

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, October 13, 2025

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:00 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

Supervisors: Bill Bain, Kevin Brien, Kari Vannieuwenhoven

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

Excused: Lori Frigo

3. Pledge of Allegiance

4. Approve Agenda

Supervisor Brien made the motion to approve the agenda as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

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

None.

6. Consideration of minutes of September 22, 2025 Town Board Meeting:

Supervisor Vannieuwenhoven made the motion to approve the minutes of the Town Board meeting on September 22, 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 Brien seconded the motion. The motion carried unanimously.

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:

Supervisor Brien made the motion to open the public hearing at 6:04 p.m. Supervisor Bain seconded the motion. Motion carried unanimously.

Administrator Wetzel reviewed the request submitted. Building Inspector/Zoning Administrator Beining noted that the current Comprehensive Plan shows residential development in this area.

Chairman Tibaldo asked if there are any comments. None heard.

Supervisor Bain made the motion to close the public hearing at 6:07 p.m. Supervisor Brien seconded the motion. Motion carried unanimously.

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:

Supervisor Bain made the motion to approve zoning amendment request from A-1 to R-1 & R-2 on portions of Parcels L-452-5 & L-451-4 for the Preliminary Rock Ridge Subdivision Plat by McMahon Associates for Thomas Perock and the Town of Lawrence as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

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:

Supervisor Vannieuwenhoven made the motion to open the public hearing at 6:08 p.m. Supervisor Bain seconded the motion. Motion carried unanimously.
Building Inspector/ Zoning Administrator Beining stated that the owner intends to build a personal residence on the parcel.
Chairman Tibaldo asked if there are any comments. None heard.
Supervisor Brienens made the motion to close the public hearing at 6:11 p.m.
Supervisor Bain seconded the motion. Motion carried unanimously.

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:

Supervisor Bain made the motion to approve 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, then amended his motion to include a condition that the dwelling site must comply with Estate Residential zoning regulations. Supervisor Brienens seconded the motion. The motion carried unanimously.

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:

Supervisor Brienens made the motion to open the public hearing at 6:13 p.m. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.
Building Inspector/Zoning Administrator Beining reviewed the request and stated that the Comprehensive Plan shows business/commercial in this highway corridor.
Chairman Tibaldo asked if there are any comments. None heard.
Supervisor Bain made the motion to close the public hearing at 6:15 p.m. Supervisor Brienens seconded the motion. Motion carried unanimously.

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:

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

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:

Supervisor Bain made the motion to open the public hearing at 6:16 p.m. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.
Administrator Wetzel reviewed the CUP request for a sports training facility on parcel L-452-4. All training and uses are planned to be inside the building.

Verbal public comment received:

Jenny Kispert – 1449 Chickory Court

Chairman Tibaldo asked is there are any other comments. None heard.

Supervisor Bain made the motion to close the public hearing at 6:22 p.m. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.

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:

Supervisor Bain made a motion to approve Conditional Use Permit (CUP) request for Sports Training Facility on property zoned Business/Commercial, Parcel L-452-4 by SVR Properties for the Town of Lawrence with site plan to be reviewed at a later date.
Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

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

Supervisor Brien made the motion to open the public hearing at 6:30 p.m. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.

Administrator Wetzel reviewed the proposed changes to the existing Ordinance which essentially would require a CUP for any use that is currently considered Permitted.

Chairman Tibaldo asked is there are any comments. None heard.

Supervisor Bain made the motion to close the public hearing at 6:32 p.m. Supervisor Vannieuwenhoven seconded the motion. Motion carried unanimously.

17. Consideration of Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses:

Supervisor Bain made the motion to approve Ordinance Amendment of Town Ordinance 300-13 Limited Industrial Permitted Uses as presented. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Bill Bain, aye; Kevin Brien, aye; Kari Vannieuwenhoven, aye; Lanny Tibaldo, aye. The motion carried unanimously.

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:
Administrator Wetzel and Building Inspector/Zoning Administrator Beining reviewed the request submitted for a 15,600 SF addition to the existing ISA building along with additional parking spaces.
Supervisor Bain made the motion to approve the Site Plan for Commercial Addition at 2350 Lawrence Parkway on Parcel L-454 by Jason Berken as presented. Supervisor Brien seconded the motion. The motion carried unanimously.
- b. Consideration of 4-Lot Certified Survey Map (CSM) on Parcels L-454-3 and L-2078 by Town of Lawrence:
Supervisor Bain made the motion to approve the 4-Lot Certified Survey Map (CSM) on Parcels L-454-3 and L-2078 by the Town of Lawrence as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

19. Consideration of Change Order #1 LE-2 Building Improvements-Delete Radio Antenna & Base:

Administrator Wetzel stated that the City of De Pere already has an antenna base and antenna on the LE-2 building that we are able to attach our equipment to.

Supervisor Bain made the motion to approve Change Order #1 LE-2 Building Improvement to delete radio antenna & base as presented. Supervisor Brien seconded the motion. The motion carried unanimously.

20. Consideration of Change Order #1 2025 Scheuring Road Urbanization – Hydrant, Valve and Water Main repair:

Public Works Director, Minten reviewed the change order request for the water main repair and raising of certain valves and hydrants to accommodate the Brown county Highway road projects.

Supervisor Bain made the motion to approve Change Order #1 2025 Scheuring Road Urbanization for hydrant, valve and water main repair as presented. Supervisor Brien seconded the motion. The motion carried unanimously.

21. Consideration to Set Date for November Meeting of Electors for 2026 Tax Levy and Budget:

Chairman Tibaldo made the motion to hold the meeting of Electors for 2026 Tax Levy and Budget on Monday, November 17, 2025. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

22. Administrator/Staff Reports

Staff reports were given.

23. Future Agenda Items

- a. Meeting of Electors for 2026 Tax Levy and Budget-November 17, 2025.
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*). The Town Board did not go into closed session, however items listed were briefly discussed in open session.
25. **Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:**

The Town Board did not go into closed session.
26. **Adjourn:**

Supervisor Bain made the motion at 6:52 p.m. to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer