28S) (9,280 S.Y.)	\$74.90	\$125,832.00	0	\$0.00	1600	\$119,840.00	1600	\$119,840.00
52.	1,120	TON	2 Inch Asphaltic Pavement, Upper Layer (4 MT 58-28S) (9,280 S.Y.)	\$78.80	\$88,256.00	0	\$0.00	1002.72	\$79,014.34	1002.72	\$79,014.34
53.	70	TON	8 Foot Asphalt Trail - 3 Inch Thickness (4 LT 58-28S)	\$175.00	\$12,250.00	0	\$0.00	78	\$13,650.00	78	\$13,650.00
54.	5,610	L.F.	Pavement Marking Line 6 Inch Epoxy	\$1.05	\$5,890.50	0	\$0.00	5600	\$5,880.00	5600	\$5,880.00
55.	150	L.F.	Pavement Marking Crosswalk 6 Inch Epoxy	\$12.50	\$1,875.00	0	\$0.00	150	\$1,875.00	150	\$1,875.00
56.	890	L.F.	Grading Drainage Ditches and Swales	\$0.01	\$8.90	0	\$0.00	890	\$8.90	890	\$8.90
57.	850	S.Y.	Restoration with Topsoil, Seed, Fertilizer, E-mat Class 1 (Urban) Type B	\$6.90	\$5,865.00	0	\$0.00	800	\$5,520.00	800	\$5,520.00
58.	6,900	S.Y.	Restoration with Topsoil, Seed, Fertilizer and Mulch	\$6.00	\$41,400.00	0	\$0.00	5827	\$34,962.00	5827	\$34,962.00
TOTAL BASE BID (Items 1. through 58., Inclusive)				\$1,003,094.42		\$578,192.92		\$367,750.30		\$945,943.21	

CERTIFICATE FOR PAYMENT #3

OWNER:
Project Name:
Contract No.
Bid Date/Time:
Project Manager:

TOWN OF LAWRENCE
2025 Scheuring Road Urbanization
L0017-09-22-00520
January 7, 2025 @ 10:00 a.m., local time
Matt Greely, PE

Engineer:

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

TRIPLE P. INC. dba
PETERS CONCRETE COMPANY
1516 Atkinson Drive
Green Bay, WI 54303

SUPPLEMENTAL BID | Quarry Park Curb

Item	Qty	Unit	Description	Unit Price	Total				
1-1	23	L.F.	Sawcut (Concrete)	\$10.00	\$230.00	0	\$0.00	23	\$230.00
1-2	1	L.S.	Common Excavation (Est. 200 C.Y.)	\$8,500.00	\$8,500.00	0	\$0.00	1	\$8,500.00
1-3	25	TON	2-1/2 Inch Asphaltic Pavement, Lower Layer (3 LT 58-28S)	\$195.00	\$4,875.00	0	\$0.00	25	\$4,875.00
1-4	15	TON	1-1/2 Inch Asphalt Pavement, Upper Layer (4 LT 58-28S)	\$150.00	\$2,250.00	0	\$0.00	15	\$2,250.00
1-5	30	TON	4 Inch Asphaltic Pavement (Driveways) (4 LT 58-28S)	\$210.00	\$6,300.00	0	\$0.00	30	\$6,300.00
1-6	1	Ea.	Asphaltic Flume	\$775.00	\$775.00	0	\$0.00	1	\$775.00
1-7	435	L.F.	Concrete Curb and Gutter 30 Inch Mountable	\$17.95	\$7,808.25	0	\$0.00	435	\$7,808.25
1-8	55	L.F.	Concrete Curb and Gutter 18 Inch	\$58.00	\$3,190.00	0	\$0.00	55	\$3,190.00
1-9	3	Ea.	Ditch Checks	\$125.00	\$375.00	0	\$0.00	0	\$0.00
1-10	1	L.S.	E-Mat Class I Urban Type A (Est. 200 S.Y.)	\$500.00	\$500.00	0	\$0.00	1	\$500.00
1-11	1	L.S.	Terrace Restoration (Topsoil, Seed, Fertilizer, Mulch) in Right-of-Way (Est. 200 S.Y.)	\$500.00	\$500.00	0	\$0.00	1	\$500.00
1-12	3	C.Y.	Medium Rip Rap	\$150.00	\$450.00	0	\$0.00	0	\$0.00
TOTAL SUPPLEMENTAL BID (Items 1-1 through 1-12, Inclusive)				\$35,753.25		\$0.00		\$34,928.25	\$34,928.25
COMBINED TOTAL - BASE BID + SUPPLEMENTAL BID				\$1,038,847.67				\$402,678.55	\$980,871.46
Bid Security				10% Bid Bond					

	Subcontractor	
HMA	Northeast Asphalt	Completed to Date:
Concrete	Sommers	Retainage: 2.5%
Pavement Stripping	Century Fence	Subtotal:
Landscape	N/A	Previous Application:
Road Work / Excavating & Grading	N/A	Amount Due This Application:
Traffic Control	N/A	
Sewer	N/A	

\$980,871.46
\$25,971.19
\$954,900.27
\$552,221.73
\$402,678.55



McMahon Associates, Inc.
1445 McMahon Drive P.O. Box 1025
Neenah, WI 54956 Neenah, WI 54957-1025
Telephone: (920)751-4200
FAX: (920)751-4284

APPLICATION FOR PAYMENT

(Owner) Town of Lawrence	PROJECT:	2025 Scheuring Rd Urbanization
	CONTRACTOR	Peters Concrete Company
	Contract No.	L0017-09-22-00520
	Project No.	
	Application No.	3
	Application Date	7/28/2025
Period From	6/13/2025	To 7/28/2025

Application Is Made For Payment In Connection With The Above Contract.

The following documents are attached:

- ☒ Schedule Of Values
- ☒ Schedule Of Unit Prices
- ☐ Inventory Of Stored Materials

The Present Status Of The Account For This Contract Is As Follows:

Original Contract	\$ 1,038,847.67	Completed To Date	\$ 993,944.07
Net Change Orders	\$	Retainage 2.5 %	\$ 25,971.19
Current Contract Amount	\$ 1,038,847.67	Subtotal	\$ 967,972.88
		Previous Applications	\$ 552,221.73

Amount Due This Application: \$ 415,751.15

The undersigned Contractor hereby swears, under penalty of perjury, that (1 All previous progress payments received from the Owner, on account of work performed under the Contract referred to above, have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications For Payment under said Contract, being Applications For Payment numbered 1 through _____ inclusive; and 2) All materials and equipment incorporated in said project or otherwise listed in or covered by this Application For Payment are free and clear of all liens, claims, security interests and encumbrances.

Dated July 29 20 25

Tracy Behnke
(contractor)

By Tracy Behnke Assistant Controller
(name & title)

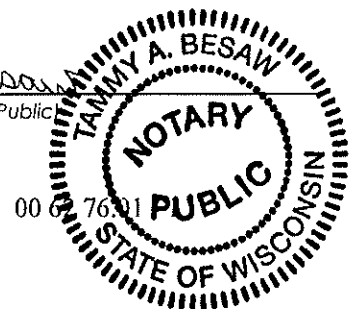
COUNTY OF _____ } ss
STATE OF _____

Before me on this 29th day of July 20 25 personally appeared Tracy Behnke
known to me, who being duly sworn, did depose and say that he/she is the
Assistant Controller of the Contractor above mentioned; that he/she
(title)

executed the above Application For Payment and statement on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

My Commission Expires: 6/24/2028

Tammy A. Besaw
(Notary Public)



