

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, December 22, 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 December 8, 2025 Town Board Meeting
7. Consideration of payment of due invoices
8. Swearing in of new Town of Lawrence Fire Chief, Ronald Cody
9. Recognition of Retiring Fire Chief, Luke Pasterski
10. Consideration of Resolution 2025-017 Providing for the Sale of Approximately \$5,890,000 General Obligation Promissory Notes, Series 2026A – (Assisted by Ehlers / Quarles & Brady)
11. Review of Recommendations and Reports from Planning & Zoning Board:
 - a. Consideration of Sign Review for Sports Emporium at 2276 Lawrence Parkway, Parcel L-2281 by Graphic House.
 - b. Consideration of Site Plan Review for Sports Emporium HVAC equipment at 2276 Lawrence Parkway, Parcel L-2281 by Rodac, LLC.
 - c. Consideration of Sign Review for Commercial Building at 1711 Scheuring Road, Parcel L-272-2 by Jones Sign.
 - d. Consideration of Final Plat Review on Parcels L-18-, L-19, L-20, L-20-1, L-21-1, L-22, L-22-1, L-401-1 by Lawrence Town Center Development LLC.
 - e. Consideration to Set Public Hearing Date for Ordinance Amendment 300-20 Maintenance of Residential Lots in R-1, R-2, R-3, and ER Districts.
12. Consideration of Resolution 2025-018 Amend Building Permit and Miscellaneous Fee Schedules.
13. Consideration of Proposals for New Server, Computers and Caselle Cloud Upgrade
14. Consideration of Pay Request #1 – Final – Water Tower Repainting – LC United Painting - \$297,420
15. Consideration of Pay Request #2 – TID #3 Deep Sewer – PTS Contractors, Inc. - \$143,300.85.
16. Consideration of Pay Request #4 - Final – 2025 Town Road Improvements – MCC, Inc - \$42,382.36
17. Consideration of Pay Request #6 – Final – LE-2 Building Improvements – Rohde Bros. - \$5,792.50
18. Consideration of Proposal for New Fire Department Extrication Tools/Equipment
19. Administrator/Staff Reports
20. Future Agenda Items
21. **Closed Session:** Pursuant to Ch. 19.85(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (2026 Wages)
22. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats.
23. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

Posted at the following on December 19, 2025:

- ☒ Town Hall, 2400 Shady Ct, Fire Station #1, 2595 French Rd and Fire Station #2, 1780 Crimson Ct
- ☒ Posted to the Town Website and Notice to News Media

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

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, December 8, 2025

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:03 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

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

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

Virtually present: Jon Cameron, Ehlers

Excused: Patrick Wetzel, Luke Pasterski, Michael Renkas

3. Pledge of Allegiance

4. Approve Agenda

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

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

None.

6. Consideration of minutes of November 17, 2025 Town Board Meeting:

Supervisor Vannieuwenhoven made the motion to approve the minutes of the Town Board meeting on November 17, 2025 as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices:

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

8. Consideration of Appointment of Election Inspectors for the 2026-2027 Election Cycle and Pay Increase:

Supervisor Frigo made the motion to approve appointment of Election Inspectors for the 2026-2027 Election Cycle along with pay increase for Election Inspectors as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

9. Consideration of Intergovernmental Agreement for EMS/Rescue Services with the City of DePere:

Supervisor Vannieuwenhoven made the motion to approve Intergovernmental Agreement for EMS/Rescue Services with the City of DePere as presented. Supervisor Bain seconded the motion. Motion carried unanimously.

10. Consideration to Award Bid for Rock Ridge Subdivision Street & Utility Construction:

Supervisor Bain made the motion to award bid to Carl Bowers & Sons for Rock Ridge Subdivision Street & Utility Construction in the amount of \$2,426,555.76 as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.

11. Consideration of Resolution 2025-015 Approving an Amendment to the Project Plan of Tax Incremental District No. 3A:

Jon Cameron from Ehlers reviewed the proposed amendments to the project plan for Tax Incremental District #3 (3A).

Supervisor Bain made the motion to approve Resolution 2025-015 Approving an Amendment to the Project Plan of Tax Incremental District No. 3A as presented. Supervisor Frigo seconded the motion. Roll call vote: Supervisor Bain, aye; Supervisor Brienens, aye; Supervisor Frigo, aye; Supervisor Vannieuwenhoven, aye; Chairman Tibaldo, aye. The motion carried unanimously.

12. Administrator/Staff Reports

Staff reports were given.

13. Future Agenda Items:

- a. Swearing in of New Fire Chief, Ron Cody
- b. Proposal for New Server, Computers and Caselle update
- c. Resolution to Amend the Fee Schedule

14. Adjourn:

Supervisor Frigo made the motion at 6:33p.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	63222	IT Services	11/30/2025	700.00	.00		
Total AIT Business Technologies, LLC:					700.00	.00		
Ambrosius Concrete Supplies Inc.								
20	Ambrosius Concrete Supplies Inc.	504040	Stakes for Snoplowing	11/18/2025	296.00	.00		
Total Ambrosius Concrete Supplies Inc.:					296.00	.00		
Bella Homes								
1265	Bella Homes	24-05-0003	Contractor Deposit Refund - 2156	12/04/2025	1,000.00	.00		
Total Bella Homes:					1,000.00	.00		
Best Built Inc.								
50	Best Built Inc.	25-06-0026	Contractor Deposit Refund-3145	12/08/2025	1,000.00	.00		
Total Best Built Inc.:					1,000.00	.00		
Bitco Insurance Companies								
1114	Bitco Insurance Companies	WC3765440	Work Comp - Public Works	12/10/2025	4,757.70	.00		
1114	Bitco Insurance Companies	WC3765440	Work Comp - Clerk/Admin	12/10/2025	475.77	.00		
1114	Bitco Insurance Companies	WC3765440	Work Comp - Town Board	12/10/2025	1,110.13	.00		
1114	Bitco Insurance Companies	WC3765440	Work Comp - Administrator	12/10/2025	2,220.26	.00		
1114	Bitco Insurance Companies	WC3765440	Work Comp - Water	12/10/2025	2,378.85	.00		
1114	Bitco Insurance Companies	WC3765440	Work Comp - Building	12/10/2025	2,696.03	.00		
1114	Bitco Insurance Companies	WC3765440	Work Comp - Sewer	12/10/2025	2,220.26	.00		
Total Bitco Insurance Companies:					15,859.00	.00		
Boldt, Larry								
263	Boldt, Larry	121525	Plan and Zone Meetings 2025	12/15/2025	400.00	.00		
Total Boldt, Larry:					400.00	.00		
Brienen, Kevin								
247	Brienen, Kevin	121525	Planning & Zoning Meetings 2025	12/15/2025	440.00	.00		
Total Brienen, Kevin:					440.00	.00		
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	62611	Trash Collection - Sharps	11/30/2025	7,655.50	.00		
73	Brown County Port & Resource R	62611	Recycling	11/30/2025	489.72	.00		
Total Brown County Port & Resource Recovery:					8,145.22	.00		
Brown County Treasurer								
74	Brown County Treasurer	2025-0000003	Dog License for 2025	12/04/2025	662.69	.00		
Total Brown County Treasurer:					662.69	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
C&C Custom Homes								
79	C&C Custom Homes	24-08-0008	Contractor Deposit Refund-1823	11/19/2025	1,000.00	.00		
Total C&C Custom Homes:					1,000.00	.00		
Calmes Verkuilen Construction								
517	Calmes Verkuilen Construction	25-05-0027	Contractor Deposit Refund-3154	12/08/2025	1,000.00	.00		
Total Calmes Verkuilen Construction:					1,000.00	.00		
Caselle LLC								
1207	Caselle LLC	INV-14074	Annual Support for Software-WF	12/04/2025	4,248.53	.00		
1207	Caselle LLC	INV-14074	Annual Support for Software-GF	12/04/2025	2,124.27	.00		
1207	Caselle LLC	INV-14074	Annual Support for Software-SF	12/04/2025	2,124.26	.00		
Total Caselle LLC:					8,497.06	.00		
Central Brown County Water Authority								
93	Central Brown County Water Auth	3623	November Water Billing	12/05/2025	42,456.21	.00		
Total Central Brown County Water Authority:					42,456.21	.00		
Charter Communications								
1150	Charter Communications	230431701120	December Fiber Services	12/01/2025	719.00	.00		
Total Charter Communications:					719.00	.00		
City of De Pere								
99	City of De Pere	9089100	WD-L-436-2-1	12/15/2025	71.00	.00		
Total City of De Pere:					71.00	.00		
Ehlers and Associates								
688	Ehlers and Associates	104056	TID 3 Annual Reporting	12/16/2025	1,500.00	.00		
688	Ehlers and Associates	104135	TID 1 Annual Reporting	12/16/2025	1,500.00	.00		
688	Ehlers and Associates	104136	TID 2 Annual Reporting	12/16/2025	1,500.00	.00		
Total Ehlers and Associates:					4,500.00	.00		
Engebos Heating & Cooling, LLC								
146	Engebos Heating & Cooling, LLC	SD2886	HVAC Maintenance	12/15/2025	1,145.62	.00		
Total Engebos Heating & Cooling, LLC:					1,145.62	.00		
Envoy Solutions, LLC								
315	Envoy Solutions, LLC	431010	Shop Supplies	12/05/2025	254.52	.00		
Total Envoy Solutions, LLC:					254.52	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1200	Electrical Inspection-Mr. Outboard	10/06/2025	228.00	.00		
154	Fameree Consulting & Inspection	1217	Electrical Inspection-Spring Lake	11/20/2025	144.00	.00		
154	Fameree Consulting & Inspection	1218	Electrical Inspection-Robinson, Sp	12/02/2025	387.00	.00		
154	Fameree Consulting & Inspection	1221	Electrical Inspection-Eisenhower	12/09/2025	188.00	.00		
154	Fameree Consulting & Inspection	1223	Electrical Inspection-Spring Lake	12/11/2025	145.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Fameree Consulting & Inspection:					1,092.00	.00		
Gannett Media Corp								
175	Gannett Media Corp	0007415797	Public Notices	11/30/2025	80.05	.00		
Total Gannett Media Corp:					80.05	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	3721	Services for November	12/12/2025	58,785.25	.00		
Total Green Bay Metropolitan Sewage District:					58,785.25	.00		
Halron Lubricants Inc.								
885	Halron Lubricants Inc.	1685363-00	Bulk Oils	12/11/2025	1,072.82	.00		
885	Halron Lubricants Inc.	1685363-01	Ice Melt	12/16/2025	300.08	.00		
885	Halron Lubricants Inc.	1685363-02	Gran-Sorb	12/18/2025	134.90	.00		
885	Halron Lubricants Inc.	1685798-00	Diesel Exhaust Fluid	12/12/2025	189.14	.00		
Total Halron Lubricants Inc.:					1,696.94	.00		
Integrity Home Builders								
1001	Integrity Home Builders	25-06-0005	Contractor Deposit Refund-3113 T	12/19/2025	1,000.00	.00		
Total Integrity Home Builders:					1,000.00	.00		
JOHNSON, STEVE								
1268	JOHNSON, STEVE	121025	MAILBOX DAMAGE REIMBURS	12/10/2025	50.00	.00		
Total JOHNSON, STEVE:					50.00	.00		
Kodiak Excavating Inc								
254	Kodiak Excavating Inc	3697	Yard Waste Disposal	12/02/2025	555.00	.00		
254	Kodiak Excavating Inc	3702	Town Hall Ditch	12/09/2025	4,830.00	.00		
254	Kodiak Excavating Inc	3703	Scheuring Rd Ditch	12/09/2025	1,650.00	.00		
Total Kodiak Excavating Inc:					7,035.00	.00		
Ledgecrest Homes								
264	Ledgecrest Homes	24-10-0019	Contractor Deposit Refund-1459	11/19/2025	1,000.00	.00		
Total Ledgecrest Homes:					1,000.00	.00		
Lee, Skip								
385	Lee, Skip	121525	Plan Zone meetings 2025	12/15/2025	280.00	.00		
Total Lee, Skip:					280.00	.00		
McCarty, Katie								
1111	McCarty, Katie	121525	Planning & Zoning Meetings 2025	12/15/2025	360.00	.00		
Total McCarty, Katie:					360.00	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00940978	Town Green Space Grading	10/21/2025	2,093.15	.00		
285	McMahon Associates, Inc.	00941183	ISA Fields CSM	11/11/2025	4,207.28	.00		
285	McMahon Associates, Inc.	00941210	Toonen Stormwater Review	11/12/2025	170.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
285	McMahon Associates, Inc.	00941326	Storm Pond Services	11/13/2025	7,095.28	.00		
285	McMahon Associates, Inc.	00941386	TID #3 Deep Sewer	11/18/2025	18,374.32	.00		
285	McMahon Associates, Inc.	00941387	Wetland Review - L-2110 & L-211	11/18/2025	1,032.93	.00		
285	McMahon Associates, Inc.	00941388	Rock Ridge Subdivision	11/18/2025	31,428.62	.00		
285	McMahon Associates, Inc.	00941389	Scheuring Rd Urbanization	11/18/2025	2,439.79	.00		
285	McMahon Associates, Inc.	00941395	Town Green Space Grading	11/18/2025	1,170.00	.00		
285	McMahon Associates, Inc.	00941396	I-41 Setback Variance	11/15/2025	840.00	.00		
285	McMahon Associates, Inc.	00941398	TID #3 MS Sewer	11/18/2025	13,789.60	.00		
285	McMahon Associates, Inc.	00941515	Rock Ridge Subdivision	12/04/2025	9,228.76	.00		
285	McMahon Associates, Inc.	00941516	LE-2 Watermain Planning	12/04/2025	12,543.76	.00		
285	McMahon Associates, Inc.	00941517	TID #3 Deep Sewer	12/04/2025	466.50	.00		
285	McMahon Associates, Inc.	00941518	Town Green Space Grading	12/04/2025	225.00	.00		
285	McMahon Associates, Inc.	00941546	TID #3 MS Sewer	12/04/2025	7,610.85	.00		
285	McMahon Associates, Inc.	00941634	ISA Fields CSM	12/09/2025	1,553.08	.00		
285	McMahon Associates, Inc.	00941722	Orange Lane Utility Relocate	12/15/2025	300.00	.00		
285	McMahon Associates, Inc.	00941723	Scheuring Road Staking	12/15/2025	600.00	.00		
285	McMahon Associates, Inc.	00941724	Wetland Review - L-2110 & L-211	12/15/2025	1,402.65	.00		
285	McMahon Associates, Inc.	00941725	I-41 Setback Variance	12/15/2025	840.00	.00		
Total McMahon Associates, Inc.:					117,411.57	.00		
Meacham Development								
599	Meacham Development	25-04-0022	Contractor Deposit Refund-3105 T	12/09/2025	1,000.00	.00		
Total Meacham Development:					1,000.00	.00		
Menards Inc								
286	Menards Inc	55315	Public Works Tools	12/04/2025	33.96	.00		
Total Menards Inc:					33.96	.00		
Mid Vallee Golf Course Inc.								
290	Mid Vallee Golf Course Inc.	120625	Fire Department Christmas Party	12/06/2025	2,051.96	.00		
Total Mid Vallee Golf Course Inc.:					2,051.96	.00		
Midwest Meters Inc.								
295	Midwest Meters Inc.	0184112-IN	New Meters	12/08/2025	1,590.08	.00		
295	Midwest Meters Inc.	0184255-IN	Meter supplies	12/12/2025	190.00	.00		
Total Midwest Meters Inc.:					1,780.08	.00		
MURPHY EXCAVATING LLC								
1267	MURPHY EXCAVATING LLC	A-4845	LEAKING CURBBOX REPAIR-14	12/05/2025	700.00	.00		
Total MURPHY EXCAVATING LLC:					700.00	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	198800	Fire Dept Supplies	12/09/2025	225.00	.00		
Total Oshkosh Fire & Police Equipment:					225.00	.00		
QS1, INC								
1088	QS1, INC	1617	Truck #5	12/02/2025	425.00	.00		
Total QS1, INC:					425.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
R & R Insurance Services, Inc								
1099	R & R Insurance Services, Inc	3320144	Insurance Services-January	12/03/2025	242.00	.00		
Total R & R Insurance Services, Inc:					242.00	.00		
Renning, Lewis & Lacy, s.c								
1197	Renning, Lewis & Lacy, s.c	7341282	Contracts	04/30/2025	308.00	.00		
1197	Renning, Lewis & Lacy, s.c	7341282	Contracts	04/30/2025	140.00	.00		
1197	Renning, Lewis & Lacy, s.c	7350079	General Legal - November	11/30/2025	640.00	.00		
1197	Renning, Lewis & Lacy, s.c	7350082	Road Legal - November	11/30/2025	448.00	.00		
1197	Renning, Lewis & Lacy, s.c	7350083	Legal 2 - November	11/30/2025	112.00	.00		
Total Renning, Lewis & Lacy, s.c:					1,648.00	.00		
Runke, Travis								
427	Runke, Travis	121525	Planning & Zoning Meetings 2025	12/15/2025	400.00	.00		
Total Runke, Travis:					400.00	.00		
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-0126	Life Insurance	12/09/2025	376.02	.00		
Total Securian Financial Group, Inc:					376.02	.00		
Stroud, Jennifer								
1264	Stroud, Jennifer	120925	Community Room Rental Fee	12/09/2025	300.00	.00		
Total Stroud, Jennifer:					300.00	.00		
SUPERIOR CAPITAL HOLDINGS								
1266	SUPERIOR CAPITAL HOLDINGS	2512483	Batteries-FD 2%	12/09/2025	675.55	.00		
Total SUPERIOR CAPITAL HOLDINGS:					675.55	.00		
TremI, Kyle								
1048	TremI, Kyle	121525	Planning & Zoning Meetings 2025	12/15/2025	480.00	.00		
Total TremI, Kyle:					480.00	.00		
Truck Equipment Inc.								
429	Truck Equipment Inc.	1175098-00	Snow Plow Repairs	12/05/2025	64.52	.00		
Total Truck Equipment Inc.:					64.52	.00		
VandeHei, Mike								
1112	VandeHei, Mike	121525	Planning & Zoning Meetings 2025	12/15/2025	400.00	.00		
Total VandeHei, Mike:					400.00	.00		
Village of Hobart								
450	Village of Hobart	113025	Police/Admin Salaries	12/11/2025	39,370.46	.00		
450	Village of Hobart	113025	Judge Salary	12/11/2025	261.11	.00		
450	Village of Hobart	113025	Crime Prevention Expense	12/11/2025	10.36	.00		
450	Village of Hobart	113025	Court Clerk Retirement	12/11/2025	77.70	.00		
450	Village of Hobart	113025	Police Seminars/Conf/Training	12/11/2025	1,547.11-	.00		
450	Village of Hobart	113025	Municipal Attorney	12/11/2025	348.60	.00		
450	Village of Hobart	113025	Law & Ordinance Violations	12/11/2025	1,943.14-	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
450	Village of Hobart	113025	Blood Draws	12/11/2025	6.80	.00		
450	Village of Hobart	113025	Police Uniforms	12/11/2025	794.41	.00		
450	Village of Hobart	113025	Police Retirement Expense	12/11/2025	5,353.38	.00		
450	Village of Hobart	113025	Court Supplies	12/11/2025	350.99	.00		
450	Village of Hobart	113025	Police Supplies	12/11/2025	533.36	.00		
450	Village of Hobart	113025	Court Clerk Wages	12/11/2025	1,126.12	.00		
450	Village of Hobart	113025	Police Fuel Expenses	12/11/2025	1,376.23	.00		
450	Village of Hobart	113025	Police Vehicle Lease	12/11/2025	11,179.70	.00		
450	Village of Hobart	113025	Court Health/Dental/Life/WC	12/11/2025	2.33	.00		
450	Village of Hobart	113025	Health, Dental, Life, Wrk comp	12/11/2025	7,114.79	.00		
450	Village of Hobart	113025	Police Capitial Equipment	12/11/2025	246.13	.00		
450	Village of Hobart	113025	Police/Adm Payroll Taxes	12/11/2025	2,909.85	.00		
450	Village of Hobart	113025	Police Vehicle Maintenance	12/11/2025	264.40	.00		
450	Village of Hobart	113025	Court Clerk Payroll Tax	12/11/2025	106.12	.00		
450	Village of Hobart	113025	Background Checks	12/11/2025	21.00	.00		
450	Village of Hobart	113025	Court Seminars/Conference/Educ	12/11/2025	78.74	.00		
450	Village of Hobart	113025	Telephone/Cell/Radios	12/11/2025	1,672.31	.00		
Total Village of Hobart:					69,714.64	.00		
Village of Howard								
451	Village of Howard	13296	C.A.R.T. - April	06/02/2025	281.20	.00		
451	Village of Howard	13390	C.A.R.T. - June	07/29/2025	49.00	.00		
451	Village of Howard	13428	C.A.R.T. - July	08/29/2025	179.40	.00		
451	Village of Howard	13455	C.A.R.T. - August	09/24/2025	193.60	.00		
451	Village of Howard	13489	C.A.R.T. - September	11/03/2025	76.10	.00		
451	Village of Howard	13515	C.A.R.T.	11/20/2025	69.50	.00		
Total Village of Howard:					848.80	.00		
Wendel								
1209	Wendel	636201-4	Fire Study Final-ARPA	09/26/2025	1,175.00	.00		
Total Wendel:					1,175.00	.00		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	89247977	Services 2400 Shady Ct	12/10/2025	72.99	.00		
Total Wil-Kil Pest Control:					72.99	.00		
Grand Totals:					359,550.65	.00		

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.

<u>Transaction Company</u>	<u>Transaction Name</u>	<u>Total</u>	<u>Credit Card Used</u>
Staples	Office Supplies	\$ 20.64	Cindy
Sams Club	Office Supplies	\$ 184.94	Cindy
Cellcom	Cell Phones	\$ 674.69	Cindy
Staples	Office Supplies	\$ 15.40	Cindy
Adobe	Adobe Subscription	\$ 31.63	Cindy
Spectrum	Meter Station Phone	\$ 40.00	Cindy
Adobe	Adobe Subscription	\$ 15.10	Cindy
Sams Club	FD Supplies	\$ 119.04	Cindy
Staples	Office Supplies	\$ 17.98	Cindy
Adobe	Adobe Subscription	\$ 12.46	Cindy
Amazon	Amazon Renewal	\$ 129.00	Cindy
Amazon	FD Supplies	\$ 34.38	Cindy
Staples	Office Supplies	\$ 43.76	Cindy
Amazon	Office Supplies	\$ 136.46	Cindy
Spectrum	Meter Station Phone	\$ 114.99	Cindy
Best Buy	Office Supplies	\$ 324.99	Cindy
Brunt	Office Supplies	\$ 265.85	Colin
Carhartt	Meter Station Phone	\$ 354.25	Colin
Urban Battlefield	Office Supplies	\$ 375.00	colin
Zoom	Virtual Meeting	\$ 16.87	Patrick
Get Sling		\$ 63.79	Luke
Amazon	Office Supplies	\$ 208.99	Tyler
Amazon	FD Supplies	\$ 48.85	Tyler
Amazon	PW Supplies	\$ 133.34	Tyler
	TOTAL	\$ 3,382.40	



OATH OF OFFICE

STATE OF WISCONSIN
Brown County

I, Ronald Cody, who have been appointed to the office of Town of Lawrence Fire Chief , but have not yet entered upon the duties thereof, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Wisconsin, and will faithfully discharge the duties of Fire Chief to the best of my ability, so help me God.

Ronald Cody (Signature)

Subscribed and sworn to before me this
22nd day of December, 2025

Cindy Kocken
Clerk-Treasurer



Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 10

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 Res. 2025-017 – Provide for Sale of 2026A GO notes, \$5.89 million

FISCAL IMPACT:

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

Item History:

We've been working with Ehlers (financial adviser) and Quarles & Brady (bond counsel) on refinancing the 2023 loan for the Water/Sewer extensions along Packerland Dr (TID 2) and Mid Valley Dr (TID 3), to better match anticipated future revenues with debt service payments.

In addition, we're looking to include with this financing the costs of the upcoming new fire engine purchase and the TID 3 Deep Sewer project.

Uses of funds:

Refinance 2023 Loan for Packerland/Mid Valley Sewer/Water projects: \$3.8 million

New Fire Engine: \$1,250,000

TID 3 Deep Sewer - \$741,750

This resolution assists in setting an upcoming sale of this debt instrument in the coming months. Jon Cameron (Ehlers) will be in attendance to assist in review of the topic.

The anticipation is that the actual debt sale will be before the Town Board at the January 26th, 2026 meeting.

Recommended Action: Consider Resolution 2025-017, Providing for the sale of Approximately \$5.89 million GO Promissory Notes.

Resolution No. 2025-017

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$5,890,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2026A

WHEREAS the Town of Lawrence, Brown County, Wisconsin (the "Town") is presently in need of approximately \$5,890,000 for public purposes, including (a) paying the cost of deep sewer improvements, including within Tax Incremental District No. 3 and acquiring a fire engine (collectively, the "Project") and (b) refunding the Town's State Trust Fund Loan, dated November 17, 2023 (the "Refunding"); and

WHEREAS it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Chapter 67, Wisconsin Statutes.

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

Section 1. Issuance of the Notes. The Town shall issue its General Obligation Promissory Notes, Series 2026A in the approximate amount of \$5,890,000 (the "Notes") for the Project and the Refunding.

Section 2. Sale of the Notes. The Town Board hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Town Board shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Sale. The Town Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the Town Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the Town Clerk may determine.

Section 4. Official Statement. The Town Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate Town officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Town Board hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the Project prior to the issuance of the Notes with the proceeds of the Notes in an amount not to exceed \$1,991,750.

Adopted, approved and recorded December 22, 2025.

Lanny J. Tibaldo
Chairperson

ATTEST:

Cindy Kocken
Town Clerk

(SEAL)



Agenda Item Review

Meeting Date: 12/22/25

Agenda Item#: 11 a-e

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

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

1. Review of Recommendations and Reports from Planning & Zoning Board:
 - a. Consideration of Sign Review for Sports Emporium at 2276 Lawrence Parkway, Parcel L-2281 by Graphic House.

The calculation of signage on this building is complicated...Ordinance 300-149/150 regulations...Lot frontage is 371' which allows for signage increase $(371-200=171)$ $(171 \times .5=85)$ $85 + 400 = 485$ SF wall signs allowed for the building. This building has multiple tenant spaces so the max. allows to each tenant space as long as the grand total does not exceed 10% of elevation SF. $(16,485 - \text{windows/doors} = 14,785 \text{ SF elevation} \times .10 = 1478 \text{ SF total})$. The BUILDING SIGNAGE of Robert E Toonen = 155 SF (meets regulation), The Sports Emporium logo = 440 SF (meets regulation with the frontage increase total of 485 SF). Future tenants are not part of this review but could/would be approved with a max. of 485 SF each tenant as long as the total for entire building does not exceed 1478 SF. Total proposed now is 595 SF

So...the signage proposed is compliant with size regulations.

P/Z voted unanimously on 12/10/25 to recommend approval of signage as presented. Staff recommends approval.
 - b. Consideration of Site Plan Review for Sports Emporium HVAC equipment at 2276 Lawrence Parkway, Parcel L-2281 by Rodac, LLC.

The original plan approved for the building did not illustrate the ground mounted HVAC units. The HVAC plan was reviewed and approved by the state while the building was being built (typical) but the ground mount units should be reviewed. Screening of equipment is subject to approval per ordinance per 230 Site Plan Review Regulations. Screening options will be discussed for front, side, and rear of the building. This is a highly visible and high quality building. The screening should match that quality and appearance. It was determined that the HVAC units on the front, north, and east side of the building shall be screened with a material to match the vinyl fence material being used along the parking lot. This would be a tan fence/louvered screening. The PZ board voted unanimously to recommend approval of the screening as discussed. Staff recommends approval.

- c. Consideration of Sign Review for Commercial Building at 1711 Scheuring Road, Parcel L-272-2 by Jones Sign.

Jones sign is proposing a revision of the existing sign. The revised plan would add JONES signage to the bottom of the existing EMC so as not to increase the overall 50' height of the sign. PZ board voted unanimously to recommend approval. Staff recommends approval.

- d. Consideration of Final Plat Review on Parcels L-18-, L-19, L-20, L-20-1, L-21-1, L-22, L-22-1, L-401-1 by Lawrence Town Center Development LLC.

Final Plat of development. Some revisions of lots/lot lines to be discussed. Overall minor changes. PZ voted unanimously to recommend approval of the plat. There should be discussion regarding covenants which should be recorded also.

- e. Consideration to Set Public Hearing Date for Ordinance Amendment 300-20 Maintenance of Residential Lots in R-1, R-2, R-3, and ER Districts.

Our current ordinance does not detail snow removal requirements of 24 hours after snow event. This would allow for easier enforcement. This is for sidewalks only. Municipal trails is a different discussion. See attached ordinance language. PZ voted unanimously to recommend approval. Staff recommends approval.

CUSTOM SIGNS

GRAPHIC HOUSE

SINCE 1976

8101 International Dr
Wausau, WI 54401

715-842-0402
www.graphichouseinc.com

CLIENT
SPORTS EMPORIUM
2276 LAWRENCE PKWY
DePERE, WI

SALES REP
LEA B

DATE
10-14-2025

OPP #
32179

LINE #
1

SO #
0000000

SALES AUTH:

PROJECT MANAGER
XX

DESIGNER
NN

REVISION
0-0-0000

XX

SALES DRAWINGS: SPORTS EMPORIUM - DePERE, WI - (21779-1) SCOREBOARD & BUILDING LETTERS
SportsEmporium-22179-1-1

FACE-LIT LETTERS

A

ALUM. FORMED LETTERS. BLACK RETURNS.
LIT w/ WHITE LED'S

B

BLACK TRIM-CAP

C

LIT WHITE FACE. PERFORATED DAY/NIGHT VINYL

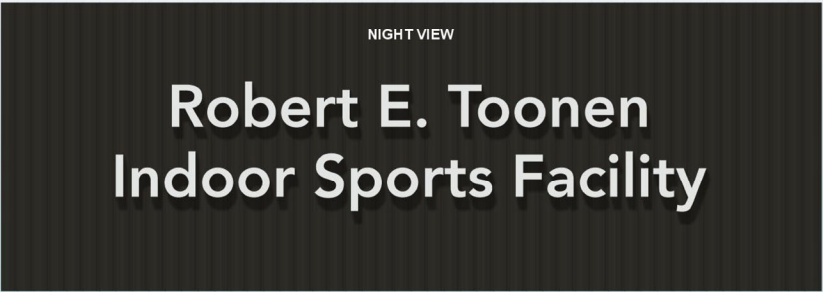
LETTERS MOUNTED FLUSH TO WALL & WIRED TO
REMOTE POWER SUPPLIES INSIDE BUILDING

Color

Color

V1 - 3635-222 Black
Perforated Vinyl

Returns & Trim-Cap = 3740" Per Set



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

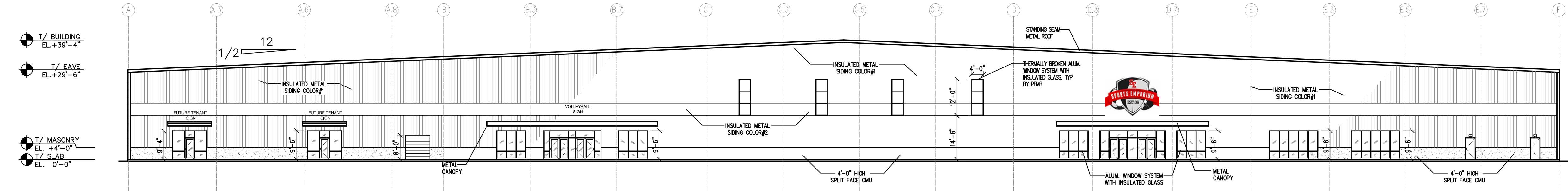
RELEASE AUTH:

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT. A MANUFACTURERS LABEL WILL BE ADDED TO YOUR SIGN AT THE DISCRETION OF GRAPHIC HOUSE, INC.

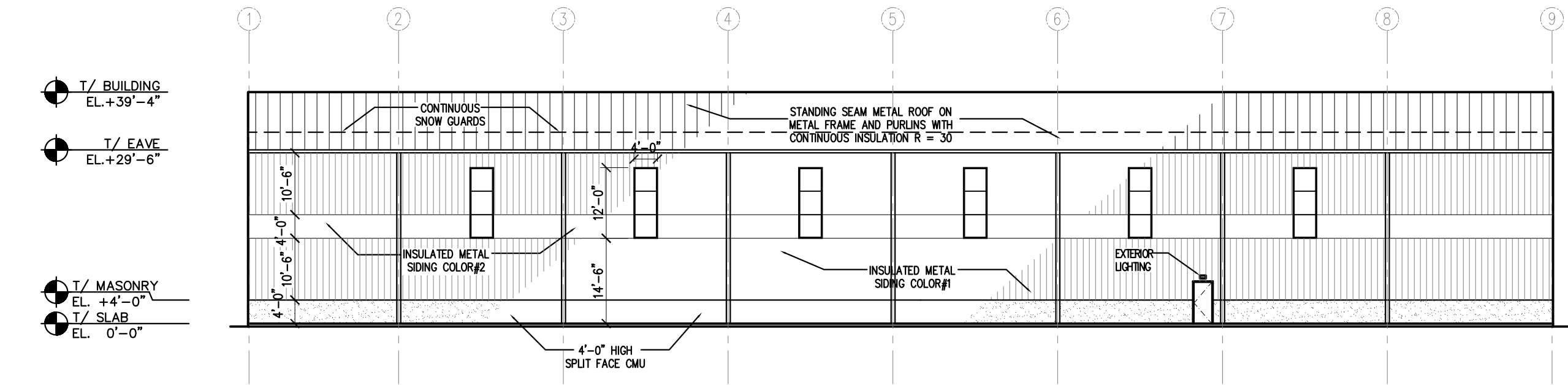
DLM ARCHITECTS LTD.

DLM ARCHITECTS LTD
5940 W TOUHY, NILES ILLINOIS, 60714
Telephone 847.763.1416 Fax 847.763.1514
• ARCHITECTS • PLANNERS • DESIGNERS

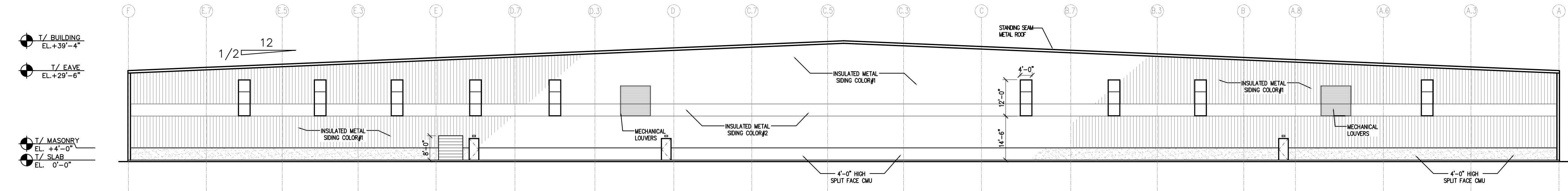
SPORTS EMPORIUM
LAWRENCE , WI 54115



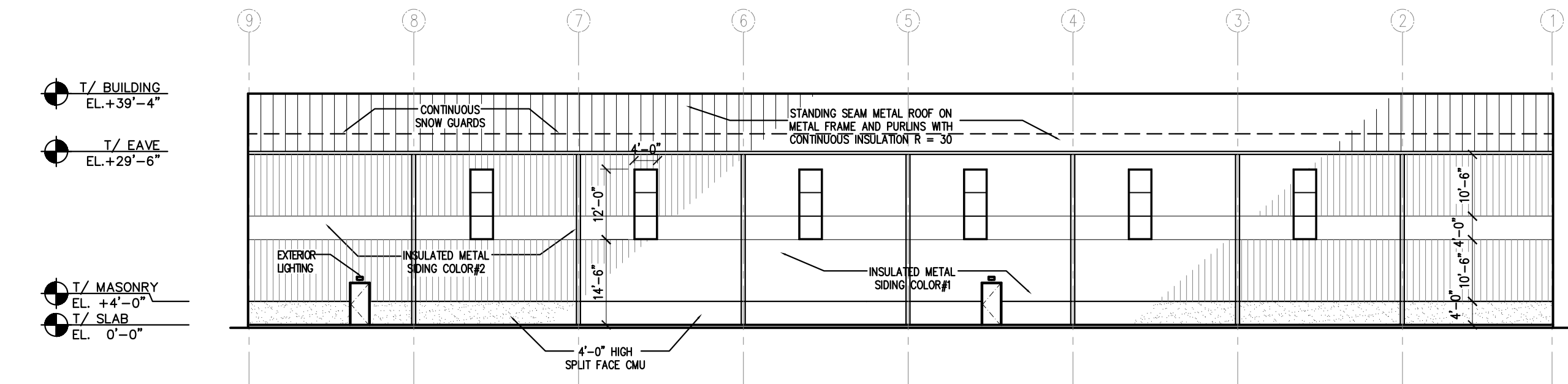
1 NORTH ELEVATION
A-4 SCALE: 1" = 20'-0"



2 EAST ELEVATION
A-4 SCALE: 1" = 20'-0"



3 SOUTH ELEVATION
A-4 SCALE: 1" = 20'-0"



4 WEST ELEVATION
A-4 SCALE: 1" = 20'-0"

No.	Date	Item	By
4	01-24-25	Client Review - Preliminary	
3	12-16-24	Client Review - Preliminary	
2	12-20-24	Client Review - Preliminary	
1	12-12-24	Client Review - Preliminary	

Revisions
Sheet Title

ELEVATIONS

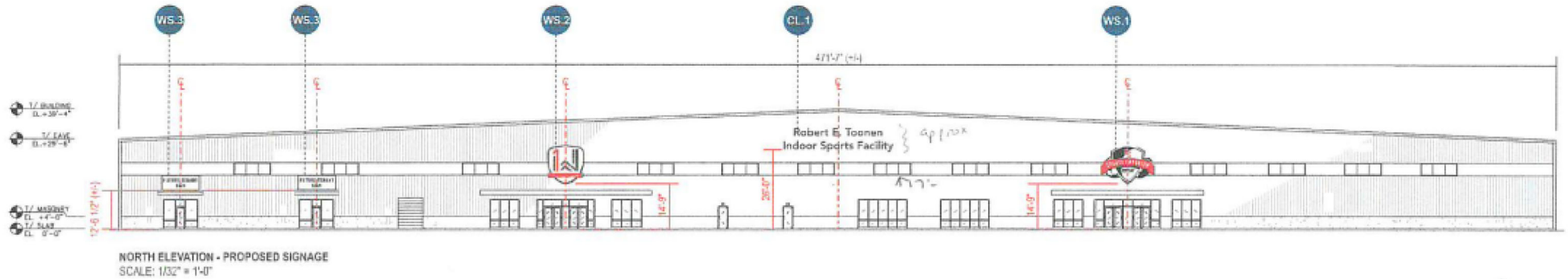
LAC
Drawn By
DLM
Checked By
AS NOTED

A-4
Sheet Number
DLM
Approved By

Scale
12-01-2024
Date
24-104
Job Number

Revision
DLM ARCHITECTS, LTD., PROFESSIONAL DESIGN FIRM
LICENSE NO. 164-001952
COPYRIGHT 2022 DLM ARCHITECTS, LTD.

NORTH ELEVATION



Wall material
metal Panel
Insulation
Laminate Backing

17'-0" Bottom of
window
21'-0" top of window

From: [Scott Beining](#)
To: [Melissa Mathes](#)
Subject: FW: HVAC Coverage Proposal
Date: Friday, December 5, 2025 7:57:54 AM
Attachments: [image.png](#)
[Outlook-A black an.png](#)

From: Dan Hamilton <dhamilton@rodacllc.com>
Sent: Thursday, December 4, 2025 5:33 PM
To: Scott Beining <scottb@lawrencewi.gov>
Cc: Derek Rhodes <derekrhodes10@gmail.com>
Subject: HVAC Coverage Proposal

Scott -

Our proposed coverage plan for the HVAC units along the sidewalk includes:

- 6-7" high black chain link fence with decorative privacy slats surrounding the unit with an access gate.



