

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, October 13, 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 September 22, 2025 Town Board Meeting.
7. Consideration of payment of due invoices
8. **Public Hearing:** Zoning Amendment request from A-1 to R-1 & R-2 on Portions of Parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence.
9. Consideration of Zoning Amendment request from A-1 to R-1 & R-2 on Portions of Parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence.
10. **Public Hearing:** Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, Parcel L-40-3 by John Schroeder.
11. Consideration of Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, Parcel L-40-3 by John Schroeder.
12. **Public Hearing:** Zoning Amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC.
13. Consideration of Zoning Amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC.
14. **Public Hearing:** Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence.
15. Consideration of Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence.
16. **Public Hearing:** Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses.
17. Consideration of Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses.
18. Review of Recommendations and Reports from Planning & Zoning Board:
 - a. Consideration of Site Plan Review for Commercial Addition at 2350 Lawrence Parkway on Parcel L-454 by Jason Berken
 - b. Consideration of 4-Lot Certified Survey Map (CSM) on Parcels L-454-3 and L-2078 by Town of Lawrence.
19. Consideration of Change Order #1 LE-2 Building Improvements-Delete Radio Antenna & Base
20. Consideration of Change Order #1 2025 Scheuring Road Urbanization – Hydrant, Valve and Water Main repair
21. Consideration to Set Date for November Meeting of Electors for 2026 Tax Levy and Budget
22. Administrator/Staff Reports
23. Future Agenda Items
24. **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 Negotiations*)
25. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
26. Adjourn

Patrick Wetzal for Dr. Lanny J. Tibaldo

Posted at the following on October 10, 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, September 22, 2025

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:07 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

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

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer;
Kurt Minten, Public Works Director; Ron Cody, Assistant Fire
Chief

Excused: Scott Beining, Michael Renkas, Luke Pasterski

3. Pledge of Allegiance

4. Approve Agenda

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

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

None.

6. Consideration of minutes of September 8, 2025 Town Board Meeting:

Supervisor Vannieuwenhoven made the motion to approve the minutes of the Town Board meeting on September 8, 2025 as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices:

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

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

- a. Consideration of Site Plan Review for Commercial Addition at 3547 French Road on Parcel L-90 by Bayland Buildings Inc. for 4Rent LLC:

Supervisor Bain made the motion to approve the Site Plan Review for Commercial Addition at 3547 French Road on Parcel L-90 by Bayland Buildings Inc. for 4Rent LLC contingent upon the lighting and stormwater plan.

Supervisor Frigo seconded the motion. The motion carried unanimously.

- b. Consideration of 2 Lot Certified Survey Map (CSM) on Parcel L-451-4 by McMahon Associates for Thomas Perock:

Supervisor Frigo made the motion to approve the 2-lot Certified Survey Map (CSM) on parcel L-451-4 by McMahon Associates for Thomas Perock as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- c. Consideration of Rock Ridge Preliminary Plat Review for single-family & two-family residential lots on Portions of Parcels L-452-5 & L-451-4 by McMahon Associates for Thomas Perock and Town of Lawrence:

Supervisor Frigo made the motion to approve the Rock Ridge Preliminary Plat Review for single-family & two-family residential lots on portions of parcels L-452-5 & L-451-4 by McMahon Associates for Thomas Perock and Town of Lawrence as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- d. Consideration to set a Public Hearing date for Zoning Amendment request from A-1 to R-1 & R-2 on Portions of Parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence:
Supervisor Brienens made the motion to set the public hearing date on October 13, 2025, for the zoning amendment request from A-1 to R-1 & R-2 on portions of parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence. Supervisor Bain seconded the motion. The motion carried unanimously.
- e. Consideration to set a Public Hearing date for Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, Parcel L-40-3 by John Schroeder:
Supervisor Frigo made the motion to set the public hearing date on October 13, 2025, for the Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, parcel L-40-3 by John Schroeder. Supervisor Brienens seconded the motion. The motion carried unanimously.
- f. Consideration to set a Public Hearing date for Zoning Amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC:
Supervisor Bain made the motion to set the public hearing date on October 13, 2025, for zoning amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
- g. Consideration to set a Public Hearing date for Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence:
Supervisor Frigo made the motion to set the public hearing date on October 13, 2025, for the Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence. Supervisor Brienens seconded the motion. The motion carried unanimously.
- h. Consideration to set a Public Hearing date for Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses:
Supervisor Brienens made the motion to set the public hearing date on October 13, 2025, for the Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

9. Consideration of Award Bid for TID #3 Deep Sanitary Sewer Infrastructure - Beno/Lawrence Grove:

Bids were solicited for the "Deep Sewer" portion of sanitary sewer for TID #3, which has been included in the Phase I improvements section as part of TID planning. The sewer takes the Beno property route in order to utilize gravity flow in lieu of a future lift station.

Supervisor Bain made the motion to award bid for TID #3 Deep Sanitary Sewer Infrastructure for Beno/Lawrence Grove to low bidder, PTS Contractors in the amount of \$645,000. Supervisor Brienens seconded the motion. The motion carried unanimously.

10. **Consideration of Pay Request #10 – Mid Valley Drive Utility Relocation- PTS Contractors- \$103,266.08:**

Supervisor Bain made the motion to approve Pay Request #10 for Mid Valley Drive Relocation to PTS Contractors in the amount of \$103,266.08 as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
11. **Consideration of Pay Request #3 – 2025 Town Road Improvement Projects – MCC, Inc. - \$1,635.43:**

Supervisor Brienens made the motion to approve Pay Request #3 for 2025 Town Road Improvement Projects to MCC, Inc. in the amount of \$1,635.43 as presented.
Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
12. **Update on Sand Acres Reconstruction Planning - (Public Info Meeting 4:30p on Sept 22nd):**

Administrator, Patrick Wetzel reviewed the progress on the planning for the design, community feedback received from the informational meeting and grant application through the WisDOT Local Roads improvement Program (LRIP/TRIP).
13. **Consideration of Employee Benefit/Insurance Changes for 2026:**

Supervisor Brienens made the motion to approve the Employee Benefit/Insurance programs for 2026 as presented. Supervisor Bain seconded the motion. The motion carried unanimously.
14. **Administrator/Staff Reports**

Staff reports were given.
15. **Future Agenda Items**
 - a. October 13, 2025, public hearing for zoning amendment request from A-1 to R-1 & R-2 on portions of parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence.
 - b. October 13, 2025, public hearing for Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, Parcel L-40-3 by John Schroeder.
 - c. October 13, 2025, public hearing for Zoning Amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC.
 - d. October 13, 2025, public hearing for Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence.
 - e. October 13, 2025, public hearing for Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses.
16. **Closed Session:** Supervisor Brienens made the motion to go into closed session at 7:02 p.m. Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session (*re: Emergency Services Agreement and New Subdivision Development negotiations*) and **Closed Session:** Pursuant to Ch. 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (*Multiple cases*). 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.

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

Supervisor Frigo made the motion to return to regular session at 7:58 p.m. for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

18. Adjourn:

Supervisor Frigo made the motion at 7:59 p.m. to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer

DRAFT

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
Advanced Meter Testing LLC								
1254	Advanced Meter Testing LLC	2025	Water Meter Testing	10/11/2025	4,400.00	.00		
Total Advanced Meter Testing LLC:					4,400.00	.00		
AIT Business Technologies, LLC								
869	AIT Business Technologies, LLC	52376	IT Services	10/01/2025	629.99	.00		
869	AIT Business Technologies, LLC	61929	IT Services	09/30/2025	140.00	.00		
869	AIT Business Technologies, LLC	62374	Microsoft Office-Anti Virus	10/01/2025	622.80	.00		
869	AIT Business Technologies, LLC	62375	Server Backup	10/01/2025	199.99	.00		
869	AIT Business Technologies, LLC	62377	Sewer Telephone	10/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	62377	Telephone Service	10/01/2025	150.00	.00		
869	AIT Business Technologies, LLC	62377	Water Telephone	10/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	FT-2079	Fax Line	10/01/2025	12.31	.00		
869	AIT Business Technologies, LLC	FT-2079	SCADA line	10/01/2025	81.45	.00		
Total AIT Business Technologies, LLC:					1,986.54	.00		
Alpha Hydraulics LLC								
19	Alpha Hydraulics LLC	22276	Snow Plow Repair	09/19/2025	23.40	.00		
Total Alpha Hydraulics LLC:					23.40	.00		
Apple Valley Landscaping, LLC								
1082	Apple Valley Landscaping, LLC	3010	Derouin Pond	10/06/2025	13,874.50	.00		
1082	Apple Valley Landscaping, LLC	3011	Carpenter Crossing Pond	10/06/2025	16,833.80	.00		
1082	Apple Valley Landscaping, LLC	3012	American Drive Pond	10/06/2025	16,360.90	.00		
1082	Apple Valley Landscaping, LLC	3014	Parkway South Pond	10/08/2025	9,768.60	.00		
1082	Apple Valley Landscaping, LLC	3015	Hemlock East Pond	10/08/2025	10,170.30	.00		
Total Apple Valley Landscaping, LLC:					67,008.10	.00		
Associated Appraisal Consultants, Inc								
31	Associated Appraisal Consultants,	182601	Town Assessor	10/01/2025	1,476.20	.00		
Total Associated Appraisal Consultants, Inc:					1,476.20	.00		
Badger Meter, Inc								
37	Badger Meter, Inc	80213213	Services	09/30/2025	445.50	.00		
Total Badger Meter, Inc:					445.50	.00		
Best Machine & Repair Inc								
51	Best Machine & Repair Inc	59241	Repair Snowplow	09/19/2025	350.00	.00		
Total Best Machine & Repair Inc:					350.00	.00		
Boerst Builders								
1256	Boerst Builders	25-04-0014	Contractor Deposit Refund - 3187	09/26/2025	1,000.00	.00		
Total Boerst Builders:					1,000.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	61969	Recycling	09/30/2025	1,366.20	.00		
73	Brown County Port & Resource R	61969	Trash Collection	09/30/2025	8,523.31	.00		
Total Brown County Port & Resource Recovery:					9,889.51	.00		
Central Brown County Water Authority								
93	Central Brown County Water Auth	3608	September Water Billing	10/03/2025	42,983.55	.00		
Total Central Brown County Water Authority:					42,983.55	.00		
Charter Communications								
1150	Charter Communications	230431701100	October Fiber Services	10/01/2025	719.00	.00		
Total Charter Communications:					719.00	.00		
City of De Pere								
99	City of De Pere	202501296114	4th Qtr Emergency Services	01/29/2025	26,547.54	.00		
99	City of De Pere	202506266568	2nd Qtr Water Billing - balance	06/26/2025	6,174.54	.00		
99	City of De Pere	202506266569	2nd Qtr Water Billing	06/26/2025	1,068.03	.00		
99	City of De Pere	202510066826	3rd Qtr Water Usage	10/06/2025	14,287.77	.00		
Total City of De Pere:					48,077.88	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9010767190	Water Testing	09/10/2025	48.00	.00		
102	Clean Water Testing LLC	9010807460	Water Testing	09/19/2025	160.00	.00		
Total Clean Water Testing LLC:					208.00	.00		
Core & Main LP								
200	Core & Main LP	X737290	Valve Box Riser	09/16/2025	146.86	.00		
200	Core & Main LP	X816570	Scheuring Rd Project	09/26/2025	394.00	.00		
Total Core & Main LP:					540.86	.00		
CRI DEVELOPMENT								
997	CRI DEVELOPMENT	25-03-0039	Contractor Deposit Refund-2201	09/26/2025	1,000.00	.00		
Total CRI DEVELOPMENT:					1,000.00	.00		
CSI Emergency Apparatus, LLC								
1148	CSI Emergency Apparatus, LLC	70998	FD Supplies-Hoses	09/11/2025	5,355.00	.00		
Total CSI Emergency Apparatus, LLC:					5,355.00	.00		
Deluxe								
936	Deluxe	1918948	W2s & Envelopes	09/19/2025	38.00	.00		
Total Deluxe:					38.00	.00		
Diggers Hotline								
125	Diggers Hotline	250 9 19551	SF-Locate Service	09/30/2025	143.10	.00		
125	Diggers Hotline	250 9 19551	WF-Locate Service	09/30/2025	143.10	.00		
Total Diggers Hotline:					286.20	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Election Systems & Software								
142	Election Systems & Software	CD2128293	ExpressVote BMD License Fee	09/08/2025	176.60	.00		
Total Election Systems & Software:					176.60	.00		
Envoy Solutions, LLC								
315	Envoy Solutions, LLC	426644	Park Supplies	10/03/2025	55.80	.00		
Total Envoy Solutions, LLC:					55.80	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1196	Electrical Inspection-Robinson	09/16/2025	137.50	.00		
154	Fameree Consulting & Inspection	1198	Electrical Inspection-D&T CONST	09/26/2025	221.00	.00		
Total Fameree Consulting & Inspection:					358.50	.00		
Felts, LLC								
1259	Felts, LLC	101025	Per Agreement - 2025	10/10/2025	45,531.48	.00		
Total Felts, LLC:					45,531.48	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	I2025-10-02	Auger Holes for Signs	10/03/2025	600.00	.00		
Total Fisher Concrete Sawing, Inc:					600.00	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	3576	Services for September	10/09/2025	65,557.95	.00		
Total Green Bay Metropolitan Sewage District:					65,557.95	.00		
Harter's Fox Valley Disposal								
1211	Harter's Fox Valley Disposal	1464436	Recycle Services	09/30/2025	9,855.30	.00		
1211	Harter's Fox Valley Disposal	1464436	Trash Services	09/30/2025	17,003.10	.00		
Total Harter's Fox Valley Disposal:					26,858.40	.00		
Howard Fire Department								
683	Howard Fire Department	CINV021227	Paramedic Training-Luke Pastors	09/29/2025	112.55	.00		
Total Howard Fire Department:					112.55	.00		
Integrity Home Builders								
1001	Integrity Home Builders	25-04-0031	Contractor Deposit Refund-3133 T	09/22/2025	1,000.00	.00		
Total Integrity Home Builders:					1,000.00	.00		
JX Enterprises								
243	JX Enterprises	14374080P	Fire Truck Repair	10/02/2025	25.93	.00		
Total JX Enterprises:					25.93	.00		
Kodiak Excavating Inc								
254	Kodiak Excavating Inc	3669	Yard Waste Disposal	09/15/2025	925.00	.00		
Total Kodiak Excavating Inc:					925.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
KTLand LLC								
1146	KTLand LLC	101025	Per Agreement - 2025	10/10/2025	32,453.70	.00		
	Total KTLand LLC:				32,453.70	.00		
Mail Haus, Inc								
410	Mail Haus, Inc	0186573	Water Billing-Sewer Fund	10/02/2025	715.45	.00		
410	Mail Haus, Inc	0186573	Water Billing- Water Fund	10/02/2025	715.45	.00		
	Total Mail Haus, Inc:				1,430.90	.00		
MCC Inc								
282	MCC Inc	61014	PR#3-2025 ROAD IMPROVEME	09/17/2025	1,635.43	1,635.43	09/23/2025	
	Total MCC Inc:				1,635.43	1,635.43		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00939871	Quarry Park Dr Culverts	07/22/2025	2,908.34	.00		
285	McMahon Associates, Inc.	00940514	Storm Water Site Review	09/16/2025	1,445.00	.00		
285	McMahon Associates, Inc.	00940567	TID #3 MS Sewer	09/18/2025	4,245.00	.00		
285	McMahon Associates, Inc.	00940568	TID #3 Deep Sewer	09/18/2025	5,278.76	.00		
285	McMahon Associates, Inc.	00940577	Scheuring Rd Urbanization	09/18/2025	3,436.30	.00		
285	McMahon Associates, Inc.	00940578	Parkway Phase II	09/18/2025	2,247.46	.00		
285	McMahon Associates, Inc.	00940579	Lawrence Parkway Parking	09/18/2025	493.97	.00		
285	McMahon Associates, Inc.	00940581	Rock Ridge Subdivision	09/18/2025	29,976.90	.00		
285	McMahon Associates, Inc.	00940583	Torchwood Extension	09/19/2025	535.00	.00		
285	McMahon Associates, Inc.	00940634	Storm Pond Services	09/23/2025	3,522.16	.00		
	Total McMahon Associates, Inc.:				54,088.89	.00		
Menards Inc								
286	Menards Inc	52513	Public Works Repairs	09/23/2025	37.06	.00		
286	Menards Inc	52575	Roads	09/29/2025	175.96	.00		
286	Menards Inc	52583	Public Works Repairs	09/25/2025	15.30	.00		
286	Menards Inc	52626	Mailboxes-Little Rapids Subdivisio	09/26/2025	59.97	.00		
	Total Menards Inc:				288.29	.00		
Minten, Kurt								
258	Minten, Kurt	092925	Water Training - Kurt, Colin	09/29/2025	50.00	.00		
	Total Minten, Kurt:				50.00	.00		
MONROE TRUCK EQUIPMENT INC								
506	MONROE TRUCK EQUIPMENT I	857735	Equipment parts	10/03/2025	585.16	.00		
	Total MONROE TRUCK EQUIPMENT INC:				585.16	.00		
NAPA								
306	NAPA	445467	Public Works	09/23/2025	17.98	.00		
306	NAPA	445538	Fire Dept Supplies	09/24/2025	50.62	.00		
	Total NAPA:				68.60	.00		
Northeast Asphalt Inc.								
311	Northeast Asphalt Inc.	30-00031299	Road Improvements	09/25/2025	136.22	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Northeast Asphalt Inc.:					136.22	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	198328	Air Pack testing	10/03/2025	960.00	.00		
320	Oshkosh Fire & Police Equipment	198336	Fire gear - 2%	10/06/2025	3,284.04	.00		
Total Oshkosh Fire & Police Equipment:					4,244.04	.00		
Packer City International Inc								
322	Packer City International Inc	R101062778:0	Truck #4 Snow Plow Repair	09/09/2025	1,034.71	.00		
Total Packer City International Inc:					1,034.71	.00		
Packer Fastener & Supply, Inc								
1255	Packer Fastener & Supply, Inc	IN295687	Town Hall Repairs	05/28/2025	23.85	.00		
Total Packer Fastener & Supply, Inc:					23.85	.00		
Paul Collette Construction								
591	Paul Collette Construction	25-03-0009	Contractor Deposit Refund-1275	09/19/2025	1,000.00	.00		
591	Paul Collette Construction	25-03-0026	Contractor Deposit Refund-1279	09/26/2025	1,000.00	.00		
Total Paul Collette Construction:					2,000.00	.00		
Pro One Janitorial Inc								
342	Pro One Janitorial Inc	227552	Monthly cleaning - October	09/20/2025	576.66	.00		
Total Pro One Janitorial Inc:					576.66	.00		
PTS CONTRACTORS, INC								
952	PTS CONTRACTORS, INC	L0017-09-23-0	Mid Valley Contract PR#10	09/18/2025	103,266.08	103,266.08	09/23/2025	
Total PTS CONTRACTORS, INC:					103,266.08	103,266.08		
Public Service Commission of WI								
939	Public Service Commission of WI	RA26-I-03095	Utility Advance	09/29/2025	1,356.72	.00		
Total Public Service Commission of WI:					1,356.72	.00		
R & R Insurance Services, Inc								
1099	R & R Insurance Services, Inc	3287634	Insurance Services	10/02/2025	242.00	.00		
Total R & R Insurance Services, Inc:					242.00	.00		
Ruechel, Brian C.								
1012	Ruechel, Brian C.	093025	Financial Consultant	09/30/2025	850.00	.00		
Total Ruechel, Brian C.:					850.00	.00		
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-1125	Life Insurance	10/07/2025	376.02	.00		
Total Securian Financial Group, Inc:					376.02	.00		
SLAL LLC								
999	SLAL LLC	101025	Per Agreement - 2025	10/10/2025	264,528.02	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total SLAL LLC:					264,528.02	.00		
Southside Tire Co.								
388	Southside Tire Co.	10325905	Tire Disposal	09/25/2025	24.00	.00		
Total Southside Tire Co.:					24.00	.00		
Suburban Wildlife Solutions LLC								
397	Suburban Wildlife Solutions LLC	7345	Trapping at Ponds	09/30/2025	12,376.00	.00		
Total Suburban Wildlife Solutions LLC:					12,376.00	.00		
Swinkles Trucking & Excavating Corp								
400	Swinkles Trucking & Excavating C	0067556-IN	Pulverized Top Soil	09/25/2025	77.00	.00		
Total Swinkles Trucking & Excavating Corp:					77.00	.00		
VerHalen Inc								
1257	VerHalen Inc	24-11-0010	Contractor Deposit Refund - 2423	10/01/2025	1,000.00	.00		
Total VerHalen Inc:					1,000.00	.00		
Village of Ashwaubenon								
448	Village of Ashwaubenon	9502	3rd quarter billing	10/01/2025	157.10	.00		
Total Village of Ashwaubenon:					157.10	.00		
Village of Hobart								
450	Village of Hobart	093025	Crime Prevention Expense	10/05/2025	27.53	.00		
450	Village of Hobart	093025	Police Retirement Expense	10/05/2025	4,716.22	.00		
450	Village of Hobart	093025	Court Seminars/Conference/Educ	10/05/2025	113.00	.00		
450	Village of Hobart	093025	Telephone/Cell/Radios	10/05/2025	462.48	.00		
450	Village of Hobart	093025	Police Uniforms	10/05/2025	139.58	.00		
450	Village of Hobart	093025	Court Clerk Payroll Tax	10/05/2025	93.73	.00		
450	Village of Hobart	093025	Court Capital Outlay	10/05/2025	846.15	.00		
450	Village of Hobart	093025	Judge Salary	10/05/2025	130.55	.00		
450	Village of Hobart	093025	Police/Admin Salaries	10/05/2025	35,087.54	.00		
450	Village of Hobart	093025	Court Clerk Retirement	10/05/2025	75.53	.00		
450	Village of Hobart	093025	Police Capital Equipment	10/05/2025	4,705.33	.00		
450	Village of Hobart	093025	Health, Dental, Life, Wrk comp	10/05/2025	6,704.14	.00		
450	Village of Hobart	093025	Municipal Attorney	10/05/2025	416.20	.00		
450	Village of Hobart	093025	Grants	10/05/2025	1,706.12-	.00		
450	Village of Hobart	093025	Police Vehicle Maintenance	10/05/2025	4.00	.00		
450	Village of Hobart	093025	Police Fuel Expenses	10/05/2025	1,395.57	.00		
450	Village of Hobart	093025	Law & Ordinance Violations	10/05/2025	1,357.30-	.00		
450	Village of Hobart	093025	Blood Draws	10/05/2025	2.47-	.00		
450	Village of Hobart	093025	Background Checks	10/05/2025	7.00	.00		
450	Village of Hobart	093025	Police Seminars/Conf/Training	10/05/2025	683.15	.00		
450	Village of Hobart	093025	Court Clerk Wages	10/05/2025	1,094.62	.00		
450	Village of Hobart	093025	Court Supplies	10/05/2025	66.46	.00		
450	Village of Hobart	093025	Police/Adm Payroll Taxes	10/05/2025	2,589.18	.00		
450	Village of Hobart	093025	Police Vehicle Lease	10/05/2025	3,624.24	.00		
450	Village of Hobart	093025	Court Health/Dental/Life/WC	10/05/2025	2.33	.00		
450	Village of Hobart	093025	Police Supplies	10/05/2025	247.35	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Village of Hobart:					60,165.99	.00		
Wisconsin Department of Revenue								
1151	Wisconsin Department of Revenue	100125	2025 Municipal Fee of Assessme	10/01/2025	3,097.54	.00		
Total Wisconsin Department of Revenue:					3,097.54	.00		
WP Beverages, LLC								
328	WP Beverages, LLC	92327284	fire department gatorade	09/11/2025	269.36	.00		
Total WP Beverages, LLC:					269.36	.00		
Yang, Ethan								
1258	Yang, Ethan	25-04-0001	Contractor Deposit Refund - 2758	10/09/2025	1,000.00	.00		
Total Yang, Ethan:					1,000.00	.00		
Grand Totals:					874,392.23	104,901.51		

Dated: _____

Town Chairman: _____

Town Supervisor: _____

Clerk/Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$.00 included.

Paid and unpaid invoices included.

Transaction Company	Transaction Name	Total
Blade Buddy	Lawn Mower Repair	\$ 85.99
BuildingIns	Building Inspector Training	\$ 20.00
Amazon	CREDIT-Permit Paper	\$ (44.04)
Sams Club	Office Supplies	\$ 55.94
Amazon	Water Dept Supplies	\$ 59.98
Staples	Office Supplies	\$ 15.40
Cellcom	Cell Phones	\$ 674.20
Amazon	Office Supplies	\$ 49.36
Glacier Canyon	Melissa H - WCMA Conf Hotel	\$ 133.95
Amazon	Building Inspection Supplies	\$ 9.90
Sams Club	Office Supplies	\$ 132.48
Adobe	Adobe Subscription	\$ 15.81
Spectrum	Meter Station Phone	\$ 40.00
Amazon	FD Supplies	\$ 17.95
Amazon	Water Dept Supplies	\$ 8.48
Spectrum	Meter Station Phone	\$ 114.99
Staples	Office Supplies	\$ 42.30
Zoom	Virtual Meeting	\$ 16.87
BP Greenleaf	FD Fuel	\$ 51.18
GetSling		\$ 60.00
Bound Tree Medical	1st Responder Supplies	\$ 108.98
Mack's Pub	FD Training (reimbursement coming from Grant)	\$ 420.89
Wisconsin State Fi	Ron Cody Training	\$ 195.00
Logos & Promos	FD Uniforms	\$ 207.00
Amazon	Conference Room TV cord	\$ 27.44
Speedy Metals	Water Dept Supplies	\$ 28.12
Amazon	Water Dept Supplies	\$ 59.98
Amazon	Conference Room TV Mount	\$ 98.99
Amazon	Building Permit Paper	\$ 19.90
	TOTAL	\$ 2,727.04

Credit Card Used

Kurt

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Cindy

Patrick

Luke

Luke

Luke

Luke

Luke

Luke

Tyler

Tyler

Tyler

Tyler

Tyler



Agenda Item Review

Meeting Date: 10/13/25

Agenda Item#: 8-9

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

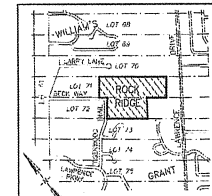
REPORT TO: Town Board of Supervisors
REPORT FROM: Scott Beining, Building Inspector/Zoning Administrator
AGENDA ITEM: **Staff Report-Scott-Planning/Zoning items-Rock Ridge Re-zoning**

8. **Public Hearing:** Zoning Amendment request from A-1 to R-1 & R-2 on Portions of Parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence.
9. Consideration of Zoning Amendment request from A-1 to R-1 & R-2 on Portions of Parcels L-452-5 & L-451-4 as presented on the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and Town of Lawrence.

Current Comp. Plan shows residential development in this area. Lots 1-4 proposed to be R-2 (1 or 2 family) balance of lots would be R-1 (SF). All lots meet min. zoning requirements. The 14 acre lot between this plat and French Rd would be commercial zoning. P/Z voted unanimously on 9/10/25 to recommend zoning approval. Staff recommends approval.

PRELIMINARY PLAT ROCK RIDGE

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____, RECORDED AS DOCUMENT NO. _____, BEING A PART OF LOT 71 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. 9471, RECORDED AS DOCUMENT NO. 3004248, BEING A PART OF LOT 72 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



LOCATION MAP
PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

LINE	DIRECTION	LENGTH
L1	S 89°01'01"W	37.22'
L2	S 39°30'07"W	33.38'
L3	S 71°51'51"W	18.70'
L4	S 23°33'20"E	48.14'
L5	S 23°33'20"E	32.87'
L6	S 23°33'20"E	16.27'
L7	S 65°21'21"E	123.16'
L8	S 33°44'43"E	22.41'
L9	S 04°13'08"E	73.19'
L10	S 37°30'07"E	38.64'
L11	S 27°31'21"E	41.31'
L12	S 33°28'43"E	43.68'
L13	S 48°18'02"E	41.82'
L14	S 14°23'00"E	73.60'
L15	S 55°28'28"E	68.84'

POINT #	ELEVATION	DESCRIPTION
1	540.42	WAS NAIL IN 4" ASH TREE
2	638.65	HIGHWAY TAD BOLT
3	642.84	HIGHWAY TAD BOLT

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA
CONTROL POINT NAME: 4633
POINT ID: 02784 NAD 83 DATUM BY
GPS OBSERVATION TO ELEVATION = 442.68 (2007
ADJUSTMENT) PER FIELD BOOK 1472 PAGES 1-15,
FIELD BOOK 1581 PAGE 83 AND FIELD BOOK 1594
PAGE 55

POINT #	NORTHING	EASTING	DESCRIPTION
1	62858.75	67698.68	WAS NAIL
2	62753.55	67623.83	WAS NAIL
112	52951.67	69017.77	WAS NAIL

HORIZONTAL DATUM
COORDINATES ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM AS
PUBLISHED FOR BROWN COUNTY (81)

OWNER/SUBDIVIDER:
TOWN OF LAWRENCE
2400 SHADY COUNTRY
DE PERE, WI 54155
AND
THOMAS P. PEROCK FAMILY IRREVOCABLE TRUST
1521 SAND ACRES DRIVE
DE PERE, WI 54155

LAND SURVEYOR:
DOUGLAS E. WOELZ
McMAHON ASSOCIATES
1445 McMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE: 920-751-4200

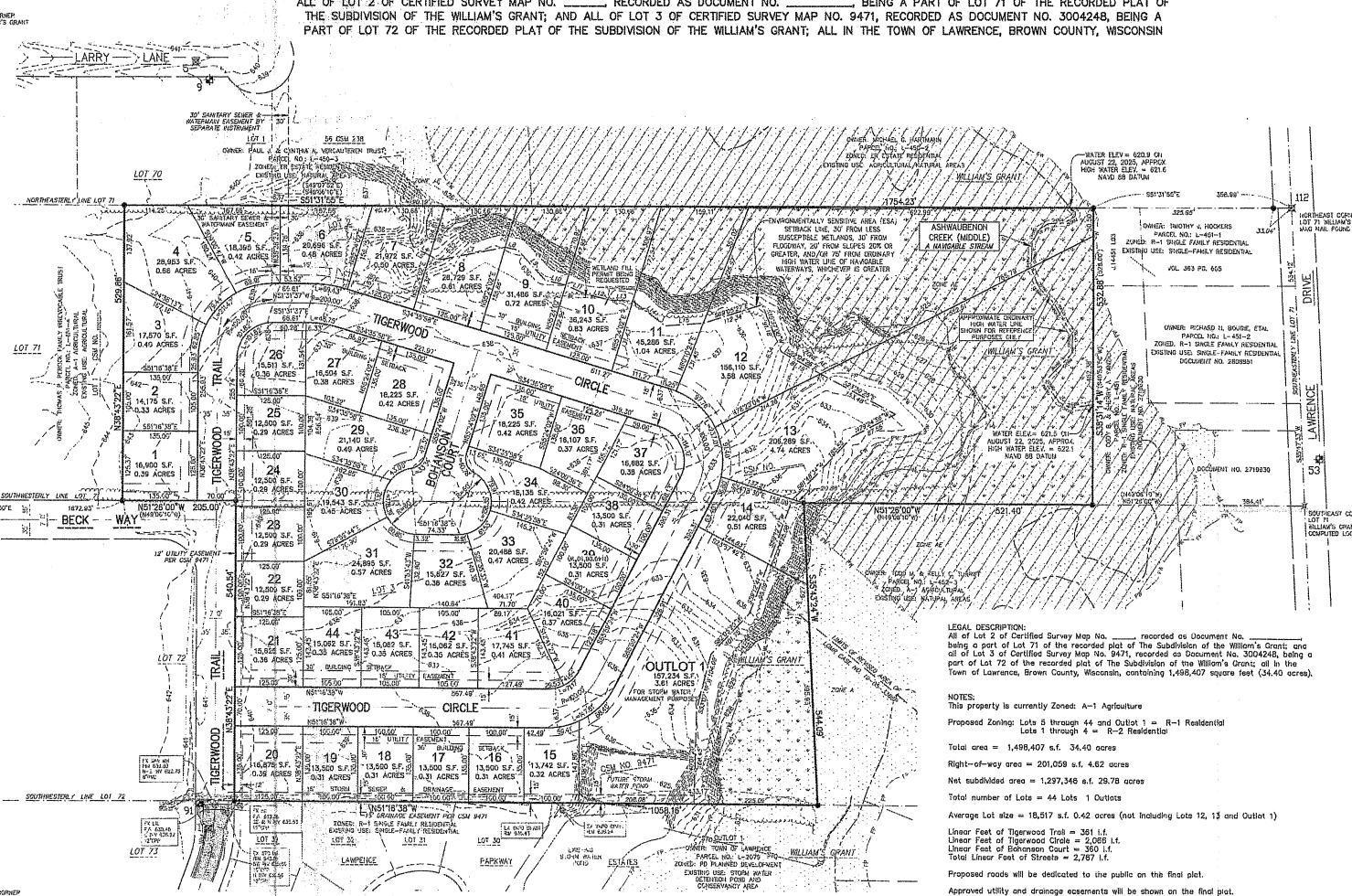
OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
APPROVING AUTHORITIES:
- TOWN OF LAWRENCE
- CITY OF DE PERE
- BROWN COUNTY PLANNING COMMISSION

LEGAL DESCRIPTION:
All of Lot 2 of Certified Survey Map No. _____, recorded as Document No. _____, Grant; and
all of Lot 3 of Certified Survey Map No. 9471, recorded as Document No. 3004248, being a
part of Lot 72 of the recorded plat of the Subdivision of the William's Grant; all in the
Town of Lawrence, Brown County, Wisconsin, containing 1,498,407 square feet (34.40 acres).

NOTES:
This property is currently Zoned: A-1 Agriculture
Proposed Zoning: Lots 5 through 44 and Outlot 1 = R-1 Residential
Lots 1 through 4 = R-2 Residential
Total area = 1,498,407 s.f. 34.40 acres
Right-of-way area = 201,059 s.f. 4.62 acres
Net subdivided area = 1,297,348 s.f. 29.78 acres
Total number of Lots = 44 Lots 1 Outlots
Average Lot size = 18,517 s.f. 0.42 acres (not including Lots 12, 13 and Outlot 1)
Linear Feet of Tigerwood Trail = 381 l.f.
Linear Feet of Tigerwood Circle = 2,068 l.f.
Linear Feet of Bowman Court = 390 l.f.
Total Linear Feet of Streets = 2,767 l.f.
Proposed roads will be dedicated to use public on the final plat.
Approved utility and drainage easements will be shown on the final plat.
See Utility Plans for existing and proposed utilities.
Sewer and Water service from the Town of Lawrence
Outlot 1 is to be owned & maintained by the Town of Lawrence for Storm Water
Management Purposes.

SURVEYOR'S CERTIFICATE
I, Douglas E. Woelz, hereby certify that this Preliminary Plat is a
correct representation of all existing land divisions and features,
and that I have complied with the preliminary plat requirements
for the Town of Lawrence, City of De Pere and Brown County.

Douglas E. Woelz 8-27-2025
Date
Douglas E. Woelz
WI Professional Land Surveyor S-2327



LEGEND

- 1.310" O.D. 80# PIPE FOUND
- WAS NAIL FOUND
- COMPUTED LOCATION
- CERTIFIED LAND CORNER
- RECORDED BEARINGS
- ANGULAR DISTANCE
- SQUARE FEET
- VERTICAL CONTROL POINT (BENCHMARK)
- HORIZONTAL CONTROL POINT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER PIPE
- EXISTING STORM SEWER PIPE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM INLET
- EXISTING STORM YARD DRAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MAIN
- EXISTING UTILITY FIDUCIAL
- EXISTING CONTIGUOUS
- EXISTING FENCE
- EXISTING TREE LINE
- ASPHALT PAVEMENT
- CONCRETE
- ROP-RAP
- ENVIRONMENTALLY SENSITIVE AREA (ESA) STEEP SLOPES OF 20% OR GREATER, FIELD LOCATED
- WETLANDS DELINEATED BY WALLY DELANDER OF McMAHON ASSOCIATES DATED AUGUST 4, 2008
- MAPPED FLOODWAY LIMITS FOR LOAR (70 FEMA FPM PANEL NO. 502000244) CASE NO. 15-02-3388P, EFFECTIVE DATE OF SEPTEMBER 18, 2020
- FLOOD PLAIN, ZONE AE PER LOAR (70 FEMA FPM PANEL NO. 502000244) CASE NO. 15-02-3388P, EFFECTIVE DATE OF SEPTEMBER 18, 2020
- ENVIRONMENTALLY SENSITIVE AREA (ESA) STRACK LINE
- APPROXIMATE ORDINARY HIGH WATER MARK
- PROPOSED BY UTILITY EASEMENT (UNLESS NOTED OTHERWISE)

BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF LOTS 66 THROUGH 78 OF THE SUBDIVISION OF THE WILLIAM'S GRANT, WHICH BEARS S 37°04'57"W FOR THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY

SCALE = FEET
1" = 100'

ROCK RIDGE- PRELIMINARY PLAT
PART OF LOTS 71 AND 72 OF THE SUBD. OF THE WILLIAM'S GRANT
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYED
DCW
AMS
PROJECT NO.
10017 08-25-00121
DATE
AUGUST 2025
SHEET NO.
1 OF 1



Agenda Item Review

Meeting Date: 10/13/25

Agenda Item#: 10-11

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-CUP**

- 10. Public Hearing:** Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, Parcel L-40-3 by John Schroeder.
- 11.** Consideration of Conditional Use Permit (CUP) request for a dwelling residence on property zoned Business/Commercial at 3051 Williams Grant Drive, Parcel L-40-3 by John Schroeder.

Schroeder Septic has been on the property since 2018. Parcel is 8 acres and zoned B-1. The use for a plumbing contractor's shop is allowed as permitted. CUP allows for a dwelling unit per ordinance. This has often been interpreted to allow for a house in the past. Our Comp Plan details business/commercial zoning in this area, which will not change with a CUP. This may be a situation where this use of a CUP makes sense. John Schroeder (owner) would like to build his personal residence on the parcel. Recommended condition of approval...everything pertaining to the dwelling would need to comply with ER zoning regulations regarding property use and maintenance. PZ voted unanimously to recommend approval on 9/10/25. Staff recommends approval with conditions.

25-08-0029
L-40-3



TOWN OF LAWRENCE CONDITIONAL USE PERMIT APPLICATION FOR PLANNING AND ZONING

GENERAL INFORMATION

Purpose:	Any person having a freehold interest in land, or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest or an exclusive possessory interest, and which is specifically enforceable, may file an application to use such land for one or more of the conditional uses provided for in this chapter in the zoning district in which the land is located.
Fee:	\$250.00
Meeting Dates/Times:	Meetings of the Planning and Zoning Board occur the second Wednesday of each month at the Lawrence Town Hall, 2400 Shady Ct., De Pere, WI 54115 at 6:00pm. Submit app 7 days prior to meeting.
Application/Information Submittal:	A completed application along with appropriate fee must be submitted to the Town's Business Office. One (1) complete copy of the information being presented to the Board must be included with the application along with a .pdf copy via email. A representative is required to attend and present the information at the meeting.
Ordinance:	<u>§ 300-205 Conditional Uses</u>

READ ALL INSTRUCTIONS PROVIDED BEFORE COMPLETING. IF ADDITIONAL SPACE IS NEEDED, ATTACH ADDITIONAL PAGES.

SECTION 1: APPLICANT INFORMATION

Applicant Name: John Schroeder		
Mailing Address: W111 Albers Road		
City: DePere	State: Wisconsin	ZIP Code: 54115
Email: john@schroederseptic.com		
Phone Number: 920-621-8989		

SECTION 2: LANDOWNER/DEVELOPER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner/Developer Name:		
Mailing Address:		Email:
City:	State:	ZIP Code:
Email:		
Phone number:		

SECTION 3: PROJECT OR SITE LOCATION

Project Address: 3051 Williams Grant Drive	Parcel #(s): L-40-3
Parcel Size: 8 Acres	
Commercial/Ag. Current Zoning District:	Frontage: 470'



TOWN OF LAWRENCE CONDITIONAL USE PERMIT APPLICATION FOR PLANNING AND ZONING

Legal Description: 348,480 SQ FT LOT 2 OF 60 CSM 348 BNG PRT OF NEW1/4 NW1/4 SEC 14 T22N R19E

SECTION 4: ADDITIONAL INFORMATION

Describe Purposed Plan:

Build 4 Bedroom Residence.

Prepare and submit an electronic copy of the sign plan detailing your request completely and any additional information which will support your application.

Signature of Applicant:

Date:

8-18-25



FOR OFFICE USE ONLY
APPLICATION/PAYMENT RECEIVED BY

Name: _____

Check # 7795 Amount: \$ 250.-

Date: _____

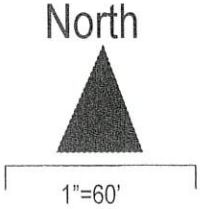
Meeting Date: 9/10/25

Permit #: 25-08-0029

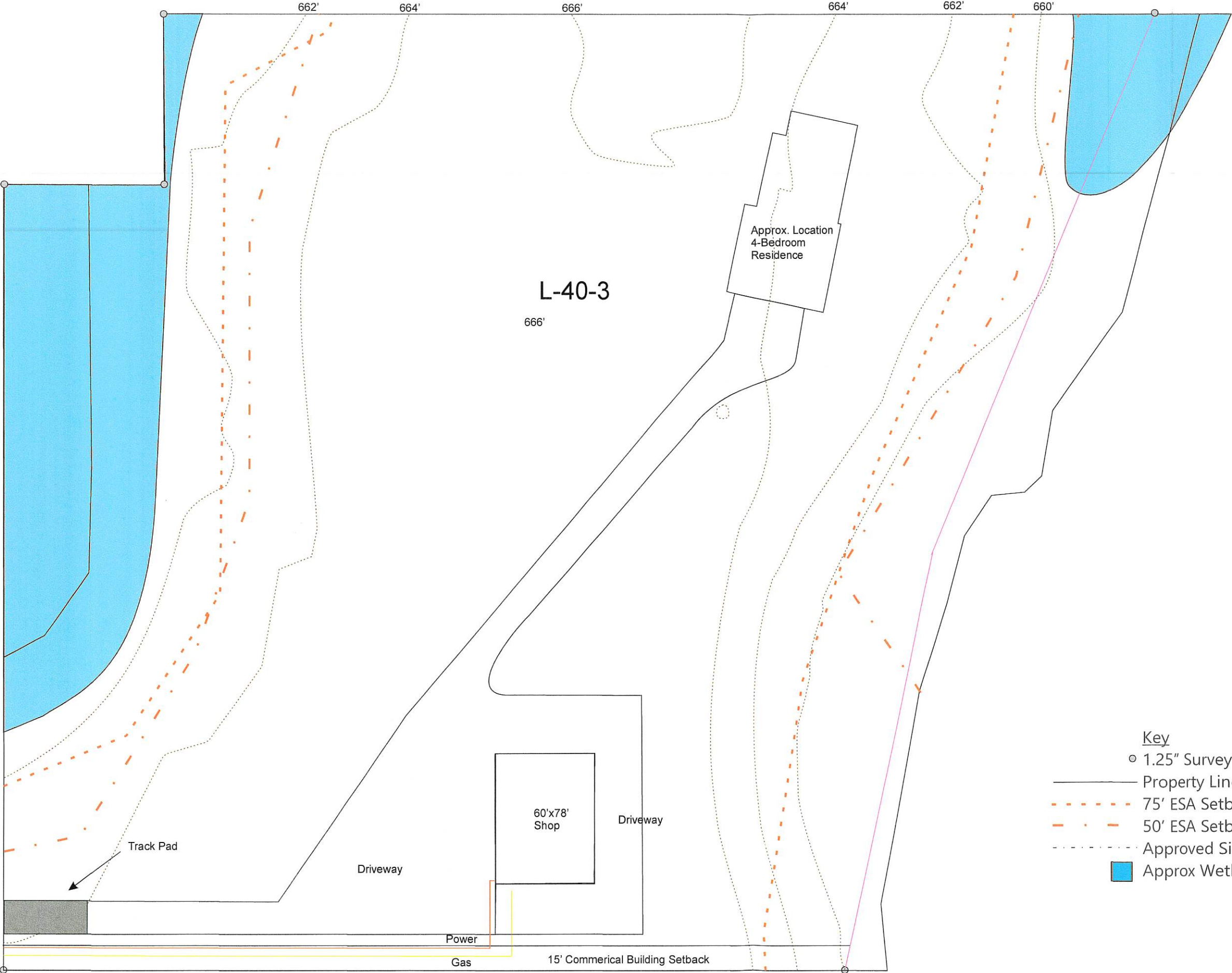
Parcel #: L-40-3

District: _____ Zoning: _____

Site Map



Williams Grant Road



L-40-3

666'

Approx. Location
4-Bedroom
Residence

60'x78'
Shop

Driveway

Driveway

Power

Gas

15' Commerical Building Setback

Track Pad

John Schroeder
W111 Albers Road
DePere, WI 54115

Lot 2 of 60 CSM 348
NW-NW,S.14, T22N-R19E
Town of Lawrence

Brown County, WI

Parcel Size - 8 Acres
Parcel Use - Plowed Field

Key

- 1.25" Survey Iron
- Property Line
- - - 75' ESA Setback off Creek
- . - 50' ESA Setback from Approx. Wetland Boundary
- - - Approved Silt Fence or Woodchip Sock
- Approx Wetland Area





Agenda Item Review

Meeting Date: 10/13/25

Agenda Item#: 12-13

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-Rezone**

- 12. Public Hearing:** Zoning Amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC.
- 13.** Consideration of Zoning Amendment request from B-1 to Limited Industrial at 2272 Mid Valley Rd, Parcel L-424-3 by Matthew Verboort for 41/12 LLC.

Future address will be 2272 Mid Valley Drive. 3.4 acres currently zoned B-1. New business is planned for years from now. Rezoning is a condition of sale for the buyer. Comp Plan shows Business/commercial in this highway corridor. Our plans to amend L-I zoning to CUP's will be a factor in this review, as the Town would have ability to put conditions on the operation of the business to be sure it fits into the corridor. That CUP would be required before a site plan would be approved for the future business/building. P/Z voted unanimously on 9/10/25 to recommend approval. Staff recommends approval.

25-08-0035
L-424-3



TOWN OF LAWRENCE ZONING AMENDMENT APPLICATION FOR PLANNING AND ZONING

GENERAL INFORMATION

Purpose:	The Lawrence Town Board may, from time to time, in the manner hereafter set forth, amend the regulations imposed in the districts and amend district boundary lines, provided that in all amendatory ordinances adopted under the authority of this section, due allowance shall be made for the intent and purpose of said changes as per Article II of this chapter.
Fee:	\$250.00
Meeting Dates/Times:	Meetings of the Planning and Zoning Board occur the second Wednesday of each month at the Lawrence Town Hall, 2400 Shady Ct., De Pere, WI 54115 at 6:00pm. Application and supporting document(s) must be submitted seven (7) days prior to meeting.
Application/Information Submittal:	An application for an amendment shall be filed with the Town Board and Town Planning and Zoning Board in such form and accompanied by such information as required by the Town Planning and Zoning Board. Said application shall be reviewed and a written recommendation submitted thereon to the Town Board.
Ordinance:	<u>§ 300-203 Application for amendment</u>

READ ALL INSTRUCTIONS PROVIDED BEFORE COMPLETING. IF ADDITIONAL SPACE IS NEEDED, ATTACH ADDITIONAL PAGES.

SECTION 1: APPLICANT INFORMATION

Applicant Name: <u>Matthew VerBoort</u>		
Mailing Address: <u>1876 Crimson Court</u>		
City: <u>De Pere</u>	State: <u>Wisc</u>	ZIP Code: <u>54115</u>
Email: <u>matvb1469@gmail.com</u>		
Phone Number: <u>1-920-371-5348</u>		

SECTION 2: LANDOWNER/DEVELOPER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner/Developer Name:		
Mailing Address:		Email:
City:	State:	ZIP Code:
Email:		
Phone number:		

SECTION 3: PROJECT OR SITE LOCATION

Project Address: <u>L-424-3 Mid Valley Drive Drive</u>	Parcel #(s): <u>L-424-3</u>
Parcel Size: <u>3.4 acres; 250' x 471'</u>	
Current Zoning District: <u>Agriculture</u>	Frontage: <u>Highway</u>



**TOWN OF LAWRENCE ZONING AMENDMENT APPLICATION
FOR PLANNING AND ZONING**

Legal Description: *City lot, level, rolling slope, wooded*
Within the paragon S37°17'15"W S38°26'00"W up until
S37°51'38"W Northwest Creek

SECTION 4: ADDITIONAL INFORMATION

Describe Purposed
Amendment:

- Plan to rezone into light industrial, for machining manufacturing.*
- Tentatively planning for 4-7 years to make this the family business.*

Prepare and submit an electronic copy of the sign plan detailing your request completely and any additional information which will support your application.