	PETERS CONCRETE COMPANY							Unit Billing	
	1516 ATKINSON DRIVE								
	GREEN BAY WI 54303								
	920-494-3700								
	25806 - 2025 SCHEURING ROAD URBANIZATION							Application:	3
								Period:	07/28/2025
Item	Description	Price/Unit	Scheduled Qty	Scheduled Value	Current Units Complete	Current Value	Total Units Complete	Total Value	
1	Traffic Control	5,400.00	1.00	5,400.00	0.25	1,350.00	1.00	5,400.00	
2	Tracking Pad	1.00	3.00	3.00			1.00	1.00	
3	Ditch Checks	125.00	35.00	4,375.00	10.00	1,250.00	10.00	1,250.00	
4	Silt Fence	3.50	750.00	2,625.00			703.00	2,460.50	
5	Inlet Protection Type A, B, C and D	50.00	20.00	1,000.00			20.00	1,000.00	
6	8 Inch Sanitary Sewer	73.60	430.00	31,648.00			430.00	31,648.00	
7	4 Foot Diameter Sanitary Manhole	410.00	18.35	7,523.50			18.35	7,523.50	
8	Core Sanitary Manhole	3,900.00	1.00	3,900.00			1.00	3,900.00	
9	12 Inch Water Main	83.60	405.00	33,858.00			416.50	34,819.40	
10	8 Inch Water Main	60.00	1,033.00	61,980.00			1,023.50	61,410.00	
11	6 Inch Hydrant Lead	57.00	30.00	1,710.00			29.00	1,653.00	
12	12 Inch Resilient Wedge Gate Valve	5,000.00	1.00	5,000.00			1.00	5,000.00	
13	8 Inch Resilient Wedge Gate Valve	2,850.00	2.00	5,700.00			2.00	5,700.00	
14	6 Inch Resilient Wedge Gate Valve	2,050.00	2.00	4,100.00			3.00	6,150.00	
15	Hydrant	5,950.00	2.00	11,900.00			3.00	17,850.00	
16	Simultaneous 12 Inch Water Main Connection	5,865.00	1.00	5,865.00			1.00	5,865.00	
17	2 Inch Polystyrene Insulation	10.00	20.00	200.00					
18	12 Inch Storm Sewer	78.00	293.00	22,854.00			290.00	22,620.00	
19	12 Inch Storm Sewer (RCP)	79.30	28.00	2,220.40			28.00	2,220.40	
20	10 Inch Storm Sewer	75.85	70.00	5,309.50			72.00	5,461.20	
21	6 Inch Storm (Mini-Sewer)	35.60	476.00	16,945.60			473.00	16,838.80	
22	4 Inch Storm Lateral	29.15	102.00	2,973.30			189.50	5,523.93	
23	4 Foot Diameter Storm Manhole	749.00	23.63	17,698.87			23.70	17,751.30	
24	Inlet	3,510.00	12.00	42,120.00			12.00	42,120.00	
25	Connect to Existing Storm Structure	840.00	2.00	1,680.00			2.00	1,680.00	
26	Mini-Sewer Cleanout	320.00	4.00	1,280.00			4.00	1,280.00	
27	Salvage and Install Yard Drain	500.00	1.00	500.00			1.00	500.00	
28	12 Inch Concrete Endwall	1,425.00	1.00	1,425.00			1.00	1,425.00	
29	Medium Rip Rap	100.00	5.00	500.00			5.00	500.00	
30	Adjust Valve	150.00	12.00	1,800.00	12.00	1,800.00	12.00	1,800.00	
31	Adjust Yard Drain	800.00	1.00	800.00			1.00	800.00	
32	Adjust Manhole (Sanitary / Storm)	1,200.00	4.00	4,800.00	4.00	4,800.00	4.00	4,800.00	
33	Reconstruct Yard Drain	1,145.00	4.17	4,774.65			4.17	4,774.65	
34	Reconstruct Manhole (Sanitary / Storm)	1,060.00	18.75	19,875.00			11.29	11,967.40	
35	Salvage and Reinstall Culvert	500.00	1.00	500.00			1.00	500.00	
36	Remove 18 Inch Culvert	400.00	2.00	800.00			2.00	800.00	
37	Remove 10 Inch or 12 Inch Storm Sewer	15.00	94.00	1,410.00			25.00	375.00	
38	Remove Yard Drain	250.00	3.00	750.00			3.00	750.00	
39	Roadway Excavation (Est. 10,500 C.Y.)	95,000.00	1.00	95,000.00			1.00	95,000.00	
40	Excavation Below Subgrade	12.00	1,000.00	12,000.00			142.10	1,705.20	
41	6 Inch Base Aggregate Dense 1-1/4 Inch (Includes 1	13.00	3,930.00	51,090.00			3,900.00	50,700.00	
42	12 Inch Base Aggregate Dense 3 Inch (Includes 2,00	12.60	9,400.00	118,440.00			7,557.67	95,226.64	
43	Geotextile Fabric, Type HR	2.00	1,100.00	2,200.00			4,321.50	8,643.00	
44	Concrete Curb and Gutter 30 Inch	15.70	4,656.00	73,099.20	4,600.00	72,220.00	4,600.00	72,220.00	
45	6 Inch Concrete Pedestrian Curb	60.00	26.00	1,560.00					
46	6 Inch Concrete (Driveway and Sidewalk - Ramps)	6.45	2,200.00	14,190.00	2,200.00	14,190.00	2,200.00	14,190.00	
47	4 Inch Concrete Sidewalk	6.20	1,100.00	6,820.00	1,100.00	6,820.00	1,100.00	6,820.00	
48	Detectable Warning Fields (Radiat)	55.00	44.00	2,420.00	44.00	2,420.00	44.00	2,420.00	
49	Detectable Warning Fields	33.00	168.00	5,544.00	168.00	5,544.00	168.00	5,544.00	
50	Asphaltic Flume	775.00	2.00	1,550.00	2.00	1,550.00	2.00	1,550.00	

Item	Description	Price/Unit	Scheduled	Scheduled	Current Units	Current	Total Units	Total
			Qty	Value	Complete	Value	Complete	Value
51	3 Inch Asphaltic Pavement, Lower Layer (3 MT 58-28	74.90	1,680.00	125,832.00	1,600.00	119,840.00	1,600.00	119,840.00
52	2 Inch Asphaltic Pavement, Upper Layer (4 MT 58-28	78.80	1,120.00	88,256.00	1,100.00	86,680.00	1,100.00	86,680.00
53	8 Foot Asphalt Trail - 3 Inch Thickness (4 LT 58-2	175.00	70.00	12,250.00	70.00	12,250.00	70.00	12,250.00
54	Pavement Marking Line 6 Inch Epoxy	1.05	5,610.00	5,890.50	5,600.00	5,880.00	5,600.00	5,880.00
55	Pavement Marking Crosswalk 6 Inch Epoxy	12.50	150.00	1,875.00	150.00	1,875.00	150.00	1,875.00
56	Grading Drainage Ditches and Swales	0.01	890.00	8.90	890.00	8.90	890.00	8.90
57	Restoration with Topsoil, Seed, Fertilizer, E-mat	6.90	850.00	5,865.00	800.00	5,520.00	800.00	5,520.00
58	Restoration with Topsoil, Seed, Fertilizer and Mul	6.00	6,900.00	41,400.00	6,000.00	36,000.00	6,000.00	36,000.00
SUPPLEMENTAL BID - QUARRY PARK CURB								
1.1	Sawcut (Concrete)	10.00	23.00	230.00	23.00	230.00	23.00	230.00
1.2	Common Excavation (Est. 200 C.Y.)	8,500.00	1.00	8,500.00	1.00	8,500.00	1.00	8,500.00
1.3	2-1/2 Inch Asphaltic Pavement, Lower Layer (3 LT 5	195.00	25.00	4,875.00	25.00	4,875.00	25.00	4,875.00
1.4	1-1/2 Inch Asphalt Pavement, Upper Layer (4 LT 58-	150.00	15.00	2,250.00	15.00	2,250.00	15.00	2,250.00
1.5	4 Inch Asphaltic Pavement (Driveways) (4 LT 58-28S	210.00	30.00	6,300.00	30.00	6,300.00	30.00	6,300.00
1.6	Asphaltic Flume	775.00	1.00	775.00	1.00	775.00	1.00	775.00
1.7	Concrete Curb and Gutter 30 Inch Mountable	17.95	435.00	7,808.25	435.00	7,808.25	435.00	7,808.25
1.8	Concrete Curb and Gutter 18 Inch	58.00	55.00	3,190.00	55.00	3,190.00	55.00	3,190.00
1.9	Ditch Checks	125.00	3.00	375.00	3.00	375.00	3.00	375.00
1.10	E-Mat Class I Urban Type A (Est. 200 S.Y.)	500.00	1.00	500.00	1.00	500.00	1.00	500.00
1.11	Terrace Restoration (Topsoil, Seed, Fertilizer, Mu	500.00	1.00	500.00	1.00	500.00	1.00	500.00
1.12	Medium Rip Rap	150.00	3.00	450.00	3.00	450.00	3.00	450.00
Totals:			45,401.90	1,038,847.67	24,943.25	415,751.15	44,667.28	993,944.07



Agenda Item Review

Meeting Date: 8/11/2025

Agenda Item#: 11

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: **Res. 2025-004 – Approving Land Sale and Development Agreement – L-2281 – DePere Select Soccer Club (Sports Emporium) – Lawrence Parkway**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes, within future land sale revenues for TID 1

Item History

As part of the overall Lawrence Parkway sports/commercial corridor, we've discussed a spot for the new Sports Emporium which seeks to locate a new facility that would fit within the current B-1 zoning on Lawrence Parkway, specifically on Tax Parcel L-2281, currently owned by the Town.

They have been an integral part of the Town's nearby planning for Lawrence Parkway corridor sports, hotel, restaurant and similar type development for a number of years. The type of use would fall under the need for a conditional use/site plan in the future, and the group anticipates completing the project and occupying it this winter, with soccer, One Wisconsin Volleyball and the Green Bay Blizzard as vital presence within the facility.

While the property is located within TID #1, and the project will be subject to real estate taxes, a split of future property taxes of 45% to the development as incentive, with the Town TIF district retaining 55% is being proposed for the project. The Town has also discussed that nearby parking and additional fields will be developed on Town owned property in cooperation with Rugby, Sports Emporium and other applicable entities that may utilize these future facilities.

These terms are consistent with the Letter of Intent the Town entered into with DePere Select Soccer LLC in recent years. The the sale of land is being proposed with some level of flexible terms for payments over time on the purchase price of the land.

Recommended Action:

Consider Resolution 2025-004 – Authorizing and Approving Land Sale of Parcel L-2281 to DePere Select Soccer Club LLC.

**TOWN OF LAWRENCE
RESOLUTION #2025-004**

AUTHORIZING AND APPROVING THE SALE OF LAND TO DEPERE SELECT SOCCER CLUB, INC;
PARCEL L-2281, APPROXIMATELY 6.111 ACRES, AND DEVELOPMENT AGREEMENT

WHEREAS, the Town currently owns land on Lawrence Parkway, Tax Parcel L-2281, (the “Property”); and

WHEREAS, DePere Select Soccer Club, Inc. (hereafter, the “Buyer”) desires to purchase the property, and

WHEREAS, buyer desires the property for the purpose of constructing a new indoor Sports Emporium building as stipulated in proposed and attached Development Agreement, and:

WHEREAS, Town administration, with review and input from the Town Board of Supervisors, including as outlined in Letter of intent between the parties dated July 13, 2022, has negotiated terms of sale of the Property that are set forth in a certain Development Agreement thereto, a copy of which is attached hereto and marked Exhibit “A” (together, the “Agreement”); and

WHEREAS, the sale of the Property to Buyer is conditioned upon the acceptance and attainment of all necessary Town approvals prior to closing; and

WHEREAS, the Property is located in Town of Lawrence Tax Incremental District #1; and

WHEREAS, the Offer has been presented to the Town for review and consideration; and

WHEREAS, a project or development agreement between the buyer and the Town is required prior to any infrastructure construction or development activities progressing on this project, and

WHEREAS, we have reviewed the proposed purchase terms, with proposed Development Agreement in its entirety;

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Lawrence, that it is in the best interests of the Town to accept the Offer to Purchase and Development Agreement according to its terms.

FURTHER RESOLVED, that the Town Chairman and Town Administrator, to wit: Lanny Tibaldo and Patrick Wetzol, respectively, are jointly authorized and directed to forthwith execute and deliver the purchase documents to the Buyer or its representative and authorized to execute the DePere Select Soccer Club, Inc. Development Agreement.

FURTHER RESOLVED, that the Town Chairman and Town Administrator are jointly authorized to determine whether all conditions of the sale are satisfied and upon that determination, to execute and deliver to the Buyer, the title company handling the closing of the purchase of the Property and any other person or entity to whom delivery of closing documents may be appropriate, all documents pertaining to the conveyance of the Property on terms acceptable to the Town Chairman and Town Administrator in their discretion, and all documents required to accomplish the purposes of the sale of the Property, the signatures of the Town Chairman and Town Administrator on any such documents to be conclusive evidence that they deemed the same to be in the best interests of the Town.

FURTHER RESOLVED, that any actions of either the Town Chairman or the Town Administrator taken jointly or severally by them, that would have been authorized either jointly or severally by the foregoing resolutions, but for the fact the same were taken before the execution of this Resolution, be and hereby are ratified and approved in all respects.

Approved and adopted by the members of the Town Board of the Town of Lawrence, Brown County, State of Wisconsin this 11th day of August, 2025

Vote: ___ -Aye
 ___ -Nay

Town of Lawrence

Attest:

Dr. Lanny J. Tibaldo, Town Chairperson

Cindy Kocken, Town Clerk-Treasurer



Agenda Item Review

Meeting Date: 8-11-2025
Agenda Item#: 12 & 13

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Kurt Minten, Director of DPW
AGENDA ITEM: **Consider PTS Contractors Change Order #8 – Mid Valley Contract**
Parking lot between Rugby and Sports Emporium

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes, in recouping portion of costs in future

Item History: As the Town finished and closed out the Mid Valley Water & Sewer and Packerland Dr Water & Sewer projects via Superior Sewer and Water Contract, we are recommending to utilize McMahon's final engineering report for the calculation of and finalization of Special Assessments to adjacent and benefitting property owners, according to the guidelines set out prior to the project in 2023 via notice of intent and preliminary special assessment roll and resolution.

The engineering reports are attached for each project and assessments are recommended to be finalized with the Town's typically standard deferral with no interest, with the assessment coming due upon the earlier of these events occurring for each property:

- 10 years
- Connection to water/sewer infrastructure
- Sale of Property

Recommended Action: Review and recommend approval of resolutions for final special assessments for Packerland Dr and Mid Valley Dr projects according to McMahon engineering report.

Resolution No. 2025-008

TOWN OF LAWRENCE

Final Resolution on Special Assessment Procedure for the Levy of Special Assessments for Mid Valley Drive Water/Sanitary Sewer Extensions Upon Property in the Town of Lawrence, Brown County, Wisconsin

WHEREAS, the project of Mid Valley Drive Water/Sewer Extension Improvements is constructed, as part of the 2023 Sewer & Water Bid Package; and

WHEREAS, at a Town Board Meeting on July 10, 2023, the Town Board approved a Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers and;

WHEREAS, a Public Hearing on Special Assessments was held at a Town Board Meeting on October 23, 2023, whereby all benefiting property owners were notified; and

WHEREAS, at a regular Town Board Meeting on September 25, 2023, the Town Board approved and awarded the low bid for for the 2023 Sewer & Water – Mid Valley Drive Water/Sanitary Sewer Extensions bid project to Superior Sewer & Water; and

WHEREAS, the final assessments have been determined based on the total project actual costs and;

NOW THEREFORE, BE IT HEREBY RESOLVED, pursuant to Wisconsin Stats S66.072 that the Town of Lawrence Town Board declares the work or improvements on this project shall be financed in whole or in part by special assessment levied pursuant to Town of Lawrence Ordinance on a basis of lineal feet of frontage;

BE IT FURTHER RESOLVED, that the Town Board statutory authority under Wisconsin Stats S66.072 (5) be imposed for the purpose of levying special assessments for said work on improvements;

BE IT FURTHER RESOLVED, special assessments shall be paid to the Town of Lawrence in full by the property owner upon sale of the property, development of the property or at the end of ten (10) years no later than August 11th, 2035 and no interest shall accrue on the levy of the special assessments during the deferral period, up to a maximum of ten (10) year deferral;

BE IT FURTHER RESOLVED, that any late payments shall force the total assessment immediately due in full with interest;

BE IT FURTHER RESOLVED, every special assessment levied under this project and as described in the attached Final Engineering Report to this resolution shall be a lien against the property assessed from the date of this final resolution.

Dated this 11th day of August, 2025

Dr. Lanny J. Tibaldo, Town Chairperson

Introduced by:

Seconded by:

____ - Ayes

____ - Nays

Cindy Kocken, Town Clerk/Treasurer

RESOLUTION NO. 2023-011
TOWN OF LAWRENCE, WISCONSIN

Preliminary Resolution Declaring Intent to Exercise Power to Levy Special Assessments for Mid Valley Drive Water/Sewer Extension Upon Property in the Town of Lawrence, Brown County, Wisconsin,

RESOLVED, by the Town of Lawrence, Brown County, Wisconsin:

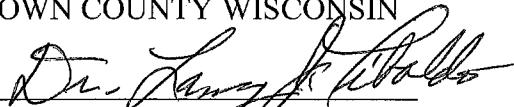
1. The Town of Lawrence Town Board hereby declares its intention to exercise its power under Section 60.77 and 60.0703, Wisconsin Statutes, to levy special assessments upon property within the following described Assessment District within the Town for special benefits conferred upon such property by the installation of Sanitary Sewer and Water infrastructure: Mid Valley Drive
Parcels: L-405, L-408, L-408-1, L-408-2, L-410, L-411, L-412, L-413, L-414, L-415 and L-464-1
2. The Town Board determines that such improvements constitute an exercise of its police powers for the public health, safety, and welfare.
3. The assessment against any parcel may be paid in cash or ten installments on the proposed assessment.
4. The total amount assessed against the property located in the Assessment District shall not exceed 100% of the Town's direct costs, including but not limited to:
 - A. Actual construction costs and related costs and expenses of architectural, engineering and legal services, administration, and borrowing of funds.
5. The District's engineering firm, McMahon Associates, Inc. is directed to prepare a report consisting of:
 - A. Final plans and specifications for said improvements;
 - B. An estimate of the entire direct and indirect costs and expenses of the completed work for improvements as described in paragraph 4 of this resolution;
 - C. A schedule of the proposed assessments; and
 - D. A statement that the respective properties against which the final assessments are proposed are benefited.
6. A copy of the report, when completed, shall be filed with the Town Clerk for public inspection.
7. Upon filing the engineer's report, the town Clerk is directed to give a Class I Notice of a public hearing on such report, as specified in Section 66.0703(7) of the Wisconsin Statutes, stating the nature of the work or improvement, the general boundary lines of the proposed Assessment District, the place and time at which the report may be inspected, and the place and time in which all persons interested, or their agents or attorneys, may appear before the Town Board and be heard concerning the matters contained in the Preliminary Resolution and the engineer's report. A copy of the Notice shall be mailed to every interested person whose post office address is known, or can be ascertained within reasonable diligence, at least ten (10) days and not more than forty (40) days after publication of the Class I Notice.

Approved and Adopted at a regular Town Board Meeting on the 10th day of July, 2023.

Introduced by: Supervisor Brien
Seconded by: Supervisor Bain
Ayes 5 Nays 0



TOWN OF LAWRENCE
BROWN COUNTY WISCONSIN


Dr. Lanny J. Tibaldo, Town Chairman

ATTEST:


Cindy Kocken, Town Clerk/Treasurer

FINAL ENGINEERING REPORT

2023 SEWER & WATER CONSTRUCTION MID-VALLEY ROAD



FOR THE
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

JANUARY 23, 2025



McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM
McM. No. L0017-09-23-00310 /MJG:car

FINAL ENGINEERING REPORT

Pursuant to Sec. 66.0703(1)(b) Wisconsin Stats., as Amended



2023 SEWER & WATER CONSTRUCTION MID-VALLEY ROAD

TOWN OF LAWRENCE

BROWN COUNTY, WISCONSIN

JANUARY 23, 2025

McM. No. L0017-09-23-00310

1. This Engineer's Report, submitted on behalf of the above-named Town, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all final plans and specifications for the aforementioned Town project are on file with the clerk of the Town.
3. The following hereinafter is the cost based on 'bid results' for the improvements.
4. That hereinafter follows the assessment amounts, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the governing body of the aforementioned Town and the Engineers for the Town, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

By:


Matthew J. Greely, P.E.
Executive Vice President E&I Division
McMahon Associates, Inc.



1445 McMAHON DRIVE | NEENAH, WI 54956
Mailing P.O. BOX 1025 | NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PROS\L0017\092300310\ADMIN\REPORT\ENGINEERING REPORT\MID-VALLEY RD ER\FINAL ER\2025-01-23 LAWRENCE MID-VALLEY RD FINAL ER

FINAL ENGINEERING REPORT

2023 SEWER & WATER CONSTRUCTION | MID-VALLEY ROAD | TOWN OF LAWRENCE

McM No. L0017 – 92300310

2022 L41 Corridor Sewer & Water Extension (Mid-Valley Rd & Little Rapids Road)

Post Construction - Final Engineering Report of Assessments

McM No. L0017 – 92300310

Date: January 23, '25

Final Assessment Rates			
San. Sewer		Laterals	
Water Main	\$ 61.75	8" San.	\$3,264
	\$ 55.70	1" water	\$2,515
		12" water	\$7,189



A. Assessable footage west side L41 Corridor/Mid Valley Road-French Rd-Little Rapids Rd.

Parcel Summary link

Parcel No.	Property Owner	Notes:	Mid Valley Road										Assessment		Assessment			
			Frontage	Area	Frontage	Area	Frontage	Area	Frontage	Area	Frontage	Area	Frontage	Area				
Mid Valley Road																		
L-464-1	JFTCO Inc.		1104.01	1104.010	1104.010	1	8"	\$	3,264	1	12"	\$	7,189.00	\$	68,172.62	\$	61,493.36	
L-405	Beno, Nicholas J. Living Trust		540.7	540.700	540.700	2	6"	\$	-	0				\$	33,388.23	\$	30,116.99	
L-408	Beno, Nicholas J. Living Trust	Flag lot - could be attached to main parcel 408-2	19.5	19.500	19.500					0				\$	1,086.15	\$	2,290.28	
L-408-2	Beno, Nicholas J. Living Trust	Non-ESA Assessible - 231	356	125.000	125.000	1	6"		-					\$	7,718.75	\$	6,962.50	
L-408-1	Tyczkowski, Charlotte F. & John J.		165	165.000	165.000					1	1"(2") *	\$	2,515.00	\$	10,188.75	\$	14,681.25	
L-410	Lamers Farm LLC	Non-ESA Assessible - 333.45	543.45	210.000	210.000					0				\$	12,967.50	\$	24,750.25	
L-411	Lamers Farm LLC	Southern portion of parcel Non-ESA - 269.84	369.84	100.000	100.000					0				\$	6,175.00	\$	5,570.00	
Totals			3098.5	2264.210	2264.210	2		\$	6,120.00	2		\$	9,704.00	\$	139,814.97	\$	126,116.50	
Mid Valley Road (Supplemental Bid)																		
L-412	Lamers Farm LLC		526.98	526.980	526.980	1	0	6"	\$	-	1	1"(2") *	\$	2,359.38	\$	32,541.02	\$	29,352.79
L-413	Lamers Farm LLC	Reduce Access Footage by 150 Ft. ATC Easement	545.86	395.860	395.860		0			0				\$	24,444.36	\$	22,049.40	
L-414	MS Real Estate Holdings LLC		545.85	545.850	545.850		0			0				\$	33,706.24	\$	30,403.85	
L-415	MS Real Estate Holdings LLC		545.86	545.860	545.860		0			0				\$	33,706.86	\$	30,404.40	
Totals			2164.55	2014.550	2014.550	4	2		\$	6,120.00	3		\$	12,063.38	\$	264,213.43	\$	238,326.93
Totals															\$ 520,723.74			

* Note: 4" (6") - 4" lateral (added during construction) deferred assessment based on 4" size needed for residential use (6" lateral installed)