- For the exposed sheet metal, we are proposing to paint this to match the building's tan/gray coloring.
- We may also look at additional parking stops outside the fence to further protect from impact.

For the two units at the side of the building, we can look for the same fencing and paint proposal, however only fencing on one side to limit sound transfer to the houses nearby.

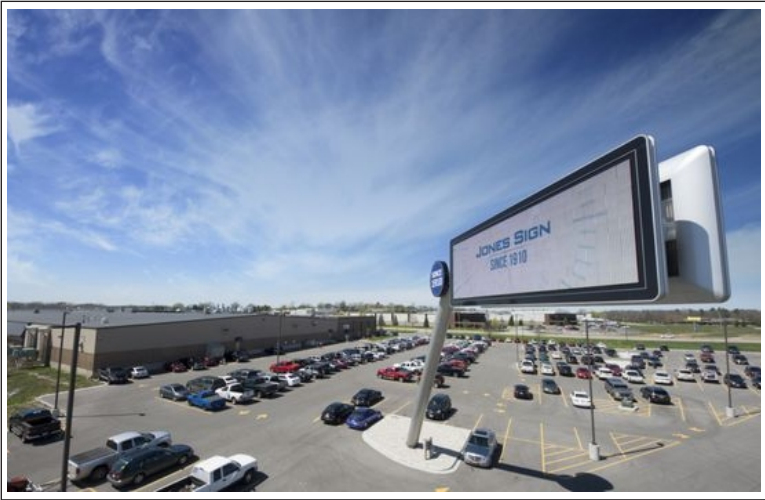
At this time, we are not proposing additional work on the 3 units at the rear . However, if deemed necessary, our proposal would be similar to the side units.

We have not begun the pricing for this work yet pending direction/decision from the Town.

Thanks,

CL.1 SF CHANNEL LETTERS ON HALO LIT BACKER (QTY 2)

OVERALL SQUARE FOOTAGE: 72



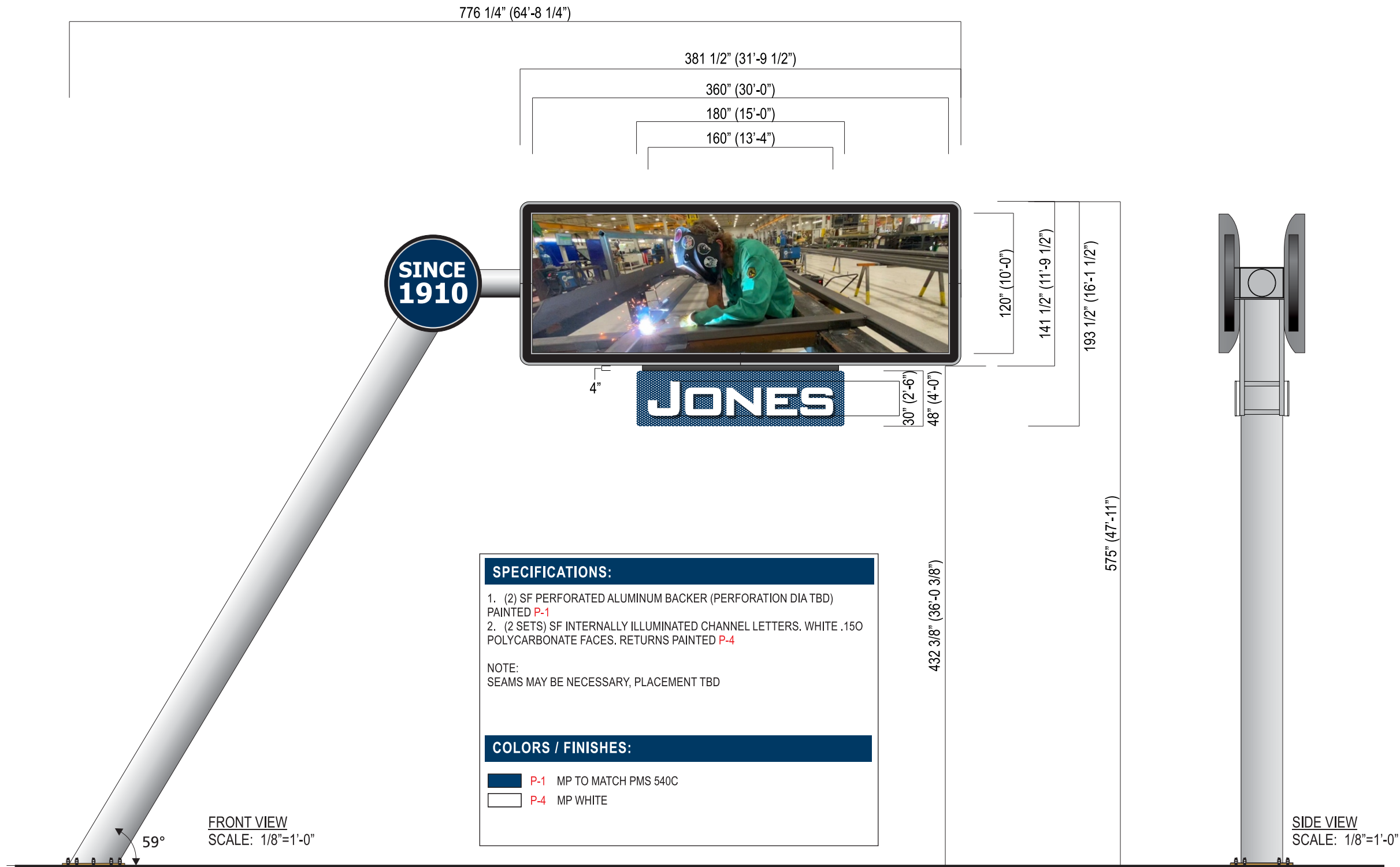
EXISTING
SCALE: NTS



PROPOSED
SCALE: NTS



EVENING VIEW
SCALE: NTS



<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div></div>	<div>JOB #: 000000_R2</div> <div>DATE: 12.4.25</div> <div>DESIGNER: JM</div> <div>SALES REP:</div> <div>PROJ MGR:</div>	<div>REQUIRED:</div> <div><div><input type="checkbox"/> FIELD SURVEY</div><div><input type="checkbox"/> PAINT COLOR</div><div><input type="checkbox"/> FONTS</div><div><input type="checkbox"/> VECTOR ARTWORK</div><div><input type="checkbox"/> CLIENT PMS COLOR</div><div><input type="checkbox"/> ENGINEERING</div></div> <div>OTHER:</div>	<div>LANDLORD APPROVAL</div> <div>DATE</div> <div>CLIENT APPROVAL</div> <div>DATE</div>		<div>JONES SIGN</div> <div>1711 Scheuring Rd, De Pere, WI 54115</div>	<div>SHEET NUMBER</div> <div>1.0</div>
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This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

CL.1 SF CHANNEL LETTERS ON HALO LIT BACKER (QTY 2)

OVERALL SQUARE FOOTAGE: 72



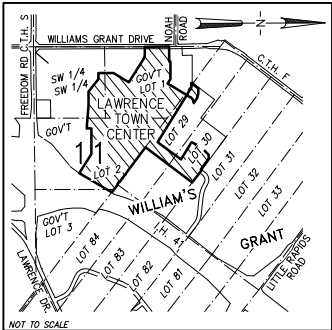
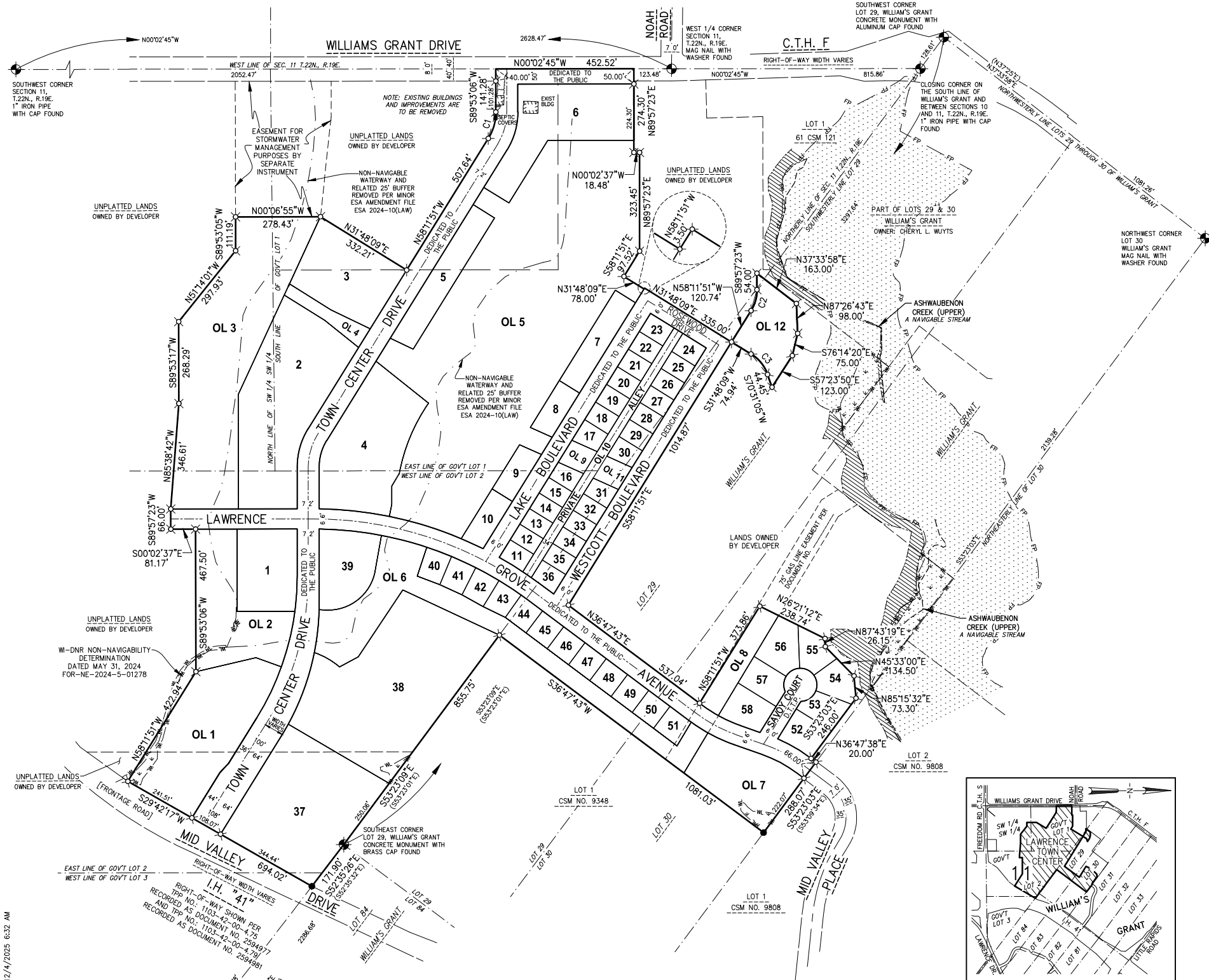
EVENING VIEW
SCALE: NTS

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div>	<div>JOB #: 000000_R2</div> <div>DATE: 12.4.25</div> <div>DESIGNER: JM</div> <div>SALES REP:</div> <div>PROJ MGR:</div>	<div>REQUIRED:</div> <div><div><input type="checkbox"/> FIELD SURVEY</div><div><input type="checkbox"/> PAINT COLOR</div><div><input type="checkbox"/> FONTS</div><div><input type="checkbox"/> VECTOR ARTWORK</div><div><input type="checkbox"/> CLIENT PMS COLOR</div><div><input type="checkbox"/> ENGINEERING</div></div> <div>OTHER:</div>	LANDLORD APPROVAL	DATE		<div>JONES SIGN</div> <div>1711 Scheuring Rd, De Pere, WI 54115</div>	<div>SHEET NUMBER</div> <div>2.0</div>
			CLIENT APPROVAL	DATE			

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LAWRENCE TOWN CENTER

PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR, WEIGHING 4.3 LBS./LIN. FT. SET
- ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER BROWN COUNTY
- RECORDED AS BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- OL - OUTLOT
- D.T.T.P. - DEDICATED TO THE PUBLIC
- EXISTING BUILDING, TO BE REMOVED
- WETLANDS AS DELINEATED BY CHAD FRADETTE OF EVERGREEN CONSULTANTS, LLC, DATED AUGUST 6, 2021 AND SEPTEMBER 1, 2021. A NONFEDERAL WETLAND EXEMPTION DETERMINATION WAS GRANTED AS EXE-NE-2025-5-01107 FOR DELINEATED WETLAND AREAS NOT SHOWN
- ENVIRONMENTALLY SENSITIVE AREA (ESA) STEEP SLOPES OF 20% OR GREATER, FIELD LOCATED
- FEMA MAPPED FLOODPLAIN, ZONE A, SHOWN PER FEMA MAP NO. 55009C0243F, WITH AN EFFECTIVE DATE OF AUGUST 18, 2009
- EXISTING RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE/GOVERNMENT LOT LINE
- NON-NAVIGABLE WATERWAY
- EXISTING EASEMENT, AS NOTED

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

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

OWNER & SUBDIVIDER:
LAWRENCE CENTER DEVELOPMENT LLC
N3569 VANDEN BOSCH ROAD
KAUKAUNA, WI 54130

McMAHON
ENGINEER ARCHITECT

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

SHEET INDEX

- 1 OVERALL, PLAT EXTERIOR BOUNDARY
- 2 LOTS 1 AND 37, OUTLOTS 1 AND 2
- 3 LOTS 2 AND 3, OUTLOTS 3 AND 4
- 4 LOTS 4 THROUGH 10, OUTLOT 5
- 5 LOTS 11 THROUGH 36, OUTLOTS 9, 10 AND 11
- 6 LOTS 38 THROUGH 51, OUTLOT 6
- 7 LOTS 52 THROUGH 58, OUTLOTS 7 AND 8 AND DETAIL OF OUTLOT 12
- 8 CERTIFICATIONS, APPROVALS, PROVISIONS NOTES, RESTRICTIONS AND COVENANTS

NOTES:

THIS SUBDIVISION IS PART OF TAX PARCEL NOS. L-401-1, L-18, L-19, L-20, L-21-1 AND L-22

TOTAL AREA OF ROAD DEDICATED TO THE PUBLIC IS 537,794 S.F. [12.35 ACRES]

OUTLOTS 1, 3, 7 AND 12 ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF LAWRENCE FOR STORMWATER MANAGEMENT PURPOSES.

OUTLOTS 2, 4, 5, 6, 8, 9 AND 11 ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER.

OUTLOT 10 IS A PRIVATE ALLEY AND IS TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER.

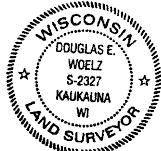
THE SUBDIVIDER GRANTS TO THE OWNERS OF LOTS 11 THROUGH 36, AND OUTLOTS 9 AND 11, INGRESS AND EGRESS RIGHTS OVER THE PRIVATE ALLEY KNOWN AS OUTLOT 10.

THE SUBDIVIDER GRANTS TO THE TOWN OF LAWRENCE INGRESS/EGRESS AND MAINTENANCE RIGHTS OVER THE PRIVATE ALLEY KNOWN AS OUTLOT 10 FOR PUBLIC UTILITIES AND SERVICES.

PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.

A CONDITIONAL APPROVAL FOR A MINOR ESA AMENDMENT WAS GRANTED ON 11/20/2024 AND REVISED ON 12/02/2024 AS FILE ESA 2024-10(LAW) - L-41/CTH S NW QUADRANT, AS A CONDITION OF THE ESA AMENDMENT, AN ADDITIONAL AMENDMENT AREA IS TO BE DELINEATED AND MAPPED AS ESA AREA AND SHOULD TOTAL AT LEAST 7.1 ACRES. TO MEET THIS CONDITION, AN ADDITIONAL ESA OF 8.16 ACRES IS BEING CREATED AND MAPPED WITHIN OUTLOT 1, OUTLOT 2, OUTLOT 3 AND OUTLOT 6 AS SHOWN.

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	164.00'	031°55'03"	91.36'	N74°09'22"W	90.18'	N58°11'51"W S89°53'06"W
C2	130.00'	031°50'46"	72.26'	N74°07'14"W	71.33'	N58°11'51"W S89°57'23"W
C3	130.00'	038°42'56"	87.84'	S51°09'37"W	86.18'	S70°31'05"W S31°48'09"W



12-03-2025

There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration



LAWRENCE TOWN CENTER

PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CONTINUED ON SHEET 3 OF 8

CONTINUED ON
SHEET 4 OF 8

BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 11, T.22N., R.19E., WHICH BEARS N00°02'45"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY

SCALE - FEET
1" = 50'

LEGEND

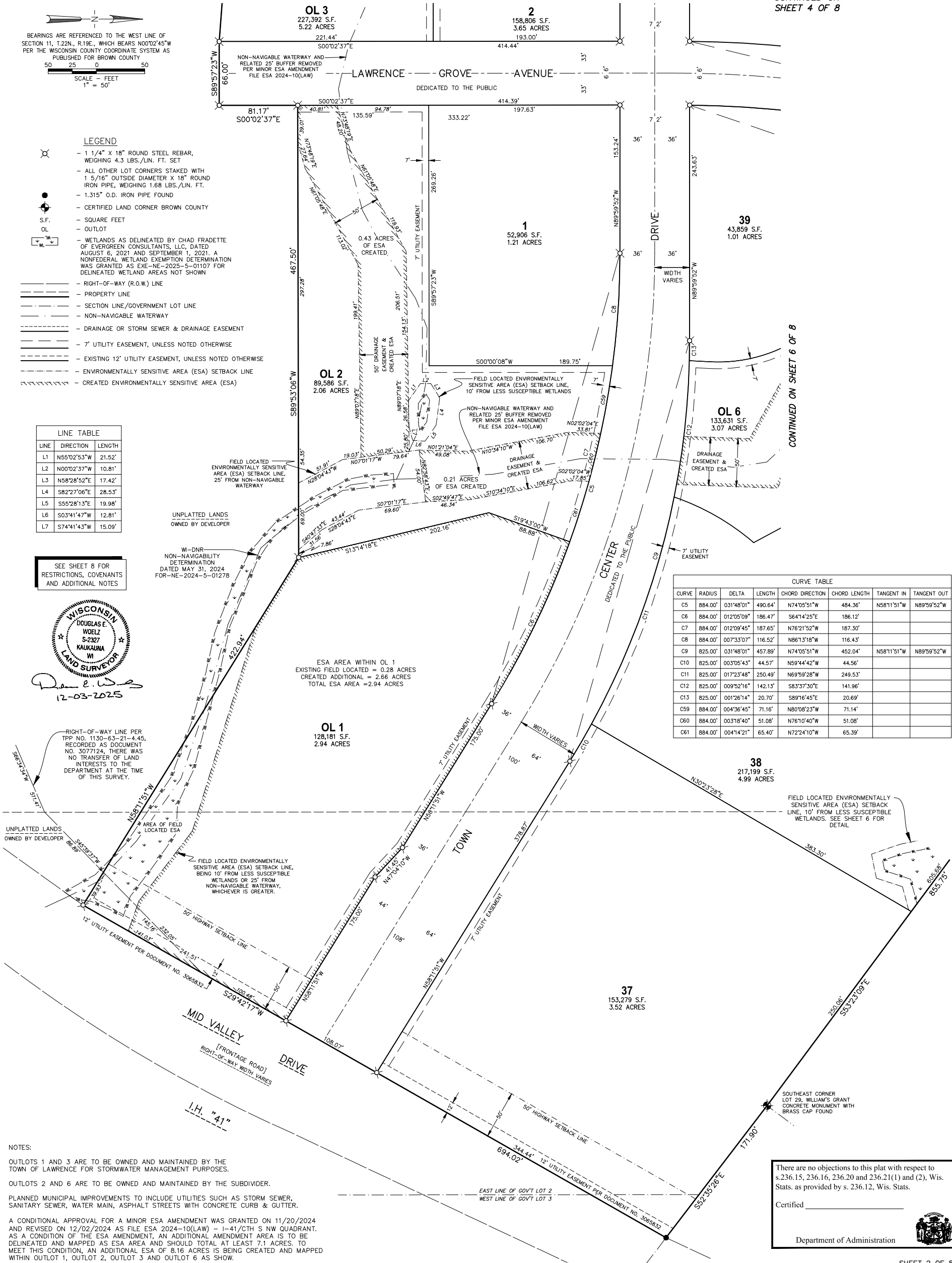
- 1 1/4" X 18" ROUND STEEL REBAR, WEIGHING 4.3 LBS./LIN. FT. SET
- ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER BROWN COUNTY
- SQUARE FEET
- OUTLOT
- WETLANDS AS DELINEATED BY CHAD FRADETTE OF EVERGREEN CONSULTANTS, LLC, DATED AUGUST 6, 2021 AND SEPTEMBER 1, 2021. A NONFEDERAL WETLAND EXEMPTION DETERMINATION WAS GRANTED AS EXE-NE-2025-5-01107 FOR DELINEATED WETLAND AREAS NOT SHOWN
- RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE/GOVERNMENT LOT LINE
- NON-NAVIGABLE WATERWAY
- DRAINAGE OR STORM SEWER & DRAINAGE EASEMENT
- 7' UTILITY EASEMENT, UNLESS NOTED OTHERWISE
- EXISTING 12' UTILITY EASEMENT, UNLESS NOTED OTHERWISE
- ENVIRONMENTALLY SENSITIVE AREA (ESA) SETBACK LINE
- CREATED ENVIRONMENTALLY SENSITIVE AREA (ESA)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N55°02'53"W	21.52'
L2	N00°02'37"E	10.81'
L3	N58°28'52"E	17.42'
L4	S82°27'06"E	28.53'
L5	S55°28'13"E	19.98'
L6	S03°41'47"W	12.81'
L7	S74°41'43"W	15.09'

SEE SHEET 8 FOR
RESTRICTIONS, COVENANTS
AND ADDITIONAL NOTES



12-03-2025



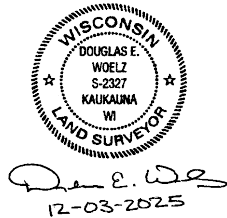
There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration




PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

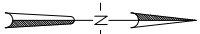
Department of Administration



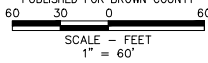
LAWRENCE TOWN CENTER

PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	164.00'	031°55'03"	91.36'	N74°09'22"W	90.18'	N58°11'51"W	S89°53'06"W
C16	164.00'	031°48'01"	91.02'	N74°05'51"W	89.86'	N89°59'52"W	N58°11'51"W
C17	236.00'	031°55'03"	131.47'	N74°09'22"W	129.77'	N58°11'51"W	S89°53'06"W
C18	595.00'	024°28'20"	254.14'	N67°29'35"W	252.21'	N79°43'44"W	N55°15'25"W
C28	1233.00'	025°53'30"	557.18'	S13°39'57"W	552.45'	S26°36'42"W	S00°43'12"W
C29	1233.00'	010°44'36"	231.19'	S06°05'30"W	230.86'		
C30	1233.00'	011°29'45"	247.39'	S17°12'40"W	246.97'		
C31	1233.00'	003°39'09"	78.60'	S24°47'07"W	78.59'		
C57	1233.00'	003°43'07"	80.03'	S13°19'22"W	80.01'		
C58	1233.00'	007°46'37"	167.36'	S19°04'14"W	167.23'		

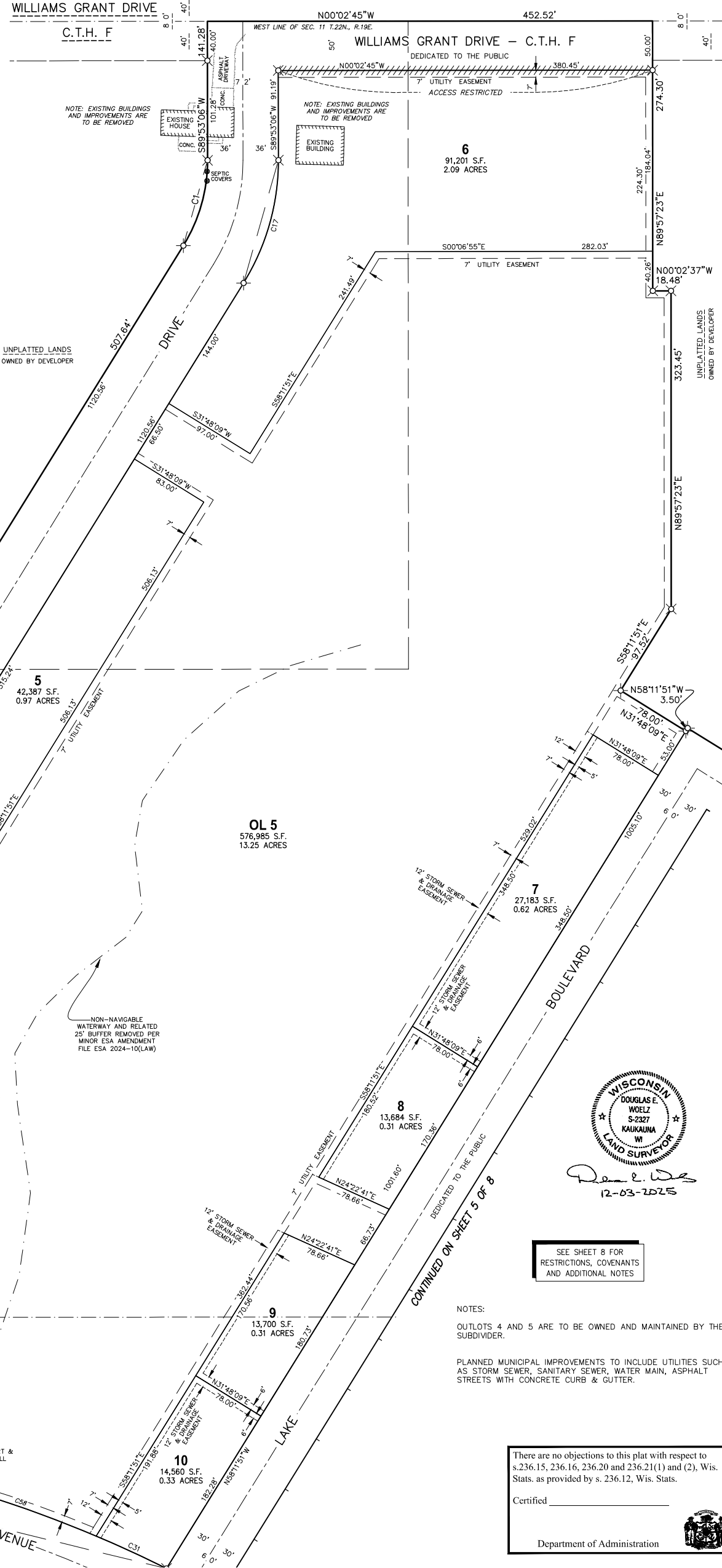


BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 11, T.22N., R.19E., WHICH BEARS N00°02'45"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY



LEGEND

- 1 1/4" X 18" ROUND STEEL REBAR, WEIGHING 4.3 LBS./LIN. FT. SET
- ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
- 1.315" O.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER BROWN COUNTY
- SQUARE FEET
- OUTLOT
- EXISTING BUILDING, TO BE REMOVED
- RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE/GOVERNMENT LOT LINE
- NON-NAVIGABLE WATERWAY
- DRAINAGE OR STORM SEWER & DRAINAGE EASEMENT
- 7' UTILITY EASEMENT, UNLESS NOTED OTHERWISE
- ACCESS RESTRICTED



12-03-2025

SEE SHEET 8 FOR RESTRICTIONS, COVENANTS AND ADDITIONAL NOTES

NOTES:
OUTLOTS 4 AND 5 ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER.

PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.

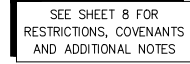
There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration



PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



NOTES:

OUTLOTS 9 AND 11 ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER.

OUTLOTS 10 IS A PRIVATE ALLEY AND IS TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER.

THE SUBDIVIDER GRANTS TO THE OWNERS OF LOTS 11 THROUGH 36, AND OUTLOTS 9 AND 11, INGRESS AND EGRESS RIGHTS OVER THE PRIVATE ALLEY KNOWN AS OUTLOT 10.

THE SUBDIVIDER GRANTS TO THE TOWN OF LAWRENCE INGRESS/EGRESS AND MAINTENANCE RIGHTS OVER THE PRIVATE ALLEY KNOWN AS OUTLOT 10 FOR PUBLIC UTILITIES AND SERVICES.

There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration



LAWRENCE TOWN CENTER

PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN TANGENT OUT
C5	884.00'	031°48'01"	490.64'	N74°05'51"W	484.36'	N58°11'51"W N89°59'52"W
C6	884.00'	012°05'09"	186.47'	N64°14'25"W	186.12'	
C7	884.00'	012°09'45"	187.65'	N76°21'52"W	187.30'	
C8	884.00'	007°33'07"	116.52'	N86°13'18"W	116.43'	
C9	825.00'	031°48'01"	457.89'	N74°05'51"W	452.04'	N58°11'51"W N89°59'52"W
C10	825.00'	003°05'43"	44.57'	N59°44'42"W	44.56'	
C11	825.00'	017°23'48"	250.49'	N69°59'28"W	249.53'	
C12	825.00'	009°52'16"	142.13'	S83°37'30"E	141.96'	
C13	825.00'	001°26'14"	20.70'	S89°16'45"E	20.69'	
C14	250.50'	021°46'57"	95.23'	N29°45'19"E	94.66'	N18°51'51"E N40°38'48"E
C19	156.00'	082°31'18"	224.68'	N38°38'39"W	205.76'	N02°37'00"E N79°54'18"W
C20	1167.00'	036°02'04"	733.95'	S18°46'41"W	721.92'	S36°47'43"W S00°45'39"W
C21	1167.00'	010°04'15"	205.12'	S05°47'46"W	204.86'	
C22	1167.00'	007°32'59"	153.77'	S14°36'23"W	153.66'	
C23	1167.00'	004°16'21"	87.02'	N20°31'03"E	87.00'	
C24	1167.00'	004°16'21"	87.02'	N24°47'23"E	87.00'	
C25	1167.00'	004°16'21"	87.02'	N29°03'44"E	87.00'	
C26	1167.00'	004°16'21"	87.02'	N33°20'05"E	87.00'	
C27	1167.00'	001°19'28"	26.98'	N36°07'59"E	26.98'	
C28	1233.00'	025°53'30"	557.18'	S13°39'57"W	552.45'	S26°36'42"W S00°43'12"W
C29	1233.00'	010°44'36"	231.19'	S06°05'30"W	230.86'	
C30	1233.00'	011°29'45"	247.39'	S17°12'40"W	246.97'	
C31	1233.00'	003°39'09"	78.60'	S24°47'07"W	78.59'	
C32	1233.00'	007°23'21"	159.01'	S33°06'03"W	158.90'	S36°47'43"W S29°24'22"W
C33	1233.00'	004°12'23"	90.52'	S31°30'34"W	90.50'	
C34	1233.00'	001°34'54"	34.04'	N34°24'12"E	34.04'	
C35	1233.00'	001°36'04"	34.46'	S35°59'41"W	34.45'	
C36	533.00'	017°31'29"	163.02'	N28°01'59"E	162.39'	N36°47'43"E N19°16'14"E
C37	533.00'	000°31'32"	4.89'	N36°31'57"E	4.89'	
C38	533.00'	006°59'41"	65.07'	S32°46'20"W	65.03'	
C39	533.00'	010°00'15"	93.07'	N24°16'22"E	92.95'	
C48	467.00'	017°31'29"	142.84'	N28°01'59"E	142.28'	N36°47'43"E N19°16'14"E
C49	467.00'	009°45'12"	79.50'	N24°08'50"E	79.40'	
C50	467.00'	007°46'17"	63.34'	N32°54'34"E	63.29'	
C51	825.00'	000°55'45"	13.38'	N79°09'14"W	13.38'	
C52	825.00'	003°29'46"	50.34'	N81°22'00"W	50.33'	
C53	825.00'	006°29'17"	93.42'	N86°21'31"W	93.37'	
C54	1167.00'	000°31'26"	10.67'	S11°05'37"W	10.67'	

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN TANGENT OUT
C55	1167.00'	003°56'01"	80.12'	S13°19'20"W	80.10'	
C56	1167.00'	003°05'32"	62.98'	S16°50'07"W	62.97'	
C57	1233.00'	003°43'07"	80.03'	S13°19'22"W	80.01'	
C58	1233.00'	007°46'37"	167.36'	S19°04'14"W	167.23'	

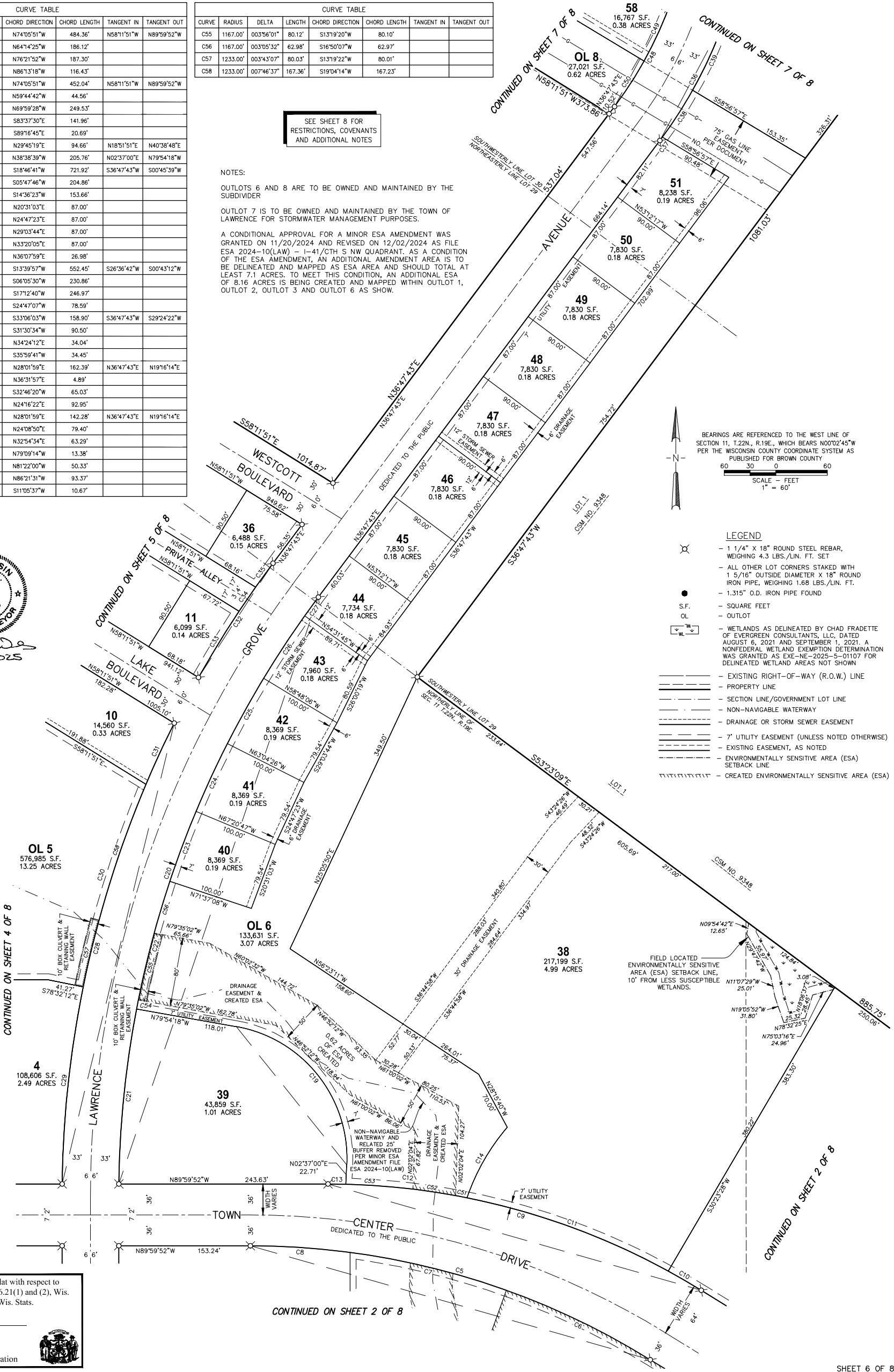
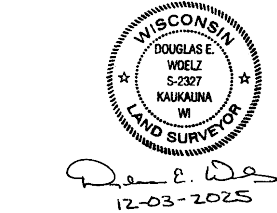
SEE SHEET 8 FOR
RESTRICTIONS, COVENANTS
AND ADDITIONAL NOTES

NOTES:

OUTLOTS 6 AND 8 ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER

OUTLOT 7 IS TO BE OWNED AND MAINTAINED BY THE TOWN OF LAWRENCE FOR STORMWATER MANAGEMENT PURPOSES.

A CONDITIONAL APPROVAL FOR A MINOR ESA AMENDMENT WAS GRANTED ON 11/20/2024 AND REVISED ON 12/02/2024 AS FILE ESA 2024-10(LAW) - I-41/CTH S NW QUADRANT. AS A CONDITION OF THE ESA AMENDMENT, AN ADDITIONAL AMENDMENT AREA IS TO BE DELINEATED AND MAPPED AS ESA AREA AND SHOULD TOTAL AT LEAST 7.1 ACRES. TO MEET THIS CONDITION, AN ADDITIONAL ESA OF 8.16 ACRES IS BEING CREATED AND MAPPED WITHIN OUTLOT 1, OUTLOT 2, OUTLOT 3 AND OUTLOT 6 AS SHOWN.



There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration

LAWRENCE TOWN CENTER

PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

- LEGEND**
- 1 1/4" X 18" ROUND STEEL REBAR, WEIGHING 4.3 LBS./LIN. FT. SET
 - ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 18" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.
 - 1.315" O.D. IRON PIPE FOUND
 - S.F. - SQUARE FEET
 - OL - OUTLOT
 - WETLANDS AS DELINEATED BY CHAD FRADETTE OF EVERGREEN CONSULTANTS, LLC, DATED AUGUST 6, 2021 AND SEPTEMBER 1, 2021. A NONFEDERAL WETLAND EXEMPTION DETERMINATION WAS GRANTED AS EXE-NE-2025-5-01107 FOR DELINEATED WETLAND AREAS NOT SHOWN
 - DNR MAPPED WETLANDS
 - ENVIRONMENTALLY SENSITIVE AREA (ESA) STEEP SLOPES OF 20% OR GREATER, FIELD LOCATED
 - FEMA MAPPED FLOODPLAIN, ZONE A, SHOWN PER FEMA MAP NO. 55009C0243F, WITH AN EFFECTIVE DATE OF AUGUST 18, 2009
 - EXISTING RIGHT-OF-WAY (R.O.W.) LINE
 - PROPERTY LINE
 - SECTION LINE/GOVERNMENT LOT LINE
 - APPROXIMATE ORDINARY HIGH WATER MARK FOR REFERENCE PURPOSES ONLY
 - ENVIRONMENTALLY SENSITIVE AREA (ESA) SETBACK LINE
 - DRAINAGE OR STORM SEWER & DRAINAGE EASEMENT
 - 7' UTILITY EASEMENT, UNLESS NOTED OTHERWISE
 - EXISTING EASEMENT, AS NOTED
 - EXISTING GAS LINE

BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 11, T.22N., R.19E., WHICH BEARS N00°02'45"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY

SCALE - FEET
1" = 50'

NOTES:

OUTLOTS 6 AND 8 ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVIDER

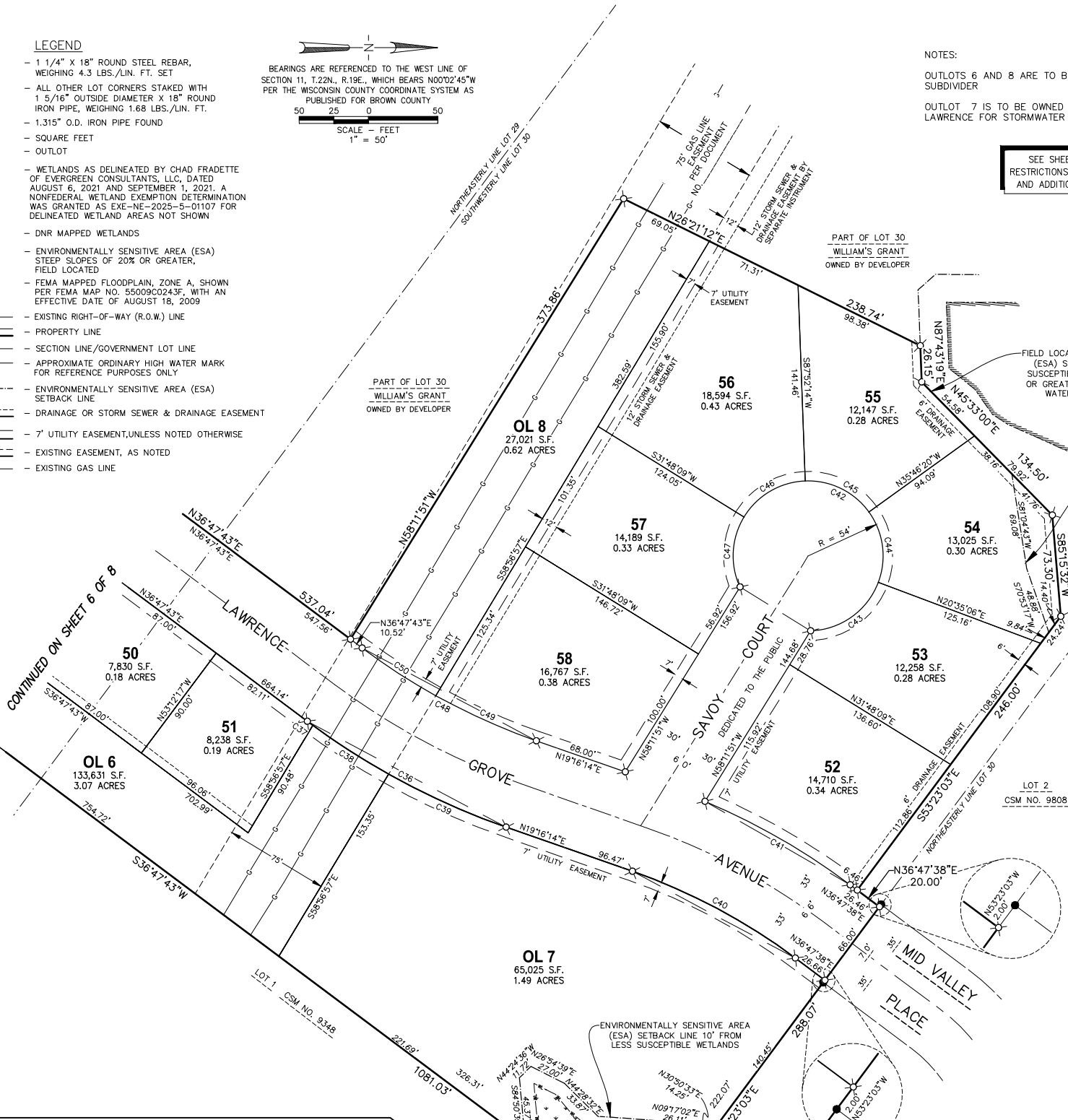
OUTLOT 7 IS TO BE OWNED AND MAINTAINED BY THE TOWN OF LAWRENCE FOR STORMWATER MANAGEMENT PURPOSES.

SEE SHEET 8 FOR RESTRICTIONS, COVENANTS AND ADDITIONAL NOTES

FIELD LOCATED ENVIRONMENTALLY SENSITIVE AREA (ESA) SETBACK LINE, 50' FROM MODERATELY SUSCEPTIBLE WETLANDS, 20' FROM SLOPES 20% OR GREATER, AND/OR 75' FROM ORDINARY HIGH WATER LINE OF NAVIGABLE WATERWAYS, WHICHEVER IS GREATER

FIELD LOCATED ENVIRONMENTALLY SENSITIVE AREA (ESA) SETBACK LINE, 50' FROM MODERATELY SUSCEPTIBLE WETLANDS, 20' FROM SLOPES 20% OR GREATER, AND/OR 75' FROM ORDINARY HIGH WATER LINE OF NAVIGABLE WATERWAYS, WHICHEVER IS GREATER

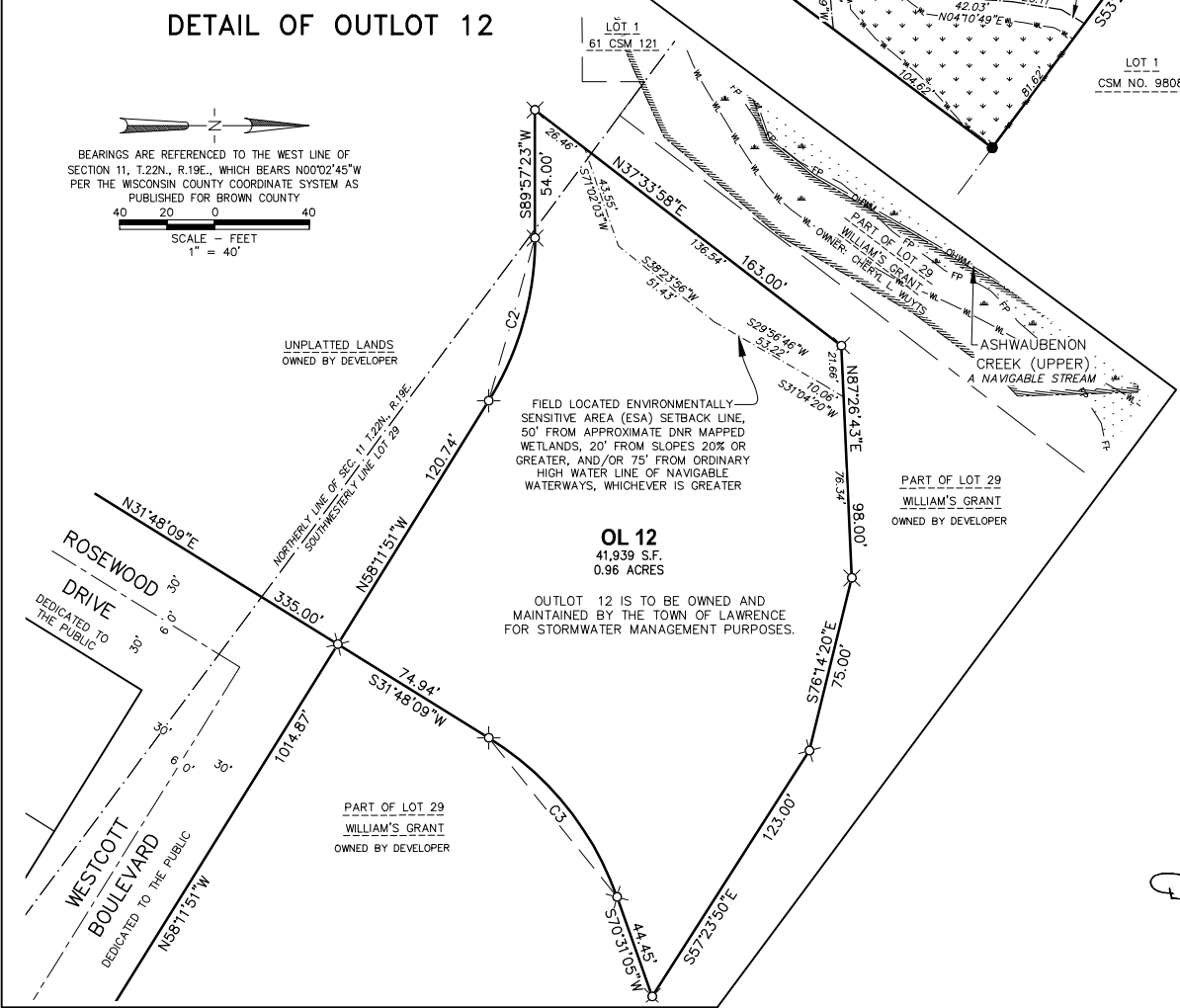
ASHWAUBENON CREEK (UPPER) A NAVIGABLE STREAM



DETAIL OF OUTLOT 12

BEARINGS ARE REFERENCED TO THE WEST LINE OF SECTION 11, T.22N., R.19E., WHICH BEARS N00°02'45"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY

SCALE - FEET
1" = 40'



CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN	TANGENT OUT
C2	130.00'	031°50'59"	72.26'	N74°07'20"W	71.34'	S89°57'10"W	N58°11'51"W
C3	130.00'	038°42'56"	87.84'	S51°09'37"W	86.18'	S31°48'09"W	S70°31'05"W
C36	533.00'	017°31'29"	163.02'	N28°01'59"E	162.39'	N36°47'43"E	N19°16'14"E
C37	533.00'	000°31'32"	4.89'	N36°31'57"E	4.89'		
C38	533.00'	006°59'41"	65.07'	N32°46'20"E	65.03'		
C39	533.00'	010°00'15"	93.07'	N24°16'22"E	92.95'		
C40	437.00'	017°31'24"	133.65'	N28°01'56"E	133.13'	N19°16'14"E	N36°47'38"E
C41	503.00'	013°47'19"	121.05'	N29°53'59"E	120.76'	N36°47'38"E	N23°00'19"E
C42	54.00'	292°30'07"	275.68'	S31°48'09"W	60.00'	N01°56'47"W	N65°33'05"E
C43	54.00'	067°28'07"	63.59'	N35°40'51"W	59.98'		
C44	54.00'	056°21'26"	53.12'	S82°24'23"W	51.00'		
C45	54.00'	056°21'26"	53.12'	S26°02'57"W	51.00'		
C46	54.00'	056°34'42"	53.32'	S30°25'07"E	51.18'		
C47	54.00'	055°44'27"	52.53'	S86°34'41"E	50.49'		
C48	467.00'	017°31'29"	142.84'	N28°01'59"E	142.28'	N36°47'43"E	N19°16'14"E
C49	467.00'	009°45'12"	79.50'	N24°08'50"E	79.40'		
C50	467.00'	007°46'17"	63.34'	N32°54'34"E	63.29'		



12-03-2025

There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration



LAWRENCE TOWN CENTER

PART OF GOVERNMENT LOTS 1, 2 AND 3, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 19 EAST; AND PART OF LOTS 29 AND 30, PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT RECORDED IN VOLUME 6 OF PLATS ON PAGE 13; ALL IN THE TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of Government Lots 1, 2 and 3, and part of the Southwest 1/4 of the Southwest 1/4, all in Section 11, Township 22 North, Range 19 East; and part of Lots 29 and 30 according to the recorded plat of the Subdivision of the William’s Grant; all in the Town of Lawrence, Brown County, Wisconsin, containing 3,255,129 square feet (74.73 acres) and more particularly described as follows:

Commencing at the West 1/4 corner of said Section 11; Thence S00°02’45”E, 123.48 feet along the West line of Government Lot 1 of said Section 11 to Point of Beginning; Thence N89°57’23”E, 274.30 feet; Thence N00°02’37”W, 18.48 feet; Thence N89°57’23”E, 323.45 feet; Thence S58°11’51”E, 97.52 feet; Thence N31°48’09”E, 78.00 feet; Thence N58°11’51”W, 3.50 feet; Thence N31°48’09”E, 335.00 feet; Thence N58°11’51”W, 120.74 feet to the start of a 130.00 foot radius curve to the left; Thence 72.26 feet along the arc of said curve having a 71.33 foot chord which bears N74°07’14”W; Thence S89°57’23”W, 54.00 feet; Thence N37°33’58”E, 163.00 feet; Thence N87°26’43”E, 98.00 feet; Thence S76°14’20”E, 75.00 feet; Thence S57°23’50”E, 123.00 feet; Thence S70°31’05”W, 44.45 feet to the start of a 130.00 foot radius curve to the left; Thence 87.84 feet along the arc of said curve having a 86.18 foot chord which bears S51°09’37”W; Thence S31°48’09”W, 74.94 feet; Thence S58°11’51”E, 1014.87 feet; Thence N36°47’43”E, 537.04 feet; Thence N58°11’51”W, 373.86 feet; Thence N26°21’12”E, 238.74 feet; Thence N87°43’19”E, 26.15 feet; Thence N45°33’00”E, 134.50 feet; Thence N85°15’32”E, 73.30 feet; Thence S53°23’03”E, 246.00 feet; Thence N36°47’38”E, 20.00 feet to the Northeasterly line of Lot 30 of said Subdivision of the William’s Grant; Thence S53°23’03”E (recorded as S53°09’34”E), 288.07 feet along said Northeasterly line of Lot 30 to the most Northerly corner of Lot 1 of Certified Survey Map No. 9348 recorded as Document No. 2972128; Thence S36°47’43”W, 1081.03 feet along the Northwesterly line of said Lot 1 to the Southwest corner thereof; Thence S53°23’09”E (recorded as S53°23’01”E), 855.75 feet along the Southwesterly line of said Lot 1 to the Southeast corner of Lot 29 of said Subdivision of the William’s Grant; Thence S52°35’26”E (recorded as S52°35’32”E), 171.90 feet along the Southwesterly line of Lot 84 of said Subdivision of the William’s Grant to the Northwesterly right–of–way line of Mid Valley Drive (frontage road to I.H. “41”); Thence S29°42’17”W, 694.02 feet along said Northwesterly right–of–way line; Thence N58°11’51”W, 422.94 feet; Thence S89°53’06”W, 467.50 feet; Thence S00°02’37”E, 81.17 feet; Thence S89°57’23”W, 66.00 feet; Thence N85°38’42”W, 346.61 feet; Thence S89°53’17”W, 268.29 feet; Thence N51°14’01”W, 297.93 feet; Thence S89°53’05”W, 111.19 feet; Thence N00°06’55”W, 278.43 feet; Thence N31°48’09”E, 332.21 feet; Thence N58°11’51”W, 507.64 feet to the start of a 164.00 foot radius curve to the left; Thence 91.36 feet along the arc of said curve having a 90.18 foot chord which bears N74°09’22”W; Thence S89°53’06”W, 141.28 feet to the West line of Government Lot 1 of said Section 11; Thence N00°02’45”W, 452.52 feet along said West line to the Point of Beginning.

That I have made such survey, land division, and plat under the direction of the owner of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Town of Lawrence and Brown County in surveying, dividing and mapping the same.

Dated this 3rd day of December, 2025

Douglas E. Woelz

Douglas E. Woelz, PLS–2327
Wisconsin Professional Land Surveyor



OWNER’S CERTIFICATE OF DEDICATION

Lawrence Center Development, LLC, a Wisconsin limited liability company, as Owner, I hereby certify that I caused the land described on this Plat to be surveyed, divided mapped and dedicated as represented on this Plat. I also certify that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval:

Department of Administration, Department of Transportation, Town of Lawrence, and Brown County Planning Commission

Dated this ____ day of _____, 20____

James Ostrom, President

State of Wisconsin)

)ss

____ County)

Personally appeared before me on the ____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Notary Public

____ County, Wisconsin

My commission expires _____

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by Lawrence Center Development, LLC, a Wisconsin limited liability company, Grantor, to Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee Wisconsin Bell Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee Brown County C–Lec, LLC, Grantee Charter Telecommunications Operating, LLC, Grantee TDS Metrocom, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as ‘Utility Easement’ and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees’ facilities or in, upon or over the property within the lines marked ‘Utility Easement’ without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

- No utility transformers or pedestals are to be set within 2 feet of a lot corner monument.
- No conductors are to be buried within 1 foot of a lot corner monument.

TOWN OF LAWRENCE APPROVAL

We hereby certify that Lawrence Town Center in the Town of Lawrence, Brown County was approved and accepted by the Town Board of the Town of Lawrence on this ____ day of _____, 20____.

Dr. Lanny J. Tibaldo, Town Chairperson Date

State of Wisconsin)ss
Brown County

I, Cindy Kocken, being the duly elected, qualified and acting clerk of the Town of Lawrence, Brown County do hereby certify that the Town Board of the Town of Lawrence passed by voice vote on this ____ day of _____, 20____ authorizing me to issue a certificate of approval of Lawrence Town Center, Lawrence Center Development, LLC as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE ____ day of _____, 20____.

Dated _____
Cindy Kocken, Town Clerk

CERTIFICATE OF TOWN TREASURER

As duly elected Town Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Lawrence Town Center as of the date listed below:

Town Treasurer Date
Cindy Kocken

CERTIFICATE OF TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Lawrence Town Center as of the date listed below:

County Treasurer Date
Raymond F. Suennen

BROWN COUNTY PLANNING COMMISSION APPROVAL

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

Devin Yoder, Senior Planner
Brown County Planning Commission

NOTES:

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR’S OFFICE IS REQUIRED FOR OUTLOT 12 AND LOTS 52, 53, 54, 55, 56 AND 57 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN 300 FEET OF THE ORDINARY HIGH–WATER MARK (OHWM) OF NAVIGABLE RIVERS OR STREAMS, OR TO THE LANDWARD SIDE OF THE FLOODPLAIN, WHICHEVER IS GREATER, AND/OR 1000’ OF THE OHWM OF NAVIGABLE LAKES, PONDS, OR FLOWAGES.

OUTLOTS 1, 2 AND 7, AND LOT 38 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE LOCAL BROWN COUNTY ZONING ADMINISTRATOR’S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION–RELATED ACTIVITIES.

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER LINE SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS. THE APPROXIMATE ORDINARY HIGH WATER LINE IS SHOWN FOR REFERENCE PURPOSES ONLY.

A BROWN COUNTY HIGHWAY DEPARTMENT ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY TRUNK HIGHWAY.

WILLIAMS GRANT ROAD (CTH F) ACCESS RESTRICTED NOTE:

AS OWNER I HEREBY RESTRICT LOT 6, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH WILLIAMS GRANT ROAD (CTH F), AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE BROWN COUNTY HIGHWAY DEPARTMENT.

STATE HIGHWAY SETBACK NOTE:

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT–OF–WAY LINE AND THE HIGHWAY SETBACK LINE. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

ESA RESTRICTIVE COVENANT:

LOTS 38 AND 54 AND OUTLOTS 1, 2, 3, 6, 7, AND 12 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE 2040 BROWN COUNTY URBAN SERVICE AREA WATER QUALITY PLAN. THE ESA INCLUDES DELINEATED WETLANDS, ALL LAND WITHIN 10–30 FEET OF LESS SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 50 FEET OF MODERATELY SUSCEPTIBLE WETLANDS, ALL LAND WITHIN 75 FEET OF HIGHLY–SENSITIVE WETLANDS, APPROXIMATE WETLANDS, ALL LANDS WITHIN 50 FEET OF APPROXIMATE WETLANDS OF ANY SIZE, FLOODWAY, ALL LAND WITHIN 30 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK – WHICHEVER IS GREATER, NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20–FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

LOT DRAINAGE RESTRICTIVE COVENANT:

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER. GRADING ACTIVITIES WITHIN ESA AND ESA SETBACK AREAS ARE RESTRICTED UNLESS AN ESA AMENDMENT IS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION, OR GRADING IS COMPLETED AS PART OF AN APPROVED GRADING AND STORMWATER MANAGEMENT PLAN.

WDNR NOTES:

THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTIES. DUE TO WETLANDS, INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTIES, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05–02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE–VERIFICATION ON A MORE FREQUENT BASIS.

There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____

Department of Administration



§ 300-20 Maintenance of residential lots in R-1, R-2, R-3 and ER Districts.

Any lot zoned residential shall comply with the following standards:

A. No large equipment, vehicles, junk, garbage, or salvageable material of any type shall be stored on a residential lot.

B. The owner/occupant of any property that abuts a public sidewalk shall be responsible for the removal of snow, ice and debris from said sidewalk. Sidewalks shall be clear of snow, ice or debris within 24 hours of snowfall. If such snow, ice, or debris is not remove, the Town shall cause said removal and that cost shall be assessed to the abutting property pursuant to the current state statutes.

B. C. Residential lots shall be maintained so that weeds, noxious plants, and grasses do not exceed 12 inches in height at any time.

C. D. Fill or topsoil shall not be stored on residential lots except during construction of a house or other buildings.

D. E. Lawns/yards shall be planted on residential lots within one year from the issuance of the building permit.

E. F. The Town of Lawrence Board reserves the right to reasonably determine what meets the definitions listed in Subsections A, B and C.



