

Town of Lawrence
Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, September 26, 2022
Regular Meeting at 6:30 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 September 12, 2022, Town Board Meeting
7. Consideration of payment of due invoices
8. Review of Recommendations and Reports from Planning & Zoning Board:
 - a. Consideration of Site Plan Review at 1825 Nimitz Drive at Parcel L-277 M3 Insurance by Martenson & Eisle Inc.
 - b. Consideration of Preliminary Plat for Shady Court Subdivision Plat on Parcel L-458-7 (Lot 4) by Town of Lawrence
 - c. Consideration of Town of Lawrence Comprehensive Plan Proposals.
9. Consideration of Resolution 2022-007 for Inclusion Under the Wisconsin Public Employers' Group Health Insurance Program.
10. Consideration of Purchase of New Public Works Loader.
11. Consideration to Extend Seasonal Town Hall Office Hours Schedule to Year-Round.
12. Administrator/Staff Reports
13. Future Agenda Items
14. **Closed Session** Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session (*re: Parameters on Prospective Development – Lawrence Parkway Corridor / Integrated Public Resources*) and **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 (*Fire Chief Position*).
15. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
16. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

Posted at the following on September 23, 2022:

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

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

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, September 12, 2022
This meeting was held in person.

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:31 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

Supervisors: Kevin Brien, Tom Perock, Tonya Wagner, Kari Vannieuwenhoven

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

3. Pledge of Allegiance

4. Approve Agenda

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

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

Supervisor Perock mentioned the recent passing of Herbert Kohler and acknowledged his contributions to industry in the State of Wisconsin.

6. Consider minutes of the August 22, 2022, Town Board Meeting:

Supervisor Perock made the motion to approve the August 22, 2022 Town Board meeting minutes as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices:

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

8. Consideration of Temporary Class "B"/"Class B" Retailer's License – NE WI Rugby Foundation, Inc. on Lawrence Parkway-L-2113 on September 17, 2022:

Supervisor Brien made the motion to approve Temporary Class "B"/"Class B" Retailer's License – NE WI Rugby Foundation, Inc. on Lawrence Parkway-L-2113 for September 17, 2022 as presented. Supervisor Wagner seconded the motion. The motion carried unanimously.

9. Consideration of Resolution 2022-006 Authorizing Memo of Understanding Regarding Felts, LLC Development Agreement for New Development on Parcel L-2187 (2812 American Boulevard):

Supervisor Brien made the motion to approve Resolution 2022-006 Authorizing Memo of Understanding Regarding Felts, LLC Development Agreement for New Development on Parcel L-2187 (2812 American Boulevard) as presented. Supervisor Perock seconded the motion. Roll call vote: Supervisor Brien, aye; Supervisor Perock, aye; Supervisor Wagner abstained; Supervisor Vannieuwenhoven, aye; Chairman Tibaldo, aye. Motion carried 4-0 with one abstaining.

10. Consideration of Pay Request for 2022 Town Road Improvement Project- MCC, Inc. - \$74,057.25:

Supervisor Vannieuwenhoven made the motion to approve Pay Request for 2022 Town Road Improvement Project to MCC, Inc. in the amount of \$74,057.25 as presented. Supervisor Perock seconded the motion. The motion carried unanimously.

11. **Consideration of Intergovernmental Cooperative Agreement for WI Recycling Consolidation Grant for Calendar Year 2023:**
Supervisor Wagner made the motion to approve Intergovernmental Cooperative Agreement for WI Recycling Consolidation Grant for Calendar Year 2023 as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.
12. **Consideration of Quotes to Replace Quarry Park Baseball Field Spectator Bleachers and Concrete:**
Supervisor Perock made the motion to approve the purchase of two Quarry Park baseball field spectator bleachers and approve the concrete work for Quarry Park as presented. Supervisor Wagner seconded the motion. The motion carried unanimously.
13. **Consideration of Purchase of Hoist and Trolley Cart for New Donated Public Works Shop Overhead Crane:**
Supervisor Brienens made the motion to approve the purchase of Hoist and Trolley Cart for New Donated Public Works Shop Overhead Crane as presented. Supervisor Perock seconded the motion. The motion carried unanimously.
14. **Administrator/Staff Reports**
Staff reports were given.
15. **Future Agenda Items:**
 - a. Planning & Zoning items
 - b. Auditor's presentation of financial statements
16. **Closed Session:** Supervisor Perock made the motion at 7:33pm to move into closed session. Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session (*re: Negotiations on Sale of Equipment and Parameters on Prospective Development – Lawrence Parkway Corridor / Integrated Public Resources*) and **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 (*Employee Benefits and Fire Chief Position*). Supervisor Wagner seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Perock, aye; Supervisor Wagner aye; Supervisor Vannieuwenhoven, aye; Chairman Tibaldo, aye. Motion carried unanimously.
17. **Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:**
Supervisor Brienens made the motion to return to regular open session at 8:56pm. Supervisor Wagner seconded the motion. The motion carried unanimously.
18. **Adjourn:**
Supervisor Perock made the motion at 8:56pm to adjourn the meeting. Supervisor Wagner 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	39054	IT Services	08/31/2022	168.75	.00		
Total AIT Business Technologies, LLC:					168.75	.00		
Alpha Hydraulics LLC								
19	Alpha Hydraulics LLC	15894	Equipment Repairs	09/09/2022	62.64	.00		
Total Alpha Hydraulics LLC:					62.64	.00		
Apple Valley Landscaping, LLC								
1082	Apple Valley Landscaping, LLC	2579	Spring Meadows Pond Seeding	09/01/2022	7,761.74	.00		
Total Apple Valley Landscaping, LLC:					7,761.74	.00		
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	52166	Trash Collection	08/31/2022	6,784.70	.00		
73	Brown County Port & Resource R	52166	Trash Collection - Sharps	08/31/2022	.00	.00		
73	Brown County Port & Resource R	52166	Recycling Revenue	08/31/2022	723.90-	.00		
73	Brown County Port & Resource R	52166	Recycling	08/31/2022	.00	.00		
Total Brown County Port & Resource Recovery:					6,060.80	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9006498357	Water Testing	09/09/2022	48.00	.00		
102	Clean Water Testing LLC	9006516342	Water Testing	09/14/2022	32.00	.00		
Total Clean Water Testing LLC:					80.00	.00		
Country Visions Cooperative								
106	Country Visions Cooperative	215	Building Maintenance	09/09/2022	3.98	.00		
Total Country Visions Cooperative:					3.98	.00		
Davis Kuelthau Attorneys at Law								
526	Davis Kuelthau Attorneys at Law	473836	General Legal - August	09/09/2022	963.50	.00		
526	Davis Kuelthau Attorneys at Law	473837	Felts LLC Agreement	09/09/2022	1,198.50	.00		
Total Davis Kuelthau Attorneys at Law:					2,162.00	.00		
Derouin, William								
468	Derouin, William	080922	Compost	08/09/2022	1,040.00	.00		
Total Derouin, William:					1,040.00	.00		
Diggers Hotline								
125	Diggers Hotline	220-8-19551	WF-Locate Service	08/31/2022	151.38	.00		
125	Diggers Hotline	220-8-19551	SF-Locate Service	08/31/2022	151.38	.00		
Total Diggers Hotline:					302.76	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Dorn Custom Homes & Construct, LLC								
967	Dorn Custom Homes & Construct,	22-02-0014	Contractor Deposit Refund-2439	09/14/2022	1,000.00	.00		
Total Dorn Custom Homes & Construct, LLC:					1,000.00	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	980	Electrical Inspection	09/01/2022	198.19	.00		
154	Fameree Consulting & Inspection	983	Electrical Inspection	09/06/2022	170.00	.00		
Total Fameree Consulting & Inspection:					368.19	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	12022-08-15	Auger Holes for Signs	09/06/2022	250.00	.00		
Total Fisher Concrete Sawing, Inc:					250.00	.00		
Franks Radio								
167	Franks Radio	121370	Fire Radio Repair	09/07/2022	105.45	.00		
Total Franks Radio:					105.45	.00		
GFL Solid Waste Midwest, LLC								
1015	GFL Solid Waste Midwest, LLC	U60000098736	Trash Pick Up	09/20/2022	11,614.79	.00		
1015	GFL Solid Waste Midwest, LLC	U60000098736	Recycling Pick Up	09/20/2022	6,812.93	.00		
Total GFL Solid Waste Midwest, LLC:					18,427.72	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	1296	Services for August	08/31/2022	59,261.24	.00		
Total Green Bay Metropolitan Sewage District:					59,261.24	.00		
Kocken Custom Stone Engraving								
1087	Kocken Custom Stone Engraving	090622	Memorial Bricks Fire Dept	09/06/2022	1,615.00	.00		
Total Kocken Custom Stone Engraving:					1,615.00	.00		
Kodiak Excavating Inc								
254	Kodiak Excavating Inc	3246	Yard Waste Disposal	09/15/2022	555.00	.00		
Total Kodiak Excavating Inc:					555.00	.00		
Kundinger, Inc								
883	Kundinger, Inc	50712077	Fire Repairs	09/20/2022	50.67	.00		
Total Kundinger, Inc:					50.67	.00		
Level 3 Communications LLC								
631	Level 3 Communications LLC	600784774	Phone Services	09/01/2022	1,212.62	.00		
Total Level 3 Communications LLC:					1,212.62	.00		
MCC Inc								
282	MCC Inc	081522	Road Improvements	08/15/2022	74,057.25	74,057.25	09/13/2022	
Total MCC Inc:					74,057.25	74,057.25		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Menards Inc								
286	Menards Inc	4116	Shop Supplies	09/12/2022	29.97	.00		
286	Menards Inc	4432	Safety Glasses	09/19/2022	14.99	.00		
Total Menards Inc:					44.96	.00		
Mid Wisconsin Super Vac, LLC								
821	Mid Wisconsin Super Vac, LLC	4880	Street Sweeping - Lawrence Stree	09/15/2022	4,770.00	.00		
Total Mid Wisconsin Super Vac, LLC:					4,770.00	.00		
Motorola Solutions Inc.								
499	Motorola Solutions Inc.	8281413270	Fire Dept Radios	07/08/2022	3,055.54	.00		
Total Motorola Solutions Inc.:					3,055.54	.00		
Mueller, Tyler								
836	Mueller, Tyler	092122	Northeast Water Professionals Ce	09/21/2022	75.00	.00		
Total Mueller, Tyler:					75.00	.00		
Northeast Asphalt Inc.								
311	Northeast Asphalt Inc.	1825672	Shouldering	09/08/2022	297.51	.00		
311	Northeast Asphalt Inc.	1827207	Road Patching	09/15/2022	403.97	.00		
Total Northeast Asphalt Inc.:					701.48	.00		
Pro One Janitorial Inc								
342	Pro One Janitorial Inc	190087	Office Cleaning	09/20/2022	565.00	.00		
Total Pro One Janitorial Inc:					565.00	.00		
Quill Corporation								
349	Quill Corporation	27458965	Office Supplies-General Fund	09/01/2022	36.23	.00		
349	Quill Corporation	27458965	Office Supplies-Water Fund	09/01/2022	18.11	.00		
349	Quill Corporation	27458965	Office Supplies-Sewer Fund	09/01/2022	18.11	.00		
Total Quill Corporation:					72.45	.00		
Service Builders LLC								
969	Service Builders LLC	22-03-0008	Contractor Deposit Refund - 2424	09/07/2022	1,000.00	.00		
Total Service Builders LLC:					1,000.00	.00		
Southside Tire Co.								
388	Southside Tire Co.	3112473	Truck #3	09/16/2022	761.88	.00		
388	Southside Tire Co.	3112515	Vehicle #5	09/16/2022	113.45	.00		
Total Southside Tire Co.:					875.33	.00		
Suburban Wildlife Solutions LLC								
397	Suburban Wildlife Solutions LLC	7055	Trapping at Ponds	09/19/2022	10,849.00	.00		
Total Suburban Wildlife Solutions LLC:					10,849.00	.00		
Truck Equipment Inc.								
429	Truck Equipment Inc.	1018379-00	Snow Plow Repairs	09/09/2022	76.68	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Truck Equipment Inc.:					76.68	.00		
Village of Hobart								
450	Village of Hobart	083122	REV-State Grants	08/31/2022	564.34-	.00		
450	Village of Hobart	083122	REV-Fines & Forfeitures	08/31/2022	2,879.25-	.00		
450	Village of Hobart	083122	REV-Police Liaison Program	08/31/2022	.00	.00		
450	Village of Hobart	083122	Judge Salary	08/31/2022	233.33	.00		
450	Village of Hobart	083122	Court Clerk Wages	08/31/2022	864.94	.00		
450	Village of Hobart	083122	Mun Court Payroll Taxes	08/31/2022	67.48	.00		
450	Village of Hobart	083122	Mun Court Retirement	08/31/2022	.00	.00		
450	Village of Hobart	083122	Court Health/Dental/Life/WC	08/31/2022	.00	.00		
450	Village of Hobart	083122	Court Seminars/Conference/Educ	08/31/2022	82.00-	.00		
450	Village of Hobart	083122	Municipal Attorney	08/31/2022	968.03	.00		
450	Village of Hobart	083122	Court Supplies	08/31/2022	137.47	.00		
450	Village of Hobart	083122	Jail Detention Fees	08/31/2022	13.33	.00		
450	Village of Hobart	083122	Court Capital Outlay	08/31/2022	.00	.00		
450	Village of Hobart	083122	Police/Admin Salaries	08/31/2022	29,643.01	.00		
450	Village of Hobart	083122	Police/Adm Payroll Taxes	08/31/2022	3,156.56	.00		
450	Village of Hobart	083122	Police Retirement Expense	08/31/2022	3,637.74	.00		
450	Village of Hobart	083122	Health, Dental, Life, Wrk comp	08/31/2022	6,640.50	.00		
450	Village of Hobart	083122	Police Seminars/Conf/Training	08/31/2022	.00	.00		
450	Village of Hobart	083122	Telephone/Cell/Radios	08/31/2022	762.70	.00		
450	Village of Hobart	083122	Police Vehicle Maintenance	08/31/2022	17.51	.00		
450	Village of Hobart	083122	Police Attorney Fees	08/31/2022	.00	.00		
450	Village of Hobart	083122	Police Supplies	08/31/2022	524.66	.00		
450	Village of Hobart	083122	Crime Prevention Expense	08/31/2022	.00	.00		
450	Village of Hobart	083122	Police Fuel Expenses	08/31/2022	1,737.73	.00		
450	Village of Hobart	083122	Police Weapons/Ammonition	08/31/2022	.00	.00		
450	Village of Hobart	083122	Police Uniforms	08/31/2022	278.87	.00		
450	Village of Hobart	083122	Auto/Property/Profess Insuranc	08/31/2022	.00	.00		
450	Village of Hobart	083122	Police Capital Equipment	08/31/2022	988.58	.00		
450	Village of Hobart	083122	Insurance Reimbursement	08/31/2022	.00	.00		
450	Village of Hobart	083122	Background Checks	08/31/2022	28.40	.00		
450	Village of Hobart	083122	Blood Draws	08/31/2022	78.50	.00		
450	Village of Hobart	083122	Police Repairs & Maintenance	08/31/2022	.00	.00		
450	Village of Hobart	083122	AARPA Expenses	08/31/2022	.00	.00		
Total Village of Hobart:					46,253.75	.00		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	4500853	Services 2400 Shady Ct	09/08/2022	63.30	.00		
801	Wil-Kil Pest Control	4500854	Services 2400 Shady Ct	09/08/2022	137.80	.00		
801	Wil-Kil Pest Control	4505524	2595 French Rd	09/08/2022	106.00	.00		
Total Wil-Kil Pest Control:					307.10	.00		
Wisconsin Media								
175	Wisconsin Media	0004892115	Liquor License Notice	08/20/2022	132.42	.00		
Total Wisconsin Media:					132.42	.00		
Grand Totals:					243,324.52	74,057.25		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Town Chairman: _____

Town Supervisor: _____

Clerk/Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$.00 included.

Paid and unpaid invoices included.



Agenda Item Review

Meeting Date: 9/26/22

Agenda Item#: 8

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 for all Planning/Zoning agenda items**

1. **Consideration of Site Review at 1825 Nimitz Drive at Parcel L-277 M3 Insurance by Martenson & Eisle Inc.**

- a. Plans included in packet. Plans for expansion of M3 insurance building which was built in 2018. DNR has reviewed and Brown County has issued permit for steep slope adjustment and Shoreland permit. Mc Mahon has reviewed SWMP and has a few comments regarding Orde pond but the design is expected to be approved. The parking will be expanded to accommodate the expansion. Materials will match existing building. PZ recommended approval on 9/14/22 with a 7-0 vote. Staff recommends approval.

2. **Consideration of Preliminary Plat Review for Shady Court Subdivision Plat at Parcel L-458-7 (Lot 4) by Town of Lawrence.**

Lot 4 was created with a CSM in 2021. This plat will split Lot 4 into 3 R2 lots suitable for duplex construction. Current zoning is already R2. SWS laterals were placed at these lots when utilities were constructed for Shady Ct. PZ recommends approval with a 7-0 vote on 9/14/22. Staff recommends approval. Sample duplex plans included in packet.

3. **Consideration of Town of Lawrence Comprehensive Plan Proposals**

Proposals from Brown County and Bay Lakes Regional Planning included. PZ recommends (7-0 vote) hiring Brown County Planning to moderate/create the Comprehensive Plan in 2023. Staff recommends Brown County Planning noting the significant difference in fees quoted.

ADDITION AND ALTERATION HWY 41 OFFICE BUILDING - SHELL

1872 MID VALLEY DRIVE | DEPERE, WISCONSIN

ISSUED FOR CONSTRUCTION

CODE SUMMARY

2015 INTERNATIONAL BUILDING CODE (IBC), 2015 INTERNATIONAL EXISTING BUILDING CODE, 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH WISCONSIN AMENDMENTS APPLY TO THIS PROJECT IN ADDITION TO 2009 ICC / ANSI A117.1 'ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES'

CODE SUMMARY NOTE: LOWER LEVEL SHOWN ON THESE DRAWINGS IS FOR 'UNOCCUPIED STORAGE AND EQUIPMENT' ONLY. FUTURE PLANS FOR BUILD-OUT OF OFFICE, ADDITION OF ELEVATOR AND/OR OTHER SPACE SHALL BE SUBMITTED TO DSPS FOR REVIEW OF ACCESSIBILITY FOR THAT LEVEL AND ACCESSIBLE ENTRANCES (IBC 1009.1 AND 1009.2).