** Note: Wye/Riser Added (no assessment)

FINAL QUANTITIES

TOWN OF LAWRENCE
2023 SANITARY SEWER & WATER MAIN CONSTRUCTION
McM. No. L0017-09-23-00301

SUPERIOR SEWER AND WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

BASE BID | CONTRACT C - LITTLE RAPIDS ROAD / MID VALLEY DRIVE / SHADY COURT LIFT STATION
Sanitary Related items - Hwy 4 Crossing and Mid-Valley South of Little Rapids

Item	Qty	Unit	Description
C-1	728	L.F.	15 Inch Sanitary Sewer DR 26
C-2	731	L.F.	12 Inch Sanitary Sewer
C-3	400	L.F.	12 Inch Sanitary Sewer DR 26
C-4	396	L.F.	10 Inch Sanitary Sewer
C-5	801	L.F.	10 Inch Sanitary Sewer DR 26
C-6	1,124	L.F.	8 Inch Sanitary Sewer
C-7	337	L.F.	8 Inch Sanitary Sewer DR 26
C-8	272.99	V.F.	4 Foot Diameter Sanitary Manholes
C-9	17.48	V.F.	4 Foot Diameter Sanitary Manholes (Outside Drop)
C-10	1	Ea.	Internal Manhole Drop
C-11	25	V.F.	6 Inch Sanitary Riser
C-12	50	V.F.	6 Inch Sanitary Lateral
Sub-Total			

Project costs used for Assessments at Public Hearing	
Unit Price	Total
\$194.00	\$141,232.00
\$94.00	\$68,714.00
\$111.00	\$44,400.00
\$72.00	\$28,512.00
\$114.00	\$91,314.00
\$68.00	\$76,432.00
\$104.00	\$35,048.00
\$477.00	\$130,216.23
\$708.00	\$12,375.84
\$1,387.00	\$1,387.00
\$72.00	\$1,800.00
\$93.00	\$4,650.00
\$636,081.07	

Actual Project costs based on Construction	
Final Qty	Final Total
726.2	\$140,882.80
732.5	\$68,855.00
402.8	\$44,710.80
419.3	\$30,189.60
730.1	\$83,231.40
1121.3	\$76,248.40
362.6	\$37,710.40
259.21	\$123,643.17
17.56	\$12,432.48
1	\$1,387.00
48	\$3,456.00
48	\$4,464.00
\$627,211.05	

Water Main Related items - Hwy 4 Crossing and Mid-Valley South of Little Rapids

Item	Qty	Unit	Description
C-20	4,400	L.F.	12 Inch Water Main
C-21	50	L.F.	8 Inch Water Main
C-22	53.5	L.F.	6 Inch Water Main
C-23	12	Ea.	12 Inch R.W. Gate Valves
C-24	1	Ea.	8 Inch R.W. Gate Valves
C-25	8	Ea.	6 Inch R.W. Gate Valves
C-26	9	Ea.	Hydrant
C-27	8	Ea.	6 Inch Hydrant Lead Bends
C-28	1	Ea.	2 Inch Corporation Curb Stop and Stop Box
C-29	60	L.F.	2 Inch Poly Water Service
C-30	1	Ea.	Water Valve Manhole (Including Valve and Accessories)
Sub-Total			

Unit Price	Total
\$82.25	\$361,900.00
\$66.00	\$3,300.00
\$40.00	\$2,140.00
\$4,629.00	\$55,548.00
\$2,691.00	\$2,691.00
\$1,994.00	\$15,952.00
\$5,070.00	\$45,630.00
\$458.00	\$3,664.00
\$1,273.00	\$1,273.00
\$41.00	\$2,460.00
\$10,800.00	\$10,800.00
\$505,358.00	

Final Qty	Final Total
4420	\$363,545.00
0	\$0.00
82.5	\$3,300.00
13	\$60,177.00
0	\$0.00
8	\$15,952.00
9	\$45,630.00
6	\$2,748.00
2	\$2,546.00
107	\$4,387.00
1	\$10,800.00
\$509,085.00	

SUPPLEMENTAL BID 1 - CONTRACT C | Mid Valley Road Sanitary Sewer / Water Main - North of Little Rapids Road

Item	Qty	Unit	Description
S1-1	1,721	L.F.	10 Inch Sanitary Sewer DR 26
S1-2	454	L.F.	8 Inch Sanitary Sewer
S1-3	59	L.F.	8 Inch Sanitary Sewer DR 26
S1-4	153.93	V.F.	4 Foot Diameter Sanitary Manholes
S1-5	9.54	V.F.	4 Foot Diameter Sanitary Manholes (Outside Drop)
S1-6	2,200	L.F.	12 Inch Water Main
S1-7	24	L.F.	6 Inch Water Main
S1-8	4	Ea.	12 Inch R.W. Gate Valves
S1-9	4	Ea.	6 Inch R.W. Gate Valves
S1-10	4	Ea.	Hydrant
S1-11	4	Ea.	6 Inch Hydrant Lead Bends
S1-12	100	L.F.	Salvage and Replace 18 Inch Culvert (New)
S1-13	6	Ea.	18 Inch Metal Endwall
S1-14	1	L.S.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 80 L.F.)
S1-15	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 8,000 S.Y.)
S1-16	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, E-Mat Class 1 - Type B (Est. 1,900 S.Y.)
S1-17	1	L.S.	Restoration Roadway - HMA - Roadway and Driveways (Including Base Course, Pavement Marking and Gravel Driveway Restoration)
S1-18	1	L.S.	Traffic Control
TOTAL (Items S1-1 through S1-18, Inclusive)			

Unit Price	Total
\$122.00	\$209,962.00
\$66.00	\$29,964.00
\$112.00	\$6,608.00
\$450.00	\$69,268.50
\$679.00	\$6,477.66
\$79.50	\$174,900.00
\$40.00	\$960.00
\$4,629.00	\$18,516.00
\$1,994.00	\$7,976.00
\$5,070.00	\$20,280.00
\$458.00	\$1,832.00
\$45.00	\$4,500.00
\$250.00	\$1,500.00
\$2,500.00	\$2,500.00
\$14,516.00	\$14,516.00
\$5,600.00	\$5,600.00
\$10,691.00	\$10,691.00
\$3,000.00	\$3,000.00
\$589,051.16	

Final Qty	Final Total
1719.3	\$209,754.60
455.5	\$30,063.00
58	\$6,496.00
153.86	\$69,237.00
9.54	\$6,477.66
2200	\$174,900.00
28.5	\$1,140.00
4	\$18,516.00
4	\$7,976.00
4	\$20,280.00
4	\$1,832.00
116	\$5,220.00
6	\$1,500.00
1	\$2,500.00
1	\$14,516.00
1	\$5,600.00
1	\$10,691.00
1	\$3,000.00
\$589,699.26	

Total	\$1,730,490.23
Engineering & Contingencies (20%)	\$346,098.05
Total Sewer & Water for related to assessments for Mid-Valley Road	\$2,076,588.28

\$1,725,995.31
\$376,156.40
\$2,102,151.71

Map printed on
5/12/2023



1:7,200

1 inch = 600 feet*

1 inch = 0.114 miles*

*original page size is 11" x 17"
Appropriate format depends on zoom level

A map key/legend is available at
tinyurl.com/BrownDogLegend

This is a custom web map
created by an online user of
the GIS map services
provided by the
Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

www.browncountywi.gov



Resolution No. 2025-009

TOWN OF LAWRENCE

Final Resolution on Special Assessment Procedure for the Levy of Special Assessments for Packerland Drive Water/Sanitary Sewer Extensions Upon Property in the Town of Lawrence, Brown County, Wisconsin

WHEREAS, the project of Packerland Drive Water/Sewer Extension Improvements is constructed, from Scheuring Road to the north, as part of the 2023 Sewer & Water Bid Package; and

WHEREAS, at a Town Board Meeting on July 10, 2023, the Town Board approved a Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers and;

WHEREAS, a Public Hearing on Special Assessments was held at a Town Board Meeting on October 23, 2023, whereby all benefiting property owners were notified; and

