

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, September 8, 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 25, 2025 Town Board Meeting.
7. Consideration of payment of due invoices
8. Consideration of Resolution #2025-012 Regarding Intergovernmental Cooperative Agreement for WI Recycling Consolidation Grant for Calendar Year 2026
9. Consideration of Pay Request #4 – Rhode Brothers, Inc. – Connection Station LE-2 Improvements - \$69,629.00
10. Consideration of Proposal for Pre-Demolition Inspection – Structure on Town Property – L-386-1
11. Discussion and Review on Sand Acres Reconstruction Options & Scheduling Public Info Session
12. Update on Amendment to Town Tax Incremental District #3 / Debt Refinancing
13. Administrator/Staff Reports
14. Future Agenda Items
15. **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 New Subdivision Development negotiations*)
16. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
17. Adjourn

Patrick Wetzal for Dr. Lanny J. Tibaldo

Posted at the following on September 5, 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 54115
Monday, August 25, 2025

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:01 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; Melissa Hongisto, Deputy Clerk; Scott Beining, Building Inspector/Zoning Administrator; Kurt Minten, Public Works Director; Luke Pasterski, Fire Chief; Michael Renkas, Police Chief

Excused: Cindy Kocken, Clerk-Treasurer

3. Pledge of Allegiance

4. Approve Agenda

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

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

None.

6. Consider minutes of August 11, 2025 Town Board Meeting.

Supervisor Bain made the motion to approve the minutes of the Town Board meeting on August 11, 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 Site Plan Review for Commercial Remodel & Addition at 1785 Mid Valley Drive on Parcel L-272 by Mach IV Engineering.

Supervisor Bain made the motion to approve the Site Plan Review for Commercial Remodel & Addition at 1785 Mid Valley Drive on Parcel L-272 by Mach IV Engineering contingent on stormwater. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

9. Consideration of Pay Request #2 – 2025 Town Road Improvement Project, MCC, Inc. - \$40,824.00

Supervisor Frigo made the motion to approve Final Pay Request #2 for Town Road Improvement Project, MCC, Inc. in the amount of \$40,824.00 as presented.

Supervisor Brienens seconded the motion. The motion carried unanimously.

10. Confirm Installed Lateral Cost Amounts re: Final Resolution 2025-008 to Levy Special Assessments – Mid Valley Drive Water & Sewer Extension

Supervisor Bain made a motion to approve the amended schedule for Final Resolution 2025-008. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.

11. Confirm Installed Lateral Cost Amounts re: Final Resolution 2025-009 to Levy Special Assessments – Packerland Drive Water & Sewer Extension

Supervisor Brienens made a motion to approve the amended schedule for Final Resolution 2025-009. Supervisor Frigo seconded the motion. Motion carried unanimously.

12. Consideration of Resolution 2025-011 Approval of Sale of Land and Development Agreement with SVR Properties, LLC – L-452-4 – Lawrence Parkway Corridor

Supervisor Bain made the motion to approve Final Resolution 2025-011 Approval of Sale of Land and Development Agreement with SVR Properties, LLC – L-452-4 – Lawrence Parkway Corridor. 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.

13. Discussion for Upcoming Amendment to Town Tax Incremental District #3 – Scope and Schedule

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

14. Update on Town Center Schedule

Nothing new to report, project continues to move forward.

15. Administrator/Staff Reports

Staff reports were given.

16. Future Agenda Items

No holdovers for now.

17. Closed Session: Pursuant to 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*) The Town Board did not go into closed session, however items listed were discussed in open session.

18. 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.

19. Adjourn

Supervisor Frigo made the motion at 6:45 p.m. to adjourn the meeting.

Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Melissa Hongisto, Deputy Clerk

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	61726	Microsoft Office-Anti Virus	09/01/2026	574.60	.00		
869	AIT Business Technologies, LLC	61727	Server Backup	09/01/2025	199.99	.00		
869	AIT Business Technologies, LLC	61728	IT Services	09/01/2025	629.99	.00		
869	AIT Business Technologies, LLC	61729	Telephone Service	09/01/2025	150.00	.00		
869	AIT Business Technologies, LLC	61729	Sewer Telephone	09/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	61729	Water Telephone	09/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	FT-2018	SCADA line	09/01/2025	81.03	.00		
869	AIT Business Technologies, LLC	FT-2018	Fax Line	09/01/2025	12.31	.00		
Total AIT Business Technologies, LLC:					1,797.92	.00		
Associated Appraisal Consultants, Inc								
31	Associated Appraisal Consultants,	182101	Town Assessor	09/01/2025	1,476.20	.00		
Total Associated Appraisal Consultants, Inc:					1,476.20	.00		
Badger Meter, Inc								
37	Badger Meter, Inc	80210055	Services	08/29/2025	407.88	.00		
Total Badger Meter, Inc:					407.88	.00		
Bay Title & Abstract								
940	Bay Title & Abstract	22229-TI-2	Recording Fee-Torchwood Coven	07/02/2025	80.00	80.00	09/04/2025	
Total Bay Title & Abstract:					80.00	80.00		
Civic Systems LLC								
1207	Civic Systems LLC	INV-07866	Annual Support for Software-SF	07/01/2025	1,855.25	.00		
1207	Civic Systems LLC	INV-07866	Annual Support for Software-WF	07/01/2025	3,710.50	.00		
1207	Civic Systems LLC	INV-07866	Annual Support for Software-GF	07/01/2025	1,855.25	.00		
Total Civic Systems LLC:					7,421.00	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9010678920	Water Testing	08/19/2025	96.00	.00		
Total Clean Water Testing LLC:					96.00	.00		
Core & Main LP								
200	Core & Main LP	X519241	Manhole	08/12/2025	239.00	.00		
Total Core & Main LP:					239.00	.00		
Country Visions Cooperative								
106	Country Visions Cooperative	82178	Fuel- Public Works	08/07/2025	749.36	.00		
Total Country Visions Cooperative:					749.36	.00		
Derouin, William								
468	Derouin, William	090325	Loads of Grass	09/03/2025	900.00	.00		
468	Derouin, William	090425	Special Assessment Refund	09/04/2025	8,557.14	8,557.14	09/04/2025	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Derouin, William:					9,457.14	8,557.14		
Diggers Hotline								
125	Diggers Hotline	250 8 19551	WF-Locate Service	08/31/2025	127.80	.00		
125	Diggers Hotline	250 8 19551	SF-Locate Service	08/31/2025	127.80	.00		
Total Diggers Hotline:					255.60	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	I2025-08-08	Auger Holes for Signs	08/22/2025	300.00	.00		
972	Fisher Concrete Sawing, Inc	I2025-08-12	Ditch grade - Skyline & Sweet Me	08/22/2025	300.00	.00		
Total Fisher Concrete Sawing, Inc:					600.00	.00		
Graybar Electric Company Inc								
186	Graybar Electric Company Inc	9300698168	lift Station	08/19/2025	53.24	.00		
Total Graybar Electric Company Inc:					53.24	.00		
Harter's Fox Valley Disposal								
1211	Harter's Fox Valley Disposal	14226367	Recycle Services	08/31/2025	9,837.10	.00		
1211	Harter's Fox Valley Disposal	14226367	Trash Services	08/31/2025	16,971.70	.00		
Total Harter's Fox Valley Disposal:					26,808.80	.00		
Hurrish Construction								
1251	Hurrish Construction	25-02-0009	Contractor Deposit Refund - 1655	08/25/2025	1,000.00	.00		
Total Hurrish Construction:					1,000.00	.00		
Jefferson Fire & Safety, Inc.								
222	Jefferson Fire & Safety, Inc.	IN330594	Fire Supplies	08/20/2025	517.14	.00		
Total Jefferson Fire & Safety, Inc.:					517.14	.00		
MCC Inc								
282	MCC Inc	58197	PR#2-2025 ROAD IMPROVEME	08/11/2025	40,824.00	40,824.00	09/04/2025	
Total MCC Inc:					40,824.00	40,824.00		
Menards Inc								
286	Menards Inc	51243	Town Hall Repairs	08/21/2025	3.98	.00		
286	Menards Inc	51707	Public Works Repairs	09/03/2025	56.94	.00		
Total Menards Inc:					60.92	.00		
Midwest Playscapes Inc.								
1195	Midwest Playscapes Inc.	11227	Park Equipment Repairs	08/27/2025	814.14	.00		
Total Midwest Playscapes Inc.:					814.14	.00		
QS1, INC								
1088	QS1, INC	1561	Truck #1	08/28/2025	349.50	.00		
Total QS1, INC:					349.50	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-1025	Life Insurance	09/05/2025	376.02	.00		
Total Securian Financial Group, Inc:					376.02	.00		
Uniform Shoppe								
413	Uniform Shoppe	10658	Fire Dept Uniforms	08/28/2025	67.00	.00		
Total Uniform Shoppe:					67.00	.00		
Van's Realty & Construction								
563	Van's Realty & Construction	25-03-0002	Contractor Deposit Refund-3128 T	08/29/2025	1,000.00	.00		
Total Van's Realty & Construction:					1,000.00	.00		
Grand Totals:					94,450.86	49,461.14		

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: September 8, 2025
Agenda Item#: 8

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: **Consider Resolution 2025-012 – Intergovt Cooperative Recycling Consolidation-Grant**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes, maintains our grant funding eligibility
2. Is it Currently Budgeted? Yes, recycling grant revenue

Item History

As part of our regional participation with Brown County recycling, we're now required to enter into and approve an annual agreement for the intergovernmental cooperative recycling agreement to satisfy eligibility requirements for the annual Wisconsin Recycling Consolidation Grant.

No new changes to our program or arrangement with other area municipalities, but approving this intergovernmental agreement on an annual basis will maintain eligibility for the recycling grant programs.

Recommended Action:

Recommend approval of Resolution 2025-012 – Approving Intergovernmental Cooperative Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2026.

PORT & RESOURCE RECOVERY DEPARTMENT

Brown County

2561 SOUTH BROADWAY
GREEN BAY, WI 54304

PHONE: (920) 492-4950

FAX: (920) 492-4957

DEAN R. HAEN

DIRECTOR

MEMORANDUM

To: Brown County Municipalities

From: Mark Walter, Business Development Manager

Re: 2026 RU Intergovernmental Agreement

Enclosed you will find the Intergovernmental Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2026. The Brown County Resource Recovery Department has developed ***The ABC's of Recycling Right***, a book that can be shared as a PDF document as well as a link to view and share online. As a partner of Tri-County Recycling, Brown County will continue to co-fund and promote the Waste Wizard Material Search Engine and the Betterbin smartphone recycling app, along with distributing business cards for these tools. Residents can access the Waste Wizard at: www.recyclomoretricity.org/waste-wizard/ or www.winnebago-county-solid-waste.com, and the Betterbin app can be downloaded in any app store.

Please route the enclosed document for approval/signature and return via email or mail to me by Monday, September 29, 2025. If you would like a Word document version instead of PDF, please let us know.

I have attached an updated model resolution that will need to be passed by each municipality to establish eligibility and satisfy these program requirements.

Please sign and return a copy to Brown County prior to **September 29, 2025** so that we can keep it on file.

If you should have any additional questions or comments, please contact me at (920) 492-4965 or via email Mark.Walter@browncountywi.gov.

Sincerely,



Mark Walter
Business Development Manager

Attachment

Town of Lawrence Resolution 2025-012

Intergovernmental Cooperative Agreement to Satisfy Eligibility for the Wisconsin Recycling Consolidation Grant for Calendar Year 2026

This agreement is made by and between the Cities of De Pere and Green Bay, the Villages of Allouez, Ashwaubenon, Bellevue, Denmark, Hobart, Howard, Pulaski, Suamico, Wrightstown, and the Towns of Eaton, Glenmore, Green Bay, Holland, Humboldt, Lawrence, Ledgeview, Morrison, New Denmark, Pittsfield, Rockland, Scott and Wrightstown, each of which is a municipal corporation, and the Oneida Nation, a federally recognized Indian tribe, all of which are a Responsible Units as defined in Section 287.01(9) of the Wisconsin Statutes (collectively referred to as the “Responsible Units” or “RUs”) for purposes of implementing efficiencies related to operating an effective recycling program in accordance with ss. 287.11 and 287.24, Wis. Stats., and ch. NR 542, Wis. Admin. Code. This agreement is intended to qualify for the 2026 Wisconsin Recycling Consolidation Grant.

WHEREAS the RUs believe that, by working together in this cooperative agreement, they can more effectively and efficiently provide for the recycling education needs of their citizens; and

WHEREAS the RUs desire to collaborate in an effort to educate about recycling; and

WHEREAS the RUs recognize the importance of educating residents about recycling and their RU responsibility to do so; and

WHEREAS Brown County partnered with Outagamie and Winnebago Counties, collectively known as Tri-County Recycling, to fund, host, and promote the *Tri-County Recycling Guide*; and *The ABC's of Recycling Right* book and:

WHEREAS Tri-County Recycling will continue to fund, host, and promote the smartphone recycling app Betterbin; and

WHEREAS Tri-County Recycling will continue to fund, host, and promote the Waste Wizard Material Search Engine tool; and

WHEREAS the Tri-County Recycling Guide, the Betterbin smartphone app, and the Waste Wizard Material Search Engine provide comprehensive information on single-stream recycling guidelines, recycling plastic bags, proper medical sharps disposal, electronics recycling, universal waste recycling, household hazardous waste programs, pharmaceutical drop boxes and waste reduction tips; and

WHEREAS Section 66.0301(2) of the Wisconsin Statutes authorizes cooperation between municipalities and between municipalities and Indian tribes, and allows municipalities to contract with each other and with Indian tribes for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and

WHEREAS each participating RU will maintain a copy of the other above listed RUs' cooperative agreements on file, given that not all cooperating RUs will be able to sign a single document;

NOW THEREFORE IT IS AGREED THAT the above listed RUs have and will continue to make available to its residents the *Tri-County Recycling Guide*, *The ABC's of Recycling Right*, the Tri-County Recycling Betterbin smartphone app and Waste Wizard Material Search Engine (<https://recyclemoretricity.org/waste-wizard/>), recognizing additional and consistent education will reduce contamination and improve recycling, thereby enabling the processing and marketing of these recyclables in the most efficient and cost-effective manner possible.

SIGNATURE

TITLE

MUNICIPALITY

DATE



Agenda Item Review

Meeting Date: 9/8/2025

Agenda Item#: 9

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: Pay Request #4 – LE-2 Connection Station – Rohde Bros. - \$69,629.00

FISCAL IMPACT:

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

Item History: Rohde Brothers Inc. have continued their work on our water utility's LE-2 Connection Station Improvements project and have submitted their fourth pay request of \$69,629.00

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

Recommended Action: Recommend approval of Pay Request #4 – LE-2 Connection Station Improvements by Rohde Brothers inc. in the amount of \$69,629.00



August 19, 2025

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Connection Station LE-2 Improvements
Certificate for Payment #4
McM. No. L0017-09-24-00318

Enclosed herewith is Certificate for Payment #4 for the above referenced project. This Certificate is issued to Rhode Brothers, Inc. in the amount of \$69,629.00 for partial payment for work performed through June 30, 2025.

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

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink that reads "Donald J. Voogt". The signature is written in a cursive, flowing style.

Donald J. Voogt, P.E.
Vice President / Senior Project Manager

DJV:jlh

cc: Rhode Brothers, Inc.

Enclosure: Certificate for Payment #4

McMAHON**ENGINEERS ARCHITECTS**

McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE PO BOX 1025
NEENAH, WI 54956 NEENAH, WI 54957-1025TELEPHONE: 920.751.4200
FAX: 920.751.4284**CERTIFICATE FOR
PAYMENT**TOWN OF LAWRENCE
2400 Shady Court
De Pere, WI 54115

Contract No.	L0017-09-24-00318
Project File No.	L0017-09-24-00318
Certificate No.	Four (4)
Issue Date:	August 19, 2025
Project:	TOWN OF LAWRENCE
	Connection Station LE-2 Improvements

This Is To Certify That, In Accordance With The Contract Documents Dated: November 21, 2024RHODE BROTHERS, INC.
W5745 Woodchuck Lane / PO Box 409
Plymouth, WI 53073Is Entitled To Partial Payment For Work Performed Through: June 30, 2025

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

Original Contract	<u>\$231,700.00</u>
Net Change Orders	<u>\$0.00</u>
Current Contract Amount	<u>\$231,700.00</u>

Completed To Date	<u>\$219,700.00</u>
Retainage – 2.5%*	<u>\$5,792.50</u>
Subtotal	<u>\$213,907.50</u>
Previously Certified	<u>\$144,278.50</u>

* 2.5% of Current Contract Amount.

Amount Due This Payment: \$69,629.00

Please process and forward payment to Rhode Brothers, Inc.

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, WisconsinDonald J. Voogt, P.E.
Vice President / Senior Project Manager



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 Court
De Pere, WI 54115

PROJECT: Lawrence LE-2 Improvements
CONTRACTOR Rohde Brothers, Inc.
Contract No. L0017-09-24-00318
Project No. 25030
Application No. 4
Application Date 7/9/2025
Period From 6/1/2025 To 6/30/2025

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	\$ 231,700.00
Net Change Orders	\$ -
Current Contract Amount	\$ 231,700.00

Completed To Date	\$ 219,700.00
Retainage <u>5</u> %	\$ 5,792.50
Subtotal	\$ 213,907.50
Previous Applications	\$ 144,278.50

Amount Due This Application: \$ 69,629.00

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 3 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 9, 20 25

Rohde Brothers, Inc.

(contractor)

By

Eric Carlson CFO
(name & title)

COUNTY OF
STATE OF

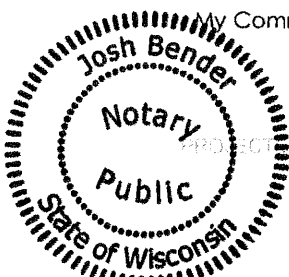
} ss

Before me on this 9th day of July 20 25 personally appeared Eric Carlson
known to me, who being duly sworn, did depose and say that he/she is the CFO
(title) of the Contractor above mentioned; that he/she

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: 7/26/2028

Josh Bender
(Notary Public)



PROJECT: L0017-09-24-00318 ADMIN SPEC 07/9

00 62 76.01 - 1

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

FROM CONTRACTOR:

Rohde Brothers, Inc.
P.O. Box 409
Plymouth, WI 53073

PROJECT:

Lawrence LE-2 Improvements
1451 Biotech Way
De Pere, WI 54115

VIA ARCHITECT:

McMahon Associates, Inc.
1445 McMahon Dr
Neenah, WI 54956

APPLICATION NO: 4**APPLICATION DATE:** 7/9/2025**PERIOD TO:** 6/30/2025**CONTRACT DATE:** 11/21/2024**PROJECT NOS:** 25030 / L0017-09-24-00318**CONTRACT FOR:****Distribution to:**☐ OWNER☒ ARCHITECT☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, is attached.

- | | |
|---|---------------|
| 1. ORIGINAL CONTRACT SUM | \$ 231,700.00 |
| 2. NET CHANGE BY CHANGE ORDERS | \$ - |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | \$ 231,700.00 |
| 4. TOTAL COMPLETED & STORED TO DATE
(Column G on Continuation Sheet) | \$ 219,700.00 |
| 5. RETAINAGE: | |
| a. 5 % of Completed Work up to 50%
(Column D + E on Continuation Sheet) | \$ 5,792.50 |
| b. 5 % of Stored Materials up to 50%
(Column F on Continuation Sheet) | \$ - |
| Total Retainage (Lines 5a + 5b or
Total in Column I of Continuation Sheet) | \$ 5,792.50 |
| 6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total) | \$ 213,907.50 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) | \$ 144,278.50 |
| 8. CURRENT PAYMENT DUE | \$ 69,629.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) | \$ 17,792.50 |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	-	-
Total approved this Month	-	-
TOTALS	-	-
NET CHANGES by Change Order	-	-

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

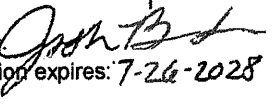
CONTRACTOR: Rohde Brothers, Inc.By: 

Date: 7/9/2025

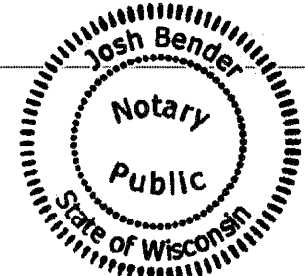
State of: Wisconsin

County of: Sheboygan

Subscribed and sworn to before
me this 9th day of July 2025

Notary Public: 

My Commission expires: 7-26-2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

PROJECT: Lawrence LE-2 Improvements
 APPLICATION NUMBER: 4
 APPLICATION DATE: 7/9/2025
 PERIOD TO: 6/30/2025
 PROJECT NOS: 25030 / / L0017-09-24-00318

ITEM NO. (A)	DESCRIPTION OF WORK (B)	SCHEDULED VALUE (C)	WORK COMPLETED		MATERIAL STORED This Request (F)	TOTAL COMPLETED & STORED TO DATE		RETAINAGE 5% Up to 50% (I)	BALANCE TO FINISH (J)
			PREVIOUS APPLICATION (D)	THIS APPLICATION (E)		(G)	% (H)		
01	Job Supervision	\$15,849.00	\$10,000.00	\$5,849.00		\$15,849.00	100%	\$360.90	
02	Submittals	\$2,500.00	\$2,500.00			\$2,500.00	100%	\$125.00	
03	O&M's	\$2,500.00		\$2,500.00		\$2,500.00	100%		
04	Bonds	\$2,066.00	\$2,066.00			\$2,066.00	100%	\$103.30	
05	Mobilization	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$250.00	
06	Demobilization	\$5,000.00		\$5,000.00		\$5,000.00	100%		
07	Procurement								
08	Automated Chlorine Shutoff System	\$50,000.00	\$50,000.00			\$50,000.00	100%	\$2,500.00	
09	Chlorine Residual Analyzer	\$20,000.00	\$20,000.00			\$20,000.00	100%	\$1,000.00	
10	Misc. material and equipment	\$6,000.00	\$6,000.00			\$6,000.00	100%	\$216.54	
11	Rentals	\$4,000.00	\$3,000.00	\$1,000.00		\$4,000.00	100%	\$94.36	
12	Labor Installation								
13	Concrete Work	\$5,000.00							\$5,000.00
14	Pipe and fittings install	\$8,000.00	\$4,800.00	\$3,200.00		\$8,000.00	100%	\$106.47	
15	Antenna Install	\$4,000.00							\$4,000.00
16	Demolition	\$2,000.00	\$2,000.00			\$2,000.00	100%	\$44.36	
17	Excavating	\$3,000.00							\$3,000.00
18	Subcontractors								
19	Control Valve Rebuild	\$7,374.00		\$7,374.00		\$7,374.00	100%		
20	Controls	\$62,625.00	\$31,312.00	\$31,313.00		\$62,625.00	100%	\$694.51	
21	Electrician	\$26,786.00	\$13,393.00	\$13,393.00		\$26,786.00	100%	\$297.06	
	Totals	\$231,700.00	\$150,071.00	\$69,629.00		\$219,700.00	94.82%	\$5,792.50	\$12,000.00



Agenda Item Review

Meeting Date: 9/08/2025

Agenda Item#: 10

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Luke F. Pastorski, Fire Chief and Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consider approval for Pre-Demolition Insp/Services – Town property – L-386-1**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? No, aiming \$1,400 in Fire funds, remainder Town

Item History

The existing structure on Williams Grant has been utilized to its capacity by fire and police for multiple training events. It now has water and mold in the basement and animals building nests in it. We would like to use it one last time while we still have the opportunity.

The Training House on Williams Grant cost options:

1. The cost of using as a live training burn would be \$1400 for asbestos samples, no cost for certified instructors, after structure is burned and collapsed it would be \$5,000 to \$6,000 for basement demolition and haul away. Total \$6,400-\$7,400.
2. The cost for demolition and haul away is \$10,000 to 12,000 dollars for entire structure including basement concrete. This estimate was given by Kocken Excavating. Total \$10,000-\$12,000

We get no value for straight up demolition and haul away. We do get incredible live fire training in a structure under controlled conditions for multiple crews to get firsthand fire training. Live fire training would be open to the Fox River Fire District, as they have done for us and thus the instructors don't charge for it since it's such a benefit for all.

We would like to do the live training 12/13/25

Thank you for your consideration on this great opportunity.

Recommended Action By Town Board:

Recommend approval of:

Live fire training in house on Williams Grant owned by Lawrence.

Of \$1400.00 for Asbestos sampling/testing (2025) and approx.. \$6000.00 for haul away (2026)

Total Overall Cost est. \$6,400-\$7,400.

Proposal Submitted To:

Attn: Luke Pasterski
Lawrence Fire Department
2595 French Road
Lawrence, WI. 54115
Lukep@lawrencewi.gov

Project Title:

Pre-demolition Asbestos Inspection

Project Location:

Single Family Residence Home
2218 Williams Grant Dr. 54115
De Pere, WI. 54115

Date:

August 19, 2025

Provided By:

HOGAN ENVIRONMENTAL CLEANING

**HOGAN ENVIRONMENTAL CLEANING
(HEC)**

INDUSTRIAL – RESIDENTIAL - COMMERCIAL

3082 Main Street
East Troy, WI. 53120
TELEPHONE: (262) 395-7796

August 19, 2025

Mr. Luke Pasterski
Lawrence Fire Department
2595 French Road
De Pere, WI. 54115
M: 920-615-2693
E: luke@lawrencewi.gov

RE: Pre-demolition asbestos inspection for fire burn training.

