

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 Brienens, 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 Brienens 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.
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 Brienens, 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 Brienens, 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 Brienens, 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 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.

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