WHEREAS, at a regular Town Board Meeting on September 25, 2023, the Town Board approved and awarded the low bid for the 2023 Sewer & Water - Packerland Drive Water/Sanitary Sewer Extensions bid project to Superior Sewer & Water; and

WHEREAS, the final assessments have been determined based on the total project actual costs and;

NOW THEREFORE, BE IT HEREBY RESOLVED, pursuant to Wisconsin Stats S66.072 that the Town of Lawrence Town Board declares the work or improvements on this project shall be financed in whole or in part by special assessment levied pursuant to Town of Lawrence Ordinance on a basis of lineal feet of frontage;

BE IT FURTHER RESOLVED, that the Town Board statutory authority under Wisconsin Stats S66.072 (5) be imposed for the purpose of levying special assessments for said work on improvements;

BE IT FURTHER RESOLVED, special assessments shall be paid to the Town of Lawrence in full by the property owner upon sale of the property, development of the property or at the end of ten (10) years no later than August 11, 2035 and no interest shall accrue on the levy of the special assessments during the deferral period, up to a maximum ten (10) year deferral;

BE IT FURTHER RESOLVED, that any late payments shall force the total assessment immediately due in full with interest;

BE IT FURTHER RESOLVED, every special assessment levied under this project and as described in the attached Final Engineering Report to this resolution shall be a lien against the property assessed from the date of this final resolution.

Dated this 11th day of August, 2025

Dr. Lanny J. Tibaldo, Town Chairperson

Introduced by:

Seconded by:

____ - Ayes

0 - Nays

Cindy Kocken, Town Clerk/Treasurer

RESOLUTION NO. 2023-010
TOWN OF LAWRENCE, WISCONSIN

Preliminary Resolution Declaring Intent to Exercise Power to Levy Special Assessments for Packerland Drive Water/Sewer Extension Upon Property in the Town of Lawrence, Brown County, Wisconsin,

RESOLVED, by the Town of Lawrence, Brown County, Wisconsin:

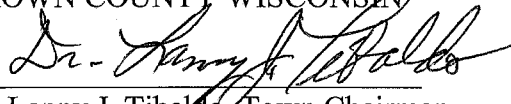
1. The Town of Lawrence Town Board hereby declares its intention to exercise its power under Section 60.77 and 60.0703, Wisconsin Statutes, to levy special assessments upon property within the following described Assessment District within the Town for special benefits conferred upon such property by the installation of Sanitary Sewer and Water infrastructure: Packerland Drive
Parcels: L-164, L-165, L-165-1 and L-166
2. The Town Board determines that such improvements constitute an exercise of its police powers for the public health, safety, and welfare.
3. The assessment against any parcel may be paid in cash or ten installments on the proposed assessment.
4. The total amount assessed against the property located in the Assessment District shall not exceed 100% of the Town's direct costs, including but not limited to:
 - A. Actual construction costs and related costs and expenses of architectural, engineering and legal services, administration, and borrowing of funds.
5. The District's engineering firm, McMahon Associates, Inc. is directed to prepare a report consisting of:
 - A. Final plans and specifications for said improvements;
 - B. An estimate of the entire direct and indirect costs and expenses of the completed work for improvements as described in paragraph 4 of this resolution;
 - C. A schedule of the proposed assessments; and
 - D. A statement that the respective properties against which the final assessments are proposed are benefited.
6. A copy of the report, when completed, shall be filed with the Town Clerk for public inspection.
7. Upon filing the engineer's report, the town Clerk is directed to give a Class I Notice of a public hearing on such report, as specified in Section 66.0703(7) of the Wisconsin Statutes, stating the nature of the work or improvement, the general boundary lines of the proposed Assessment District, the place and time at which the report may be inspected, and the place and time in which all persons interested, or their agents or attorneys, may appear before the Town Board and be heard concerning the matters contained in the Preliminary Resolution and the engineer's report. A copy of the Notice shall be mailed to every interested person whose post office address is known, or can be ascertained within reasonable diligence, at least ten (10) days and not more than forty (40) days after publication of the Class I Notice.

Approved and Adopted at a regular Town Board Meeting on the 10th day of July, 2023.

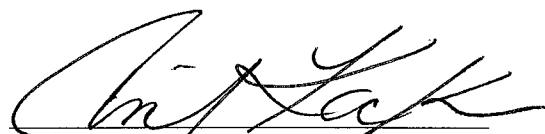
Introduced by: Supervisor Frigo
Seconded by: Supervisor Vannieuwenhoven
Ayes 5 Nays 0



TOWN OF LAWRENCE
BROWN COUNTY WISCONSIN


Dr. Lanny J. Tibaldo, Town Chairman

ATTEST:


Cindy Kocken, Town Clerk/Treasurer

FINAL ENGINEERING REPORT

2023 SEWER & WATER CONSTRUCTION PACKERLAND DRIVE



FOR THE
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

JANUARY 23, 2025



McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM
McM. No. L0017-09-23-00310 /MJG:car

FINAL ENGINEERING REPORT

Pursuant to Sec. 66.0703(1)(b) Wisconsin Stats., as Amended



2023 SEWER & WATER CONSTRUCTION PACKERLAND DRIVE

TOWN OF LAWRENCE

BROWN COUNTY, WISCONSIN

JANUARY 23, 2025

McM. No. L0017-09-23-00310

1. This Engineer's Report, submitted on behalf of the above-named Town, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all final plans and specifications for the aforementioned Town project are on file with the clerk of the Town.
3. The following hereinafter is the cost based on 'bid results' for the improvements.
4. That hereinafter follows the assessment amounts, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the governing body of the aforementioned Town and the Engineers for the Town, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

By:


Matthew J. Greely, P.E.
Executive Vice President E&I Division
McMahon Associates, Inc.



1445 McMAHON DRIVE | NEENAH, WI 54956
Mailing P.O. BOX 1025 | NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PROS\L0017\092300310\ADMIN\REPORT\ENGINEERING REPORT\PACKERLAND DR ER\FINAL ER\2025-01-23 LAWRENCE PACKERLAND DR FINAL ER

FINAL ENGINEERING REPORT

2023 SEWER & WATER CONSTRUCTION | MID-VALLEY ROAD | TOWN OF LAWRENCE

23-Jan-25

Final Assessment Rates			
	Mainline		Laterals
San. Sewer	\$ 61.75	4" San.	\$2,856
WaterMain	\$ 55.70	1" water	\$2,515
		6" San.	\$4,350
		2" water	\$3,085



Parcel No.	Property Owner	Total Frontage	ESA Frontage	Sanitary		Wye/Riser Added	No. of San.	Size for San. Lateral Asses.	San. Lateral Assessment	Watermain Assessment	No. of Water Laterals	Size for Water Lat. Asses.	Water Lateral Assessment	Total Assessment
				Assessed Frontage	W. M. Assessed Frontage									
*L-165-1	Baycare Aurora LLC	534.86		534.9	534.9	\$ 33,027.61	0			\$ 29,791.70	0			\$ 62,819.31
L-165	Mariana Rodriguez Navarro	330.00		330.0	330.0	\$ 20,377.50	1	4"	\$ 2,856.00	\$ 18,381.00	1	1"	\$ 2,515.00	\$ 41,273.50
L-164	Deroun William M & Patricia M Revoc.Trust	552.80	130.00	422.8	422.8	\$ 26,107.90	2	6"	\$ 8,700.00	\$ 23,549.96	1	2"	\$ 3,085.00	\$ 52,742.86
*L-166	Vandenheuevel Harold & Arleen	1,400.00		1,400.0	1,400.0	\$ 86,450.00	0	6"	\$ -	\$ 77,980.00	0			\$ 164,430.00
Totals =		2,817.66		2,687.7	2,687.7	\$ 165,963.01	3		\$ 11,556.00	\$ 149,702.66	2		\$ 5,600.00	\$ 321,265.67

FINAL QUANTITIES

TOWN OF LAWRENCE TOWN OF LAWRENCE
2023 SANITARY SEWER 2023 Sanitary Sewer & Water Main Construction
McM. No. L0017-09-23-H L0017-09-23-00310