Dear Mr. Luke Pasterski

Thank you very much for the opportunity to bid on the above-mentioned project. Hogan Environmental Cleaning (HEC) offers comprehensive solutions for all industries. At HEC we provide the industry's most comprehensive array of services focusing on your business goals. We are pleased to submit the following proposal for asbestos inspection services for your review and consideration.

Thank you for your interest in the services provided by HEC. Should you have any questions, comments or concerns please feel free to contact me using my contact information below. We look forward to working with you.

Sincerely,

John F Hogan
President
Hogan Environmental Cleaning
3082 Main Street
East Troy, WI. 54120
Off: 262-395-7796
Mob: 920-680-8978
E: jhogan@hoganec.com

Scope of Services

Cost to perform a pre-demolition asbestos inspection for a fire burn training at a single-family residence home located at 2218 Willian Grant Dr. DePere, WI. 54115. The work will be done in accordance with my job site walk through my telephone conversation with Luke Pastorski.

Scope of work includes:

- Perform a pre-demolition asbestos inspection prior to fire burn training from a single-family home.
- Take approx. 35 to 50 bulk samples of suspect materials.
- The inspection and sampling to be performed by a State of Wisconsin Asbestos Inspector.
- Write up a written report with findings.

Pricing:

Item #1 Misc. wall demolition and asbestos and mold remediation services.

Price.....\$1,400.00

Assumptions:

1. The above estimate is based upon your RFP and my general scope of work provided above. Should additional work be requested or recommended, it shall be performed at a pre-negotiated rate.
2. Unimpeded access to work during the remediation process.
3. Please note that we will demo holes in walls and ceiling during our inspection to identify suspect materials.

Payment Terms:

- All labor, material and equipment will be billed in accordance with attached fee schedule.
- Payments shall be made 30 DAYS AFTER RECEIPT OF INVOICE
- Payment must be remitted to:
Hogan Environmental Cleaning
3082 Main Street
East Troy, WI. 53120
FEIN: 85-3829020

DOCUMENT ACCEPTANCE SIGNATURES

The undersigned guarantor, on behalf of the Client, guarantees to Hogan Environmental Cleaning (HEC) the prompt payment of all sums due under this agreement.

CUSTOMER ACCEPTANCE:

X _____
Signature
X _____
Date

X _____
Printed Name
X _____
Purchase Order Number

- The acceptance page must be completely executed and returned to HEC either by mail, fax or email granting HEC the approval and authority to start the work stated herein. Please be advised that once this has been received by HEC, any cancellation or rescheduling by the Client will be subject to cancellation/rescheduling charges.
- The signing of this proposal by the above Client authorized representative gives HEC the approval, acceptance and authority to proceed accordingly.

**HOGAN ENVIRONMENTAL CLEANING
(HEC)**
INDUSTRIAL – RESIDENTIAL - COMMERCIAL

HOGAN ENVIRONMENTAL CLEANING

Authorized Signature:

X *John F Hogan*

Signature

X 08/19/2025

Date

X John F Hogan

Printed Name

CONFIDENTIALITY STATEMENT

Hogan Environmental Cleaning (HEC) emphasizes that this proposal contains proprietary information and is intended solely for the use of the Customer in the evaluation of this proposal.

TERMS AND CONDITIONS

1. Performance of Work HEC shall, directly or through HEC affiliated companies or Client approved subcontractors, perform the services, provide the materials, and perform all other work or obligations necessary to complete the attached Statement of Work or attached quotation/proposal.

In the event the services include analytical, collection, management, transportation, disposal and/or recycling services for waste materials (Waste), Client will complete a Waste Profile Sheet or other written document describing the Waste ("Profile Sheet"). Client will warrant that the Profile Sheet will contain a true and correct description of the Waste, and that such Waste will conform to this description. If the Waste does not conform to the description in the Profile Sheet, HEC can, at its sole option, return it to Client or required Client to remove and dispose of the non-conforming waste at Client's expense, and reimburse HEC for any expense incurred by HEC. In the event HEC performs work on Client's premises, Client will provide HEC with a safe workplace, and if requested by HEC, Client shall be solely responsible for securing such Work areas and for preventing anyone other than HEC personnel from entering the designated work areas.

2. Changes HEC and Client, without invalidating this Agreement, may order or request changes in the Work within the general scope of this Agreement. If such change increases or decreases the time required to complete the work, or the cost of the work, the parties shall complete a written change order prior to HEC performing additional work. Notwithstanding the foregoing, HEC shall act, in its sole discretion, perform any work required to prevent threatened damage, injury, or loss to persons, property or the environment prior to obtaining written authorization. In such cases, the parties will reduce the change to writing as soon as practicable.

3. Standard of Care HEC shall exercise the standard of care normally exercised within the industry in the performance of services pursuant to this Agreement.

4. Permits and Licenses HEC represents that it holds the occupational and professional licenses required for the performance of its services generally expected to be performed under this Agreement.

5. Information Client shall provide full and complete information regarding its requirements for the Work and shall immediately transmit to HEC any new information which becomes available or any changes in plans subsequent to such providing of information.

6. Credit check Client understands performance of the work contemplated under this Agreement may be subject to HEC approval of Client's credit worthiness, and Client expressly authorizes HEC to investigate Client's credit history and hereby authorizes those contacted by HEC to release information requested by HEC in due course of its investigation.

7. Indemnification Both parties agree to indemnify and save harmless the other party, (including its directors, officers, employees, agents, and subcontractors) from and against any and all liabilities, claims, demands and causes of action for bodily injury to or death of any person or destruction of or damage to any property that occurred as a direct result of the negligent performance of any requirements of this Agreement, or the failure to comply with or fulfill the parties obligations under this Agreement, or as a result of the negligent or intentional acts of the party. Where personal injury or death or loss of, damage to or destruction of property is the result of the joint negligence or intentional misconduct of both parties, the amount of the claim for which the parties shall be entitled to indemnification shall be limited to that portion thereof attributable to intentional misconduct of each party. In no event shall either party be responsible to the other for consequential, incidental, special, indirect or punitive damages in connection with this Agreement, whether based in contract, tort, strict liability, and statute or otherwise. Notwithstanding.

8. Independent contractor HEC shall perform the work necessary to complete the Work with HEC's employees, affiliated company's employees, or agents under the control of HEC at all times shall maintain the status of an independent contractor.

**HOGAN ENVIRONMENTAL CLEANING
(HEC)**
INDUSTRIAL – RESIDENTIAL - COMMERCIAL

9. Excuse of performance The performance of this Agreement, except for the payment of money for services already rendered, may be suspended by either party in the event performance of this Agreement is prevented by a cause, or causes, beyond the reasonable control of either party. Such causes shall include, but are not limited to: Acts of God; Acts of war or sabotage; Riot; Fire; Explosion; Accident; Flood; Lack of adequate fuel, power, raw materials, labor or transportation facilities; Governmental laws, regulations, requirements, orders or actions; Breakage or failure of machinery or apparatus; National defense requirements; Injunctions or restraining orders; Labor trouble, strike, lockout or injunction (provided that neither party shall be required to settle a labor dispute against its own best judgment).

10 Quantities The quantities identified in the Statement of Work are estimates for planning purposes. Reimbursement to HEC shall be on the basis of actual work performed.

11. Waiver Any waiver by either party of any provision or condition of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of subsequent breach of the same provision or condition, unless such waiver be so expressed in writing and signed by the party to be bound.

12. Construction The validity, interpretation, and performance of this Agreement shall be governed and construed in accordance with the laws. All paragraph headings herein are for convenience only and are in no way to be construed as part of this Agreement or as a limitation on the scope of the particular sections to which they refer.

13. Limitation of Liability Except to the extent finally determined to have resulted from HEC's gross negligence or intentional misconduct, HEC aggregate liability for all claims, losses, liabilities or damages in connection with this agreement or its subject matter, whether as a result of breach of contract, tort (including negligence) or otherwise, regardless of the theory of liability asserted, will be no greater of fees paid to HEC.

14. Severability If any section, subsection, sentence or clause of this Agreement shall be adjudged illegal, invalid, or unenforceable, such illegality, invalidity, or unenforceability shall not affect the legality, validity, or enforceability of this Agreement as a whole, or of any section, subsection, sentence or clause hereof not so adjudged.

15. Notice Any official notice, communication or statement required or permitted to be given hereunder shall be in writing and deemed to have been sufficiently given when delivered in person, or by registered or certified mail, postage prepaid, return receipt requested to the address of the respective party below:

Contractor	Client
Hogan Environmental Cleaning	_____
John F Hogan	_____
3082 Main Street	_____
East Troy, WI. 53120	_____

16. Entire Agreement This Agreement and its attachments, and any duly executed change orders, represent the entire understanding and agreement between the parties hereto concerning the Work and supersedes any and all prior agreements, whether written or oral, that may exist between the parties regarding same.

17. Amendments This Agreement may be amended or modified only by a written amendment to the Agreement signed by both parties. Additional or different terms or any attempt by either party, by purchase order, or other document, to vary in any degree any of the terms of this Agreement shall be deemed material and shall be rejected, unless this provision is expressly waived by the other party.

PROJECT UPDATE

SAND ACRES DRIVE RECONSTRUCTION

QUARRY PARK DRIVE TO GRANT STREET



TOWN OF LAWRENCE

BROWN COUNTY, WISCONSIN

APRIL 29, 2025

McM. No. L0017-09-22-00518

PROJECT PURPOSE

- Reconstruct Aging Roadway and Make Pedestrian Accommodations
- Trail – 8 Ft Wide Asphalt Pedestrian Trail

OPTIONS

- Rural Reconstruction
- Urbanization

RURAL

- 34 Ft Wide Pavement
 - ▶ Two 11 Ft Lanes
 - ▶ 2 Ft Paved Shoulder
 - ▶ 8 Ft Trail (One Side)

URBAN

- 37 Ft B-B (Back of Curb Width)
 - ▶ 4 Ft Wide Terrace
 - ▶ 8 Ft Trail (One Side)

OPINION OF PROBABLE COST (OPC)

- Rural..... \$3.0M
- Urban..... \$3.9M

PRO'S & CON'S

- Rural – Alignment Offset 3 Ft West of Center

PRO'S

- ▶ Cheaper Price

CON'S

- ▶ Safety Risk for Pedestrians Traveling Along Integral Trail
- ▶ Trees at North End will be Lost to New Ditch Location

- Urban East Trail – Alignment Offset 3 Ft West of Center

PRO'S

- ▶ Safer for Pedestrians

CON'S

- ▶ Storm Sewer Discharge into Ditch Southeast Grant St
- ▶ Large Fill area Surrounding Existing 48" CMP. Proposed trail will widen road.

- Urban West Trail – Alignment Centered in Right-of-Way

PRO'S

- ▶ Safer for Pedestrians

CON'S

- ▶ Storm Sewer Discharge into Ditch Southeast Grant St
- ▶ Steeper Driveways Sta. 72+70, 74+00, 77+00 LT
- ▶ Alignment Not Centered in Right-of-Way through Cemetery Area (Moved west to accommodate.)
- ▶ Large Fill Area Surrounding Existing 48" CMP. Proposed trail will widen road.

NEXT STEPS

- Options Review
- Public Input
- Land Acquisition for Right-of-Way

PRELIMINARY OPINION OF PROBABLE COST (OPC)



Owner: TOWN OF LAWRENCE
Project Name: Sand Acres Drive Rural Reconstruction
Contract No. L0017-9-22-00518
Date: April 25, 2025
Prepared By: Mitch Nooyen/MJG

PROJECT DESCRIPTION: Sand Acres Drive has already begun its urbanization process at the south end of the road way where it connects to Quarry Park Drive. The road way already support Sanitary Sewer and Water service to it's residents, but does not feature any storm sewer. With the urbanization of Sand Acres Drive, the road way is planed for curb and gutter with a new storm sewer to support the drainage of the roadway. The road way will also connect to the esisting urban section of its cross roads, which already feature curb and gutter. Along with the roadway upgrades, the urbanization plans to continue the 8' wide trail currently on the north side of Grant Street down Sand Acres Drive to Quarry Park Drive. Note - water quality control is assumed not required under this option.

Base Bid

ROADWAY IMPROVEMENTS					
Item	Qty	Unit	Description	Unit Price	Total
1	4	STA	Clearing	\$850.00	\$3,400
2	4	STA	Grubbing	\$580.00	\$2,320
3	37	Ea.	Removing Small Pipe Culverts	\$480.00	\$17,760
4	1	L.S.	Roadway Excavation (Estimated 12,700 C.Y.)	\$220,000.00	\$220,000
5	4,100	TON	2-1/2 Inch Asphaltic Pavement, Lower Layer (3 MT 58-28S)	\$90.00	\$369,000
6	3,300	TON	2-Inch Asphaltic Pavement, Upper Layer (4 MT 58-28S)	\$100.00	\$330,000
7	10	Ea.	Density Testing	\$175.00	\$1,750
8	1,000	TON	Base Aggregate Dense 3/4 Inch	\$25.00	\$25,000
9	13,300	TON	Base Aggregate Dense 1-1/4 Inch	\$15.00	\$199,500
10	19,100	TON	Base Aggregate Dense 3 Inch	\$15.00	\$286,500
11	1,500	C.Y.	Excavation Below Subgrade (EBS)	\$30.00	\$45,000
12	100	L.F.	Concrete Curb and Gutter 30 Inch	\$15.00	\$1,500
13	850	S.F.	Concrete Sidewalk 6-Inch	\$11.00	\$9,350
14	200	S.F.	Detectable Warning Field	\$40.00	\$8,000
15	40	S.Y	Concrete Driveway 6-Inch	\$85.00	\$3,400
16	200	TON	3 Inch Asphaltic Pavement, One Lift Upper Layer (Driveways)	\$115.00	\$23,000
17	1,470	L.F.	Culvert Pipe 18-Inch	\$100.00	\$147,000
18	74	L.F.	Culvert Pipe 48-Inch	\$150.00	\$11,100
19	12	Ea.	Adjust Sanitary Manhole	\$400.00	\$4,800
20	12	Ea.	Adjust Water Valve	\$200.00	\$2,400
21	4	Ea.	Adjust Hydrant	\$600.00	\$2,400
22	12,000	L.F.	Silt Fence	\$3.00	\$36,000
23	28	Ea.	Ditch Checks	\$125.00	\$3,500
24	1	L.S.	E-Mat Class I Type B (Estimated at 8,700 S.Y.)	\$27,000.00	\$27,000
25	1	L.S.	Restoration (Topsoil, Seed, Fertilizer, Mulch) (Estimated 16,700 S.Y.)	\$200,000.00	\$200,000
26	1	L.S.	Grading Ditch (Estimated 13,000 LF)	\$150,000.00	\$150,000
27	1	L.S.	Streetlighting	\$260,000.00	\$260,000
28	2	Ea.	Tracking Pad	\$1,500.00	\$3,000
29	28,000	L.F.	Pavement Marking Epoxy 6-Inch	\$1.00	\$28,000
30	200	L.F.	Pavement Marking Epoxy 18-Inch	\$15.00	\$3,000
31	400	L.F.	Marking Crosswalk Epoxy 6-Inch	\$14.00	\$5,600
32	13	Ea.	Marking Epoxy Bike Lane Symbol	\$300.00	\$3,900
33	1	L.S.	Traffic Control	\$15,000.00	\$15,000
Sub-Total (Storm and Road Construction)					\$2,448,180
Engineering & Contingencies (25%)					\$610,000
Total Construction with Engineering and Contingencies (est.)					\$3,058,180

Disclaimer - The attached opinion of probable cost was prepared for use by the Owner in planning for future costs of the project. In providing opinions of probable cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the opinions of probable costs provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs and is subject to change with the normal rise and fall of the local area's economy. This opinion must be revised after every change made to the project or after every 30 day lapse in time from the original submittal by the Design Professional.

PRELIMINARY OPINION OF PROBABLE COST (OPC)



Owner: TOWN OF LAWRENCE
Project Name: Sand Acres Drive Urban Reconstruction
Contract No. L0017-9-22-00518
Date: April 25, 2025
Prepared By: Mitch Nooyen/MJG

PROJECT DESCRIPTION: Sand Acres Drive has already begun its urbanization process at the south end of the road way where it connects to Quarry Park Drive. The road way already support Sanitary Sewer and Water service to it's residents, but does not feature any storm sewer. With the urbanization of Sand Acres Drive, the road way is planed for curb and gutter with a new storm sewer to support the drainage of the roadway. The road way will also connect to the existing urban section of its cross roads, which already feature curb and gutter. Along with the roadway upgrades, the urbanization plans to continue the 8' wide trail currently on the north side of Grant Street down Sand Acres Drive to Quarry Park Drive. Urban option requires water quality improvements - this preliminary OPC includes 8 ft dia. storm manholes

Base Bid

STORM SEWER					
Item	Qty	Unit	Description	Unit Price	Total
1	37	Ea.	Removing Small Pipe Culverts	\$400.00	\$14,800
2	400	L.F.	48 Inch Storm Sewer	\$150.00	\$60,000
3	1,000	L.F.	36 Inch Storm Sewer	\$100.00	\$100,000
4	1,100	L.F.	30 Inch Storm Sewer	\$80.00	\$88,000
5	1,000	L.F.	24 Inch Storm Sewer	\$60.00	\$60,000
6	1,000	L.F.	18 Inch Storm Sewer	\$50.00	\$50,000
7	1,000	L.F.	15 Inch Storm Sewer	\$45.00	\$45,000
8	650	L.F.	12 Inch Storm Sewer	\$40.00	\$26,000
9	20	Ea.	Inlet	\$3,000.00	\$60,000
10	34	Ea.	Inlet Protection Type A	\$130.00	\$4,420
11	80	L.F.	4 Inch Storm Lateral	\$35.00	\$2,800
12	66	V.F.	48 Inch Diameter Storm Manholes	\$640.00	\$42,240
13	36	V.F.	60 Inch Diameter Storm Manholes	\$900.00	\$32,400
14	24	V.F.	72 Inch Diameter Storm Manholes	\$1,150.00	\$27,600
15	7	V.F.	84 Inch Diameter Storm Manholes	\$1,500.00	\$10,500
16	140	V.F.	*96 Inch Diameter Storm Manholes	\$2,100.00	\$294,000
17	5	Ea.	Yard Drain	\$1,500.00	\$7,500

Sub-Total (Items 1 through 16)

\$925,260

*Note: 8' dia sumps for water quality

ROADWAY IMPROVEMENTS					
Item	Qty	Unit	Description	Unit Price	Total
18	4	STA	Clearing	\$850.00	\$3,400
19	4	STA	Grubbing	\$580.00	\$2,320
20	1	L.S.	Roadway Excavation (Estimated 20,000 C.Y.)	\$260,000.00	\$260,000
21	3,700	TON	2-1/2 Inch Asphaltic Pavement, Lower Layer (3 MT 58-28S)	\$90.00	\$333,000
22	3,000	TON	2-Inch Asphaltic Pavement, Upper Layer (4 MT 58-28S)	\$100.00	\$300,000
23	10	Ea.	Density Testing	\$175.00	\$1,750
24	9,000	TON	Base Aggregate Dense 1-1/4 Inch	\$15.00	\$135,000
25	14,400	TON	Base Aggregate Dense 3 Inch	\$15.00	\$216,000
26	1,250	C.Y.	Excavation Below Subgrade (EBS)	\$30.00	\$37,500
27	13,000	L.F.	Concrete Curb and Gutter 30 Inch	\$14.00	\$182,000
28	850	S.F.	Concrete Sidewalk 6-Inch	\$10.00	\$8,500
29	200	S.F.	Detectable Warning Field	\$45.00	\$9,000
30	40	S.Y	Concrete Driveway 6-Inch	\$85.00	\$3,400
31	1	L.S.	Trail Excavation (Estimated 2000 C.Y.)	\$30,000.00	\$30,000
32	1,300	TON	3 Inch Asphaltic Pavement, One Lift Upper Layer	\$150.00	\$195,000
33	4,500	TON	Base Aggregate Dense 1-1/4 Inch (Trail)	\$15.00	\$67,500
34	12,000	L.F.	Silt Fence	\$3.00	\$36,000
35	1	L.S.	E-Mat Class I Type B (Estimated at 70 S.Y.)	\$500.00	\$500
36	1	L.S.	Restoration (Topsoil, Seed, Fertilizer, Mulch) (Estimated 20,00 S.Y.)	\$200,000.00	\$200,000
37	14,000	L.F.	Pavement Marking Epoxy 6-Inch	\$1.00	\$14,000
38	200	L.F.	Pavement Marking Epoxy 18-Inch	\$15.00	\$3,000
39	400	L.F.	Marking Crosswalk Epoxy 6-Inch	\$14.00	\$5,600
40	1	L.S.	Traffic Control	\$15,000.00	\$15,000
41	12	Ea.	Adjust Sanitary Manhole	\$1,000.00	\$12,000
42	12	Ea.	Adjust Water Valve	\$200.00	\$2,400
43	4	Ea.	Adjust Hydrant	\$600.00	\$2,400
44	1	LS	Streetlighting	\$240,000.00	\$240,000
45	2	Ea.	Tracking Pad	\$1,500.00	\$3,000

Sub-Total (Items 17 through 44, Inclusive)

\$2,318,270

Sub-Total (Storm and Road Construction)

\$3,243,530

Engineering & Contingencies (25%)

\$700,000

Total Construction with Engineering and Contingencies (est.)

\$3,943,530

Disclaimer - The attached opinion of probable cost was prepared for use by the Owner in planning for future costs of the project. In providing opinions of probable cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the opinions of probable costs provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs and is subject to change with the normal rise and fall of the local area's economy. This opinion must be revised after every change made to the project or after every 30 day lapse in time from the original submittal by the Design Professional.



Agenda Item Review

Meeting Date: 9-8-2025

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: 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.

Ehlers has reviewed TID projections, feasibility, etc. We'll review two draft schedules (attached), which would aim to have the TID amendment reviewed by Planning & Zoning, Town Board and Joint Review Board (TID stakeholders from taxing jurisdictions) with an October timeline/completion.

Recommended Action: Update on process and schedules, will aim for Town Board support on an October review schedule.

TAX INCREMENTAL DISTRICT NO. 3
PROJECT PLAN AMENDMENT
TOWN OF LAWRENCE, WISCONSIN
Proposed Timetable - 9/5/25

ACTION DATE	STEP
Sept.	«Town» will provide Ehlers with the maps, list of projects and costs, etc.
	Ehlers will prepare & provide the «Town» with a feasibility analysis report, options, and/or draft project plan document.
	«Plan Commission» makes a motion to call for a public hearing (optional)
Sept. 23	Ehlers' will e-mail a Notice to Official «Town» Newspaper of organizational JRB meeting & public hearing. (cc: «Town»)
	Ehlers will e-mail & mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the «Town». (cc: «Town» & attorney) <i>(Letters must be postmarked prior to first publication).</i>
Oct.	Ehlers will provide «Town», overlapping taxing entities, and/or «Town» Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language («Town» to post) & resolution («Town» to distribute) for first meetings, and will also request legal opinion of the plan.
Oct. 1	Publication of Public Hearing & JRB Meeting Notice <i>(At least 7 days prior to public hearing & at least 5 days prior to JRB meeting)</i>
Oct. 8	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing & within 14 days of the public hearing notice publication)</i>
	«Plan Commission» Public Hearing on Project Plan and District amendment. <i>(Within 14 days of publication)</i>
	«Plan Commission» reviews Project Plan & approval of District Project Plan amendment.
Oct.	Ehlers will provide «Town» & «Town» Attorney with revised draft Project Plan, if necessary, as well as agenda language («Town» to post) & resolution («Town» to distribute) for «Town Board» meeting. Also request legal opinion from «Town» Attorney approving the Project Plan (to be inserted into the plan prior to the «Town Board» meeting).
Oct. 13	«Town Board» reviews Project Plan & adopts resolution approving District Project Plan amendment.
TBD	Ehlers' will e-mail a Notice to Official «Town» Newspaper of JRB meeting. (cc: «Town»)
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda («Town» to post). (cc: «Town» & Attorney) <i>(Letters/documents are not required to be sent prior to the meeting).</i>
TBD	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
TBD	Joint Review Board meets to consider approval of District Project Plan amendment. <i>(Within 45 days of notification of meeting / receipt of «Plan Commission» & «Town Board» resolutions)</i>
TBD	Ehlers will submit all required documents to the DOR, within 60 days of JRB approval. No later than 10/31, if approved before 10/31 & no later than 12/31, if approved between 10/31 & 12/31.

Planning and Zoning Committee typically meets the 2nd Wednesday of the month

Town Board meets: 2nd & 4th Monday @ 6:30 p.m.

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Oct. 27	«Town Board» reviews Project Plan & adopts resolution approving District Project Plan amendment.
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