TYPE OF CONSTRUCTION (TABLE 601): VB (COMBUSTIBLE, UNPROTECTED)

OCCUPANCY CLASSIFICATION (302.1): B (BUSINESS)

ALLOWABLE HEIGHT (TABLE 504.3): 40 FEET

ALLOWABLE NO. STORIES (TABLE 504.4): 2 STORY

ALLOWABLE AREA (TABLE 506.2)
FRONTAGE INCREASE (506.3): 9,000 SQ. FT.
6,750 SQ FT

TOTAL ALLOWABLE: 15,750 SQ FT / 2 STORIES / 40 FEET

ACTUAL HEIGHT AND AREA:
MAIN LEVEL ADDITION AREA:
LOWER LEVEL ADDITION AREA:
1 STORY: 20'-6" - 12,498 SQ FT
5,236 SQ FT
3,080 SQ FT

OCCUPANCY SEPARATION (508): NON-SEPARATED

FIRE PROTECTION (903.2): NONE

FIRE RATINGS (TABLE 601)

PRIMARY STRUCTURAL FRAME: 0 HOUR
BEARING WALLS: 0 HOUR
NON-BEARING WALLS: 0 HOUR
FLOOR CONSTRUCTION: 0 HOUR
ROOF CONSTRUCTION: 0 HOUR
EXTERIOR WALLS (TABLE 602): 0 HOUR
CORRIDORS (TABLE 1020.1): 1-HOUR IF > 30 OCCUPANTS, OTHERWISE 0-HOUR

OCCUPANT LOAD (TABLE 1004.1.2): BUSINESS (FIRST FLOOR) - 72

LOWER LEVEL - 10
CONFERENCE - 99
STORAGE / MECH - 6

187 OCCUPANTS

STAIR EGRESS WIDTH (1005.3.1): 10 OCC. x 0.3 = 3 IN. (44 IN. PROVIDED)

EGRESS WIDTH (1005.3.2): 187 OCC. x 0.2 = 37.4 IN. (252 IN. PROVIDED)

EXIT ACCESS TRAVEL (TABLE 1017.2): 200 FEET

COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1): 75 FEET

DEAD END CORRIDOR (1020.4): 20 FEET

EMERGENCY EGRESS ILLUMINATION (1008.2.1): MIN. 1.0 Fc

SANITARY FIXTURES, 207 OCC. (TABLE 2902.1): BASED ON 207 BUSINESS OCCUPANTS, 50% EACH SEX

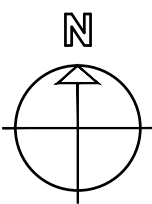
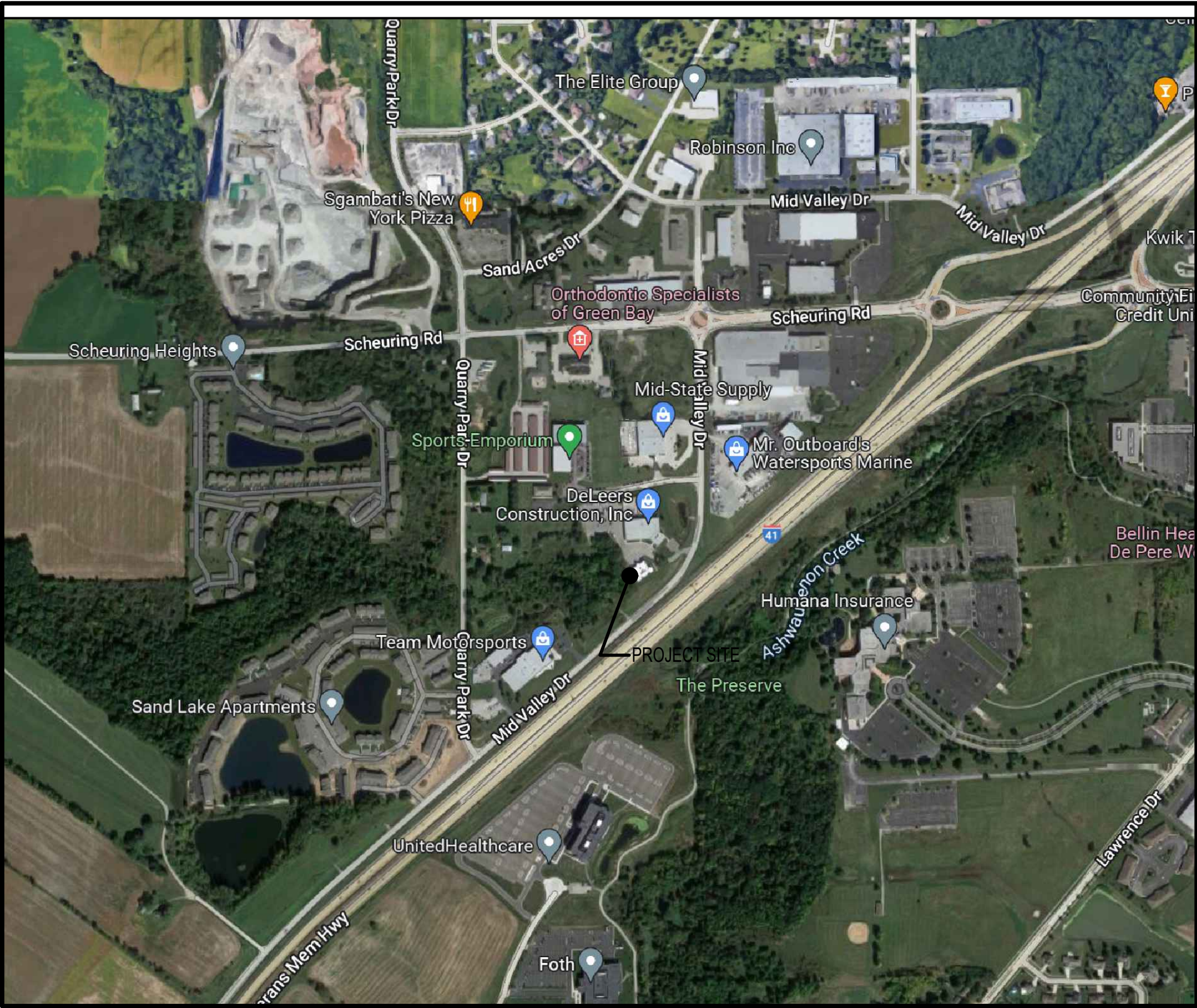
FIXTURE	REQUIRED *	PROVIDED	* INCLUDES FUTURE LOWER LEVEL OF 30 OCC
MALE W/C	3.08	2 (PLUS 2 URINALS)	
FEMALE W/C	3.08	4	
MALE LAVATORY	2.29	3	
FEMALE LAVATORY	2.29	3	
SERVICE SINK	1	1	

BOTTLED DRINKING WATER PROVIDED FOR CLIENTS AND EMPLOYEES AT NO CHARGE

ONE SET OF CONDITIONALLY APPROVED STAMPED DRAWINGS MUST BE KEPT ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO STATE AND LOCAL INSPECTORS.

IF PROJECT IS NOT LOCATED IN A MUNICIPALITY WITH DSPS COMMERCIAL BUILDING INSPECTION DELEGATED AUTHORITY, THE CONTRACTOR SHALL CONTACT THE STATE BUILDING INSPECTOR FOR REQUIRED INSPECTIONS OF WORK. SEE CONDITIONAL APPROVAL LETTER FOR CONTACT INFORMATION.

PROJECT LOCATION



TOWN OF LAWRENCE, WISCONSIN
NOT TO SCALE

SHEET INDEX

G1.0 COVER SHEET
G1.1 GENERAL INFORMATION
G2.1 OVERALL AND CODE PLANS

C1.0 COVER SHEET
C1.1 SITE PLAN
C1.2 SITE PLAN - KEY NOTES
C2.0 DEMOLITION PLAN
C3.0 DRAINAGE PLAN
C5.0 EROSION CONTROL PLAN
C4.1 EROSION CONTROL DETAILS
C4.2 EROSION CONTROL DETAILS
C6.0 STANDARD DETAILS

D1.1 DEMOLITION PLAN AND NOTES

A1.1 FIRST FLOOR AND ENLARGED PLAN AND NOTES
A1.2 LOWER LEVEL AND ROOF PLAN AND NOTES
A2.1 EXTERIOR ELEVATIONS
A3.1 BUILDING SECTIONS
A4.1 WALL SECTIONS AND DETAILS
A4.2 WALL SECTIONS AND DETAILS
A6.1 SCHEDULES, NOTES AND DETAILS AND REFLECTED CEILING PLAN

S001 STRUCTURAL NOTES
S100 FOUNDATION PLAN AND SCHEDULES
S101 FIRST FLOOR FRAMING PLAN AND SCHEDULES
S120 ROOF FRAMING PLAN AND SCHEDULES
S800 FOUNDATION DETAILS
S810 FRAMING DETAILS
S811 FRAMING DETAILS



GENERAL PROJECT NOTES

- REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, SITE, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
- THIS PROJECT INCORPORATES DESIGN-BUILD CONTRACTORS WHO, IF NECESSARY, WILL CONTRACT WITH OWN ENGINEER OF RECORD FOR ANY REQUIRED SUBMITTALS INCLUDING HVAC, ELECTRICAL, LIGHTING, ENERGY CALCULATIONS, EMERGENCY EGRESS LIGHTING AND EXTERIOR LIGHTING.
- ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTORS SHALL PROVIDE STIFFENERS, BRACING, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
- GC SHALL COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL FLOOR ROOF AND WALL SLEEVES AND SHAFTS WITH MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- ALL INTERIOR FINISHES MUST CONFORM TO 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS, CHAPTER 8 INTERIOR FINISHES, AND ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING TABLE 803.11.

ADDITION AND ALTERATION

HWY 41 OFFICE BUILDING - SHELL

1872 MID VALLEY DRIVE | DE PERE, WISCONSIN

PRE-CONTRACT
UPDATES:

PJT TGC
MEI

B.D.A.:
DESIGNER:
DRAWN BY:
DESIGN NO.:

CONSTRUCTION SET REVISIONS
8-16-22 - PLAN TITLE CHANGE
8-16-22 - CODE REVIEW CHANGE

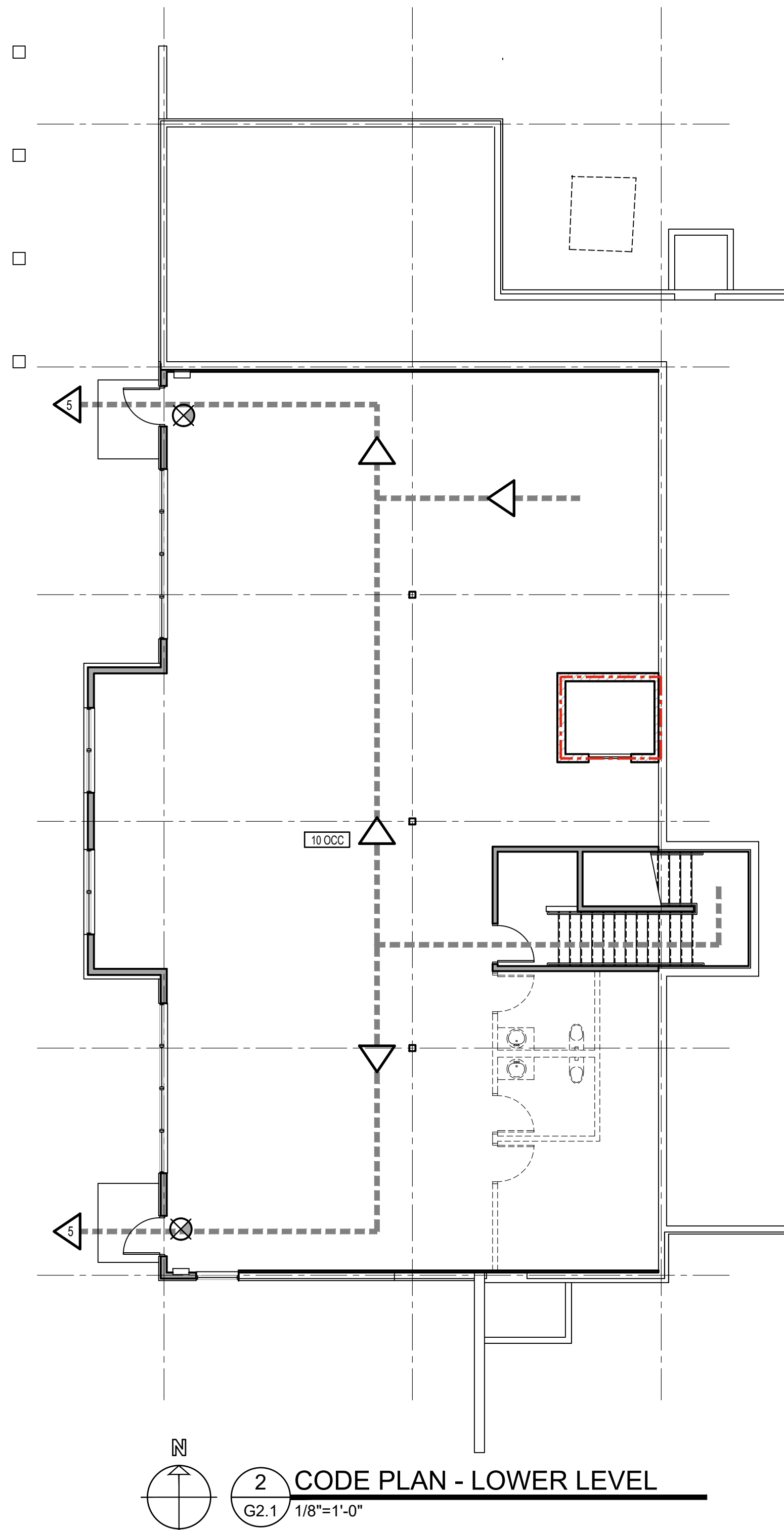
COVER SHEET

DATE: 23 JUNE 2022

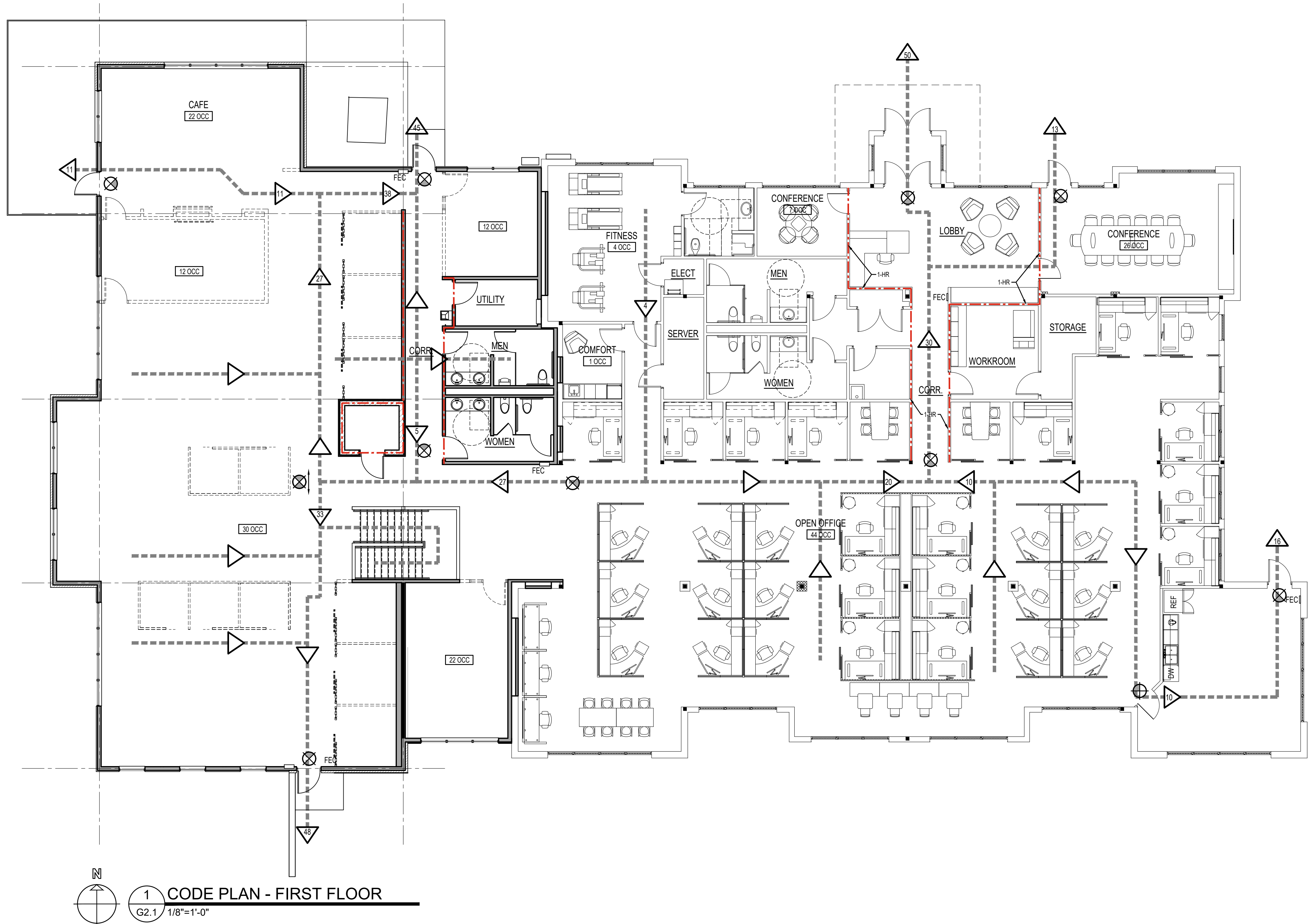
SHEET:

G1.0

DCI DELEERS
CONSTRUCTION INC.



