

Town of Lawrence
Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, May 22, 2023
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 May 8, 2023, Town Board Meeting
7. Consideration of payment of due invoices
8. **Public Hearing:** Conditional Use Permit request for water feature at 3142 Trinity Court, Parcel #L-2206 by Brian Van Den Heuvel
9. Consideration for Conditional Use Permit request for water feature at 3142 Trinity Court, Parcel #L-2206 by Brian Van Den Heuvel
10. Review of Recommendations and Reports from Planning & Zoning Board
 - a. Consideration of 2 lot Certified Survey Map (CSM) at 1284 Mid Valley Ct., Parcel #L-206-1 by Hebert Associates, Inc.
 - b. Consideration of Preliminary Plat Review for Derouin Estates, Parcel #L-161-1 by Town of Lawrence
 - c. Consideration to *Set a Public Hearing date* for Rezoning Request of Derouin Estates parcels A-1 (Agricultural) to R-1 (Residential) for Parcel #L-161-1 by Town of Lawrence
11. Consideration of Temporary Class "B"/"Class B" Retailer's License – Food Truck Rally at Quarry Park on June 25, 2023
12. Discussion and Consideration of Preliminary Steps to Consider Creation of TIF District #3 – Mid Valley Dr/Freedom Rd and Potential Boundary Amendment to TIF District #1
13. Administrator/Staff Reports
14. Future Agenda Items
15. **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: TID #1 Development – Lawrence Parkway & American Boulevard*) 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 (*re: Police Captain Employment Agreement*)
16. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
17. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

Posted at the following on May 19, 2023:

- *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, May 8, 2023

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:30 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

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

Others in Attendance: Patrick Wetz, Administrator; Cindy Kocken, Clerk-Treasurer; Kurt Minten, Public Works Director; Luke Pastorski, Fire Chief; Mike Renkas, Police Chief

3. Pledge of Allegiance

4. Approve Agenda

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

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

None.

6. Consider minutes of the April 24, 2023, Town Board Meeting:

Supervisor Frigo made the motion to approve the April 24, 2023, Town Board meeting minutes as presented. Supervisor Bain 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 Vannieuwenhoven seconded the motion. The motion carried unanimously.

8. Oath/Swearing in of Lawrence Assistant Fire Chief Bryan Vander Bloemen:

Clerk, Cindy Kocken swore in Bryan Vander Bloemen as the Lawrence Assistant Fire Chief.

9. Hobart-Lawrence Police Department Commendation Presentation:

Police Chief Michael Renkas presented the Commendation to Officer Zachary Cambray.

10. Lawrence Fire Department Citizen Commendation Presentation – Mr. Travis Steffin:

Fire Chief Luke Pastorski presented the Citizen Commendation to Mr. Travis Steffin.

11. Consideration of Brown County Intergovernmental 2023-2024 Property Tax Agreement; Tax Bill Preparation, Mailing, and Collection Services:

Supervisor Brien made the motion to approve the Brown County Intergovernmental 2023-2024 Property Tax Agreement; Tax Bill Preparation, Mailing, and Collection Services as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

12. Consideration of Development Agreement - ROC Building Solutions, LLC – Parcel L-161-1, Nutmeg Dr Project – Derouin Estates:

Supervisor Bain made the motion to approve the Development Agreement for ROC Building Solutions, LLC – Parcel L-161-1, Nutmeg Dr Project in Derouin Estates as presented.

Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

13. Consideration of Resolution 2023-005 Authorizing the Sale of Land to ROC Building Solutions, LLC – Parcel L-161-1, Approximately 5.779 acres, for the development of Derouin Estates Subdivision:

Supervisor Brien made the motion to approve Resolution 2023-005 Authorizing the Sale of Land to ROC Building Solutions, LLC – Parcel L-161-1, Approximately 5.779 acres, for the development of Derouin Estates Subdivision as presented. Supervisor Bain seconded the

motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

14. Consideration of Special Assessment Agreement - Colin & Lindsay Wagner – Parcel L-161-1-1, Nutmeg Dr Project:

Supervisor Bain made the motion to approve the Special Assessment Agreement for Colin & Lindsay Wagner – Parcel L-161-1-1, Nutmeg Dr Project as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.

15. Consideration of Resolution 2023-006 Financing of Nutmeg Drive Street & Utility Construction

Supervisor Brienens made the motion to approve Resolution 2023-006 Financing of Nutmeg Drive Street & Utility Construction for up to \$287,000 as presented. Supervisor Bain seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

16. Consideration of Ordinance 2023-002 to Amend Section 26-2 - Municipal Court Judge:

Supervisor Frigo made the motion to approve Ordinance 2023-002 to Amend Section 26-2 of the Town of Lawrence Ordinance - Municipal Court Judge as presented. Supervisor Bain seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

17. Consideration to Apply for Simplified Water Rate Case – Public Service Commission:

Supervisor Bain made the motion to approve the application for Simplified Water Rate Case with the Public Service Commission as presented. Supervisor Brienens seconded the motion. The motion carried unanimously.

18. Consideration of Robinson Request to Waive Right of First Refusal – Parcel L-651 – Yellow Briar Drive:

Administrator Patrick Wetzel gave an update on the previous rezoning request which was recently withdrawn by Robinson; however, Robinson may still purchase this property. No action taken.

19. Discussion - Upcoming Consideration to Implement Town Room Tax/Short Term Rental Ordinance:

Discussion on upcoming consideration to implement Town Room Tax/Short Term Rental Ordinance. No action taken.

20. Administrator/Staff Reports

Staff reports were given.

21. Future Agenda Items:

- a. Room Tax/Short Term Rental Ordinance.
- b. Robinson Request to Waive Right of First Refusal – Parcel L-651 – Yellow Briar Drive.

22. Closed Session: No Action.

23. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:
No Action.

24. Adjourn:

Supervisor Vannieuwenhoven made the motion at 7:45pm to adjourn the meeting. Supervisor Frigo 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	43506	IT Services	04/30/2023	337.50	.00		
Total AIT Business Technologies, LLC:					337.50	.00		
Ambrosius Sales & Service								
22	Ambrosius Sales & Service	56403	Chainsaw blade sharpening	05/08/2023	125.98	.00		
Total Ambrosius Sales & Service:					125.98	.00		
Amundsen Davis LLC								
1108	Amundsen Davis LLC	711462	General Municipal Matters	04/11/2023	1,786.00	.00		
Total Amundsen Davis LLC:					1,786.00	.00		
Ashwaubenon Retired Fire Co								
1030	Ashwaubenon Retired Fire Co	061223	Tent Rental	05/17/2023	605.00	.00		
Total Ashwaubenon Retired Fire Co:					605.00	.00		
Bond Trust Services Corp								
977	Bond Trust Services Corp	78948	Promissory Note Fee	04/12/2023	400.00	.00		
Total Bond Trust Services Corp:					400.00	.00		
Brown County Fire Chief's Assoc								
66	Brown County Fire Chief's Assoc	2023	Fire Chief Assoc Annual Dues	05/17/2023	15.00	.00		
Total Brown County Fire Chief's Assoc:					15.00	.00		
Brown County MABAS 112								
69	Brown County MABAS 112	2023	Annual MABAS Dues	05/12/2023	100.00	.00		
Total Brown County MABAS 112:					100.00	.00		
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	54290	Trash Collection	04/30/2023	5,266.31	.00		
73	Brown County Port & Resource R	54290	Trash Collection - Sharps	04/30/2023	7.44	.00		
73	Brown County Port & Resource R	54290	Recycling	04/30/2023	394.05	.00		
Total Brown County Port & Resource Recovery:					5,667.80	.00		
Brown County WTA								
76	Brown County WTA	050923	Membership Dues	05/09/2023	300.00	.00		
Total Brown County WTA:					300.00	.00		
Central Brown County Water Authority								
93	Central Brown County Water Auth	3359	April Billing	05/09/2023	42,546.81	.00		
Total Central Brown County Water Authority:					42,546.81	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Clean Water Testing LLC								
102	Clean Water Testing LLC	9007422819	Water Testing	05/08/2023	48.00	.00		
	Total Clean Water Testing LLC:				48.00	.00		
Core & Main LP								
200	Core & Main LP	S765932	Curb Box	04/28/2023	65.00	.00		
200	Core & Main LP	S778990	Water Dist. Parts/Supplies	05/02/2023	416.00	.00		
	Total Core & Main LP:				481.00	.00		
Country Visions Cooperative								
106	Country Visions Cooperative	3558	Park Supplies	05/10/2023	118.16	.00		
106	Country Visions Cooperative	3558	North Cemetery	05/10/2023	59.08	.00		
106	Country Visions Cooperative	3558	South Cemetery	05/10/2023	59.08	.00		
	Total Country Visions Cooperative:				236.32	.00		
Frank, Debbie								
1128	Frank, Debbie	050923	Mail Box Repair	05/09/2023	50.00	.00		
	Total Frank, Debbie:				50.00	.00		
Global Recognition Inc.								
573	Global Recognition Inc.	220897	Dan Kocken Retirement	02/17/2023	245.00	.00		
573	Global Recognition Inc.	222173	Chief Minten Retirement	04/20/2023	245.00	.00		
	Total Global Recognition Inc.:				490.00	.00		
Grainger								
185	Grainger	9695422742	Park Bathroom Repairs	05/03/2023	26.65	.00		
	Total Grainger:				26.65	.00		
Green Bay Highway Products								
191	Green Bay Highway Products	42670	Bands/Endwalls	04/28/2023	1,426.58	.00		
	Total Green Bay Highway Products:				1,426.58	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	1806	Services for April	05/14/2023	62,737.41	.00		
	Total Green Bay Metropolitan Sewage District:				62,737.41	.00		
Lakeland Lawn Care								
1129	Lakeland Lawn Care	115090	Park Improvements	05/08/2023	850.00	.00		
	Total Lakeland Lawn Care:				850.00	.00		
Level 3 Communications LLC								
631	Level 3 Communications LLC	640205539	Phone Services	05/01/2023	1,500.64	.00		
	Total Level 3 Communications LLC:				1,500.64	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00930346	Stormwater Plan Reviews	04/14/2023	4,961.40	.00		
285	McMahon Associates, Inc.	00930410	Scheuring Rd Urbanization	04/20/2023	755.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
285	McMahon Associates, Inc.	00930411	Orange Ln Utility Relocate - I-41 p	04/20/2023	6,954.30	.00		
285	McMahon Associates, Inc.	00930412	American Drive Extension - TID #	04/20/2023	973.70	.00		
285	McMahon Associates, Inc.	00930415	Packerland Water Sewer Extensio	04/20/2023	6,203.50	.00		
285	McMahon Associates, Inc.	00930416	Nutmeg Drive Extension- TID #2	04/20/2023	8,833.33	.00		
285	McMahon Associates, Inc.	00930465	Lawrence Parkway Engineering P	04/21/2023	717.00	.00		
285	McMahon Associates, Inc.	00930681	Carpenter Condo Pond Review	05/11/2023	1,141.50	.00		
285	McMahon Associates, Inc.	00930682	Stormwater Plan Reviews	05/11/2023	465.00	.00		
285	McMahon Associates, Inc.	00930696	American Rapids Mapping	05/11/2023	1,046.50	.00		
Total McMahon Associates, Inc.:					32,051.23	.00		
Menards Inc								
286	Menards Inc	15098	Park Supplies	05/04/2023	4.99	.00		
286	Menards Inc	15284	Park Supplies	05/09/2023	5.88	.00		
286	Menards Inc	15284	Water Dept Supplies	05/09/2023	5.88	.00		
286	Menards Inc	15309	Park repairs	05/09/2023	39.44	.00		
Total Menards Inc:					56.19	.00		
Mid Vallee Golf Course Inc.								
290	Mid Vallee Golf Course Inc.	POS 8602	Chief Minten Retirement	04/16/2023	1,167.85	.00		
Total Mid Vallee Golf Course Inc.:					1,167.85	.00		
Midwest Design Homes								
293	Midwest Design Homes	22-03-0017	Contractor Deposit - 1937 Wizard	05/17/2023	1,000.00	.00		
Total Midwest Design Homes:					1,000.00	.00		
NAPA								
306	NAPA	388074	Parks	05/11/2023	28.99	.00		
Total NAPA:					28.99	.00		
Northeast Asphalt Inc.								
311	Northeast Asphalt Inc.	1859016	Storm Sewer	05/04/2023	519.80	.00		
Total Northeast Asphalt Inc.:					519.80	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	190750	Fire dept 2% supplies	05/09/2023	349.96	.00		
Total Oshkosh Fire & Police Equipment:					349.96	.00		
Paul Collette Construction								
591	Paul Collette Construction	22-09-0003	Contractor Deposit Refund-1066	05/17/2023	1,000.00	.00		
Total Paul Collette Construction:					1,000.00	.00		
Penflex Inc								
327	Penflex Inc	2022-1316	2022 Program Fee	05/17/2023	1,000.00	.00		
327	Penflex Inc	2023-163	Service Awards -Fire Departmen	05/09/2023	819.00	.00		
Total Penflex Inc:					1,819.00	.00		
Quill Corporation								
349	Quill Corporation	32167284	Office Supplies-General Fund	04/26/2023	39.49	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
349	Quill Corporation	32167284	Office Supplies-Water Fund	04/26/2023	19.74	.00		
349	Quill Corporation	32167284	Office Supplies-Sewer Fund	04/26/2023	19.74	.00		
349	Quill Corporation	32241745	Office Supplies-General Fund	05/01/2023	17.50	.00		
349	Quill Corporation	32241745	Office Supplies-Water Fund	05/01/2023	8.75	.00		
349	Quill Corporation	32241745	Office Supplies-Sewer Fund	05/01/2023	8.74	.00		
Total Quill Corporation:					113.96	.00		
R & R Insurance Services, Inc								
1099	R & R Insurance Services, Inc	2834196	Insurance Services	05/02/2023	225.00	.00		
Total R & R Insurance Services, Inc:					225.00	.00		
Rennert's Fire Equipment Servi, Inc								
360	Rennert's Fire Equipment Servi, In	INV-633	Testing on Fire Trucks	05/16/2023	448.00	.00		
360	Rennert's Fire Equipment Servi, In	INV-634	Testing on Fire Trucks	05/16/2023	225.00	.00		
Total Rennert's Fire Equipment Servi, Inc:					673.00	.00		
Rent-A-Flash of WI Inc								
361	Rent-A-Flash of WI Inc	85155	Signs	05/05/2023	206.58	.00		
Total Rent-A-Flash of WI Inc:					206.58	.00		
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-0623	Life Insurance	06/30/2023	261.83	.00		
Total Securian Financial Group, Inc:					261.83	.00		
Swinkles Trucking & Excavating Corp								
400	Swinkles Trucking & Excavating C	0056157-IN	Pulverized Top Soil - Parks	05/04/2023	103.50	.00		
Total Swinkles Trucking & Excavating Corp:					103.50	.00		
Thiessen, Elizabeth Ann								
1029	Thiessen, Elizabeth Ann	061223	Band for Food Truck Rally	05/17/2023	2,000.00	.00		
Total Thiessen, Elizabeth Ann:					2,000.00	.00		
Uniform Shoppe								
413	Uniform Shoppe	333496	Fire Dept Uniforms	04/14/2023	191.85	.00		
Total Uniform Shoppe:					191.85	.00		
Village of Ashwaubenon								
448	Village of Ashwaubenon	6949	Chainsaw Safety Class	05/10/2023	184.62	.00		
Total Village of Ashwaubenon:					184.62	.00		
Village of Hobart								
450	Village of Hobart	043023	REV-State Grants	04/30/2023	1,233.93-	.00		
450	Village of Hobart	043023	REV-Fines & Forfeitures	04/30/2023	2,535.86-	.00		
450	Village of Hobart	043023	Police Seminars/Conf/Training	04/30/2023	.33	.00		
450	Village of Hobart	043023	Telephone/Cell/Radios	04/30/2023	608.75	.00		
450	Village of Hobart	043023	Police Vehicle Maintenance	04/30/2023	39.87	.00		
450	Village of Hobart	043023	Police Supplies	04/30/2023	338.01	.00		
450	Village of Hobart	043023	Police Fuel Expenses	04/30/2023	1,232.79	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
450	Village of Hobart	043023	Police Uniforms	04/30/2023	32.65	.00		
450	Village of Hobart	043023	Municipal Attorney	04/30/2023	2,321.47	.00		
450	Village of Hobart	043023	Court Supplies	04/30/2023	53.82	.00		
450	Village of Hobart	043023	Police/Admin Salaries	04/30/2023	32,611.70	.00		
450	Village of Hobart	043023	Police/Adm Payroll Taxes	04/30/2023	2,399.42	.00		
450	Village of Hobart	043023	Police Retirement Expense	04/30/2023	4,022.33	.00		
450	Village of Hobart	043023	Health, Dental, Life, Wrk comp	04/30/2023	6,755.16	.00		
450	Village of Hobart	043023	Judge Salary	04/30/2023	233.33	.00		
450	Village of Hobart	043023	Court Clerk Wages	04/30/2023	857.69	.00		
450	Village of Hobart	043023	Mun Court Payroll Taxes	04/30/2023	83.46	.00		
450	Village of Hobart	043023	Mun Court Retirement	04/30/2023	58.32	.00		
450	Village of Hobart	043023	Court Health/Dental/Life/WC	04/30/2023	2.02	.00		
450	Village of Hobart	043023	Court Seminars/Conference/Educ	04/30/2023	60.37	.00		
450	Village of Hobart	043023	Police Capital Equipment	04/30/2023	7,186.57	.00		
450	Village of Hobart	043023	Background Checks	04/30/2023	21.80	.00		
450	Village of Hobart	043023	Blood Draws	04/30/2023	31.00-	.00		
450	Village of Hobart	043023	AARPA Expenses	04/30/2023	1,722.08	.00		
450	Village of Hobart	043023	Police Vehicle Lease	04/30/2023	990.08	.00		
Total Village of Hobart:					57,831.23	.00		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	4635661	Services 1625 Quarry Park Dr	05/11/2023	79.50	.00		
801	Wil-Kil Pest Control	4635662	Services 2400 Shady Ct	05/11/2023	63.30	.00		
801	Wil-Kil Pest Control	4635663	Services 2400 Shady Ct	05/11/2023	137.80	.00		
801	Wil-Kil Pest Control	4635664	Services 1780 Crimson Ct	05/11/2023	79.50	.00		
801	Wil-Kil Pest Control	4636485	2595 French Rd	05/11/2023	106.00	.00		
Total Wil-Kil Pest Control:					466.10	.00		
Wisconsin Media								
175	Wisconsin Media	0005500062	Board of Review Ad	03/20/2023	310.76	.00		
175	Wisconsin Media	0005578060	Public Notices	04/20/2023	487.94	.00		
Total Wisconsin Media:					798.70	.00		
Grand Totals:					220,780.08	.00		

Dated: _____

Town Chairman: _____

Town Supervisor: _____

Clerk/Treasurer: _____

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

Report Criteria:

Detail report.

Invoices with totals above \$.00 included.

Paid and unpaid invoices included.



Agenda Item Review

Meeting Date: 5/22/2023

Agenda Item#: 8, 9, 10

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. **Public Hearing:** Conditional Use Permit request for water feature at 3142 Trinity Court, Parcel #L-2206 by Brian Van Den Heuvel
Open/Close public hearing for comments from residents
2. Consideration for Conditional Use Permit (**CUP**) request for water feature at 3142 Trinity Court, Parcel #L-2206 by Brian Van Den Heuvel
Ordinance section 300-57 allows for ponds or artificial lakes in ER zoning with a CUP. Private ponds are described as water features or artificial lakes larger than 10'x10' and 3' deep. (smaller than this is a landscape feature)
Because of it's location adjacent to a water way, this pond will require review by Brown County Shoreland Zoning and DNR. (these have been acquired by the owner). A public hearing is required for a CUP by ordinance.
On 4/12/23 PZ voted unanimously to recommend approval of the private pond.
Staff recommends approval.
3. Review of Recommendations and Reports from Planning & Zoning Board
 - a. Consideration of a 2 lot Certified Survey Map (CSM) at 1284 Mid Valley Ct., Parcel #L-206-1 by Hebert Associates, Inc.
This CSM divides an existing R-1 lot into 2 lots. Both lots will meet minimum requirements of 12,000SF and 100' of road frontage. Since this is already R-1, it complies with the future land use map referenced in our Comp. Plan. It was asked if the town would require more right-of-way for a cul-de-sac. Staff sees no need to create a cul-de-sac for a street that has existed in the current state for 50+ years and will not expand in the future. On 5/10/23 PZ voted unanimously to recommend approval. Staff recommends approval.
 - b. Consideration of Preliminary Plat Review for Derouin Estates, Parcel #L-161-1 by Town of Lawrence.
Derouin Estates will create 5 lots for the new subdivision. All lots will meet min. requirements for size and frontage. This has been discussed with the assessment discussion with Andy Selner/Alair Homes. On 5/10/23 PZ voted unanimously to recommend approval. Staff recommends approval. The final plan will come through in June.

- c. Consideration to *Set a Public Hearing date* for Rezoning Request of Derouin Estates parcels A-1 (Agricultural) to R-1 (Residential) for Parcel #L-161-1 by Town of Lawrence.

Set public hearing date only for June 12

PZ voted unanimously to recommend approval.

CONFIRMATION



435 E. Walnut
Green Bay, WI 54301
(888)774-7744

TOWN OF LAWRENCE
2400 SHADY CT
DE PERE WI 54115-9410

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
GWM-083387	0005693260	\$41.63	\$0.00	\$41.63	Credit Card	\$0.00	\$41.63

Sales Rep: tmondloch

Order Taker: cscheiderm

Order Created 05/04/2023

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
GWM-GPG-Green Bay Press-Gazette	2	05/08/2023	05/15/2023
GWM-GPGW-Green Bay Press-Gazette Digital	2	05/08/2023	05/15/2023

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 05/04/2023

TOWN OF LAWRENCE, WI
PUBLIC HEARING NOTICE

Please take notice a public hearing will be held at a Town of Lawrence Board of Supervisors Meeting on Monday, May 22, 2023, at 6:30PM or as shortly thereafter as possible at the Town Hall located at 2400 Shady Court. This meeting will be held to receive testimony, either oral or written, on the following:

1. A request for a Conditional Use Permit for water feature on Parcel L-2206 at 3142 Trinity Court, by Brian Van Den Heuvel.

Cindy Kocken, Clerk-Treasurer
Town of Lawrence
May 3, 2023
Run: May 8, 15, 2023 WNAXLP



TOWN OF LAWRENCE CONDITIONAL USE PERMIT APPLICATION FOR PLANNING AND ZONING

GENERAL INFORMATION

Purpose:	Any person having a freehold interest in land, or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest or an exclusive possessory interest, and which is specifically enforceable, may file an application to use such land for one or more of the conditional uses provided for in this chapter in the zoning district in which the land is located.
Fee:	\$250.00
Meeting Dates/Times:	Meetings of the Planning and Zoning Board occur the second Wednesday of each month at the Lawrence Town Hall, 2400 Shady Ct., De Pere, WI 54115 at 6:00pm. Application must be submitted seven (7) days prior to meeting.
Application/Information Submittal:	A completed application along with appropriate fee must be submitted to the Town's Business Office. One (1) complete copy of the information being presented to the Board must be included with the application along with a .pdf copy via email. A representative is required to attend and present the information at the meeting.
Ordinance:	<u>§ 300-205 Conditional Uses</u>

READ ALL INSTRUCTIONS PROVIDED BEFORE COMPLETING. IF ADDITIONAL SPACE IS NEEDED, ATTACH ADDITIONAL PAGES.

SECTION 1: APPLICANT INFORMATION

Applicant Name: Brian J. Van Den Heuvel

Mailing Address: 3142 Trinity Court

City: De Pere

State: WI

ZIP Code: 54115

Email: bvdh@vhcinvest.com

Phone Number: 920-370-3868

SECTION 2: LANDOWNER/DEVELOPER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner/Developer Name:

Mailing Address:

Email:

City:

State:

ZIP Code:

Email:

Phone number:

SECTION 3: PROJECT OR SITE LOCATION

Project Address: 3142 Trinity Court De Pere, WI 54115

Parcel #(s): L-2206

Parcel Size: 3.330 acres

Frontage:

Current Zoning District: Residential



TOWN OF LAWRENCE CONDITIONAL USE PERMIT APPLICATION FOR PLANNING AND ZONING

Legal Description:

SECTION 4: ADDITIONAL INFORMATION

Describe Purposed Plan:

The purpose is to add a water feature in the backyard to increase the enjoyment of nature and supporting the wildlife, also to increase environmental awareness for my children.

The pond will have a 10' safety shelf at a maximum of 2' feet deep. See the attached drawing with slopes, locations, elevations and water elevation / overflow plan.

I am working with a civil engineer to ensure the construction methods and materials are of the highest degree.

If there are any other questions please feel free to reach out to me by e-mail or by phone.

Prepare and submit an electronic copy of the sign plan detailing your request completely and any additional information which will support your application.

Signature of Applicant:

Brian Van Den Heuvel

Date:

4/6/2023



*****FOR OFFICE USE ONLY***
APPLICATION/PAYMENT RECEIVED BY**

Name: _____

Check # _____ Amount: \$ _____

Date: _____ Meeting Date: 5/10/2023

Permit #: 23-04-0005

Parcel #: L-2206

District: _____ Zoning: _____



2400 Shady Court * De Pere, WI 54115 * Phone: (920) 336-9131 * Fax: (920) 336-9193

Conditional Use Permit Review Flowchart

CUP APPLICATION WITH SUPPORTING
DOCUMENT(S) TURNED INTO STAFF AT
TOWN HALL



STAFF REVIEW &
REVIEW BY ZONING
ADMINISTRATOR



PLANNING AND ZONING MEETING
TO RECOMMEND TO APPROVE OR
DENY TO TOWN BOARD



TOWN BOARD MEETING TO
SCHEDULE PUBLIC HEARING

NOTICE OF PUBLIC
INFORMATIONAL
HEARING AT TOWN
BOARD MAILED TO
APPLICABLE
PROPERTY OWNERS
(PARTIES OF
INTEREST WITHIN
500' OF PROPERTY)

TOWN BOARD MEETING WHERE
TOWN BOARD EITHER APPROVES
OR DENIES WITHIN 60 DAYS OF
FILING APPLICATION

Recommendation by Planning and Zoning

Planning and Zoning meeting Date: _____

Recommended Action:

Recommended Conditions:

Vote: _____

Authorized Signature

Decision by Town Board

Hearing Date: _____

Discussion:

Recommended Conditions:

Permit Expiration: _____

Vote: _____

Authorized Signature

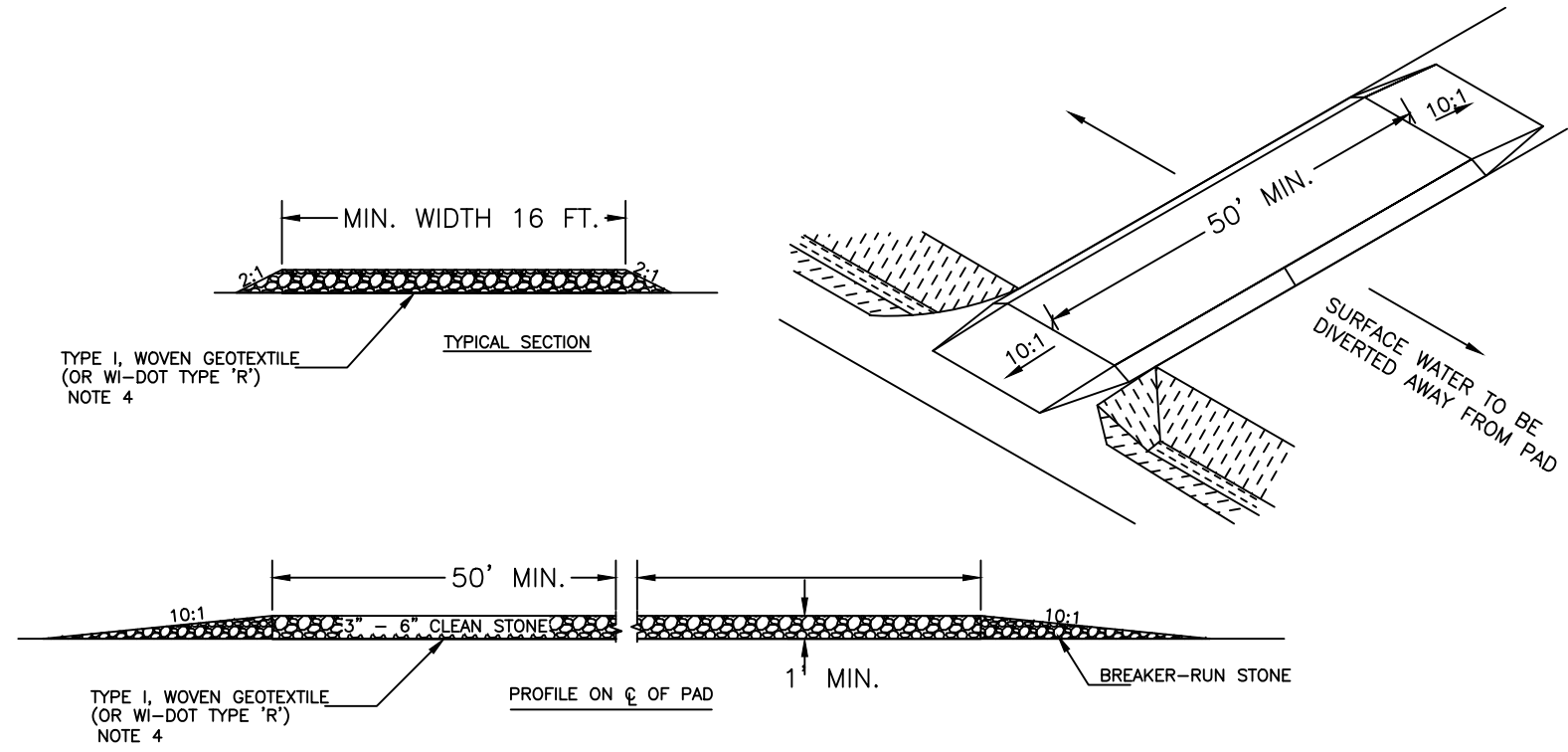
SITE
PLAN

BRIAN VAN DEN HEUVEL
3142 TRINITY COURT
DE PERE, WI 54115
BROWN COUNTY

ISSUED FOR: PRELIMINARY
DATE: 03/15/2023
DRAWN BY: CJF
CHECKED BY: CJF

REVISIONS		
DATE	BY	ID
	*	Δ

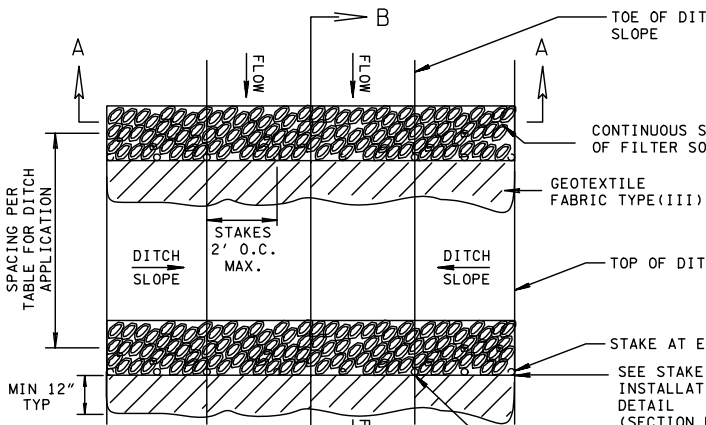
SHEET NO.
C2.0



VOLUME OF STONE----- 45.5 TONS.
35 CU.YD.

1. TRACKING PAD SHALL BE INSTALLED PRIOR TO CONSTRUCTION TRAFFIC.
2. TRACKING PAD SHALL BE INSTALLED TO THE FULL WIDTH OF THE EGRESS POINT.
3. TRACKING PAD SHALL BE 3" - 4" STONE WITH LESS THAN 10% FINES.
4. WHERE SATURATED CONDITIONS ARE EXPECTED, PAD SHALL BE UNDERLAIN BY TYPE I, WOVEN GEOTEXTILE (WI-DOT TYPE 'R').
5. SURFACE WATER SHALL BE DIVERTED AWAY FROM TRACKING PAD OR CONVEYED THROUGH WITH A CULVERT.
6. ALL OUTGOING CONSTRUCTION TRAFFIC MUST USE TRACKING PAD. IF ANOTHER EXIST. IS USED INSTALLED A TRACKING PAD AT THAT LOCATION.

1 TRACKING PAD
C2.0 NTS



FILTER SOCK CHECK DAM ESTIMATED QUANTITIES						
V-DITCH ¹			TRAPEZOIDAL DITCH ²			
24" FILTER SOCK (INSTALLED HEIGHT 19")	12" FILTER SOCK STACKED (INSTALLED HEIGHT 19")	18" FILTER SOCK STACKED (INSTALLED HEIGHT 29")	24" FILTER SOCK STACKED (INSTALLED HEIGHT 29")	12" FILTER SOCK STACKED (INSTALLED HEIGHT 19")	18" FILTER SOCK STACKED (INSTALLED HEIGHT 29")	
LENGTH(FT)	20	60	48	24	72	60

1. ESTIMATED QUANTITIES BASED ON 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.
2. ESTIMATED QUANTITIES BASED ON 4:1 BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION.

FILTER SOCK SPACING FOR SLOPE APPLICATION					FILTER SOCK SPACING FOR DITCH APPLICATION	
SLOPE	8"	12"	18"	24"	DITCH SLOPE	MAXIMUM FILTER SOCK SPACING
2E 10'	80'	N/A	N/A	N/A	LESS THAN 2E	80'
1E 30'	60'	60'	N/A	N/A	2E	80'
10E 20'	30'	30'	70'	80'	3E	50'
6:1	N/A	20'	40'	55'	4E	40'
4:1	N/A	20'	30'	30'	5E	30'
3:1	N/A	N/A	20'	25'	6E	20'
2:1	N/A	N/A	20'	20'	GREATER THAN 6E	20'

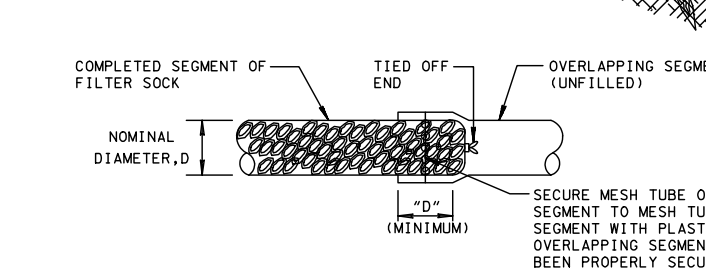
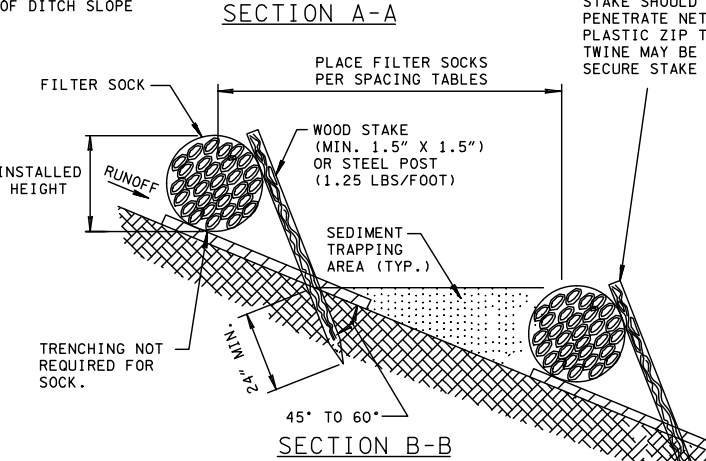
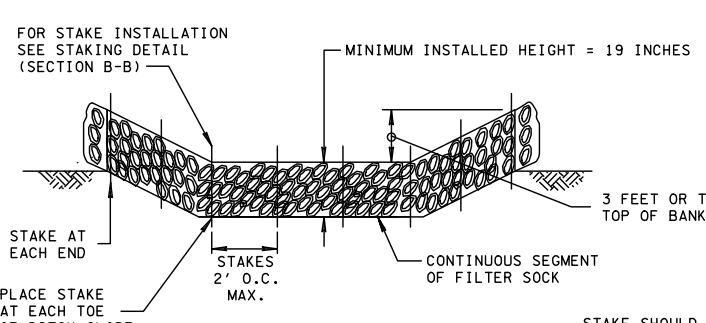
N/A = NOT RECOMMENDED
SPACING NOT TO EXCEED 80'

SOCK HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SOCK	INSTALLED HEIGHT OF STACKED SOCKS
8"	6.5"	N/A
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR FILTER MEDIA		
PROPERTY	UNITS	RANGE
SPH		5.0 - 8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	< 40
ORGANIC MATTER CONTENT	% DRY WEIGHT BASIS	25 - 100
PHYSICAL CONTAMINANTS	% DRY WEIGHT BASIS	< 1
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	2 INCH - 99% 1/4 INCH - 50% MAX. PARTICLE SIZE 2 INCHES

NOTES: MANUFACTURER SPECIFICATION MAY BE SUBSTITUTED WITH THE APPROVAL OF ENGINEER.

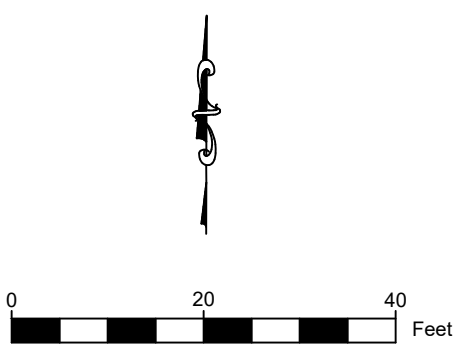
PLAN VIEW FOR DITCH APPLICATION

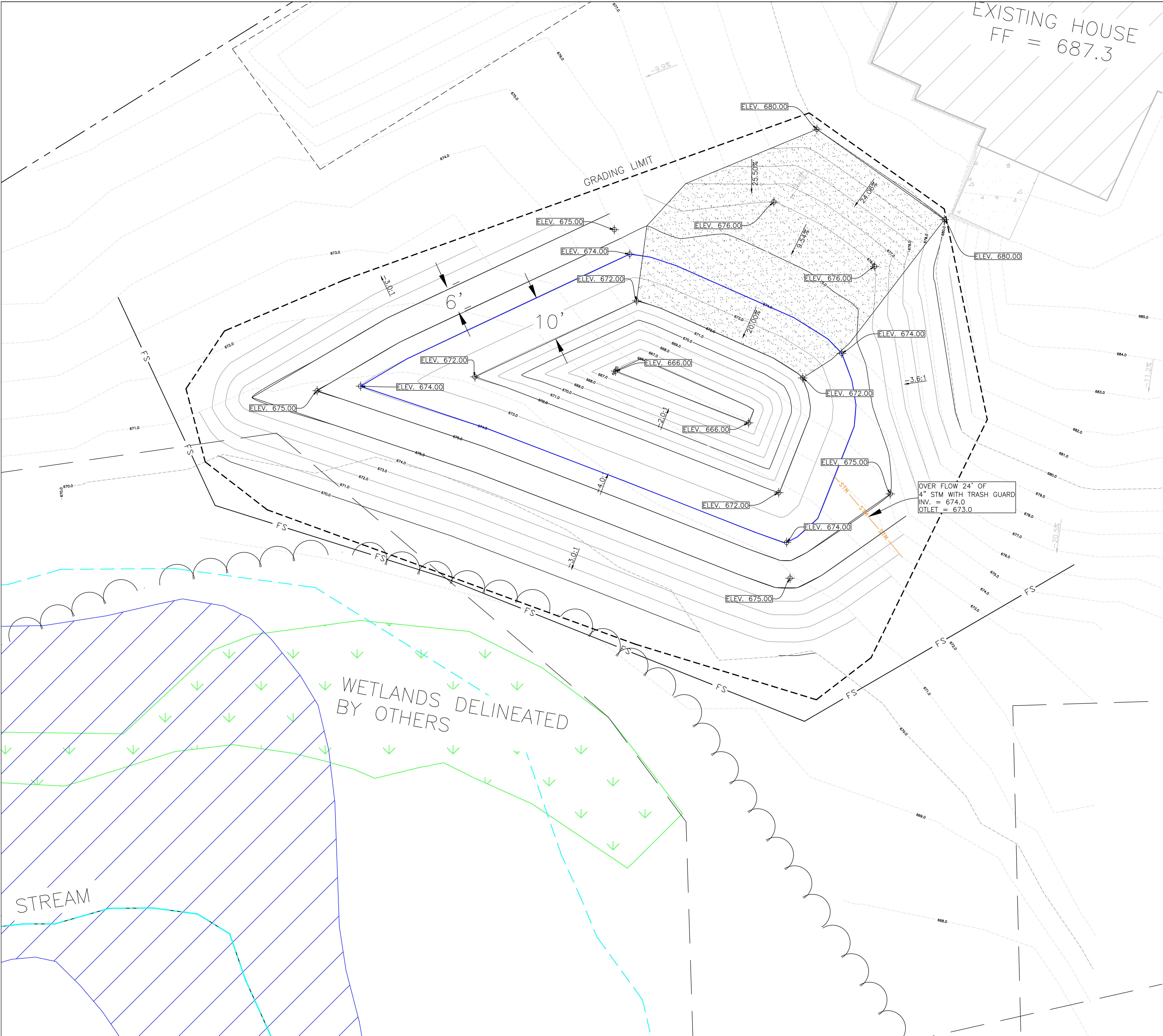


FILTER SOCK JOINT DETAIL (FOR SLOPE APPLICATION ONLY)

2 FILTER SOCK
C2.0 NTS

NOTES
14,265 FT² DISTURBED AREA
0 FT² NEW IMPERVIOUS AREA





23-04-0005
L-2206



1730 E. SYLVAN AVE.
APPLETON, WI 54915
PH. (920) 419-5904

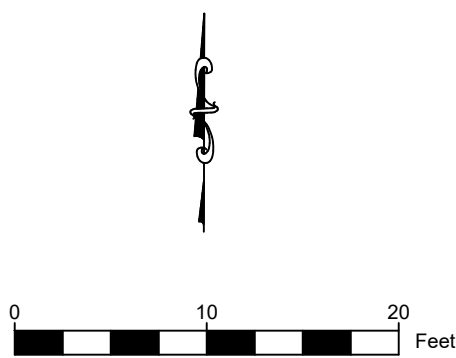
GRADING PLAN

BRIAN VAN DEN HEUVEL
3142 TRINITY COURT
DE PERE, WI 54115
BROWN COUNTY

ISSUED FOR:	PRELIMINARY
DATE:	03/15/2023
DRAWN BY:	CJF
CHECKED BY:	CJF

REVISIONS		
DATE	BY	ID
	*	A

SHEET NO.
C3.0



Know what's below.
Call before you dig.

Certified Survey Map

Part of the Southwest ¼ of the Southeast ¼,
Section 20, T23N, R20E, Town of Lawrence,
Brown County, Wisconsin

LOT AREAS		
	Sq. Feet	Acres
LOT 1	28,589 s.f.	0.656 ac±
LOT 2	17,720 s.f.	0.407 ac±

T H E E S T A T E S O F
G R E E N R I D G E

U N P L A T T E D
L A N D S

0 U I L 0 I 1

12' driveway easement
recorded in Document
2711552

U N P L A T T E D
L A N D S

GRANT ST. - C.T.H. "EE"

South ¼ corner
Section 20-23-20
Masonry Nail found

Southeast corner
 Section 20-23-20
 Masonry Nail found

$\frac{780.53'}{S. \text{ line, SE } 1/4, \text{ Sec. } 20-23-20}$
 $\frac{1868.61'}{2649.14'}$

---S82°03'53"E 257.03'

255.55'
MID VALLEY CT.

(r/w width varies)

L.H. "47"

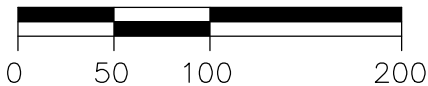
I.H. "41" reference line per TPP No. 1133-03-07-4.04
S26"

North is referenced to the South line of the Southeast 1/4 of Section 20, T23N, R20E which bears N89°30'34"E per the Wisconsin County Coordinate System, Brown County (NAD 1983/91 datum).

LEGEND

- = Government corner
 ▲ = Set Mag nail
 ◎ = Found 1" iron pipe (1.315" o.d.)
 ⊗ = Set 1" x 18" iron pipe
 Wt. = 1.68 lbs/lf, 1.315" O.D.
 () = Recorded as

SCALE: 1"=100'



DRAFTED BY:

Hebert Associates, Inc.
Land Surveying

1110 W. Wisconsin Ave.
Appleton, WI 54914

920-734-8373
Fax: 920-734-3968

SHEET # 1 of 2

FILE # 23023M01

David Hebert PLS

date

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southeast 1/4, Section 20, T23N, R20E,
Town of Lawrence, Brown County, Wisconsin

SURVEYOR’S CERTIFICATE

I, David Hebert, Professional Wisconsin Land Surveyor, do hereby certify that I have surveyed, divided and mapped all that part of the Southwest 1/4 of the Southeast 1/4, Section 20, T23N, R20E, Town of Lawrence, Brown County, Wisconsin which is more fully described as follows:

Commencing at the thence south 1/4 corner of said section 20; thence S89°30'34"E, 780.53 feet along the south line of the southeast 1/4 of said section 20; thence N27°23'03"E, 207.04 feet to the point of beginning; thence continuing N27°23'03"E, 108.13 feet; thence N38°08'44"E, 215.71 feet; thence N83°56'49"W, 208.28 feet along the north line of lands described in document # 2711552; thence S26°32'37"W, 134.72 feet along an east line of Outlot 1 of The Estates of Green Ridge; thence S54°02'45"W, 77.55 feet along a southeast line of said Outlot 1; thence S36°39'42"E, 74.26 feet along a south line of lands described in document # 2711552; thence S58°54'11"E, 120.04 feet along a south line of said lands to the point of beginning.

I further certify that this map is a correct representation of the exterior boundaries of the land surveyed, that I have made said division, by order and under direction of the owners of said lands and that I have fully complied with the code of ordinances of Brown County, Wisconsin and with Chapter 236.34 of the Wisconsin statutes in surveying, dividing, and mapping the same.

David Hebert PLS Date

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described hereon to be surveyed, divided, and mapped as represented on this Certified Survey Map. I (we) also certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Town of Lawrence, City of De Pere and Brown County.

Steven L. Wendt Date Cathy A. Wendt Date

STATE OF WISCONSIN)
COUNTY) ss

Personally came before me this day of ,20, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public My commission expires
Brown County, Wisconsin

TOWN OF LAWERENCE APPROVAL

Approved by the Town of Lawrence this day of , 20. Town Clerk

CITY OF DE PERE APPROVAL

Approved by the City of De Pere this day of , 20. Director of Planning

BROWN COUNTY PLANNING COMMISSION APPROVAL

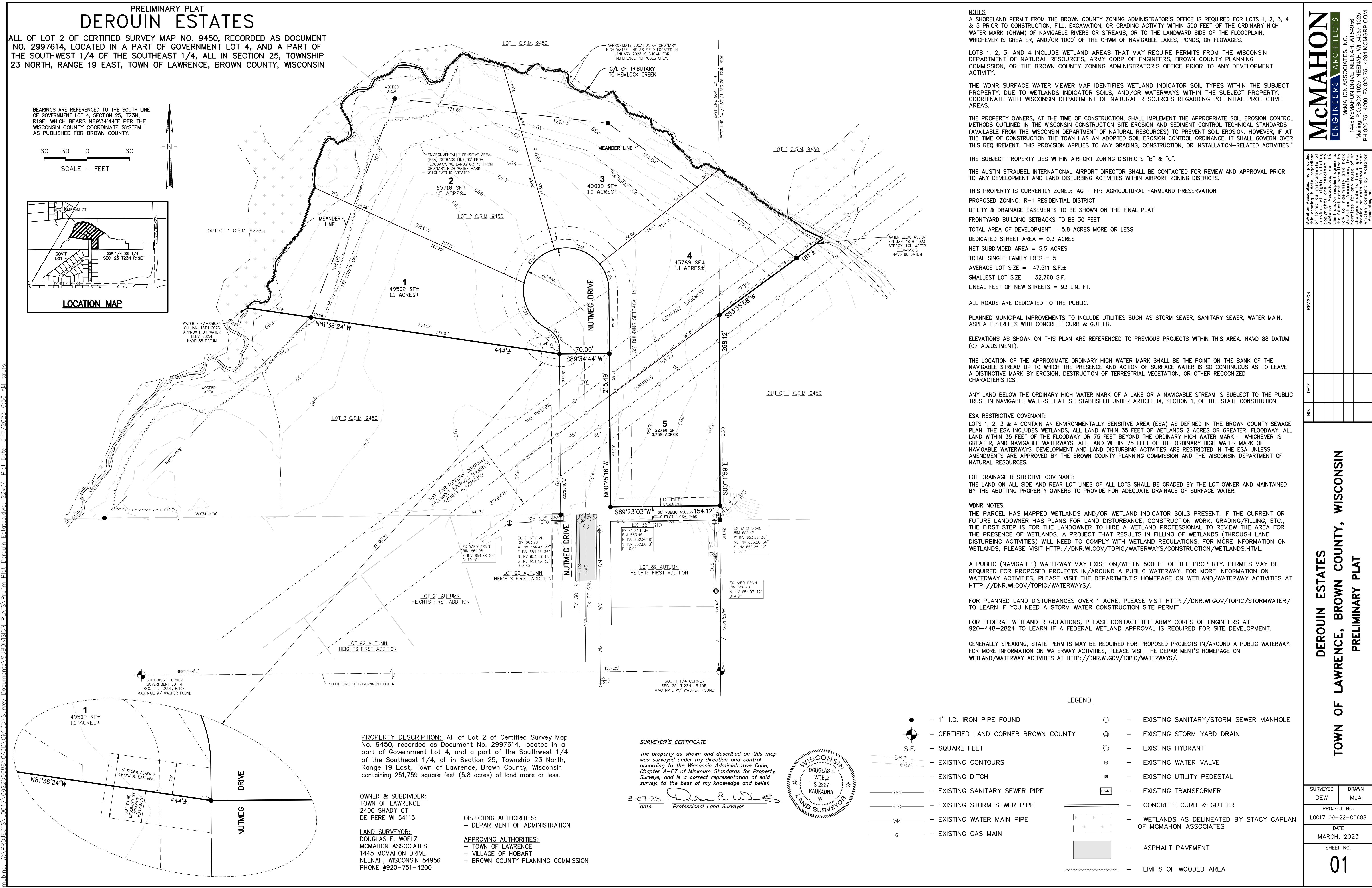
This Certified Survey Map has been approved for the Brown County Planning Commission this day of , 20.

Senior Planner

BROWN COUNTY TREASURER’S CERTIFICATE

I, being the duly elected, qualified and acting County treasurer do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of affecting the lands included in this Certified Survey Map.

Date Treasurer





Agenda Item Review

Meeting Date: May 22, 2023

Agenda Item#: 11

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Cindy Kocken, Town Clerk-Treasurer
AGENDA ITEM: **Temporary Class "B"/"Class B" Retailer's License – Food Truck Rally**

FISCAL IMPACT:

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

Item History

The Food Truck Rally is scheduled to be held on Sunday, June 25, 2023 at Quarry Park from 4:00pm – 8:00pm. The Fire Department will be selling fermented malt beverages and wine at this event. A Temporary Class "B"/"Class B" Retailer's License is needed to sell these items at this event.

Recommended Action By Town Board

Staff recommends approval of the Temporary Class "B"/"Class B" Retailer's License for the Food Truck Rally.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$0.00

Application Date: 05/10/2023

☒ Town ☐ Village ☐ City of Lawrence

County of Brown

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 06/25/2023 and ending 06/25/2023 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☒ Bona fide Club

☐ Church

☐ Lodge/Society

☐ Veteran's Organization

☐ Fair Association or Agricultural Society

☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Town of Lawrence Fire Department

(b) Address 2400 Shady Court

(Street)

☒ Town

☐ Village

☐ City

(c) Date organized

(d) If corporation, give date of incorporation

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Craig Wagner - 2595 French Rd, De Pere, WI 54115

Vice President Bryan Vander Bloomen - 2595 French Rd, De Pere, WI 54115

Secretary Kevin Brienens - 2595 French Rd. De Pere, WI 54115

Treasurer Colin Wagner - 2595 French Rd. De Pere WI 54115

(g) Name and address of manager or person in charge of affair: Luke Pastorski-Fire Chief - 2595 French Road, De Pere, WI 54115

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 1625 Quarry Park Drive - Quarry Park

(b) Lot Block

(c) Do premises occupy all or part of building? Yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

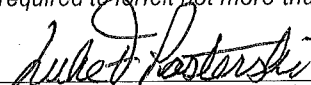
(a) List name of the event Food Truck Rally

(b) Dates of event 06/25/2023

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer


(Signature / Date)

Lawrence Fire Department

(Name of Organization)

Date Filed with Clerk 05/10/2023

Date Reported to Council or Board

Date Granted by Council

License No.



Agenda Item Review

Meeting Date: May 22, 2023

Agenda Item#: 12

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: **Prelim Steps for Consideration of TID #3 – Mid Valley/Freedom Rd - Consider Boundary Amendment TID #1**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes, TID creation/engineering services
2. Is it Currently Budgeted? It would be via TID #3 future increment

Item History

As a result of the recent review/approval of site plan for Fabick development on Mid Valley Drive, the Town will have a need to extend water/sanitary sewer to this site.

Generally, we've aimed at water/sewer extended by Spring 2024 to this area. The Town's most useful tool to help finance these types of projects would be to consider the creation of a TIF District in the vicinity of Mid Valley Drive and Freedom Road. With an extension of water/sewer to this area, we believe future development would become more feasible and likely.

A very preliminary estimate for the costs to extend water and sewer from the existing location on Shady Court (the Town Hall neighborhood) indicates that the cost would be approximately \$3.7 million, which includes the option to also extend water and sewer north from Little Rapids Road along Mid Valley Drive to land currently owned by MS Real Estate. It's probably that \$3 million would need to be financed ultimately via Town financing/TIF district for upsizing and general Town infrastructure (i.e. this amount would be left over after special assessments considered)

We will anticipate discussion at the Town Board meeting on the timelines and estimated scope of work for this utility extension, the estimated scope/amount of special assessments to be considered for benefitting properties and on TIF Districts/creation process timeline generally

The northern extension of water/sewer along Mid Valley Drive would run to properties adjacent to the Town's existing TID #1 (basically across I-41 from ISA and Lawrence Parkway). It's possible those costs (and subsequent future development) would be eligible to be considered as part of an amended TID #1 due to the adjacency of location. TID #1 was created in 2018 and through the life of a TIF district, we're able to amend boundaries up to 4 times. We have not made any boundary amendments to date.

A sample timeline is attached for creation of a TIF District in order to make it effective for 2023. These dates show the latest in the year that this process can start and still make 2023 deadlines.

Recommended Action By Town Board

Discussion on Mid Valley Utility Extension Estimates and TIF District Creation/Amendments



Opinion of Probable Cost (Pre-Bid Estimate)

Owner: TOWN OF LAWRENCE
Project Name: 2023 I-41 Sewer and Water Construction
Contract No. L0017 09-23-00310
Date: May 12, 2023
Prepared By: Matt Greely/Shane Keilher/Jordan Jelinski

A temporary lift station is planned to be constructed at the south end of Shady Court. 15" sanitary sewer is to be installed from the proposed lift station along Little Rapids Rd to Mid Valley Dr. 12" sanitary sewer will then be constructed south along Mid Valley Dr to the creek crossing then transition to 10" sewer to serve the proposed Fabick Development (L-464-1). 8" sanitary sewer will be stubbed to the west on Little Rapids Rd and southerly along French Rd for future development. A 12" water main is planned to be constructed along the same routes. A 10" sanitary sewer and 12" water main are proposed as a Supplemental option to the north along Mid Valley Dr to serve Milksource (L-415). An 8" sewer through an easment along the north side of the Fabick Development is also provided as another Supplemental option.

BASE BID | UTILITIES - Sanitary Sewer, Force Main, Lift Station & Water Main

Item	Qty	Unit	Description	Unit Price	Total
Sanitary Sewer					
1	728	L.F.	15 Inch Sanitary Sewer (SDR 26)	\$180.00	\$131,040.00
2	300	LS	15 Inch Sanitary Sewer Crossing Under I-41(Boring/Casing)	\$250.00	\$75,000.00
3	690	L.F.	12 Inch Sanitary Sewer (SDR 35)	\$120.00	\$82,800.00
4	400	L.F.	12 Inch Sanitary Sewer (SDR 26)	\$150.00	\$60,000.00
5	1	L.S.	12 Inch Sanitary Sewer Creek Crossing	\$10,000.00	\$10,000.00
6	150	L.F.	10 Inch Sanitary Sewer (SDR 35)	\$110.00	\$16,500.00
7	1890	L.F.	10 Inch Sanitary Sewer (DR 36)	\$140.00	\$264,600.00
8	392	L.F.	8 Inch Sanitary Sewer (DR 26)	\$120.00	\$47,040.00
9	325.29	V.F.	4 Foot Diameter Sanitary Manholes	\$440.00	\$143,127.60
10	1	Ea.	4 Foot Diameter Sanitary Manhole (Inside Drop Manhole)	\$3,000.00	\$3,000.00
11	9	V.F.	Sanitary Riser	\$45.00	\$405.00
12	50	L.F.	6 Inch Sanitary Lateral	\$60.00	\$3,000.00
13	70	L.F.	6 Inch Force Main	\$50.00	\$3,500.00
14	1	L.S.	Lift Station Concrete Pump Chamber, Piping, and Accessories	\$180,000.00	\$180,000.00
15	1	L.S.	Lift Station Submersible Pumps (Base Bid - Barnes 4SKHMEA) Base Elbows	\$40,000.00	\$40,000.00
16	1	L.S.	Lift Station Site Gravel Drive Base Aggregate Dense 1-1/4 Inch (est. 80 ton)	\$5,000.00	\$5,000.00
17	1	L.S.	Lift Station Site Hot Mix Asphalt Paving 3-1/2 Inch (est. 40 ton)	\$8,000.00	\$8,000.00
18	1	L.S.	Lift Station Site Grading	\$6,000.00	\$6,000.00
19	1	L.S.	Furnish Lift Station Level Control Instrumentation and Control Panel (Including SCADA Modifications)	\$50,000.00	\$50,000.00
20	1	L.S.	Install Lift Station Instrumentation and Controls Equipment	\$10,000.00	\$10,000.00
21	1	L.S.	Lift Station Generator -Trailer mounted	\$30,000.00	\$30,000.00

Water Main					
22	4200	L.F.	12 Inch Water Main	\$105.00	\$441,000.00
23	1	L.S.	12 Inch Water Main Creek/Box Culvert Crossing	\$10,000.00	\$10,000.00
24	1	L.S.	12 Inch Water Main - I-41 Crossing (Little Rapids Road)	\$75,000.00	\$75,000.00
25	24	L.F.	8 Inch Water Main	\$95.00	\$2,280.00
26	53	L.F.	6 Inch Water Main	\$85.00	\$4,505.00
27	12	Ea.	12 Inch R.W. Gate Valve	\$4,800.00	\$57,600.00
28	1	Ea.	8 Inch R.W. Gate Valve	\$3,000.00	\$3,000.00
29	8	Ea.	6 Inch R.W. Gate Valve	\$2,200.00	\$17,600.00
30	9	Ea.	Hydrants	\$6,000.00	\$54,000.00
31	9	Ea.	6 Inch Hydrant Lead Bends	\$500.00	\$4,500.00
32	1	Ea.	1 Inch Corporation Curb Stop and Stop Box	\$500.00	\$500.00
33	60	L.F.	1 Inch Poly Water Service	\$50.00	\$3,000.00
34	1	Ea.	Water Valve Manhole	\$500.00	\$500.00
35	2	Ea.	Trans Canada Gas Potholing	\$800.00	\$1,600.00
36	100	L.F.	Salvage and Replace 18 Inch Culvert (New)	\$50.00	\$5,000.00
37	60	L.F.	Salvage and Replace 30 Inch Culvert (New)	\$70.00	\$4,200.00
38	6	Ea.	18 Inch Metal Endwall	\$175.00	\$1,050.00
39	2	Ea.	30 Inch Metal Endwall	\$195.00	\$390.00
40	1	L.S.	Restoration - Roadway Shouldering (Est. 1,420 L.F.) Roadway Restoration - Hot Mix Asphalt - Roadway and Driveways (including Base Course and Pavement Marking and Concrete Curb and Gutter and Geogrid for roadway stabilization and Gravel driveway restoration)	\$80,000.00	\$80,000.00
41	1	L.S.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 1,900 L.F.)	\$80,000.00	\$80,000.00
42	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 12,400 S.Y.)	\$15,000.00	\$15,000.00
43	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 12,400 S.Y.)	\$50,000.00	\$50,000.00
44	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Erosion Mat Class 1-Type B (Est. 1,315 S.Y.)	\$20,000.00	\$20,000.00
45	1	L.S.	Traffic Control	\$15,000.00	\$15,000.00
Construction estimated Sewer & Water (Base Bid) total					\$2,112,737.60
Total with 25% E&C					\$2,640,922.00

Supplemental Bid A (Mid Valley Road Sanitary Sewer/Water Main - Little Rapids Road to north side of Milksource L-415)

SA-1	2351	L.F.	10 Inch Sanitary Sewer (DR 26)	\$140.00	\$329,140.00
SA-2	59	L.F.	8 Inch Sanitary Sewer (SDR 26)	\$120.00	\$7,080.00
SA-3	174.21	V.F.	4 Foot Diameter Sanitary Manholes	\$440.00	\$76,652.40
SA-4	24	V.F.	Sanitary Riser	\$45.00	\$1,080.00
SA-5	100	L.F.	Salvage and Replace 18 Inch Culvert (New)	\$50.00	\$5,000.00
SA-6	6	Ea.	18 Inch Metal Endwall	\$175.00	\$1,050.00
SA-7	1	L.S.	Roadway Restoration - Hot Mix Asphalt - Roadway and Driveways (including base course and pavement marking and gravel driveway restoration)	\$4,500.00	\$4,500.00
SA-8	1	L.S.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 80 L.F.)	\$7,500.00	\$7,500.00
SA-9	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 10,100 S.Y.)	\$33,000.00	\$33,000.00
SA-10	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Erosion Mat Class 1-Type B (Est. 1,950 S.Y.)	\$10,000.00	\$10,000.00
SA-11	2300	L.F.	12 Inch Water Main (Standard Bury)	\$105.00	\$241,500.00
SA-12	24	L.F.	6 Inch Water Main	\$85.00	\$2,040.00
SA-13	4	Ea.	12 Inch R.W. Gate Valve	\$4,800.00	\$19,200.00
SA-14	4	Ea.	6 Inch R.W. Gate Valve	\$2,200.00	\$8,800.00
SA-15	4	Ea.	Hydrants	\$5,300.00	\$21,200.00
SA-16	4	Ea.	6 Inch Hydrant Lead Bends	\$500.00	\$2,000.00
SA-17	1	Ea.	1 Inch Corporation Curb Stop and Stop Box	\$500.00	\$500.00
SA-18	70	L.F.	1 Inch Poly Water Service	\$50.00	\$3,500.00
SA-19	1	L.S.	Traffic Control	\$7,500.00	\$7,500.00
Construction estimated Supplemental Bid A					\$781,242.40
Total with 25% E&C					\$976,553.00

Supplemental Bid B (8" San. for Easement North Side Fabick parcel)

SB-1	59.2	V.F.	4 Foot Diameter Sanitary Manholes	\$440.00	\$26,048.00
SB-2	819	L.F.	8 Inch Sanitary Sewer (DR 26)	\$120.00	\$98,280.00
Construction estimated Supplemental Bid B					\$124,328.00
Total with 25% E&C					\$155,410.00
Total Estimated project (Base + supplemental bid A)					\$2,893,980.00
Total with 25% E&C					\$3,617,475.00
Total Estimated project (Base + supplemental bid B)					\$2,237,065.60
Total with 25% E&C					\$2,796,332.00
Total Estimated project (Base + supplemental bids A and B)					\$3,018,308.00
Total with 25% E&C					\$3,772,885.00

ALTERNATE BID A - Pump & Generator Manufacturer

Item	Qty	Unit	Description	Unit Price	Total
A-1	1	L.S.	Lift Station Submersible Pumps (Alternate Bid - Pentair Hydromatic H4HXP) and Base Elbows	\$22,400.00	\$22,400.00

Disclaimer: The attached Opinion Of Probable Cost was prepared for use by the Owner in planning for future costs of the project. In providing Opinions Of Probable Cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the Opinions Of Probable Cost provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs, and is subject to change with the normal rise and fall of the local area's economy. This Opinion must be revised after every change made to the project or after every 30-day lapse in time from the original submittal by the Design Professional.

Map printed on
5/12/2023



1:7,200

1 inch = 600 feet*

1 inch = 0.114 miles*

*original page size is 11" x 17"
Appropriate format depends on zoom level

A map key/legend is available at
tinyurl.com/BrownDogLegend

This is a custom web map
created by an online user of
the GIS map services
provided by the
Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

www.browncountywi.gov



Valley Sewer and Water Assessments

Map printed on
5/12/2023



1:7,200

1 inch = 600 feet*

1 inch = 0.114 miles*

*original page size is 11" x 17"

*Appropriate format depends on zoom level

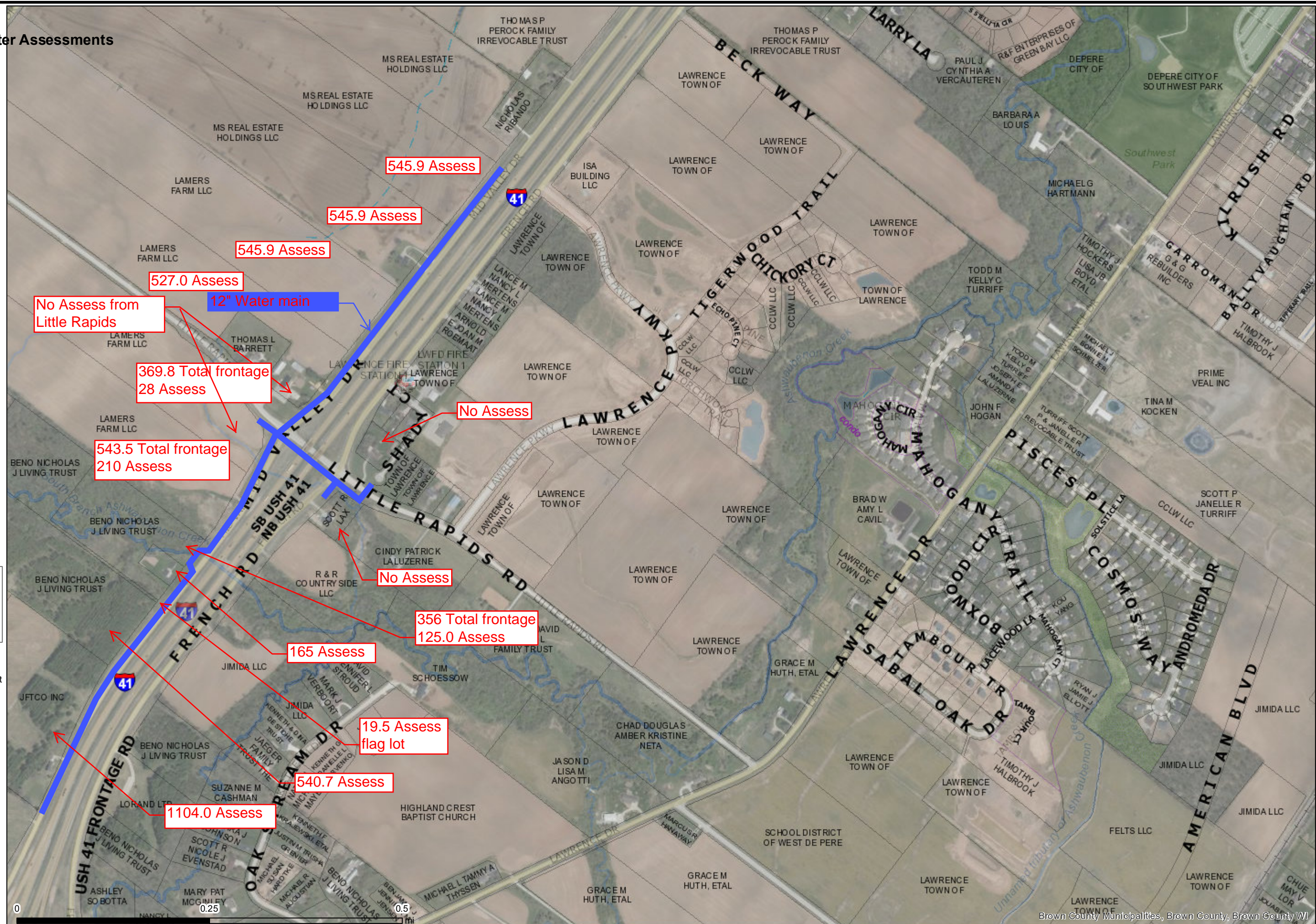
A map key/legend is available at
tinyurl.com/BrownDogLegend

This is a custom web map
created by an online user of
the GIS map services
provided by the
Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

www.browncountywi.gov



TOWN OF LAWRENCE, WI
2023 TAX INCREMENTAL DISTRICT NO. 3 MIXED-USE CREATION

<u>ACTION DATE</u>	<u>STEP</u>
May	Town will provide Ehlers with a list of the parcel tax key #'s within the District, pertinent parcel information, the maps, list of projects and costs, etc.
	Ehlers will prepare & provide the Town with a feasibility analysis report, options, and/or draft project plan document
	Planning & Zoning Committee makes a motion to call for a public hearing (optional)
July 18	Ehlers' will e-mail a Notice to Official Town Newspaper of organizational JRB meeting & public hearing. (cc: Town)
	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the Town. (cc: Town & attorney) <i>(Letters must be postmarked prior to first publication).</i>
July	Ehlers will provide Town, overlapping taxing entities, and/or Town Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (Town to post) & resolution (Town to distribute) for first meetings, and will also request legal opinion of the plan.
July 26	First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice & at least 5 days prior to JRB meeting)</i>
Aug. 2	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
Aug. 9	Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
	Planning & Zoning Committee Public Hearing on Project Plan and approval of TID boundary. <i>(Within 14 days of second publication)</i>
	Planning & Zoning Committee reviews plan & approval of District Project Plan and boundaries.
Aug.	Ehlers will provide Town & Town Attorney with revised draft Project Plan, if necessary, as well as agenda language (Town to post) & resolution (Town to distribute) for Town Board meeting.
Sept. 25	Town Board reviews Plan & adopts resolution approving District Project Plan and boundaries. <i>(at least 14 days after hearing)</i>
TBD	Ehlers' will e-mail a Class 1 Notice to Official Town Newspaper of JRB meeting. (cc: Town)
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (Town to post). (cc: Town & Attorney) <i>(Letters must be postmarked prior to publication).</i>
TBD	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
TBD	Joint Review Board consideration. <i>(Within 45 days of notification of meeting / receipt of Planning & Zoning Committee & Town Board resolutions)</i>
Sept. – Oct.	Ehlers will notify the DOR within 60 days of approval that the TID creation took place. Ehlers will then gather prepare, and submit state forms & required documents to the state, once the 2023 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the Town. DOR filing deadline October 31.

Planning and Zoning Committee typically meets the 2nd Wednesday of the month
Town Board meets: 2nd & 4th Monday @ 6:30 p.m.
Green Bay Press-Gazette, publishes daily & deadline is 48 hours prior to publication. The email is:
legals@greenbaypressgazette.com