SUPERIOR SEWER AND WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

BASE BID | CONTRACT A - PACKERLAND DRIVE

Item	Qty	Unit	Description
A-1	1,171	L.F.	8 Inch Sanitary Sewer
A-2	240	L.F.	8 Inch Sanitary Sewer DR 26
A-3	30	V.F.	6 Inch Sanitary Riser
A-4	50	L.F.	6 Inch Sanitary Lateral
A-5	69.53	V.F.	4 Foot Diameter Sanitary Manholes
A-6	1	Ea.	Internal Manhole Drop
A-7	1,500	L.F.	12 Inch Water Main
A-8	20	L.F.	6 Inch Water Main
A-9	2	Ea.	12 Inch R.W. Gate Valves
A-10	2	Ea.	6 Inch R.W. Gate Valves
A-11	1	Ea.	Salvage and Relocate Hydrant, Valve and Reducer
A-12	2	Ea.	Hydrant
A-13	2	Ea.	2 Inch Corporation Curb Stop and Stop Box
A-14	35	L.F.	2 Inch Poly Water Service
A-15	1	Ea.	Water Valve Manhole (Including Valve and Accessories)
A-16	2	Ea.	Salvage and Reset Culvert
A-17	1	L.S.	Restoration - Seeding, Fertilizer, Mulch (Est. 4,100 S.Y.)
A-18	1	L.S.	Restoration - Seeding, Fertilizer, E-Mat (Est. 700 S.Y.)
A-19	1	L.S.	Restoration - Roadway (Including HMA, Gravel Shoulders, Curb & Gutter, Driveway)
A-20	2	Ea.	Tracking Pad
A-21	200	L.F.	Silt Fence
A-22	6	Ea.	Ditch Checks
A-23	1	L.S.	Traffic Control

TOTAL (Items A-1 through A-23, Inclusive)

Engineering & Contingencies

Total

Project costs used for Assessments at Public Hearing	
Unit Price	Total
\$90.50	\$105,975.50
\$104.00	\$24,960.00
\$70.00	\$2,100.00
\$70.00	\$3,500.00
\$500.00	\$34,765.00
\$0.01	\$0.01
\$79.75	\$119,625.00
\$50.25	\$1,005.00
\$4,629.00	\$9,258.00
\$1,994.00	\$3,988.00
\$2,197.00	\$2,197.00
\$5,070.00	\$10,140.00
\$1,273.00	\$2,546.00
\$41.00	\$1,435.00
\$10,800.00	\$10,800.00
\$1,128.00	\$2,256.00
\$8,200.00	\$8,200.00
\$2,000.00	\$2,000.00
\$11,200.00	\$11,200.00
\$1,000.00	\$2,000.00
\$4.50	\$900.00
\$200.00	\$1,200.00
\$11,100.00	\$11,100.00

\$371,150.51
\$74,230.10
\$445,380.61

ALTERNATE BID AA - CONTRACT A | Sewer Upsizing Packerland Drive

Item	Qty	Unit	Description
AA-1	371.00	L.F.	10 Inch Sanitary Sewer
AA-2	1,040.00	L.F.	10 Inch Sanitary Sewer DR 26
AA-3	4.27	V.F.	4 Foot Diameter Sanitary Manholes (Additional Vertical Footage)
TOTAL (Items AA-1 through AA-3, Inclusive)			

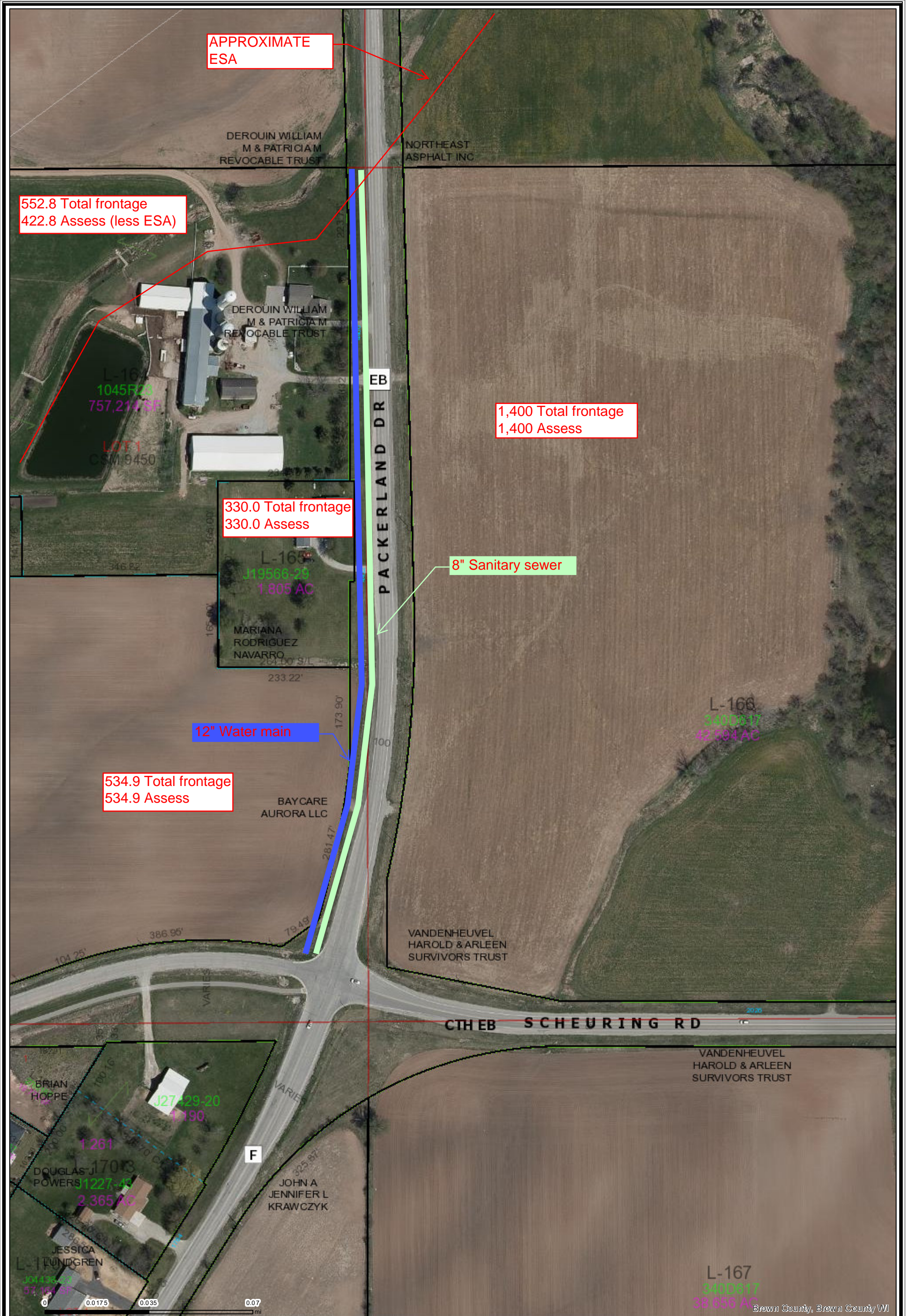
TOTAL Construction

Engineering

TOTAL

Bid Quantities	
Unit Price	Total
\$96.000	\$35,616.000
\$114.000	\$118,560.000
\$281.000	\$1,199.870
	\$155,375.870

Actual Project costs based on Construction	
Final Qty	Final Total
0	\$0.00
0	\$0.00
42.88	\$3,001.60
75	\$5,250.00
69.53	\$34,765.00
0	\$0.00
1402	\$111,809.50
19.25	\$967.31
2	\$9,258.00
2	\$3,988.00
1	\$2,197.00
2	\$10,140.00
2	\$2,546.00
31	\$1,271.00
1	\$10,800.00
0	\$0.00
1	\$8,200.00
1	\$2,000.00
1	\$11,200.00
0	\$0.00
1150	\$5,175.00
2	\$400.00
1	\$11,100.00
\$234,068.41	
373.5	\$35,856.00
1042.2	\$118,810.80
7.15	\$2,009.15
	\$156,675.950
\$390,744.36	
\$81,000.00	
\$471,744.36	





Agenda Item Review

Meeting Date: 8/11/2025

Agenda Item#: 14

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: Res. 2025-010 – Approving Development Agreement – Lawrence Town Center

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes, within future projections for TID 3

Item History

After the last Town Board meeting discussion regarding ongoing negotiations with Lawrence Center Development LLC, regarding the Lawrence Town Center project, the development agreement is ready to be reviewed and considered for approval by the Town Board.

