

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, December 8, 2025, at 6:00 P.M.

Discussion and Action on the following:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Agenda
5. Public Comments upon matters not on agenda or other announcements.
6. Consider minutes of November 17, 2025 Town Board Meeting
7. Consideration of payment of due invoices
8. Consideration of Appointment of Election Inspectors for the 2026-2027 Election Cycle and Pay Increase
9. Consideration of Intergovernmental Agreement for EMS/Rescue Services with the City of DePere
10. Consideration to Award Bid for Rock Ridge Subdivision Street & Utility Construction
11. Consideration and possible action on Resolution 2025-015 Approving an Amendment to the Project Plan of Tax Incremental District No. 3A
12. Administrator/Staff Reports
13. Future Agenda Items
14. Adjourn

Patrick Wetzal for Dr. Lanny J. Tibaldo

Posted at the following on December 5, 2025:

- ☒ *Town Hall, 2400 Shady Ct; Posted to the Town Website;*
- ☒ *Notice to News Media*

NOTE: Any person wishing to attend this meeting who, because of disability requires special accommodations, should contact Town Clerk-Treasurer Cindy Kocken, at 920-347-3719 at least 2 business days in advance so that arrangements can be made.

Town of Lawrence
Proceedings of the Regular Town Board Meeting &
Special Electors Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, November 17, 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 Brienens, Kari Vannieuwenhoven, Lori Frigo

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

Excused: Luke Pasterski

3. Pledge of Allegiance

4. Approve Agenda

Supervisor Brienens 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:

Jon Klasen, 807 Quidditch Ct thanked and congratulated the Town Board and Staff on a job well done regarding recent development in Town.

6. Oath/Swearing In of new Hobart-Lawrence Police Officer Brandon Miller:

Town Clerk, Cindy Kocken swore in new Hobart-Lawrence Police Officer Brandon Miller.

7. Presentation of Hobart-Lawrence Police Department Awards:

Police Chief Michael Renkas presented Investigator Dan Van Lanen with the Distinguished Service Award for his exceptional dedication and leadership in organizing and executing a highly successful multi-department golf outing benefiting the Hobart-Lawrence Police and Fire Departments.

Police Chief Michael Renkas also presented Captain Nicole Crocker with the Distinguished Service Award for her exemplary leadership and commitment as the Hobart-Lawrence Police Department's Accreditation Manager.

8. Presentation of Hobart-Lawrence Police Department Career Development Program:

Police Chief Michael Renkas recognized Officer Zachary Cambry for earning 11 total points through the Career Development Program qualifying him for advancement to the rank of Corporal.

Police Chief Michael Renkas also recognized Investigator Dan Van Lanen for earning 18 total points qualifying him for advancement to the rank of Master Sergeant which is the highest designation available in the Career Development Program.

9. Public Hearing: Review and Consideration for Proposed 2026 Budget and Proposed Tax Levy:

Supervisor Brienens made the motion to open the public hearing at 6:16 p.m.

Supervisor Frigo seconded the motion. The motion carried unanimously.

Administrator Patrick Wetzel reviewed the proposed 2026 budget and proposed tax levy for consideration.

Comments received:

Jon Klasen, 807 Quidditch Court

Chairman Tibaldo asked if there are any other questions. None heard.

Supervisor Brienien made the motion to close the public hearing at 7:04 p.m.

Supervisor Bain seconded the motion. The motion carried unanimously.

10. Recess until after Special Town Meeting of the Electors of the Town of Lawrence:

Supervisor Frigo made the motion to recess until after Special Town Meeting of the Electors at 7:05 p.m. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

11. Return to regular session:

Supervisor Frigo made the motion to return to regular session at 7:09 p.m. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

12. Consideration of minutes of October 27, 2025 Town Board Meeting:

Supervisor Frigo made the motion to approve the minutes of the Town Board meeting on October 27, 2025 as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

13. Consideration of payment of due invoices:

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

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

a. Consideration of 4 Lot Certified Survey Map (CSM) on part of Parcel L-20 & L-21-1 by Lawrence Development LLC:

Supervisor Bain made the motion to approve the 4 Lot Certified Survey Map (CSM) on part of Parcel L-20 & L-21-1 by Lawrence Development LLC as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

b. Consideration of Preliminary Review of Planned Development District for Motor Condos on Parcel L-460 by Blue Reef Holdings LLC:

Supervisor Bain made the motion to approve the preliminary review of Planned Development District for motor condos on Parcel L-460 by Blue Reef Holdings LLC as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

c. Review only of Amendment to the Project Plan for Tax Incremental District (TID) No. 3A:

Administrator Patrick Wetzel reviewed the amendment to the project plan for TID No. 3A. The Joint Review Board (JRB) met as required for annual review of TID reports, they received a report-only of the proposed amendment to TID #3. The Town Board will consider this amendment at their December 8th meeting. Then the JRB will meet for consideration after Town Board action.

15. Consideration of 2026 Budgets for the Town of Lawrence:

Supervisor Brienien made the motion to approve the 2026 Budgets for the Town of Lawrence as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

16. Consideration of Pay Request #1 Sanitary Sewer Infrastructure – PTS Contractors, Inc. - \$445,593.55:

Supervisor Bain made the motion to approve Pay Request #1 Sanitary Sewer Infrastructure for PTS Contractors, Inc. in the amount of \$445,593.55 as presented. Supervisor Frigo seconded the motion. Motion carried unanimously.

17. **Consideration to Pay Request #5 Connection Station LE-2 Improvements – Rhode Brothers, Inc. - \$4,774.00:**
Supervisor Bain made the motion to approve Pay Request #5 Connection Station LE-2 Improvements for Rhode Brothers, Inc. in the amount of \$4,774.00 as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.
18. **Consideration of Purchase of New Batwing Mower:**
Supervisor Brienens made the motion to approve the purchase of new Batwing mower from Weyers Implement for \$59,100.80 as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.
19. **Consideration of Change Order for New Fire Engine Apparatus– Add: \$12,647.60:**
Supervisor Frigo made the motion to approve the Custom Fire Change Order for new fire engine apparatus– adding: \$12,647.60 as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
20. **Consideration to Cancel the November 24, 2025 Town Board Meeting and Confirm December Meeting Dates:**
Supervisor Brienens made the motion to cancel the November 24, 2025 Town Board Meeting. Supervisor Frigo seconded the motion. The motion carried unanimously. Regular December meetings were confirmed.
21. **Administrator/Staff Reports**
Staff reports were given.
22. **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*). The Town Board did not go in to closed session.
23. **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.
24. **Adjourn:**
Supervisor Frigo made the motion at 8:28 p.m. to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer

Report Criteria:

Detail report.
Invoices with totals above \$.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AIT Business Technologies, LLC								
869	AIT Business Technologies, LLC	63739	Microsoft Office-Anti Virus	12/01/2025	609.30	.00		
869	AIT Business Technologies, LLC	63740	Hosting Service - lawrencewi.gov	12/01/2025	54.00	.00		
869	AIT Business Technologies, LLC	63741	Server Backup	12/01/2025	199.99	.00		
869	AIT Business Technologies, LLC	63742	IT Services	12/01/2025	629.99	.00		
869	AIT Business Technologies, LLC	63743	Telephone Service	12/01/2025	150.00	.00		
869	AIT Business Technologies, LLC	63743	Water Telephone	12/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	63743	Sewer Telephone	12/01/2025	75.00	.00		
869	AIT Business Technologies, LLC	FT-2215	Fax Line	12/01/2025	12.31	.00		
869	AIT Business Technologies, LLC	FT-2215	SCADA line	12/01/2025	81.46	.00		
Total AIT Business Technologies, LLC:					1,887.05	.00		
Associated Appraisal Consultants, Inc								
31	Associated Appraisal Consultants,	183606	Town Assessor	12/01/2025	1,476.20	.00		
Total Associated Appraisal Consultants, Inc:					1,476.20	.00		
Badger Meter, Inc								
37	Badger Meter, Inc	80219804	Services	11/26/2025	520.74	.00		
Total Badger Meter, Inc:					520.74	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9011007570	Water Testing	11/12/2025	96.00	.00		
102	Clean Water Testing LLC	9011043063	Water Testing	11/19/2025	96.00	.00		
Total Clean Water Testing LLC:					192.00	.00		
Derouin, William								
468	Derouin, William	112525	Tractor & Spreader Rental	11/25/2025	1,530.00	.00		
468	Derouin, William	112525	Straw	11/25/2025	100.00	.00		
Total Derouin, William:					1,630.00	.00		
Diggers Hotline								
125	Diggers Hotline	251 1 19551	WF-Locate Service	11/30/2025	81.90	.00		
125	Diggers Hotline	251 1 19551	SF-Locate Service	11/30/2025	81.90	.00		
Total Diggers Hotline:					163.80	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1213	Electrical Inspection	11/12/2025	667.30	.00		
Total Fameree Consulting & Inspection:					667.30	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	12025-11-13	Auger Holes for Signs	11/20/2025	450.00	.00		
Total Fisher Concrete Sawing, Inc:					450.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Fox Cities Cleaning Inc								
161	Fox Cities Cleaning Inc	112125	Carpet Cleaning - Town Hall & Fir	11/21/2025	2,110.00	.00		
	Total Fox Cities Cleaning Inc:				2,110.00	.00		
Great Lakes Testing Inc.								
1156	Great Lakes Testing Inc.	130259	Ladder Inspection	11/14/2025	430.00	.00		
	Total Great Lakes Testing Inc.:				430.00	.00		
Harter's Fox Valley Disposal								
1211	Harter's Fox Valley Disposal	1576305	Recycle Services	11/30/2025	9,900.80	.00		
1211	Harter's Fox Valley Disposal	1576305	Trash Services	11/30/2025	17,081.60	.00		
	Total Harter's Fox Valley Disposal:				26,982.40	.00		
Hogan Environmnetal Cleaning LLC								
1263	Hogan Environmnetal Cleaning LL	2687	Asbestos Removal-Sannes Prope	11/03/2025	1,400.00	.00		
	Total Hogan Environmnetal Cleaning LLC:				1,400.00	.00		
Jefferson Fire & Safety, Inc.								
222	Jefferson Fire & Safety, Inc.	IN333796	Hydrant Tool Bag	11/18/2025	590.89	.00		
	Total Jefferson Fire & Safety, Inc.:				590.89	.00		
Kodiak Excavating Inc								
254	Kodiak Excavating Inc	3687	Yard Waste Disposal	11/13/2025	925.00	.00		
	Total Kodiak Excavating Inc:				925.00	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00940751	LE-2 Building	10/07/2025	385.00	.00		
285	McMahon Associates, Inc.	00940839	Storm Pond Services	10/10/2025	2,500.00	.00		
285	McMahon Associates, Inc.	00940870	Illicit Discharge	10/13/2025	2,596.56	.00		
285	McMahon Associates, Inc.	00940878	Stormwater Reviews	10/13/2025	255.00	.00		
285	McMahon Associates, Inc.	00940924	ISA Fields CSM	10/13/2025	2,380.51	.00		
285	McMahon Associates, Inc.	00940964	TID #3 MS Sewer	10/20/2025	3,135.00	.00		
285	McMahon Associates, Inc.	00940965	Scheuring Rd Urbanization	10/20/2025	4,156.35	.00		
285	McMahon Associates, Inc.	00940967	Torchwood Extension	10/20/2025	2,611.14	.00		
285	McMahon Associates, Inc.	00940973	TID 3 Deep Sewer	10/20/2025	2,742.50	.00		
285	McMahon Associates, Inc.	00940977	Rock Ridge Subdivision	10/21/2025	18,038.06	.00		
285	McMahon Associates, Inc.	00940979	Orange Lane Utility Relocate	10/21/2025	802.50	.00		
285	McMahon Associates, Inc.	00940980	Tigerwood/Beck Way	10/21/2025	600.00	.00		
	Total McMahon Associates, Inc.:				40,202.62	.00		
Menards Inc								
286	Menards Inc	54649	Snow Plow Markers	11/18/2025	45.36	.00		
286	Menards Inc	55164	Truck #15	12/01/2025	68.84	.00		
	Total Menards Inc:				114.20	.00		
Midwest Meters Inc.								
295	Midwest Meters Inc.	0183718-IN	New Meters	11/20/2025	1,206.43	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Midwest Meters Inc.:					1,206.43	.00		
MONROE TRUCK EQUIPMENT INC								
506	MONROE TRUCK EQUIPMENT I	859009	Equipment parts	12/03/2025	56.91	.00		
Total MONROE TRUCK EQUIPMENT INC:					56.91	.00		
Northeast Asphalt Inc.								
311	Northeast Asphalt Inc.	30-00035316	Storm Sewer	11/13/2025	174.40	.00		
Total Northeast Asphalt Inc.:					174.40	.00		
Packer Fastener & Supply, Inc								
1255	Packer Fastener & Supply, Inc	IN369383	Equipment Supplies	11/19/2025	22.42	.00		
Total Packer Fastener & Supply, Inc:					22.42	.00		
Pro One Janitorial Inc								
342	Pro One Janitorial Inc	229715	Monthly cleaning - December	11/20/2025	576.66	.00		
Total Pro One Janitorial Inc:					576.66	.00		
PTS CONTRACTORS, INC								
952	PTS CONTRACTORS, INC	L0017-09-25-0	PR#1-TID 3 Sewer	11/04/2025	445,593.55	445,593.55	11/18/2025	
Total PTS CONTRACTORS, INC:					445,593.55	445,593.55		
QS1, INC								
1088	QS1, INC	1608	Truck #12	11/07/2025	835.00	.00		
Total QS1, INC:					835.00	.00		
Rohde Brothers Inc								
1232	Rohde Brothers Inc	L0017-09-24-0	Pay Request #5 - LE-2	10/30/2025	4,774.00	4,774.00	11/18/2025	
Total Rohde Brothers Inc:					4,774.00	4,774.00		
Ruechel, Brian C.								
1012	Ruechel, Brian C.	102825	Financial Consultant	10/28/2025	500.00	.00		
1012	Ruechel, Brian C.	112625	Financial Consultant	11/26/2025	850.00	.00		
Total Ruechel, Brian C.:					1,350.00	.00		
Southside Tire Co.								
388	Southside Tire Co.	10327298	Truck #3	11/20/2025	546.90	.00		
Total Southside Tire Co.:					546.90	.00		
Truck Equipment Inc.								
429	Truck Equipment Inc.	1175060-00	Truck #1	12/01/2025	251.22	.00		
Total Truck Equipment Inc.:					251.22	.00		
Village of Hobart								
450	Village of Hobart	103125	Blood Draws	11/10/2025	95.25	.00		
450	Village of Hobart	103125	Court Health/Dental/Life/WC	11/10/2025	2.33	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
450	Village of Hobart	103125	Court Clerk Wages	11/10/2025	1,731.92	.00		
450	Village of Hobart	103125	Police/Admin Salaries	11/10/2025	49,406.88	.00		
450	Village of Hobart	103125	Telephone/Cell/Radios	11/10/2025	3,834.63	.00		
450	Village of Hobart	103125	Grants	11/10/2025	607.96	.00		
450	Village of Hobart	103125	Background Checks	11/10/2025	21.00	.00		
450	Village of Hobart	103125	Health, Dental, Life, Wrk comp	11/10/2025	7,357.37	.00		
450	Village of Hobart	103125	Police Fuel Expenses	11/10/2025	1,459.60	.00		
450	Village of Hobart	103125	Police Seminars/Conf/Training	11/10/2025	233.33	.00		
450	Village of Hobart	103125	Police Supplies	11/10/2025	907.16	.00		
450	Village of Hobart	103125	Court Clerk Payroll Tax	11/10/2025	162.45	.00		
450	Village of Hobart	103125	Police Vehicle Lease	11/10/2025	3,624.24	.00		
450	Village of Hobart	103125	Police/Adm Payroll Taxes	11/10/2025	3,679.71	.00		
450	Village of Hobart	103125	Court Clerk Retirement	11/10/2025	119.50	.00		
450	Village of Hobart	103125	Judge Salary	11/10/2025	391.68	.00		
450	Village of Hobart	103125	Police Retirement Expense	11/10/2025	6,600.32	.00		
450	Village of Hobart	103125	Court Supplies	11/10/2025	413.62	.00		
450	Village of Hobart	103125	Law & Ordinance Violations	11/10/2025	2,153.06-	.00		
450	Village of Hobart	103125	Police Vehicle Maintenance	11/10/2025	517.48	.00		
450	Village of Hobart	103125	Municipal Attorney	11/10/2025	368.53	.00		
Total Village of Hobart:					79,381.90	.00		
Wagner, Alex								
1262	Wagner, Alex	120125	Snowplowing	12/01/2025	332.50	.00		
Total Wagner, Alex:					332.50	.00		
Water Key LLC								
1261	Water Key LLC	204652	Gate Valves	11/11/2025	740.00	.00		
Total Water Key LLC:					740.00	.00		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	85568698	Services 2400 Shady Ct	12/07/2025	72.99	.00		
Total Wil-Kil Pest Control:					72.99	.00		
Grand Totals:					615,657.08	450,367.55		

Dated: _____

Town Chairman: _____

Town Supervisor: _____

Clerk/Treasurer: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

- Detail report.
- Invoices with totals above \$.00 included.
- Paid and unpaid invoices included.



TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr Lanny J. Tibaldo, Town Board Chairman and Town Board
REPORT FROM: Cindy Kocken, Clerk-Treasurer
AGENDA ITEM: Appointment of Election Inspectors for January 1, 2026- December 31, 2027 Term and Proposed Wage Increase.

FISCAL IMPACT:

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

Item History

Every odd year, the Town Board appoints Election Inspectors for the next 2-year term.

Below are the applications received for those interested in serving as an Election Inspector for the 2026-2027 term:

Eric Enli	Chief
Lynn Schad	
Suzanne Cashman	
Julie Janquart	
Stephen Van Boxtel	
Robert Decker	
Bonnie Lemke	Chief
David Schmidt*	
Sara Ghadiri*	
Jeanne Suda*	
Julie Willems	
Lori Van Lanen*	
Jillian Schwab	
Chris Schmidt	Submitted by the Republican Party
Carolee Smits	Submitted by the Republican Party
Shelagh Williams*	
Adam Akeknavicus*	Submitted by the Republican Party
Mike Mueller	Submitted by the Republican Party
Denise Vetter*	Submitted by the Republican Party
Michael Soch*	Submitted by the Republican Party
Karen Wolf*	Submitted by the Republican Party
Kathryn Broeckel*	Submitted by the Democratic Party
Denise Weeks*	Submitted by the Democratic Party

(New Election Inspectors on this list are marked with an *)

Also proposed is an increase in pay for Election Inspectors. Currently we pay \$10 per hour and we are proposing an increase to \$12 per hour. The current budget approved is expected to cover this increase.

Recommended Action By Town Board

To approve all the Election Inspectors presented for the upcoming 2026-2027 term.



Agenda Item Review

Meeting Date: 12/8/2025

Agenda Item#: 9

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzol, Town Administrator
AGENDA ITEM: Consider Intergovernmental Agreement for DePere EMS/Rescue

FISCAL IMPACT:

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

Item History

After substantial review on EMS/ambulance efforts with multiple contractors, and in accordance with Town Board advice to pursue a new agreement with the City of DePere for continued EMS/ambulance services, the proposed agreement is presented for Town Board review and consideration.

The agreement outlines fee structures for the next 5 years, as previously discussed.

Aside from fee schedule for the 5 year period, the agreement is otherwise substantially similar to the agreement DePere reached with the Town of Ledgeview.

Recommended Action By Town Board

Recommend approval of Intergovernmental Agreement for EMS/Rescue Services with the City of DePere to be effective for 2026.

**INTERGOVERNMENTAL AGREEMENT FOR
EMERGENCY MEDICAL SERVICES and RESCUE
BETWEEN**

**THE CITY OF DE PERE
AND
THE TOWN OF LAWRENCE**

This Agreement is made and entered into pursuant to the authority of Wis. Stats. §66.0301, this ____ day of _____, 2025 as an intergovernmental agreement, by and between the City of De Pere, a Wisconsin municipal corporation (“De Pere”) and the Town of Lawrence, a Wisconsin township (“Lawrence”), collectively referred to as “the Parties”.

WHEREAS, the Parties have previously entered into agreement for the provision of emergency rescue services together with various amendments and addenda thereto; and

WHEREAS, the population growth in both De Pere and Lawrence, together with increasing service costs have necessitated the renegotiation of such agreements; and

WHEREAS, the Parties, individually and collectively, believe it to be in the best interests of their respective citizenry to enter into this new Agreement for emergency medical services and rescue; and

NOW, THEREFORE, upon mutual promises contained herein, and upon other such considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- A. Prior Agreements. The parties agree that any and all prior agreements for the provision of emergency medical services and rescue, together with any and all amendments and addenda thereto, are hereby terminated.
- B. Provision of Emergency Medical and Rescue Services. De Pere agrees to provide and make available on-call emergency medical and rescue services within the geographic area of Lawrence, as depicted and identified as the Service Area on Exhibit A, attached hereto and made a part hereof.

