

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Wednesday, February 16, 2022
This meeting was held in person and virtually via Zoom.

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:33 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

Supervisors: Kevin Brien, Al Farvour, and Tonya Wagner

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer; Scott Beining, Building Inspector/Zoning Administrator, Kurt Minten, Fire Chief

Present Virtually Supervisor Tom Perock

3. Pledge of Allegiance

4. Approve Agenda

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

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

None.

6. Consider minutes of the January 24, 2022, Town Board Meeting:

Supervisor Farvour made the motion to approve the January 24, 2022, Town Board meeting minutes as presented. Supervisor Brien seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices and wages:

Supervisor Brien made the motion to approve the payment of due invoices and wages.

Supervisor Wagner seconded the motion. The motion carried unanimously.

8. Public Hearing: A request for a Conditional Use Permit for Commercial Building/Mini Warehouses on parcel L-40-2 by Dan Doyen:

Scott Beining introduced the proposed request on the 4-acre parcel with approximately 1.5 acres of buildable area. Current zoning is B-1 Business/Commercial. The owner is proposing one building for his construction business and 2-3 buildings for mini-warehouses. Dan Doyen spoke about the proposed project and his intentions of building a commercial building along with mini-warehouses as presented. Mr. Doyen is working with the DNR for approval and needs to obtain County permits as well.

Supervisor Brien made the motion to open the public hearing at 6:40pm. Supervisor Farvour seconded the motion. The motion carried unanimously.

Stacy Miller, 2855 Freedom Road, owns property across the street on Williams Grant and is concerned about the property she owns in this area and the how storm water will impact her property. She is not opposed to the proposed conditional use but is concerned about how this project will affect her property that already has flooding issues when it rains.

Kari Vannieuwenhoven, 2922 Noah Road, spoke in favor of the project.

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

Supervisor Brien made the motion to close the public hearing at 6:50pm. Supervisor Farvour seconded the motion. The motion carried unanimously.

a. Consideration for Conditional Use Permit for Commercial Building/Mini Warehouses on parcel L-40-2 by Dan Doyen:

Concerns were expressed by staff with current non-compliance on the property today. Staff recommendation is to table action until the property complies with current zoning regulations.

Supervisor Brienien made the motion to table consideration for Conditional Use Permit for Commercial Building/Mini Warehouses on parcel 40 by Dan Doyen. Supervisor Perock seconded the motion. Discussion about the project and conditions to be considered at a future meeting. Supervisor Wagner abstained. The motion carried 4-0.

9. Public Hearing: A request for a Conditional Use Permit for temporary concrete batch plant at NEA Quarry on parcel L-260, 1950 Scheuring Road by Vinton Construction Company.

Scott Beining introduced the request for conditional use permit for a temporary batch plant at the NEA Quarry on parcel L-260.

Bill Vachon from Vinton Construction Company discussed in detail the request for the temporary concrete batch plant at NEA Quarry at 1950 Schering Road.

Supervisor Farvour made the motion to open the public hearing at 7:14pm. Supervisor Wagner seconded the motion. The motion carried unanimously.

Kari Vannieuwenhoven, 2022 Noah Road, asked what project would utilize this.

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

Supervisor Brienien made the to close the public hearing at 7:17pm. Supervisor Farvour seconded the motion. The motion carried unanimously.

a. Consideration for Conditional Use Permit for temporary concrete batch plant at NEA Quarry on parcel L-260, 1950 Scheuring Road by Vinton Construction Company

Discussion about specific conditions to place on this project.

Supervisor Farvour made the motion to approve the request for a conditional use permit for a temporary concrete batch plant at NEA Quarry on parcel L-260, 1950 Scheuring Road by Vinton Construction Company conditioned upon:

Hours of operation: 6:30am-6:30pm Monday-Friday and Saturday 7:00am-3:00pm;

Maintain appropriate control measures for dust and noise;

Traffic from operational use of batch plant is prohibited on town roads;

Operations are disassembled and removed by December 31, 2022;

Non-compliance and/or violations of said Conditional Use Permit shall result in a find of \$250 per day per incident.

Supervisor Brienien seconded the motion. The motion carried unanimously.