Agenda Item Review

Meeting Date: 12/22/2025
Agenda Item#: 12

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Cindy Kocken, Clerk-Treasurer
AGENDA ITEM: **Consider Resolution 2025-018 – Increase to Bldg Insp and Misc Fee Schedules**

FISCAL IMPACT:

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

Item History

The Town Board annual adopts the upcoming fee schedule by resolution.

Changes or additions are noted in yellow highlights on the attached document.

Recommended Action By Town Board

Recommend approval of Resolution 2025-018 – Increase to Building Inspection and Miscellaneous Fee Schedules.

**TOWN OF LAWRENCE
RESOLUTION 2025-018
AUTHORIZING AN INCREASE IN THE TOWN OF LAWRENCE
BUILDING PERMIT and MISCELLANEOUS FEE SCHEDULES**

WHEREAS, the Town of Lawrence wishes to amend the existing Building Permit Fee Schedule;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lawrence Board of Supervisors adopts the following Building Permit and Miscellaneous Fee Schedules to be effective January 1, 2026:

2026 Building Permit Fee Schedule

RESIDENTIAL SINGLE FAMILY and SINGLE UNIT CONDOMINIUM BUILDING		Proposed
Park Impact Fee	\$700.00	\$700.00
Inspection Fee	\$450.00	\$450.00
Inspection Fee (over 3000 s.f.)	\$650.00	\$650.00
Administrative Fee	\$225.00	\$225.00
State Seal Fee	\$45.00	\$45.00
Erosion Control Fee	\$100.00	\$100.00
Total (under 3,000 sf)		\$1,520.00
Municipal Sewer and Water Connection Fee below**	Total (Over 3,000 sf)	\$1,720.00

DUPLEX BUILDING and TWO UNIT CONDOMINIUM BUILDING		Proposed
Park Impact Fee	\$1,200.00	\$1,200.00
Inspection Fee	\$600.00	\$600.00
Administrative Fee	\$225.00	\$225.00
State Seal Fee	\$45.00	\$45.00
Erosion Control Fee	\$100.00	\$100.00
Total		\$2,170.00
Municipal Sewer and Water Connection Fee below**		

MULTI-FAMILY BUILDING (MORE THAN TWO) CONDOMINIUMS OR APARTMENTS		Proposed
Park Impact Fee (Per Unit)	\$600.00	\$600.00
Permit Fee (Plus \$0.15 per Square Foot over 1,000 Square Feet)	\$500.00	\$500.00
Erosion Control Fee (additional \$25/acre)	\$100.00	\$100.00
Municipal Sewer and Water Connection Fee below**		

COMMERCIAL/INDUSTRIAL BUILDING		Proposed
Commercial Construction Permit Fee (per sq. ft.)	\$0.15	\$0.15
Commercial Electrical Permit Fee (per sq. ft.)	\$0.05	\$0.05
Commercial Plumbing Permit Fee (per sq. ft.)	\$0.05	\$0.05
Commercial HVAC Permit Fee (per sq. ft.)	\$0.05	\$0.05
Erosion Control Fee (additional \$25/acre)	\$100.00	\$100.00
Minor Construction Permit (Remodel less than \$20,000 value)	\$300.00	\$300.00
Commercial Plan Review Less than 2,500 sq. ft.	\$350.00	\$350.00
Commercial Plan Review 2,501 to 10,000 sq. ft.	\$450.00	\$450.00
Commercial Plan Review greater than 10,001 sq. ft.		\$600.00

Municipal Sewer and Water Connection Fee**				Proposed
Sewer Connection Fee (With water meter size 1" or less)				\$1,600.00
Sewer Connection Fee (With water meter size more than 1")				\$3,200.00
Lateral Inspection Fee (per lateral)				\$150.00
Sewer Connection Fee for multi-family apartment buildings				\$3,200.00+\$50.00 per unit
Water Connection Charge	Meter Size	CBCWA	Town Impact	Per fee schedule
	Under 1"	\$294.00	\$475.00	
	1"	\$470.00	\$760.00	
	1.5"	\$882.00	\$1,429.00	
	2"	\$1,528.00	\$2,472.00	
	3"	\$2,822.00	\$4,573.00	
	4"	\$4,822.00	\$7,820.00	
	6"	\$8,820.00	\$14,310.00	
	8"	\$15,288.00	\$24,756.00	
	10"	\$22,932.00	\$37,134.00	
	12"	\$38,808.00	\$62,756.00	

ELECTRICAL SERVICE CHANGE		Proposed
COMMERCIAL ELECTRICAL SERVICE		
NEW/UPGRADE/RELOCATE (includes 1 inspection)	\$150.00	\$200.00

REMODELING - RESIDENTIAL		Proposed
Less than \$10,000.00 In Value (Includes Construction/HVAC/Plumbing/Electrical Permits)	\$150.00	\$150.00
\$10,001.00 to \$30,000.00 In Value (Includes Construction/HVAC/Plumbing/Electrical Permits)	\$250.00	\$250.00
Over \$30,001.00 In Value (Includes Construction/HVAC/Plumbing/Electrical Permits)	\$300.00	\$300.00
Residential Plan Review Fee		\$150.00
Erosion Control Fee (if soil is disturbed)	\$50.00	\$50.00
Electrical Remodel/Addition/service change	\$50.00	\$50.00
HVAC Remodel/Addition	\$25.00	\$40.00
Plumbing Remodel/Addition	\$40.00	\$40.00
Residential Inspection Fee as required by Building Inspector (per inspection)	\$80.00	\$80.00
Re-Inspection Fee	\$80.00	\$80.00

REMODELING - COMMERCIAL/INDUSTRIAL		Proposed
Refer to Commercial/Industrial Fees		

SHEDS AND GARAGES		Proposed
Up to 144 Square Feet (12x12) - electrical, HVAC, and plumbing not included	\$75.00	\$75.00
144.1 to 864 Square Feet (24x36) - electrical, HVAC, and plumbing not included	\$125.00	\$125.00
Over 864 Square Feet - electrical, HVAC, and plumbing not included	\$200.00	\$200.00
BARNs		Proposed
Inspection Fee	\$400.00	\$400.00
Erosion Control Fee	\$50.00	\$50.00
SWIMMING POOLS		Proposed
In-Ground (includes bonding inspection, fencing, decking, and erosion control)	\$125.00	\$200.00
Above Ground (includes fencing, decking, and erosion control)	\$50.00	\$50.00
SIGNS (All signs require Town Board approval)		Proposed
Per Square Feet of Advertising Surface (Min. \$80.00 fee)	\$1.00	\$1.00
FENCING/DECKS/LANDSCAPE		Proposed
Decking	\$75.00	\$75.00
Concrete Patio	\$25.00	\$25.00
Fencing	\$75.00	\$75.00
Landscape/Berms	\$50.00	\$50.00
TOWERS (All towers require Town Board approval)		Proposed
Permit Fee (plus \$3.00/s.f. for administration & inspection)	\$2,000	\$2,000.00
Co-locates and Equipment Upgrades	\$500.00	\$500.00
HOUSE MOVING/RAZING		Proposed
*Deposit	\$1,000.00	\$1,000.00
Permit Fee for House Moving	\$200.00	\$200.00
Permit Fee for House Razing	\$50.00	\$50.00
Inspection Fee	\$150.00	\$150.00
*Deposit is refundable upon approved final inspection provided there is no damage to Town Property		
CULVERT PERMITS		Proposed
CULVERT/DRIVEWAY ACCESS PERMIT (included w/building permit)	\$50.00	\$50.00
UTILITY PERMIT		Proposed
Permit Fee (per roadway segment)	\$75.00	\$75.00
Road Closure if necessary (per day)	\$75.00	\$75.00
Erosion Control and Boring (per roadway segment)	\$300.00	\$300.00
Roadway Open Cut (per roadway segment)	\$750.00	\$750.00
CONTRACTOR'S DEPOSIT		Proposed
Deposit Per Construction Site	\$1,000.00	\$1,000.00
(Refundable upon approved final inspection provided there is no damage to Town Property)		
EXCAVATION PERMITS		Proposed
Roads (includes erosion control permit)	\$300.00	\$300.00
Sub-Divisions (includes erosion control permit)	\$300.00	\$300.00
Sewer/Water Projects (includes erosion control permit)	\$300.00	\$300.00
LOCK BOX FEE		Proposed
Lock Box Maintenance Fee (KnoxBox purchased separately by Property Owner)	\$100.00	\$100.00
Town of Lawrence Miscellaneous Fee Schedule		
		Proposed
Board of Appeals	\$250.00	\$300.00
Certified Survey Map	\$75.00	\$150.00
Conditional Use Permit	\$250.00	\$300.00
Planned Unit Development Project Review	\$1,000.00	\$1000 plus \$10 per lot
Plat Review (Includes 3 Reviews)	\$350.00	\$350.00
Rezoning	\$250.00	\$300.00
Sign Review	\$75.00	\$100.00
Site Review Application	\$200.00	\$300.00
Zoning Letter/Letter of Special Assessments	\$25.00	\$35.00
LIQUOR/CIGARETTE LICENSE		Proposed
Class A Beer License	\$150.00	\$150.00
Class B Beer License	\$100.00	\$100.00
Class A Liquor License	\$500.00	\$500.00
Class B Liquor License	\$300.00	\$300.00
Class C Wine License	\$100.00	\$100.00
Operator's License	\$30.00	\$40.00
Picnic License	\$10.00	\$10.00
Reserve Class B License	\$10,000.00	\$10,000.00
Provisional Liquor License	\$15.00	\$15.00
Cigarette License	\$100.00	\$100.00
Publication Fee	\$40.00	\$40.00
Dog Licenses		Proposed
Male or Female	\$10.00	\$15.00
Spayed Female or Neutered Male	\$5.00	\$10.00
Kennel License *Requires Conditional Use Permit	\$75.00	\$75.00
CBU Mailbox		Proposed
Key Replacement		\$100.00

COPIES			Proposed	
Black & White		\$0.25		\$0.25
Color		\$0.50		\$0.50

COMPREHENSIVE PLAN BOOK			Proposed	
Per Copy		\$40.00		\$40.00

STORM WATER MANAGEMENT REVIEW			Proposed	
Storm Water Utility Fee		\$13.00		\$13.00
Basic Drainage Plan (less than 1 acre)		\$300.00		\$300.00
Site Plan w/ Storm Water Management Review (Includes 2 reviews)		\$500.00		\$500.00
		\$800.00		\$800.00
		\$1,200.00		\$1,200.00
		\$2,000.00		\$2,000.00
	Engineer hourly rate		Engineer hourly rate	
Subdivision (Includes 2 reviews)		\$800.00		\$800.00
Additional Charges will be billed for more than 2 reviews at Engineer's hourly rate				

Permits			Proposed	
Chicken Permit	New	\$30.00		\$30.00
	Renewal	\$10.00		\$10.00
Waste Treatment & Disposal Storage Permit		\$1,000.00		\$1,000.00
Well Operation Permit		\$50.00		\$50.00

Short Term Rental Permit			Proposed	
Short Term Rental Permit		\$500.00		\$500.00
Short Term Rental Permit-Additional Unit		\$250.00		\$250.00
Short Term Rental Permit-Property Manager Application		\$100.00		\$100.00

MINING FEES			Proposed	
Explosive Use Permit Fee		\$500.00		\$500.00
Temporary Explosives Permit Fee		\$200.00		\$200.00
Non-Metallic Mining Permit Fee		\$1,000.00		\$1,000.00

MANUFACTURED HOME			Proposed	
Permit for Outside of Park		\$25.00		\$25.00
Park License Fee		\$100.00		\$100.00

CEMETARY FEES			Proposed	
Purchase Plot/Perpetual Care		\$550.00		\$550.00
Excavation/Location		\$100.00		\$100.00
Stone Location		\$25.00		\$25.00

COMMUNITY ROOM RENTAL			Proposed	
Residents		\$100.00		\$100.00
Non-Residents		\$175.00		\$175.00
Government Agencies/Non-Profit Organizations		Fee Exempt		Fee Exempt
Security Deposit		\$150.00		\$150.00
Additional Hours - Residents		\$15.00		\$15.00
Additional Hours - Non-Residents		\$25.00		\$25.00

PARK FACILITY RENTAL				
QUARRY PARK			Proposed	
Residents		\$75.00		\$75.00
Non-Residents		\$100.00		\$100.00
Security Deposit		\$100.00		\$100.00
Ball Diamond #1		\$10.00		\$10.00
Ball Diamond #2		\$10.00		\$10.00

Private Watermain Fees			Proposed	
Annual Watermain leak detection each April		\$0.10 per foot		\$0.10 per foot
Operate/Inspect Hydrants		\$10.00 each		\$10.00 each
Operate Valves every 2 years		\$10.00 each		\$10.00 each
Sandblast, prime, repaint hydrants (8-10 years)		\$125.00 each		\$125.00 each

Special Events Permit Fees			Proposed	
Class I				\$100.00
Class II				\$75.00
Class III				\$50.00
Deposit				\$200.00
Town Services Reimbursement Fee - Refer to current year FEMA rates				

Deduct Meter Fees			Proposed	
Permit Application Fee				\$225.00
3/4" Quarterly Meter Service Fee				\$30.01
1" Quarterly Meter Service Fee				\$45.01
Meter Removal Fee				\$55.00

Approved and adopted at a regular Town Board meeting on December 22, 2025.

Introduced by:
Seconded by:

Vote: - Aye
- Nay

Lanny Tibaldo, Town Chairman

Attest:

Cindy Kocken, Town Clerk



Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 13

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Melissa Mathes, Town Hall Administrative Assistant; Cindy Kocken, Clerk-Treasurer
AGENDA ITEM: Replacement of Town Servers, Transition to Caselle Cloud, and 2 Replacement Surface Laptops

FISCAL IMPACT:

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

Overview

The Town of Lawrence's current on-premise server is approaching the end of its functional lifecycle. The server is over 9 years old and is no longer capable of supporting modern security standards, software updates, or reliable performance. The Town's finance and utility billing system, Caselle, currently runs on this aging infrastructure.

Caselle has since transitioned to a cloud-hosted environment ("Caselle Cloud"), which provides enhanced security, improved accessibility, built-in backups, and reduced long-term hardware maintenance.

In addition, two Town-issued iPads used in our Water Utility Department for Diggers Hotline locates and other field tasks have become outdated and slow. They are no longer efficient for staff operations and need replacement.

Future Challenges

The existing server hardware is coming to its end of life in 2026. Continued use of the current server poses challenges including:

- **Security vulnerabilities** due to outdated operating systems and limited patching support.
- **Performance and reliability issues**, including slower processing and potential downtime.
- **Increased maintenance costs** for repairs, updates, and IT labor.
- **Dependence on local hardware**, which risks data loss or extended outages in the event of hardware failure.

Benefits

Server Replacement & Caselle Cloud

- **Enhanced Security:** Caselle Cloud provides modern security protocols, multi-factor authentication options, and regular security updates.
- **Automatic Backups & Disaster Recovery:** Built-in cloud backups reduce risk of data loss and ensure business continuity.

- **Reduced IT Overhead:** Eliminates the need for an additional on-premise server for AIT to monitor.
- **Scalability:** Caselle automatically updates software versions and provides expanded storage as needed.

Replacement of iPads with Surface Devices

- Improved performance and battery life
- Better integration with Town's IT infrastructure
- Greater device flexibility for field operations

Fiscal Impact

Server Replacement:

- New server hardware: \$5443.00
- Server Licensing: \$1926.00
- NAS Backup Device: \$797.00
- Installation, configuration, and data migration: \$3100.00

Total estimated impact: \$11,266.00

Two Microsoft Surface Devices: \$4274.00

Recurring Monthly Charges

- Veeam Monthly Backup Licensing: \$36.00
- New monthly Caselle Cloud Migration Maintenance & Support: \$387.00 (valid until Dec. 31, 2025)

Recommendation

Staff recommends that the Town Board approve:

1. **The purchase and installation of a new server;** and
2. **Authorization to transition the Town's Caselle software to Caselle Cloud,** and
3. **Purchase of two Microsoft Surface Devices** to replace two outdated iPads; and

These upgrades will enhance the Town's cybersecurity posture, reduce long-term maintenance costs, improve efficiency, and improve the reliability of critical financial and utility billing operations.



We are Pleased to Present the
Following Proposal

New Server Proposal w/ Caselle Cloud

QUOTE #001374 V1

PREPARED FOR




Town of Lawrence

PREPARED BY



Brian Schuh




Server Hardware

Description	Price	Qty	Ext. Price
 P69303-005 HPE ProLiant ML110 G11 4.5U Tower Server - 1 x Intel Xeon Silver 4410Y 2 GHz - 32 GB RAM - 960 GB SSD - (2 x 480GB) SSD Configuration - Serial ATA, Serial Attached SCSI (SAS) Controller - Intel C741 Chip - 1 Processor Support - 1 TB RAM Support - 0, 1, 5,	\$3,867.00	1	\$3,867.00
 SEDC600M/19 20G Kingston DC600M 1.88 TB Solid State Drive - 2.5" Internal - SATA - Mixed Use - 1920G DC600M (Mixed-Use) 2.5" Enterprise SATA SSD	\$389.00	2	\$778.00
 P43328-B21 HPE 32GB DDR5 SDRAM Memory Module - For Server, Rack Server, Blade Server - 32 GB (1 x 32GB) - DDR5-4800/PC5-38400 DDR5 SDRAM - 4800 MHz Dual-rank Memory - 1.10 V - Registered - 288-pin - DIMM	\$399.00	2	\$798.00
Subtotal:			\$5,443.00

Required Server Licensing



Description	Price	Qty	Ext. Price
 MST-PRP-LVA-C100 Windows Server 2025 Standard - 16 Core License Pack (Perpetu Windows Server 2025 Standard - 16 Core License Pack (Perpetual)	\$1,176.00	1	\$1,176.00
 MST-PRP-ZOQ -C100 Windows Server 2025 - 1 User CAL (Perpetual) Windows Server 2025 - 1 User CAL (Perpetual)	\$50.00	15	\$750.00
Subtotal:			\$1,926.00

Veeam Backup Licensing

Description	Recurring	Qty	Ext. Recurring
 Veeam Backup Software Monthly License (18 pts)	\$36.00	1	\$36.00
Subtotal:			\$36.00



NAS Backup Device

Description	Price	Qty	Ext. Price
DS225+  Synology DiskStation SAN/NAS Storage System - 1 x Intel Celeron J4125 Quad-core (4 Core) 2 GHz - 2 x HDD Supported - 0 x HDD Installed - 2 x SSD Supported - 0 x SSD Installed - 2 GB RAM DDR4 SDRAM - Serial ATA Controller - RAID Supported - 0, 1, Ba	\$419.00	1	\$419.00
WD60EFZX  Western Digital Red Plus 6 TB Hard Drive - 3.5" Internal - SATA (SATA/600) - Conventional Magnetic Recording (CMR) Method - Storage System Device Supported - 5640rpm - 180 TB TBW - 3 Year Warranty	\$189.00	2	\$378.00
Subtotal:			\$797.00

Labor

Description	Price	Qty	Ext. Price
Labor Estimated Labor to Setup New Hyper-V Server, Transfer and Upgrade Existing Virtual Servers, Aid with Caselle transfer to cloud. Labor	\$155.00	20	\$3,100.00
Subtotal:			\$3,100.00



New Server Proposal w/ Caselle Cloud



Prepared by:

AIT Business Technologies

Brian Schuh
9207300500
bschuh@appletontech.com

Prepared for:

Town of Lawrence

2400 Shady Ct.
De Pere, WI 54115
Cindy Kocken
(920) 336-9131
cindyk@lawrencewi.gov

Quote Information:

Quote #: 001374

Version: 1
Delivery Date: 12/08/2025
Expiration Date: 12/31/2025

Quote Summary

Description	Amount
Server Hardware	\$5,443.00
Required Server Licensing	\$1,926.00
NAS Backup Device	\$797.00
Labor	\$3,100.00
Total:	\$11,266.00

Recurring Costs

Description	Amount
Veeam Backup Licensing	\$36.00
Total:	\$36.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.
Prices valid for 30 days from the date of this proposal.

AIT Business Technologies

Town of Lawrence

Signature: Brian Schuh

Name: Brian Schuh

Title: VP of Sales & Customer Relations

Date: 12/08/2025

Signature: _____

Name: Cindy Kocken

Date: _____



We are Pleased to Present the
Following Proposal

Surface Tablet Proposal

QUOTE #001543 V1

PREPARED FOR




Town of Lawrence

PREPARED BY

Brian Schuh



Hardware

Description		Price	Qty	Ext. Price
EP2-20898	 Microsoft Surface Pro 11 Copilot+ PC Tablet - 13" - 16 GB - 512 GB SSD - Black - TAA Compliant - Core Ultra 5 - 2880 x 1920 - PixelSense Display	\$1,899.00	2	\$3,798.00
8XB-00162	 Microsoft Keyboard/Cover Case Microsoft Surface Pro 9, Surface Pro 8, Surface Pro 10, Surface Pro 11 Tablet - English Keyboard - Black - Alcantara Body - 8.9" Height x 11.4" Width x 0.2" Depth	\$169.00	2	\$338.00
THD918GLZ	 Targus Protect Rugged Carrying Case for 13" Microsoft Surface Pro 9, Surface Pro 10, Surface Pro 11 Tablet - Black - Drop Resistant, Slip Resistant, Shock Absorbing Shell, Bump Resistant - Polycarbonate, Thermoplastic Polyurethane (TPU) Body - H	\$69.00	2	\$138.00
Subtotal:				\$4,274.00



Surface Tablet Proposal



Prepared by:
AIT Business Technologies
Brian Schuh
9207300500
bschuh@appletontech.com

Prepared for:
Town of Lawrence
2400 Shady Ct.
De Pere, WI 54115
Melissa Mathes
(920) 336-9131
MelissaM@lawrencewi.gov

Quote Information:
Quote #: 001543
Version: 1
Delivery Date: 11/19/2025
Expiration Date: 12/19/2025

Quote Summary

Description	Amount
Hardware	\$4,274.00
Total:	\$4,274.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.
Prices valid for 30 days from the date of this proposal.

AIT Business Technologies

Town of Lawrence

Signature: Brian Schuh
Name: Brian Schuh
Title: VP of Sales & Customer Relations
Date: 11/19/2025

Signature: _____
Name: Melissa Mathes
Date: _____

Lawrence Town of - WI

12 / 08 / 2025

(Valid until Dec. 31, 2025)

Caselle Cloud

- Remote access from any location
- Reduced hardware maintenance
- Automatic worry-free backups
- Free application upgrades
- Unlimited support inquiries
- Priority response time

Hosted Solution Quote

Includes all applications currently licensed to the
Town and 5 User Licenses.

Monthly Maintenance & Support will increase \$387

I have read and agree to all terms & conditions proposed herein.

Signature

Printed Name & Title

Date

General Conditions

- This Proposal is governed by and subject to the Master Services Agreement between Customer and Caselle ("MSA"). Capitalized terms used in this Proposal and not defined herein have the meanings provided in the MSA.
- Caselle has made efforts to ensure the information contained within this Proposal is complete and accurate. However, Caselle reserves the right to correct any error or omission related to fees, product description or availability.
- Fees quoted in this Proposal do not reflect sale or use taxes imposed by any state or local government, or any unit or subdivision thereof; such taxes are Customer's responsibility. Customer agrees to be responsible for the documentation relating to the payment of such taxes to the maximum extent legally permitted. Caselle will be responsible for the collection of such taxes and/or the documentation related thereto, only to the extent required by law.
- Caselle will invoice Customer for all ongoing fees when work commences on Customer's project. Annual fees will be prorated to coincide with an annual renewal date.

Contact Information

Please provide the employee information the team will be working with to setup and implement this order.

Name:

Email:

Phone Number:

Address: 2400 Shady Court, De Pere, WI, 54115



Proven Software Solutions for Local Government

www.caselle.com Toll Free (800) 228-9851 Fax (801) 850-5001 1656 S. East Bay Blvd., Ste. 100 / Provo, UT / 84606



Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 14

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: Pay Request #1 – Final – Water Tower Painting – LC United - \$297,420

FISCAL IMPACT:

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

Item History: LC United had submitted their pay request for the Water Tower Painting Project in the amount of \$297,420.

The neighboring property owner had informed us, and LC United, about concerns over damage to their property/vehicles due to the painting project.

On the advice of legal counsel when the payment request was submitted, the Town has held back this payment.

McMahon had reviewed all documents and has recommended approval of the payment if the Town is comfortable releasing it, subject to the neighboring property owner's damage concern.

The neighbors have been involved in mediation with the contractor and likely headed for litigation in 2026 on the topic.

Recommended Action: Consider payment request for the Water Tower Painting Project and topic of releasing some or all of the amount due in fiscal year 2025.



December 6, 2024

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Elevated Water Tower Repainting
Certificate for Payment #1 - FINAL
McM. No. L0017-09-23-00769

Enclosed herewith is Certificate for Payment #1 for the above referenced project. This Certificate is issued to L.C. United Painting Co., Inc. in the amount of \$297,420.00 for final payment for work performed through December 2, 2024.

Please process the enclosed, and forward payment to L.C. United Painting Co., Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

Jeffrey A. Kellner, P.E.
Senior Construction Services Manager

JAK:jlh

cc: L.C. United Painting Co., Inc.

Enclosure: Certificate for Payment #1 - Final

McMAHON**ENGINEERS ARCHITECTS**

McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE PO BOX 1025
NEENAH, WI 54956 NEENAH, WI 54957-1025

TELEPHONE: 920.751.4200

FAX: 920.751.4284

**CERTIFICATE FOR
PAYMENT**

TOWN OF LAWRENCE

2400 Shady Court

De Pere, WI 54115

Contract No.

L0017-09-23-00769

Project File No.

L0017-09-23-00769

Certificate No.

One (1) - Final

Issue Date:

December 6, 2024

Project:

TOWN OF LAWRENCE

Elevated Water Tank Repainting

This is To Certify That, In Accordance With The Contract Documents Dated:

February 13, 2024

L.C. United Painting Co., Inc.

3525 Barbara Drive

Sterling Heights, MI 48310

Is Entitled To Final Payment For Work Performed Through:

December 2, 2024

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

Original Contract	\$294,000.00
Net Change Orders	+ \$3,420.00
Current Contract Amount	\$297,420.00

Completed To Date	\$297,420.00
Retainage N/A	\$0.00
Subtotal	\$297,420.00
Previously Certified	\$0.00

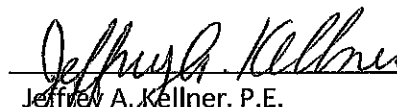
Amount Due This Payment: \$297,420.00

Please process and forward payment to L.C. United Painting Co., Inc.

Certified By:

McMAHON ASSOCIATES, INC.

Neenah, Wisconsin


Jeffrey A. Kellner, P.E.
Senior Construction Manager

Contractor's Application For Payment No. 1

To (Owner): <u>Town of Lawrence WI</u>	Application Period: <u>2024</u>	Application Date: <u>12-06-2024</u>
Project: <u>Elevated Wooden Tank Painting</u>	From (Contractor): <u>L.C. United Building & Inc</u>	Via (Engineer): <u>McMahon Associates Inc</u>
Owner's Contract No.: <u>2024-2021</u>	Contractor's Project No.: <u>2024-2021</u>	Engineer's Project No.: <u>10017-03-23-00763</u>

APPLICATION FOR PAYMENT

Change Order Summary

Approved Change Orders	Number	Additions	Deductions
1	3,420		
TOTALS	3,420.00		
NET CHANGE BY	3,420.00		
CHANGE ORDERS	3,420.00		

CONTRACTOR'S CERTIFICATION

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Wm. Kelly Date: 12-06-2024

1. ORIGINAL CONTRACT PRICE	\$ 294,000.00
2. Net change by Change Orders	\$ 3,420.00
3. CURRENT CONTRACT PRICE (Line 1 + 2)	\$ 297,420.00
4. TOTAL COMPLETED AND STORED TO DATE (Column E on Progress Estimate)	\$
5. RETAINAGE:	
a. % x \$	Work Completed \$
b. % x \$	Stored Material \$
c. Total Retainage (Line 5a + Line 5b)	\$
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$ 297,420.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$ -0-
8. AMOUNT DUE THIS APPLICATION	\$ 297,420.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)	\$

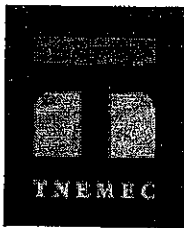
Payment of: \$ 297,420.00
(Line 8 or other - attach explanation of other amount)

is recommended by: _____ (Engineer) _____ (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ Funding Agency (if applicable) _____ (Date)



123 West 23rd Avenue North Kansas City, MO 64116-3094

UNCONDITIONAL WAIVER OF LIEN

TO ALL WHOM IT MAY CONCERN:

Whereas, the undersigned, TNEMEC COMPANY, INC., has LC UNITED PAINTING for the job described as:

***LAWRENCE2024-300K WATER TANK
DE PERE, WI 54115***

***PAID IN FULL:
\$34,695.79***

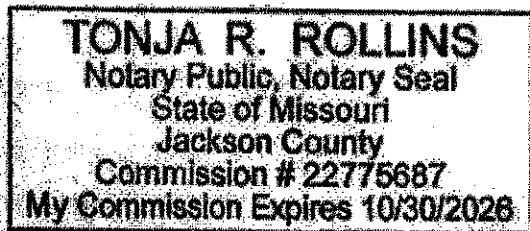
Now, therefore, the undersigned, does hereby waive and release any and all lien or claim of or right to lien, with respect to and on the above material, fixtures, apparatus, or machinery furnished, and on the monies or other consideration due or to become due from the owner.

Dated: December 3, 2024
Themec Company, Inc

Tonja Rollins-

Credit Analysts

Tonja Rollins
Credit Analyst





Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 15

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzal, Town Administrator
AGENDA ITEM: Pay Request #2 – PTS Contractors – TID #3 Sanitary Sewer - \$143,300.85

FISCAL IMPACT:

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

Item History: PTS Contractors has continued work on the TID #3 Sanitary Sewer (Deep Sewer) project scope and have submitted their second pay request of \$143,300.85

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

Recommended Action: Recommend approval of Pay Request #2 to PTS Contractors - TID # 3 Sanitary Sewer project in the amount of \$143,300.85.



December 18, 2025

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

Re: Town of Lawrence
TID #3 Sanitary Sewer Infrastructure
Certificate for Payment #2
McM. No. L0017-09-25-00546

Dear Patrick,

Enclosed herewith is Certificate for Payment #2 for the above referenced project. This Certificate is issued to PTS Contractors, Inc. in the amount of \$143,300.85 for partial payment for work performed through December 5, 2025.

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

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Matt Greely".

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

MJG:car

cc: PTS Contractors, Inc.

Enclosure: Certificate for Payment #2

**CERTIFICATE FOR
PAYMENT**

TOWN OF LAWRENCE
2400 Shady Court
De Pere, WI 54115

Contract No. L0017-09-25-00546
Project File No. L0017-09-25-00546
Certificate No. Two (2)
Issue Date: December 18, 2025
Project: Town of Lawrence
TID #3 Sanitary Sewer Infrastructure

This Is To Certify That, In Accordance With The Contract Documents Dated: August 27, 2025

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

Is Entitled To Partial Payment For Work Performed Through: December 5, 2025

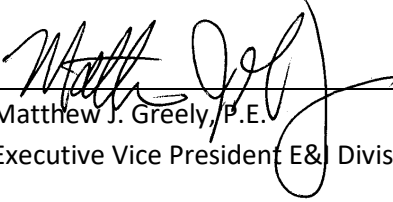
- ☒ Contractor's Application for Payment Attached
☒ Itemized Cost Breakdown Attached

Original Contract	<u>\$645,000.00</u>	Completed To Date	<u>\$605,019.40</u>
Net Change Orders	<u>\$0.00</u>	Retainage 2.5%	<u>\$16,125.00</u>
Current Contract Amount	<u>\$645,000.00</u>	Subtotal	<u>\$588,894.40</u>
		Previously Certified	<u>\$445,593.55</u>

Amount Due This Payment: \$143,300.85

Please process and forward payment to PTS Contractors, Inc.

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin


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

CERTIFICATE FOR PAYMENT #2

OWNER: TOWN OF LAWRENCE
Project Name: TID #3 Sanitary Sewer Infrastructure
Contract No. L0017-09-25-00546
Bid Date/Time: September 10, 2025 @ 11:00 a.m.
Project Manager: Matt Greely, PE

Engineer: McMAHON ASSOCIATES, INC.
1445 McMahon Drive
PO Box 1025
Neenah, WI 54956 / 54957-1025

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

BASE BID A | BENO SANITARY SEWER

Item	Qty	Unit	Description	Unit Price		Total		Previous Requests		12/5/2025 This Request		Completed To Date	
								Qty	Total	Qty	Total	Qty	Total
A-1	1,358	L.F.	10 Inch Sanitary Sewer (SDR-26)	\$146.00		\$198,268.00		1360	\$198,560.00	0	\$0.00	1360	\$198,560.00
A-2	105	V.F.	4 Foot Diameter Sanitary Manhole	\$615.00		\$64,575.00		104.96	\$64,550.40	0	\$0.00	104.96	\$64,550.40
A-3	2,770	L.F.	Silt Fence	\$2.30		\$6,371.00		2720	\$6,256.00	50	\$115.00	2770	\$6,371.00
A-4	7	Ea.	Ditch Checks	\$96.00		\$672.00		7	\$672.00	0	\$0.00	7	\$672.00
A-5	1	Ea.	Tracking Pat with Temporary Culvert and Endwalls	\$1,600.00		\$1,600.00		1	\$1,600.00	0	\$0.00	1	\$1,600.00
A-6	1.8	Ac.	Clearing and Grubbing	\$12,750.00		\$22,950.00		1.8	\$22,950.00	0	\$0.00	1.8	\$22,950.00
A-7	1	L.S.	Restoration (Topsoil, Seed, Fertilizer, Mulch) (Estimated 2.2 Ac.)	\$11,136.00		\$11,136.00		0	\$0.00	1	\$11,136.00	1	\$11,136.00
A-8	1	L.S.	Traffic Control	\$2,900.00		\$2,900.00		1	\$2,900.00	0	\$0.00	1	\$2,900.00
TOTAL (Items A-1 through A-8, Inclusive)				\$308,472.00		\$297,488.40		\$11,251.00		\$308,739.40			

BASE BID B | LAWRENCE GROVE AVENUE SANITARY SEWER

Item	Qty	Unit	Description	Unit Price		Total		Previous Requests		12/5/2025 This Request		Completed To Date	
								Qty	Total	Qty	Total	Qty	Total
B-1	1,474	L.F.	10 Inch Sanitary Sewer (SDR-26)	\$116.00		\$170,984.00		754	\$87,464.00	725	\$84,100.00	1479	\$171,564.00
B-2	110	L.F.	8 Inch Sanitary Sewer	\$60.00		\$6,600.00		0	\$0.00	0	\$0.00	0	\$0.00
B-3	380	L.F.	4 Inch Sanitary Laterals	\$50.00		\$19,000.00		0	\$0.00	0	\$0.00	0	\$0.00
B-4	120	L.F.	4 Inch Sanitary Risers	\$126.00		\$15,120.00		0	\$0.00	0	\$0.00	0	\$0.00
B-5	42.6	V.F.	4 Foot Diameter Sanitary Manhole	\$620.00		\$26,412.00		23.74	\$14,718.80	18.8	\$11,656.00	42.54	\$26,374.80
B-6	111.2	V.F.	4 Foot Diameter Outside Drop Sanitary Manhole	\$885.00		\$98,412.00		70.11	\$62,047.35	41.01	\$36,293.85	111.12	\$98,341.20
TOTAL (Items B-1 through B-6, Inclusive)				\$336,528.00		\$164,230.15		\$132,049.85		\$296,280.00			
TOTAL Contract Awarded				\$645,000.00		\$461,718.55		\$143,300.85		\$605,019.40			

Completed to Date:	\$605,019.40
2.5% Retainage:	\$16,125.00
Subtotal:	\$588,894.40
Previous Application:	\$445,593.55
Amount Due This Application:	\$143,300.85

Payment Request

Request for: Partial Payment No: 2 Date: 12/5/2025
(Partial/Final)

Project: Lawrence - Beno Property Sanitary Sewer (Public)

Owner: Town of Lawrence

Contractor: PTS Contractors, Inc. - 4075 Eaton Road - Green Bay, WI 54311

Original Contract Amount as Bid: \$ 645,000.00

Net Add (Deduct) by Revised Quantities: _____

Net Add (Deduct) by Change Order: _____

Total Contract This Date \$ 645,000.00

Value of Work Completed to Date: \$ 605,019.40

Less 5 Per Cent Retainage: (Of the first 50%) \$ 16,125.00

Net Total \$ 588,894.40

Project on Schedule: XX Yes No 94% Complete

Record of Previous Pay Requests:

1	\$ <u>445,593.55</u>	6	_____
2	_____	7	_____
3	_____	8	_____
4	_____	9	_____
5	_____	10	_____

Amount Previously Billed \$ 445,593.55

Amount Due This Request \$ 143,300.85

This is to certify that, in accordance with the terms of the Contract, the Contractor is entitled to a payment in the amount requested.

By: 
PTS Contractors, Inc.

Engineers Approval: By: _____

Owner's Approval
for Payment: By: _____

Date: 12/5/2025

*See Attachments

PTS Contractors, Inc.
4075 Eaton Road - Green Bay, WI 54311
Phone#: (920) 468-5217-Fax#: (920) 468-4087

Town of Lawrence
Lawrence - Beno Property Sanitary Sewer (Public)
Payment Request

Payment Request: **2**
Date: 12/5/2025

Phone#: (920) 468-5217-Fax#: (920) 468-4087											Total Completed					\$605,019.40	
Bid				Scheduled			Previous Request Totals		This Request Totals		Completed to Date			Balance to Finish			
Item #	Description	Units	Qty	Unit Price	Amount	Qty	Amount	Qty	Amount	%	Qty	Amount	Amount	Qty			
Base Bid A - Beno Sanitary Sewer (Sheets 12-14), Manholes A, B, C, D, E																	
A-1	10 Inch Sanitary Sewer (SDR-26)	LF	1,358.00	\$ 146.00	\$ 198,268.00	1,360.00	\$ 198,560.00		\$ -	100%	1,360.00	\$ 198,560.00	\$ (292.00)	(2.00)			
A-2	4 Foot Diameter Sanitary Manhole	VF	105.00	\$ 615.00	\$ 64,575.00	104.96	\$ 64,550.40		\$ -	100%	104.96	\$ 64,550.40	\$ 24.60	0.04			
A-3	Silt Fence	LF	2,770.00	\$ 2.30	\$ 6,371.00	2,720.00	\$ 6,256.00	50.00	\$ 115.00	100%	2,770.00	\$ 6,371.00	\$ -	-			
A-4	Ditch Checks	EA	7.00	\$ 96.00	\$ 672.00	7.00	\$ 672.00		\$ -	100%	7.00	\$ 672.00	\$ -	-			
A-5	Tracking Pat with Temporary Culvert and Endwalls	EA	1.00	\$ 1,600.00	\$ 1,600.00	1.00	\$ 1,600.00		\$ -	100%	1.00	\$ 1,600.00	\$ -	-			
A-6	Clearing and Grubbing	AC	1.80	\$ 12,750.00	\$ 22,950.00	1.80	\$ 22,950.00		\$ -	100%	1.80	\$ 22,950.00	\$ -	-			
A-7	Restoration (Topsoil, Seed, Fertilizer, Mulch) (Estimated 2.2 Ac.)	LS	1.00	\$ 11,136.00	\$ 11,136.00		\$ -	1.00	\$ 11,136.00	100%	1.00	\$ 11,136.00	\$ -	-			
A-8	Traffic Control	LS	1.00	\$ 2,900.00	\$ 2,900.00	1.00	\$ 2,900.00		\$ -	100%	1.00	\$ 2,900.00	\$ -	-			
Base Bid B - Lawrence Grove Ave Sanitary Sewer (Sheets 09-11) Manholes F, G, H, I, J, K, L																	
B-1	10 Inch Sanitary Sewer (SDR-26)	LF	1,474.00	\$ 116.00	\$ 170,984.00	754.00	\$ 87,464.00	725.00	\$ 84,100.00	100%	1,479.00	\$ 171,564.00	\$ (580.00)	(5.00)			
B-2	8 Inch Sanitary Sewer	LF	110.00	\$ 60.00	\$ 6,600.00		\$ -		\$ -			\$ -	\$ 6,600.00	110.00			
B-3	4 Inch Sanitary Laterals	LF	380.00	\$ 50.00	\$ 19,000.00		\$ -		\$ -			\$ -	\$ 19,000.00	380.00			
B-4	4 Inch Sanitary Risers	LF	120.00	\$ 126.00	\$ 15,120.00		\$ -		\$ -			\$ -	\$ 15,120.00	120.00			
B-5	4 Foot Diameter Sanitary Manhole	VF	42.60	\$ 620.00	\$ 26,412.00	23.74	\$ 14,718.80	18.80	\$ 11,656.00	100%	42.54	\$ 26,374.80	\$ 37.20	0.06			
B-6	4 Foot Diameter Outside Drop Sanitary Manhole	VF	111.20	\$ 885.00	\$ 98,412.00	70.11	\$ 62,047.35	41.01	\$ 36,293.85	100%	111.12	\$ 98,341.20	\$ 70.80	0.08			
15				\$ -	\$ -		\$ -		\$ -			\$ -	\$ -	-			
16				\$ -	\$ -		\$ -		\$ -			\$ -	\$ -	-			
	TOTALS				\$ 645,000.00		\$ 461,718.55		\$ 143,300.85	94%	-	\$ 605,019.40	\$ 39,980.60	-			



Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 16

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: **Pay Request #4 - Final - 2025 Town Road Improvement Project -MCC, Inc- \$42,382.36**

FISCAL IMPACT:

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

Item History: MCC, Inc. have completed their work for the 2025 Town Road Improvement Project bids and have submitted their fourth and final pay request of \$42,382.36, which includes the retainage amounts held back from the earlier pay requests.