Signature of Applicant:

Matthew VerBeert

Date:

08/20/2025



*****FOR OFFICE USE ONLY***
APPLICATION/PAYMENT RECEIVED BY**

Name: _____

Check # *5474* Amount: \$ *250.-*

Date: _____ Meeting Date: *9/10/25*

District: _____ Zoning: _____

Permit #: *25-08-0036*

Parcel #: *L-424-3*

Recommendation by Planning and Zoning

Planning and Zoning meeting Date: _____

Recommended Action:

Recommended Conditions:

Vote: _____

Authorized Signature

Decision by Town Board

Hearing Date: _____

Discussion:

Vote: _____

Authorized Signature



Agenda Item Review

Meeting Date: 10/13/25

Agenda Item#: 14-15

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-Rezone**

- 14. Public Hearing:** Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence.
- 15.** Consideration of Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for Town of Lawrence.

Parcel was zoned to B-1 when parcel was created for development. A CUP is required by ordinance to create conditions for use. See attached Sports Emporium CUP as an example. All training and uses are planned to be inside the building. Hours and uses should be discussed along with future plans for the business. CUP can be amended in the future with the same process as this original.

P/Z voted unanimously on 9/10/25 to recommend approval. Staff recommends approval.

A site plan with building details will be reviewed at a later date.



Project Vision:

To provide a much needed place to continue and grow our sports performance training facility. It will not only be a place of education for our athletes and families, but a chance to provide opportunity. Growth not only in athletics, but in mental health, nutrition, and family health. Our research shows that the area is need of more court space. This place will not only help families in our area in forms of convenience and travel, but also bring in outside revenue to the Lawrence area and other business in this area.

We intend to offer some of the following services from ages 6 up to adult; A full level of strength and conditioning services, workout memberships, ability to host basketball, volleyball, dance, soccer, varieties of sports camps and with our partnership with St Norbert College athletics we may use the facilities for some SNC events. We intend to expand nutritional and mental health services as well. The facility will be open early for the use of the public as well to utilize or courts and workout facilities.

Bayland buildings will be doing this project that will consist in Phase 1 of the 56,000 sq ft project. We are familiar with Bayland as they did our last project and know our vision. We will have courts and an 11,000 sq ft workout performance center. We would like to begin construction within the year of closing with an approx 12 month build time.

Our preliminary plans and site plan are completed and have been submitted to town of Lawrence.

Financing will be provided at this time by Kendra Anderson of Stephenson National Bank.

Operational Hours:

We will have the ability to be operation from 6am - 10PM Monday through Sundays. At this time all of our actives will be provided indoors and be open to the public with public access and membership available.

At Synergy, we are driven to help all those that walk through our doors be better. Their journey becomes ours. We invest in people to explore and move them beyond their limitations; both in sports, fitness and in their life.



Agenda Item Review

Meeting Date: 10/13/25

Agenda Item#: 16-17

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-Ordinance Amendment**

- 16. Public Hearing:** Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses.
17. Consideration of Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses.

Proposed is an amendment of the Limited Industrial Zoning District which essentially would require a CUP for any use that is currently considered “PERMITTED”. This would allow the Town more oversight of proposed Limited Industrial applications. Currently if a building or business applies for Limited Industrial Zoning that business would only need to comply with the listed use and applicable ordinance requirements such as setback, building heights, etc. This amendment requiring a CUP would give better control or understanding of the actual business and use of the property.

For example, if the Town rezones a parcel for an electrical contractor shop it would probably be seen as a fairly low impact use of the property and the impact to neighboring properties may be considered minor. But if that parcel is then sold to a gas station/C-store, the impact would be a bit more concerning, but the Town would have no regulation over this except for typical requirements for setbacks, height, parking, etc.

With a CUP requirement, the Town could require conditions pertaining specifically to the electrical contractor business. Then a new CUP would be required to review potential conditions for the gas station/C-Store such as hours, lighting, types of business conducted, number of gas pumps, parking, travel paths, green space, setbacks, etc.

P/Z voted unanimously on 9/10/25 to recommend approval. Staff recommends approval.
See draft ordinance language.

§ 300-113 **Permitted uses.**

The following are permitted in the Limited Industrial District:

A. ~~Any uses allowed in the B-1 Business Zone, except adult entertainment establishments.~~ Any uses in the Limited Industrial District require a conditional use permit.

B. Uses ~~to~~ include:

(1) Any uses allowed in B-1 Business Zone

(2) Construction:

- (a)** Carpentry and flooring (construction).
- (b)** Concrete work (construction).
- (c)** Electrical work (construction).
- (d)** Masonry, stonework, tile setting and plastering (construction).
- (e)** Miscellaneous special trade contractors (construction).
- (f)** Painting, paper hanging and decorating (construction).
- (g)** Plumbing, heating and air conditioning.
- (h)** Roofing and sheet metal work (construction).
- (i)** Water well drilling (construction).

(3) Manufacturing:

- Aircraft and parts
- Bakery products
- Beverages
- Books, blank books, loose-leaf binders and bookbinding and related work
- Boot and shoe cut stock and bindings
- Broad woven fabric mills, cotton
- Broad woven fabric mills, man-made fiber and silk
- Broad woven fabric mills, wool (including dyeing and finishing)
- Building paper and building board mills
- Cigarettes
- Cigars
- Coating, engraving and allied services
- Communication equipment
- Construction, mining and materials handling, machinery and equipment
- Converted paper and paperboard products, except container and boxes
- Costume jewelry, costume novelties, buttons and miscellaneous notions, except precious
- Cutlery, hand tools and general hardware
- Cut stone and stone products
- Dairy products
- Drugs
- Dyeing and finishing textiles, except wool fabrics and knit goods
- Electrical lighting and wiring equipment
- Electrical transmission and distribution equipment

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- Electronic components and accessories
- Engineering, laboratory, scientific and research instruments and associated equipment
- Engines and turbines
- Fabricated rubber products, not elsewhere classified
- Fabricated structural metal products
- Farm and garden machinery and equipment
- Flat glass
- Floor covering mills
- Footwear, except rubber
- Fur goods
- General industrial machinery and equipment
- Girls', children's and infants' outerwear
- Glass and glassware, pressed or blown
- Greeting cards publishing
- Guided missiles and space vehicles and parts
- Handbags and other personal leather goods
- Hats, caps and millinery
- Heating equipment, except electric and warm air plumbing fixtures
- Household appliances
- Household furniture
- Industrial apparatus
- Jewelry, silverware and plated wire
- Knitting mills
- Leather gloves and mittens
- Leather goods, not elsewhere classified
- Luggage
- Manifold business forms
- Measuring and controlling instruments
- Men's, youths' and boys' furnishings, clothing and garments
- Metal cans
- Metal forgings and stampings
- Metal shipping containers
- Metalworking, machinery and equipment
- Millwork, veneer, plywood and structural wood members
- Miscellaneous apparel and accessories
- Miscellaneous electrical machinery, equipment and supplies
- Miscellaneous fabricated metal products
- Miscellaneous fabricated textile products
- Miscellaneous food preparation and kindred products
- Miscellaneous furniture and fixtures
- Miscellaneous machinery, except electrical
- Miscellaneous manufacturing
- Miscellaneous plastic products

- Miscellaneous primary metal products
- Miscellaneous printing
- Miscellaneous textile goods
- Miscellaneous transportation equipment
- Miscellaneous wood products
- Motorcycles, bicycles and parts
- Musical instruments
- Narrow fabrics and other small wares mills
- Newspapers: publishing, publishing and printing
- Nonferrous foundries (casting)
- Office computing and accounting machines
- Office furniture
- Ophthalmic goods
- Optical instruments and lenses
- Ordnance and accessories except vehicles and guided missiles
- Paperboard containers and boxes
- Partitions, shelving, lockers and office and store fixtures
- Pens, pencils and other office and artist's materials
- \Periodicals: publishing, publishing and printing
- Photographic equipment and supplies
- Pottery and related products
- Public building and related furniture
- Radio and television receiving equipment, not communication types
- Reclaimed rubber
- Refrigeration and service industry machinery
- Rolling, drawing and extruding of nonferrous metals
- Rubber and plastic footwear
- Rubber and plastic hose and belting
- Screw machine products and bolts, nuts, screws, rivets and washers
- Service industries for the printing trade
- Special industrial machinery, except metalworking machinery
- Sugar and confectionary products
- Surgical, medical and dental instruments and supplies
- Tires and inner tubes
- Tobacco (chewing and smoking) and snuff
- Tobacco stemming and redrying
- Toys and amusements; sporting and athletic goods
- Watches, clocks, clockwork-operated devices and parts
- Women's, misses', children's and infants' undergarments
- Women's, misses' and juniors' outerwear
- Wood buildings and mobile homes
- Wood containers
- Yarn and thread mills

(4) Transportation, communication, electric, gas and sanitary services:

- (a) Arrangement of transportation.
- (b) Communication services not elsewhere classified.
- (c) Electrical services.
- (d) Miscellaneous services incidental to transportation.
- (e) Motor freight transportation and warehousing, public warehousing.
- (f) Motor freight transportation and warehousing, trucking local and long distance.
- (g) Pipelines, except natural gas.
- (h) Radio and television broadcasting.
- (i) Railway express service.
- (j) Telegraph communication (wire or radio).
- (k) Telephone communication (wire or radio).
- (l) Terminal and joint terminal maintenance facilities for motor freight transportation.
- (m) Transportation services: freight forwarding.
- (n) U.S. Postal Service.

(4) Wholesale trade:

- (a) Apparel, piece goods and notions.
- (b) Beer, wine and distilled alcoholic beverages.
- (c) Chemicals and allied products.
- (d) Drugs, proprietaries and druggists' sundries.
- (e) Electrical goods.
- (f) Farm products, raw materials, except for livestock.
- (g) Furniture and home furnishings.
- (h) Groceries and related products.
- (i) Hardware and plumbing and heating equipment and supplies.
- (j) Lumber and other construction materials.
- (k) Miscellaneous durable goods.
- (l) Miscellaneous nondurable goods, subject to Planning and Zoning Board approval.
- (m) Paper and paper products.
- (n) Sporting, recreational, and photographic goods, toys and supplies.
- (o) Vehicles and automotive parts and supplies.

(5) Retail:

- (a) Fuel and ice dealers.

(6) Services:

- (a) Electrical repair shops.
- (b) Laundry, cleaning and garment services, excluding power laundries, family and commercial, coin-operated laundries and dry cleaning.
- (c) Miscellaneous business service.
- (d) Miscellaneous repair shops and related services.
- (e) Motion-picture production and allied services.
- (f) Services to dwellings and other buildings.

(7) Public administration:

- (a) Space research and technology.

(8) Restaurants.

(9) Service stations.

(10) Health care clinics.

(11) Banking, savings and loan and credit institutions.

(12) Warehouses.

C. Any other use determined by the Town Planning and Zoning Board and/or Town Board to be similar in nature to the above permitted uses.



Agenda Item Review

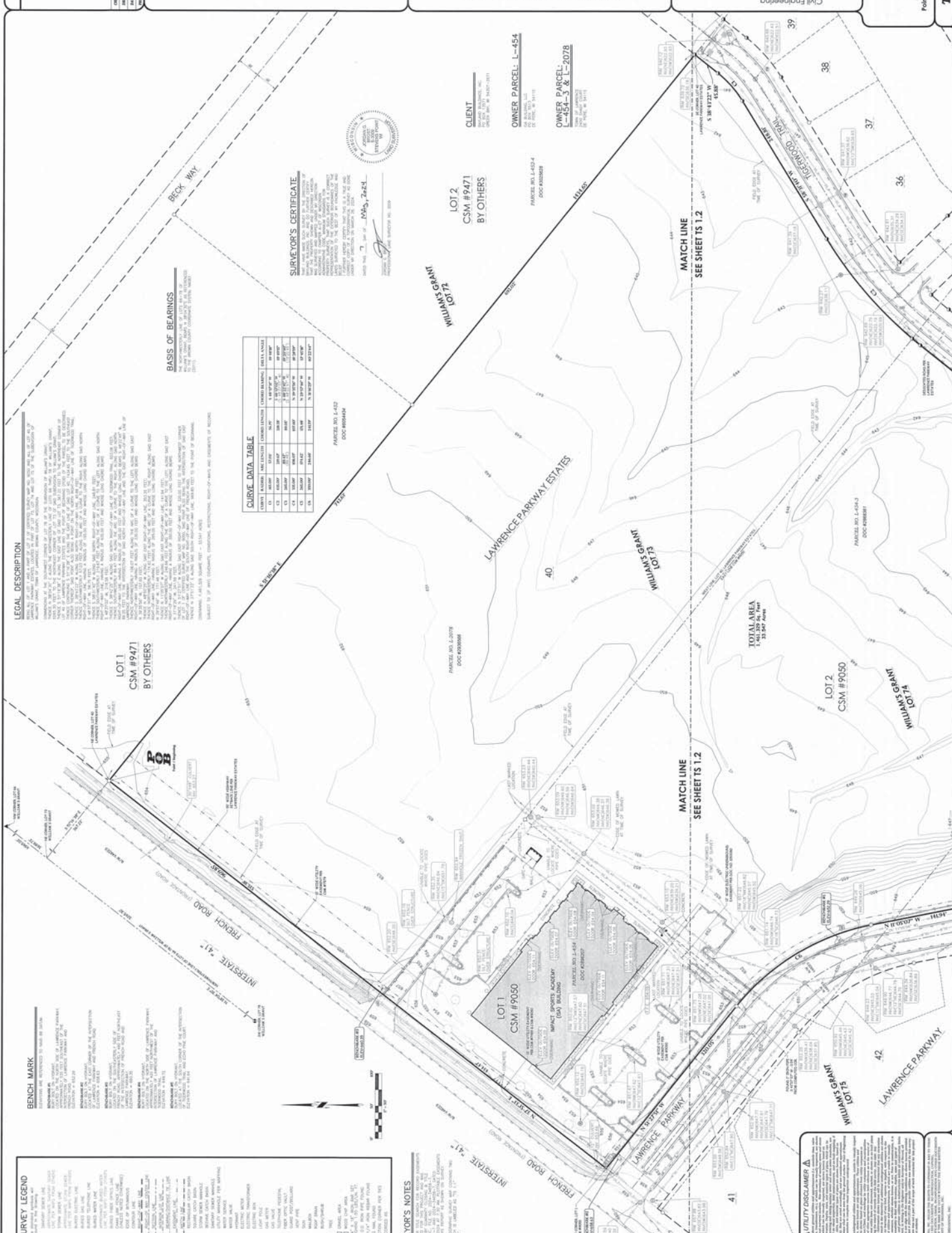
Meeting Date: 10/13/25

Agenda Item#: 18 a&b

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 Addition at 2350 Lawrence Parkway on Parcel L-454 by Jason Berken.
15,600 SF addition planned to ISA. Similar materials and colors as current building.
Utilities are in place to serve properties to the north, those will be relocated as part of this project. Additional parking spaces will be added for the expansion as well as for the outdoor field project. The lot will be created with CSM (see item B). Landscape plan included. Steps and ramp will address the elevation changes between ISA building and fields. We are working through some building questions, but this plan is acceptable for the site plan review.
PZ voted unanimously 10/8/25 to recommend approval. Staff recommends approval.
- b. Consideration of 4-Lot Certified Survey Map (CSM) on Parcels L-454-3 and L-2078 by Town of Lawrence.
This CSM creates the lots for the ISA ball fields, Town lift station, Hotel parcel, and a remnant to be developed or divided later. PZ voted unanimously 10/8/25 to recommend approval. Staff recommends approval.



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SURVEYOR'S NOTES

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD.

2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD.

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10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD.

LEGAL DESCRIPTION

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CURVE DATA TABLE			
CURVE	BEARING	ARC LENGTH	CHORD LENGTH
C1	89.500	13.000	58.200
C2	89.500	109.620	109.500
C3	269.500	109.620	109.500
C4	269.500	13.000	58.200
C5	89.500	999.620	999.500
C6	269.500	999.620	999.500
C7	269.500	13.000	58.200
C8	89.500	234.600	234.500

BASIS OF BEARINGS

THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD.

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SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed surveyor in the State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

Dated this 7th day of July, 1995, at 1995, 2425.

JOHN J. HARRIS, SURVEYOR

CLIENT

LOT 2
CSM #9471
BY OTHERS

OWNER

PARCELS NO. L-454-4
DOC #808080

OWNER

PARCELS NO. L-454-3 & L-2078
DOC #808080

[illegible]

CURVE DATA TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DILTA ANGLE
C1	304.000	12.000	16.270	N 44° 37' 40" W	89° 04' 40"
C2	401.000	140.637	108.138	S 45° 15' 00" W	135° 03' 00"
C3	264.000	107.171	84.138	N 45° 15' 00" E	45° 03' 00"
C4	310.000	68.637	60.638	N 49° 43' 40" W	89° 28' 20"
C5	304.000	97.632	67.638	N 29° 43' 40" W	157° 01' 40"
C6	304.000	138.637	114.138	N 59° 43' 40" W	127° 21' 40"

5/7/2024

5/9/2024

OWNER PARCEL:
L-454-3 & L-2078

BENCH MARK

[illegible][illegible]

SURVEY LEGEND

[illegible]

LOT 2
CSM #947
BY OTHERS

- [illegible]

KEYNOTES:

- | | |
|---|--|
| CLEAR AND GRAB EXISTING TREE/ SHrub | |
| REMOVE EXISTING STORM SEWER | 11. REMOVE EXISTING SANITARY SEWER |
| REMOVE EXISTING STORM STRUCTURE | 12. REMOVE EXISTING SANITARY SEWER |
| SMOKE EXISTING ASPHALT | 13. REMOVE EXISTING STORM STRUCTURE |
| SMOKE EXISTING CONCRETE CURB AND GUTTER | 14. REMOVE EXISTING BELLOWS TRANSFORMER |
| REMOVE EXISTING CURB AND GUTTER | 15. REMOVE AND RELOCATE EXISTING TRANSFORMER |
| SMOKE & REMOVE 2" OF ASPHALT BE LOCATED OUTSIDE THE PARKING LOT | 16. REMOVE EXISTING DOWNSPOUT |
| REMOVE EXISTING ASPHALT, THESE UTILITIES CAN NOT BE RELOCATED, REMOVE AS NEEDED | |

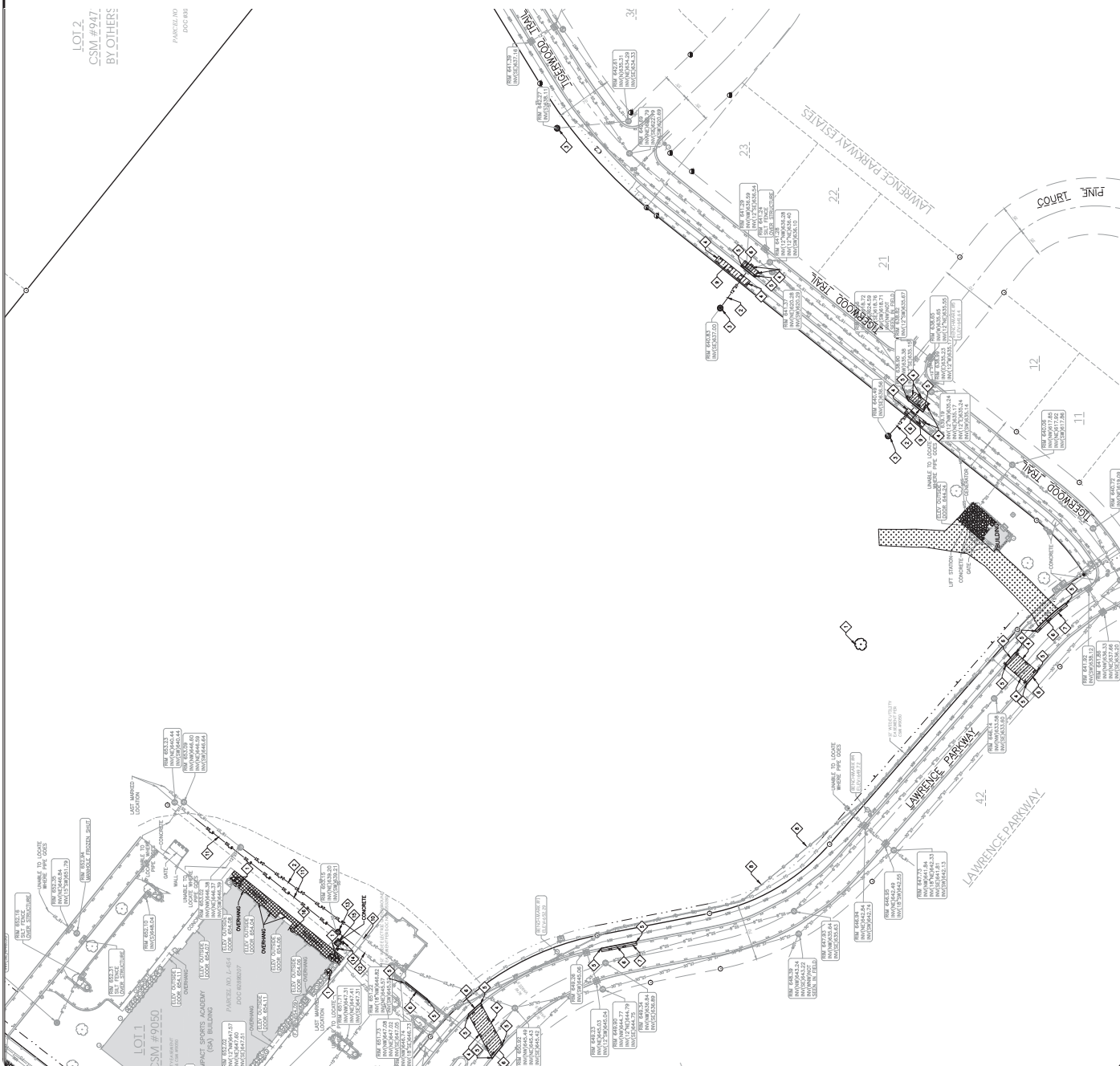
DEMOLITION HATCH PATTERNS:

- PHALT REMOVAL
(USE MATERIAL)
- LEVEL REMOVAL
- MOVE EXISTING ROADWAY
HALT, REPLACE FOLLOWING
HALT, INSTALLATION, MATCH
SISTING CROSS SECTION
- CONCRETE REMOVAL
(USE MATERIAL)

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 85 DATUM.

UTILITY DISCLAIMER:

[illegible]

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PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION,
MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR
ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN
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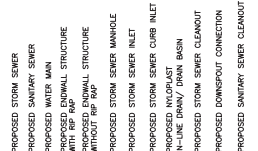
27. STADIUM CHAIR	1	0.00
28. CONCRETE RAIL W/ FEND PAADING (BY BAYLAND)	1	0.00
29. FLOE FLOOR	1	0.00
30. FLOOR FOOTING	1	0.00
31. 6" CONCRETE (BY OTHERS)	1	0.00
32. 6" PERIMETER FENCE	1	0.00
33. 6" SPONGE GATE	1	0.00
34. DOWN RAIL	1	0.00
35. CONCRETE DRIVE APRON	1	0.00
36. 6" BLACK VINYL CHAIN LINK FENCE	1	0.00
37. 6" NEW GUARD	1	0.00
38. 12" SPONGE GATE	1	0.00
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100. 12" SPONGE GATE	1	0.00

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GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE REMOVED, RELOCATED AND/OR AUGMENTED.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE REMOVED, RELOCATED AND/OR AUGMENTED.
6. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE, AND OTHER UTILITIES.
7. COORDINATE ALL UTILITY SERVICE DISCONNECTIONS/AUGMENTS WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTION TO ADJACENT PROPERTIES.
8. COORDINATE ALL WORK WITH THE PUBLIC RIGHT-OF-WAY WITH THE LOCAL MUNICIPALITY.
9. THE PROPOSED MAIN SHALL HAVE A MINIMUM COVER OF 7'-4" TO THE TOP OF THE PIPE FROM PROPOSED FINISHED GRADE.
10. THE PROPOSED MAIN SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO THE CONSTRUCTION OF THE BUILDING.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CONTROL OF TRAFFIC THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY PRIOR TO COMMENCING WORK.
13. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY PRIOR TO COMMENCING WORK.
14. MAINTAIN CONNECTIONS PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN AT THE LOCATION OF THE SERVICE.
15. INSTALL MAINT TYPE 18 FIBER FABRIC BENCH PRIOR TO ANY CONSTRUCTION OF THE MAIN.
16. SEE DETAILS 5/102 & 5/103 FOR INSTALLATION OF PROPOSED OFFSHORE COLLECTION PIPE/FLAT PANEL UNDERDRAIN.

UTILITY LEGEND:



CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
CO#2	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48

DOWNSPOUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
DS#1	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#2	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#3	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#4	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#5	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#6	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#7	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#8	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#9	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#10	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#11	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#12	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#13	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
DS#14	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48

SANITARY STRUCTURE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#1	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
SS#2	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
SS#3	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48

STORM STRUCTURE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS	STRUCTURE #	STRUCTURE DETAILS
ST#1	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#15	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#2	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#16	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#3	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#17	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#4	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#18	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#5	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#19	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#6	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#20	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#7	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#21	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#8	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#22	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#9	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#23	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#10	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#24	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#11	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#25	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#12	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#26	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#13	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#27	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48
ST#14	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48	ST#28	NEW 6" Ø = 64.48 NEW 6" Ø = 64.48

UTILITY DISCLAIMER:

THE LOCATION, DEPTH, AND TYPE OF UNDERGROUND UTILITIES AND FLAT PANEL UNDERDRAINS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR'S FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE REMOVED, RELOCATED AND/OR AUGMENTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE REMOVED, RELOCATED AND/OR AUGMENTED.

BENCHMARK:

ALL ELEVATIONS ARE REFERENCED TO MGS 85 DATUM. THE BENCHMARK IS LOCATED AT THE CORNER OF THE BUILDING. THE BENCHMARK IS LOCATED AT THE CORNER OF THE BUILDING. THE BENCHMARK IS LOCATED AT THE CORNER OF THE BUILDING.

POINT OF BEGINNING: LOT 1, IMPACT SPORTS ACADEMY (ISA) BUILDING, PARCEL NO. L-454, DOC #2896207, CSM #9050. THE POINT OF BEGINNING IS LOCATED AT THE CORNER OF THE BUILDING. THE POINT OF BEGINNING IS LOCATED AT THE CORNER OF THE BUILDING.



UTILITY PLAN -
BROWN CO, WI

IMPACT SPORTS ACADEMY
FIELD EXPANSION & BLDG ADDITION
TOWN OF LAWRENCE
BROWN CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Breckling Court
Shivers Point, WI 54881
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning
4941 Breckling Court
Shivers Point, WI 54881
715.344.9999 (PH) 715.344.9922 (FX)

SHEET C5.4

GENERAL NOTES:

- [illegible]

KEYNOTES:

- LANDSCAPE STONE MULLCH - SEE GENERAL NOTES

LEGEND:

 PROPOSED LANDSCAPE BED

PLANTING SCHEDULE:

SERIES	SYMBOLS	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
BC	JBULS X "CLUNCE"	BULLS X BOUND	24"	474" W	20
BP	JAMPURS X FITZERDAM	YALVA'S COMPACT	24"	370" W	20
BF	WESLA FLORA BOUND	SPALD WIE WESLA	24"	2743" W	20
SPERMATOPHYTES	SYMBOLS	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
DS	DESCHAMPSIA CRYPTOGA	NORTHERN LIGHTS	12"	12712"	13

PENCONMADK;

ELEVATIONS ARE REFERENCED TO MWD IN DATA.

1243-042-001 (3)
ART BOLT IN FORECAST
APPROXIMATELY 10 FEET SOUTHWEST OF THE
WENCHONG ROAD AND THE LANCEWOOD PARKWAY.
ELEVATION = 652.29

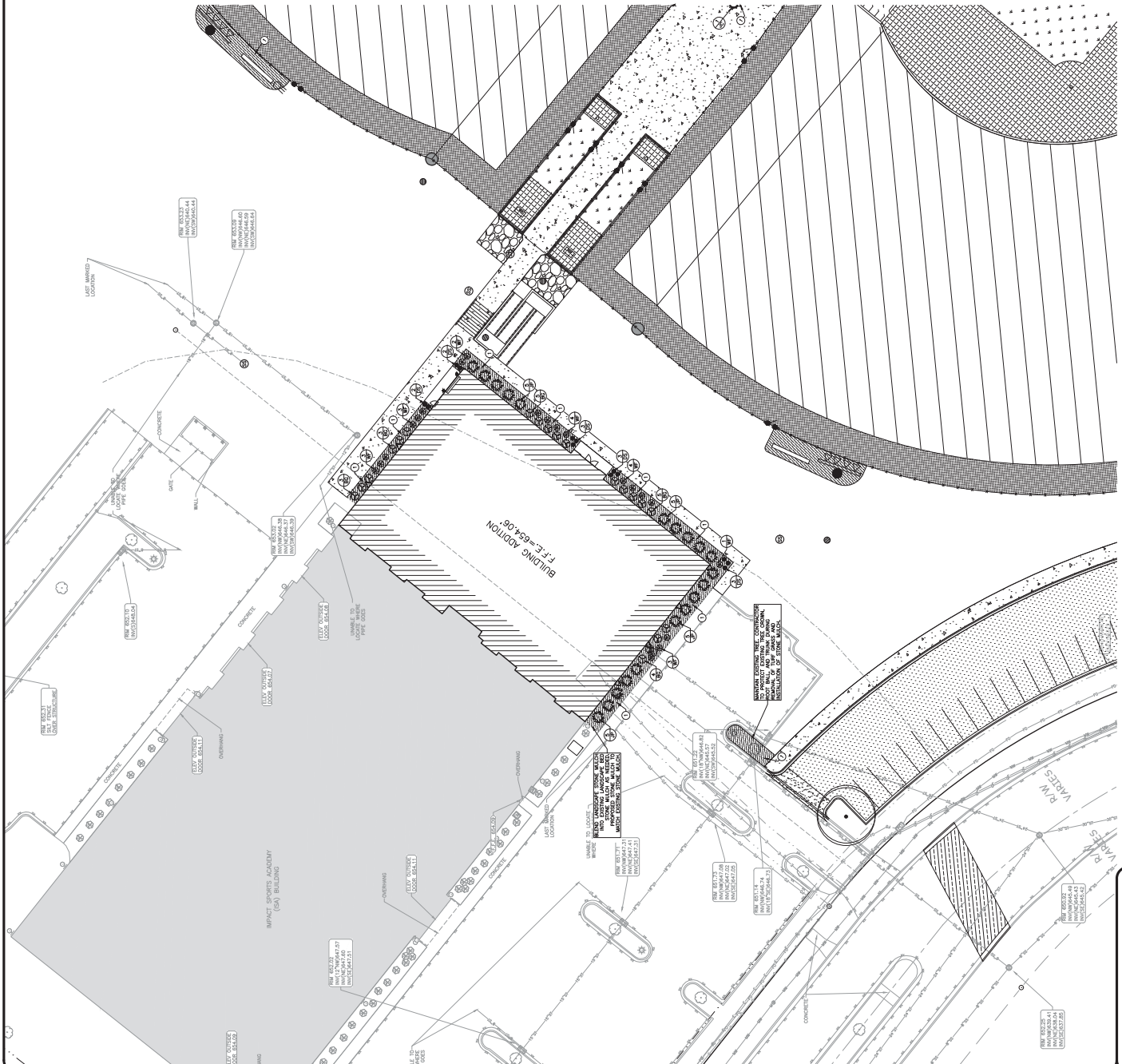
1243-042-002 (3)
ART BOLT IN FORECAST
APPROXIMATELY 10 FEET SOUTH OF THE
INTERSECTION OF LANCEWOOD PARKWAY AND
LEWISTON = 658.63

1243-042-003 (3)
ART BOLT IN FORECAST
APPROXIMATELY 10 FEET SOUTH OF WENCHONG ROAD,
APPROXIMATELY 10 FEET NORTHWEST OF THE
WENCHONG ROAD AND THE LANCEWOOD PARKWAY.
ELEVATION = 660.25

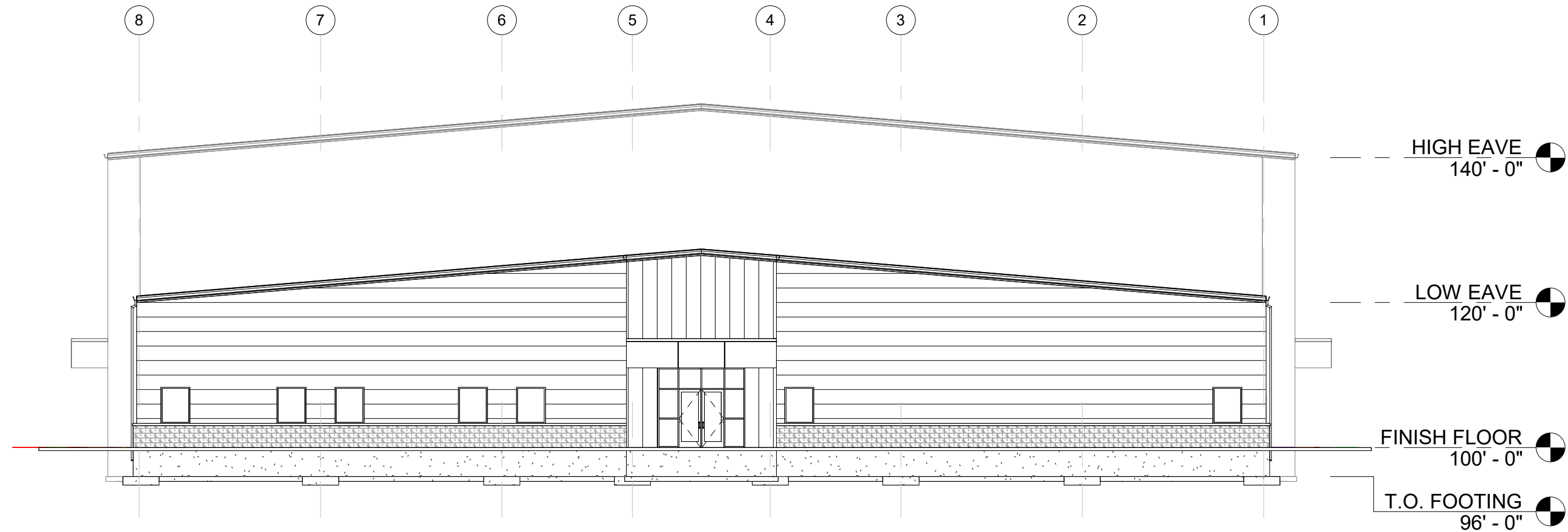
1243-042-004 (3)
ART BOLT IN FORECAST
APPROXIMATELY 10 FEET SOUTH OF THE
INTERSECTION OF LANCEWOOD PARKWAY AND
LEWISTON = 644.72

1243-042-005 (3)
ART BOLT IN FORECAST
LOCATED AT THE SOUTHWEST CORNER OF THE
APPROXIMATELY 10 FEET SOUTH OF THE
WENCHONG ROAD AND THE LANCEWOOD PARKWAY.
ELEVATION = 640.96

UTII ITV DISCI AIMER:

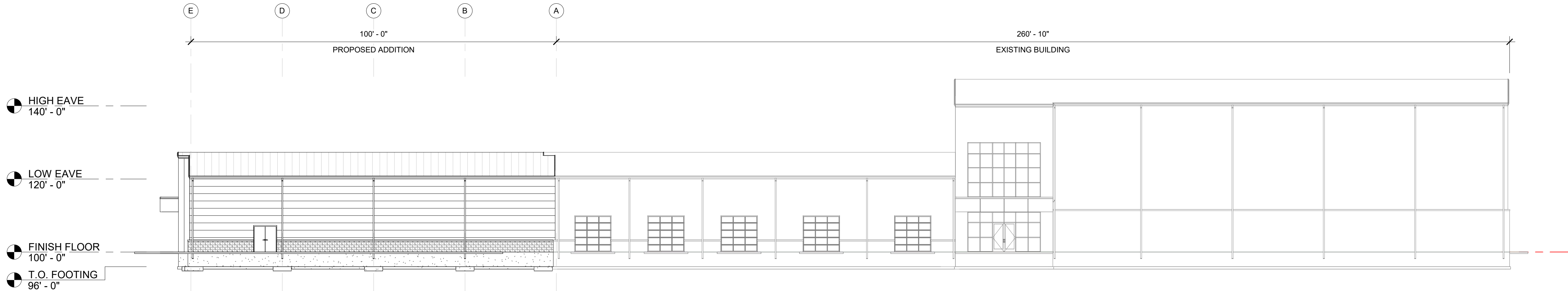
[illegible]

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS, NO REPRODUCTION, COPYING, ALTERATION, REPRODUCTION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.



BUILDING ELEVATION - EAST

1 /A2.0 SCALE = 1/16" = 1'-0"



BUILDING ELEVATION - NORTH

2 /A2.0 SCALE = 1/16" = 1'-0"



BUILDING ELEVATION - SOUTH

3 /A2.0 SCALE = 1/16" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: MATCH EXISTING SUPPLIER: VERIFY COLOR: MATCH EXISTING COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
BV-1	LOCATION: BRICK VENEER MATERIAL: MATCH EXISTING SUPPLIER: VERIFY COLOR: MATCH EXISTING COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: IMP SUPPLIER: VERIFY COLOR: MATCH EXISTING COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: MATCH EXISTING SUPPLIER: VERIFY COLOR: MATCH EXISTING COMMENTS:



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING ADDITION FOR:
**ISA: IMPACT SPORTS
ACADEMY**
DE PERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-2481

PROJECT
EXECUTIVE: NICK VAN LANEN

DRAWN BY: DV

DATE: 03/14/2025

REVISIONS:

ISSUED FOR: CHECKED BY: DATE:

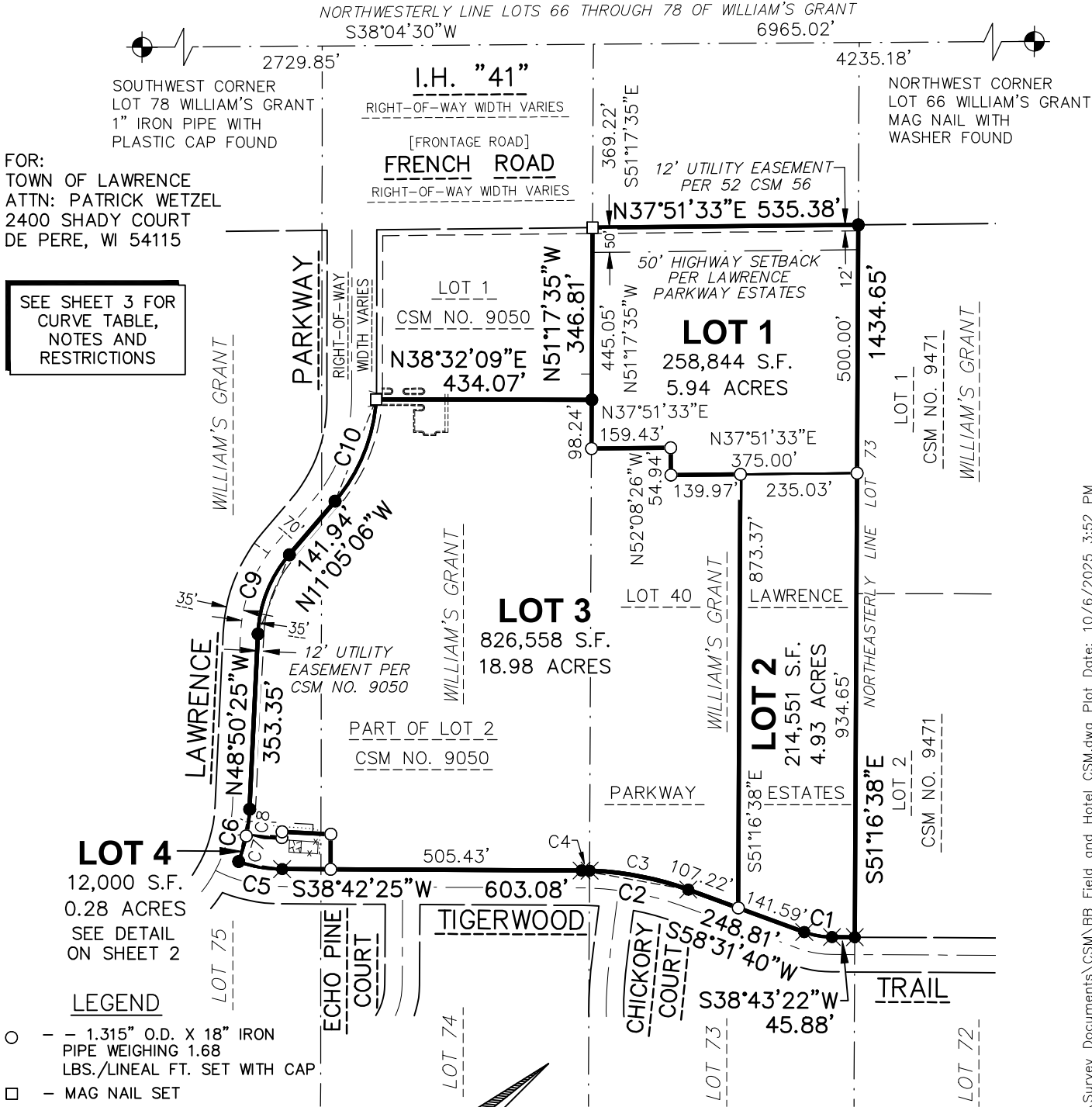
- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0

CERTIFIED SURVEY MAP SHEET 1 OF 6

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130-132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM
DRAFTED BY: AMY M. SEDLAR

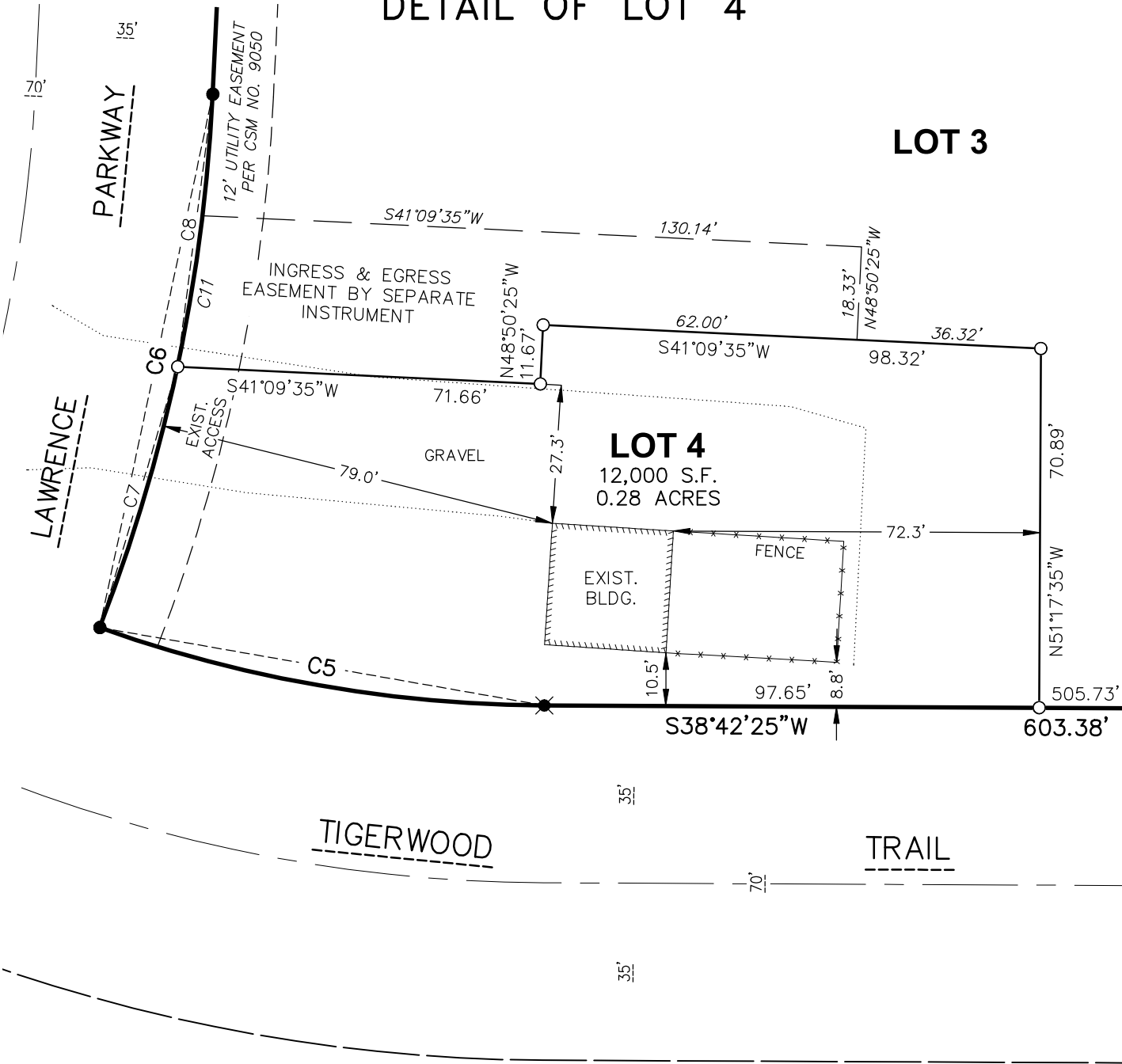
300 150 0 300
SCALE - FEET
1" = 300'

CERTIFIED SURVEY MAP

SHEET 2 OF 6

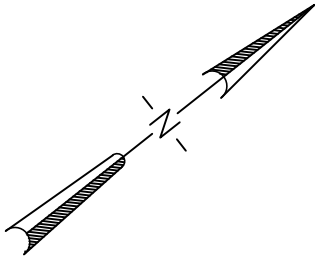
ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130-132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

DETAIL OF LOT 4



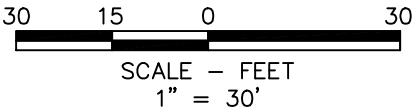
LEGEND

- - 1.315" O.D. X 18" IRON PIPE WEIGHING 1.68 LBS./LINEAL FT. SET WITH CAP
- ✕ - 1 1/4" STEEL REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- S.F. - SQUARE FEET
- ▨ - EXISTING BUILDING



SEE SHEET 3 FOR CURVE TABLE

BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF LOTS 66 THROUGH 78 OF THE SUBDIVISION OF THE WILLIAM'S GRANT, WHICH BEARS S38°04'30"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY



CERTIFIED SURVEY MAP

SHEET 3 OF 6

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130–132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT;
ALL IN TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	165.00’	019°48’18”	57.03’	S48°37’31”W	56.75’	S38°43’22”W	S58°31’40”W
C2	635.00’	019°49’15”	219.67’	S48°37’03”W	218.58’	S58°31’40”W	S38°42’25”W
C3	635.00’	018°21’19”	203.43’	S49°21’01”W	202.56’		
C4	635.00’	001°27’56”	16.24’	S39°26’23”W	16.24’		
C5	265.00’	019°20’45”	89.48’	S48°22’47”W	89.05’	S38°42’25”W	S58°03’10”W
C6	335.00’	018°28’58”	108.07’	N39°35’56”W	107.60’	N30°21’27”W	N48°50’25”W
C7	335.00’	009°11’45”	53.77’	N34°57’19”W	53.71’		
C8	335.00’	009°17’13”	54.30’	N44°11’48”W	54.24’		
C9	265.00’	037°45’18”	174.62’	N29°57’46”W	171.48’	N48°50’25”W	N11°05’06”W
C10	350.00’	036°50’10”	225.02’	N29°30’12”W	221.16’	N11°05’06”W	N47°55’17”W
C11	335.00’	005°10’05”	30.22’	N42°08’14”W	30.21’		

LOT DRAINAGE RESTRICTIVE COVENANTS:

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

NOTES

THIS CSM IS ALL OF PARCEL NOS. L–2078 AND L–454–3

THE PROPERTY OWNER OF RECORD IS THE TOWN OF LAWRENCE

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NOS. 2868361 AND 2936566

CERTIFIED SURVEY MAP

SHEET 4 OF 6

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130–132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped all of Lot 40 of Lawrence Parkway Estates, recorded in Volume 24 of Plats on Pages 130–132 as Document No. 2890155, being part of Lot 73 of the recorded plat of the Subdivision of The William's Grant; and part of Lot 2 of Certified Survey Map No. 9050, recorded as Document No. 2858277, being part of Lots 74 and 75 of the recorded plat of the Subdivision of The William's Grant; all in the Town of Lawrence, Brown County, Wisconsin containing 1,311,953 square feet (30.12 acres) of land and more fully described as follows:

Commencing at the Northwest corner of Lot 66 of said recorded plat of the Subdivision of The William's Grant; Thence S38°04'30"W, 4235.18 feet along the Northwesterly line of Lots 66 through 78 of said Subdivision of The William's Grant to the Southwest corner of Lot 73 of said plat; Thence S51°17'35"E, 369.22 feet along the Southwesterly line of said Lot 73 to the Southeasterly right-of-way line of French Road (frontage road to I.H. "41") and the Point of Beginning; Thence N37°51'33"E, 535.38 feet along said Southeasterly right-of-way line to the Southwesterly corner of Certified Survey Map No. 9471 recorded as Document No. 3004248 and the Northeasterly line of Lot 73 of said Subdivision of The William's Grant; Thence S51°16'38"E, 1434.65 feet along said Northeasterly line of Lot 73 and the Southwesterly of said Certified Survey Map No. 9471 to the Southeasterly corner thereof to the Northwesterly right-of-way line of Tigerwood Trail; the next six courses are along said Northwesterly right-of-way line of Tigerwood Trail; Thence S38°43'22"W, 45.88 feet to the start of a 165.00 foot radius curve to the right; Thence 57.03 feet along the arc of said curve having a 56.75 foot chord which bears S48°37'31"W; Thence S58°31'40"W, 248.81 feet to the start of a 635.00 foot radius curve to the left; Thence 219.67 feet along the arc of said curve having a 218.58 foot chord which bears S48°37'03"W; Thence S38°42'25"W, 603.08 feet to the start of a 265.00 foot radius curve to the right to the Northeasterly right-of-way line of Lawrence Parkway and the end of the said six courses; the next five courses are along said Northeasterly right-of-way line of Lawrence Parkway; Thence 89.48 feet along the arc of said curve having a 89.05 foot chord which bears S48°22'47"W to the start of a 335.00 foot radius curve to the left; Thence 108.07 feet along the arc of said curve having a 107.60 foot chord which bears N39°35'56"W; Thence N48°50'25"W, 353.35 feet to the start of a 265.00 foot radius curve to the right; Thence 174.62 feet along the arc of said curve having a 171.48 foot chord which bears N29°57'46"W; Thence N11°05'06"W, 141.94 feet to the start of a 350.00 foot radius curve to the left; Thence 225.02 feet along the arc of said curve having a 221.16 foot chord which bears N29°30'12"W to the Southwesterly corner of Lot 2 of said Certified Survey Map No. 9050 and the end of the said five courses; Thence N38°32'09"E, 434.07 feet along the Northwesterly line of said Lot 2 to the Northwesterly corner thereof; Thence N51°17'35"W, 346.81 feet along the Southwesterly line of Lot 40 of said Lawrence Parkway Estates to the Southeasterly right-of-way line of French Road (frontage road to I.H. "41") and the Point of Beginning

That I have made this survey by the direction of the Owner of said lands.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, Town of Lawrence and Brown County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this ____day of _____, 20____.

Douglas E. Woelz, WI Professional Land Surveyor S–2327

CERTIFIED SURVEY MAP

SHEET 5 OF 6

ALL OF LOT 40 OF LAWRENCE PARKWAY ESTATES, RECORDED IN VOLUME 24 OF PLATS ON PAGES 130–132 AS DOCUMENT NO. 2890155, BEING PART OF LOT 73 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT; AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9050, RECORDED AS DOCUMENT NO. 2858277, BEING PART OF LOTS 74 AND 75 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT;
ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

TOWN OF LAWRENCE APPROVAL

Approved by the Town Board of the Town of Lawrence on this _____ day of _____, 20____.

_____ Date
Dr. Lanny J. Tibaldo, Town Chairperson

_____ Date
Cindy Kocken, Town Clerk

CERTIFICATE OF COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____ Date
County Treasurer
Raymond F. Suennen

BROWN COUNTY PLANNING COMMISSION APPROVAL

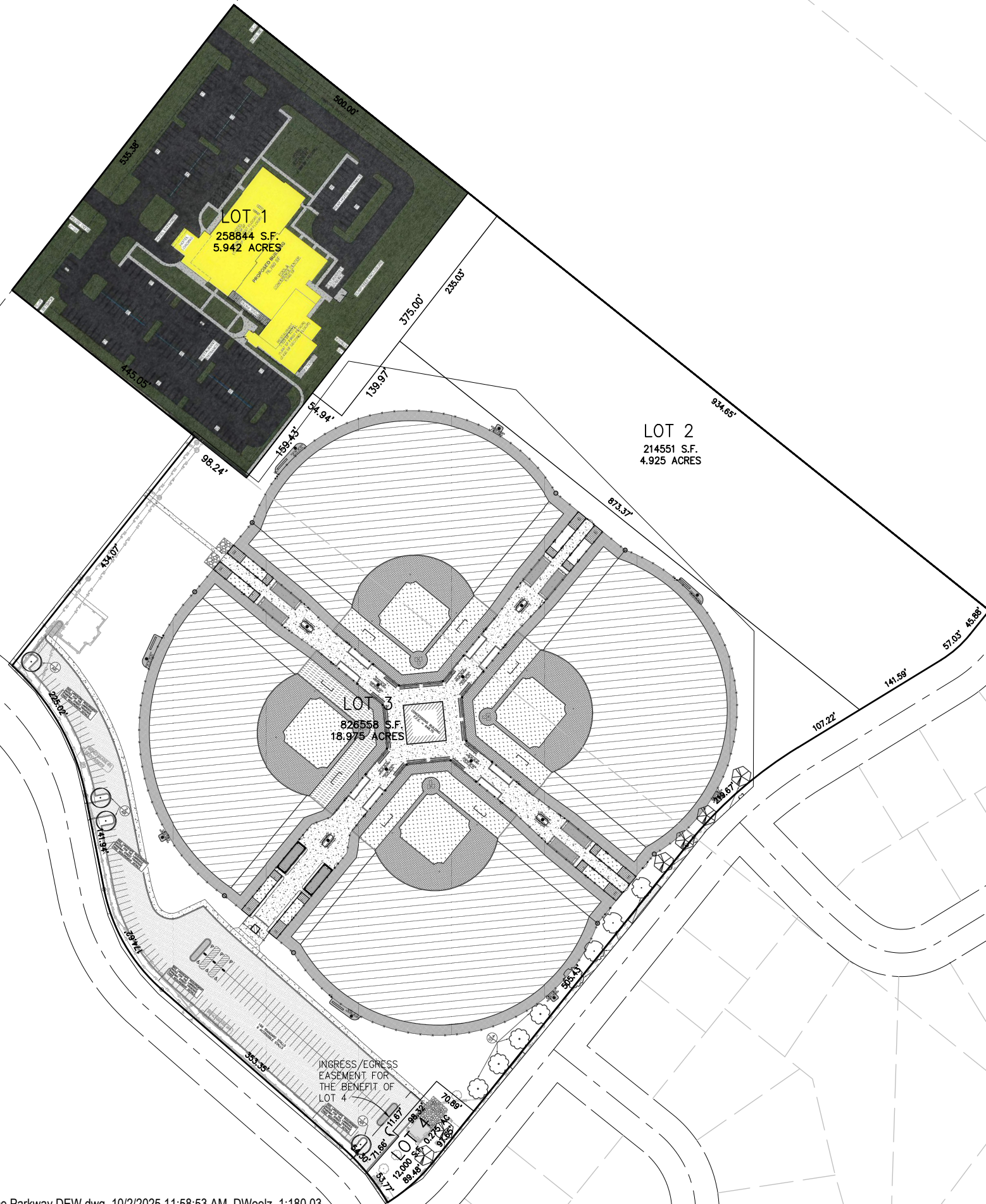
Approved by the Brown County Planning Commission
this _____ day of _____, 20____.

Devin Yoder, Senior Planner,
Brown County Planning Commission

SHEET 6 OF 6

OWNER CERTIFICATE DEDICATION

My commission expires _____





Agenda Item Review

Meeting Date: 10/13/2025

Agenda Item#: 19

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: **Change Order #1 – LE-2 Connection Station – Rohde Bros. – delete \$7,226.00**

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. As part of this project, we were to install a new antenna base and antenna for our system communications at a cost of \$7,226.00.

The City of DePere already has an antenna base and antenna on the building that we are able to attach our equipment to.

In this case, we're recommending to delete the duplicate equipment from our contract.

McMahon has reviewed all documents and has approved moving forward with this change order.

Recommended Action: Recommend approval of Change Order #1 – LE-2 Connection Station Improvements by Rohde Brothers inc., deleting \$7,226.00 from the contract for the antenna base and antenna.



September 17, 2025

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Connection Station LE-2 Improvements
Change Order #01
McM. No. L0017-09-24-00318

Enclosed herewith is Change Order #01 for the above referenced project. This change is a decrease to the Contract in the amount of \$7,226.00. The current Contract Price is \$224,474.00.

Please review and sign in the space provided. Return **all copies** to our office. We will then distribute accordingly.

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

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, reading "Donald J. Voegt". The signature is written in a cursive, flowing style.

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

DJV:jlh

Enclosure: Change Order #01

ENGINEERS \ ARCHITECTS

1445 MCMAHON DRIVE P.O. BOX 1025
NEENAH, WI 54956 NEENAH, WI 54957-1025

FAX: 920.751.4284

CHANGE ORDER

Contract No.	L0017-09-24-00318
Project File No.	-
Change Order No.	One (1)
Issue Date:	September 16, 2025
Project:	Town of Lawrence Connection Station LE-2 Improvements

(Item Description)	(Price)
1.1 Delete radio antenna base and antenna.....DEDUCT	(\$7,226.00)
TOTAL	(7,226.00)

	CONTRACT PRICE	TIME
Prior To This Change Order	\$231,700.00	days
Adjustments Per This Change Order	- \$7,226.00	days
Current Contract Status	\$224,474.00	days

Authorized:
TOWN OF LAWRENCE
Brown County, Wisconsin

Date:

Date:



BROTHERS, INC.

Proposal

McMahon Inc

Attn: Don Voogt

1445 McMahon Drive

Neenah, WI 54956

Proposal#: 20663

Date: 21-Jul-25

W5745 Woodchuck Lane

P.O. Box 409

Plymouth, WI 53073-0409

Phone: (920) 893-5905

Fax: (920) 893-5908

Department Totals

Antenna Deduct	(\$7,226.00)
----------------	--------------

We hereby propose to furnish all material and labor necessary to complete work as described below, in a good and workmanlike manner, for the sum of: -\$7,226

NEGATIVE Seven Thousand Two Hundred Twenty-Six Dollars

Description

After performing a site radio path study, it was determined that a second tower was not required to mount the antenna, see attached antenna path analysis and study. This Change Order will deduct the cost of the Antenna and its installation.

According to plans and specifications as drawn by: McMahon

Project #: 25-030 Project: Antenna Deduct

Location of Work: Lawrence, WI Owner: Town of Lawrence

Terms: Net 30 Days. Finance charge of 1-1/2% per month (Annual Percentage rate of 18%) added after 30 days after first billing date.

Respectfully Submitted,

Todd Humphrey

Accepted By: _____ Date: _____

Per: Todd Humphrey

Title: _____

ROHDE BROTHERS, INC.

This proposal when signed by you and returned to us shall constitute a valid and binding contract, which shall be governed and construed according to the laws of the State of Wisconsin. This proposal is subject to 30 days acceptance from the date of this proposal and may be changed without notice before actual receipt of acceptance. This proposal is based on a form of contract using the latest editions of AIA Document A201. "General Conditions of the Contract for Construction" in conjunction with either AIA Document A101, "Standard Form of Agreement Between Owner and Contractor" of AIA Document A401, "SUBCONTRACT Standard Form of Agreement Between Contractor and Subcontractor", or on a time and material form of contract using the latest edition of Rohde Brothers, Inc. "Standard Form of Construction Contract Proposal For Cost Of Work Plus A Fee". Rohde Brothers shall also be reimbursed for all expenses it incurs while protecting its rights in the performance of this work. This shall include any appropriate legal or administrative action that Rohde Brothers must take to protect its interests, such as, but not limited to, attorney and accounting fees, court reporter fees, filing fees, the actual cost of effecting service of papers or providing witnesses, and expenses incurred by Rohde Brothers itself.

CONFIDENTIAL CUSTOMER COPY



BROTHERS, INC.

Town of Lawrence

Breakdown of Rohde Proposal #20663

Proposal Name: Antenna Deduct

Material	Cost
Backfill	\$ -500.00
Concrete	\$ -1,150.00
Total Before Adjustment	\$ -1,650.00
Allowable Adjustment	5.0%
Total Material Cost	\$ -1,732.50

Labor	Cost
Concrete Base for Antenna	\$ -1,728.00
Demo Concrete Sidewalk	\$ -288.00
Excavating	\$ -1,152.00
Repair Sidewalk	\$ -864.00
Total Before Adjustment	\$ -4,032.00
Allowable Adjustment	5.0%
Total Labor Cost	\$ -4,233.60

Subcontract	Total
PJKortens	\$ -1,200.00
Total Before Adjustment	\$ -1,200.00
Allowable Adjustment	5.0%
Total Subcontract Cost	\$ -1,260.00

Material Total:	\$ -1,733
Total Labor	\$ -4,234
Total Subcontractor	\$ -1,260
Total Change Order	\$ -7,226



End 2 End Technologies

Lawrence, WI



Presented by:

Luis Lopez
Radio Frequency Engineer
End to End Technologies
60 West Sycamore Street, MN
Cell: (620)-203-6311
Llopez@e2etechinc.com

Prepared for:

Mark Hoff
Sales Representative
PJKco.
1985 W. Packard Street, WI
Cell: 920-810-1868
Mark.hoff@pjkco.com

Summary

Location: Wisconsin

Master Site: Tower

Coordinates: 44° 24' 59.98" N, 88° 08' 04.46" W

Height: 120ft above ground level

Frequency: 900 MHz

Remote Site: PRV

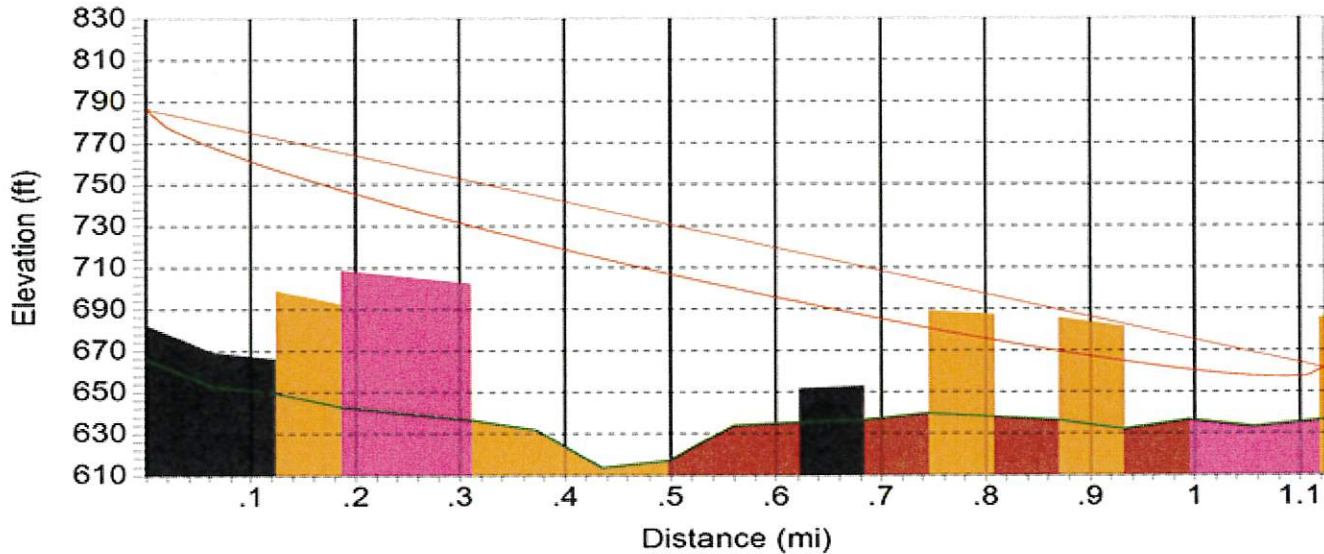
Coordinates: 44° 24' 27.29" N, 88 06' 56.39" W

Height: 25ft above ground level

Frequency: 900 MHz

Link Report

Tower to PRV Mark Hoff Link: Tower -> PRV



Transmitter	
Description	Data
Link end 1 ID	Tower
Site name	Tower
Latitude	N44°24'59.98"
Longitude	W88°08'04.46"
Transmitter Frequency	914 MHz
Polarization	vertical
Antenna Height (AGL)	120.00 ft
Antenna elevation (AMSL)	786.01 ft
Point az. to link end 2	123.91°
Pointing elev. to link end 2	-1.21°
Antenna gain to link end 2	11.00 dBi
ERP _i toward link end 2	6.65 dBW

Receiver	
Description	Data
Link end 2 ID	PRV
Site name	PRV
Latitude	N44°24'27.29"
Longitude	W88°06'56.39"
Received signal level	-79.24 dBW
Receiver noise level	-107.77 dBmW
Antenna Height (AGL)	25.00 ft
Antenna elevation (AMSL)	661.48 ft
Point az. to link end 1	303.92°
Pointing elev. to link end 1	1.20°
Antenna gain to link end 1	12.10 dBi
Net diversity gain	0.00 dB

Link Statistics	
Description	Data
Path	Tower -> PRV
Length	1.1243 mi
Number of obstacles	0
Excess pathloss	0.00 dB
Atm. Absorption loss	0.00 dB
Path loss for Stats	96.82 dB
Path Fresnel zone clearance	---
K factor	1.333

Link Performance	
Description	Data
Flat fade margin	45.74 dB
Net fade margin	45.73 dB
Annual fade outage	0.00 sec
Annual rain outage	0.00 sec
Percent availability	99.9999
Required C/(I+N) Ratio	12.80 dB
Link throughput	0.000 Mbps
Adaptive modulation table	----
Adaptive modulation label	none
Fade outage method	Vigants-Barnett
Rain outage method	Crane

Summary

Analysis of this 900MHz link concludes that the predicted resulting RSSI of -79.24 dBmW is achievable. The fernal zone of the link is partially blocked by a building, although this does reduce the effectiveness of the link. The RSSI is still well within effective range to maintain a stable and efficient link. I also ran this path on another link analysis software and concluded with a -82 dB with a ± 14 dB margin of error. As I understand you had a crew roughly test this link in the real world and received a reading of about -70 dB. I suspect the end result will be in the mid to high -70db range for this link.



Company Overview

End 2 End Technologies (E2E) specializes in total solutions for industrial wireless & commercial networked data systems. From initial planning & design, to installation, startup, & life cycle support, E2E offers a unique combination of wireless communications and IT expertise. We assist your team in creating a stable & efficient wireless solution to significantly reduce your business communication costs while maximizing network reliability & performance.

Since 2013, E2E has helped more than 300 customers and 60 resellers worldwide. E2E is proud to serve the top oil & gas companies in the United States, municipal and state-owned utilities, global leaders in electricity generation, and military and agricultural deployments.

We are partnered with ISNetwork, Veriforce, and Avetta for third-party compliance verification of our training, insurance, & safety policies. Additionally, we are a RAVS PLUS certified company via ISNetwork. We have a comprehensive drug & alcohol program (with monthly random checks) that utilizes DISA as our third party administrator for all employee testing and background checks. We also have partnerships with TPS Alert and NCMS for client-side drug & alcohol verification. We maintain PEC Safeland and H2S Clear certifications for our field personnel, as well as monthly safety training topics via online training companies.



Industry Partners



GE MDS

RADWIN



**Cambium
Networks**



Aviat
NETWORKS

CERAGON

Sabre Industries
Towers and Poles

Terms & Conditions



OWNERSHIP OF WORK

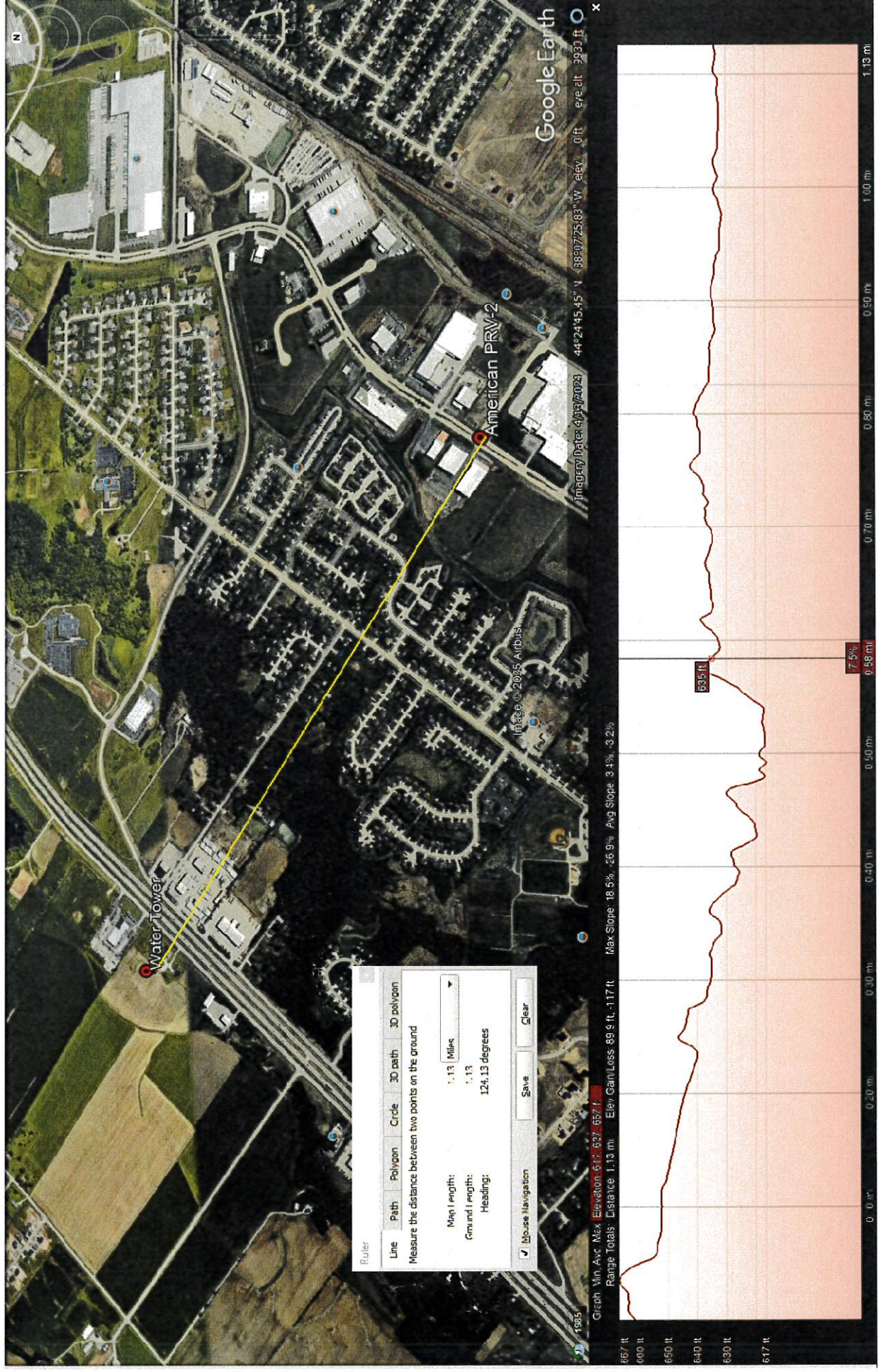
Customer acknowledges that it has no rights in any software, hardware, systems, documentation, guidelines, procedures, methodologies, processes, modifications, or other derivatives thereof, previously developed by E2E, except with respect to Customer's use of the same during the term of the accepted SOW as part of Customer's access and use of the Services. E2E shall own all scripts, methods, and processes developed for Customer except to the extent the applicable SOW specifically identifies such script, process, or method to be specifically paid for by Customer and owned by Customer.

CONFIDENTIAL INFORMATION

The services may require that the parties' employees have access to information belonging to or in the possession of the other party that is proprietary and confidential in nature. Accordingly, each party agrees to not: a) publish or otherwise disclose to third parties any Confidential Information of the other party, other than to such party's advisors, contractors, affiliates, or other third parties that have a need to know such information and are bound to written confidentiality obligations at least as restrictive as those set forth herein; or b) use the other party's Confidential Information in any way which might be injurious to the interests of the other party or for any other purpose other than in furtherance of this Agreement. All Confidential Information is and will remain the property of original party. Upon written notice by either party all Confidential Information exchanged hereunder shall be promptly returned to original party; provided, however, each party may retain one copy pursuant to internal document retention policies, provided that it cannot be used in any manner that would violate confidentiality. Any information that (i) was lawfully in a party's possession prior to any disclosure by the other party, (ii) is or becomes generally available to the public other than as a result of disclosure in violation of these terms, (iii) is received by a party from a third party that has the right to disclose such information, (iv) is independently developed by a party without the use of the other party's Confidential Information; or (v) is authorized for release in writing by the party that owns the Confidential Information, is not restricted by these terms. Nothing in these terms shall prevent either party from complying with a court order or subpoena; provided, however, the recipient shall provide the other party with prompt written notice.

On site radio path study

Lawrence Tower to American PRV-2 Station



On Site Radio Survey:

Action:

- 1) Setup a temporary antenna at American PRV-2, braced against DePere's existing antenna tower base.
- 2) Using an MDS Orbit 900 Mhz radio linked up with the water tower. Signal came back as -71 dbm with a 9 dBd 898-970 MHZ antenna.
- 3) Antenna height was 20 ft off ground level to clear metal bldg. across the street.



Agenda Item Review

Meeting Date: 10/13/2025

Agenda Item#: 20

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: **Change Order #1 – Scheuring Road Urbanization – Peters Concrete - \$7,669.47**

FISCAL IMPACT:

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

Item History: Peters Concrete have mostly completed their work on the Scheuring Road Urbanization project and have submitted Change Order #1 in the amount of \$7,669.47.

This change order is necessary for a water main repair (fiber contractor drilled through it; reimbursement recovery is in process) and the raising of certain valves/hydrants to accommodate the Brown County Highway road projects.

McMahon has reviewed all documents and has approved moving forward with the change order.

Recommended Action: Recommend approval of Change Order #1 – Scheuring Road by Peters Concrete in the amount of \$7,669.47.



1445 MCMAHON DRIVE P.O. BOX 1025
NEENAH, WI 54956 NEENAH, WI 54957-1025

TELEPHONE: 920.751.4200
FAX: 920.751.4284

CHANGE ORDER

PETERS CONCRETE COMPANY
1516 Atkinson Drive
Green Bay, WI 54303

Contract No.	L0017-09-22-00520
Project File No.	L0017-09-22-00520
Change Order No.	One (1)
Issue Date:	October 6, 2025
Project:	Town of Lawrence 2025 Scheuring Road Urbanization

You Are Directed To Make The Changes Noted Below In The Subject Contract:

You are directed to make the changes noted below in the subject contract.		
	(Item Description)	(Price)
1.1	See Attached Invoice to Furnish Labor/Equipment Materials to Repair Water Main Leak and Install 2 Foot Hydrant and Valve Extensions Due to BCHD Adjustments ADD	+ \$7,669.47
	TOTAL	+ \$7,669.47

The Changes Result In The Following Adjustments:

	CONTRACT PRICE	TIME
Prior To This Change Order	\$1,038,847.67	- days
Adjustments Per This Change Order	+ \$7,669.47	0 days
Current Contract Status	\$1,046,517.14	- days

Recommended:

McMAHON ASSOCIATES, INC.

Neenah, Wisconsin

Accepted:

PETERS CONCRETE COMPANY

Wisconsin

Authorized:

TOWN OF LAWRENCE

Wisconsin

By: [Signature]
Date: 10/6/25

By: [Signature]
Date: 10-7-25

By: _____
Date: _____

- ☐ OWNER Copy
☐ CONTRACTOR Copy
☐ ENGINEER Copy (Contract Copy)
☐ FILE COPY

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

PETERS CONCRETE COMPANY

1516 ATKINSON DR.
GREEN BAY, WI. 54303
PH. # 920-494-3700
FAX #920-494-5475

DATE: 9/17/2025**INVOICE DETAIL****CONTRACTOR/OWNER =** Town of Lawrence**ATTN:** KURT MINTEN**PROJECT NAME =** Scheuring Road Urbanization**PROJECT #** 25806**NATURE OF WORK:**

FURNISH LABOR/EQUIPMENT/MATERIAL TO REPAIR WATER MAIN LEAK AND INSTALL 2 FOOT HYDRANT EXTENSION

1) 9/11/2025; INSTALL 2 FOOT HYDRANT EXTENSION

Supervisor	2.00	HR	x	\$120.00	=	\$240.00
Supervisor	2.00	HR	x	\$120.00	=	\$240.00
2 Foot Hydrant extension	1.00	EA	x	\$1,549.00	=	\$1,549.00
valve box extension	1.00	EA	x	\$114.00	=	<u>\$114.00</u>
						\$2,143.00

2) 9/12/2025; MOBILIZATION; 305 VOLVO EXCAVATOR TO SITE

LOWBOY	1.00	HR	x	\$175.00	=	<u>\$175.00</u>
						\$175.00

3) 9/15/2025; 8 INCH WATER, LOCATE LEAK AND REPAIR MAIN

305 VOLVO EXCAVATOR	8.00	HR	x	\$195.00	=	\$1,560.00
Operator	8.00	HR	x	\$195.00	=	\$1,560.00
Labor	8.00	HR	x	\$105.00	=	\$840.00
Labor	8.00	HR	x	\$105.00	=	\$840.00
Foreman	8.00	HR	x	\$118.00	=	\$944.00
3/4" SEWER STONE	9.00	TON	x	\$16.75	=	\$150.75
8 inch C-900 Pipe	1.00	EA	x	\$457.92	=	\$457.92
8 inch MJ Sleeve	2.00	EA	x	\$438.90	=	\$877.80
Mobilization Utility Van	1.00	HR	x	\$150.00	=	<u>\$150.00</u>
						\$7,380.47

TOTAL SERVICES PERFORMED = **\$7,669.47**



Agenda Item Review

Meeting Date: October 13, 2025
Agenda Item#: 21

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: **Consideration to Set Date for Elector Meeting for Setting Tax Levy and Budget**

FISCAL IMPACT:

- | | |
|------------------------------|--|
| 1. Is there A Fiscal Impact? | <u>Yes, annual meeting requires published notice</u> |
| 2. Is it Currently Budgeted? | Yes |

Item History

Each November, we set a meeting of the electors to set the tax levy for the upcoming year, which we then utilize to finalize the upcoming budgets.

The Town Board regular meetings in 2025 would be on November 10th or November 24th.

In the last few years, we've set this meeting of the electors for the first regular Town Board meeting in November.

We want to be sure all of the Town Board members are able to attend and would otherwise be at this meeting, as we look at what date to set it for in November.

We would otherwise recommend that we set this meeting for Monday November 10th at 6:00pm.

Recommended Action By Town Board

Consider setting date for November meeting of the electors for tax levy and budget review, on November 10th, 2025.