As we've discussed, Town TID #3 was created with the Town projecting multiple phases of infrastructure construction to help spur development in this area: roads, utilities, stormwater ponds, existing road improvements and considerations for TID incentives to be utilized where deemed appropriate and necessary.

Lawrence Center Development is proposing to complete much of these previously planned Town improvements on a private delivery basis, which means the developer would be willing to finance/construct these improvements privately in exchange for the Town to convert these previously identified TID infrastructure costs to tax incentives on the back-end of this development, a "pay-as-you go" format. This would be helpful for the Town's cash flow projections within TID 3, as it would mean the majority of the Town investment to assist this project would be after the new developments have already paid their future property taxes.

In addition, the developer is proposing to basically double the amount of new revenue projections the Town conservatively estimated when TIF District #3 was created.

Please note the "Chart of Responsibility" in the agreement exhibits which outlines responsibilities for certain roads, ponds, alleyways, as it relates to construction, financing, owning and maintaining future infrastructure items for the development.

Recommended Action:

Consider Resolution 2025-010 – Authorizing and Approving Development Agreement with Lawrence Center Development LLC – (Lawrence Town Center project)

Lawrence Town Center							
Developers Agreement: Chart of Responsibility							
Item	Bid By	Constructed by	Paid By	Owned By	Landscape Maintained By	Operational R&M Maintained By	Notes
Town Center Drive	Developer	Developer	Developer	Town	NA	Town	
Lawrence Grove Avenue - DEEP SEWER	Town	Town	Developer - Special Assess	Town	NA	Town	Town to provide subdivision financing
Lawrence Grove Avenue - All Else	Developer	Developer	Developer	Town	NA	Town	The Town shall make available to the Developer subdivision financing for infrastructure improvements associated with any and all phases of the Project. The Town and Developer agree to negotiate in good faith to structure and deliver such financing and corresponding infrastructure improvements without unreasonable delay. Specific terms and conditions of subdivision financing shall be documented in written amendments to this Development Agreement as they are finalized. The Developer's decision to decline subdivision financing for any given phase shall not prejudice or limit its right to elect subdivision financing for any subsequent phase of the Project.
Lake Boulevard	Developer	Developer	Developer	Town	NA	Town	
Westcott Boulevard	Developer	Developer	Developer	Town	NA	Town	
Hamilton Drive	Developer	Developer	Developer	Town	NA	Town	
Rosewood Drive	Developer	Developer	Developer	Town	NA	Town	
Savoy Court	Developer	Developer	Developer	Town	NA	Town	
Woodland Court	Developer	Developer	Developer	Town	NA	Town	
Alley 1	Developer	Developer	Developer	HOA/Developer	NA	HOA/Developer	
Alley 2	Developer	Developer	Developer	HOA/Developer	NA	HOA/Developer	
Green Space	Developer	Developer	Developer	HOA (or its assignee: e.g. charitable org.)	HOA	HOA	As detailed in Section II, Subsection 1(E) and further delineated in Exhibit E identifying the Outlots impacted
Stormwater Drainage and Detention System	Developer	Developer	Developer	Town	Town	Town	As detailed in Section II, Subsection 1(F) and further delineated in Exhibit F identifying the Outlots impacted



Agenda Item Review

Meeting Date: August 11, 2025
Agenda Item#: 15

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Cindy Kocken, Clerk-Treasurer
AGENDA ITEM: Ordinance 2025-003-Amend Special Events Sections 250-5 (B)(1) and 250-6 (E)

FISCAL IMPACT:

- | | |
|------------------------------|----|
| 1. Is there A Fiscal Impact? | No |
| 2. Is it Currently Budgeted? | No |

Item History

This ordinance intends to correct language in the Special Events Ordinance in Sections 250-5 (B)(1) and 250-6 (E).

The first correction is a reference to another section within the Special Events Ordinance. The Ordinance §250-5 (B)(1). It currently refers to §250-12 for the permit structure, but the correct section it should refer to is §250-11.

The second correction changes to word Village to Town within §250-6 (E).

You'll see the proposed changes highlighted in yellow on the draft Ordinance attached.

Recommended Action by Town Board

Staff recommends approval of Ordinance 2025-003 to Amend the Special Events Sections 250-5 (B)(1) and 250-6 (E) as presented.

**ORDINANCE 2025-003 OF THE TOWN OF LAWRENCE, WISCONSIN
TO AMEND SPECIAL EVENTS ORDINANCE SECTIONS 250-5 (B)(1) and 250-6 (E)**

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

Section 1: Town of Lawrence Ordinance Sections 250-5 (B)(1) and 250-6 (E) is hereby repealed and replaced to read as follows:

§ 250-5. Permit requirements.

- B. Any person may file an application for a special event permit, subject to the following requirements:
- (1) Application for a special event permit shall be filed with the Town Clerk-Treasurer based on the permit structure (refer to ~~§ 250-12~~ 250-11). If an application is filed less than the required time based on the permit structure prior to the proposed event, the Town may attempt to process the application but is not obligated to do so.

§ 250-6. Permit conditions.

- E. Cleaning/damage deposit. The applicant shall be required to submit to the Town a cleaning/damage deposit in accordance with § 250-12, Special events fees, two weeks prior to the starting date of the event. The cleaning/damage deposit may be refunded to the applicant, if, upon inspection, the area and all Village Town equipment use for the event is the condition it was prior to the commencement of the event, or a prorated portion thereof as may be necessary to reimburse the Town for loss or cleaning costs. The Town reserves the right to retain the entire deposit if cleanup is not completed satisfactorily in the time frame as specified in the permit. Unless otherwise stated in the permit, the applicant shall be fully responsible for all necessary cleanup associated with the permitted event to be completed within 12 hours after the conclusion of the event. If the cost of restoring the area used for the event or the repair or replacement of Town equipment used for the event exceeds the amount of the damage deposit, the Village Town may invoice the event organizer the actual cost of the exceedance and upon failure to pay the invoice the Village Town may take any action available by law to collect that debt.

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, and to this end the provisions of this Ordinance are severable.

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

Passed by the Town Board of Supervisors of the Town of Lawrence, Wisconsin on this 11th day of August 2025.

TOWN OF LAWRENCE

Introduced by:

Seconded by:

Vote: -ayes, -nays

Town Chairman, Lanny Tibaldo

Attest:

Town Clerk, Cindy Kocken



Agenda Item Review

Meeting Date: 8-11-2025

Agenda Item#: 16

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Kurt Minten, Director of DPW
AGENDA ITEM: Discussion on Town Amendment to TID 3 Project Plan – Lawrence Town Center

FISCAL IMPACT:

- | | |
|------------------------------|------------|
| 1. Is there A Fiscal Impact? | <u>Yes</u> |
| 2. Is it Currently Budgeted? | Yes |

Item History:

Town Tax Increment District #3 was created in 2023, and included provisions for the Town to utilize TID funds to assist with the construction of road, utility and stormwater infrastructure to help promote new development in the corridor. Also included provisions to allow for tax incentive programs to be utilized, as well.

With the updates recently in discussion with the Lawrence Town Center development, the developers have proposed privately building/financing many of these projects on the front end, in exchange for the Town to consider enhancing the tax incentive line item in the TID project plans. They're also proposing to create more than double the new revenue that we had projected when the TID was created, which was prior to any formal discussions between the Town and developer about the Lawrence Town Center project.

An amendment to TID #3 would likely be necessary in order to adjust the delivery of these infrastructure projects (private build on front end, rather than the Town constructing these projects), enhanced revenue projections and an amended/increased level for TIF incentives to be considered.

This is not proposed to be a boundary amendment for TID #3, just an amendment to revenue projections and eligible projects for expenses.

Recommended Action: Town will work with Ehlers on an amendment to TID #3 project plan, and will provide estimated scope and timeline for this work.