Town staff has reviewed all documents and has approved moving forward with this payment.

Recommended Action: Recommend approval of Pay Request #4 – Final – 2025 Town Road Improvement Project for MCC, Inc., in the amount of \$42,382.36

APPLICATION FOR PAYMENT

Owner: Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Project: 2025 Town Road Improvement Project
Contractor: MCC, Inc.
Date: December 5, 2025

Application is made for Payment in Connection with the above Contract:

The following documents are attached:

- ☒ Schedule of Values
- ☒ Schedule of Unit Prices
- ☐ Inventory of Stored Materials

The present status of the account for this contract is as follows:

Original Contract	<u>\$349,194.25</u>	Completed to date	<u>\$375,344.83</u>
Net Change Orders	<u>-</u>	Retainage 10%	<u>\$37,534.50</u>
Current Contract Amount	<u>\$349,194.25</u>	Amount Due	<u>\$4,847.86</u>
		Total Payment	<u>\$42,382.36 (w/retainer)</u>

MCC, INC.
Contractor

Joyce A. Murphy Stearns
Name and Title Vice President



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
 Fax: 920-749-3384

Invoice #: 64649

Date: 12/05/25

Application #: 4

Customer Reference: Lawrence 2025 Road Improvement

Invoice Due Date: 02/03/26

Payment Terms: NET 60 DAYS

To: TOWN OF LAWRENCE
 2400 SHADY COURT
 DEPERE, WI 54115

Contract: 3667LB. Lawrence - 2025 Road Improvement Project

Cont Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To-Date	% Compl
1	Milo Road. Pulverize Existing	1,567.50	2,850.00	0.00	2,850.00	SY	0.55000	0.00	1,567.50	100.00%
2	Milo Road. 2" 3 LT 58-28 S Lower Layer	27,230.00	350.00	0.00	350.00	TON	77.80000	0.00	27,230.00	100.00%
3	Milo Road. 1.5" 5 LT 58-28 S Upper Layer	18,762.50	250.00	0.00	250.00	TON	75.05000	0.00	18,762.50	100.00%
4	Milo Road. Tack	675.00	150.00	0.00	150.00	GAL	4.50000	0.00	675.00	100.00%
5	Milo Road. 2" 5 LT 58-28 S Driveways, Includes Concrete & As	5,500.00	50.00	0.00	50.00	TON	110.00000	0.00	5,500.00	100.00%
6	Milo Road. 2' Gravel Shoulder	2,538.00	120.00	0.00	120.00	TON	21.15000	0.00	2,538.00	100.00%
7	Milo Road. Traffic Control	305.00	1.00	0.00	1.00	LSB	305.00000	0.00	305.00	100.00%
8	Milo Road. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
9	Pennway Park. Pulverize Existing	1,787.50	3,250.00	0.00	3,250.00	SY	0.55000	0.00	1,787.50	100.00%
10	Pennway Park. 2" 3 LT 58-28 S Lower Layer	31,120.00	400.00	0.00	400.00	TON	77.80000	0.00	31,120.00	100.00%
11	Pennway Park. 1.5" 5 LT 58-28 S Upper Layer	22,515.00	300.00	0.00	300.00	TON	75.05000	0.00	22,515.00	100.00%
12	Pennway Park. Tack	900.00	200.00	0.00	200.00	GAL	4.50000	0.00	900.00	100.00%
13	Pennway Park. 2" 5 LT 58-28 S Driveways, Includes Asphalt Sa	7,700.00	70.00	0.00	70.00	TON	110.00000	0.00	7,700.00	100.00%
14	Pennway Park. 2' Wide Gravel Shoulder	3,172.50	150.00	0.00	150.00	TON	21.15000	0.00	3,172.50	100.00%
15	Pennway Park. Traffic Control	305.00	1.00	0.00	1.00	LSB	305.00000	0.00	305.00	100.00%
16	Pennway Park. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
17	Bain Court. Pulverize Existing	990.00	1,800.00	0.00	1,800.00	SY	0.55000	0.00	990.00	100.00%
18	Bain Court. 2" 3 LT 58-28 S Lower Layer	17,116.00	220.00	0.00	220.00	TON	77.80000	0.00	17,116.00	100.00%
19	Bain Court. 1.5" 5 LT 58-28 S Upper Layer	13,509.00	180.00	0.00	180.00	TON	75.05000	0.00	13,509.00	100.00%
20	Bain Court. Tack	405.00	90.00	0.00	90.00	GAL	4.50000	0.00	405.00	100.00%
21	Bain Court. 2" 5 LT 58-28 S Driveways, Includes Concrete & A	5,500.00	50.00	0.00	50.00	TON	110.00000	0.00	5,500.00	100.00%
22	Bain Court. 2' Wide Gravel Shoulder	2,115.00	100.00	0.00	100.00	TON	21.15000	0.00	2,115.00	100.00%
23	Bain Court. Traffic Control	305.00	1.00	0.00	1.00	LSB	305.00000	0.00	305.00	100.00%
24	Bain Court. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
25	Woodhaven Court. Pulverize Existing	1,925.00	3,500.00	0.00	3,500.00	SY	0.55000	0.00	1,925.00	100.00%
26	Woodhaven Court. 2" 3 LT 58-28 S Lower Layer	34,830.00	450.00	0.00	450.00	TON	77.40000	0.00	34,830.00	100.00%
27	Woodhaven Court. 1.5" 5 LT 58-28 S Upper Layer	24,391.25	325.00	0.00	325.00	TON	75.05000	0.00	24,391.25	100.00%



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
 Fax: 920-749-3384

Invoice #: 64649

Date: 12/05/25

Application #: 4

Customer Reference: Lawrence 2025 Road Improvement

Invoice Due Date: 02/03/26

Payment Terms: NET 60 DAYS

To: TOWN OF LAWRENCE
 2400 SHADY COURT
 DEPERE, WI 54115

Contract: 3667LB. Lawrence - 2025 Road Improvement Project

Cont Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To-Date	% Compl
28	Woodhaven Court. Tack	900.00	200.00	0.00	200.00	GAL	4.50000	0.00	900.00	100.00%
29	Woodhaven Court. 2" 5 LT 58-28 S Driveways, Includes Concret	3,300.00	30.00	0.00	30.00	TON	110.00000	0.00	3,300.00	100.00%
30	Woodhaven Court. 2' Wide Gravel Shoulder	3,172.50	150.00	0.00	150.00	TON	21.15000	0.00	3,172.50	100.00%
31	Woodhaven Court. Traffic Control	355.00	1.00	0.00	1.00	LSB	355.00000	0.00	355.00	100.00%
32	Woodhaven Court. Mobilization	950.00	1.00	0.00	1.00	LSB	950.00000	0.00	950.00	100.00%
33	Midvalley Drive	27,160.00	19,400.00	0.00	19,400.00	LF	1.40000	0.00	27,160.00	100.00%
34	French Road	18,200.00	13,000.00	0.00	13,000.00	LF	1.40000	0.00	18,200.00	100.00%
35	Woodhaven Circle. Pulverize Existing	1,815.00	3,300.00	202.00	3,962.00	SY	0.55000	111.10	2,179.10	120.06%
36	Woodhaven Circle. 2" 3 LT 58-28 S Lower Layer	31,180.00	400.00	30.00	568.31	TON	77.95000	2,338.50	44,299.76	142.08%
37	Woodhaven Circle. 1.5" 5 LT 58-28 S Upper Layer	22,515.00	300.00	23.21	423.21	TON	75.05000	1,741.91	31,761.91	141.07%
38	Woodhaven Circle. Tack	810.00	180.00	10.00	217.00	GAL	4.50000	45.00	976.50	120.56%
39	Woodhaven Circle. 2" 5 LT 58-28 S Driveways, Includes Concre	6,600.00	60.00	0.00	60.00	TON	110.00000	0.00	6,600.00	100.00%
40	Woodhaven Circle. 2' Wide Gravel Shoulder	3,172.50	150.00	0.00	204.53	TON	21.15000	0.00	4,325.81	136.35%
41	Woodhaven Circle. Traffic Control	100.00	1.00	2.00	3.00	LSB	100.00000	200.00	300.00	300.00%
42	Woodhaven Circle. Mobilization	950.00	1.00	1.00	3.00	LSB	950.00000	950.00	2,850.00	300.00%

Total Billed To Date: 375,344.83
 Less Retainage: 37,534.50
 Less Previous Applications: 332,962.47
 Total Due This Invoice: 4,847.86



Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 17

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: Pay Request #6 – Final - LE-2 Connection Station – Rohde Bros. - \$5,792.50

FISCAL IMPACT:

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

Item History: Rohde Brothers Inc. have finished their work on our water utility's LE-2 Connection Station Improvements project and have submitted their sixth and final pay request of \$5,792.50

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

Recommended Action: Recommend approval of Pay Request #6 – Final – LE-2 Connection Station Improvements by Rohde Brothers inc. in the amount of \$5,792.50



December 3, 2025

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

Re: Town of Lawrence
Connection Station LE-2 Improvements
Certificate for Payment #6 - Final
McM. No. L0017-09-24-00318

Enclosed herewith is Certificate for Payment #6 for the above referenced project. This Certificate is issued to Rhode Brothers, Inc. in the amount of \$5,792.50 for final payment for work performed through October 31, 2025.

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

Respectfully,

McMahon Associates, Inc.

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

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

DJV:jlh

cc: Rhode Brothers, Inc.

Enclosure: Certificate for Payment #6 – Final

McMAHON**ENGINEERS ARCHITECTS**

McMAHON ASSOCIATES, INC.

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

Contract No.	L0017-09-24-00318
Project File No.	L0017-09-24-00318
Certificate No.	Six (6) - Final
Issue Date:	December 3, 2025
Project:	TOWN OF LAWRENCE
	Connection Station LE-2 Improvements

This Is To Certify That, In Accordance With The Contract Documents Dated: November 21, 2024RHODE BROTHERS, INC.
W5745 Woodchuck Lane / PO Box 409
Plymouth, WI 53073Is Entitled To Final Payment For Work Performed Through: October 31, 2025

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

Original Contract	<u>\$231,700.00</u>
Net Change Orders	<u>(\$7,226.00)</u>
Current Contract Amount	<u>\$224,474.00</u>

Completed To Date	<u>\$224,474.00</u>
Retainage - N/A	<u>0.00</u>
Subtotal	<u>\$224,474.00</u>
Previously Certified	<u>\$218,681.50</u>

Amount Due This Payment: \$5,792.50

Please process and forward payment to Rhode Brothers, Inc.

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



McMahon Associates, Inc.
1445 McMahon Drive P.O. Box 1025
Neenah, WI 54956 Neenah, WI 54957-1025
Telephone: (920)751-4200
FAX: (920)751-4284

APPLICATION FOR PAYMENT

(Owner)
Town of Lawrence
2400 Shady Court
De Pere, WI 54115

PROJECT:	Lawrence LE-2 Improvements
CONTRACTOR	Rohde Brothers, Inc.
Contract No.	L0017-09-24-00318
Project No.	25030
Application No.	6
Application Date	10/28/2025
Period From	10/1/2025 To 10/31/2025

Application Is Made For Payment In Connection With The Above Contract.

The following documents are attached:

- ☒ Schedule Of Values
- ☐ Schedule Of Unit Prices
- ☐ Inventory Of Stored Materials

The Present Status Of The Account For This Contract Is As Follows:

Original Contract	\$ 231,700.00
Net Change Orders	\$ (7,226.00)
Current Contract Amount	\$ 224,474.00

Completed To Date	\$ 224,474.00
Retainage 5 %	\$ -
Subtotal	\$ 224,474.00
Previous Applications	\$ 218,681.50

Amount Due This Application: \$ 5,792.50

The undersigned Contractor hereby swears, under penalty of perjury, that (1 All previous progress payments received from the Owner, on account of work performed under the Contract referred to above, have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications For Payment under said Contract, being Applications For Payment numbered 1 through 4 inclusive; and 2) All materials and equipment incorporated in said project or otherwise listed in or covered by this Application For Payment are free and clear of all liens, claims, security interests and encumbrances.

Dated October 28, 20 25

Rohde Brothers, Inc.

(contractor)

By

Eric Carlson
(name & title)

COUNTY OF
STATE OF

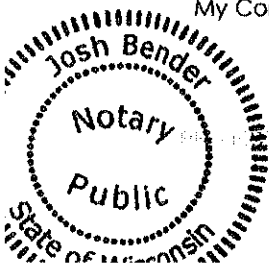
} ss

Before me on this 28th day of October 20 25 personally appeared Eric Carlson
known to me, who being duly sworn, did depose and say that he/she is the
CFO of the Contractor above mentioned; that he/she
(title)

executed the above Application For Payment and statement on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

My Commission Expires: 7/26/2028

Josh Bender
(Notary Public)



APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Town of Lawrence
2400 Shady Court
De Pere, WI 54115

FROM CONTRACTOR:

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

PROJECT:

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

VIA ARCHITECT:

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

APPLICATION NO: 6**APPLICATION DATE:** 10/28/2025**PERIOD TO:** 10/31/2025**CONTRACT DATE:** 11/21/2024**PROJECT NOS:** 25030 / L0017-09-24-00318**CONTRACT FOR:****Distribution to:**

☐ OWNER
☒ ARCHITECT
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 231,700.00
2. NET CHANGE BY CHANGE ORDERS \$ (7,226.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 224,474.00
4. TOTAL COMPLETED & STORED TO DATE \$ 224,474.00
(Column G on Continuation Sheet)
5. RETAINAGE:
 - a. 5 % of Completed Work up to 50% \$ -
(Column D + E on Continuation Sheet)
 - b. 5 % of Stored Materials up to 50% \$ -
(Column F on Continuation Sheet)Total Retainage (Lines 5a + 5b or
Total in Column I of Continuation Sheet) \$ -
6. TOTAL EARNED LESS RETAINAGE \$ 224,474.00
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 218,681.50
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 5,792.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ -
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	-	(\$7,226.00)
Total approved this Month	-	-
TOTALS	-	(\$7,226.00)
NET CHANGES by Change Order	(\$7,226.00)	

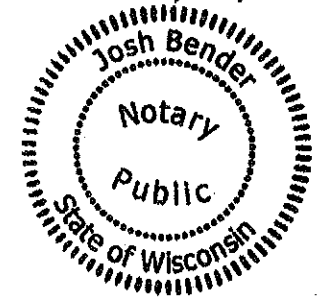
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: Rohde Brothers, Inc.By: *Eric Rohde*Date: 10/28/2025

State of: Wisconsin

County of: Sheboygan

Subscribed and sworn to before
me this 28th day of October 2025

Notary Public: *Josh Bender*My Commission expires: 7-26-2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ _____

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

ARCHITECT:

By: _____

Date: _____

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



CONTINUATION SHEET

PROJECT: Lawrence LE-2 Improvements
 APPLICATION NUMBER: 6
 APPLICATION DATE: 10/28/2025
 PERIOD TO: 10/31/2025
 PROJECT NOS: 25030 / / L0017-09-24-00318

ITEM NO. (A)	DESCRIPTION OF WORK (B)	SCHEDULED VALUE (C)	WORK COMPLETED		MATERIAL STORED This Request (F)	TOTAL COMPLETED & STORED TO DATE		RETAINAGE 5% Up to 50% (I)	BALANCE TO FINISH (J)
			PREVIOUS APPLICATION (D)	THIS APPLICATION (E)		(G)	% (H)		
01	Job Supervision	\$15,849.00	\$15,849.00			\$15,849.00	100%		
02	Submittals	\$2,500.00	\$2,500.00			\$2,500.00	100%		
03	O&M's	\$2,500.00	\$2,500.00			\$2,500.00	100%		
04	Bonds	\$2,066.00	\$2,066.00			\$2,066.00	100%		
05	Mobilization	\$5,000.00	\$5,000.00			\$5,000.00	100%		
06	Demobilization	\$5,000.00	\$5,000.00			\$5,000.00	100%		
07	Procurement								
08	Automated Chlorine Shutoff System	\$50,000.00	\$50,000.00			\$50,000.00	100%		
09	Chlorine Residual Analyzer	\$20,000.00	\$20,000.00			\$20,000.00	100%		
10	Misc. material and equipment	\$6,000.00	\$6,000.00			\$6,000.00	100%		
11	Rentals	\$4,000.00	\$4,000.00			\$4,000.00	100%		
12	Labor Installation								
13	Concrete Work	\$5,000.00	\$1,992.00	\$3,008.00		\$5,000.00	100%		
14	Pipe and fittings install	\$8,000.00	\$8,000.00			\$8,000.00	100%		
15	Antenna Install	\$4,000.00	\$1,592.00	\$2,408.00		\$4,000.00	100%		
16	Demolition	\$2,000.00	\$2,000.00			\$2,000.00	100%		
17	Excavating	\$3,000.00	\$1,190.00	\$1,810.00		\$3,000.00	100%		
18	Subcontractors								
19	Control Valve Rebuild	\$7,374.00	\$7,374.00			\$7,374.00	100%		
20	Controls	\$62,625.00	\$62,625.00			\$62,625.00	100%		
21	Electrician	\$26,786.00	\$26,786.00			\$26,786.00	100%		
22	Change Order								
CO1	CO 1 - Delete Radio Antenna & Base	(\$7,226.00)		(\$7,226.00)		(\$7,226.00)	100%		
	Totals	\$224,474.00	\$224,474.00	-		\$224,474.00	100%		



Agenda Item Review

Meeting Date: 12/22/2025

Agenda Item#: 18

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Ronald M Cody, Assistant Fire Chief
AGENDA ITEM: **Battery Operated Extrication Tools, Consider Approval.**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes, in new engine capital outlay

Item History

Extrication Tools

Our current Holmatro extrication tools are 11 plus years old and planned for replacement in 2026.

The current industry standard is battery operated extrication tools. They offer ease of use, no gas-powered powering devices, no hoses and a significant weight reduction offering portability and speed.

All of these factors came into play at multiple large crash incidents in Outagamie and Sheboygan Counties in the winter of 2024 and multiple fire/rescue companies stated the new battery tools made a big difference in saving and extricating people in a timely fashion.

Currently the battery-operated extrication tools are planned with the new engine for 2026, and we received a quote for \$54,692 in October of 2025. If ordered before the end of 2025 through a promotional program Holmatro is offering Jefferson Fire and Safety, we will save \$6125.25 and we will be invoiced in 2026 for \$48,566.75 for the exact same tools we originally had been quoted.

These rescue tools are planned for our new engine that is on order and spec'd for the bracket we have already ordered.

Recommended Action By Town Board:

Recommend approval of ordering battery extrication tools at a price of \$48,566.75 in 2025 and will be billed in 2026.