1. The scope of services shall consist of emergency medical and rescue services as follows:
 - a. Emergency rescue services: Emergency medical services and transportation, including disentanglement/extrication.
 - b. Advanced life support services: Trauma and cardiac life support and transportation provided by paramedical level staff including emergency rescue service.
2. De Pere shall staff its rescue vehicle(s) with employees who are trained and licensed in accordance with the requirements of the State of Wisconsin.
3. All rescue vehicle(s) utilized by De Pere for provisions of services under this Agreement shall comply with all regulations and standards imposed by the State of Wisconsin.
4. In no event shall the services provided be for non-emergency purposes. Patient transportation shall be to a Green Bay hospital unless approved by medical control. When practicable, such transport will be to the Green Bay hospital of the transportee's choice; however, should the transportee be unable to communicate such choice or should rescue personnel, in the exercise of their professional judgment, determine that a particular hospital is suited for the transportee's medical condition, the rescue personnel decision shall prevail.
5. In no event shall this Agreement be considered a guarantee or warranty of emergency or medical services or of the ability to provide such services upon demand. Lawrence understands and acknowledges that De Pere is a participant in the Brown County Mutual Aid Agreement ("County Agreement"). Pursuant to the County Agreement, De Pere may have occasion to request rescue services from a neighboring jurisdiction, which may result in Lawrence being the recipient of those mutual aid services. Lawrence agrees to accept such mutual aid services contemplated under the County Agreement, as being provided by De Pere under this Agreement.

6. De Pere shall use its same efforts toward responding to all requests for rescue calls received by De Pere personnel without regard to whether such calls are within De Pere, Lawrence, or any other jurisdiction. This shall in no way or manner be construed as any warranty or guarantee for service.

C. Contract Service Fees

1. In consideration of services provided under this Agreement, Lawrence shall pay to De Pere a Contract Service Fee ("Fee") calculated on per capita fee basis utilizing operating expenditures and operating revenues for De Pere, as more fully described in the Contract Pricing Calculator Schedule attached hereto as Exhibit B.
2. In addition to the Fee payable by Lawrence, De Pere shall charge to each user of services hereunder such fees consistent with its established Rescue Fee policy ("User Charges"). Residents of Lawrence will be charged fees at the De Pere Resident Rate. A copy of such current fees is attached hereto as Exhibit C.
3. The Fee for service years 2026-2029 shall be equal to the population data multiplied by the following Contract Service Rate ("Rate").
 - a. Year 2026: \$18.00
 - b. Year 2027: \$21.00
 - c. Year 2028: \$24.00
 - d. Year 2029: \$26.00
4. For service year 2030 and onward, De Pere, shall utilize the actuals (2) years in arrears for population data, operating expenditures and revenues to determine the Rate for the following service year based upon the difference in the Rate from the previous service and the Net Operating Cost per Capita two years in arrears (Net Operating Cost per Capita equals the Gross Cost Per Capita [Population Data/Operating Expenditures = Gross Cost Per Capita] less the Non-Contract Revenue Per Capita [Population Data/Operating Revenues = Non-Contract Revenue Per Capita]).

- a. For example, to determine the Fee for the 2030 service year, the calculated Net Operating Cost per Capita for 2028 will be compared to the Rate for service year 2029 and based on the difference, the applicable adjustment calculator will be applied to determine the Rate and the resulting Fee.
 - b. The State of Wisconsin Department of Administration's final population estimates shall be the basis for establishing Lawrence's population data for the applicable year.
5. Lawrence shall make Catch Up Payments to De Pere based on its population data multiplied by the delta between its fixed Rate under this Agreement and the applicable contract service rate between Ledgeview and De Pere for the years 2026-2029. The Catch Up Payment delta rate will be as follows:

2026: \$2.00

2027: \$3.00

2028: \$2.00

2029: Variable based on Ledgeview's calculated rate.

Lawrence's Catch Up Payments shall be paid in two (2) equal installments in years 2029 and 2030. De Pere shall invoice Lawrence for each Catch Up Payment, and such invoices shall be due within 30 (30) days of receipt by Lawrence.

6. Contract Service Rate Adjustment Calculator Schedule ("Schedule"):

a. CPI Rate Increase

- i. If the Per Capita Difference [Net Operating Cost per Capita less the prior year's Contract Service Rate/prior year's Contract Service Rate] equals less than 5%, the Contract Service Rate shall adjust by the Consumer Price Index of the service year, two years in arrears. This will be the new Contract Service Rate for the next service year.

b. 5% Rate Decrease and Refund Payment

- i. If the Per Capita Difference equals a deficit of 5% or more, the Contract Service Rate shall be decreased by 5% and Lawrence will receive a Gap Refund Payment (“Gap Refund”) based on the variance in the Per Capita Difference. (For example, if the Per Capita Difference is -7.1% [Net Operating Cost Per Capita of \$24.17 less the 2029 Contract Service Rate of \$26.00 divided by the 2029 Contract Service Rate of \$26.00] the Contract Service Rate for 2030 will be \$24.70 (2029 Contract Service Rate less 5%).
 - ii. Additionally, a Refund shall be issued to Lawrence for that upcoming service year, which will be equal to the Gap Per Capita, as defined via illustrative calculation on the attached Exhibit B, multiplied by the Lawrence Population. (See Exhibit B)
- c. 5% Rate Increase and Invoice Payment
 - i. If the Per Capita Difference equals an increase of 5% or more, the Contract Service Rate shall be increased by 5% and Lawrence will receive a Gap Payment Invoice (“Gap Payment”) based on the variance in the Per Capita Difference. (For example, if the Per Capita Difference is 7.9% [Net Operating Cost Per Capita of \$28.05 less the 2029 Contract Service Rate of \$26.00 divided by the 2029 Contract Service Rate of \$26.00] the Contract Service Rate for 2030 will be \$27.30 (2029 Contract Service Rate plus 5%)
 - ii. Additionally, a Gap Payment shall be issued to Lawrence for that upcoming service year, for payment to De Pere in an amount equal to the Gap Per Capita, as defined via illustrative calculation on the attached Exhibit B, multiplied by the Lawrence Population. (See Exhibit B.)

- 7. Notice of Contract Service Fee. De Pere shall conduct an annual review of its actuals for the prior service year and shall meet with Lawrence to discuss the results of that review. As part of this review and meeting, Lawrence shall provide the population data as described in paragraph C.4.b. of this Agreement. De Pere shall then provide written

notice to Lawrence of the Contract Service fee for the next following service year on or before June 30th. The notice will include the Contract Service Rate, the Contract Service Fee, a quarterly payment schedule and any Gap Refund or Gap Payment due.

8. Payments. De Pere shall invoice Lawrence equal quarterly installment payments for the Contract Service Fee on the 15th day of the first month of each quarter, commencing January 15, 2026, and quarterly thereafter until termination or expiration of the Agreement. Such invoices shall be due within (30) thirty days of receipt by Lawrence.

If a Gap Refund or a Gap Payment is due based on the Schedule, such refund or payment shall be issued or due annually by January 31st. (For example, if the June 30, 2029 Notice of Contract Service Fee provides that a Gap Refund or Gap Payment is owed, such refund or payment will be issued or due by January 31st, 2030.)

D. Term

1. Initial Term. The term of this Agreement, commencing as of January 1, 2026, and shall continue for five (5) years ("Initial Term") unless modified or terminated by either Party as provided herein.
2. Renewal. Upon the expiration of the Initial Term, this Agreement shall automatically renew for successive one (1) year periods ("Renewal Term") unless either Party notifies the other in writing of its intention to not renew, no less than 180 days prior to the date on which the Agreement would otherwise automatically renew.
3. Breach. A party may terminate this Agreement if the other party commits a material breach of this Agreement by giving 30 days' notice to the breaching party. A material breach shall be defined as a breach that strikes so deeply at heart of the contract that it renders the Agreement "irreparably broken" and defeats the purpose of the making the contract in the first place. If the breaching party fails to correct the breach within 30 days, the Agreement is terminated. Notwithstanding the foregoing, De Pere may terminate this Agreement if Lawrence fails to make timely payment for amounts due

hereunder and such failure continues for a period of thirty (30) days following written notice of such failure by De Pere to Lawrence.

4. Equalizing Payment. In the event that Lawrence issues its notice of nonrenewal during the final year of the Initial Term and accordingly does not continue with a Renewal Term(s), Lawrence shall make an Equalizing Payment in the amount of \$80,000.00 to align expenditures for service costs not contemplated in the flat service fees for service years 2026-2029.
5. Fees/Gap Refunds/Gap Payments Upon Termination. Following the termination and/or expiration of the Agreement, the Parties will remain obligated to each other for any Gap Refund or Gap Payment that may be due pursuant to Schedule for what would have been the next upcoming service year. Any such Gap Refund or Gap Payment shall be issued or due by July 31st of the next following calendar year until all actuals for prior service years are accounted for and reconciled.

To that end, De Pere shall provide a final notice in the calendar year following the termination of the Agreement with any applicable Gap Refund or Gap Payment Invoice due which shall be issued or paid by July 31st in the year immediately following the termination or expiration of the Agreement. (For example, if the Agreement terminates on December 31, 2031, De Pere shall provide written notice to Lawrence of any Gap Refund or Gap Payment accounting for service years 2030 and 2031, no later than June 30, 2032 and payment will accordingly be issued or paid by July 31, 2032.)

- E. Indemnification. Each Party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, committees, commissions, agencies, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions, including providing its own defense, except as provided herein. In situations including joint liability, each Party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, commissions, committees, agencies, and representatives. It is not the intent of the Parties to waive any

statutory protections or impose liability beyond that imposed by state statutes. The obligations of the Parties under this paragraph shall survive the expiration or termination of this Agreement.

- F. Notices. Any and all notices which either Party may give under this Agreement shall be in writing and delivered by registered or certified mail, return receipt requests, or by personal delivery, or by first class mail postage prepaid. In this case of first class mail, delivery shall be deemed to have been accomplished two (2) days after deposit of the notice in the mail. Until written notice is delivered to the other party of a change in address, the addresses set forth below shall be presumed current:

If to City of De Pere:

City of De Pere
City Clerk
335 South Broadway
De Pere, WI 54115

If to the Town of Lawrence:

Town of Lawrence
Town Clerk
2400 Shady Court
De Pere, WI 54115

G. General Provisions

1. This Agreement shall, effective upon its execution by the parties, supersede and terminate any prior Agreement between the Parties.
2. This Agreement shall apply to, inure to the benefit of, and be binding upon and enforceable against, the parties hereto and their respective successors and assigns.
3. This Agreement will be construed and interpreted in accordance with the laws of the

State of Wisconsin, notwithstanding any conflicts of laws provisions.

4. Enforceability of this Agreement is not affected by a change in the form of Lawrence's government.
5. If any provision of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision, or portion thereof, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
6. The waiver by either Party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or any other provision hereof.
7. Neither Party shall be in default or otherwise liable for any delay in or failure of its performance under this Agreement if such delay or failure arises by any reason beyond its reasonable control, including any act of God or the common enemy or earthquakes, floods, fires, epidemics, riots, epidemics, telecommunications delays, failure of electrical power, lightning, national emergency, war, action of court or public authority, terrorist act, military action, civil disturbance, internet outages, failures or delay in transportation or communications. The Parties will promptly inform and consult with each other as to any of the above causes which in their judgment may or could be the cause of a delay in the performance of this Agreement.
8. Neither party may assign its rights or delegate its obligations under this Agreement without the prior written consent of the other party.
9. This Agreement constitutes the Parties' complete agreement and may only be modified, amended, or added after the date of this Agreement by a written instrument executed by both Parties, except as otherwise provided herein.

10. The Parties have given due authority to the individuals who have signed this Agreement to execute this Agreement on behalf of Lawrence and De Pere respectively, and, when signed, this Agreement shall constitute the binding obligation each of the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date and year first written above.

CITY OF DE PERE

TOWN OF LAWRENCE

Kimberly Flom, City Manager

Patrick W. Wetzel, Town Administrator

Carey Danen, City Clerk

Cindy Kocken, Town Clerk

EXHIBIT A
SERVICE AREA

DRAFT

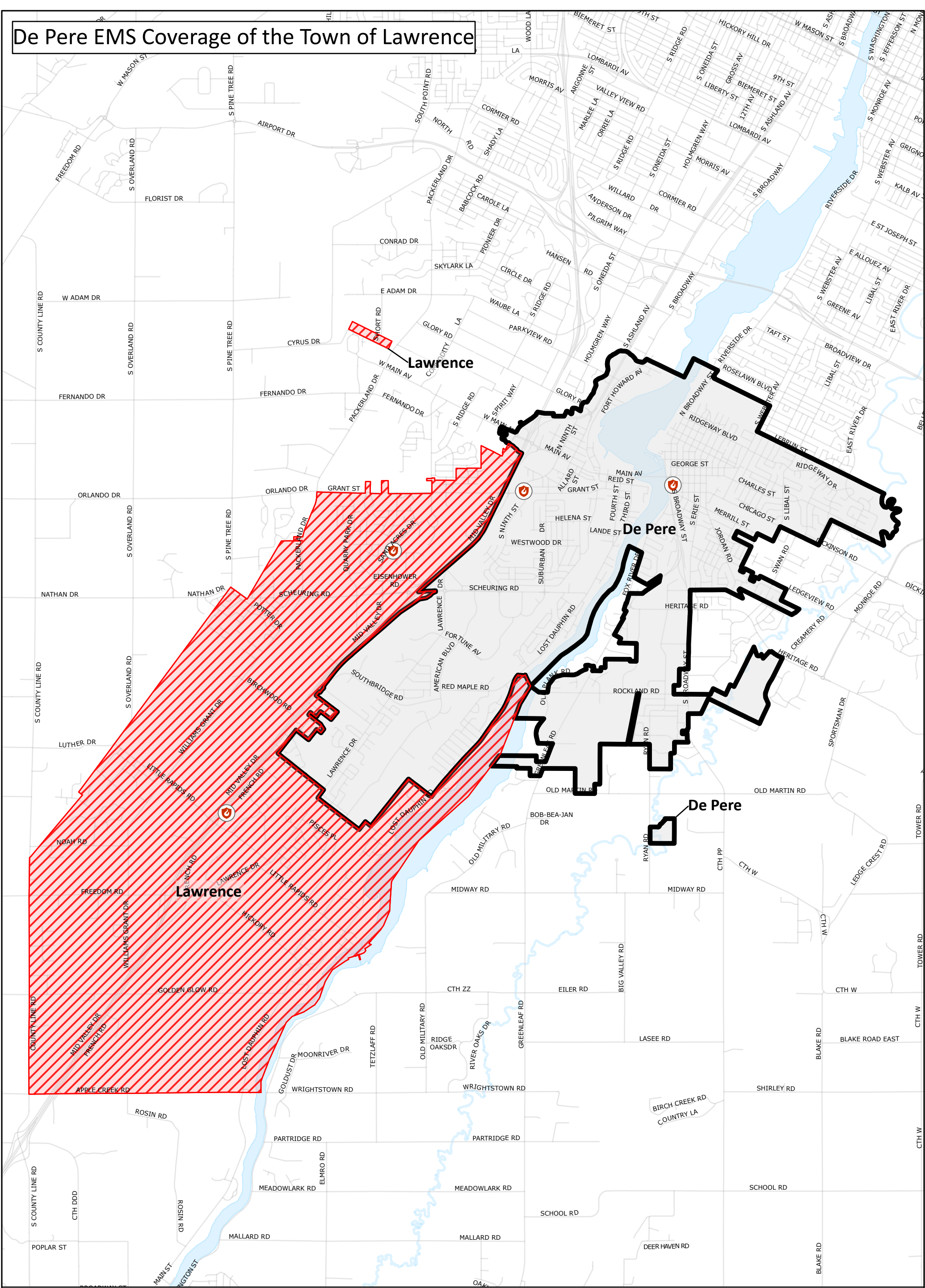
EXHIBIT B
CONTRACT SERVICE RATE CALCULATOR SCHEDULE

DRAFT






EXHIBIT C
USER FEE SCHEDULE

DRAFT

De Pere EMS Coverage of the Town of Lawrence



Key Locations

-  Fire Stations
 -  De Pere EMS Coverage Area
 -  Town of Lawrence
 -  City of De Pere
- 0 0.25 0.5 0.75 1
 Miles

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map. LA 06/19/2025 \Public_Safety\Fire\EMS Contract Maps 2025



RESCUE SERVICE FEES

** Proposed 2026 Rates are subject to review & approval of the De Pere Common Council.*

PROCEDURE	CURRENT RATES (2022)		PROPOSED 2026 RATES		PROPOSED WORDING CHANGE
	Resident	Non- Resident	Resident	Non- Resident	
BLS Base Rate	\$850	\$850	\$1,150	\$1,150	
ALS Base Rate	\$1,050	\$1,050	\$1,300	\$1,300	
ALS2 Base Rate	\$1,250	\$1,250	\$1,500	\$1,500	
BLS on Scene Care (No transport)	\$300		\$500		
ALS on Scene Care (No transport)	\$700		\$850		
Mileage (per loaded mile)	\$20		\$22		
Extrication (this includes Jaws of Life, disentanglement of persons from tools or equipment (including airbags), water/ice rescues and other services where people are removed from places or pieces of equipment through the use of rescue measures.	\$500		\$500		Technical Rescue: This includes vehicle and industrial extrication, water/ice rescues, rope (high/low angle) rescues, and confined space rescues or any other incidents requiring the use of specialized equipment and techniques.
12-Lead Monitoring	\$100		\$100		
CPAP	\$60		\$60		
Disposable Bag/Mask	\$30		\$30		
EKG Disposables	\$55		\$55		
Intraosseous Line	\$250		\$250		
Intubation	\$75		\$75		
IV Start Kits	\$65		\$65		
Oxygen	\$75		\$75		
Pacing Pads	\$100		\$100		
Spinal Immobilization	\$25		\$25		
Ambulance Standby	\$150 (per hour)		\$175 (per hour)		Rate per hour for EMS standby at special events. Includes two personnel and response vehicle (ambulance or UTV).
EMS Standby - Non Ambulance	\$50 (per hour)		\$75 (per hour)		Rate per hour for EMS standby at special events. Includes two personnel. No response vehicle.
Hazardous Materials Clean-Up	\$150		\$150		Hazardous Materials clean up. For minor spills or releases resulting from motor vehicle or industrial accidents.
Fire Engine Standby with Crew of Four	Current FEMA rate + personnel cost \$280		Current FEMA rate + personnel cost \$280		Fire engine standby with crew of four.



Agenda Item Review

Meeting Date: 12/8/2025

Agenda Item#: 10

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: Consider to Award Bid for Rock Ridge Subdivision Street & Utility Construction

FISCAL IMPACT:

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

Item History

In concert with the Perock Trust, the Town has designed and bid out for the construction of roads, utilities and Lawrence Parkway north regional storm pond expansion to create new residential lots in the area of the Rock Ridge Subdivision. It involves an extension of Tigerwood Trail and Beck Way.

The project also included options for extending sewer to service specific property on Larry Lane, along with a spec to level out Town owned land between Rugby/Sports Emporium and Torchwood Trail lots, in order to create green space for ease of maintaining lawn and creating spaces for soccer and rugby practice fields in the corridor.

The bidding environment was good with a number of qualified bidders. The lowest bidder is Carl Bowers & Sons. We're recommending awarding the base bid for infrastructure build out. Supplemental Bid B allows for a sewer lateral to be extended to serve a new house constructed on Larry Lane (to be special assessed to the property owner) and Supplementa Bid C which allows for the soccer/rugby area green space to be developed on Town owned land.

Preliminary assessment and development agreement strategy has been discussed with the Perock Trust and we're confident we'll have the agreement for Town Board review at the next Town Board meeting.

Recommended Action By Town Board

Recommend approval to award Rock Ridge Subdivision project bids to Carl Bowers & Sons in the amount of \$2,426,555.76 for base bid and supplemental bids B and C.



December 1, 2025

Town of Lawrence
Attn: Patrick Wetzel, Administrator
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Rock Ridge Subdivision Street & Utility Construction
Letter of Recommendation
McM. No. L0017-09-25-00121

Dear Patrick:

On November 11, 2025, bids were received for the above Rock Ridge Subdivision Street & Utility Construction project. Nine bids were received, ranging in base bid price from \$2,260,632.51 to \$2,741,721.55 (bid tabulation enclosed).

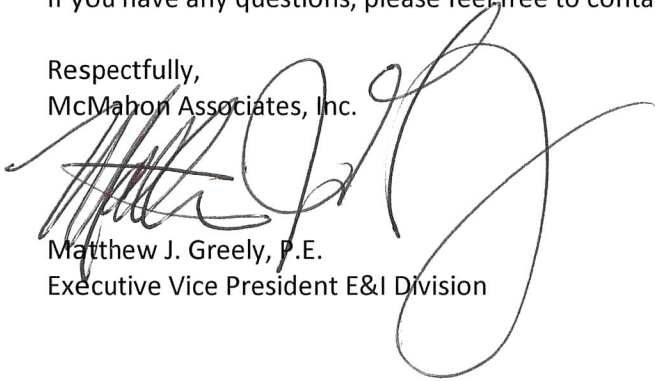
Based upon the bids received, we recommend awarding Contract L0017-09-25-00121 to the low bidder, Carl Bowers & Sons Construction, in the amount of \$2,426,555.76.

Base Bid	\$2,260,632.51
Supplemental Bid B Sanitary Sewer Easement	\$23,573.25
Supplemental Bid C Soccer Field Fill and Grading Site	\$142,350.00
Contract Price	\$2,426,555.76

If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return the signed copy to our office for incorporation into the Contract Documents.

If you have any questions, please feel free to contact me.

Respectfully,
McMahon Associates, Inc.


Matthew J. Greely, P.E.
Executive Vice President E&I Division

MJG:car

Enclosures: Notice of Award
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: CARL BOWERS & SONS CONSTRUCTION
N1844 Maloney Road
Kaukauna, WI 54130

Contract No. L0017-09-25-00121

Project: ROCK RIDGE SUBDIVISION
STREET & UTILITY CONSTRUCTION
For The TOWN OF LAWRENCE | Brown County, Wisconsin

You are notified that your Bid, dated November 10, 2025 for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the Rock Ridge Subdivision Street & Utility Construction for the Town of Lawrence, Brown County, Wisconsin.

The Contract Price of your Contract is Two Million Four Hundred Twenty-Six Thousand Five Hundred Fifty-Five & 76/100 Dollars (\$2,426,555.76).

Base Bid	\$2,260,632.51
Supplemental Bid B	\$23,573.25
<u>Supplemental Bid C</u>	<u>\$142,350.00</u>
Contract Price	\$2,426,555.76

You must comply with the following conditions precedent within **15-days** of the date of this Notice of Award, that is by _____.

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement including all the Contract Documents.
2. You must deliver with the executed Agreement the Contract Security (bonds), as specified in the Instructions to Bidders, General Conditions (Paragraph 5.01) and Supplementary Conditions.
3. You must deliver Insurance Certification complying with the General Conditions and Supplemental Conditions of the Contract Documents.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

One (1) fully signed counterpart of the Agreement, with the Contract Documents attached, will be returned to you within 15-days after you comply with the above noted conditions.

TOWN OF LAWRENCE | Brown County, Wisconsin

(authorized signature)

(title)

Witness: _____

OWNER: TOWN OF LAWRENCE
Project Name: Rock Ridge Subdivision Street & Utility Construction
Contract No. L0017-09-25-00121
Bid Date/Time: November 11, 2025 @ 11:00 a.m., local time
Project Manager: Matt Greely

CARL BOWERS & SONS CONST. N1844 Maloney Road Kaukauna, WI 54130	DONALD HIETPAS & SONS, INC. 1450 E. North Avenue PO Box 166 Little Chute, WI 54140
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FEAKER & SONS CO., INC.
1669 Fort Howard Avenue
PO Box 5817
De Pere, WI 54115

ADVANCE CONSTRUCTION, INC.
2141 Woodale Avenue
Green Bay, WI 54313

PTS CONTRACTORS, INC.
4075 Eaton Road
Green Bay, WI 54311

DORNER, INC.
E506 Luxemburg Road
PO Box 129
Luxemburg, WI 54217

TRIPLE P. INC. dba
PETERS CONCRETE COMPANY
1516 Atkinson Drive
Green Bay, WI 54303

KRUCZEK CONSTRUCTION, INC.
3636 Kewaunee Road
Green Bay, WI 54311

DE GROOT, INC.
4201 Champlon Road
Green Bay, WI 54311

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1.	2,834	L.F.	8 Inch Sanitary Sewer	\$46.00	\$130,364.00	\$44.00	\$124,696.00	\$45.00	\$127,530.00	\$42.00	\$119,028.00	\$44.00	\$124,696.00	\$46.75	\$132,489.50	\$47.00	\$133,198.00	\$51.57	\$146,149.38		
2.	2,370	L.F.	4 Inch Sanitary Laterals	\$32.00	\$75,840.00	\$30.00	\$66,360.00	\$38.00	\$90,060.00	\$30.00	\$71,100.00	\$36.00	\$90,060.00	\$42.60	\$100,962.00	\$36.50	\$86,505.00	\$38.53	\$91,316.10		
3.	55	V.F.	4 Inch Sanitary Riser	\$34.00	\$1,870.00	\$80.00	\$4,400.00	\$85.00	\$4,675.00	\$27.00	\$1,485.00	\$68.00	\$3,740.00	\$90.00	\$4,950.00	\$74.50	\$4,097.50	\$227.25	\$12,498.75		
4.	4	Ea.	Connect to Existing Sanitary Lateral	\$250.00	\$1,000.00	\$650.00	\$2,600.00	\$325.00	\$1,300.00	\$860.00	\$3,440.00	\$615.00	\$2,460.00	\$2,500.00	\$10,000.00	\$705.00	\$2,820.00	\$2,272.50	\$9,090.00		
5.	145.73	V.F.	4 Foot Diameter Sanitary Manhole	\$550.00	\$80,151.50	\$540.00	\$78,694.20	\$485.00	\$70,679.05	\$400.00	\$58,292.00	\$710.00	\$103,468.30	\$482.00	\$70,241.86	\$521.10	\$75,939.90	\$608.00	\$88,603.84	\$561.21	\$81,785.13
6.	1,312	L.F.	12 Inch Water Main	\$71.00	\$93,152.00	\$74.00	\$97,088.00	\$77.00	\$101,024.00	\$68.00	\$89,216.00	\$75.00	\$98,400.00	\$73.00	\$95,776.00	\$78.10	\$102,467.20	\$90.50	\$118,736.00	\$79.49	\$104,290.88
7.	3,043	L.F.	8 Inch Water Main	\$46.00	\$139,978.00	\$46.00	\$139,978.00	\$55.00	\$167,365.00	\$43.00	\$130,849.00	\$43.00	\$130,849.00	\$46.00	\$139,978.00	\$49.45	\$150,476.35	\$56.00	\$170,408.00	\$50.39	\$153,336.77
8.	65	L.F.	6 Inch Water Main	\$45.00	\$2,925.00	\$45.00	\$3,250.00	\$41.00	\$2,665.00	\$44.00	\$2,860.00	\$61.00	\$3,965.00	\$49.00	\$3,185.00	\$77.15	\$3,092.75	\$52.00	\$3,380.00	\$47.58	\$3,092.70
9.	2	Ea.	12 Inch Resilient Wedge Gate Valve	\$5,200.00	\$10,400.00	\$4,285.00	\$8,570.00	\$5,000.00	\$10,000.00	\$4,200.00	\$8,400.00	\$4,950.00	\$9,900.00	\$7,243.00	\$14,486.00	\$5,200.00	\$10,400.00	\$5,640.00	\$11,280.00	\$5,367.14	\$10,734.28
10.	8	Ea.	8 Inch Resilient Wedge Gate Valve	\$3,200.00	\$25,600.00	\$2,775.00	\$22,200.00	\$2,775.00	\$22,200.00	\$2,365.00	\$18,920.00	\$2,825.00	\$22,600.00	\$3,128.00	\$25,024.00	\$2,950.00	\$23,600.00	\$3,200.00	\$25,600.00	\$3,206.75	\$25,654.00
11.	8	Ea.	6 Inch Resilient Wedge Gate Valve	\$2,300.00	\$18,400.00	\$1,775.00	\$14,200.00	\$2,020.00	\$16,160.00	\$1,773.00	\$14,184.00	\$2,075.00	\$16,600.00	\$2,286.00	\$18,288.00	\$2,200.00	\$17,600.00	\$2,300.00	\$18,400.00	\$2,393.70	\$19,149.60
12.	8	Ea.	Hydrant	\$6,000.00	\$48,000.00	\$5,450.00	\$43,600.00	\$5,240.00	\$41,920.00	\$5,690.00	\$45,520.00	\$6,000.00	\$48,000.00	\$6,386.00	\$51,088.00	\$6,100.00	\$48,800.00	\$6,700.00	\$53,600.00	\$6,552.88	\$52,423.04
13.	2,360	L.F.	1 Inch Poly Water Service	\$26.00	\$61,360.00	\$22.50	\$53,100.00	\$30.00	\$70,800.00	\$16.00	\$37,760.00	\$25.00	\$59,000.00	\$27.00	\$63,720.00	\$27.17	\$64,121.20	\$24.25	\$57,230.00	\$25.41	\$59,967.60
14.	48	Ea.	1 Inch Water Service Set	\$650.00	\$31,200.00	\$515.00	\$24,720.00	\$700.00	\$33,600.00	\$615.00	\$29,520.00	\$603.00	\$28,944.00	\$643.00	\$30,864.00	\$520.00	\$24,960.00	\$544.00	\$26,112.00	\$1,023.26	\$49,116.48
15.	43	L.F.	48 Inch RCP Storm Sewer	\$265.00	\$11,395.00	\$230.00	\$9,890.00	\$300.00	\$12,900.00	\$290.00	\$12,470.00	\$250.00	\$10,750.00	\$199.00	\$8,557.00	\$275.00	\$11,825.00	\$242.00	\$10,406.00	\$318.32	\$13,687.76
16.	644	L.F.	48 Inch Storm Sewer	\$115.00	\$74,060.00	\$108.00	\$69,552.00	\$115.00	\$74,060.												

BID TABULATION

OWNER:	TOWN OF LAWRENCE	Engineer:	McMAHON ASSOCIATES, INC.																
Project Name:	Rock Ridge Subdivision Street & Utility Construction		1445 McMahon Drive																
Contract No.	L0017-09-25-00121		PO Box 1025																
Bid Date/Time:	November 11, 2025 @ 11:00 a.m., local time		Neenah, WI 54956 / 54957-1025																
Project Manager:	Matt Greeley																		
		CARL BOWERS & SONS CONST. N1844 Maloney Road Kaukauna, WI 54130	DONALD HIETPAS & SONS, INC. 1450 E. North Avenue PO Box 166 Little Chute, WI 54140	FEAKER & SONS CO., INC. 1669 Fort Howard Avenue PO Box 5817 De Pere, WI 54115	ADVANCE CONSTRUCTION, INC. 2141 Woodale Avenue Green Bay, WI 54313	PTS CONTRACTORS, INC. 4075 Eaton Road Green Bay, WI 54311	DORNER, INC. E506 Luxemburg Road PO Box 129 Luxemburg, WI 54217	TRIPLE P. INC. dba PETERS CONCRETE COMPANY 1516 Atkinson Drive Green Bay, WI 54303	KRUCZEK CONSTRUCTION, INC. 3636 Kewaunee Road Green Bay, WI 54311	DE GROOT, INC. 4201 Champion Road Green Bay, WI 54311									
TOTAL (Items 1. through 69., Inclusive)		\$2,260,632.51	\$2,276,394.83	\$2,321,693.16	\$2,330,877.93	\$2,332,366.00	\$2,408,075.75	\$2,462,187.77	\$2,544,444.44	\$2,741,721.55									

SUPPLEMENTAL BID A | Sanitary Sewer and Water Main to Serve Larry Lane

	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A-1	890	L.F.	8 Inch Sanitary Sewer	\$60.00	\$53,400.00	\$55.89	\$49,742.10	\$45.00	\$40,050.00	\$45.50	\$40,495.00	\$55.00	\$48,950.00	\$48.00	\$42,720.00	\$55.60	\$49,484.00	\$51.70	\$46,013.00	\$60.10	\$53,489.00
A-2	140	L.F.	4 Inch Sanitary Laterals	\$36.00	\$5,040.00	\$100.00	\$14,000.00	\$34.00	\$4,760.00	\$45.50	\$6,370.00	\$88.00	\$12,320.00	\$75.00	\$10,500.00	\$93.20	\$13,048.00	\$100.00	\$14,000.00	\$70.24	\$9,833.60
A-3	34.28	V.F.	4 Foot Diameter Sanitary Manhole	\$575.00	\$19,711.00	\$587.00	\$20,122.36	\$335.00	\$11,483.80	\$430.00	\$14,740.40	\$725.00	\$24,853.00	\$450.00	\$15,426.00	\$522.00	\$17,894.16	\$634.00	\$21,733.52	\$661.51	\$22,676.56
A-4	850	L.F.	8 Inch Water Main	\$60.00	\$51,000.00	\$50.82	\$43,197.00	\$49.00	\$41,650.00	\$52.00	\$44,200.00	\$55.00	\$46,750.00	\$51.00	\$43,350.00	\$57.30	\$48,705.00	\$60.40	\$51,340.00	\$52.47	\$44,599.50
A-5	19	L.F.	6 Inch Water Main	\$55.00	\$1,045.00	\$55.00	\$1,045.00	\$37.00	\$703.00	\$52.00	\$988.00	\$71.00	\$1,349.00	\$59.00	\$1,121.00	\$75.00	\$1,425.00	\$52.00	\$988.00	\$44.60	\$847.40
A-6	2	Ea.	8 Inch Resilient Wedge Gate Valve	\$3,200.00	\$6,400.00	\$2,500.00	\$5,000.00	\$2,775.00	\$5,550.00	\$2,365.00	\$4,730.00	\$2,700.00	\$5,400.00	\$3,128.00	\$6,256.00	\$2,950.00	\$5,900.00	\$3,200.00	\$6,400.00	\$3,206.75	\$6,413.50
A-7	2	Ea.	6 Inch Resilient Wedge Gate Valve	\$2,300.00	\$4,600.00	\$1,775.00	\$3,550.00	\$2,020.00	\$4,040.00	\$1,673.00	\$3,346.00	\$2,075.00	\$4,150.00	\$2,286.00	\$4,572.00	\$2,200.00	\$4,400.00	\$2,300.00	\$4,600.00	\$2,393.70	\$4,787.40
A-8	2	Ea.	Hydrant	\$6,000.00	\$12,000.00	\$5,790.00	\$11,580.00	\$5,240.00	\$10,480.00	\$5,790.00	\$11,580.00	\$6,000.00	\$12,000.00	\$6,386.00	\$12,772.00	\$6,100.00	\$12,200.00	\$6,700.00	\$13,400.00	\$6,578.13	\$13,156.26
A-9	1	Ea.	Salvage and Replace Culvert (and Culvert Ends)	\$2,000.00	\$2,000.00	\$1,300.00	\$1,300.00	\$500.00	\$500.00	\$500.00	\$500.00	\$230.00	\$230.00	\$696.00	\$696.00	\$500.00	\$500.00	\$325.00	\$325.00	\$656.50	\$656.50
A-10	95	L.F.	Remove and Replace 18 Inch Culvert	\$65.00	\$6,175.00	\$66.00	\$6,270.00	\$5.00	\$475.00	\$48.00	\$4,560.00	\$58.00	\$5,510.00	\$63.00	\$5,985.00	\$49.00	\$4,655.00	\$63.00	\$5,985.00	\$94.58	\$8,985.10
A-11	6	Ea.	18 Inch Metal Endwall	\$500.00	\$3,000.00	\$350.00	\$2,100.00	\$400.00	\$2,400.00	\$279.00	\$1,674.00	\$250.00	\$1,500.00	\$400.00	\$2,400.00	\$275.00	\$1,650.00	\$210.00	\$1,260.00	\$332.29	\$1,993.74
A-12	1	L.S.	Restoration Roadway (Including HMA, Base Course, Gravel Shoulders, Driveways)	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$12,500.00	\$12,500.00	\$6,000.00	\$6,000.00	\$5,700.00	\$5,700.00	\$10,946.00	\$10,946.00	\$8,000.00	\$8,000.00	\$8,800.00	\$8,800.00	\$15,655.00	\$15,655.00
A-13	0.2	Ac.	Clearing and Grubbing	\$22,155.00	\$4,431.00	\$22,376.55	\$4,475.31	\$21,000.00	\$4,200.00	\$15,000.00	\$3,000.00	\$22,600.00	\$4,520.00	\$13,755.00	\$2,751.00	\$20,000.00	\$4,000.00	\$15,500.00	\$3,100.00	\$23,735.00	\$4,747.00
A-14	2300	S.Y.	Restoration with Topsoil, Seed, Fertilizer and Mulch	\$2.00	\$4,600.00	\$1.82	\$4,186.00	\$2.25	\$5,175.00	\$5.00	\$11,500.00	\$2.00	\$4,600.00	\$7.70	\$17,710.00	\$3.00	\$6,900.00	\$2.25	\$5,175.00	\$1.87	\$4,301.00
A-15	880	S.Y.	Restoration with Topsoil, Seed, Fertilizer, E-Mat Class 1 Type B (Including Ditch Grading)	\$4.00	\$3,520.00	\$10.00	\$8,800.00	\$10.00	\$8,800.00	\$5.15	\$4,532.00	\$10.00	\$8,800.00	\$10.10	\$8,888.00	\$7.45	\$6,556.00	\$10.00	\$8,800.00	\$10.30	\$9,064.00
A-16	1	L.S.	Erosion Control (Tracking Pad, Silt Fence, Ditch Checks)	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00	\$3,950.00	\$3,950.00	\$2,907.00	\$2,907.00	\$4,325.00	\$4,325.00	\$2,200.00	\$2,200.00	\$3,150.00	\$3,150.00	\$7,650.00	\$7,650.00	\$3,535.00	\$3,535.00
TOTAL (Items A-1 through A-16, Inclusive)					\$189,922.00		\$186,867.77		\$156,716.80		\$161,122.40		\$190,957.00		\$188,293.00		\$188,467.16		\$199,569.52		\$204,740.56

SUPPLEMENTAL BID B | Sanitary Sewer Easement

	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
B-1	371	L.F.	6 Inch Sanitary Lateral	\$50.00	\$18,550.00	\$42.50	\$15,767.50	\$37.00	\$13,727.00	\$28.00	\$10,388.00	\$44.00	\$16,324.00	\$39.00	\$14,469.00	\$46.00	\$17,066.00	\$40.50	\$15,025.50
B-2	3	Ea.	Cleanout	\$650.00	\$1,950.00	\$575.00	\$1,725.00	\$1,045.00	\$3,135.00	\$884.00	\$2,652.00	\$780.00	\$2,340.00	\$760.00	\$2,280.00	\$675.00	\$2,025.00	\$585.00	\$1,755.00
B-3	0.10	Ac.	Clearing and Grubbing	\$12,132.50	\$1,213.25	\$12,253.83	\$1,225.38	\$21,000.00	\$2,100.00	\$12,132.50	\$1,213.25	\$12,350.00	\$1,235.00	\$13,755.00	\$1,375.50	\$20,000.00	\$2,000.00	\$15,500.00	\$1,550.00
B-4	190	S.Y.	Restoration with Topsoil, Seed, Fertilizer and Mulch	\$4.00	\$760.00	\$2.98	\$566.20	\$3.40	\$646.00	\$2.95	\$560.50	\$3.30	\$627.00	\$12.30	\$2,337.00	\$4.50	\$855.00	\$3.25	\$617.50
B-5	220	S.Y.	Restoration with Topsoil, Seed, Fertilizer, E-Mat Class 1 Type B	\$5.00	\$1,100.00	\$4.20	\$924.00	\$4.00	\$880.00	\$4.15	\$913.00	\$4.20	\$924.00	\$13.30	\$2,926.00	\$5.40	\$1,188.00	\$4.75	\$1,045.00
TOTAL (Items B-1 through B-5, Inclusive)					\$23,573.25		\$20,208.08		\$20,488.00		\$15,726.75		\$21,450.00		\$23,387.50		\$23,134.00		\$19,993.00

SUPPLEMENTAL BID C | Soccer Field Fill and Grading Site

	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
C-1	12	Ac.	Site Filling and Grading (Including Topsoil Stripping and Placement) (Est. 17,000 C.Y.)	\$7,000.00	\$84,000.00	\$6,125.65	\$73,507.80	\$6,250.00	\$75,000.00	\$6,250.00	\$75,000.00	\$6,175.00	\$74,100.00	\$11,916.50	\$142,998.00	\$13,350.00	\$160,200.00	\$6,190.00	\$74,280.00	\$6,345.83	\$76,149.96
C-2	12	Ac.	Turf Seeding and Fertilizer	\$2,200.00	\$26,400.00	\$5,621.66	\$67,459.92	\$6,180.00	\$74,160.00	\$6,566.00	\$78,792.00	\$3,900.00	\$46,800.00	\$7,974.70	\$95,696.40	\$3,800.00	\$45,600.00	\$4,250.00	\$51,000.00	\$5,790.31	\$69,483.72
C-3	12.00	Ac.	Oat Seeding and Mulch	\$1,100.00	\$13,200.00	\$2,444.20	\$29,330.40	\$3,600.00	\$43,200.00	\$2,420.00	\$29,040.00	\$2,570.00	\$30,840.00	\$1,175.20	\$14,102.40	\$2,525.00	\$30,300.00	\$1,700.00	\$20,400.00	\$2,517.53	\$30,210.36
C-4	2	Ea.	Tracking Pad	\$1,500.00	\$3,000.00	\$1,095.85	\$2,191.70	\$1,150.00	\$2,300.00	\$1,000.00	\$2,000.00	\$1,100.00	\$2,200.00	\$1,277.00	\$2,554.00	\$1,500.00	\$3,000.00	\$1,600.00	\$3,200.00	\$1,212.00	\$2,424.00
C-5	1150	L.F.	Silt Fence	\$3.00	\$3,450.00	\$1.67	\$1,920.50	\$2.35	\$2,702.50	\$1.65	\$1,897.50	\$2.00	\$2,300.00	\$2.30	\$2,645.00	\$2.00	\$2,300.00	\$2.10	\$2,415.00	\$2.02	\$2,323.00
C-6	40	L.F.	18 Inch Culvert (RCP)	\$75.00	\$3,000.00	\$95.65	\$3,826.00	\$52.00	\$2,080.00	\$26.00	\$1,040.00	\$66.00	\$2,640.00	\$69.00	\$2,760.00	\$99.90	\$3,996.00	\$60.00	\$2,400.00	\$118.17	\$4,726.80
C-7	2	Ea.	18 Inch RCP Apron Endwall	\$1,500.00	\$3,000.00	\$1,420.00	\$2,840.00	\$1,480.00	\$2,960.00	\$1,486.00	\$2,972.00	\$1,350.00	\$2,700.00	\$1,018.00	\$2,036.00	\$1,900.00	\$3,800.00	\$1,400.00	\$2,800.00	\$1,682.66	\$3,365.32
C-8	1	Ea.	Gravel Driveway	\$1,500.00	\$1,500.00	\$1,333.20	\$1,333.20	\$1,400.00	\$1,400.00	\$1,000.00	\$1,000.00	\$1,350.00	\$1,350.00	\$579.00	\$579.00	\$2,000.00	\$2,000.00	\$1,350.00	\$1,350.00	\$1,515.00	\$1,515.00
C-9	600	L.F.	Grading and Restoration Primary Drainage Swales w/E-Mat Class 1 Type B	\$8.00	\$4,800.00	\$9.95	\$5,970.00	\$7.25	\$4,350.00	\$12.00	\$7,200.00	\$8.70	\$5,220.00	\$6.30	\$3,780.00	\$10.31	\$6,186.00	\$10.50	\$6,300.00	\$10.25	\$6,150.00
TOTAL (Items C-1 through C-9, Inclusive)					\$142,350.00		\$188,379.52		\$208,152.50		\$198,941.50		\$168,150.00		\$267,150.80		\$257,382.00		\$164,145.00		\$196,348.16

Bid Security	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond	10% Bid Bond
Addendum Acknowledgement	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3	Yes - #1, #2 and #3

Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
MCC, Inc. - Asphalt Al Dix - Concrete	MCC, Inc. - Street Excavation MCC, Inc. - Asphalt Sommers Const. - Concrete All Ways Contractors - Turf Restoration	MCC, Inc. - Excavation Double D - Landscaping MCC, Inc. - Paving Sommers Const. - Concrete On-Site - Clearing/Grubbing	MCC, Inc. - Paving Sommers Const. - Concrete	Northeast Asphalt - Asphalt MCC, Inc. - Grading Sommers Const. - Concrete Gordon Work Zones - Traffic Control	MCC, Inc. - Asphalt Sommers Const. - Concrete Interstate - Clear & Grub Bay Area Testing - Compaction Testing Great Lakes - Televising	Sommers Const. - Concrete Highway Landscapers - MCC, Inc. - Asphalt On-Site Logging - Clear & Grub Grubbing BATC - Testing Gordon Work Zone - Traffic Control	Sommers Const. - Concrete MCC, Inc. - Paving Great Lakes - Testing Interstate - Clearing & Grubbing	Sommers Const. - Concrete Northeast Asphalt - Asphalt MCC, Inc. - Grading All Ways - Landscaping



Agenda Item Review

Meeting Date: 12/8/2025

Agenda Item#: 11

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: Consider Resolution 2025-015 – Approve Amendment to TID 3 Project Plan

FISCAL IMPACT:

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

Item History

The amendment to TID #3 has been prepared for review. The Planning & Zoning Board held a public hearing on the amendment in November and voted unanimously to approve the amendment. In general we're aiming to amend the project plan for TID #3 for a few specific reasons:

1. The Town Center value projections are likely double what we estimated when we created the TID. \$200 million vs. the original \$90-\$100 million estimate.
2. The Town Center developer has pivoted to privately fund and build the infrastructure on their property up front (roads, storm ponds, utilities) as well as the public park-type improvements. It's anticipated that they will dedicate most or all of these things to the Town upon completion. They're doing this for speed in getting to development as opposed to better interest rates or more favorable terms via Town financing.

The map or boundary is not changing.

Here's the background and impact of these items:

- The original TID project plan projected out about \$101 million in new value to be created. It also assumed Town participation (via funding infrastructure) on the front end similar to what's been necessary for TID #1 (Lawrence Parkway/American Boulevard/etc). This would include some level of funding or constructing roads, water, sewer, regional stormwater, tax incentives, etc.
- We did not have a full picture of the total investment or value to be created with the proposed Town Center project back in 2023 when we created TID 3, but we did have an idea they were making plans to propose something of this extent at the time. We did want to capture the Fabick project within a TID window, however, in order to maximize the new value from Fabick.

- We believed that if the Town Center would come to fruition, that the new value would be well above \$101 million. We conservatively estimated low with the TID plan at creation.
- The Town Center group had been discussing a hybrid model for constructing the development with the Town's traditional financing/building of infrastructure via TID financing with some level of incentive on the back-end.
- The developer ultimately proposed that they would privately finance and build the development, in exchange for a back-end TID incentive on the new value created by their development.
- This drastically reduces the risk of the Town having to borrow and build more substantial infrastructure now, while waiting for development to happen and turn new revenue a few years from now. There's always a concern about the level of debt payments required of the Town in the interim before substantial new tax revenues would come in from this development... (debt payments would likely start being due in 2026, new tax revenues wouldn't start ramping up until 2028 or 2029, and would take a few years to match the actual debt payments...)

In general, here are the changes for this amendment (not in numerical page order, but in order of magnitude):

Page 20 of the proposed Project Plan – New value to be created:

- Value from the Fabick project is realized and included.
- Updated Town Center development projections included.
 - o Overall new value to be created increased from \$101 million to \$216 million.

Page 18 of the proposed Project Plan – List of Eligible Projects:

- Remove the Phase I and Phase II infrastructure projects and the regional storm pond from Town financing. The developer will fund these items.
- Reduce the CTH S and CTH F roundabout project: We estimated \$750,000, our Town share will be the lesser amount.
- Increase TID incentive: Reflective of substantial new value created (translates to more tax revenue), also in exchange for developer privately funding the previously outlined public investments in roads, utilities, ponds, etc.
 - o The incentive also matches specific performance by the Town Center development. If the development lags more slowly than anticipated, the incentive would be less.
 - o If the Town would have financed and built improvements here, in the event of slower development, it would have exacerbated the Town cash flow deficit.
- Add: Beno area road funding amount. In order to serve the Town Center with sanitary sewer on a gravity basis (i.e. no lift station required), we're running the sewer through newly acquired right of way on the Beno property, north of, and wrapping around, Fabick. We do not intend to finish the roadway for a number of years, however.

Page 23 of the proposed Project Plan – Cash Flow:

- This chart brings together all of the TID projection components.
 - New value created which indicates new and future tax revenues
 - Town cash flows from borrowing for specific projects and providing incentive.
 - The far right columns track the Town’s progress on paying off obligations from new tax revenues. It’s projecting that the TID would close in 2042 (green boxes), when all obligations would have been met.

Recommended Action By Town Board

Recommend approval of Resolution 2025-015 – Approving Amendment to Project Plan for Tax Incremental District #3 (3a)

November 24, 2025

PROJECT PLAN AMENDMENT

Town of Lawrence, Wisconsin

Tax Incremental District No. 3



Prepared by:

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Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	November 12, 2025
Public Hearing Held:	November 12, 2025
Action by Plan Commission:	November 12, 2025
Action by Town Board:	Scheduled for Nov. 24, 2025
Action by the Joint Review Board:	Scheduled for Dec. 17, 2025

TABLE OF CONTENTS

Executive Summary	3
Map of Current District Boundary	6
Map Showing Existing Uses and Conditions	8
Equalized Value Test	9
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	10
Map Showing Proposed Improvements and Uses	16
Detailed List of Estimated Project Costs	17
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	19
Annexed Property	24
Estimate of Property to be Devoted to Retail Business	25
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances	26
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	27
How Amendment of the Tax Incremental District Promotes the Orderly Development of the Town	28
List of Estimated Non-Project Costs	29
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	30
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	31

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 3 (“District”) is a 220- acre Mixed Use District created on September 25, 2023. The District was created to:

- Pay the costs of water, sewer, roads and stormwater infrastructure needed to allow development to occur within the TID boundary.
- At the time of creation the Town anticipated approximately \$101 million in new taxable value and a significant number of new jobs and additional residential living units within the Town.

The District has not been amended to date.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Town anticipates making total expenditures of approximately \$25.5 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$23.9 million in development incentives through a Municipal Revenue Obligations (MRO), and approximately \$1.6 million in roadwork expenses.

Incremental Valuation

The Town projects that new land and improvements value of approximately \$201.47 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable years.

Summary of Findings

As required by Wis. Stat. § 60.23, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Town. In reaching this determination, the Town has considered:

The Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Town is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Town has considered the following information:**

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.

5. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.
8. The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Current District Boundary

A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.

SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original Project Plan dated September 7th, 2023 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:

Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on September 25, 2023 is amended to add the following Project Costs that the Town has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Town from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Town to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Town may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Town may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Town may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Town related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Town may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Town

may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Town to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Town to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Town to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Town may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Town may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Town are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Town executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Town may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Town's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be

eligible if undertaken within the District. The Town intends to make the following project cost expenditures outside the District:

From the original project plan: the Mid Valley water and sewer extension from the north to the district boundary totaling \$2,700,000.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Town may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Town employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 6:

Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. The "Map Showing Proposed Improvements and Uses" included within the District's original Project Plan dated September 7, 2023 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 7:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Town has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

At the time the District was created the Town specified that it expects all project costs to be paid within 90% percent of the District's life. This certification was provided to comply with the requirements of Wis. Stat. § 66.23(32)(f)2.

Town of Lawrence, Wisconsin

Tax Increment District No. 3

Detailed List of Estimated Project Costs - Prior Project Plan(s)

Project ID	Project Name/Type	Original Plan	First Amend.	Totals	Spent to Date	Remaining
1	Mid Valley Water/Sewer Extensions	2,700,000		2,700,000	2,700,000	0
2	Phase I - Road/Water/Sewer Extensions	2,000,000	(2,000,000)	0	0	0
3	Phase II - Road/Water/Sewer Extensions	2,000,000	(2,000,000)	0	0	0
4	Regional Stormwater Pond - Town Share	500,000	(500,000)	0	0	0
5	Roundabout - CTH S & CTH F	750,000	(375,000)	375,000	0	375,000
6	Development Incentives	3,000,000	20,933,381	23,933,381	0	23,933,381
7	TID Creation Expense	30,000	30,000	60,000	30,000	30,000
8	Interest on Long Term Debt	4,007,167		4,007,167	1,427,630	2,579,537
9	Administration Expense	200,000		200,000	30,000	170,000
10	Road Portion through Beno Property		1,250,000	1,250,000		1,250,000
Total Projects		<u>15,187,167</u>	<u>17,338,381</u>	<u>32,525,548</u>	<u>4,187,630</u>	<u>28,337,918</u>

Notes:

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Town plans to make are expected to create \$201.47 million in incremental value by 2033. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Town's current equalized TID Interim tax rate of \$11.00 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$32.78 million in incremental tax revenue over the remainder of the District's life as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Actual	Single Family Home		Apartments		Townhomes		Commercial		Annual Total	Construction Year	
			Units	Total Value	Units	Total Value	Units	Total Value	Sq. Ft.	Total Value			
1	2023	798,800									798,800	2023	1
2	2024	14,022,800									14,022,800	2024	2
3	2025										0	2025	3
4	2026										0	2026	4
5	2027		20	8,427,240	72	20,225,376	6	1,966,356		4,500,000	35,118,972	2027	5
6	2028		20	8,595,785	48	13,753,256	6	2,005,683		0	24,354,724	2028	6
7	2029		20	8,767,700	0	0	12	4,091,594		4,500,000	17,359,294	2029	7
8	2030		20	8,943,054	60	17,535,401	12	4,173,425		4,500,000	35,151,881	2030	8
9	2031		20	9,121,916	72	21,892,597	11	3,902,153		4,500,000	39,416,666	2031	9
10	2032		9	4,186,959	60	18,608,708				4,500,000	27,295,667	2032	10
11	2033				73	22,777,058					22,777,058	2033	11
Totals		14,821,600	109	48,042,654	385	114,792,396	47	16,139,210	0	22,500,000	216,295,860		
Notes:													
1. Development assumptions provided by site developer and assumed to equate to 90% of the estimated construction cost.													

Table 2 – Tax Increment Projection Worksheet

Town of Lawrence, Wisconsin

Tax Increment District No. 3

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	0
District Creation Date	September 25, 2023	Economic Change Factor	2.00%
Valuation Date	Jan 1, 2023	Apply to Base Value	
Max Life (Years)	20	Base Tax Rate	\$12.19
End of Expenditure Period	15 9/25/2038	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20 2044		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1 2023	798,800	2024	0	798,800	2025	\$12.19	9,736
2 2024	14,022,800	2025	15,976	14,837,576	2026	\$12.19	180,840
3 2025	0	2026	296,752	15,134,328	2027	\$12.19	184,457
4 2026	0	2027	302,687	15,437,014	2028	\$12.19	188,146
5 2027	35,118,972	2028	308,740	50,864,726	2029	\$12.19	619,937
6 2028	24,354,724	2029	1,017,295	76,236,744	2030	\$12.19	929,171
7 2029	17,359,294	2030	1,524,735	95,120,773	2031	\$12.19	1,159,328
8 2030	35,151,881	2031	1,902,415	132,175,069	2032	\$12.19	1,610,945
9 2031	39,416,666	2032	2,643,501	174,235,236	2033	\$12.19	2,123,572
10 2032	27,295,667	2033	3,484,705	205,015,608	2034	\$12.19	2,498,722
11 2033	22,777,058	2034	4,100,312	231,892,978	2035	\$12.19	2,826,303
12 2034	0	2035	4,637,860	236,530,837	2036	\$12.19	2,882,829
13 2035	0	2036	4,730,617	241,261,454	2037	\$12.19	2,940,485
14 2036	0	2037	4,825,229	246,086,683	2038	\$12.19	2,999,295
15 2037	0	2038	4,921,734	251,008,417	2039	\$12.19	3,059,281
16 2038	0	2039	5,020,168	256,028,585	2040	\$12.19	3,120,467
17 2039	0	2040	5,120,572	261,149,157	2041	\$12.19	3,182,876
18 2040	0	2041	5,222,983	266,372,140	2042	\$12.19	3,246,534
19 2041	0	2042	5,327,443	271,699,583	2043	\$12.19	3,311,464
20 2042	0	2043	5,433,992	277,133,574	2044	\$12.19	3,377,693
Totals	216,295,860		60,837,714		Future Value of Increment		40,452,081

Notes:

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Table 3 provides a summary of the District's financing plan. The Town is planning to refinance an existing State Trust Fund Loan for the first phase of water and sewer infrastructure that was issued shortly after the District was created in 2023. The Town further expects to finance approximately \$1.6 million in infrastructure costs in 2026 and 2038. The Town also anticipates entering into a Municipal Revenue Obligation (MRO) for the Town Center development.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

	DEBT ISSUES			MUNICIPAL REVENUE OBLIGATIONS	Totals
	G.O. Refunding Bond 2025	G.O. Promissory Note 2026	G.O. Promissory Note 2038	Municipal Revenue Obligation (MRO) Year	
Projects					
Phase I	3,470,000				3,470,000
Phase II		615,000			615,000
Phase III					0
Phase IV			1,000,000		1,000,000
Phase V				23,933,381	23,933,381
Total Project Funds	3,470,000	615,000	1,000,000	23,933,381	29,018,381
Other Funds					
Debt Service Reserve					
Capitalized Interest					
Estimated Finance Related Expenses		7,500	58,350		
Underwriter Discount	0.00%	0	0	10.00%	10,700
Total Financing Required	3,470,000	622,500	1,069,050		
Estimated Interest	0.00%	0	0	0.25%	(1,250)
Assumed spend down (months)	0	0	6		
Rounding	0	0	2,200		
Net Issue Size	3,470,000	622,500	1,070,000	23,933,381	29,095,881
Notes:					

Table 4 – Cash Flow

Year	Projected Revenues			Projected Expenditures							Balances			Year
	Tax Increments	Interest Earnings	Total Revenues	2025 G.O. Refunding Bond \$3,470,000 Issue Total	2026 G.O. Promissory Note \$622,500 Issue Total	2038 G.O. Promissory Note \$1,070,000 Issue Total	Total Debt Service	MRO #1 Year Town Center \$23,933,381	Ongoing Planning & Administratio	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	
2023			0	0	0	0	0			0	0	0	0	2023
2024			0	0	0	0	0			0	0	0	0	2024
2025	9,736		9,736	0	0	0	0		5,000	5,000	4,736	4,736	26,708,381	2025
2026	180,840		180,840	83,882	0	0	83,882		5,100	88,982	91,858	96,593	27,330,881	2026
2027	184,457		184,457	118,888	51,356	0	170,244		5,202	175,446	9,010	105,604	27,330,881	2027
2028	169,807		169,807	118,888	34,238	0	153,126		5,306	158,432	11,376	116,979	27,330,881	2028
2029	559,512		559,512	118,888	34,238	0	153,126	339,952	5,412	498,489	61,023	178,002	26,990,929	2029
2030	838,604		838,604	158,202	58,550	0	216,752	582,504	5,520	804,777	33,827	211,830	26,343,425	2030
2031	1,046,329		1,046,329	279,579	81,488	0	361,067	762,192	5,631	1,128,890	(82,561)	129,268	25,366,232	2031
2032	1,453,926		1,453,926	278,497	103,050	0	381,547	1,117,707	5,743	1,504,997	(51,071)	78,197	24,003,526	2032
2033	1,916,588		1,916,588	277,053	123,238	0	400,291	1,521,614	5,858	1,927,763	(11,175)	67,022	22,206,912	2033
2034	2,255,172		2,255,172	275,218	117,738	0	392,955	1,816,268	5,975	2,215,199	39,973	106,995	20,110,644	2034
2035	2,550,823		2,550,823	277,814	136,550	0	414,364	2,073,076	6,095	2,493,535	57,288	164,283	17,722,568	2035
2036	2,601,839		2,601,839	279,598	151,556	0	431,154	2,114,537	6,217	2,551,908	49,931	214,214	15,260,531	2036
2037	2,653,876		2,653,876	275,789	0	0	275,789	2,156,828	6,341	2,438,958	214,918	429,132	12,898,703	2037
2038	2,706,954		2,706,954	276,546	0	0	276,546	2,199,964	6,468	2,482,979	223,975	653,107	11,553,739	2038
2039	2,761,093		2,761,093	276,756	0	229,038	505,794	2,243,964	6,597	2,756,355	4,738	657,845	8,909,775	2039
2040	2,816,314		2,816,314	276,404	0	219,413	495,816	2,288,843	6,729	2,791,389	24,926	682,771	6,210,932	2040
2041	2,872,641		2,872,641	275,484	0	209,788	485,271	2,334,620	6,864	2,826,755	45,886	728,657	3,456,312	2041
2042	2,930,094		2,930,094	278,800	0	200,163	478,963	2,381,312	7,001	2,867,276	62,818	791,474	640,000	2042
2043	2,988,695		2,988,695	276,345	0	190,538	466,883		7,141	474,024	2,514,672	3,306,146	195,000	2043
2044	3,048,469		3,048,469	0	0	200,363	200,363		7,284	207,647	2,840,823	6,146,969	(0)	2044
Totals	36,545,767	0	36,545,767	4,202,630	892,000	1,249,300	6,343,930	23,933,381	121,487	30,398,798				Totals

Notes:

1. The annual MRO payment is equal to 88% of the increment generated by the total Town Center tax incremental value with a defined end period of 2042.

PROJECTED CLOSURE YEAR

LEGEND:

 CALLABLE MATURITIES
 END OF EXP. PERIOD

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Town's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Town's Comprehensive Plan identifying the area as appropriate for a combination of industrial, commercial and single-family residential development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Town's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Town

This Plan Amendment promotes the orderly development of the Town by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Town can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new residential housing.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Town Chairman
Town of Lawrence
2400 Shady Court
De Pere, Wisconsin 54115-9410

RE: Project Plan Amendment for Tax Incremental District No. 3

Dear Town Chairman:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Town Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Town Attorney for the Town of Lawrence, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Town of Lawrence Tax Incremental District No. 3 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Town Attorney

SECTION 16:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Brown County	Town of Lawrence	West De Pere School District	Northeast Wisconsin Tech. College	Total	Revenue Year
2025	2,194	2,171	4,946	424	9,736	2025
2026	40,758	40,331	91,866	7,884	180,840	2026
2027	41,574	41,138	93,703	8,042	184,457	2027
2028	38,272	37,871	86,261	7,403	169,807	2028
2029	126,105	124,784	284,230	24,393	559,512	2029
2030	189,008	187,028	426,008	36,560	838,604	2030
2031	235,826	233,355	531,531	45,616	1,046,329	2031
2032	327,692	324,259	738,589	63,386	1,453,926	2032
2033	431,968	427,443	973,620	83,556	1,916,588	2033
2034	508,280	502,956	1,145,619	98,317	2,255,172	2034
2035	574,915	568,893	1,295,809	111,206	2,550,823	2035
2036	586,413	580,270	1,321,725	113,430	2,601,839	2036
2037	598,142	591,876	1,348,160	115,699	2,653,876	2037
2038	610,104	603,713	1,375,123	118,013	2,706,954	2038
2039	622,307	615,788	1,402,625	120,373	2,761,093	2039
2040	634,753	628,103	1,430,678	122,781	2,816,314	2040
2041	647,448	640,665	1,459,291	125,236	2,872,641	2041
2042	660,397	653,479	1,488,477	127,741	2,930,094	2042
2043	673,605	666,548	1,518,247	130,296	2,988,695	2043
2044	687,077	679,879	1,548,612	132,902	3,048,469	2044
Totals	8,236,837	8,150,552	18,565,119	1,593,258	36,545,767	

RESOLUTION NO. 2025-015

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF TAX INCREMENTAL DISTRICT NO. 3A, TOWN OF LAWRENCE, WISCONSIN

WHEREAS, the Town of Lawrence (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

WHEREAS, Tax Incremental District No. 3A (the "District") was created by the Town on September 25, 2023 as a mixed-use district; and

WHEREAS, the Town now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Town;
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Brown County, the School District of West De Pere, and the Northeast Wisconsin Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 12, 2025 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Town Board that it amend the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Lawrence that:

1. The boundaries of the District named "Tax Incremental District No. 3A, Town of Lawrence" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Town Board finds and declares that:
 - (a)The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b)The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (c) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (d) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (e)Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 3A, Town of Lawrence" (see Exhibit A), as amended, is approved, and the Town further finds the Project Plan is feasible and in conformity with the master plan of the Town.

Adopted this _____ day of _____, 2025.

Vote: ____-Aye
 ____-Nay

Town of Lawrence

Dr. Lanny J. Tibaldo, Town Chairperson

Cindy Kocken, Town Clerk-Treasurer

PROJECT PLAN

[DISTRIBUTED SEPARATELY]