

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, August 25, 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 August 11, 2025 Town Board Meeting.
7. Consideration of payment of due invoices
8. Review of Recommendations and Reports from Planning & Zoning Board:
 - a. Consideration of Site Plan Review for Commercial Remodel & Addition at 1785 Mid Valley Drive on Parcel L-272 by Mach IV Engineering.
9. Consideration of Pay Request #2 – 2025 Town Road Improvement Project, MCC, Inc. - \$40,824.00
10. Confirm Installed Lateral Cost Amounts re: Final Resolution 2025-008 to Levy Special Assessments – Mid Valley Drive Water & Sewer Extension
11. Confirm Installed Lateral Cost Amounts re: Final Resolution 2025-009 to Levy Special Assessments – Packerland Drive Water & Sewer Extension
12. Consideration of Resolution 2025-011 Approval of Sale of Land and Development Agreement with SVR Properties, LLC – L-452-4 – Lawrence Parkway Corridor
13. Discussion for Upcoming Amendment to Town Tax Incremental District #3 – Scope and Schedule
14. Update on Town Center Schedule
15. Administrator/Staff Reports
16. Future Agenda Items
17. **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: Emergency Services Agreement and TIF/New Subdivision Development negotiations*)
18. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
19. Adjourn

Patrick Wetzal for Dr. Lanny J. Tibaldo

Posted at the following on August 22, 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, August 11, 2025

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:02 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

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

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

Excused: Michael Renkas, Police Chief

3. Pledge of Allegiance

4. Approve Agenda

Supervisor Brien 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:

Randy Smits, 2601 Sunrise River Court – inquired about the new construction in his neighborhood and voiced several concerns including permits, inspections, stormwater runoff, erosion control, outside storage.

Steve Dressel, 2602 Sunrise River Court – has many of the same concerns about the new construction in his neighborhood.

6. Consideration of minutes of July 28, 2025 Town Board Meeting:

Supervisor Frigo made the motion to approve the minutes of the Town Board meeting on July 28, 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 Brien seconded the motion. The motion carried unanimously.

8. Consideration of Change Order #8 – Mid Valley Drive Utility Relocation Project- Parking Area:

Supervisor Bain made the motion to approve the Change Order #8 for Mid Valley Drive Utility Relocation Project- parking area as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

9. Consideration of Final Pay Request #3 – Quarry Park Culvert Replacement, DeGroot Inc. - \$15,226.35:

Supervisor Brien made the motion to approve Final Pay Request #3 for Quarry Park Culvert Replacement for DeGroot Inc. in the amount of \$15,226.35 as presented.

Supervisor Bain seconded the motion. The motion carried unanimously.

10. Consideration of Pay Request #3 – 2025 Scheuring Road Urbanization -Peters Concrete Company - \$402,678.55:

Supervisor Bain made the motion to approve Pay Request #3 for 2025 Scheuring Road Urbanization to Peters Concrete Company in the amount of \$402,678.55 as presented. Supervisor Brien seconded the motion. The motion carried unanimously.

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

Supervisor Bain made the motion to approve Resolution 2025-004 – Sale of Land and Development Agreement to DePere Select Soccer Club LLC – Parcel L-2281, 2276 Lawrence Parkway as presented. Supervisor Frigo seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brien, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.
12. **Consideration of Final Resolution 2025-008 to Levy Special Assessments – Mid Valley Drive Water & Sewer Main Extension (Near Little Rapids Rd):**

Supervisor Bain made the motion to approve Final Resolution 2025-008 to Levy Special Assessments – Mid Valley Drive Water & Sewer Main Extension (Near Little Rapids Rd) as presented. Supervisor Brien seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brien, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.
13. **Consideration of Final Resolution 2025-009 to Levy Special Assessments – Packerland Drive Water & Sewer Extension (From Scheuring Road to North):**

Supervisor Frigo made the motion to approve Final Resolution 2025-009 to Levy Special Assessments – Packerland Drive Water & Sewer Extension (From Scheuring Road to North) as presented. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brien, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.
14. **Consideration of Resolution 2025-010 – Development Agreement for Lawrence Center Development, LLC - (Lawrence Town Center project):**

Administrator Wetzel reviewed the history of this proposed development as well as the ongoing negotiations with Lawrence Center Development LLC, regarding the Lawrence Town Center project.

Supervisor Bain made the motion to approve Resolution 2025-010 – Development Agreement for Lawrence Center Development, LLC - (Lawrence Town Center project) as presented. Supervisor Frigo seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brien, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.
15. **Consideration of Ordinance 2025-003 - Amend Special Events Section 250-5 (B)(1) and 250-6 (E):**

Supervisor Frigo made the motion to approve Ordinance 2025-003 - Amend Special Events Section 250-5 (B)(1) and 250-6 (E) as presented. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Frigo, aye; Supervisor Brien, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye, Chairman Tibaldo, aye. The motion carried unanimously.
16. **Discussion for Upcoming Amendment to Town Tax Incremental District #3 – Scope and Schedule:**

Town Tax Incremental 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.

Administrator Wetzel reviewed the likely need for an amendment to the TID #3 Project Plan. This is not proposed to be a boundary amendment for TID #3, just an amendment to revenue projections and eligible projects for expenses.
17. **Administrator/Staff Reports**

Staff reports were given.

18. Future Agenda Items

- a. Harter's Fox Valley Disposal service update.
- b. Development Agreements.

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*). The Town Board did not go into closed session, however items listed were discussed in open session.

20. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:

The Town Board did not go into closed session.

21. Adjourn:

Supervisor Frigo made the motion at 7:46 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
Apple Valley Landscaping, LLC								
1082	Apple Valley Landscaping, LLC	2983	Orde Pond	08/11/2025	550.00	.00		
1082	Apple Valley Landscaping, LLC	2986	Derouin Pond	08/12/2025	1,200.00	.00		
Total Apple Valley Landscaping, LLC:					1,750.00	.00		
Barrier Security Systems								
916	Barrier Security Systems	9359	Town Hall - NVR Repair	08/07/2025	476.90	.00		
916	Barrier Security Systems	9395	Security Monitoring	08/11/2025	899.40	.00		
Total Barrier Security Systems:					1,376.30	.00		
BE's Refreshments Inc.								
1157	BE's Refreshments Inc.	119204	Water Town Hall	08/08/2025	35.00	.00		
Total BE's Refreshments Inc.:					35.00	.00		
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	72037	Trash Collection	07/31/2025	9,539.95	.00		
73	Brown County Port & Resource R	72037	Recycling	07/31/2025	867.09	.00		
Total Brown County Port & Resource Recovery:					10,407.04	.00		
Central Brown County Water Authority								
93	Central Brown County Water Auth	3593	July Water Billing	08/07/2025	42,976.29	.00		
Total Central Brown County Water Authority:					42,976.29	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9010539770	Water Testing	07/15/2025	96.00	.00		
Total Clean Water Testing LLC:					96.00	.00		
Core & Main LP								
200	Core & Main LP	X467342	Hydra Finder	08/08/2025	780.00	.00		
Total Core & Main LP:					780.00	.00		
De Groot Inc.								
580	De Groot Inc.	L0017-09-22-0	Quarry Park Dr Culverts - PR#3 FI	07/28/2025	15,226.35	15,226.35	08/12/2025	
Total De Groot Inc.:					15,226.35	15,226.35		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1180	Electrical Inspection-VerHalen	06/28/2025	190.00	.00		
154	Fameree Consulting & Inspection	1194	Electrical Inspection-VerHalen	08/14/2025	200.00	.00		
Total Fameree Consulting & Inspection:					390.00	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	I2025-08-04	Auger Holes for Signs	08/06/2025	750.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Fisher Concrete Sawing, Inc:					750.00	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	3433	Services for July	08/11/2025	54,646.68	.00		
Total Green Bay Metropolitan Sewage District:					54,646.68	.00		
Jim's Johns, Inc.								
233	Jim's Johns, Inc.	20741	Park Portable Restroom	08/01/2025	314.00	.00		
Total Jim's Johns, Inc.:					314.00	.00		
Kimps Aces Hardware								
1245	Kimps Aces Hardware	977	Hose	08/11/2025	12.99	.00		
Total Kimps Aces Hardware:					12.99	.00		
Knox Associates Inc.								
1204	Knox Associates Inc.	INV-KA-432764	5 year license	08/06/2025	2,920.00	.00		
Total Knox Associates Inc.:					2,920.00	.00		
LCC TELECOM SERVICES								
1250	LCC TELECOM SERVICES	24-07-0027	Contractor Deposit Refund - 1580	08/22/2025	1,000.00	.00		
Total LCC TELECOM SERVICES:					1,000.00	.00		
LeMense Quality Homes								
267	LeMense Quality Homes	25-03-0036	Contractor Deposit Refund-2232	08/14/2025	1,000.00	.00		
Total LeMense Quality Homes:					1,000.00	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00939835	Storm Pond Services	07/22/2025	1,450.74	.00		
285	McMahon Associates, Inc.	00939872	Tigerwood/Beck Way	07/22/2025	552.50	.00		
285	McMahon Associates, Inc.	00939873	Scheuring Rd Urbanization	07/22/2025	21,955.49	.00		
285	McMahon Associates, Inc.	00939874	Torchwood Extension	07/22/2025	8,150.08	.00		
285	McMahon Associates, Inc.	00940034	LE-2 Building	08/11/2025	770.00	.00		
Total McMahon Associates, Inc.:					32,878.81	.00		
Menards Inc								
286	Menards Inc	50937	Roads	08/13/2025	51.34	.00		
286	Menards Inc	51096	Truck maintenance	08/18/2025	69.70	.00		
Total Menards Inc:					121.04	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	197864	Fire Helmets 2% Account	08/08/2025	541.00	.00		
Total Oshkosh Fire & Police Equipment:					541.00	.00		
Paul Collette Construction								
591	Paul Collette Construction	25-03-0008	Contractor Deposit Refund-1277	08/14/2025	1,000.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Paul Collette Construction:					1,000.00	.00		
Pro One Janitorial Inc								
342	Pro One Janitorial Inc	226500	Monthly cleaning - September	08/20/2025	576.66	.00		
Total Pro One Janitorial Inc:					576.66	.00		
QS1, INC								
1088	QS1, INC	1549	Truck #1	08/12/2025	2,046.00	.00		
Total QS1, INC:					2,046.00	.00		
Rent-A-Flash of WI Inc								
361	Rent-A-Flash of WI Inc	96738	Scheuring Rd Signs	08/14/2025	85.20	.00		
361	Rent-A-Flash of WI Inc	96739	Signs	08/14/2025	817.70	.00		
Total Rent-A-Flash of WI Inc:					902.90	.00		
Schreiber, Jacob								
1249	Schreiber, Jacob	25-04-0005	Contractor Refund Deposit - 1939	08/13/2025	1,000.00	.00		
Total Schreiber, Jacob:					1,000.00	.00		
TLB Wood Products LLC								
986	TLB Wood Products LLC	25-0241E	Branch Grinding	08/12/2025	4,381.80	.00		
Total TLB Wood Products LLC:					4,381.80	.00		
Triple P Inc.								
584	Triple P Inc.	L0017-09-22-0	PR#3 Scheuring Rd Urbanization	08/06/2025	402,678.55	402,678.55	08/12/2025	
Total Triple P Inc.:					402,678.55	402,678.55		
Truck Equipment Inc.								
429	Truck Equipment Inc.	1157387-00	F#5 Fire Truck Maintenance	08/07/2025	445.00	.00		
429	Truck Equipment Inc.	1160363-00	Generator Decals	08/08/2025	47.68	.00		
Total Truck Equipment Inc.:					492.68	.00		
Van's Realty & Construction								
563	Van's Realty & Construction	25-03-0003	Contractor Deposit Refund-3027	08/11/2025	1,000.00	.00		
Total Van's Realty & Construction:					1,000.00	.00		
Village of Hobart								
450	Village of Hobart	080525	Health, Dental, Life, Wrk comp	08/05/2025	8,044.96	.00		
450	Village of Hobart	080525	Court Health/Dental/Life/WC	08/05/2025	2.33	.00		
450	Village of Hobart	080525	Police/Admin Salaries	08/05/2025	27,080.59	.00		
450	Village of Hobart	080525	Police Vehicle Lease	08/05/2025	3,753.01	.00		
450	Village of Hobart	080525	Municipal Attorney	08/05/2025	343.67	.00		
450	Village of Hobart	080525	Police Supplies	08/05/2025	537.67	.00		
450	Village of Hobart	080525	Background Checks	08/05/2025	95.20	.00		
450	Village of Hobart	080525	Law & Ordinance Violations	08/05/2025	2,351.41-	.00		
450	Village of Hobart	080525	Police/Adm Payroll Taxes	08/05/2025	2,561.18	.00		
450	Village of Hobart	080525	Police Seminars/Conf/Training	08/05/2025	380.75	.00		
450	Village of Hobart	080525	Police Uniforms	08/05/2025	131.80	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
450	Village of Hobart	080525	Court Clerk Payroll Tax	08/05/2025	109.07	.00		
450	Village of Hobart	080525	Blood Draws	08/05/2025	308.53	.00		
450	Village of Hobart	080525	Police Vehicle Maintenance	08/05/2025	183.87	.00		
450	Village of Hobart	080525	Judge Salary	08/05/2025	261.12	.00		
450	Village of Hobart	080525	Police Captial Equipment	08/05/2025	1,369.50	.00		
450	Village of Hobart	080525	Telephone/Cell/Radios	08/05/2025	3,180.93	.00		
450	Village of Hobart	080525	Court Clerk Retirement	08/05/2025	80.36	.00		
450	Village of Hobart	080525	Court Supplies	08/05/2025	211.76	.00		
450	Village of Hobart	080525	Police Retirement Expense	08/05/2025	4,833.15	.00		
450	Village of Hobart	080525	Grants	08/05/2025	1,464.46-	.00		
450	Village of Hobart	080525	Court Clerk Wages	08/05/2025	1,164.64	.00		
450	Village of Hobart	080525	Police Fuel Expenses	08/05/2025	1,441.86	.00		
Total Village of Hobart:					52,260.08	.00		
Village of Howard								
451	Village of Howard	13403	Climbing Safety Training-Colin	08/06/2025	850.00	.00		
Total Village of Howard:					850.00	.00		
WI DNR								
464	WI DNR	WU114719	Water Use Fees	04/29/2025	125.00	.00		
Total WI DNR:					125.00	.00		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	81460804	Services 2400 Shady Ct	08/12/2025	67.38	.00		
Total Wil-Kil Pest Control:					67.38	.00		
Grand Totals:					634,602.55	417,904.90		

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: 8/25/25

Agenda Item#: 8

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

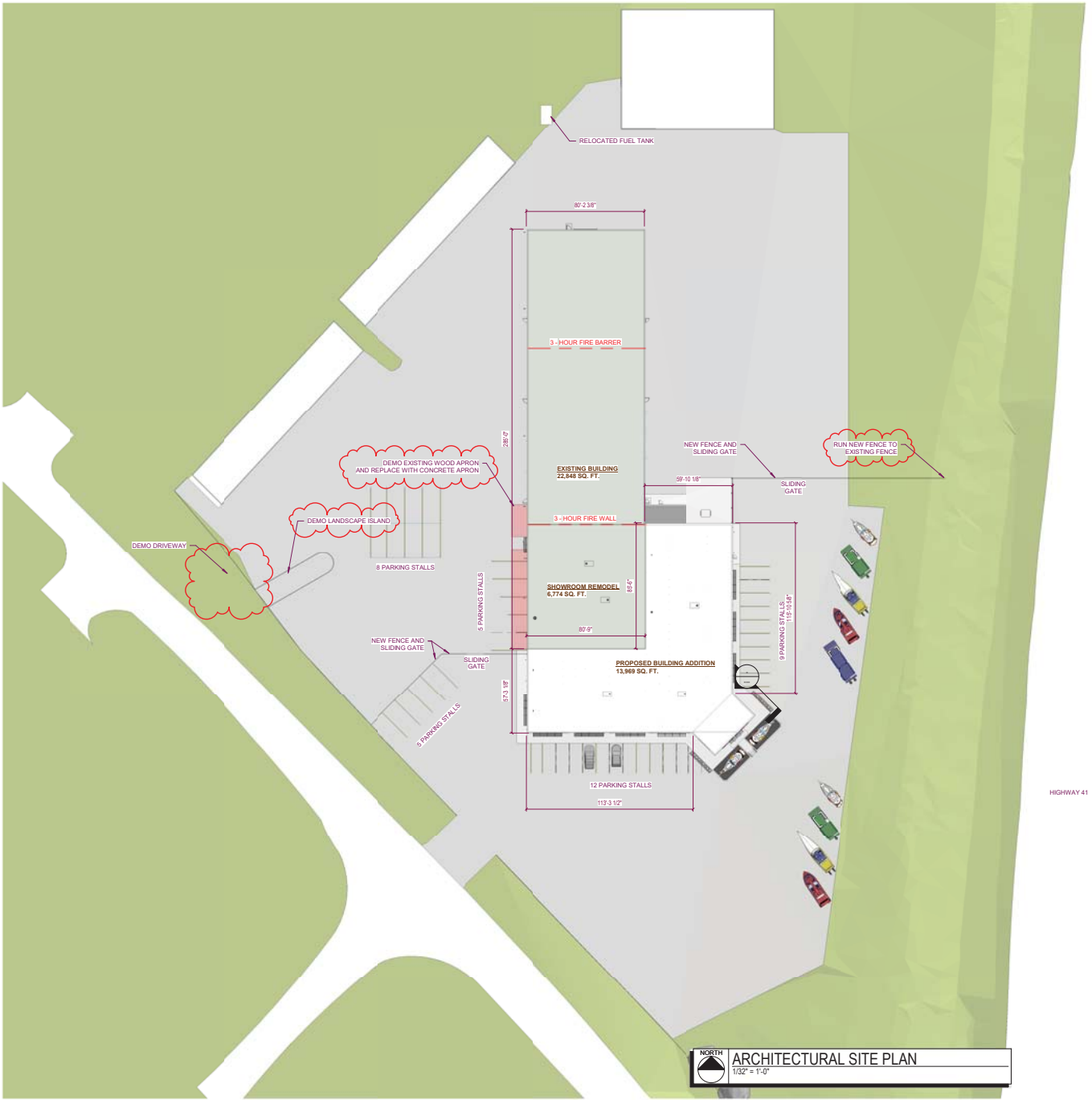
REPORT TO: Town Board of Supervisors
REPORT FROM: Scott Beining, Building Inspector/Zoning Administrator
AGENDA ITEM: **Staff Report-Scott-Planning/Zoning items**

- a. Consideration of Site Plan Review for Commercial Remodel & Addition at 1785 Mid Valley Drive on Parcel L-272 by Mach IV Engineering.

Mr. Outboard is planning a significant renovation and addition to their existing building.

The addition will be located in the area of current parking, so the existing green space will not be impacted. A SWMP has been submitted to McMahon for review. New fencing will provide added security and separation of sales and service/inventory areas. Current zoning is B-1. Current and future building is non-sprinklered. A firewall will be part of construction to limit fire area. There will be additional signage which will be considered at a later review.

Overall, this will be a nice improvement to the property and enhance the visual of the corridor from I-41 and the new interchange. Staff recommends approval. 8/13/25 PZ committee voted unanimously to recommend approval of the site plan, pending SWMP approval by McMahon. SWMP being reviewed now.



ARCHITECTURAL SITE PLAN

1/32" = 1'-0"

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
METAL BUILDINGS
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1-938-833-6665 SCHUHCONSTRUCTION.COM Established 1976

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Sheet Issue Date:
03/05/25

Revision History	
Revision Number	Revision Date
2	3/17/25
3	3/26/25
5	7/3/25
6	8/4/25

PROJECT:
MR. OUTBOARD WATERSPORTS MARINE
SHOWROOM REMODEL & ADDITION
1785 MID VALLEY DRIVE
DE PERE, WI 54115

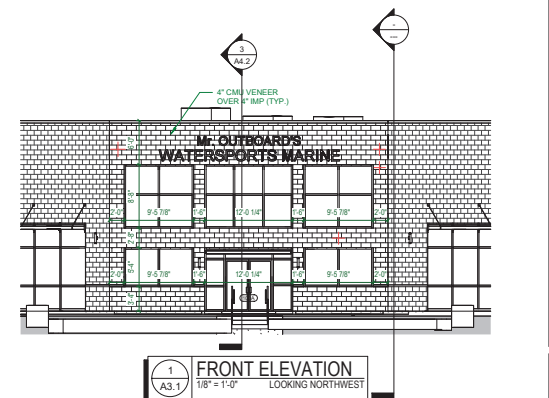
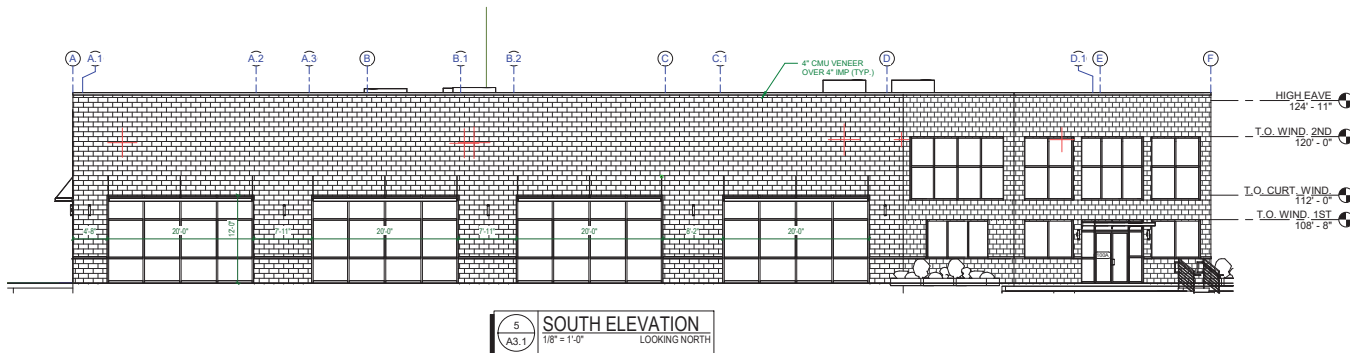
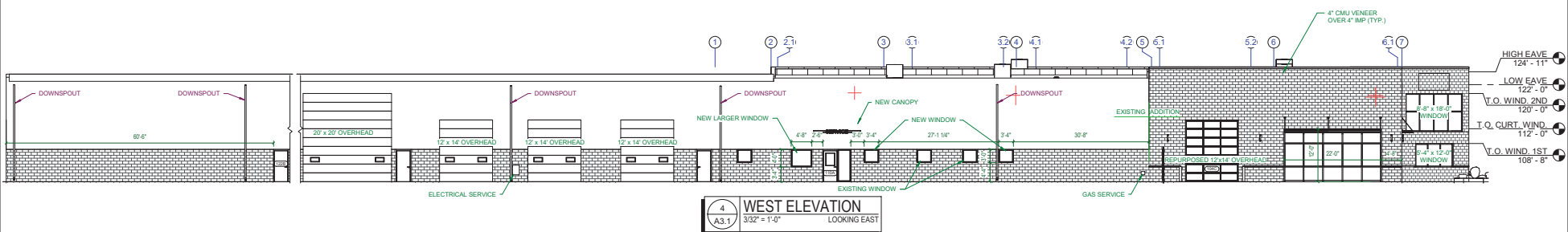
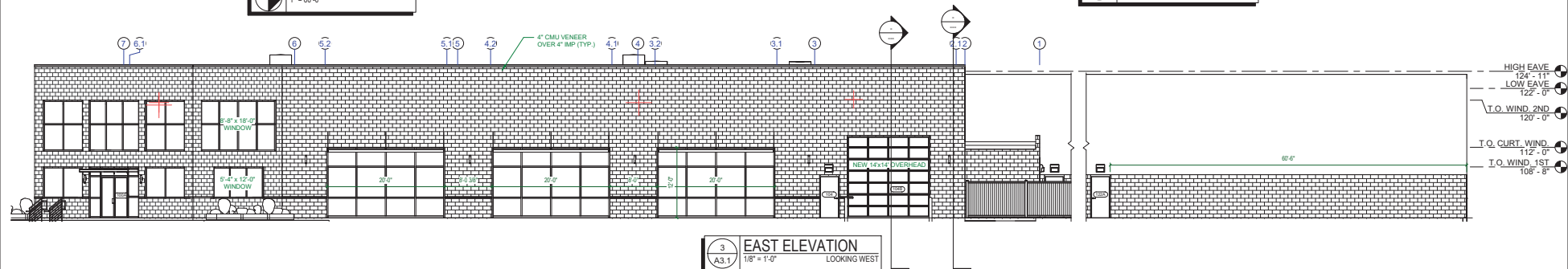
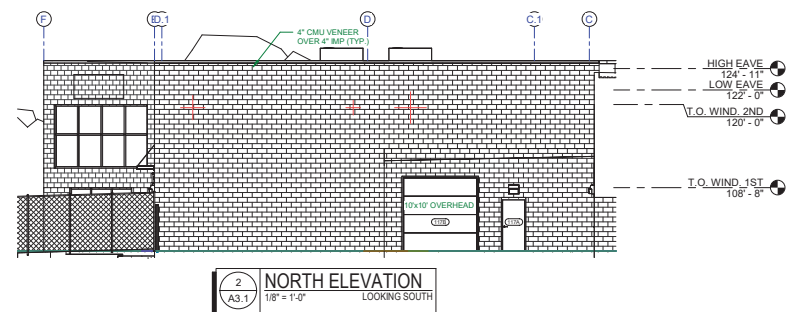
PROJECT NO.:

22-499

SHEET NO.:

AC1

ARCHITECTURAL SITE PLAN





DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
METAL BUILDINGS
ESTABLISHED 1976
SCHUBERT CONSTRUCTION, INC.
T 920.883.6465 SCHUBERTCONSTRUCTION.COM