10. Public Hearing: A request for rezoning of parcels L-2186, L-2187, L-2191, L-2192 & L-2195, American Blvd, from A-1 Agricultural Zone to L-I Limited Industrial, by Town of Lawrence.

Patrick Wetzel discussed the rezoning request which aligns with the Comprehensive plan for the area and matches other uses along American Blvd.

Supervisor Brienien made the motion to open the public hearing at 7:41pm. Supervisor Farvour seconded the motion. The motion carried unanimously.

Larry Boldt, 2029 Little Rapids Road, commented on this project in comparison to another proposed project.

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

Supervisor Brienien made the motion to close the public hearing at 7:43 pm. Supervisor Wagner seconded the motion. The motion carried unanimously.

a. Consideration for rezoning request of parcels L-2186, L-2187, L-2191, L-2192 & L-2195, American Blvd, from A-1 Agricultural Zone to L-I Limited Industrial, by Town of Lawrence Administrator Wetzel

Supervisor Brienien made the motion to approve the rezoning request of parcels L-2186, L-2187, L-2191, L-2192 & L-2195, American Blvd, from A-1 Agricultural Zone to L-I Limited Industrial, by Town of Lawrence as presented. Supervisor Farvour seconded the motion. The motion carried unanimously.

11. Consideration of Quote for Upgrading Town Water Tower Screen to #4 Mesh:

Supervisor Farvour made the motion to approve the quote for upgrading the town water tower screen to #4 mesh from Water Town Clean and Coat, Inc for \$1,200 as presented.

Supervisor Wagner seconded the motion. The motion was carried unanimously.

12. Consideration of Quotes for Washing Machine Replacement for Fire Department Gear:

Supervisor Wagner made the motion to approve the quote to purchase washing machine for fire department gear from Belson Co. in the amount of 5,292.79 as presented.

Supervisor Farvour seconded the motion. The motion carried unanimously.

13. Consideration of Reappointment of Brown County Plan Commission Representative – Gary Pahl:

Supervisor Brienien made the motion to approve reappointing Gary Pahl as the town representative to the Brown County Plan Commission. Supervisor Wagner seconded the motion. The motion carried unanimously.

14. Consideration of Quote for Stream Dredging on Town owned property – American Dr Phase I:

Supervisor Brienien made the motion to approve the quote for stream dredging on town owned property – American Drive Phase I with intent to further research the prairie restoration options. Supervisor Wagner seconded the motion. The motion carried 4-1 with Supervisor Perock voting nay.

15. Consideration of Letter of Intent with DePere Select Soccer Club, Inc. for all or a portion of Parcel L-2114, Lawrence Parkway

No action. Will be placed on next agenda.

16. Consideration of Development Agreement with Felts, LLC re: Parcel L-2187, American Boulevard

No action. Will be placed on next agenda.

17. Discussion of 2022 Utility/TID Budget

No action. Will be placed on next agenda.

18. Administrator/Staff Reports

Staff reports were given.

19. Future Agenda Items:

- a. Conditional Use Permit for Commercial Building/Mini Warehouses on parcel L-40-2 by Dan Doyen
- b. Letter of Intent with De Pere Select Soccer Club, Inc. for all or a portion of Parcel L-2114, Lawrence Parkway
- c. Development Agreement with Felts, LLC re: parcel L-2187, American Boulevard
- d. 2022 Utility/TID Budget

20. Closed Session: Supervisor Brienien made the motion to move into closed session at 8:45pm Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session (*re: parameters on prospective development on American Blvd and Lawrence Parkway – TID #1*). Supervisor Farvour seconded the motion. Roll call vote: Supervisor Wagner, aye; Supervisor Perock, aye; Supervisor Brienien, aye; Supervisor Farvour, aye; Chairman Tibaldo, aye. The motion carried unanimously.

21. Return to Regular Session: Supervisor Wagner made the motion at 9:25pm to return to regular open session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stat. Supervisor Farvour seconded the motion. Supervisor Wagner, aye; Supervisor Perock, aye; Supervisor Brienien, aye; Supervisor Farvour, aye; Chairman Tibaldo, aye. The motion carried unanimously.

22. Adjourn:

Supervisor Perock made the motion at 8:26pm to adjourn the meeting. Supervisor Wagner seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer