

Town of Lawrence
Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, September 25, 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 September 11 and September 20, 2023, Town Board Meetings
 7. Consideration of payment of due invoices
 8. Consideration of Resolution 2023-015 Creating Tax Incremental District No. 3, Approving its Project Plan and Establishing its Boundaries.
 9. Review of Preliminary Special Assessments for 2023 Sanitary Sewer & Water Main Construction Projects, Approve Notifications and Consider Setting Public Hearing Date for October meeting
 10. Consideration of Award of 2023 Sanitary Sewer & Water Main Construction – Packerland Dr, French Ct, Mid Valley Dr.
 11. Consideration of Award of 2023 Storm Pond Projects: Mahogany Condo & Lawr. Parkway South
 12. Consideration of Resolution 2023-016 Financing of Stormwater Pond Projects – Mahogany/ Carpenter Condo Pond Repair and Lawrence Parkway South Pond Expansion
 13. Consideration of Resolution 2023-017 Financing of Public Works Vehicles - Loader and Snowplow
 14. Consideration of Resolution 2023-018 Financing of 2023 Sanitary Sewer & Water Main Construction; Including Packerland Dr, French Ct, Mid Valley Dr.
 15. Consideration of Change in Records Management Software Program for the Fire Department
- Planning & Zoning Board Items:***
16. Consideration of Ordinance 2023-004 to Amend Section 300-102 – B-1 Business/Commercial Zoning District – Conditional Uses
 17. Review of Proposed Room Tax and Draft Short Term-Rental Ordinance – Discussion Only
 18. Administrator/Staff Reports
 19. Future Agenda Items
 20. **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 Development, general Land Sale/Acquisition and Refuse Collection Service Contract*)
 21. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
 22. Adjourn

Patrick Wetzal for Dr. Lanny J. Tibaldo

Posted at the following on September 22, 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, September 11, 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, Bill Bain

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

Excused: Supervisor Lori Frigo

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:

Announcement of a fundraiser for the police and fire department sponsored by The Marq. Also participating in the event is Macks Pub & Grill and T & C Pub & Grill.

6. Consider minutes of the August 28, 2023, Town Board Meeting:

Supervisor Vannieuwenhoven made the motion to approve the August 28, 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 Bain seconded the motion. The motion carried unanimously.

8. Public Hearing: Change of zoning request from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher

Supervisor Brien made a motion to open the public hearing for public comment at 6:37pm regarding the change of zoning request from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher. Supervisor Vannieuwenhoven seconded the motion. Supervisor Bain abstained. The motion carried. Scott Beining introduced the zoning request and conditional use permit. Steve Bieda from Vierbicher spoke about the plans for this site. Gerald Young, 2077 Spring Meadow Drive; expressed concerns and opposition. Thomas Pearson, 2754 Spring Meadow Drive; expressed concerns and opposition. Chairman Tibaldo asked if there are any comments. None heard.

Supervisor Brien made the motion to close the public hearing at 6:56pm. Supervisor Vannieuwenhoven seconded the motion. Supervisor Bain abstained. The motion carried.

9. Consideration to change the zoning from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher:

Supervisor Brienien made the motion to approve the change of zoning from Agricultural Zone (A-1) to Business Commercial (B-1) with a Conditional Use Permit for Mini Warehouse Facility at 2750 Little Rapids Road on Parcel L-1294 for Brooke & Mike Moran by Vierbicher as presented. Supervisor Vannieuwenhoven seconded the motion. Supervisor Bain abstained. The motion carried.

- 10. Public Hearing:** Change of zoning request for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher:

Scott Beining introduced and gave a brief update regarding the request.

Supervisor Brienien made the motion to open the public hearing at 7:10pm regarding the change of zoning request for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher. Supervisor Bain seconded the motion. The motion carried unanimously.

Steve Bieda of Verbicher spoke regarding this change of zoning request.

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

Supervisor Brienien made the motion to close the public hearing at 7:11pm. Supervisor Bain seconded the motion. The motion carried unanimously.

- 11. Consideration to change the zoning for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher:**

Supervisor Vannieuwenhoven made the motion to approve the change of zoning for Lots 1, 2, 3 of the CSM on Parcel L-169 from Agricultural Zone (A-1) to Residential (R-1) at 0 Williams Grant Drive for John & Jennifer Krawczyk by Vierbicher as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

- 12. Review of Recommendations and Reports from Planning & Zoning Board:**

- a. Consideration of 2 Lot Certified Survey Map (CSM) at 1446 Sandy Springs Ct., Parcel L-374-D-3 for Eric & Michelle LeBrun by Vierbicher:

Supervisor Bain made the motion to approve the 2 Lot Certified Survey Map (CSM) at 1446 Sandy Springs Ct., Parcel L-374-D-3 for Eric & Michelle LeBrun by Vierbicher as presented.

Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- b. Consideration to *Set a Public Hearing date* for Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential (R-1) in Lawrence Parkway First Addition for Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66 by Town of Lawrence

Supervisor Brienien made the motion to set a public hearing date for October 9, 2023 for the rezoning request from Agricultural Zone (A-1) to Residential (R-1) in Lawrence Parkway First Addition for Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66 by Town of Lawrence. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- c. Consideration to *Set a Public Hearing date* for Zoning Amendment to re-zone from Agricultural Zone (A-1) to Business Commercial (B-1) in Lawrence Parkway First Addition for Lots 49, 50, 52, and 53 by Town of Lawrence:

Supervisor Bain made the motion to set a public hearing date for October 9, 2023 for the rezoning request from Agricultural Zone (A-1) to Business Commercial (B-1) in Lawrence Parkway First Addition for Lots 49, 50, 52, and 53 by Town of Lawrence. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- 13. Consideration of an Initial Resolution #2023-013 Regarding Revenue Bond Financing for Sports Emporium Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution:**

Derek Rhodes from the Sports Emporium spoke regarding his project and the history of his program.

Lynda Templen, Bond Counsel for Sports Emporium joined the meeting virtually and explained what Revenue Bond Financing is and how it works.

Supervisor Vannieuwenhoven made the motion to approve the Initial Resolution #2023-013 Regarding Revenue Bond Financing for Sports Emporium Project as presented.

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

14. Consideration of Proposed Ordinance 2023-003 -Amend & Replace § 204-1 - Use of Cigarette, Tobacco Products or Other Smoking Electronic Delivery Devices Prohibited or other Tobacco Restrictions

Supervisor Bain made the motion to approve the Proposed Ordinance 2023-003 to amend & replace § 204-1 regarding Use of Cigarette, Tobacco Products or Other Smoking Electronic Delivery Devices Prohibited or other Tobacco Restrictions as presented.

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

15. Consideration Pay Request #2 – Final – Nutmeg Dr Street & Utilities – Advance Constr. \$7,704.99:

Supervisor Brienens made the motion to approve Final Pay Request #2 for Nutmeg Dr Street & Utilities to Advance Constr. in the amount of \$7,704.99 as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

16. Consideration of Resolution #2023-014 Regarding Intergovernmental Cooperative Agreement for WI Recycling Consolidation Grant for Calendar Year 2024:

Supervisor Vannieuwenhoven made the motion to approve Resolution #2023-014 Regarding Intergovernmental Cooperative Agreement for WI Recycling Consolidation Grant for Calendar Year 2024. Supervisor Bain seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Chairman Tibaldo, aye. The motion carried unanimously.

17. Update on Schedule/Steps to Consider Creation of TIF District #3 – Mid Valley Dr/Freedom Rd:

Update was given.

18. Administrator/Staff Reports

Staff reports were given.

19. Future Agenda Items:

- a. Public hearings on October 9th for Lawrence Parkway rezoning requests;
- b. Award bids for utility extension and storm pond projects and special assessments;
- c. Auditor's Presentation of Financial Statements;
- d. TID #3 Creation Resolution.

20. Closed Session: Supervisor Brienens made the motion to move to closed session at 8:05pm 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 Development and general Land Sale/Acquisition*). Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brienens, aye; Supervisor Bain, aye; Supervisor Vannieuwenhoven, aye; Chairman Tibaldo, aye. The motion carried unanimously.

21. 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 8:25pm.

Supervisor Vannieuwenhoven 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.

22. Adjourn:

Supervisor Vannieuwenhoven made the motion at 8:25pm to adjourn the meeting.

Supervisor Bain seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer

DRAFT

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, September 20, 2023

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 5:00 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

Supervisors: Kevin Brien, Lori Frigo, Bill Bain

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer

Excused: Supervisor Kari Vannieuwenhoven

3. Approve Agenda

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

4. Pledge of Allegiance

5. Auditors Presentation of the Financial Statements, Water Rate Study Update:

Scott Sternhagen, Principal from CLA (CliftonLarsonAllen LLP) reviewed the Annual Financial Report along with the Management Communications. An update was also given regarding the water rate study progress and anticipated timeline.

6. Administrator/Staff Reports

Staff reports were given.

7. Adjourn:

Supervisor Bain made the motion at 6:24pm 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
Advance Construction, Inc.								
1142	Advance Construction, Inc.	091223	Nutmeg PR #2-Final	08/28/2023	7,704.99	7,704.99	09/12/2023	
	Total Advance Construction, Inc.:				7,704.99	7,704.99		
Amundsen Davis LLC								
1108	Amundsen Davis LLC	730216	General Legal-August	09/01/2023	540.50	.00		
1108	Amundsen Davis LLC	730218	Sports Emporium Rev. Bond	09/08/2023	446.50	.00		
	Total Amundsen Davis LLC:				987.00	.00		
Barrier Security Systems LLC								
916	Barrier Security Systems LLC	8252	Town Hall Security - Main Backup	09/05/2023	219.95	.00		
	Total Barrier Security Systems LLC:				219.95	.00		
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	55419	Recycling	08/31/2023	687.96	.00		
73	Brown County Port & Resource R	55419	Trash Collection - Sharps	08/31/2023	6,072.89	.00		
	Total Brown County Port & Resource Recovery:				6,760.85	.00		
City of De Pere								
99	City of De Pere	091323	4th Qtr Emergency Services	09/13/2023	24,026.21	.00		
	Total City of De Pere:				24,026.21	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9007893439	Water Testing	09/12/2023	46.00	.00		
102	Clean Water Testing LLC	9007900809	Water Testing	09/13/2023	48.00	.00		
	Total Clean Water Testing LLC:				94.00	.00		
Core & Main LP								
200	Core & Main LP	T524825	Torchwood Storm Sewer	09/06/2023	295.00	.00		
	Total Core & Main LP:				295.00	.00		
Country Visions Cooperative								
106	Country Visions Cooperative	3512	Grass Seed	09/20/2023	263.75	.00		
	Total Country Visions Cooperative:				263.75	.00		
DeLeer Construction								
529	DeLeer Construction	22-10-0013	Contractor Deposit Refund-1860	09/21/2023	1,000.00	.00		
	Total DeLeer Construction:				1,000.00	.00		
Ehlers Inc								
688	Ehlers Inc	1039	Cont. Debt Disclosure Fees	09/18/2023	3,700.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Ehlers Inc:					3,700.00	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1046	Electrical Inspection-2168 William	09/14/2023	278.60	.00		
154	Fameree Consulting & Inspection	1047	Electrical Inspection-1872 Mid Vall	09/15/2023	143.85	.00		
Total Fameree Consulting & Inspection:					422.45	.00		
Gannett Media Corp								
175	Gannett Media Corp	0005805142	TID 3 Legal Notice	08/31/2023	511.98	.00		
Total Gannett Media Corp:					511.98	.00		
GFL Solid Waste Midwest, LLC								
1015	GFL Solid Waste Midwest, LLC	U60000172344	Recycling	09/20/2023	7,260.54	.00		
1015	GFL Solid Waste Midwest, LLC	U60000172344	Garbage	09/20/2023	12,366.03	.00		
Total GFL Solid Waste Midwest, LLC:					19,626.57	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	2005	Services for August	09/13/2023	64,338.74	.00		
Total Green Bay Metropolitan Sewage District:					64,338.74	.00		
Halron Lubricants Inc.								
885	Halron Lubricants Inc.	1441077-00	Bulk Oils	09/14/2023	526.39	.00		
885	Halron Lubricants Inc.	1441662-00	Drum refund	09/15/2023	40.00-	.00		
Total Halron Lubricants Inc.:					486.39	.00		
Integrity Home Builders								
1001	Integrity Home Builders	23-03-0027	Contractor Deposit Refund-1557	08/21/2023	1,000.00	.00		
Total Integrity Home Builders:					1,000.00	.00		
Konop Beverages, Inc								
255	Konop Beverages, Inc	458468	Water Town Hall	09/21/2023	25.50	.00		
Total Konop Beverages, Inc:					25.50	.00		
Kundinger, Inc								
883	Kundinger, Inc	50760413	Loader Repair	09/13/2023	32.72	.00		
Total Kundinger, Inc:					32.72	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00931489	American Sewer North	07/24/2023	127.00	.00		
285	McMahon Associates, Inc.	00931862	Packerland Water Sewer Extensio	08/25/2023	5,977.61	.00		
285	McMahon Associates, Inc.	00931865	Parkway SW & Final Plat	08/25/2023	3,105.00	.00		
285	McMahon Associates, Inc.	00931886	Illicit Discharge	08/28/2023	570.50	.00		
285	McMahon Associates, Inc.	00931895	Mid Valley Utility Ext-TID 3	08/28/2023	28,752.00	.00		
285	McMahon Associates, Inc.	00932067	Carpenter's Condos Pond Project	09/12/2023	6,503.73	.00		
285	McMahon Associates, Inc.	00932068	Stormwater Site Reviews	09/12/2023	1,956.00	.00		
285	McMahon Associates, Inc.	00932130	TID 3 Creation	09/13/2023	4,144.82	.00		
285	McMahon Associates, Inc.	00932131	American Rapids Mapping/CSMs	09/13/2023	626.50	.00		
285	McMahon Associates, Inc.	00932146	Illicit Discharge	09/15/2023	2,377.90	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total McMahon Associates, Inc.:					54,141.06	.00		
Meacham Development								
599	Meacham Development	23-04-0003	Contractor Deposit Refund-714 Ta	09/14/2023	1,000.00	.00		
Total Meacham Development:					1,000.00	.00		
Menards Inc								
286	Menards Inc	21155	Water Tower Repairs	09/18/2023	51.72	.00		
286	Menards Inc	21157	Water Dept Supplies	09/18/2023	9.88	.00		
Total Menards Inc:					61.60	.00		
Northwoods Superior Chemical								
315	Northwoods Superior Chemical	373397	Park Supplies	09/15/2023	187.75	.00		
Total Northwoods Superior Chemical:					187.75	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	191818	Fire dept 2% supplies	09/07/2023	337.00	.00		
320	Oshkosh Fire & Police Equipment	191828	Fire dept 2% supplies	09/07/2023	337.00	.00		
Total Oshkosh Fire & Police Equipment:					674.00	.00		
PJ Kortens Company, Inc.								
332	PJ Kortens Company, Inc.	10024505	Annual Service	09/20/2023	1,082.00	.00		
Total PJ Kortens Company, Inc.:					1,082.00	.00		
Pro One Janitorial Inc								
342	Pro One Janitorial Inc	202518	Office Cleaning	09/20/2023	565.00	.00		
Total Pro One Janitorial Inc:					565.00	.00		
PTM Document Systems								
1050	PTM Document Systems	0087277	1099 Forms & Envelopes	09/13/2023	53.04	.00		
Total PTM Document Systems:					53.04	.00		
Renards Catering								
581	Renards Catering	59768	HALO Meeting Breakfast-Deposit	09/14/2023	100.00	.00		
Total Renards Catering:					100.00	.00		
Southside Tire Co.								
388	Southside Tire Co.	10306944	Fire #F7 Tire Repair	09/12/2023	38.50	.00		
388	Southside Tire Co.	10306996	lawn tire repair	09/14/2023	40.28	.00		
Total Southside Tire Co.:					78.78	.00		
TLB Wood Products LLC								
986	TLB Wood Products LLC	23-1446E	Playground Chips	06/15/2023	335.20	.00		
986	TLB Wood Products LLC	23-2111E	Branch Grinding	09/13/2023	6,612.00	.00		
Total TLB Wood Products LLC:					6,947.20	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Truck Equipment Inc.								
429	Truck Equipment Inc.	1067695-00	Truck #4	09/18/2023	211.87	.00		
Total Truck Equipment Inc.:					211.87	.00		
Village of Hobart								
450	Village of Hobart	083123	Health, Dental, Life, Wrk comp	09/22/2023	5,752.54	.00		
450	Village of Hobart	083123	Police Vehicle Maintenance	09/22/2023	293.04	.00		
450	Village of Hobart	083123	Court Health/Dental/Life/WC	09/22/2023	2.02	.00		
450	Village of Hobart	083123	Court Clerk Wages	09/22/2023	857.69	.00		
450	Village of Hobart	083123	Police/Admin Salaries	09/22/2023	33,006.03	.00		
450	Village of Hobart	083123	Municipal Attorney	09/22/2023	1,721.33	.00		
450	Village of Hobart	083123	Police Seminars/Conf/Training	09/22/2023	976.20	.00		
450	Village of Hobart	083123	Court Clerk Payroll Tax	09/22/2023	83.46	.00		
450	Village of Hobart	083123	Police Vehicle Lease	09/22/2023	985.08	.00		
450	Village of Hobart	083123	Police Fuel Expenses	09/22/2023	1,415.76	.00		
450	Village of Hobart	083123	Insurance Reimbursement	09/22/2023	92.23	.00		
450	Village of Hobart	083123	Court Clerk Retirement	09/22/2023	58.32	.00		
450	Village of Hobart	083123	Judge Salary	09/22/2023	233.33	.00		
450	Village of Hobart	083123	Background Checks	09/22/2023	57.15	.00		
450	Village of Hobart	083123	Police/Adm Payroll Taxes	09/22/2023	2,442.89	.00		
450	Village of Hobart	083123	Police Uniforms	09/22/2023	45.60	.00		
450	Village of Hobart	083123	Police Supplies	09/22/2023	257.05	.00		
450	Village of Hobart	083123	Police Captial Equipment	09/22/2023	548.00	.00		
450	Village of Hobart	083123	Blood Draws	09/22/2023	32.80-	.00		
450	Village of Hobart	083123	Law & Ordinance Violations	09/22/2023	2,642.05-	.00		
450	Village of Hobart	083123	Police Retirement Expense	09/22/2023	4,158.53	.00		
450	Village of Hobart	083123	Court Supplies	09/22/2023	166.63	.00		
450	Village of Hobart	083123	Telephone/Cell/Radios	09/22/2023	701.96	.00		
Total Village of Hobart:					51,179.99	.00		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	4727230	Services 1625 Quarry Park Dr	09/11/2023	79.50	.00		
Total Wil-Kil Pest Control:					79.50	.00		
Yesterday's Trees LLC								
552	Yesterday's Trees LLC	238061	Tree Clearing-Duplex Lots	09/06/2023	10,000.00	.00		
552	Yesterday's Trees LLC	238062	North Cemetery Tree Removal	08/15/2023	9,500.00	.00		
Total Yesterday's Trees LLC:					19,500.00	.00		
Grand Totals:					267,357.89	7,704.99		

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: 9/25/23
Agenda Item#: 8

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 2023-015 Consideration of TIF District 3 Creation – Mid Valley/Freedom

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Would be created as TIF 3 funding/budget

Item History:

For the past few months, we've reviewed plans for the creation of TIF District #3 in the Town to accommodate future development at and near the I-41 / CTH S interchange, and specifically to provide a financing mechanism in order to fund necessary Town infrastructure and other improvements/costs to promote new development in this area.

We've reviewed proposed boundaries, lists of projects to consider, very conservative new development values to be created, etc. Please find these items contained with the draft TID #3 Proposed Project Plan, attached.

The Joint Review Board (members of local taxing jurisdictions) met for an organizational meeting to review the proposed plan on Wed Sept 6th. Planning & Zoning Committee held a hearing and took up the proposed project plan on Wed Sept 6th as well and has voted 5-0 to recommend approval of the creation of TID #3, authorizing the proposed boundary and project plan.

The next step is for the Town Board to review and consider this creation of TID #3, which is up for your consideration through resolution 2023-015 – Creating TID 3 and establishing boundary/project plan.

If approved by the Town Board, the plan would go to the Joint Review Board in October for final consideration.

Recommended Action: Recommend approval of Resolution 2023-015 – Creating Tax Incremental District #3, approving project plan and establishing boundaries.

RESOLUTION NO. 2023-015

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 3, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES TOWN OF LAWRENCE, WISCONSIN

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

WHEREAS, Tax Incremental District No. 3 (the "District") is proposed to be created by the Town as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 6, 2023 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Town Board that it create such District and approve the Project Plan.

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 3, Town of Lawrence", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2023.
3. The Town Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Town, does not exceed 12% of the total equalized value of taxable property within the Town.
 - (e) The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District. **OR** Lands proposed for newly platted residential development comprise 0% of the real property area within the District.
 - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 3, Town of Lawrence" (see Exhibit B) is approved, and the Town further finds the Plan is feasible and in conformity with the master plan of the Town.

BE IT FURTHER RESOLVED THAT the Town Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2023, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Town Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Town Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 25th day of September 2023.

Dr. Lanny Tibaldo, Town Board Chair

Cindy Kocken, Town Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 3
TOWN OF LAWRENCE**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

September 7, 2023

PROJECT PLAN

Town of Lawrence, Wisconsin

Tax Incremental District No. 3



Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	September 6, 2023
Public Hearing Held:	September 6, 2023
Approval by Plan Commission:	September 6, 2023
Adoption by Town Board:	September 25, 2023
Approval by the Joint Review Board:	October 10, 2023

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 3 (“District”) is a proposed Mixed Use District comprising approximately 220 acres located in the southwestern portion of the Town, west of Hwy 41. The District will be created to pay the costs of water, sewer, roads and stormwater infrastructure needed (“Project”) to be developed by multiple developers within the District. In addition to the incremental property value that will be created, the Town expects the Project will result in the creation of \$101 million in new taxable value by 2031, as well as the creation of a significant number of new jobs and additional residential living units within the Town.

AUTHORITY

Towns with a population of at least 3,500 and equalized valuation of at least \$500 million are permitted by Wis. Stat. § 60.23(32) to create a tax incremental district in the same manner as a city or village using the procedures set forth in Wis. Stat. § 66.1105. To exercise this authority, certain conditions related to provision of sanitary sewer service must be met. Those conditions are:

1. The boundaries of the proposed district must be within a sewer service area; and
2. Sewer service, provided by a wastewater treatment facility that complies with Wis. Stat. Chapter 283, must either currently extend to, or be provided to, the proposed district before the use or operation of any improvements to real property in the proposed district begins.

The area within the District boundary is within NEW Water’s sewer service area, and the areas to develop will have sewer service prior to beginning operations.

Additionally, a town must specify that one of the following will apply to the district:

- a. That at least 51% of the value of public infrastructure improvements within the district will be financed by a private developer, or other private entity, in return for the town’s agreement to repay the developer or other entity for those costs solely through the payment of cash grants.
- b. That the town expects all project costs to be paid within 90% percent of the proposed tax incremental district’s life.
- c. That expenditures may be made only within the first half of the proposed tax incremental district’s life, except that expenditures may be made after

this period if the expenditures are approved by a unanimous vote of the joint review board.

The Town meets the population and valuation requirements, and development within the proposed District will be provided with the required sewer service. The Town expects all project costs to be paid within 90% percent of the District's life.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Town anticipates making total expenditures of approximately \$15.2 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated \$6.7 million for water and sewer infrastructure extension work, \$1.25 million in stormwater infrastructure and a new roundabout.

INCREMENTAL VALUATION

The Town projects that new land and improvements value of approximately \$101 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs within 16 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

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

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

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

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

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Town does not

exceed 12% of the total equalized value of taxable property within the Town.

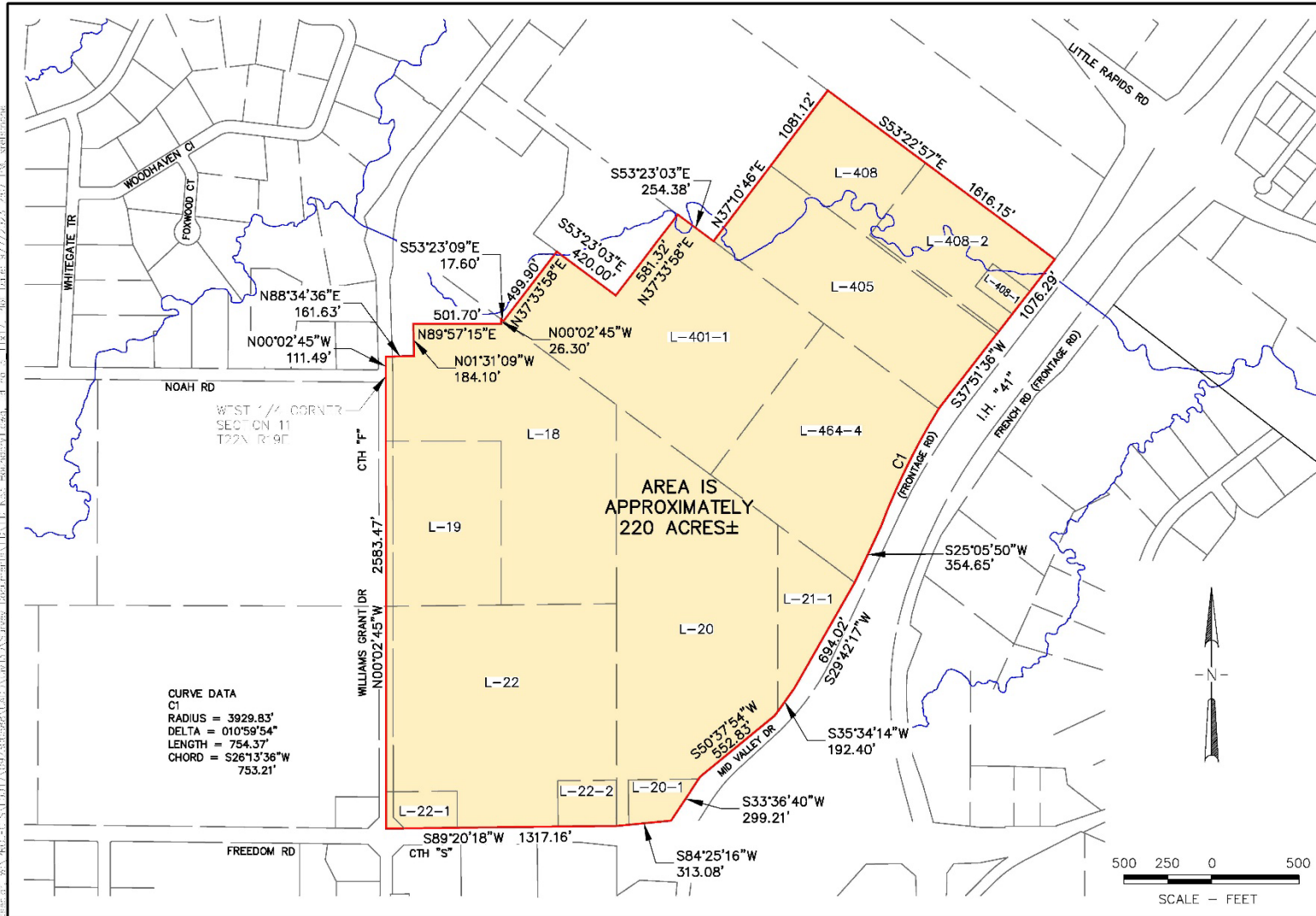
9. The Town estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



TID No. 3 – BOUNDARY MAP

TOWN OF LAWRENCE

BROWN COUNTY, WISCONSIN

DESIGNED: AMS

DRAWN: AMS

PROJECT NO.: L0017 09-23-0C588

DATE: Aug 2023

SHEET NO.

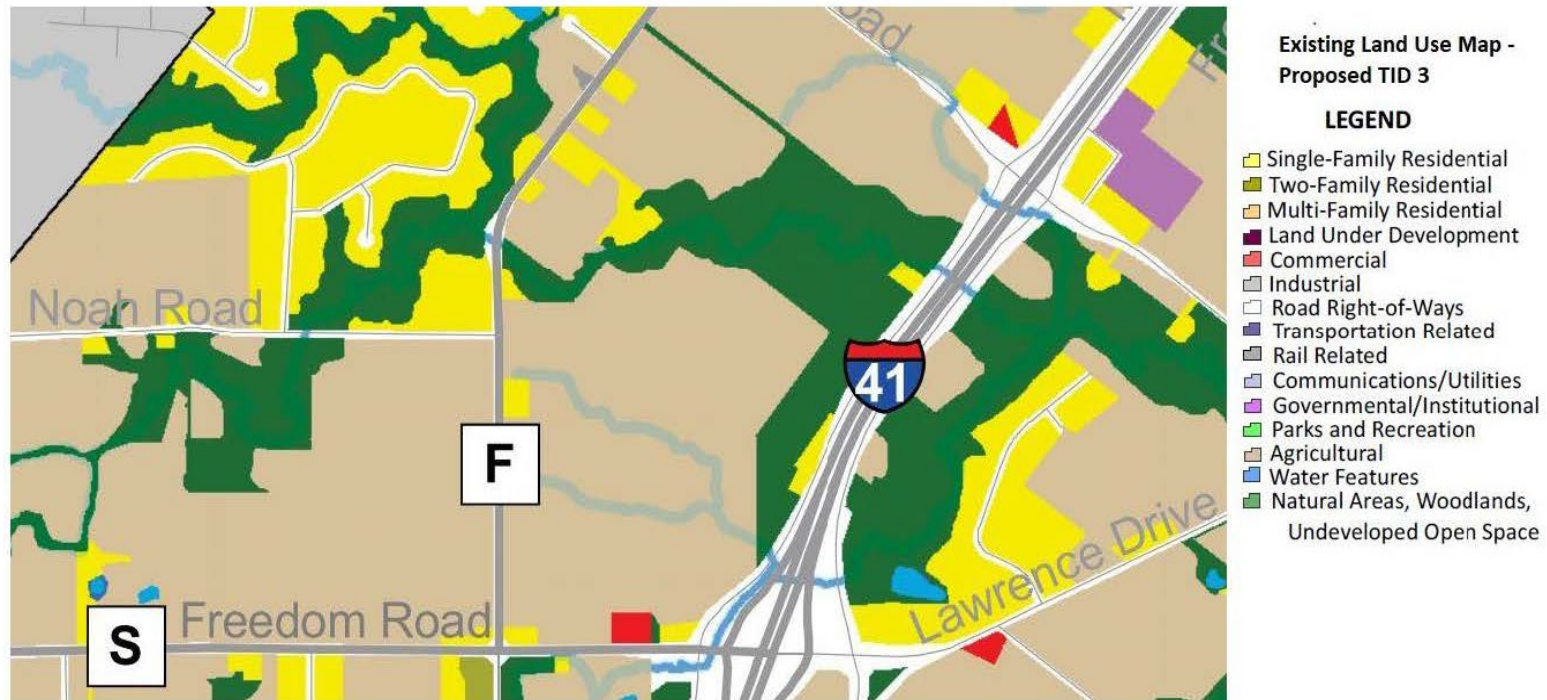
McMAHON
ENGINEERS & ARCHITECTS, INC.

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SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4:

Preliminary Parcel List and Analysis

Town of Lawrence, Wisconsin																				
Tax Increment District # 3																				
Base Property Information																				
							Assessment Information				Equalized Value					District Classification				
			Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use
Parcel Number	Street Address	Owner																		
ROW Areas																				
L-18	Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	29.96	No	No		7,800			7,800	93.95%	8,302	0	0	8,302		15		15	30.00
L-19	2799 Williams Grant Drive, Town of Lawrence	MS Real Estate Holdings, LLC	13.33	No	No		32,900	156,500		189,400	93.95%	35,019	166,578	0	201,597		13.33			13.33
L-20	Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	36.42	No	No		7,800			7,800	93.95%	8,302	0	0	8,302		36.42			36.42
L-20-1	2714 Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	1.79	No	No		400			400	93.95%	426	0	0	426		1.79			1.79
L-21-1	2852 Mid Valley Drive, Town of Lawrence	MS Real Estate Holdings, LLC	5.61	No	No		1,200			1,200	93.95%	1,277	0	0	1,277		5.61			5.61
L-22	2800 Freedom Road, Town of Lawrence	MS Real Estate Holdings, LLC	33.45	No	No		7,200			7,200	93.95%	7,664	0	0	7,664		33.45			33.45
L-22-1	2816 Freedom Road, Town of Lawrence	J Greg Little	1.71	No	No		40,100	129,000		169,100	93.95%	42,682	137,307	0	179,989			1.71		1.71
L-22-2	2746 Freedom Road, Town of Lawrence	Kwik Trip Inc	2.00	No	No		110,000	1,148,100	131,400	1,389,500	93.95%	117,084	1,222,033	139,862	1,478,978		2			2.00
L-401-1	CTH F, Town of Lawrence	MS Real Estate Holdings, LLC	31.03	No	No		11,400			11,400	93.95%	12,134	0	0	12,134				31.03	31.03
L-405	0 Mid Valley Drive, Town of Lawrence	Beno Nicholas J Living Trust	19.94	No	No		84,900			84,900	93.95%	90,367	0	0	90,367		19.94			19.94
L-408	05TH 41, Town of Lawrence	Beno Nicholas J Living Trust	9.01	No	No		27,400			27,400	93.95%	29,164	0	0	29,164		9.01			9.01
L-408-1	2718 Mid Valley Drive, Town of Lawrence	John J Tyczkowski	1.00	No	No		55,000	130,800		185,800	93.95%	58,542	139,223	0	197,765			1		1.00
L-408-2	0 Mid Valley Drive, Town of Lawrence	Beno Nicholas J Living Trust	10.00	No	No		13,000			13,000	93.95%	13,837	0	0	13,837	5	5			10.00
L-464-4	2818 Mid V alley Drive, Town of Lawrence	JFTCO Inc	22.64	No	No		98,000			98,000	93.95%	104,311	0	0	104,311	22.64				22.64
			0.00																	
		Total Acreage	217.89				497,100	1,564,400	131,400	2,192,900		529,111	1,665,141	139,862		27.64	141.55	2.71	46.03	217.99
																12.69%	64.97%	1.24%	21.13%	100.02%
1Assessed valuations as of 1-1-2022. Actual base value will be determined using 1-1-2023 assessed values.												Estimated Base Value				2,334,114				

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the Town expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Town.

The equalized value of the increment of existing tax incremental districts within the Town, plus the base value of the proposed District, totals \$81.1 million. This value is less than the maximum of \$136.4 million in equalized value that is permitted for the Town.

Town of Lawrence, Wisconsin	
Tax Increment District # 3	
Valuation Test Compliance Calculation	
District Creation Date	9/25/2023
	Valuation Data Currently Available 2023
Total EV (TID In)	1,136,830,900
12% Test	136,419,708
Increment of Existing TIDs	
TID #1	49,870,200
TID #2	30,931,900
Total Existing Increment	80,802,100
Projected Base of New or Amended District	2,334,114
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	83,136,214
Compliance	PASS

SECTION 6:

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

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

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Town ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Town expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Town may need to remove and dispose of excess material, or bring in fill material to

provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

To allow development to occur, the Town may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation

of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Miscellaneous

Projects Outside the Tax Increment District

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

- The Mid Valley water and sewer extension from the north to the district boundary totaling \$2,700,000.

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.

TID No. 3 - PROJECTS

PROPOSED TID No. 3 IMPROVEMENTS

1. MID VALLEY WATER/SEWER EXTENSIONS
2. PHASE I - ROAD/WATER/SEWER EXTENSIONS
PHASE II - ROAD/WATER/SEWER EXTENSIONS
3. REGIONAL STORMWATER POND - TOWN SHARE
4. ROUND-A-BOUT - CTH S & CTH F

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TID No. 3
TOWN OF LAWRENCE, BROWN COUNTY, WI
PROPOSED TID No. 3 IMPROVEMENTS

DATE: 09/23/2009
PROJECT NO: 10000-09-23-000
SHEET NO: 10000-09-23-000
SHEET 1 OF 1

SECTION 8:

Detailed List of Estimated Project Costs

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

Town of Lawrence, Wisconsin

Tax Increment District # 3

Estimated Project List

Project ID	Project Name/Type	Phase I 2023	Phase II 2025	Phase III 2026	Phase IV 2027	Phase V On-Going	Total (Note 1)
1	Mid Valley Water/Sewer Extensions	2,700,000					2,700,000
2	Phase I - Road/Water/Sewer Extensions		2,000,000				2,000,000
3	Phase II - Road/Water/Sewer Extensions			2,000,000			2,000,000
4	Regional Stormwater Pond - Town Share				500,000		500,000
5	Roundabout - CTH S & CTH F				750,000		750,000
6	Development Incentives					3,000,000	3,000,000
7	TID Creation Expense	30,000					30,000
8	Interest on Long Term Debt					4,007,167	4,007,167
9	Administration Expense					200,000	200,000
Total Projects		2,730,000	2,000,000	2,000,000	1,250,000	7,207,167	15,187,167

Notes:

Note 1Project costs are estimates and are subject to modification

SECTION 9:

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

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

Key Assumptions

The Project Costs the Town plans to make are expected to create \$101 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Town's current equalized TID Interim tax rate of \$14.11 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$21.8 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Town of Lawrence, Wisconsin							
Tax Increment District # 3							
Development Assumptions							
Construction Year		Commerical	Industrial	Residential	Annual Total	Construction Year	
1	2023		500,000		500,000	2023	1
2	2024		14,500,000		14,500,000	2024	2
3	2025			5,000,000	5,000,000	2025	3
4	2026			10,200,000	10,200,000	2026	4
5	2027	4,000,000		9,200,000	13,200,000	2027	5
6	2028	6,000,000		13,600,000	19,600,000	2028	6
7	2029	6,000,000		7,000,000	13,000,000	2029	7
8	2030	6,000,000	5,000,000		11,000,000	2030	8
9	2031	9,000,000	5,000,000		14,000,000	2031	9
10	2032				0	2032	10
11	2033				0	2033	11
12	2034				0	2034	12
13	2035				0	2035	13
14	2036				0	2036	14
15	2037				0	2037	15
16	2038				0	2038	16
17	2039				0	2039	17
18	2040				0	2040	18
19	2041				0	2041	19
20	2042				0	2042	20
Totals		<u>31,000,000</u>	<u>25,000,000</u>	<u>45,000,000</u>	<u>101,000,000</u>		
Notes:							

Table 2 – Tax Increment Projection Worksheet

Town of Lawrence, Wisconsin Tax Increment District # 3 Tax Increment Projection Worksheet										
Type of District	Mixed Use			Base Value	2,334,114		<input checked="" type="checkbox"/> Apply to Base Value			
District Creation Date	September 25, 2023			Appreciation Factor	0.00%					
Valuation Date	Jan 1,	2023		Base Tax Rate	\$14.11					
Max Life (Years)	20			Rate Adjustment Factor						
Expenditure Period/Termination	15	9/25/2038		Tax Exempt Discount Rate	4.00%					
Revenue Periods/Final Year	20	2044		Taxable Discount Rate	5.50%					
Extension Eligibility/Years	Yes	3								
Eligible Recipient District	No									

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV Calculation
	Year	Value Added							NPV Calculation	
1	2023	500,000	2024	0	500,000	2025	\$14.11	7,056	6,272	6,009
2	2024	14,500,000	2025	0	15,000,000	2026	\$14.11	211,670	187,209	176,872
3	2025	5,000,000	2026	0	20,000,000	2027	\$14.11	282,226	419,178	392,813
4	2026	10,200,000	2027	0	30,200,000	2028	\$14.11	426,162	755,979	701,885
5	2027	13,200,000	2028	0	43,400,000	2029	\$14.11	612,431	1,221,377	1,122,892
6	2028	19,600,000	2029	0	63,000,000	2030	\$14.11	889,012	1,870,969	1,702,172
7	2029	13,000,000	2030	0	76,000,000	2031	\$14.11	1,072,459	2,624,465	2,364,554
8	2030	11,000,000	2031	0	87,000,000	2032	\$14.11	1,227,684	3,453,844	3,083,278
9	2031	14,000,000	2032	0	101,000,000	2033	\$14.11	1,425,242	4,379,654	3,874,159
10	2032	0	2033	0	101,000,000	2034	\$14.11	1,425,242	5,269,856	4,623,810
11	2033	0	2034	0	101,000,000	2035	\$14.11	1,425,242	6,125,820	5,334,380
12	2034	0	2035	0	101,000,000	2036	\$14.11	1,425,242	6,948,862	6,007,906
13	2035	0	2036	0	101,000,000	2037	\$14.11	1,425,242	7,740,248	6,646,319
14	2036	0	2037	0	101,000,000	2038	\$14.11	1,425,242	8,501,196	7,251,450
15	2037	0	2038	0	101,000,000	2039	\$14.11	1,425,242	9,232,877	7,825,033
16	2038	0	2039	0	101,000,000	2040	\$14.11	1,425,242	9,936,417	8,368,715
17	2039	0	2040	0	101,000,000	2041	\$14.11	1,425,242	10,612,897	8,884,052
18	2040	0	2041	0	101,000,000	2042	\$14.11	1,425,242	11,263,359	9,372,524
19	2041	0	2042	0	101,000,000	2043	\$14.11	1,425,242	11,888,803	9,835,531
20	2042	0	2043	0	101,000,000	2044	\$14.11	1,425,242	12,490,192	10,274,399
Totals		101,000,000	0		Future Value of Increment		21,831,605			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District's financing plan. The Town may issue 10-year General Obligation Notes in 2023, 2025, 2026 and 2027 to fund the infrastructure improvements listed in the estimated project list. It is anticipated that the 2032, 2025 and 2026 Notes may be refunded and amortized over the remaining life of the District to better match to tax increment revenues. In addition, the Town may issue a Municipal Revenue Obligation in 2028 for potential development incentives.

Table 3 – Financing Plan

Town of Lawrence, Wisconsin						
Tax Increment District # 3						
Estimated Financing Plan						
	G.O. Promissory Note 2023	G.O. Promissory Note 2025	G.O. Promissory Note 2026	G.O. Promissory Note 2027	Municipal Revenue Obligation (MRO) 2028	Totals
Projects						
Phase I	2,700,000					2,700,000
Phase II		2,000,000				2,000,000
Phase III			2,000,000			2,000,000
Phase IV				1,250,000	3,000,000	4,250,000
Phase V						0
Total Project Funds	2,700,000	2,000,000	2,000,000	1,250,000	3,000,000	10,950,000
Estimated Finance Related Expenses	300,653	220,883	225,651	167,789	5,000	
Municipal Advisor	28,300	25,600	25,600	22,500		
Bond Counsel	17,000	17,000	17,000	17,000	5,000	
Disclosure Counsel	11,050	11,050	11,050	11,050		
Rating Agency Fee	15,000	15,500	16,000	16,500		
Paying Agent	850	850	850	850		
Underwriter Discount	10.00 29,850	10.00 22,100	10.00 22,150	10.00 14,100		0
Debt Service Reserve						
Capitalized Interest	198,603	128,783	133,001	85,789		
Total Financing Required	3,000,653	2,220,883	2,225,651	1,417,789	3,005,000	
Estimated Interest	3.00% (20,250)	3.00% (15,000)	3.00% (15,000)	3.00% (9,375)	0.00%	0
Assumed spend down (months)	3	3	3	3	0	
Rounding	4,597	4,118	4,349	1,586	0	
Net Issue Size	2,985,000	2,210,000	2,215,000	1,410,000	3,005,000	11,825,000
Notes:						

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2040 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Town of Lawrence, Wisconsin														
Tax Increment District # 3														
Cash Flow Projection														
Year	Projected Revenues				Expenditures							Balances		
	Tax Increments	Cap I	Balloon Take Out	Total Revenues	Municipal Revenue Obligation (MRO) 3,005,000 Dated Date: 01/01/28			Annual Debt Service Payments	TID Creation Expense	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding
2023				0				0	30,000		30,000	(30,000)	(30,000)	
2024		198,603		198,603				85,116		5,000	90,116	108,488	78,488	2,985,000
2025	7,056	128,783		135,838				113,488		5,000	118,488	17,351	95,838	5,195,000
2026	211,670	133,001		344,671				315,826		10,000	325,826	18,845	114,683	7,335,000
2027	282,226	85,789		368,015				403,050		10,000	413,050	(45,035)	69,648	8,670,000
2028	426,162			426,162				495,686		10,000	505,686	(79,525)	(9,877)	8,540,000
2029	612,431			612,431				599,563		10,000	609,563	2,868	(7,009)	8,270,000
2030	889,012			889,012	100,000			770,834		10,000	880,834	8,179	1,170	7,815,000
2031	1,072,459			1,072,459	125,000			930,216		10,000	1,065,216	7,243	8,413	7,180,000
2032	1,227,684			1,227,684	200,000			1,009,133		10,000	1,219,133	8,551	16,964	6,440,000
2033	1,425,242		1,965,000	3,390,242	400,000			2,765,650		10,000	3,175,650	214,592	231,556	3,880,000
2034	1,425,242		0	1,425,242	800,000			605,264		10,000	1,415,264	9,978	241,534	5,615,000
2035	1,425,242		1,230,000	2,655,242	800,000			1,823,380		10,000	2,633,380	21,862	263,396	5,300,000
2036	1,425,242		1,425,000	2,850,242	580,000			2,110,701		10,000	2,700,701	149,541	412,938	4,910,000
2037	1,425,242			1,425,242				1,094,461		10,000	1,104,461	320,781	733,719	4,030,000
2038	1,425,242			1,425,242				670,800		10,000	680,800	744,442	1,478,161	3,510,000
2039	1,425,242			1,425,242				679,400		10,000	689,400	735,842	2,214,003	2,960,000
2040	1,425,242			1,425,242				696,600		10,000	706,600	718,642	2,932,645	2,370,000
2041	1,425,242			1,425,242				697,500		10,000	707,500	717,742	3,650,387	1,755,000
2042	1,425,242			1,425,242				697,400		10,000	707,400	717,842	4,368,229	1,115,000
2043	1,425,242			1,425,242				750,200		10,000	760,200	665,042	5,033,271	395,000
2044	1,425,242			1,425,242				402,900		10,000	412,900	1,012,342	6,045,613	0
Total	21,831,605	546,176	4,620,000	26,997,780	3,005,000		0	17,717,167	30,000	200,000	20,952,167			
Notes:												Projected TID Closure		

SECTION 10:

Estimate of Property to Be Devoted to Retail Business

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

SECTION 11:

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

SECTION 12:

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

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

SECTION 13:

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

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

SECTION 14:

List of Estimated Non-Project Costs

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

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

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

SECTION 15:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



September 7, 2023

Mr. Lanny Tibaldo
Town Chairman
Town of Lawrence
2400 Shady Ct,
De Pere, WI 54115

**Re: Town of Lawrence Tax Incremental District No. 3
Opinion Letter Regarding Compliance with §66.1105(4)**

Dear Chairman Tibaldo:

As the duly appointed Town Attorney to the Town of Lawrence, Wisconsin (the "Town"), in connection with the proposed creation of a Tax Incremental District No. 3 (the "District") of the Town, we have reviewed certain limited aspects of the document created by Ehlers Public Finance Advisors dated September 1, 2023, and entitled Project Plan Town of Lawrence Tax Incremental District No. 3, (the "Project Plan").

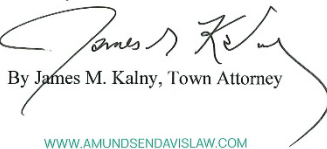
We have reviewed the Project Plan, the law, and such other documents as we have deemed necessary to enable us to render this opinion. We have relied upon the statements of fact set forth in the Project Plan, the documents attached as exhibits to the Project Plan and the documents we deemed necessary to review, without independent verification. We have not undertaken to verify the reasonableness or accuracy of the assumptions, estimates, or financial projections contained in the Project Plan.

Based upon review, it is our opinion that the Project Plan is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

We are licensed to practice law in the State of Wisconsin, and our opinion is restricted to matters pertaining to the laws of the State of Wisconsin.

Very truly yours,

AMUNDSEN DAVIS, LLC
Attorneys for the Town of Lawrence


By James M. Kalny, Town Attorney

WWW.AMUNDSENDAVISLAW.COM

318 South Washington Street, Suite 300, Green Bay, Wisconsin 54301

SECTION 16:

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

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:			2022	Percentage		
County			3,142,490	24.33%		
Special District			0	0.00%		
Municipality			2,302,536	17.83%		
School District of West De Pere			6,865,604	53.16%		
Technical College			603,426	4.67%		
Total			12,914,056			
School District of West De Technical						
Revenue Year	County	Municipality	Pere	College	Total	Revenue Year
2025	1,717	1,258	3,751	330	7,056	2025
2026	51,507	37,740	112,532	9,891	211,670	2026
2027	68,677	50,320	150,042	13,187	282,226	2027
2028	103,702	75,983	226,564	19,913	426,162	2028
2029	149,028	109,195	325,592	28,617	612,431	2029
2030	216,331	158,508	472,633	41,540	889,012	2030
2031	260,971	191,216	570,160	50,112	1,072,459	2031
2032	298,743	218,892	652,683	57,365	1,227,684	2032
2033	346,817	254,116	757,713	66,596	1,425,242	2033
2034	346,817	254,116	757,713	66,596	1,425,242	2034
2035	346,817	254,116	757,713	66,596	1,425,242	2035
2036	346,817	254,116	757,713	66,596	1,425,242	2036
2037	346,817	254,116	757,713	66,596	1,425,242	2037
2038	346,817	254,116	757,713	66,596	1,425,242	2038
2039	346,817	254,116	757,713	66,596	1,425,242	2039
2040	346,817	254,116	757,713	66,596	1,425,242	2040
2041	346,817	254,116	757,713	66,596	1,425,242	2041
2042	346,817	254,116	757,713	66,596	1,425,242	2042
2043	346,817	254,116	757,713	66,596	1,425,242	2043
2044	346,817	254,116	757,713	66,596	1,425,242	2044



Agenda Item Review

Meeting Date: September 25, 2023

Agenda Item#: 9

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzol, Town Administrator
AGENDA ITEM: **Review of Prelim Special Assessments for upcoming water/sewer extension projects, approve notifying those subject to assessment and set public hearing for October**

FISCAL IMPACT:

- | | |
|------------------------------|--|
| 1. Is there A Fiscal Impact? | <u>Yes, revenues from benefitting properties</u> |
| 2. Is it Currently Budgeted? | Yes |

Item History

For much of 2023 we've discussed the upcoming water/sewer extension projects. The Town Board approved preliminary resolutions for upcoming special assessments related to these projects on July 10th. Those resolutions prescribed an engineering report to be completed outlining project costs (via estimates) and proposed special assessment schedules. We obtained construction bids in August to further refine the proposed costs for these projects. McMahon generated preliminary engineering reports that have been previously provided to the Town Board for review in recent weeks.

We've reviewed the proposed engineering reports related to assessment methodology and proposed special assessments for the upcoming water/sewer projects: Mid Valley Dr, Packerland Dr and French Ct.

We'll anticipate one more review by the Town Board at this meeting. From there, we'll aim at affirming that these are the proposed assessment schedules to send out to the public ahead of a public hearing.

The Town Board should also identify a public hearing date in October for which we'll publish and notice to those necessary to continue this process.

Recommended Action By Town Board:

Review proposed special assessments for Mid Valley, Packerland and French Ct water/sewer projects, approve sending out notifications to those benefitting property owners related to the proposed assessment & deferral terms, and set a public hearing for October Town Board meeting: October 9th or October 23rd.

Preliminary Engineering Report

2023 Sewer & Water Construction Mid-Valley Road



Prepared for the
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

PREPARED FOR PUBLIC HEARING

AUGUST 25, 2023



McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM

McM. No. L0017-09-23-00310 /MJG:car

Preliminary Engineering Report

Pursuant to Sec. 66.0703(1)(b) Wisconsin Stats., as Amended

2023 Sewer & Water Construction Mid-Valley Road




Prepared for the
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

1. This Engineer's Report, submitted on behalf of the above-named Town, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all final plans and specifications for the aforementioned Town project are on file with the clerk of the Town.
3. The following hereinafter is the cost based on 'bid results' for the improvements.
4. That hereinafter follows the assessment amounts, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the governing body of the aforementioned Town and the Engineers for the Town, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

McMahon Associates, Inc.

By:


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

AUGUST 25, 2023

McM. No. L0017-09-23-00310



BID TABULATION - Related to Assessments (Public Hearing -Sewer & Water Only)

OWNER: TOWN OF LAWRENCE
Project Name: 2023 Sanitary Sewer & Water Main Construction
Contract No. L0017-09-23-00310
Bid Date/Time: August 17, 2023 @ 2:00 P.M.
Project Manager: Matt Greely, PE

Engineer:

SUPERIOR SEWER AND WATER, INC.
 1801 Deer Trail
 Luxemburg, WI 54217

BASE BID | CONTRACT C - LITTLE RAPIDS ROAD / MID VALLEY DRIVE / SHADY COURT LIFT STATION

Item	Qty	Unit	Description	Unit Price	Total
Sanitary Related items - Hwy 4 Crossing and Mid-Valley South of Little Rapids					
C-1	728	L.F.	15 Inch Sanitary Sewer DR 26	\$194.00	\$141,232.00
C-2	731	L.F.	12 Inch Sanitary Sewer	\$94.00	\$68,714.00
C-3	400	L.F.	12 Inch Sanitary Sewer DR 26	\$111.00	\$44,400.00
C-4	396	L.F.	10 Inch Sanitary Sewer	\$72.00	\$28,512.00
C-5	801	L.F.	10 Inch Sanitary Sewer DR 26	\$114.00	\$91,314.00
C-6	1,124	L.F.	8 Inch Sanitary Sewer	\$68.00	\$76,432.00
C-7	337	L.F.	8 Inch Sanitary Sewer DR 26	\$104.00	\$35,048.00
C-8	272.99	V.F.	4 Foot Diameter Sanitary Manholes	\$477.00	\$130,216.23
C-9	17.48	V.F.	4 Foot Diameter Sanitary Manholes (Outside Drop)	\$708.00	\$12,375.84
C-10	1	Ea.	Internal Manhole Drop	\$1,387.00	\$1,387.00
C-11	25	V.F.	6 Inch Sanitary Riser	\$72.00	\$1,800.00
C-12	50	V.F.	6 Inch Sanitary Lateral	\$93.00	\$4,650.00
TTL					\$636,081.07
Water Main Related items - Hwy 4 Crossing and Mid-Valley South of Little Rapids					
C-20	4,400	L.F.	12 Inch Water Main	\$82.25	\$361,900.00
C-21	50	L.F.	8 Inch Water Main	\$66.00	\$3,300.00
C-22	53.5	L.F.	6 Inch Water Main	\$40.00	\$2,140.00
C-23	12	Ea.	12 Inch R.W. Gate Valves	\$4,629.00	\$55,548.00
C-24	1	Ea.	8 Inch R.W. Gate Valves	\$2,691.00	\$2,691.00
C-25	8	Ea.	6 Inch R.W. Gate Valves	\$1,994.00	\$15,952.00

C-26	9	Ea.	Hydrant	\$5,070.00	\$45,630.00
C-27	8	Ea.	6 Inch Hydrant Lead Bends	\$458.00	\$3,664.00
C-28	1	Ea.	2 Inch Corporation Curb Stop and Stop Box	\$1,273.00	\$1,273.00
C-29	60	L.F.	2 Inch Poly Water Service	\$41.00	\$2,460.00
C-30	1	Ea.	Water Valve Manhole (Including Valve and Accessories)	\$10,800.00	\$10,800.00
TTL					\$505,358.00

SUPPLEMENTAL BID 1 - CONTRACT C | Mid Valley Road Sanitary Sewer / Water Main - North of Little Rapids Road

Item	Qty	Unit	Description	Unit Price	Total
S1-1	1,721	L.F.	10 Inch Sanitary Sewer DR 26	\$122.00	\$209,962.00
S1-2	454	L.F.	8 Inch Sanitary Sewer	\$66.00	\$29,964.00
S1-3	59	L.F.	8 Inch Sanitary Sewer DR 26	\$112.00	\$6,608.00
S1-4	153.93	V.F.	4 Foot Diameter Sanitary Manholes	\$450.00	\$69,268.50
S1-5	9.54	V.F.	4 Foot Diameter Sanitary Manholes (Outside Drop)	\$679.00	\$6,477.66
S1-6	2,200	L.F.	12 Inch Water Main	\$79.50	\$174,900.00
S1-7	24	L.F.	6 Inch Water Main	\$40.00	\$960.00
S1-8	4	Ea.	12 Inch R.W. Gate Valves	\$4,629.00	\$18,516.00
S1-9	4	Ea.	6 Inch R.W. Gate Valves	\$1,994.00	\$7,976.00
S1-10	4	Ea.	Hydrant	\$5,070.00	\$20,280.00
S1-11	4	Ea.	6 Inch Hydrant Lead Bends	\$458.00	\$1,832.00
S1-12	100	L.F.	Salvage and Replace 18 Inch Culvert (New)	\$45.00	\$4,500.00
S1-13	6	Ea.	18 Inch Metal Endwall	\$250.00	\$1,500.00
S1-14	1	L.S.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 80 L.F.)	\$2,500.00	\$2,500.00
S1-15	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 8,000 S.Y.)	\$14,516.00	\$14,516.00
S1-16	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, E-Mat Class 1 - Type B (Est. 1,900 S.Y.)	\$5,600.00	\$5,600.00
S1-17	1	L.S.	Restoration Roadway - HMA - Roadway and Driveways (Including Base Course, Pavement Marking and Gravel Driveway Restoration)	\$10,691.00	\$10,691.00
S1-18	1	L.S.	Traffic Control	\$3,000.00	\$3,000.00
TOTAL (Items S1-1 through S1-18, Inclusive)					\$589,051.16

Total	\$1,730,490.23
Engineering & Contingencies (20%)	\$346,098.05
Total Sewer & Water for related to assessments for Mid-Valley Road	\$2,076,588.28

McM No. L0017 - 92300310
2022 I-41 Corridor Sewer & Water Extension (Mid-Valley Rd & Little Rapids Road)
Post Bid Assessments for Public Hearing
McM No. L0017 - 92300310
Date: August 20, 2023

Public Hearing Assessment Rates		
San. Sewer	\$	61.75
Water Main	\$	55.70

A Assessible footage west side I-41 Corridor/Mid Valley Road-French Rd-Little Rapids Rd.

Parcel Summary link			TOTAL	Sanitary	Water	No. of San.	Sewer	No. of Water	Water	Sanitary	Watermain	Total
			FRONTAGE	Assessable	Assessable	Laterals	Lateral	Laterals	Lateral	Assessment	Assessment	Assessment
Parcel No.	Property Owner	Notes:		Road Frontage	Road Frontage		Assessment		Assessment	Assessment	Assessment	Assessment
Mid Valley Road											\$ -	\$ -
											\$ -	\$ -
L-464-1	JFTCO Inc.		1104.01	1104.010	1104.010	0.000	\$ 3,264.00	0.000	\$ 7,189.20	\$ 68,172.62	\$ 61,493.36	\$ 140,119.17
L-405	Beno, Nicholas J. Living Trust		540.7	540.700	540.700	0.000	\$ -	0.000	\$ -	\$ 33,388.23	\$ 30,116.99	\$ 63,505.22
L-408	Beno, Nicholas J. Living Trust	Flag lot - could be attached to main parcel 408-2	19.5	19.500	19.500	0.000	\$ -	0.000	\$ -	\$ 1,204.13	\$ 1,086.15	\$ 2,290.28
L-408-2	Beno, Nicholas J. Living Trust	Non-ESA Assessible - 231	356	125.000	125.000	0.000	\$ -	0.000	\$ -	\$ 7,718.75	\$ 6,962.50	\$ 14,681.25
L-408-1	Tyczkowski, Charlotte F. & John J.		165	165.000	165.000	1.000	\$ 2,856.00	1.000	\$ 2,515.80	\$ 10,188.75	\$ 9,190.50	\$ 24,751.05
L-410	Lamers Farm LLC	Non-ESA Assessible - 333.45	543.45	210.000	210.000	0.000	\$ -	0.000	\$ -	\$ 12,967.50	\$ 11,697.00	\$ 24,664.50
L-411	Lamers Farm LLC	Southern portion of parcel Non-ESA - 269.84	369.84	100.000	100.000	0.000	\$ -	0.000	\$ -	\$ 6,175.00	\$ 5,570.00	\$ 11,745.00
Totals											\$ -	\$ -
											\$ -	\$ -
Mid Valley Road (Supplemental Bid)											\$ -	\$ -
L-412	Lamers Farm LLC		526.98	526.980	526.980	0.000	\$ -	0.000	\$ -	\$ 32,541.02	\$ 29,352.79	\$ 61,893.80
L-413	Lamers Farm LLC	Reduce Access Footage by 150 Ft. ATC Easement	545.86	395.860	395.860	0.000	\$ -	0.000	\$ -	\$ 24,444.36	\$ 22,049.40	\$ 46,493.76
L-414	MS Real Estate Holdings LLC		545.85	545.850	545.850	0.000	\$ -	0.000	\$ -	\$ 33,706.24	\$ 30,403.85	\$ 64,110.08
L-415	MS Real Estate Holdings LLC		545.86	545.860	545.860	0.000	\$ -	0.000	\$ -	\$ 33,706.86	\$ 30,404.40	\$ 64,111.26
Totals			2164.55	2014.550	2014.550		\$ 6,120.00	\$ 1.00	\$ 9,705.00	\$ 264,213.43	\$ 238,326.93	\$ 518,365.36

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



RESOLUTION NO. 2023-011
TOWN OF LAWRENCE, WISCONSIN

Preliminary Resolution Declaring Intent to Exercise Power to Levy Special Assessments for Mid Valley Drive Water/Sewer Extension Upon Property in the Town of Lawrence, Brown County, Wisconsin,

RESOLVED, by the Town of Lawrence, Brown County, Wisconsin:

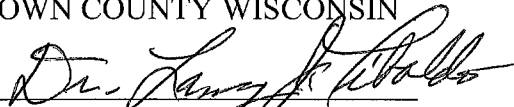
1. The Town of Lawrence Town Board hereby declares its intention to exercise its power under Section 60.77 and 60.0703, Wisconsin Statutes, to levy special assessments upon property within the following described Assessment District within the Town for special benefits conferred upon such property by the installation of Sanitary Sewer and Water infrastructure: Mid Valley Drive
Parcels: L-405, L-408, L-408-1, L-408-2, L-410, L-411, L-412, L-413, L-414, L-415 and L-464-1
2. The Town Board determines that such improvements constitute an exercise of its police powers for the public health, safety, and welfare.
3. The assessment against any parcel may be paid in cash or ten installments on the proposed assessment.
4. The total amount assessed against the property located in the Assessment District shall not exceed 100% of the Town's direct costs, including but not limited to:
 - A. Actual construction costs and related costs and expenses of architectural, engineering and legal services, administration, and borrowing of funds.
5. The District's engineering firm, McMahon Associates, Inc. is directed to prepare a report consisting of:
 - A. Final plans and specifications for said improvements;
 - B. An estimate of the entire direct and indirect costs and expenses of the completed work for improvements as described in paragraph 4 of this resolution;
 - C. A schedule of the proposed assessments; and
 - D. A statement that the respective properties against which the final assessments are proposed are benefited.
6. A copy of the report, when completed, shall be filed with the Town Clerk for public inspection.
7. Upon filing the engineer's report, the town Clerk is directed to give a Class I Notice of a public hearing on such report, as specified in Section 66.0703(7) of the Wisconsin Statutes, stating the nature of the work or improvement, the general boundary lines of the proposed Assessment District, the place and time at which the report may be inspected, and the place and time in which all persons interested, or their agents or attorneys, may appear before the Town Board and be heard concerning the matters contained in the Preliminary Resolution and the engineer's report. A copy of the Notice shall be mailed to every interested person whose post office address is known, or can be ascertained within reasonable diligence, at least ten (10) days and not more than forty (40) days after publication of the Class I Notice.

Approved and Adopted at a regular Town Board Meeting on the 10th day of July, 2023.

Introduced by: Supervisor Brien
Seconded by: Supervisor Bain
Ayes 5 Nays 0



TOWN OF LAWRENCE
BROWN COUNTY WISCONSIN


Dr. Lanny J. Tibaldo, Town Chairman

ATTEST:


Cindy Kocken, Town Clerk/Treasurer

Preliminary Engineering Report

Packerland Sewer & Water Extension Scheuring Road to North



Prepared for the
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

PREPARED FOR PUBLIC HEARING

AUGUST 25, 2023

McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM

McM. No. L0017-09-22-00686 /MJG:car

McMAHON
ENGINEERS ARCHITECTS

Preliminary Engineering Report

Pursuant to Sec. 66.0703(1)(b) Wisconsin Stats., as Amended

Packerland Sewer & Water Extension Scheuring Road to North




Prepared for the
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

1. This Engineer's Report, submitted on behalf of the above-named Town, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all final plans and specifications for the aforementioned Town project are on file with the clerk of the Town.
3. The following hereinafter is the cost based on 'bid results' for the improvements.
4. That hereinafter follows the assessment amounts, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the governing body of the aforementioned Town and the Engineers for the Town, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

McMahon Associates, Inc.

By:


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

AUGUST 25, 2023

McM. No. I0017-09-22-00686



BID TABULATION - Related to Assessments

OWNER: TOWN OF LAWRENCE
Project Name: 2023 Sanitary Sewer & Water Main Construction
Contract No. L0017-09-23-00310
Bid Date/Time: August 17, 2023 @ 2:00 P.M.
Project Manager: Matt Greely, PE

SUPERIOR SEWER AND WATER, INC.
 1801 Deer Trail
 Luxemburg, WI 54217

BASE BID | CONTRACT A - PACKERLAND DRIVE

Item	Qty	Unit	Description	Unit Price	Total
A-1	1,171	L.F.	8 Inch Sanitary Sewer	\$90.50	\$105,975.50
A-2	240	L.F.	8 Inch Sanitary Sewer DR 26	\$104.00	\$24,960.00
A-3	30	V.F.	6 Inch Sanitary Riser	\$70.00	\$2,100.00
A-4	50	L.F.	6 Inch Sanitary Lateral	\$70.00	\$3,500.00
A-5	69.53	V.F.	4 Foot Diameter Sanitary Manholes	\$500.00	\$34,765.00
A-6	1	Ea.	Internal Manhole Drop	\$0.01	\$0.01
A-7	1,500	L.F.	12 Inch Water Main	\$79.75	\$119,625.00
A-8	20	L.F.	6 Inch Water Main	\$50.25	\$1,005.00
A-9	2	Ea.	12 Inch R.W. Gate Valves	\$4,629.00	\$9,258.00
A-10	2	Ea.	6 Inch R.W. Gate Valves	\$1,994.00	\$3,988.00
A-11	1	Ea.	Salvage and Relocate Hydrant, Valve and Reducer	\$2,197.00	\$2,197.00
A-12	2	Ea.	Hydrant	\$5,070.00	\$10,140.00
A-13	2	Ea.	2 Inch Corporation Curb Stop and Stop Box	\$1,273.00	\$2,546.00
A-14	35	L.F.	2 Inch Poly Water Service	\$41.00	\$1,435.00
A-15	1	Ea.	Water Valve Manhole (Including Valve and Accessories)	\$10,800.00	\$10,800.00
A-16	2	Ea.	Salvage and Reset Culvert	\$1,128.00	\$2,256.00
A-17	1	L.S.	Restoration - Seeding, Fertilizer, Mulch (Est. 4,100 S.Y.)	\$8,200.00	\$8,200.00
A-18	1	L.S.	Restoration - Seeding, Fertilizer, E-Mat (Est. 700 S.Y.)	\$2,000.00	\$2,000.00
A-19	1	L.S.	Restoration - Roadway (Including HMA, Gravel Shoulders, Curb & Gutter, Driveway)	\$11,200.00	\$11,200.00
A-20	2	Ea.	Tracking Pad	\$1,000.00	\$2,000.00
A-21	200	L.F.	Silt Fence	\$4.50	\$900.00
A-22	6	Ea.	Ditch Checks	\$200.00	\$1,200.00
A-23	1	L.S.	Traffic Control	\$11,100.00	\$11,100.00
TOTAL (Items A-1 through A-23, Inclusive)				\$371,150.51	\$371,150.51
Total with 20% E&C					\$445,380.61

Non-Assessable (Estimated Town Costs)					
extra depth (over 12')					
1,411	L.F.	8 Inch Sanitary Sewer greater than 12' depth		\$27.83	\$39,268.13
12" upsizing of watermain					
1,500	L.F.	12" Watermain (cost difference between 8" and 12")		\$27.25	\$40,875.00
2	L.F.	12" Water Valve (cost difference between 8" and 12")		\$1,938.00	\$3,876.00
Total Non-Assessable					\$123,287.26
Assessable amount - based on Total minus Non-Assessable				\$	322,094.00

Packerland Drive Sewer and Water Extension
Post Bid - Assessments for Public Hearing
Town of Lawrence
McM No. L0017-09-22-00686

Public Hearing Assessment Rates		
San. Sewer		\$ 61.75
Water Main		\$ 55.70

20-Aug-23



(LINEAL FOOT)

Parcel No.	Property Owner	Total Frontage	ESA Frontage	Sanitary Assessed Frontage	W.M. Assessed Frontage	Sanitary Assessment	San. Lateral Assessment	Watermain Assessment	Water Lateral Assessment	Total Assessment
*L-165-1	Baycare Aurora LLC	534.86		534.9	534.9	\$ 33,027.61		\$ 29,791.70		\$ 62,819.31
L-165	Mariana Rodriguez Navarro	330.00		330.0	330.0	\$ 20,377.50	\$ 2,856.00	\$ 18,381.00	\$ 2,515.80	\$ 41,274.30
L-164	Derouin William M & Patricia M Revoc.Trust	552.80	130.00	422.8	422.8	\$ 26,107.90	\$ 4,350.00	\$ 23,549.96	\$ 3,085.60	\$ 52,743.46
*L-166	Vandenheuvel, Harold & Arleen	1,400.00		1,400.0	1,400.0	\$ 86,450.00		\$ 77,980.00		\$ 164,430.00