2 CODE PLAN - LOWER LEVEL
G2.1 1/8"=1'-0"



1 CODE PLAN - FIRST FLOOR
G2.1 1/8"=1'-0"

PRE-CONTRACT
UPDATES:

PJT

TGC

MEI

...

B.D.A.:

DESIGNER:

DRAWN BY:

DESIGN NO.:

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CONSTRUCTION SET REVISIONS

OVERALL AND CODE PLANS

DATE: 23 JUNE 2022

SHEET:

G2.1

PRE-CONTRACT
UPDATES:

PJT

TGC

MEI

...

B.D.A.:

DESIGNER:

DRAWN BY:

DESIGN NO.:

REF

CONSTRUCTION SET REVISIONS

8-12-22 - UPDATES

DEMOLITION PLAN AND NOTES

DATE: 23 JUNE 2022

SHEET:

D1.1

GENERAL DEMOLITION NOTES

CONTRACTORS SHALL PROVIDE TEMPORARY SUPPORT AND BRACING AT ALL TIMES WHEN EXPOSING EXISTING STRUCTURE OR REMOVING EXISTING STRUCTURE UNTIL PERMANENT SUPPORT AND BRACING IS IN PLACE. VERIFY ALL WALLS TO BE REMOVED IF BEARING. IF UNCERTAIN, NOTIFY ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL USE CARE IN THE REMOVAL OF ITEMS; REINSTALL WHERE INDICATED IN A WORKMAN-LIKE MANNER; PATCH TO MATCH ADJACENT SURFACES AND BROOM CLEAN WORK AREA AT COMPLETION.

WHERE DEMOLITION OF ONE ITEM IMPACTS OTHER SUBCONTRACTOR(S), CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ALL SUBCONTRACTOR(S) HAVE COORDINATED AND ARE IN AGREEMENT WITH THE WORK PLAN FOR THE DEMOLITION.

IF UNFORSEEN CONDITIONS ARISE DURING DEMOLITION, NOTIFY ARCHITECT IMMEDIATELY TO REVIEW AND PROVIDE FURTHER INSTRUCTION. DO NOT REMOVE ANY STRUCTURAL COMPONENTS NOT SHOWN ON THE DRAWINGS WITHOUT REVIEWING WITH ARCHITECT AND OBTAINING FURTHER INSTRUCTION IN WRITING. CONTRACTOR TO PHOTOGRAPH AREAS OF UNFORSEEN CONDITIONS FOR RECORDS.

IF DEMOLITION OPERATIONS CAUSE DUST OR FUMES THAT MAY AFFECT OTHERS WORKING NEARBY, CONTRACTOR SHALL PROVIDE APPROPRIATE DUST PARTITIONS, BARRICADES OR PROTECTIVE GEAR (SAFETY ON THE JOB SITE IS THE FULL RESPONSIBILITY OF THE CONTRACTOR. ANY INFERENCE WITHIN THESE DOCUMENTS OF INSTRUCTING THE CONTRACTOR ON SAFETY SHALL NOT BE CONSIDERED INSTRUCTION OR RECOMMENDATION ON BEHALF OF THE ARCHITECT) TO PREVENT CONDITIONS THAT MAY AFFECT WORKERS OR VISITORS.

REMOVAL OF SURFACES FOR NEW FOUNDATIONS ARE SHOWN DIAGRAMMATICALLY FOR PURPOSES OF OUTLINING PROPOSED LOCATIONS. CONTRACTOR SHALL REMOVE SUFFICIENT WIDTH OF SURFACES AS REQUIRED TO PROPERLY PERFORM THE WORK REQUIRED AND FULLY REPLACE THE SLAB.

DEMO NOTES

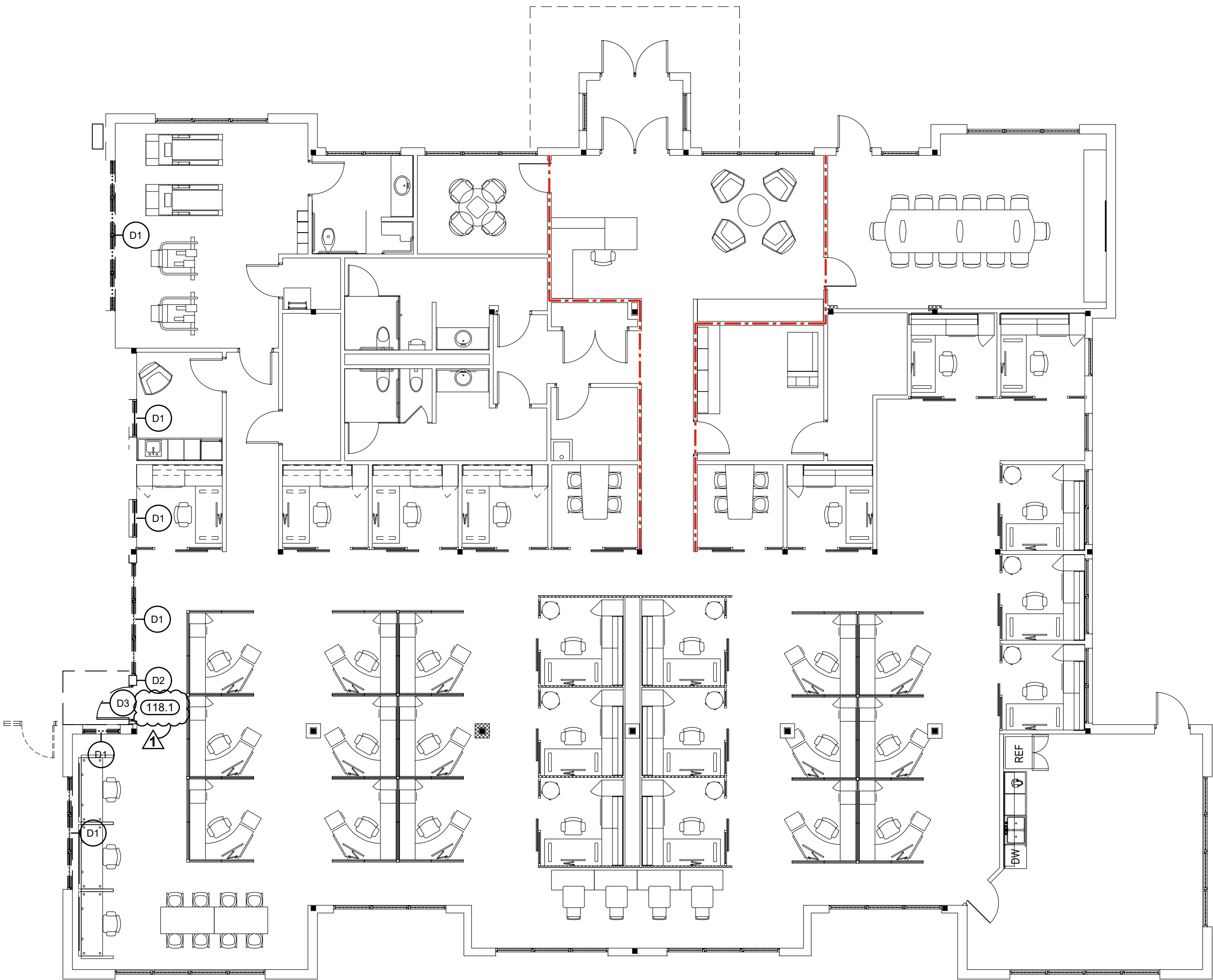
D1 REMOVE WINDOW, SALVAGE FOR REUSE

D2 REMOVE WALL, PREP FOR OPENING

D3 REMOVE EXISTING DOOR, FRAME, AND HARDWARE, SALVAGE FOR REUSE

D4 REMOVE PARTITION WALL FULL HEIGHT.

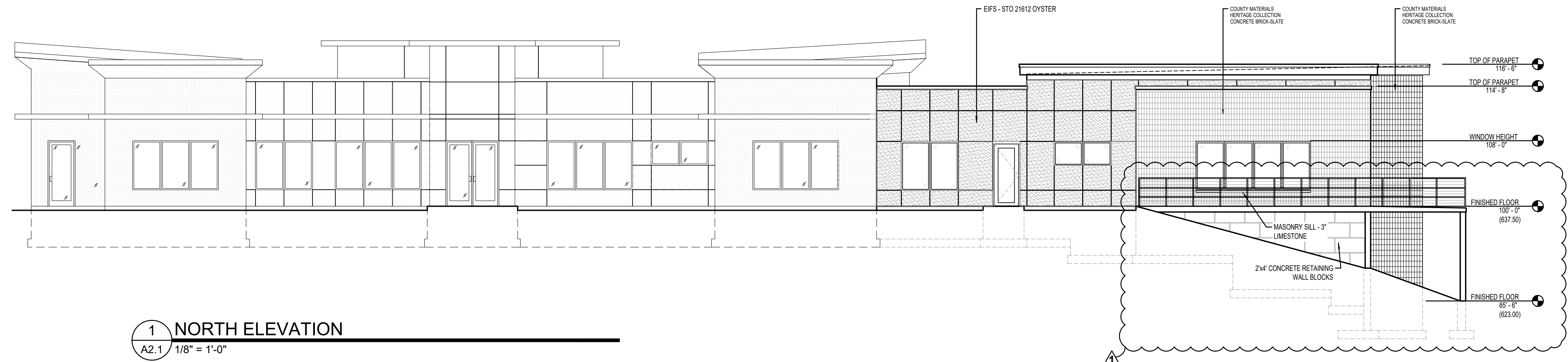
D5 REMOVE EXISTING CABINETS, COUNTER TOPS, AND FIXTURES. CAP PLUMBING.



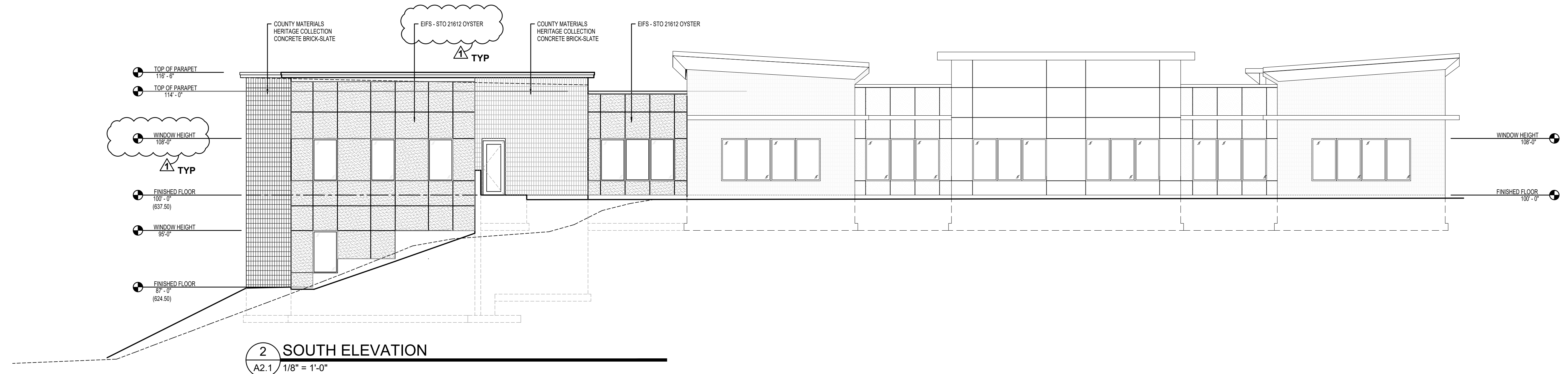
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DEMOLITION FLOOR PLAN

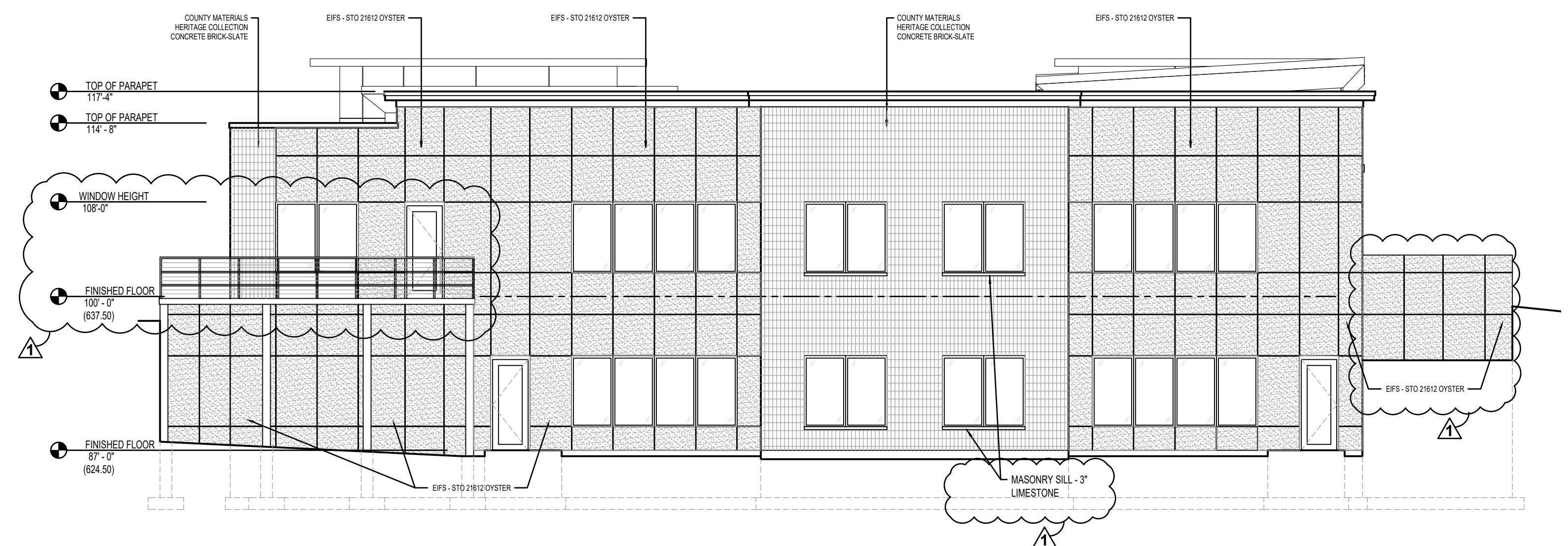
D1.1 1/8"=1'-0"



1 NORTH ELEVATION
A2.1 1/8" = 1'-0"



2 SOUTH ELEVATION
A2.1 1/8" = 1'-0"



4 WEST ELEVATION
A2.1 1/8" = 1'-0"

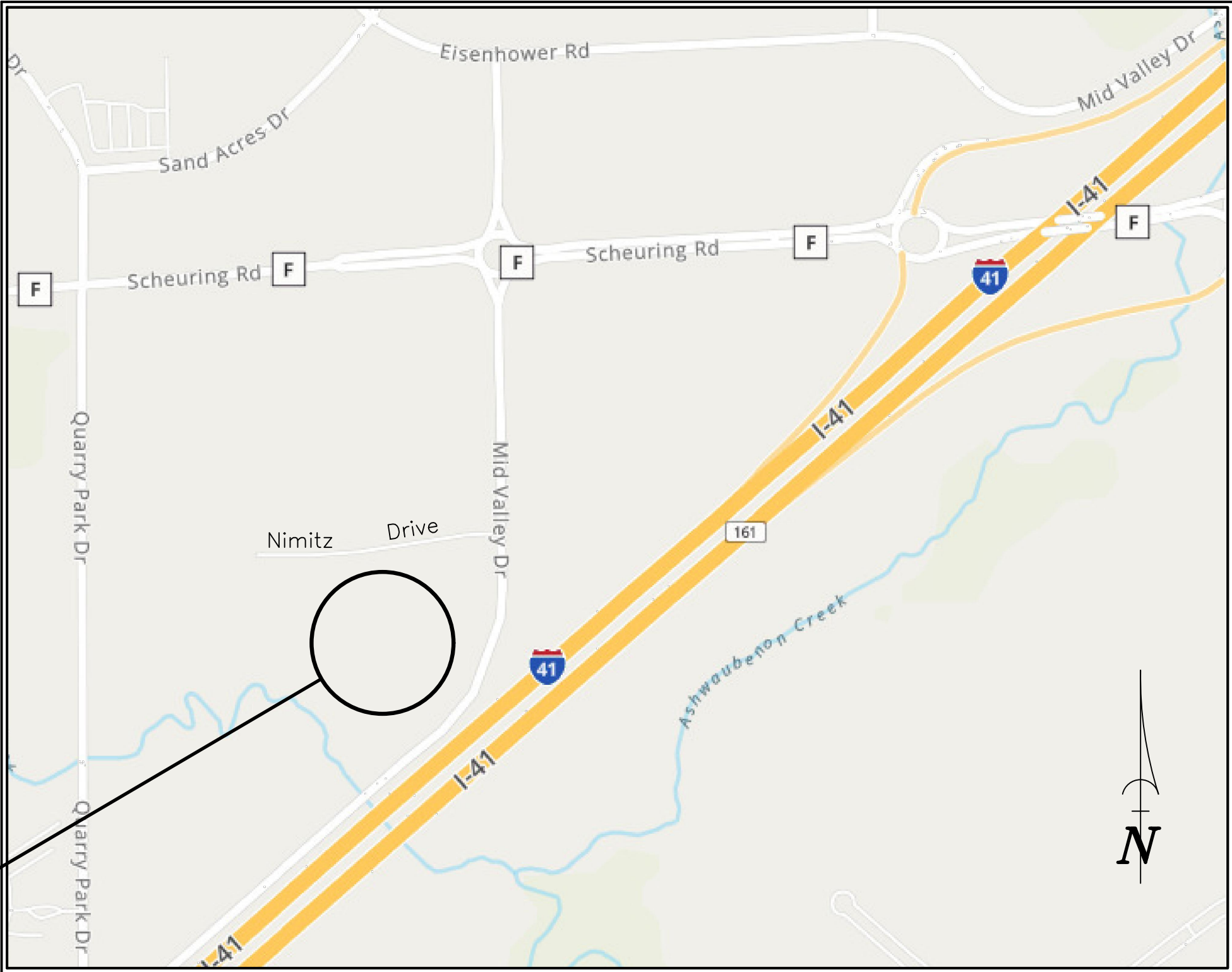
ADDITION AND ALTERATION
HWY 41 OFFICE BUILDING - SHELL
1872 MID VALLEY DRIVE | DE PERE, WISCONSIN

DELEERS CONSTRUCTION, INC.

TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

LOCATION MAP

INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	SITE PLAN KEY NOTES
C1.3	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	DRAINAGE PLAN
C4.0	STORM WATER POND
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C5.2	EROSION CONTROL DETAILS
C6.0	STANDARD DETAIL DRAWINGS



SITE
LOCATION

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MUNICIPALITY		
OWNER		
DELEERS CONSTRUCTION, INC	JEREMY LUECK	920-347-5830
ENGINEER / SURVEYOR		
MARTENSON & EISELE	JACK RICHESON	920-731-0381
MARTENSON & EISELE	GARY ZHRINGER	920-731-0381
UTILITIES		
WE ENERGIES - ELECTRIC		
AT & T - TELEPHONE		

DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL 811 or Toll Free 1-800-242-8511 (262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

REVISION TRACKERS

DESIGN DEVELOPMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION
1	8-11-2022	DUMPSTER, SITE PLAN INFO, FUTURE PAVING

CONSTRUCTION DOCUMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION

RECORD DRAWING REVISION TRACKER		
NO.	DATE	DESCRIPTION

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
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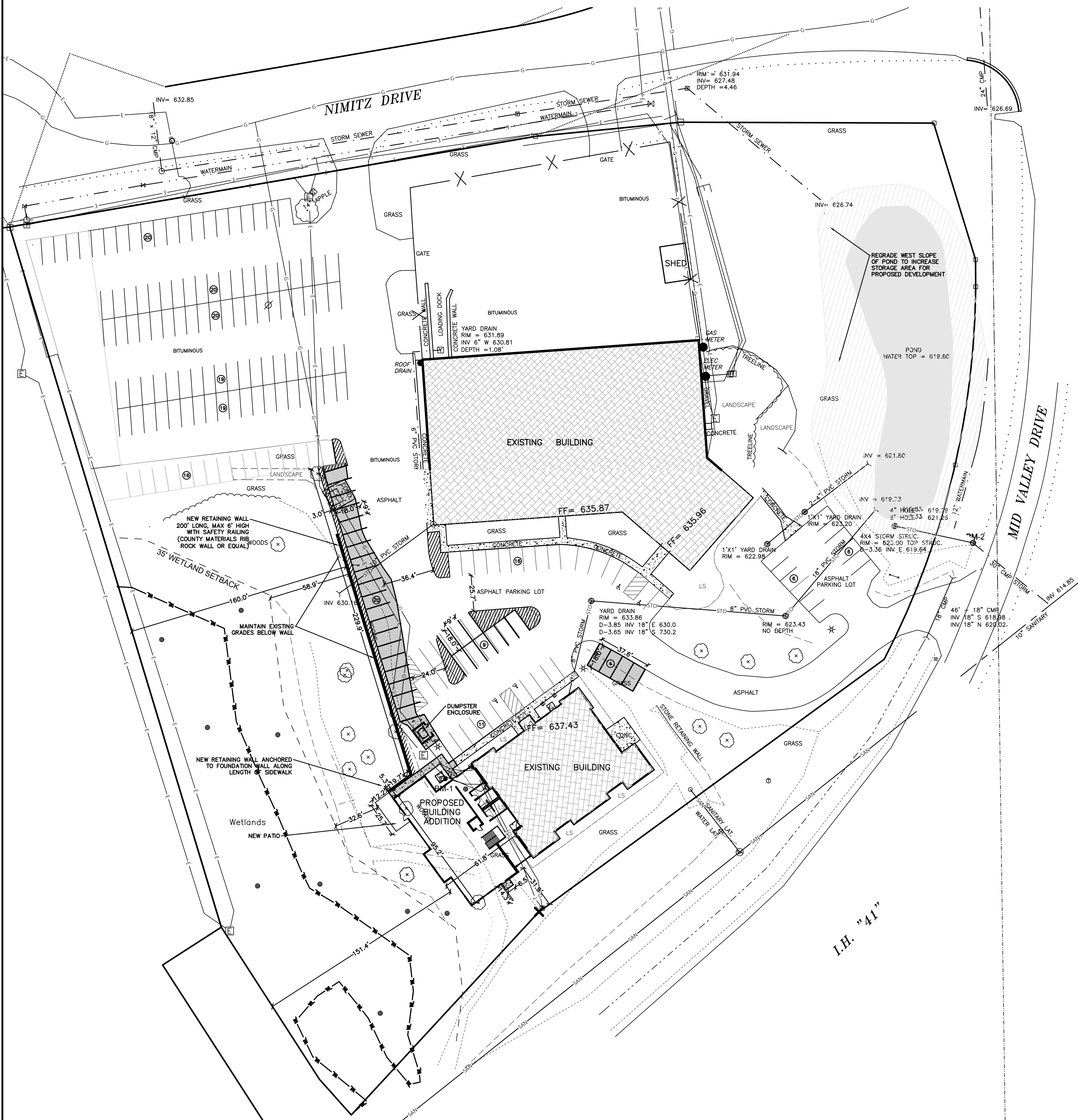
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JRM		MM		JJR		JFS	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	8-11-22						

COVER SHEET
HWY 41 OFFICE ADDITION - SHELL
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SCALE
BAR SCALE
COMPUTER FILE
1-0393-051

DRAWING NO.
C1.0

SITE PLAN



SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
1860 MID VALLEY DRIVE
DE PERE, WI 54115
PARCEL ID: L-277

SITE DATA

TOTAL SITE AREA = 313,461 SF

EXISTING OPEN SPACE = 174,770 SF
EXISTING IMPERVIOUS PAVEMENT = 94,453 SF
EXISTING ROOFTOP = 44,238 SF
EXISTING LOT COVERAGE = 44.25%

PROPOSED OPEN SPACE = 148,509 SF
PROPOSED TOTAL IMPERVIOUS PAVEMENT = 116,195 SF
PROPOSED TOTAL ROOFTOP = 48,757 SF
PROPOSED TOTAL LOT COVERAGE = 52.62%

FUTURE IMPERVIOUS CAPACITY = 10,570 SF

PARKING CALCULATIONS

EXISTING NUMBER OF ADA STALLS = 4
PROPOSED TOTAL ADA STALLS = 4
EXISTING NUMBER OF STALLS = 169
PROPOSED NEW STALLS = 17
PROPOSED TOTAL NUMBER OF STALLS = 186

PROPOSED EMPLOYEE COUNT = 150
REQUIRED PARKING COUNT = 1.2 PER EMPLOYEE
= 180 SPACES

LANDSCAPING REQUIREMENTS

REQUIREMENTS OF CHAPTER 230, ARTICLE 10.

ZONING DATA

CURRENT ZONING DISTRICT:
LI LIMITED INDUSTRIAL

OWNER/APPLICANT:

P.J.T. PROFESSIONAL OFFICE, LLC
1860 MID VALLEY DRIVE
DE PERE, WI 54115
Attn: JIM DE LEERS
PHONE: (920) 347-5830
CELL: (920) 660-1624
jim@deleers.com

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JACK RICHESON, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jackr@martenson-eisele.com
PHONE: 920-731-0381

NRCS SOILS

Bc - Bellevue Silt Loam
Hydrologic Soil Type B/D.
KhB2 - Kewaunee Silt Loam
Hydrologic Soil Type D.
OnB - Oshkosh Silt Loam
Hydrologic Soil Type C.

LEGAL DESCRIPTION

PART OF LOT 2 OF 31 CERTIFIED
SURVEY MAP NO. 72, BEING PART OF
THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 AND ALSO PART OF
THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4
OF SECTION 31, TOWNSHIP 23 NORTH,
RANGE 20 EAST, TOWN OF LAWRENCE,
BROWN COUNTY, WISCONSIN.



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF LAWRENCE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D., LATEST VERSION.
- THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
- NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

TOPOGRAPHIC LEGEND

- | | | |
|------------------------|-----------------------------|----------------------------------|
| 1" x 18" IRON PIPE SET | OVERHEAD POWER LINES | GAS VALVE |
| 1-1/4" x 30" REBAR SET | UNDERGROUND ELECTRIC | EXIST STORM MANHOLE |
| CHEELED "X" SET | UNDERGROUND TELEPHONE | STORM INLET |
| 3/4" REBAR FOUND | UNDERGROUND FIBEROPTIC | YARD DRAIN |
| 1" IRON PIPE FOUND | UNDERGROUND GAS | EXIST SANITARY MANHOLE |
| 1-1/4" REBAR FOUND | CATV - UNDERGROUND CABLE TV | EXIST. SAN. SEWER |
| 2" IRON PIPE FOUND | EXIST. FENCE LINE | EXIST. STO. SEWER |
| CHEELED "X" FOUND | POWER POLE | EXIST. WATER MAIN |
| GOVERNMENT CORNER | GUY | EXIST. SPOT ELEVATION |
| RECORDED AS | LIGHT POLE | |
| CONFEROUS TREE | TELEPHONE PEDESTAL | CONTOUR W/ ELEVATION |
| DECIDUOUS TREE | ELECTRIC PEDESTAL | EXIST. TOP OF CURB ELEV. |
| WETLANDS | CABLE PEDESTAL | EXIST. FLOW LINE ELEV. |
| SOIL BORING | EXIST. HYDRANT | FF = 000.00 FIRST FLOOR = 000.00 |
| | WATER VALVE | TOPSOIL DEPTH |
| | WATER STOP BOX | INFILTRATION SOIL BORING |

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info@martenson-eisele.com
920.731.0381 1.800.236.0381

***** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS *****							
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	8-11-22						
	</						

SITE PLAN

HWY 41 OFFICE ADDITION - SHELL

TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

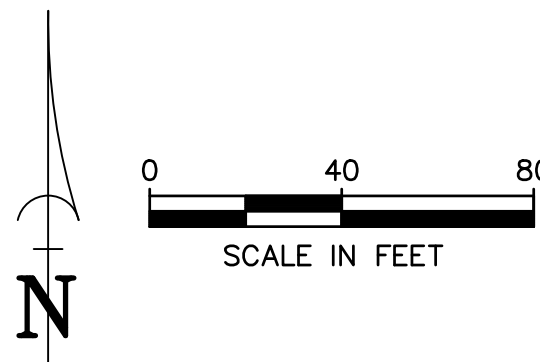
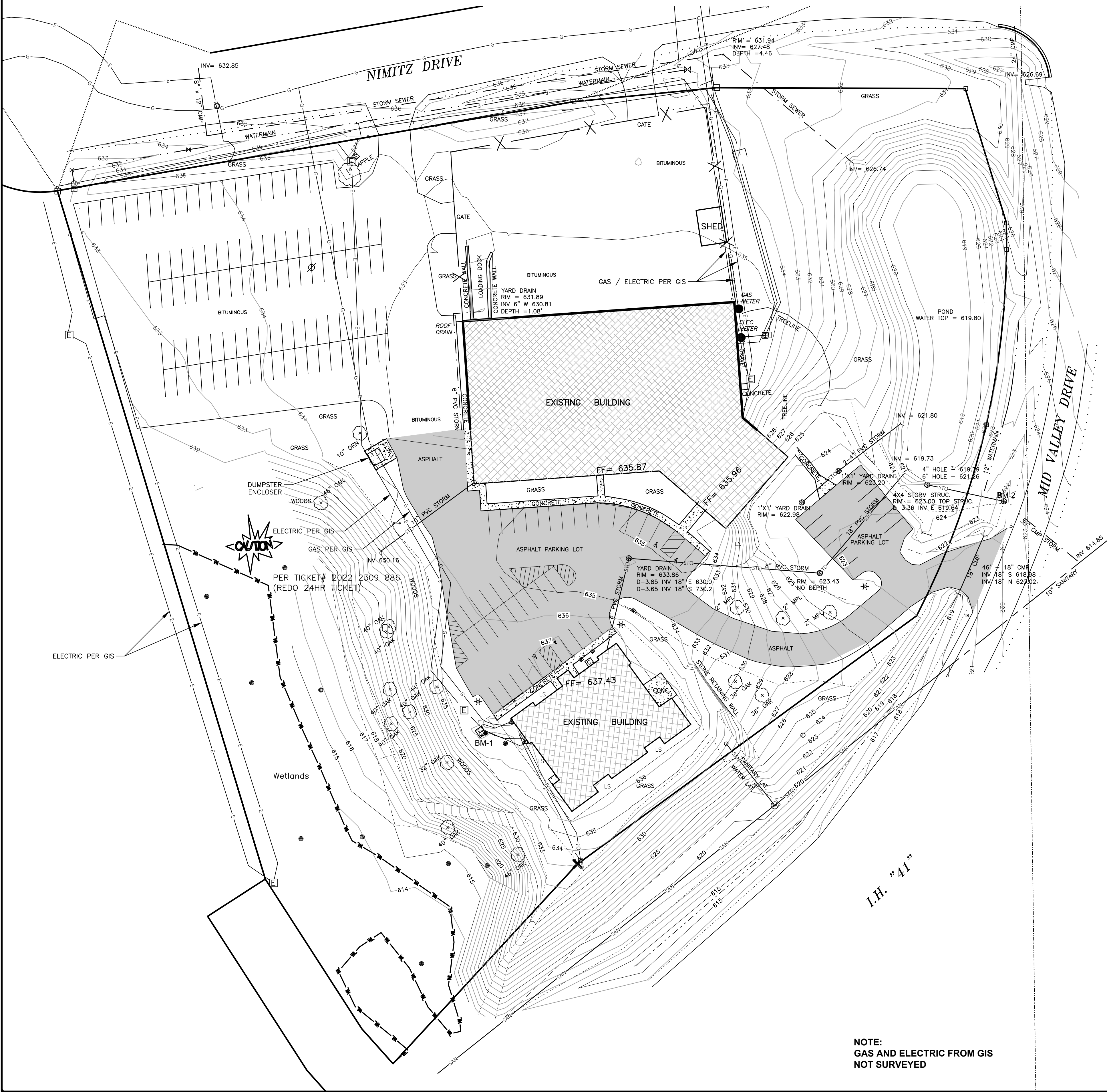
SCALE
BAR SCALE
1-0393-051

DATE
06/23/2022

COMPUTER FILE

DRAWING NO.
C1.1

TOPOGRAPHIC SURVEY



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
BM-1	TOP CONC. PAD AT HOLE NEAR EAST CORNER OF ELECTRIC PAD	637.19
BM-2	SOUTH RIM OF YARD DRAIN	621.55



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CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
PER TICKET # 2022 2309 886
(REDO 24HR TICKET)

TOPOGRAPHIC SURVEY NOTES	
1.	UTILITY AND LATERAL LOCATIONS SHOWN ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND THE TOWN OF LAWRENCE, AND/OR MAPPING FROM THE RESPECTIVE UTILITY. THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE AND THE TOWN OF LAWRENCE PRIOR TO CONSTRUCTION.
2.	BASE SURVEY WAS PREPARED BY M&E, APRIL 2018. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND AVOID DAMAGE THERETO.
3.	HORIZONTAL DATUM IS BASED BROWN COUNTY, WISCONSIN COUNTY COORDINATE SYSTEM.
4.	ACCURACY CAN BE IMPACTED BY WINTER CONDITIONS, I.E. FROST HEAVE, SNOW AND ICE COVER. MARTENSON & EISELE, INC. MAKES NO WARRANTY FOR INACCURACIES CAUSED BY THESE WINTER CONDITIONS.

TOPOGRAPHIC LEGEND		
<ul style="list-style-type: none">1" x 18" IRON PIPE SET1-1/4" x 30" REBAR SETCHISELED "X" SET3/4" REBAR FOUND1" IRON PIPE FOUND1-1/4" REBAR FOUND2" IRON PIPE FOUNDCHISELED "X" FOUNDGOVERNMENT CORNERRECORDED ASCONIFEROUS TREEDECIDUOUS TREEEXIST. WOODS LINEWETLANDSSOIL BORING	<ul style="list-style-type: none">OVERHEAD POWER LINESUNDERGROUND ELECTRICUNDERGROUND TELEPHONEFIBERUNDERGROUND FIBEROPTICUNDERGROUND GASUNDERGROUND CABLE TVEXIST. FENCE LINESIGNPOWER POLEGUYLIGHT POLETELEPHONE PEDESTALELECTRIC PEDESTALCABLE PEDESTALEXIST. HYDRANTWATER VALVEWATER STOP BOX	<ul style="list-style-type: none">GAS VALVEEXIST STORM MANHOLESTORM INLETYARD DRAINEXIST SANITARY MANHOLEEXIST. SAN. SEWEREXIST. STO. SEWEREXIST. WATER MAINEXIST. SPOT ELEVATIONCONTOUR W/ ELEVATIONEXIST. TOP OF CURB ELEV.EXIST. FLOW LINE ELEV.000.00 FIRST FLOOR = 000.00TOPSOIL DEPTHINFILTRATION SOIL BORINGGUARD POST, UNLESS NOTED

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920.731.0381 1.800.236.0381
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Surveying
Engineering
Architecture

FIELDWORK		APPROVED		CHECKED		DRAWN BY	
JFS		GAZ		JFS		JRM	
NO	DATE	NO	DATE	NO	DATE	NO	DATE

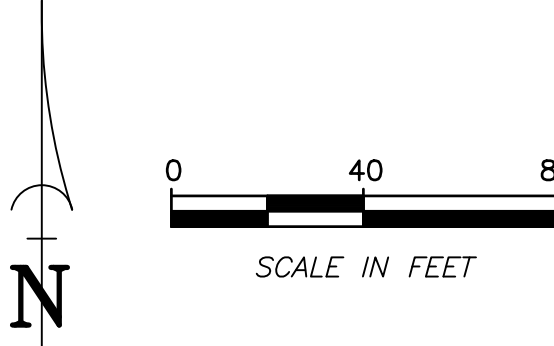
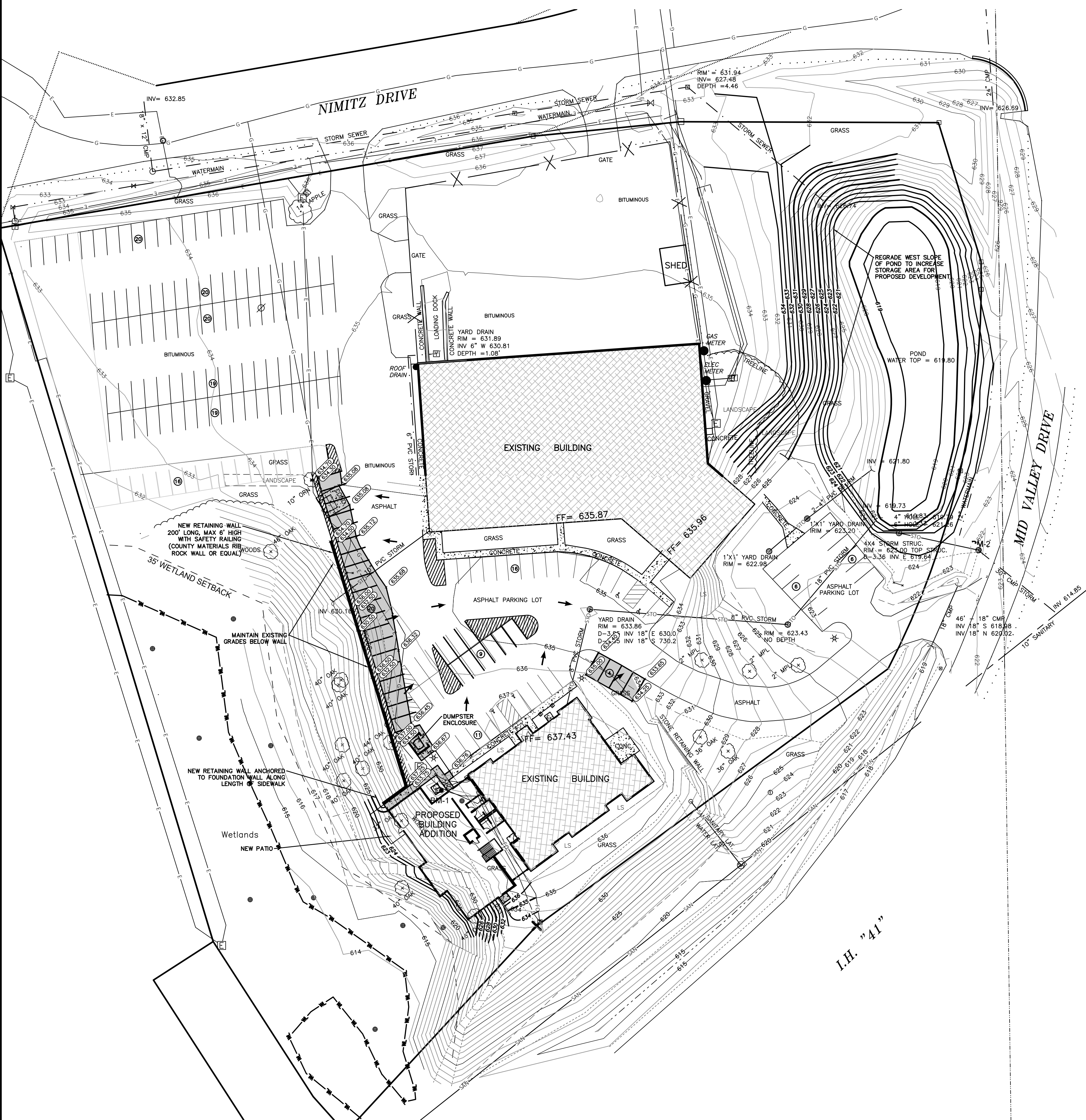
TOPOGRAPHIC SURVEY DELEERS

TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

SCALE	DATE
BAR SCALE	06/06/2022
COMPUTER FILE	
1-0393-051t.dwg	

DRAWING NO.
C1.3

DRAINAGE PLAN



- ### DRAINAGE PLAN NOTES
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCONTO FALL'S STANDARD SPECIFICATIONS (TITLE 6/PUBLIC WORKS), ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
 - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

DRAINAGE PLAN LEGEND

	EXISTING CONTOUR		PROPOSED ELEVATION
	PROPOSED CONTOUR		PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE		PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE
	PREVIOUS DESIGN ELEVATIONS		

TOPOGRAPHIC LEGEND

	1' x 18' IRON PIPE SET		OVERHEAD POWER LINES		GAS VALVE
	1-1/4' x 30' REBAR SET		UNDERGROUND ELECTRIC		EXIST STORM MANHOLE
	CHISELED "X" SET		UNDERGROUND TELEPHONE		STORM INLET
	3/4' REBAR FOUND		UNDERGROUND FIBEROPTIC		YARD DRAIN
	1' IRON PIPE FOUND		UNDERGROUND GAS		EXIST SANITARY MANHOLE
	1-1/4' REBAR FOUND		UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2' IRON PIPE FOUND		EXIST. FENCE LINE		EXIST. STO. SEWER
	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE		EXIST. SPOT ELEVATION
	RECORDED AS		GUY		CONTOUR W/ ELEVATION
	CONIFEROUS TREE		LIGHT POLE		EXIST. TOP OF CURB ELEV.
	DECIDUOUS TREE		TELEPHONE PEDESTAL		EXIST. FLOW LINE ELEV.
	WETLANDS		ELECTRIC PEDESTAL		FIRST FLOOR = 000.00
	SOIL BORING		CABLE PEDESTAL		TOPSOIL DEPTH
			EXIST. HYDRANT		INFILTRATION SOIL BORING
			WATER VALVE		
			WATER STOP BOX		

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NO.	DATE	NO.	DATE	NO.	DATE
1	8-11-22				

DRAINAGE PLAN HWY 41 OFFICE ADDITION - SHELL

TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	06/23/2022
COMPUTER FILE	
1-0393-051	

DRAWING NO.
C3.0

mabing, W:\PROJECTS\0017\092200533\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Prelim Plat Lawrence Shady Ct.dwg, 22x34, Plot Date: 9/9/2022 3:57 PM, xrefs: (shady court plat comps dew, x=lot plat, x=exist topo lawrence condo plat, x=shady court plat, x=exist lawrence condo plat, x=lot plat, x=exist topo lawrence condo plat)

PRELIMINARY PLAT
SHADY COURT SUBDIVISION

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No. 2942268, LOCATED IN LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NOTES:

THIS PROPERTY IS CURRENTLY ZONED: ER: Estate Residential

PROPOSED ZONING:

UTILITY EASEMENTS TO BE SHOWN ON THE FINAL PLAT

FRONTYARD BUILDING SETBACKS TO BE 30 FEET

TOTAL AREA OF DEVELOPMENT = 1.211 ACRES

DEDICATED STREET AREA = NONE

NET SUBDIVIDED AREA = 1.211 ACRES

TOTAL OUTLOTS = 0

AVERAGE LOT SIZE = 17,585 S.F.

SMALLEST LOT SIZE = 17,452 S.F.

LINEAL FEET OF NEW STREETS = NONE

SEWER AND WATER SERVICE FROM THE TOWN OF LAWRENCE

THIS SUBDIVISION IS ALL OF TAX PARCEL NOS. L-458-7

SOUTHWEST CORNER LOT 78
WILLIAMS GRANT T22N, R19E
1" IRON PIPE WITH PLASTIC CAP FOUND

SOUTHWESTERLY
LINE OF LOT 78
WILLIAMS GRANT
SUBDIVISION

EX SAN MH S2
RIM 654.34
NE INV 643.55 8"
D 10.79

RAD-50.00'
DELTA-150°00'00"
ARC LENGTH-130.90'
CHORD BEARING-N52°51'33"E
CHORD LENGTH-96.59'

N37°51'33"E
28.33'

LITTLE RAPIDS ROAD
ROW WIDTH VARIES
TYP. PLAT NO. 1130-12-00-A.92
DOC. #E998112

RAD-1095.92'
DELTA-009°33'03"
ARC LENGTH-182.68'
CHORD BEARING-N61°34'52"W
CHORD LENGTH-182.47'

EX SAN MH S1
RIM 655.55
SW INV 641.93 8"
NE INV 641.93 8"
SE INV 641.93 8"
D 13.62

LOT 78 WILLIAM'S GRANT

LOT 78 WILLIAM'S GRANT

SHADY COURT

LOT 4 CSM 9269

LOT 3 CSM 9269

LOT 2 CSM 9269

LOT 1 CSM 9269

LOT 79 WILLIAM'S GRANT

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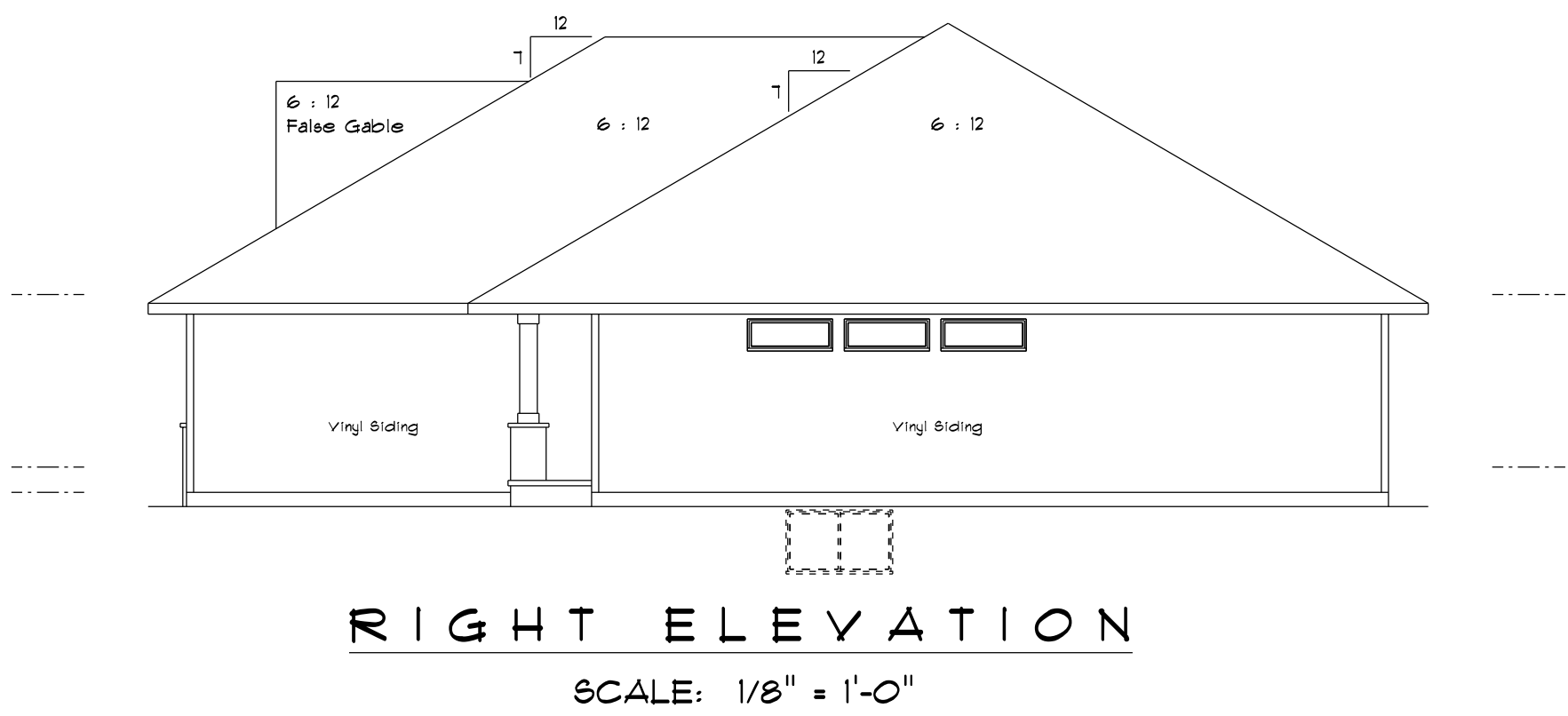
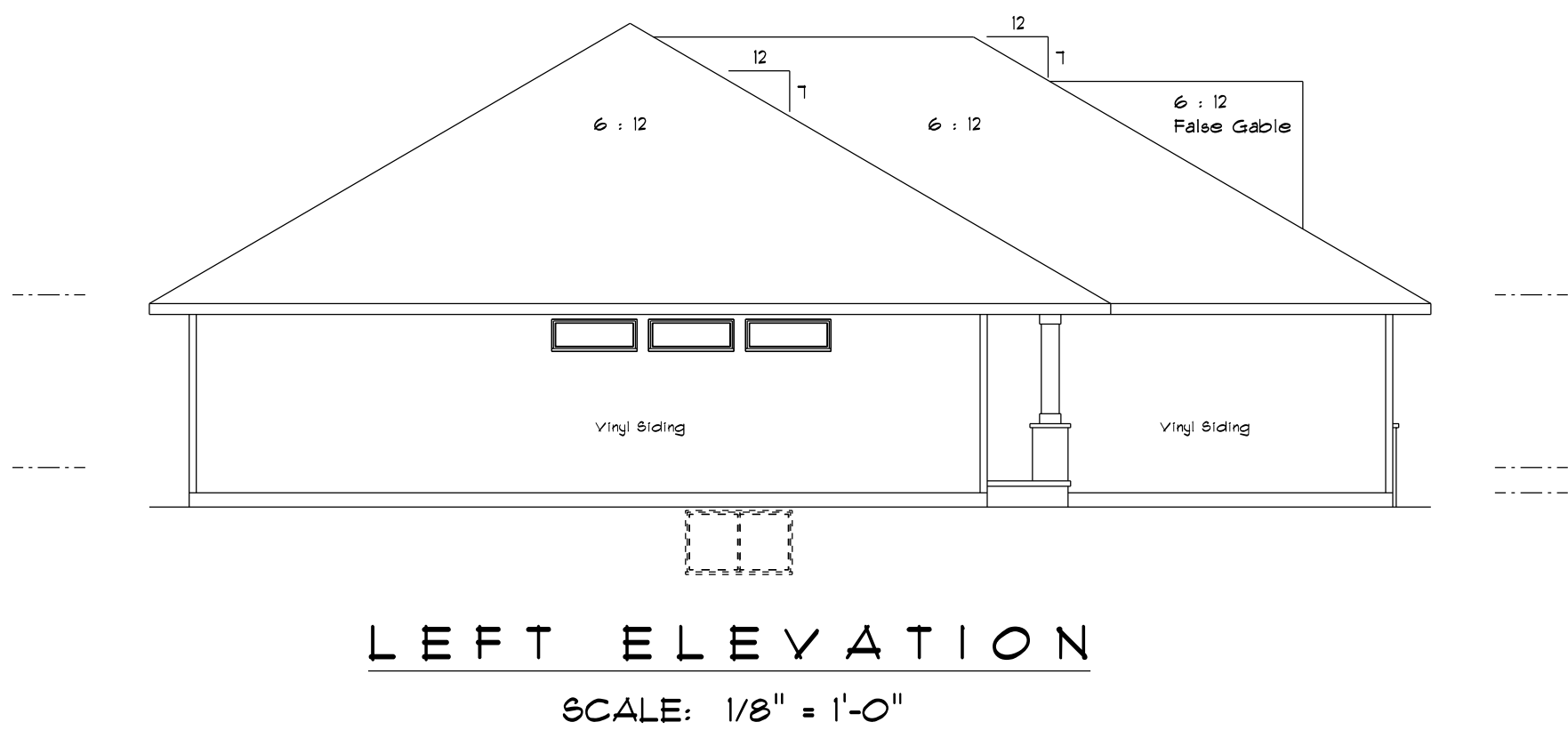
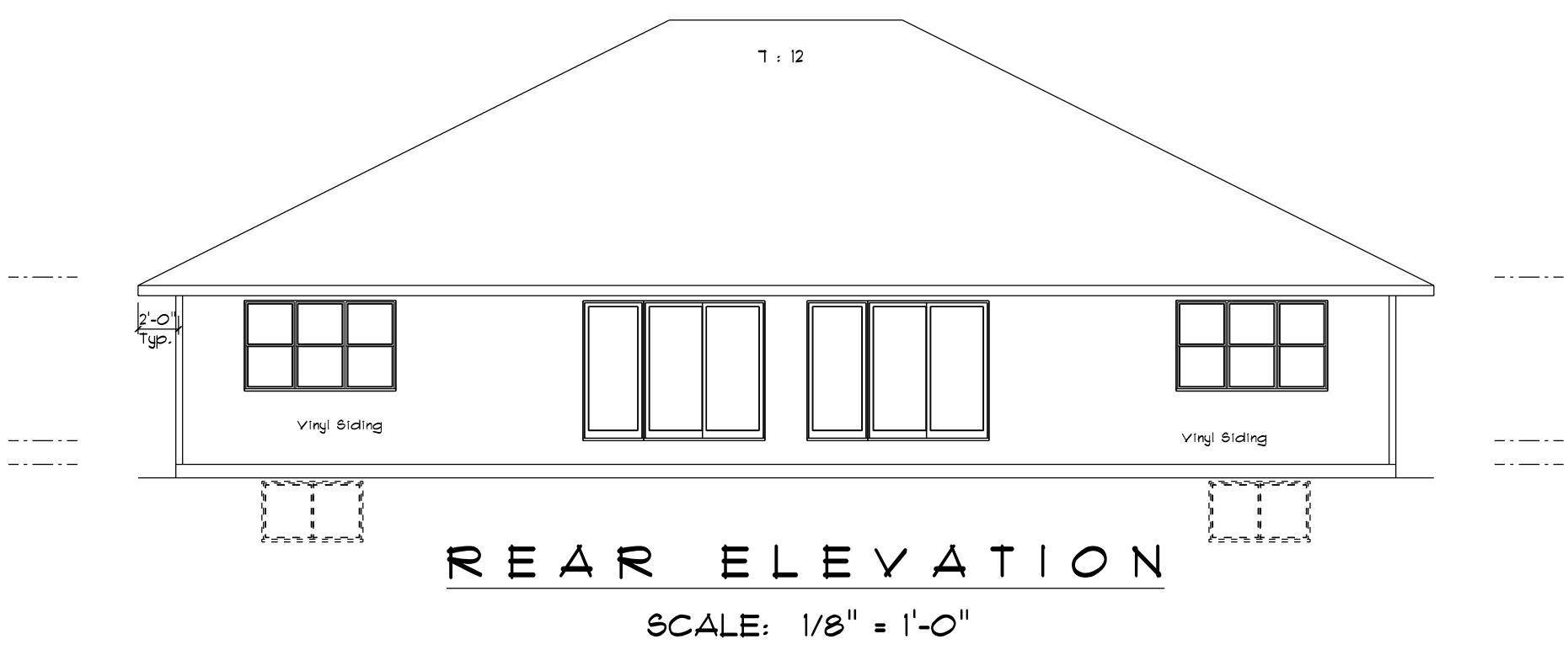
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LOT -159 WILL

SQUARE FOOTAGE:	
(EACH SIDE) FIRST FLOOR:	1003
(EACH SIDE) FINISHED BASMENT:	665
(EACH SIDE) GARAGE:	525
(EACH SIDE) COVERED PORCH:	33



-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR: TCD Homes

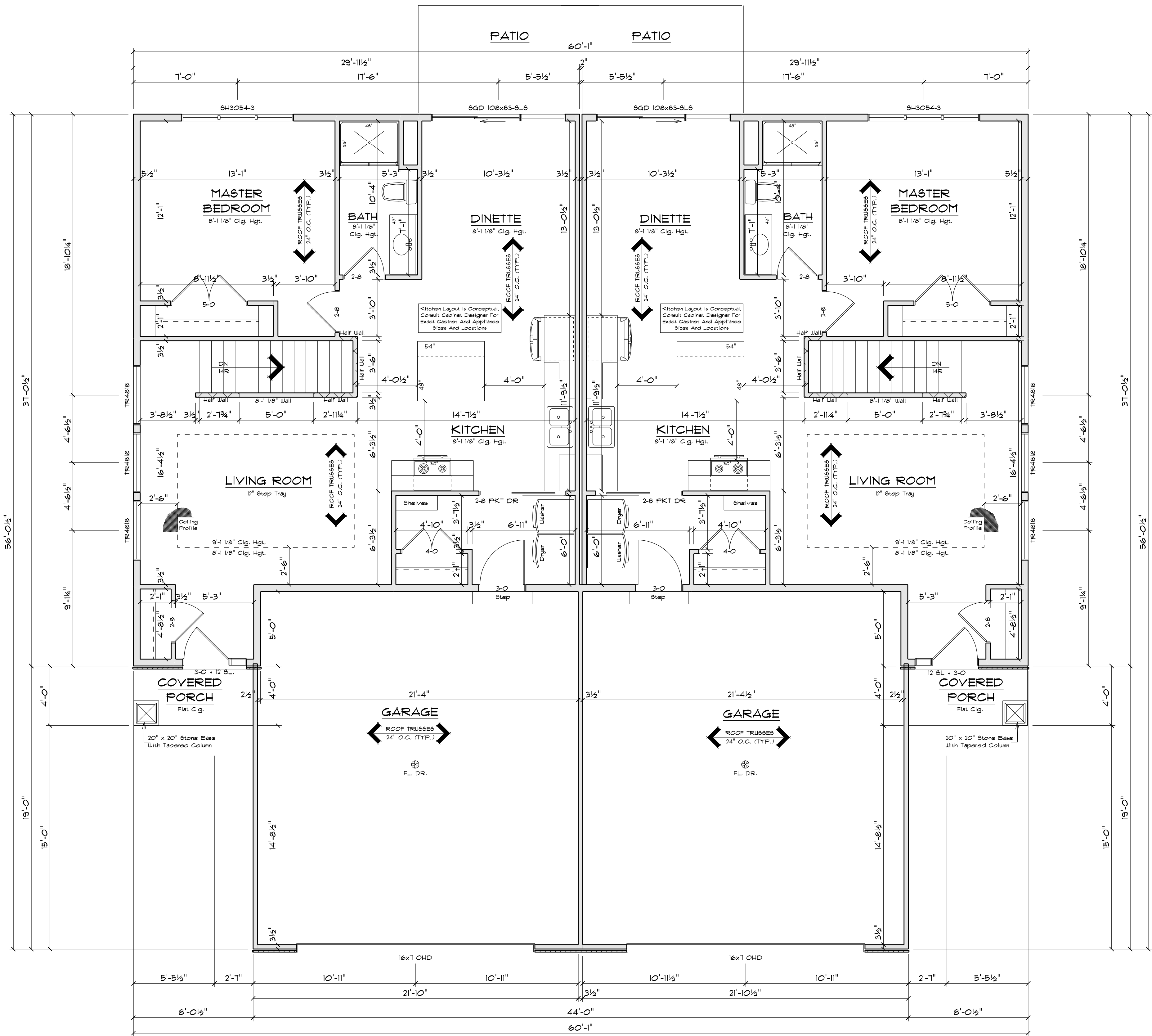
JOB NAME:	Condo Duplex #1
DATE:	April 11, 2018
REVISION:	
DRAWN BY:	Arch. Sinks
PLAN #:	19-181-D

IMPORTANT NOTE:
* IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-10001
OFFICE:
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)436-1080
COMPONENTS:
TERMS & CONDITIONS
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)436-1080

Wisconsin
BUILDING SUPPLY

-NOT FOR CONSTRUCTION-



FLOOR PLAN
SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.

SQUARE FOOTAGE:	
(EACH SIDE) FIRST FLOOR:	1003
(EACH SIDE) FINISHED BASMENT:	665
(EACH SIDE) GARAGE:	525
(EACH SIDE) COVERED PORCH:	33

CUSTOM DESIGNED FOR:		TCD Homes	
JOB NAME:	Cordis Duplex #1		
DATE:	April 11, 2019		
REVISIONS:			
DRAWN BY:	ANG STARK		
PLAN #:	19-181-D		

IMPORTANT NOTE:
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* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

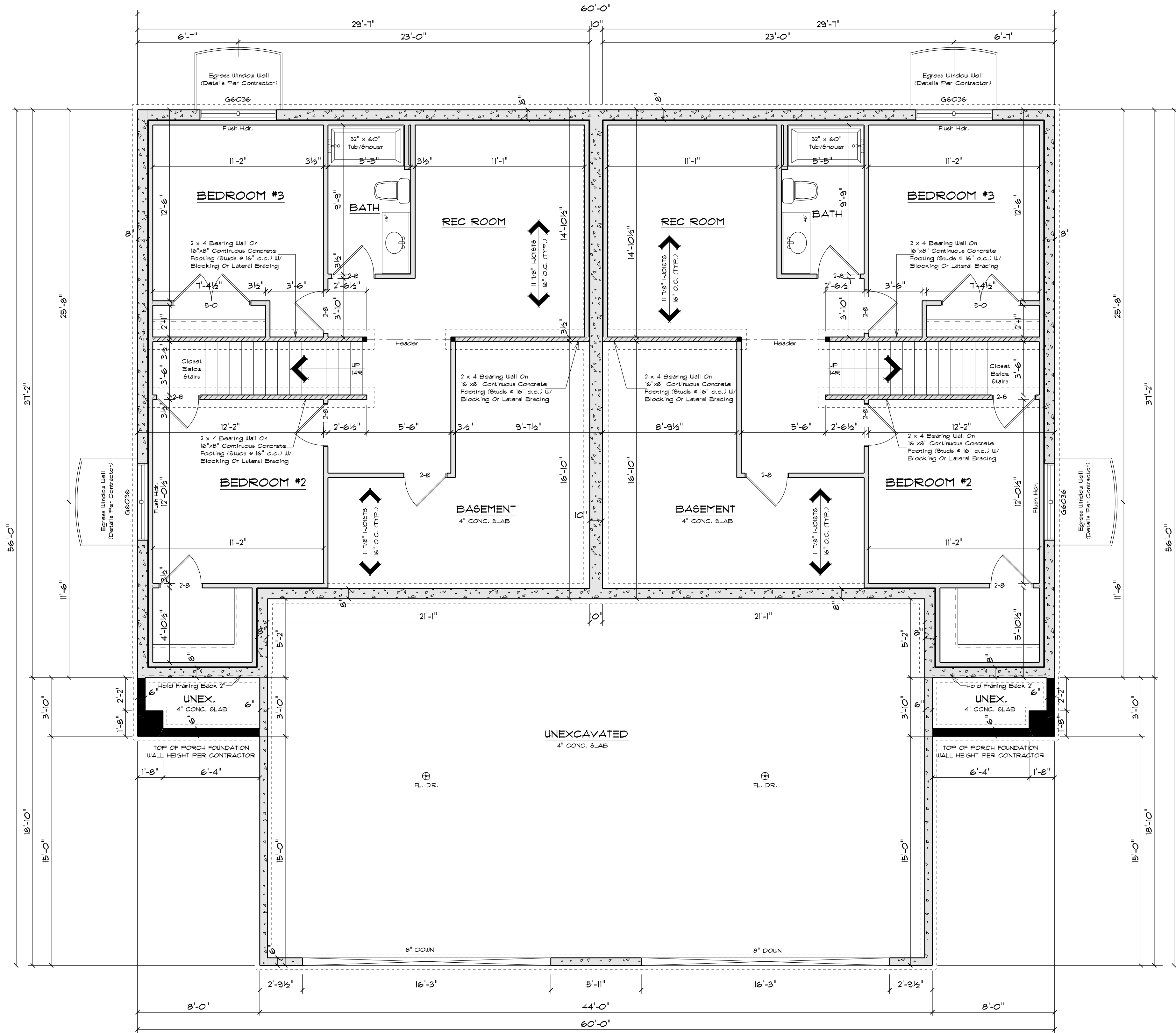
MAILING ADDRESS:
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GREEN BAY, WI 54307-10001

OFFICE:
WISCONSIN TERRACE
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)436-5084



Wisconsin
BUILDING SUPPLY

SQUARE FOOTAGE:	
(EACH SIDE) FIRST FLOOR:	1003
(EACH SIDE) FINISHED BASEMENT:	665
(EACH SIDE) GARAGE:	525
(EACH SIDE) COVERED PORCH:	33



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
8'-0" FOUNDATION WALL HGT.

-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR: TCD Homes

JOB NAME:	Cordis Duplex #1
DATE:	April 11, 2019
REVISION:	
DRAWN BY:	ANG Starks
PLAN #:	19-181-D

IMPORTANT NOTE:
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GREEN BAY, WI 54307-10001

OFFICE:
1000 W. WISCONSIN BOULEVARD
GREEN BAY, WI 54303
PHONE (920)436-1000 FAX (920)436-1001

Wisconsin
BUILDING SUPPLY

DRAFT

**Town of Lawrence
2023 Comprehensive Plan
Update Proposal**

**Brown County Planning Commission
June 24, 2022**

Draft Town of Lawrence Comprehensive Plan Update Proposal

Submitted by the Brown County Planning Commission
June 24, 2022

A. Proposed Approach

The Brown County Planning Commission (BCPC) is proposing to update the Town of Lawrence's 2016 Comprehensive Plan in the following manner:

Section 1: Project Initiation

Press Release

The BCPC will start the update process by issuing a press release that informs Town of Lawrence residents, business owners, and other stakeholders that the comprehensive plan update process is beginning. The press release will also encourage people to participate in the update process by participating in an online survey/mapping exercise, attending an in-person public visioning session, reviewing and commenting on draft plan sections that are posted on the Lawrence and BCPC websites, and offering comments at an open house meeting, a public hearing, and plan update adoption meetings.

Development and Approval of Public Participation Plan

The BCPC will develop a Public Participation Plan at the beginning of the update process and ask the Lawrence Planning and Zoning Board and Town Board to approve the plan. This plan will summarize the opportunities the public will have to participate in the update process and will satisfy the public participation requirements of Wisconsin's Comprehensive Planning Law (Chapter 66.1001).

Kick-Off Meeting with the Comprehensive Plan Advisory Committee

Following the adoption of the Public Participation Plan, the BCPC will conduct a project kick-off meeting with the Comprehensive Plan Update Advisory Committee and town staff. During this meeting, the BCPC will:

- Discuss how the Comprehensive Plan Update Advisory Committee, town staff, and BCPC staff will work together to update the comprehensive plan.
- Review plans that were developed by/for the town after the current comprehensive plan was adopted in 2016.

- **Note:** Town staff will also separately coordinate a staff-level review of the existing comprehensive plan and mark up sections to retain, revise, and/or remove.
- Present recent Lawrence population and economic trends.
- Work with the advisory committee to identify a time, date, and location for an in-person public visioning session.

Section 2: Existing Comprehensive Plan Review & Initial Public Outreach

During this section of the comprehensive plan update process, the BCPC will incorporate comments from town staff to retain, revise, and/or remove material from the existing comprehensive plan. Other tasks that will also be completed during this section of the plan update process include:

- A review of the comprehensive plan's goals, objectives, and recommendations and a discussion of possible revisions.
- Collecting public input through an interactive online survey and mapping exercise that will be available to Lawrence residents, business owners, and other stakeholders.
- Holding an in-person public visioning session.
- Reviewing the plan's Existing Land Use Map and identifying necessary revisions.
- Reviewing the plan's population projections to determine their consistency with current estimates and trends.
- Developing a list of issues that should be addressed in the updated plan.
- A review of the existing plan's Future Land Use Map and a discussion of possible revisions.

Section 3: Update the Comprehensive Plan's Background Information

During this section of the comprehensive plan update process, the BCPC will work with the Comprehensive Plan Update Advisory Committee to update the plan's population, land use, and other background information.

Some of the tasks that will be completed during this section of the plan update process include:

- An update of the Existing Land Use Map.
- An update of the plan's socioeconomic data using 2020 US Census data, the most recent Wisconsin Department of Administration (WDOA) estimates, and information from other relevant sources.
- An update of the relevant background sections of the comprehensive plan. Some examples of elements that will be examined include the plan's consistency with the town's subdivision and other ordinances, the impact of the 2022 Brown County Sewage Plan Update on the town, the status of parcels participating in the Wisconsin Farmland Preservation Program, and the status of boundary and cooperative agreements with other communities.

Section 4: Update the Plan's Goals, Objectives, Recommendations, and Maps for the Required Elements

During this section of the comprehensive plan update process, the BCPC will work with the Comprehensive Plan Update Advisory Committee to update the plan's goals, objectives, recommendations, and maps for the different plan elements.

Some of the tasks that will be completed during this section of the plan update process include:

- Updates to the Future Land Use Map that reflect changes that have occurred since the 2016 comprehensive plan was adopted.
- An evaluation of the additional land needed for growth.
- The revision of the plan's goals, objectives, recommendations, and text.
- Updates to the town's Parks and Outdoor Recreation Plan (Chapter 8 of the 2016 Town of Lawrence Comprehensive Plan).

Section 5: Implementation Measures

The BCPC will prepare a matrix that summarizes an implementation schedule for the updated comprehensive plan's recommendations, the resources needed to implement each plan recommendation, and the parties responsible for implementing each recommendation.

Section 6: Public Open House Meeting

After the draft comprehensive plan update is completed, the BCPC will hold a public open house meeting that will include a formal presentation and a question and answer period. The meeting participants will also have an opportunity to view displays and speak with Comprehensive Plan Update Advisory Committee members, BCPC staff, and town staff.

Following the public open house, the BCPC will meet with the advisory committee to have it formally recommend draft plan adoption consideration by the Planning and Zoning Board.

Section 7: Formal Adoption Process

Following the final advisory committee meeting, the BCPC will follow the adoption process established in Wisconsin's Comprehensive Planning Law.

These steps will include:

- Distributing the draft comprehensive plan update to the statutory review agencies.
- Publishing a Class 1 Public Notice.
- Conducting a 30-day public review and comment period.
- Holding a public hearing during a joint meeting of the Lawrence Town Board and Planning and Zoning Board.
- Requesting the adoption of a comprehensive plan update resolution by the Planning and Zoning Board.
- Requesting the adoption of the comprehensive plan update as an ordinance by the Town Board.
- Sending the adopted comprehensive plan update to the statutory review agencies.

B. Project Schedule & Process

Project Month	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	June 2023	July 2023	Aug 2023	Sept 2023	Oct 2023	Nov 2023	Dec 2023
Project Initiation & Public Outreach												
Kick-Off Meeting with Comprehensive Plan Advisory Committee	AC											
Approval of Public Participation Plan by Planning & Zoning Board and Town Board	PZ, TB											
Availability of Interactive Online Survey & Map												
In-Person Public Visioning Session												
Issues & Opportunities, Goals & Objectives, and Background Land Use			AC									
Housing and Economic Development Chapters - Review & Revisions				AC								
Transportation and Natural/Cultural/Agricultural Resources Chapters - Review & Revisions					AC							
Community Facilities/Utilities and Intergovernmental Cooperation Chapters - Review & Revisions						AC						
Parks & Outdoor Recreation Plan - Review & Revisions							AC					
Land Use Chapter - Review and Revisions								AC				
Plan Recommendations and Implementation Chapter - Review & Revisions									AC			
Public Open House Meeting												
Plan Adoption Process												
Review Draft Plan with Advisory Committee & Obtain Committee's Adoption Recommendation										AC		
Send Notice of Draft Plan Availability to Statutory Review Agencies												
Publication of Class 1 Public Notice												
30-Day Review Period & Public Hearing at Joint Planning & Zoning Board/Town Board Meeting											PZ/TB	
Present Draft Plan to Lawrence Planning & Zoning Board for Adoption by Resolution												PZ
Present Draft Plan to Lawrence Town Board for Adoption as an Ordinance												TB*
Print Adopted Plan and Distribute Printed and Electronic Files												

AC = Advisory Committee Meetings PZ = Planning & Zoning Board Meetings TB = Town Board Meetings

*Adoption by Town Board could occur in January 2024.

C. Project Budget

<i>Function</i>	<i>Hours/Units</i>	<i>Hourly/Unit Rate</i>	<i>Amount</i>
Comprehensive Plan Update Advisory Committee Meetings (9 meetings at approximately 3 hours each. Additional meetings may be held at an additional cost on a time and materials basis).	27 Hours	\$56.00	\$1,512
Public Visioning Session (6 BCPC staffers to facilitate a town-wide visioning session, follow-up survey mailing to session participants, and compilation of the results).	15 Hours	\$56.00	\$840
Public Visioning Session Flyers (Includes preparation, printing of an estimated 2,204 flyers, mailing, and postage).	2,204 Flyers	\$0.50/Flyer	\$1,102
Public Information Meetings (Open house, public hearing).	6 Hours	\$56.00	\$336
Non-Transportation Staff Time (Research, writing, administration, etc.).	300 Hours	\$56.00	\$16,800
Transportation Staff Time (Update of the comprehensive plan's Transportation Chapter and other transportation-related information).	36 Hours	\$0.00	\$0**
Publication <ul style="list-style-type: none"> ○ 20 paper copies of the adopted comprehensive plan update. ○ 10 CDs containing the entire comprehensive plan update in pdf format. ○ Computer files of all text, graphs, tables, and charts in MS Word format. ○ Map files in ESRI format. ○ Posting the updated plan on the Brown County Planning Commission webpage. 			\$500
TOTAL			\$21,090

**The town will not be charged for transportation-related tasks that are completed by BCPC transportation planning staff because the town is within the Green Bay Metropolitan Planning Organization's (MPO's) Metropolitan Planning Area.

D. Expectations of the Comprehensive Plan Update Advisory Committee, Lawrence Planning and Zoning Board, and Lawrence Staff

The comprehensive plan update process will be a cooperative effort between the BCPC and Lawrence's Comprehensive Plan Update Advisory Committee, Planning and Zoning Board, and staff. The specific expectations of the town's representatives are summarized below.

Comprehensive Plan Update Advisory Committee

The Lawrence Comprehensive Plan Update Advisory Committee is expected to:

- Attend and participate in advisory committee meetings for the comprehensive plan update.
- Attend and participate in the public visioning session.
- Attend and participate in the open house and other public meetings.
- Recommend the adoption of the draft comprehensive plan update to the Planning and Zoning Board.
- Attend the Planning and Zoning Board and Town Board meetings when the comprehensive plan update is considered for adoption.

Planning and Zoning Board

The Lawrence Planning and Zoning Board is expected to:

- Review, provide comments about, and adopt the comprehensive plan update's Public Participation Plan.
- Attend and participate in the public visioning session.
- Attend and participate in the open house and public hearing.
- Review, provide comments about, and adopt the draft comprehensive plan update by resolution.
- Attend the Town Board meeting when the comprehensive plan update is considered for adoption.

Lawrence Staff

Lawrence staff is expected to:

- Review the existing (2016) comprehensive plan and identify the content to retain, revise, and/or remove during the plan update process.
- Offer guidance and suggestions about the content of the comprehensive plan update.
- Provide materials that are necessary to complete the plan update.
- Attend and participate in the public visioning session, Comprehensive Plan Update Advisory Committee meetings, the open house meeting and public hearing, and other public meetings related to the plan update.
- Attend the Planning and Zoning Board and Town Board meetings when the plan update is considered for adoption.

Scope of Services for:

Town of Lawrence Comprehensive Plan Update



Prepared by:
Bay-Lake Regional Planning Commission



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August 9, 2022

To: Patrick W. Wetzel, Town Administrator

The Bay-Lake Regional Planning Commission (RPC) is pleased to submit this scope of services, *Town of Lawrence Comprehensive Plan Update*, with the intention of assisting the Town of Lawrence prepare a comprehensive plan update that will pave a path for growth and improvements over the next 20 years. The Bay-Lake RPC has been providing local and area-wide planning services throughout northeast Wisconsin for 50 years, covering a range of topics including long-range planning, economic development, housing, natural resources, land and water related issues, transportation planning, and recreation planning.

With a wealth of experience and passion for community planning, Bay-Lake RPC would like to assist in developing a comprehensive plan update that reflects the vision of the Lawrence community, respects the heritage and needs of the residents, and provides a long-term sustainable implementation plan.

Through this project, the Bay-Lake RPC will develop a comprehensive plan update that will create new opportunities for residential, commercial, and industrial developments while expanding upon the Town's recent planning efforts. We envision a productive working relationship with the Town's preparation of its comprehensive plan update and will ensure consistency with other recent planning efforts.

The Bay-Lake RPC will conduct this planning process with public participation being of the utmost importance. Bay-Lake RPC will solicit input via a variety of methods including an online interactive survey, a group workshop, open houses, Planning & Zoning Committee meetings, etc. The Bay-Lake RPC will conduct outreach efforts throughout the entire planning process by establishing a webpage, providing presentations, newsletter articles, and social media posts regarding updates to the Town of Lawrence comprehensive plan update. This planning process will provide an opportunity for community stakeholders, schools, emergency services, various Town departments, and others to work collectively in providing valuable input for the Town's long-range planning goals and strategies.

The Bay-Lake RPC is confident that it can provide a comprehensive plan that will include the updated guidance and recommendations that community leaders and decision-makers strive for when looking out for the best interest of the Town of Lawrence's long-term vision.

Thank you for considering our organization for the development of the comprehensive plan update for the Town of Lawrence. We look forward to hearing from you.

Cindy J. Wojtczak, Executive Director

Brandon G. Robinson, Assistant Director

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BAY-LAKE

Regional Planning Commission

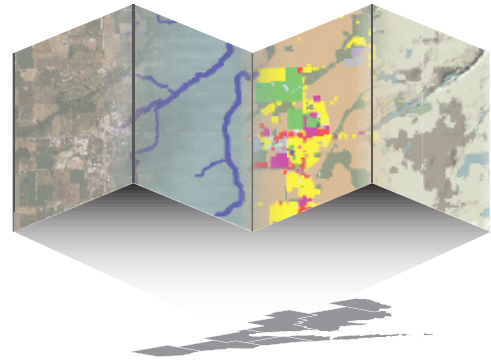
“Celebrating 50 Years of Planning in Northeast Wisconsin”

1. FIRM IDENTIFICATION

Bay-Lake Regional Planning Commission

Brandon G. Robinson, Assistant Director
1861 Nimitz Drive
De Pere, Wisconsin
54115

brobinson@baylakerpc.org
920-448-2820 ext. 105



2. STATEMENT OF INTEREST & SCOPE OF WORK

The Bay-Lake Regional Planning Commission (Bay-Lake RPC) has prepared this scope of services as a response to the Town of Lawrence's request for a comprehensive plan update that complies with relevant State requirements and that better aligns future land use planning with the Town's goals and vision for growth. This proposed project will update essential elements of the Town's 2016 comprehensive plan, while also reorganizing, simplifying, and/or adding topics to address current challenges and future opportunities.

Given Bay-Lake RPC's work history with numerous communities in northeast Wisconsin, we are familiarized with housing, economic, transportation, infrastructure, and environmental issues that have become evident since the Town's 2016 plan. We are aware that finding a balance between the preservation of Town's rural character as well as focusing on residential, commercial, and industrial growth options are of the utmost importance. In order to seize future opportunities efficiently and effectively, it is imperative that the Town develop a comprehensive plan that aligns with Lawrence's recent plans and studies and will help guide community leaders.

Over the last 20 years, the Bay-Lake RPC has completed over 100 comprehensive plans and plan updates. Since that time our planning process has become dynamic and final products have evolved into unique assets for communities. Given the Bay-Lake RPC's extensive experience with comprehensive planning, we are confident that we can deliver a comprehensive plan that will serve as the catalyst for a thriving Town of Lawrence for decades to come.

If the Town has any questions regarding this scope of services to update the Town of Lawrence comprehensive plan, please contact Brandon Robinson, Assistant Director at (920)448-2820, ext. 105, or brobinson@baylakerpc.org.

PROJECT SCOPE

Task 1: Project Kickoff

The Bay-Lake RPC proposes to facilitate one (1) kickoff meeting with the Town of Lawrence's core project team (planning staff, Planning & Zoning Committee representatives, etc.) at the onset of the project to discuss the comprehensive plan, clarify project objectives and schedule, and begin discussing key technical issues.

Prior to this meeting, the Bay-Lake RPC will review relevant and existing plans and studies to better understand the Town's recent planning efforts, existing conditions, and future needs.

The Bay-Lake RPC will also review the Town's Public Participation Plan and provide recommendations at the kickoff meeting. Changes will be made upon request.

PROPOSED DELIVERABLES

- Agenda for project kickoff meeting
- Update Public Participation Plan, as requested



PUBLIC PARTICIPATION METHODOLOGY

Bay-Lake RPC will utilize the following efforts to ensure there are effective public engagement opportunities during the comprehensive plan update:

- One (1) online survey, including and interactive mapping exercise, will be used in the early stage of the plan's development;
- One (1) Nominal Group/Visioning workshop early in the planning process;
- Solicit feedback from the community at two (2) open houses; and
- One (1) Public Hearing prior to Town Board adoption.

Task 2: Update Required Comprehensive Plan Elements

The Bay-Lake RPC will prepare an update to the Town of Lawrence's comprehensive plan that will meet the requirements of Wis. Stats. 66.1001. Bay-Lake RPC staff will reorganize elements, if necessary; and incorporate important topics specific to the Town and surrounding region. The Bay-Lake RPC will update the following components:

- Accomplishments since the adoption of the previous comprehensive plan update (2016).
- Background information, including data from the 2020 U.S. Census, American Community Survey, and other publicly available data.
- Vision statement, goals, objectives, and recommendations.
- Comprehensive plan content and maps, including changes to the future land use plan that focuses on key growth areas and its consistency with the Town's zoning map.

To facilitate the development of the plan and to ensure that it is a statement of the Town of Lawrence's policy, the Bay-Lake RPC will:

- Meet with the Town of Lawrence's Planning & Zoning Committee for up to six (6) meetings to review, evaluate, and discuss comments related to the text, data, and mapping updates for the plan's elements;
- Incorporate relevant action statements from recently completed Town documents, plans, and studies;
- Solicit feedback from the community at public open houses;
- Solicit feedback from the community via an online community survey that will include interactive mapping; and
- Utilize applicable information from the public input sessions and incorporate into the plan where relevant per Planning & Zoning Committee recommendation.

PROPOSED DELIVERABLES

- Draft comprehensive plan elements
- Summary of finding from the open houses
- Summary of findings from the community survey
- Summary of findings from the nominal group/visioning session

Task 3: Final Products

Upon review of the draft comprehensive plan update by the Town of Lawrence Planning & Zoning Committee, the Bay-Lake RPC will refine and prepare a hearings-ready comprehensive plan.

The Bay-Lake RPC will attend one (1) public hearing of the Town of Lawrence to present the plan update in anticipation of adoption.

PROPOSED DELIVERABLES

- Complete draft document of the comprehensive plan update for public review and public hearing.
- Facilitate a public open house to present the plan to the community.
- Attendance and presentation of the comprehensive plan at a public hearing.
- Preparation of the Planning & Zoning Committee resolution and Town Board ordinance for adoption of the comprehensive plan, upon request.
- Final deliverables

Deliverables

Following adoption of the comprehensive plan update by the Town Board, Bay-Lake RPC will provide the Town of Lawrence with the following:

- 10 hard copies of the adopted comprehensive plan update to replace the Town of Lawrence's existing comprehensive plan, previously adopted in 2016.
- A digital version of all plan documents in Microsoft Word and Adobe Acrobat PDF format, including all maps, tables, charts, surveys, public participation materials, brochures, graphs etc.
- Digital copies of all photos, graphics, drawings, and other items in their native digital formats.
- GIS map products and all source data (i.e., shapefiles, geodatabases, data tables etc.) that are compatible with the Town/Brown County GIS mapping system.

PROJECT DURATION

















The Bay-Lake RPC proposes to develop the Town of Lawrence comprehensive plan update over a 12-month period from approximately January 2023 through December 2023. The project duration and timeline allows ample time for the Town to review the draft plan and allows for unforeseen circumstances that could impact the project timeline. The timetable is flexible based on the Town's budget and/or desired project duration.

The Bay-Lake RPC will hold a kick-off meeting with the Planning & Zoning Committee, tentatively January 2023, to begin the plan development process and ensure consistency between expectations and the intended process; and to review timeline, tasks, and milestones.

The Bay-Lake RPC will conclude the project by December 2023, and present the deliverables to the Town of Lawrence.

A table can be found on the following page detailing the Town's comprehensive plan update timeline.

TOWN OF LAWRENCE COMPREHENSIVE PLAN UPDATE PROJECT TIMELINE

Major Milestones	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
Task 1: Project Kickoff												
Task 2: Update Required Comprehensive Plan Elements												
Task 3: Final Products												



Kickoff Meeting with Planning & Zoning Committee



Working Meeting with Planning & Zoning Committee



Open House



Community Survey



Public Hearing



3. THE FIRM

BAY-LAKE RPC BACKGROUND

For 50 years, the Bay-Lake RPC has been providing planning services on area-wide issues, representing local interests on state and federal planning program activities, and providing local planning assistance to communities within eight counties that make up the Bay-Lake region.

The Bay-Lake RPC was established by Governor Patrick Lucey in 1972 by Executive Order 35 under section 66.0309 of the Wisconsin Statutes and covers the counties of Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Oconto, and Sheboygan in northeastern Wisconsin. The BLRPC's office is centrally located within the region in De Pere, Wisconsin. The region is comprised of eight counties, 17 cities, 40 villages, 119 towns, and the Oneida Nation of Wisconsin, for a total of 185 local units of government. The total area of the region is 5,433 square miles, or 9.7 percent of the area of the State of Wisconsin.

The Bay-Lake RPC operates under the following five principles under which all of the Bay-Lake RPC's work programs are developed. These principles are:

- To assist and advise local government.
- To influence state, regional, and federal plans and programs that reflect the best interest of the Bay-Lake region.
- To prepare and adopt a comprehensive plan under Wis. Stats. § 66.0309, for the development of the region.
- To provide technical information about the region for use by public and private agencies.
- To encourage citizen participation in the planning process.

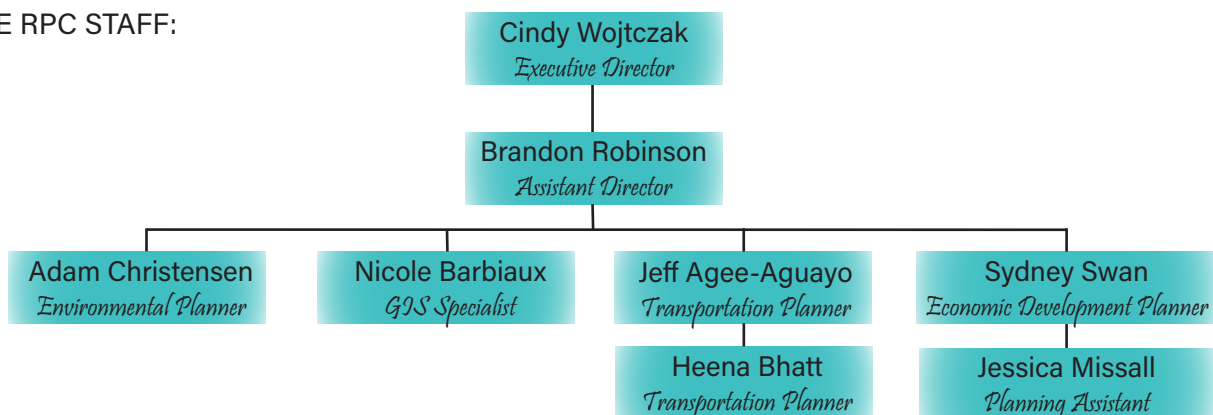
Throughout its history, Bay-Lake RPC has taken a balanced approach to its work program, by providing both area-wide planning, as well as local assistance services. In recognition of its statutory responsibilities, the Bay-Lake RPC has undertaken regional studies that have focused on the region's transportation network, population and economic structure, housing characteristics, natural resources, land and water related issues, and on those issues that transcend local governmental boundaries.

Regional planning provides a cost effective way to collect, compile, and analyze information that can be used by counties and other local government units in their planning activities, such as comprehensive planning, transportation planning, environmental corridor preservation, and economic development.

In all of its activities, the Bay-Lake RPC provides an advisory-planning role to local governments and local government officials. Local planning activities include local planning assistance, zoning assistance, hazard mitigation planning, farmland preservation planning, outdoor recreation planning, transportation planning, economic development planning, natural resources planning, and technical assistance grant programs. Bay-Lake RPC has worked with local units of government in our region to prepare over 100 comprehensive plans and plan updates.

Currently, Bay-Lake RPC employs eight full-time employees. Though our statutory responsibilities are to focus on regional development issues, there are many local issues in which the Bay-Lake RPC participates throughout the region. The Bay-Lake RPC has worked with towns, cities, villages, counties, the state and federal government, as well as non-profit agencies.

BAY-LAKE RPC STAFF:





4. KEY PERSONNEL

The Bay-Lake RPC staff referenced below will be dedicated to performing the work identified within this scope for the Town of Lawrence comprehensive plan update in 2023. The project team identified is an ideal fit to complete this project given their knowledge and experience working on long-range planning projects in the region. The designated staff member who will function as the Town's primary contact will be Brandon Robinson. Additional information about the core project team is listed below.

Brandon Robinson - Assistant Director

Brandon has 24 years of planning experience, and will serve as the project manager for this plan update. In addition to his management duties as the Bay-Lake RPC's Assistant Director, Brandon is extensively involved with the community assistance program, including comprehensive and other long-range planning, and assists with plan implementation and ordinance development. Brandon also oversees the work efforts within the Bay-Lake RPC's regional transportation program and the environmental program and offers technical assistance by writing and administering grants under these program areas. Brandon earned his Bachelor's Degree from the University of Wisconsin - Oshkosh in Urban and Regional Studies and in Geography.

Sydney Swan - Economic Development Planner

Sydney has been with Bay-Lake RPC since 2019. As the Economic Development Planner, Sydney is tasked with performing duties relating to the Bay-Lake RPC's designation as the regional EDA Economic Development District (EDD). Additionally, Sydney assists communities with funding identification, grant writing, grant administration, and more. Sydney received a bachelors degree from the University of Wisconsin - Stevens Point in Regional Land Use Planning and also in Urban Planning. Sydney will be developing the economic development component of this project.

Adam Christensen - Environmental Planner

Adam has been a member of the Bay-Lake RPC team since July 2021. As an Environmental Planner, his primary duties involve environmental reviews, resiliency planning for rural and urban landscapes, and coordinating with many diverse environmental organizations on projects and plans within the region. Adam spent four years in the US-Navy before earning a Bachelor's Degree in Natural Resources Planning from University of Wisconsin - Stevens Point. Adam will assist with the natural resources and land use elements of the plan update.

Heena Bhatt - Transportation Planner

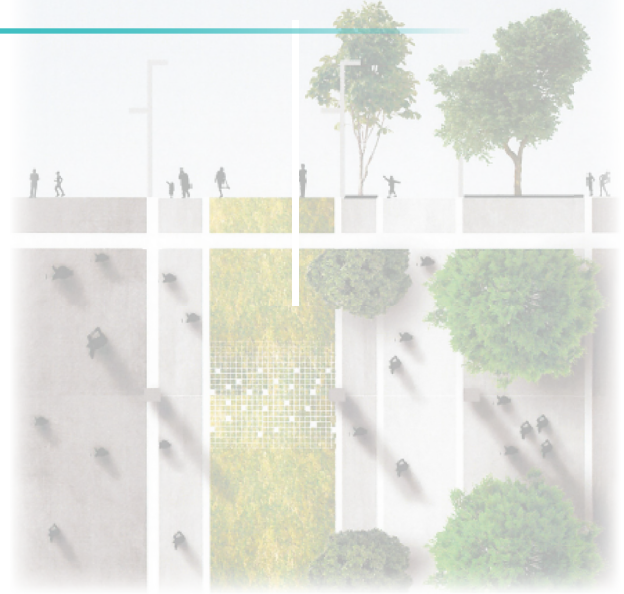
Heena joined Bay-Lake RPC in 2022. As a Transportation Planner, her primary roles include assisting with activities under the Sheboygan MPO and regional transportation programs. Heena brings experience in designing as well as planning with her Bachelor's degree in Architecture from Gujarat, India and a Master's degree in Urban Agglomerations from Frankfurt Institute of Applied Sciences, Germany. Heena will be developing the transportation component of this project.

Nicole Barbiaux - GIS Coordinator/Planner

Nicole has been with Bay-Lake RPC since 2018. As a GIS Specialist, her primary roles involve supporting member communities with GIS services as well as supporting internal planning processes with related data analysis, maps, graphics and other visualization tools. Nicole brings a GIS experience from a variety of different environments and particularly specializes in utility asset management, interactive online maps and applications and cartographic display. Nicole earned her Bachelors Degree in Geography with an emphasis in Cartography and GIS from the University of Wisconsin - Stevens Point. Ms. Barbiaux will provide mapping and other visualization for the comprehensive plan update.

5. CONSULTANT EXPERIENCE

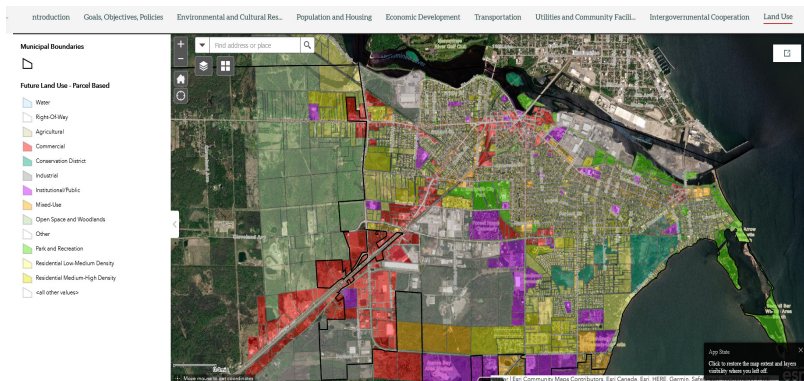
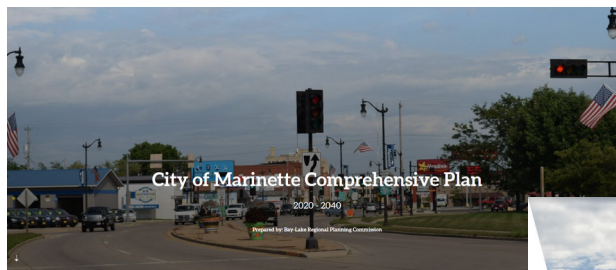
The Bay-Lake RPC has thoroughly demonstrated the ability to develop comprehensive plans and plan updates for local units of government in our eight county region with over 100 completed comprehensive plans and counting. Bay-Lake RPC staff has vast experience of regularly meeting with cities, villages, towns, and counties to create a “best-fit” approach that establishes a thorough, yet user-friendly product. Most importantly, we infuse opportunities to engage the public and stakeholders throughout the planning process using both in-person engagement opportunities (e.g. workshops open houses, public meetings) and virtual or online engagement (e.g. online interactive surveys, website, and social media).



Bay-Lake RPC’s comprehensive planning documents have evolved over the years with changes to document format and the introduction of interactive online versions of the plans. The following is a list of recently completed comprehensive plan projects completed by Bay-Lake RPC and the variety of products that can be offered.

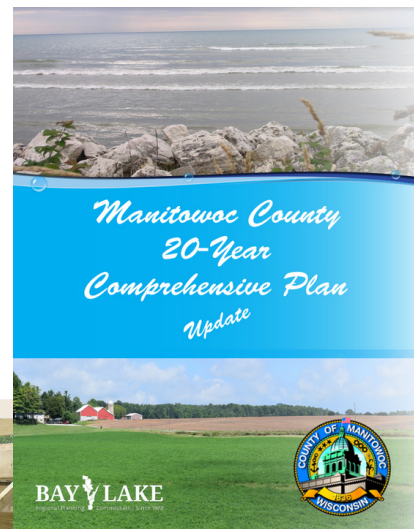
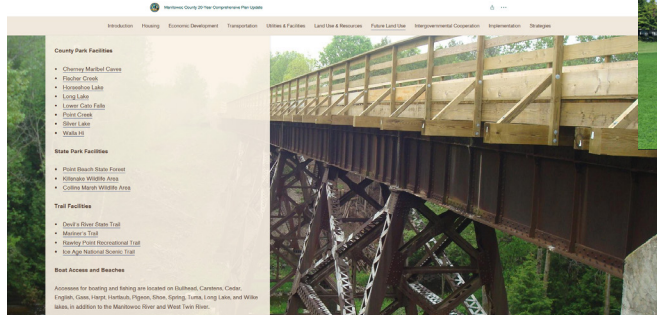
1 Project Title: City of Marinette 2020-2040 Comprehensive Plan

- **Project Deliverables:**
 - Plan document
 - Online Story Map



2 Project Title: Manitowoc County 20-Year Comprehensive Plan Update

- Project Deliverables:
 - Plan document
 - Online Story Map



3 Project Title: Town of Sevastopol 20-Year Comprehensive Plan Update

- Project Deliverables:
 - Plan document
 - Online Story Map

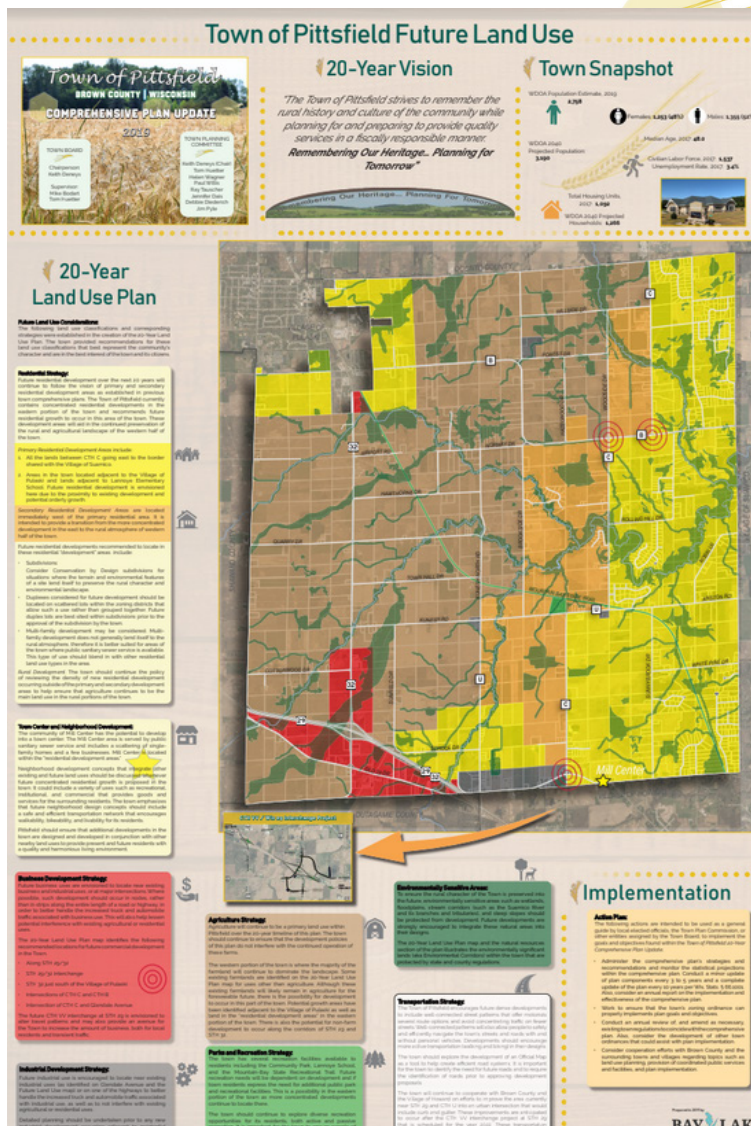


4

Project Title: Town of Pittsfield 20-Year Comprehensive Plan Update

Project Deliverables:

- Plan document
- Project Summary Poster



6. PROJECT BUDGET

Fee for services is based on time and expenses, not to exceed \$60,500. The Bay-Lake RPC prepared this budget based on recent, relevant experience preparing comparable comprehensive plan updates in the region.

Additional meetings, document copies, and other work activities requested by the Town of Lawrence, beyond those listed in this scope of services, will be at an additional cost to the Town of Lawrence. That cost would be at a mutually agreed upon fee.

Task	Proposed Cost
Task 1: Kickoff	\$2,100
- Public Participation	\$3,900
Task 2: Update Plan Elements	\$53,400
Task 3: Final Products	\$5,100
Total	\$64,500
<i>Membership savings: Transportation Element updated thru the Commission's Rural Transportation Work Program</i>	(\$2,000)
<i>Membership savings: Economic Element updated thru the Commission's EDA Work Program</i>	(\$2,000)
Total Cost (with membership savings)	\$60,500

Bay-Lake RPC, 2022





Resolution 2022-007

Resolution for Inclusion Under the Wisconsin Public Employers' Group Health Insurance Program

Wisconsin Department
of Employee Trust Funds
PO Box 7931
Madison WI 53707-7931
1-877-533-5020 (toll free)
Fax 608-267-4549
etf.wi.gov

RESOLVED, by the Town Board of the Town of Lawrence
(Governing Body) (Employer Legal Name)

that pursuant to the provisions of Wis. Stat. § 40.51 (7) hereby determines to offer the Wisconsin Public Employers (WPE) Group Health Insurance Program to eligible personnel through the program of the State of Wisconsin Group Insurance Board (Board), and agrees to abide by the terms of the program as set forth in the *Local Employer Health Insurance Standards, Guidelines and Administration Manual (ET-1144)*.

All participants in the WPE Group Health Insurance Program will need to be enrolled in a program option. An employer may elect participation in program options listed below, **with each program option to be offered to different employee classifications (pursuant to collective bargaining). Individual employees cannot choose between program options.**

We choose to participate in the (check applicable options):

- ☐ Traditional HMO-Standard PPO W/ Dental, P02
- ☐ Deductible HMO-Standard PPO W/ Dental, P04
- ☐ Coinsurance HMO-Standard PPO W/ Dental, P06
- ☐ High Deductible Health Plan HMO-Standard HDHP PPO W/ Dental, P07
- ☐ Traditional HMO-Standard PPO W/O Dental, P12
- ☐ Deductible HMO-Standard PPO W/O Dental, P14
- ☐ Coinsurance HMO-Standard PPO W/O Dental, P16
- ☒ High Deductible Health Plan HMO-Standard HDHP PPO W/O Dental, P17

Send resolution(s) to:
Department of Employee Trust Funds
Division of Insurance Services
PO Box 7931
Madison WI 53707-7931
or
ETFSMBESSNewEmployer@etf.wi.gov

The large group (50 or more employees) underwriting and enrollment process takes 120 days. (Small groups of 49 or less employees do not go through underwriting and take 60 days.) All groups are eligible to enroll effective January 1, April 1, July 1, or October 1.

RESOLUTION EFFECTIVE DATE: (select one date): January 1

The proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the Board to provide such Group Health Insurance.

CERTIFICATION

I hereby certify that the foregoing resolution is a true, correct and complete copy of the resolution duly and regularly passed by the above governing body on the ____ day of _____, year _____ and that said resolution has not been repealed or amended, and is now in full force and effect.

☒ I further certify that we offered insurance to our employees immediately prior to joining this program.

Dated this ____ day of _____, year _____.

I understand that Wis. Stat. § 943.395 provides criminal penalties for knowingly making false or fraudulent statements, and hereby certify that, to the best of my knowledge and belief, the above information is true and correct.

39-1893951
Federal tax identification number (FEIN/TIN)

Authorized employer representative signature

69-036-5348000
ETF employer identification number

Authorized employer representative printed name

Number of eligible employees 10

Authorized representative title

Brown
Employer county

Cindy.K@lawrence.wi.gov
Employer benefit contact email address

2400 Shady Ct, De Pere, WI 54115
Mailing address

For ETF use only - EFFECTIVE DATE
OF COVERAGE ENTERED BY ETF:



Agenda Item Review

Meeting Date: 9/26/2022

Agenda Item#: 09

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: **Resolution 2022-007 Inclusion Under WI Public Employer Group Health Insurance**

FISCAL IMPACT:

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

Item History:

We've previously discussed the potential for general long term cost savings and maintaining benefits for employees by considering a switch to the state public health insurance program.

One of the first steps towards making a transition to the state plan for an effective date of 1/1/23 is to consider and adopt the resolution for inclusion under the Wisconsin Public Employers Group Health Insurance Program.

Recommended Action:

Recommend approval of Resolution 2022-007 for Inculsing Under the Wisconsin Public Employers Group Health Insurance Program.



Agenda Item Review

Meeting Date: 9/26/2022

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 Purchase of New Public Works Loader - Trade In of Existing Loader

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Will be, 2023/2024 Capital to be amortized in future

Item History:

Our existing loader is a 2012 model Case 621 F. It was purchase about 10 years ago for \$110,000. The unit has worked well for salt loading into plow trucks, plowing and other general public works tasks around the yard waste site and community. We have approximately 1,600 hours on the unit. It is nearing a point where we anticipate substantial repairs may be necessary in the coming years, as well as a concern we have about corrosion on the body due to the heavy use with salt in the winter.

We'd been in consultation with Miller Bradford (located in the Town) about a potential replacement loader and consideration on a price for selling our current loader.

We're also aware that another community pays roughly \$15,000 per year to lease a loader, for comparison on alternative methods for new equipment.

On review by Miller-Bradford, they valued our existing loader at \$80,000 if we'd trade it in on a new one, which is a value that we believe is higher than we'd anticipated. They also quoted us on a 2023 Case 621G at \$210,489, which could be available in about 12-14 months if ordered.

We believe it seems prudent to consider trading our existing loader in to maximize the \$80,000 value, which would result in a net purchase on a new 2023 loader at \$130,489 (new price less trade-in). The new loader would be available for delivery in 4th Quarter of 2023, and we'd have our existing loader until the day of delivery of the new unit.

Recommended Action:

Recommend approval of Purchase of New 2023 Case 621G Loader from Miller-Bradford for \$210,489, less \$80,000 trade-in on existing 2012 Case 621 F, for a net purchase of \$130,489.



Agenda Item Review

Meeting Date: 9/26/2022

Agenda Item#: 11

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: **Consideration to Extend Seasonal Town Hall Office Hours to Year-Round**

FISCAL IMPACT:

1. Is there A Fiscal Impact? No
2. Is it Currently Budgeted? N/A

Item History:

Earlier in 2022, Town staff proposed following suit with many area communities in implementing “summer hours” for Town Hall operations.

The proposal was to change the traditional 8am-4pm Monday thru Friday office hours to:

- 7am – 4pm Monday thru Thursday
- 7am – 11am Friday

This schedule was approved by the Town Board and implemented from May 1st thru September 30th each year.

The summer schedule went over well with staff and we’re not aware of any concerns or complaints from being closed on Friday afternoons.

As the summer office hour period comes to a close at the end of summer, a majority of staff has expressed support to request consideration to extend the summer office hours to become the new standard year round office hours.

Recommended Action:

Consider extending Town Hall Summer Hours of 7a-4p M-Th and 7a-11a F, to Year-Round Office Hours.