

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