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Sheet Issue Date:
11/30/22

Revision History	
Revision Number	Revision Date
2	3/17/25
3	3/26/25
6	8/4/25

PROJECT:
MR. OUTBOARD WATERSPORTS MARINE
SHOWROOM REMODEL & ADDITION
1785 MID VALLEY DRIVE
DE PERE, WI 54115

PROJECT NO.:

22-499

SHEET NO.:

A3.2

RENDERINGS



DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
METAL BUILDINGS
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CONSTRUCTION, INC.
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Sheet Issue Date:
11/30/22

Revision History	
Revision Number	Revision Date
2	3/17/25
3	3/26/25
6	8/4/25

PROJECT:
MR. OUTBOARD WATERSPORTS MARINE
SHOWROOM REMODEL & ADDITION
1785 MID VALLEY DRIVE
DE PERE, WI 54115

PROJECT NO.:

22-499

SHEET NO.:

A3.3

RENDERINGS



Agenda Item Review

Meeting Date: 8/25/2025

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 #2 – 2025 Town Road Improvement Project – MCC, Inc - \$40,824.00

FISCAL IMPACT:

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

Item History: MCC, Inc. have completed the identified line striping work in the 2025 Town Road Improvement Project bids, Mid Valley Drive and French Road, and have submitted their second pay request of \$40,824.00.

Town staff has reviewed all documents and has approved moving forward with this payment.

Recommended Action: Recommend approval of Pay Request #2 – 2025 Town Road Improvement Project for MCC, Inc., in the amount of \$40,824.00



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
 Fax: 920-749-3384

Invoice #: 58197

Date: 08/11/25

Application #: 2

To: TOWN OF LAWRENCE
 2400 SHADY COURT
 DEPERE, WI 54115

Customer Reference: Lawrence 2025 Road Improvement

Invoice Due Date: 10/10/25

Payment Terms: NET 60 DAYS

Contract: 3667LB. Lawrence - 2025 Road Improvement Project

Cont Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To-Date	% Compl
1	Milo Road. Pulverize Existing	1,567.50	2,850.00	0.00	2,850.00	SY	0.55000	0.00	1,567.50	100.00%
2	Milo Road. 2" 3 LT 58-28 S Lower Layer	27,230.00	350.00	0.00	350.00	TON	77.80000	0.00	27,230.00	100.00%
3	Milo Road. 1.5" 5 LT 58-28 S Upper Layer	18,762.50	250.00	0.00	250.00	TON	75.05000	0.00	18,762.50	100.00%
4	Milo Road. Tack	675.00	150.00	0.00	150.00	GAL	4.50000	0.00	675.00	100.00%
5	Milo Road. 2" 5 LT 58-28 S Driveways, Includes Concrete & As	5,500.00	50.00	0.00	50.00	TON	110.00000	0.00	5,500.00	100.00%
6	Milo Road. 2' Gravel Shoulder	2,538.00	120.00	0.00	120.00	TON	21.15000	0.00	2,538.00	100.00%
7	Milo Road. Traffic Control	305.00	1.00	0.00	1.00	LSB	305.00000	0.00	305.00	100.00%
8	Milo Road. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
9	Pennway Park. Pulverize Existing	1,787.50	3,250.00	0.00	3,250.00	SY	0.55000	0.00	1,787.50	100.00%
10	Pennway Park. 2" 3 LT 58-28 S Lower Layer	31,120.00	400.00	0.00	400.00	TON	77.80000	0.00	31,120.00	100.00%
11	Pennway Park. 1.5" 5 LT 58-28 S Upper Layer	22,515.00	300.00	0.00	300.00	TON	75.05000	0.00	22,515.00	100.00%
12	Pennway Park. Tack	900.00	200.00	0.00	200.00	GAL	4.50000	0.00	900.00	100.00%
13	Pennway Park. 2" 5 LT 58-28 S Driveways, Includes Asphalt Sa	7,700.00	70.00	0.00	70.00	TON	110.00000	0.00	7,700.00	100.00%
14	Pennway Park. 2' Wide Gravel Shoulder	3,172.50	150.00	0.00	150.00	TON	21.15000	0.00	3,172.50	100.00%
15	Pennway Park. Traffic Control	305.00	1.00	0.00	1.00	LSB	305.00000	0.00	305.00	100.00%
16	Pennway Park. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
17	Bain Court. Pulverize Existing	990.00	1,800.00	0.00	1,800.00	SY	0.55000	0.00	990.00	100.00%
18	Bain Court. 2" 3 LT 58-28 S Lower Layer	17,116.00	220.00	0.00	220.00	TON	77.80000	0.00	17,116.00	100.00%
19	Bain Court. 1.5" 5 LT 58-28 S Upper Layer	13,509.00	180.00	0.00	180.00	TON	75.05000	0.00	13,509.00	100.00%
20	Bain Court. Tack	405.00	90.00	0.00	90.00	GAL	4.50000	0.00	405.00	100.00%
21	Bain Court. 2" 5 LT 58-28 S Driveways, Includes Concrete & A	5,500.00	50.00	0.00	50.00	TON	110.00000	0.00	5,500.00	100.00%
22	Bain Court. 2' Wide Gravel Shoulder	2,115.00	100.00	0.00	100.00	TON	21.15000	0.00	2,115.00	100.00%
23	Bain Court. Traffic Control	305.00	1.00	0.00	1.00	LSB	305.00000	0.00	305.00	100.00%
24	Bain Court. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
25	Woodhaven Court. Pulverize Existing	1,925.00	3,500.00	0.00	3,500.00	SY	0.55000	0.00	1,925.00	100.00%
26	Woodhaven Court. 2" 3 LT 58-28 S Lower Layer	34,830.00	450.00	0.00	450.00	TON	77.40000	0.00	34,830.00	100.00%
27	Woodhaven Court. 1.5" 5 LT 58-28 S Upper Layer	24,391.25	325.00	0.00	325.00	TON	75.05000	0.00	24,391.25	100.00%



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
 Fax: 920-749-3384

Invoice #: 58197

Date: 08/11/25

Application #: 2

Customer Reference: Lawrence 2025 Road Improvement

Invoice Due Date: 10/10/25

Payment Terms: NET 60 DAYS

To: TOWN OF LAWRENCE
 2400 SHADY COURT
 DEPERE, WI 54115

Contract: 3667LB. Lawrence - 2025 Road Improvement Project

Cont Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To-Date	% Compl
28	Woodhaven Court. Tack	900.00	200.00	0.00	200.00	GAL	4.50000	0.00	900.00	100.00%
29	Woodhaven Court. 2" 5 LT 58-28 S Driveways, Includes Concret	3,300.00	30.00	0.00	30.00	TON	110.00000	0.00	3,300.00	100.00%
30	Woodhaven Court. 2' Wide Gravel Shoulder	3,172.50	150.00	0.00	150.00	TON	21.15000	0.00	3,172.50	100.00%
31	Woodhaven Court. Traffic Control	355.00	1.00	0.00	1.00	LSB	355.00000	0.00	355.00	100.00%
32	Woodhaven Court. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
33	Midvalley Drive	27,160.00	19,400.00	19,400.00	19,400.00	LF	1.40000	27,160.00	27,160.00	100.00%
34	French Road	18,200.00	13,000.00	13,000.00	13,000.00	LF	1.40000	18,200.00	18,200.00	100.00%
35	Woodhaven Circle. Pulverize Existing	1,815.00	3,300.00	0.00	3,760.00	SY	0.55000	0.00	2,068.00	113.94%
36	Woodhaven Circle. 2" 3 LT 58-28 S Lower Layer	31,180.00	400.00	0.00	538.31	TON	77.95000	0.00	41,961.26	134.58%
37	Woodhaven Circle. 1.5" 5 LT 58-28 S Upper Layer	22,515.00	300.00	0.00	400.00	TON	75.05000	0.00	30,020.00	133.33%
38	Woodhaven Circle. Tack	810.00	180.00	0.00	207.00	GAL	4.50000	0.00	931.50	115.00%
39	Woodhaven Circle. 2" 5 LT 58-28 S Driveways, Includes Concre	6,600.00	60.00	0.00	60.00	TON	110.00000	0.00	6,600.00	100.00%
40	Woodhaven Circle. 2' Wide Gravel Shoulder	3,172.50	150.00	0.00	163.53	TON	21.15000	0.00	3,458.66	109.02%
41	Woodhaven Circle. Traffic Control	100.00	1.00	0.00	1.00	LSB	100.00000	0.00	100.00	100.00%
42	Woodhaven Circle. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
99	Project Supervision	0.00	1.00	0.00	0.00	LSB	0.00000	0.00	0.00	0.00%
999	Non Billable Contract Item	0.00	1.00	0.00	0.00	LSB	0.00000	0.00	0.00	0.00%

Total Billed To Date: 368,141.17
 Less Retainage: 36,814.13
 Less Previous Applications: 290,503.04
 Total Due This Invoice: 40,824.00



Agenda Item Review

Meeting Date: 8/25/2025

Agenda Item#: 10 & 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: **Confirm Lateral Cost Amounts for Packerland and Mid Valley Dr Assessments**

FISCAL IMPACT:

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

Item History: Town Board approved Resolutions 2025-008 and 2025-009 for Special Assessments for both Mid Valley Dr and Packerland Dr Water/Sewer Extensions.

There was a correction to be made on both sheets as it relates to the laterals and costs associated with those laterals for 2-3 properties. The updated sheets are attached.

Recommended Action: Recommend approval of the Updated Assessment Schedules with installed water/sewer lateral costs reflected accurately in the calculations.

Packerland Drive Sewer and Water Extension
Post Construction - Final Engineering Report of Assessments
Town of Lawrence
McM No. L0017-09-22-00686

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



Updated 8-12-25

Parcel No.	Property Owner	Total Frontage	ESA Frontage	Sanitary Assessed Frontage	W.M. Assessed Frontage	Sanitary Assessment	Wye/Riser Added	No. of San.	Size for San. Lateral Asses.	San. Lateral Assessment	Watermain Assessment	No. of Water Laterals	Size for Water Lat. Assess.	Water Lateral Assessment	Total Assessment
*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	\$ 44,129.50
L-164	Derouin 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	\$ 61,442.86
*L-166	Vandenhuevel, Harold & Arleen	1,400.00		1,400.0	1,400.0	\$ 86,450.00	4	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	\$ 332,821.67

McM No. L0017 - 92300310

2022 I-41 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 - Updated August 22, 25

Final Assessment Rates					
	Mainline	Laterals			
San. Sewer	\$ 61.75	8" San.	\$3,264	4" San.	\$2,856
Water Main	\$ 55.70	1" water	\$2,515	12" water	\$7,189



A Assessible footage west side I-41 Corridor/Mid Valley Road-French Rd-Little Rapids Rd.

Parcel Summary link			TOTAL	Sanitary Assessable	Water Assessable	Wye/Riser added **	No. of San. Laterals	Size of San. Laterals	Sewer Lateral Assessment	No. of Water Laterals	Size of Water Laterals	Water Lateral Assessment	Sanitary Assessment	Watermain Assessment	Total Assessment
Parcel No.	Property Owner	Notes:	FRONTAGE	Road Frontage	Road Frontage										
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	\$ 140,118.97
L-405	Beno, Nicholas J. Living Trust		540.7	540.700	540.700	2	0	6"	\$ -	0		\$	\$ 33,388.23	\$ 30,116.99	\$ 63,505.22
L-408	Beno, Nicholas J. Living Trust	Flag lot - could be attached to main parcel 408-2	19.5	19.500	19.500		0			0		\$	\$ 1,204.13	\$ 1,086.15	\$ 2,290.28
L-408-2	Beno, Nicholas J. Living Trust	Non-ESA Assessible - 231	356	125.000	125.000	1	0	6"	\$ -	0		\$	\$ 7,718.75	\$ 6,962.50	\$ 14,681.25
L-408-1	Tyczkowski, Charlotte F. & John J.		165	165.000	165.000		1	4" (6") *	\$2,856	1	1"(2") *	\$ 2,515.00	\$ 10,188.75	\$ 9,190.50	\$ 24,750.25
L-410	Lamers Farm LLC	Non-ESA Assessible - 333.45	543.45	210.000	210.000		0			0		\$	\$ 12,967.50	\$ 11,697.00	\$ 24,664.50
L-411	Lamers Farm LLC	Southern portion of parcel Non-ESA - 269.84	369.84	100.000	100.000		0			0		\$	\$ 6,175.00	\$ 5,570.00	\$ 11,745.00
Totals			3098.5	2264.210	2264.210		2		\$ 6,120.00	2		\$ 9,704.00	\$ 139,814.97	\$ 126,116.50	\$ 281,755.46
Mid Valley Road (Supplemental Bid)															
L-412	Lamers Farm LLC		526.98	526.980	526.980	1	0	6"	\$ -	1	1"(2") *	\$ 2,515.00	\$ 32,541.02	\$ 29,352.79	\$ 64,408.80
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	\$ 46,493.76
L-414	MS Real Estate Holdings LLC		545.85	545.850	545.850		0		\$ -	0		\$	\$ 33,706.24	\$ 30,403.85	\$ 64,110.08
L-415	MS Real Estate Holdings LLC		545.86	545.860	545.860		0		\$ -	0		\$	\$ 33,706.86	\$ 30,404.40	\$ 64,111.26
Totals			2164.55	2014.550	2014.550	4	2		\$ 6,120.00	3		\$ 12,219.00	\$ 264,213.43	\$ 238,326.93	\$ 520,879.36

* 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)



Agenda Item Review

Meeting Date: 8/25/2025

Agenda Item#: 12

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. 2025-011 – Approving Land Sale and Development Agreement – L-452-4 – SVR Properties, LLC (re: Synergy Center) – 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 locating a new proposed facility which would incorporate indoor basketball courts that could also host and allow for camps/clinics, dance competitions, wrestling, volleyball games, etc. SVR Properties LLC has been in discussion with staff for a number of months on locating a spot for a facility of this type, of which phase I would be approximately 57,000 sq ft. The developer which seeks to locate a new facility that would fit within the current B-1 zoning, specifically on Tax Parcel L-452-4, currently owned by the Town. This parcel is directly behind the new Verhalen facility.

We anticipate Beck Way and Tigerwood Trail would be completed in the coming year in with the expansion of single family home lots to the north of Lawrence Parkway Estates.

This would be a fourth anchor sports development facility in the Lawrence Parkway corridor (along with ISA, NEW Rugby and Sports Emporium). 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 and a site plan in the future.

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 facility is estimated to be about \$6 million to \$7 million in new value (for phase 1), estimated to be constructed in 2026, pending site plan and CUP review in the coming months.

The sale of land is being proposed with some level of flexible terms for payments over time on the purchase price of the land, similar to what's been approved for other sports projects.

Recommended Action:

Consider Resolution 2025-011 – Authorizing and Approving Development Agreement and Land Sale of Parcel L-452-4, SVR Properties LLC.

**TOWN OF LAWRENCE
RESOLUTION #2025-011**

AUTHORIZING AND APPROVING THE SALE OF LAND TO SVR PROPERTIES, LLC;
PARCEL L-452-4, APPROXIMATELY 7.443 ACRES, AND DEVELOPMENT AGREEMENT

WHEREAS, the Town currently owns land adjacent to Tigerwood Trail and Beck Way, Tax Parcel L-452-4, (the “Property”); and

WHEREAS, SVR Properties, LLC. (hereafter, the “Buyer”) desires to purchase the property, and

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

WHEREAS, Town administration, with review and input from the Town Board of Supervisors, 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 SVR Properties LLC. 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 25th 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: 8-25-2025

Agenda Item#: 13

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzol, Town Administrator
AGENDA ITEM: Discussion on Town Amendment to TID 3 Project Plan – Lawrence Town Center

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? n/a, involves amending TID project plans

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.