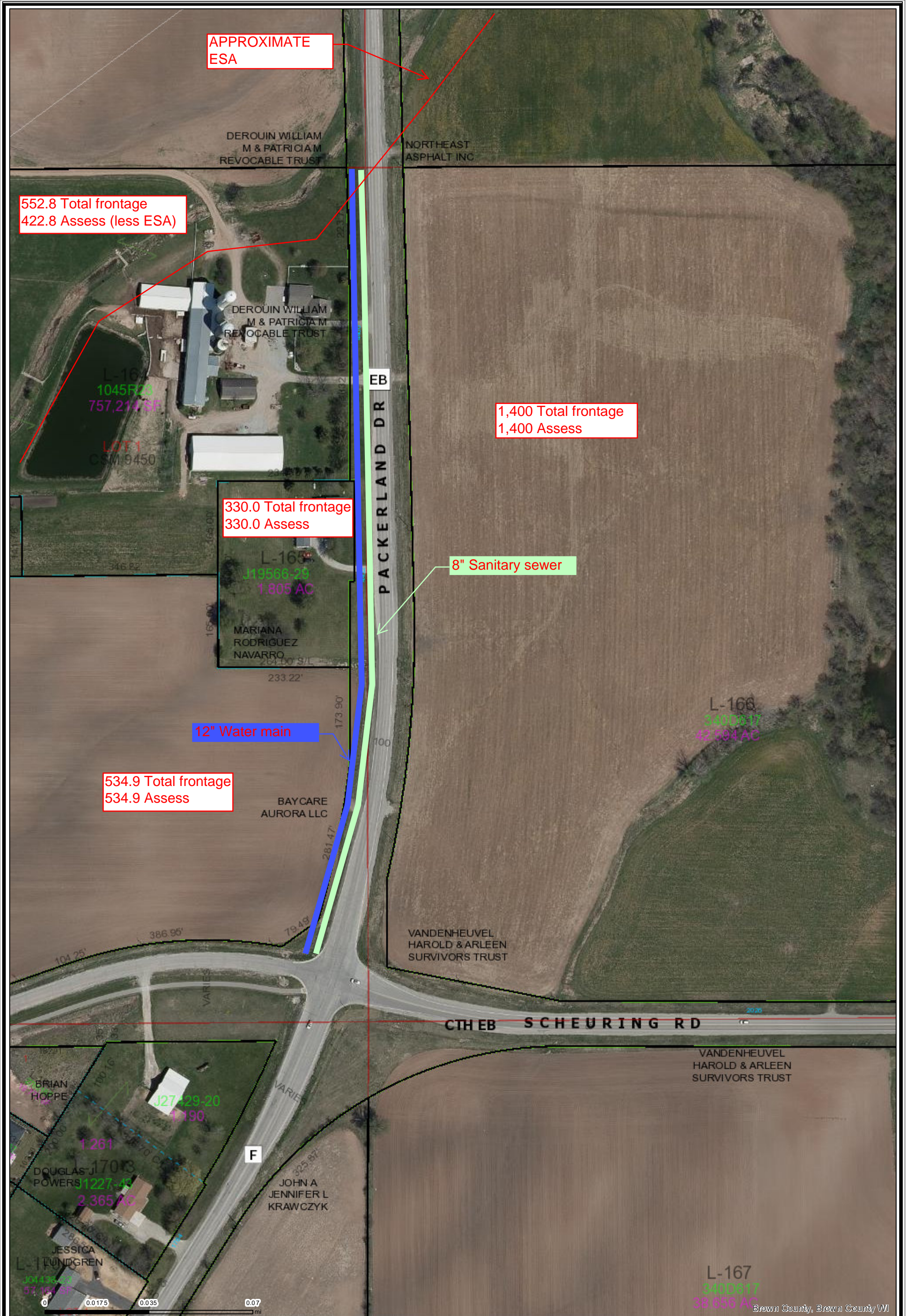
Totals = 2,817.66 2,687.7 2,687.7 If \$ 165,963.01 \$ 7,206.00 \$ 149,702.66 \$ 5,601.40 \$ 321,267.07

per foot cost

\$ 61.75 \$ 55.70

11976.25

* Possible corner exemption or modification from previously installed utilities



Preliminary Engineering Report

2023 Sewer & Water Main Extension French Court



Prepared for the
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

PREPARED FOR PUBLIC HEARING

AUGUST 25, 2023



McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956 Mailing: PO BOX 1025 NEENAH, WI 54957-1025 PH 920.751.4200 MCMGRP.COM

McM. No. L0017-09-23-00162/MJG:car

Preliminary Engineering Report

Pursuant to Sec. 66.0703(1)(b) Wisconsin Stats., as Amended

2023 Sewer & Water Main Extension French Court




Prepared for the
TOWN OF LAWRENCE
BROWN COUNTY, WISCONSIN

1. This Engineer's Report, submitted on behalf of the above-named Town, is prepared in compliance with Section 66.0703(1)(b), Wisconsin Statutes, and Section 66.0703(3), Wisconsin Statutes, as amended.
2. That all final plans and specifications for the aforementioned Town project are on file with the clerk of the Town.
3. The following hereinafter is the cost based on 'bid results' for the improvements.
4. That hereinafter follows the assessment amounts, as to each parcel of property affected, of the assessment of benefits to be levied against each affected parcel.
5. The same is attached hereto and incorporated herein as a schedule of proposed assessments.
6. That it has been determined by the governing body of the aforementioned Town and the Engineers for the Town, that the property against which the assessments are made are benefited from said proposed work, improvements and installation of the same, and that all assessments are pursuant to Sections 66.0703(1)(b) Police Powers, and that said assessments are based upon a reasonable basis, as determined by said government body, mainly being construction costs assessment, including actual cost of construction, engineering fees, legal fees, posting and publication expenses.

McMahon Associates, Inc.

By:


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

AUGUST 25, 2023

McM. No. L0017-09-23-00162



BID TABULATION Related to Assessments - for Public Hearing

OWNER:

Project Name:

Contract No.

Bid Date/Time:

Project Manager:

TOWN OF LAWRENCE

2023 Sanitary Sewer & Water Main Construction

L0017-09-23-00310

August 17, 2023 @ 2:00 P.M.

Matt Greely, PE

SUPERIOR SEWER AND WATER, IN
1801 Deer Trail
Luxemburg, WI 54217

BASE BID CONTRACT B - FRENCH COURT					
Item	Qty	Unit	Description	Unit Price	Total
B-1	582	L.F.	8 Inch Sanitary Sewer DR 26	\$104.00	\$60,528.00
B-2	34.5	V.F.	4 Foot Diameter Sanitary Manholes	\$495.00	\$17,077.50
B-3	35	L.F.	6 Inch Sanitary Lateral	\$70.00	\$2,450.00
B-4	140	L.F.	4 Inch Sanitary Lateral	\$68.00	\$9,520.00
B-5	650	L.F.	8 Inch Water Main	\$52.50	\$34,125.00
B-6	6	L.F.	6 Inch Water Main	\$50.00	\$300.00
B-7	1	Ea.	8 Inch R.W. Gate Valves	\$2,691.00	\$2,691.00
B-8	1	Ea.	6 Inch R.W. Gate Valves	\$1,994.00	\$1,994.00
B-9	1	Ea.	Hydrant	\$5,070.00	\$5,070.00
B-10	106	L.F.	1 Inch Water Service	\$39.00	\$4,134.00
B-11	4	Ea.	1 Inch Corporation Curb Stop and Box	\$634.00	\$2,536.00
B-12	28	L.F.	Salvage and Replace 12 Inch Culvert (New)	\$52.00	\$1,456.00
B-13	30	L.F.	Salvage and Replace 18 Inch Culvert (New)	\$59.00	\$1,770.00
B-14	2	Ea.	12 Inch Metal Endwall	\$160.00	\$320.00
B-15	2	Ea.	18 Inch Metal Endwall	\$210.00	\$420.00
B-16	60	I.D.	Clearing and Grubbing	\$25.00	\$1,500.00
B-17	1	Ea.	Tracking Pad	\$1,000.00	\$1,000.00
B-18	540	L.F.	Silt Fence	\$4.50	\$2,430.00
B-19	3	Ea.	Ditch Checks	\$200.00	\$600.00
B-20	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 1,400 S.Y.)	\$2,800.00	\$2,800.00
B-21	1	L.S.	Restoration - Seeding, Fertilizer, E-Mat (Est. 400 S.Y.)	\$1,172.00	\$1,172.00
B-22	1	L.S.	Restoration Roadway (Including HMA, Gravel Shoulders, Driveways)	\$6,900.00	\$6,900.00
B-23	1	L.S.	Traffic Control	\$11,311.00	\$11,311.00
TOTAL (Items B-1 through B-23, Inclusive)					\$172,104.50
Total with 20% E&C					\$206,525.40
Non-Assessible:					
Item	Description	Quantity	Unit	Unit Price	Total
	8-inch sanitary sewer	583	L.F.	\$ 37.17	\$ 21,670.11
	Pavement Restoration	1	L.S.	20000	\$ 10,000.00
	Erosion Control	1	L.S.	\$2,500.00	\$ 2,500.00
	Restoration	1000	S.Y	\$ 5.00	\$ 5,000.00
	Salvage and Replace Culverts	2	EACH	\$1,000.00	\$ 2,000.00
				Extra depth Costs =	\$ 41,170.11
Assessible amount - based on Total minus Non-Assessible					\$165,355.29

Town of Lawrence
2023 French Court Sewer and Water Extension
Post Bid Assessments for Public Hearing
McM No. L0017-09-23-00162

Public Hearing Assessment Rates		
San. Sewer	\$	61.75
Water Main	\$	55.70



20-Aug-23

French Court (2023 Construction) - Option 1 with Town contribution for extra depth only

Parcel No.	Property Owner	Total Frontage	Assessed Frontage	Sanitary Assessment	Sanitary Lat Assessment	Watermain Assessment	Water Lateral Assessment	Total Assessment
L-442	*Quality Properties Green Bay, LLC	711.47	631.01	\$ 38,964.87	\$ 4,350.00	\$ 35,147.26	\$ 6,001.20	\$ 84,463.32
L-443-1	Daniel J Martinucci	120.00	120.00	\$ 7,410.00	\$ 2,856.00	\$ 6,684.00	\$ 2,515.80	\$ 19,465.80
L-443-2	Daniel J Martinucci	120.00	120.00	\$ 7,410.00	\$ 2,856.00	\$ 6,684.00	\$ 2,515.80	\$ 19,465.80
L-443-3	Ronald J. Van Lanen**	294.74	120.00	\$ 7,410.00	\$ 2,856.00	\$ 6,684.00	\$ 2,515.80	\$ 19,465.80
L-443-4	Dennis Noel, Pamela Noel***	160.00	120.00	\$ 7,410.00	\$ 2,856.00	\$ 6,684.00	\$ 2,515.80	\$ 19,465.80
Segment A Total =		1,406.21	1,111.01	If \$ 68,604.87	\$ 11,424.00	\$ 61,883.26	\$ 16,064.40	\$ 162,326.52

* Note from 2005 Engineering Report on Assesements - 'Parcel will be assessed from remaining 711.47' at future date when French Court sewer & water project is installed.'

** Assessed frontage is based on remaining divisible lot east portion of French Ct. frontage

*** Utilities do not cross entire property, however, the entire frontage of 160.00' is not assessed, 120' used for equity of service received



Map printed on
5/12/2023



1:720
1 inch = 60 feet*
1 inch = 0.0114 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

RESOLUTION NO. 2023-009
TOWN OF LAWRENCE, WISCONSIN

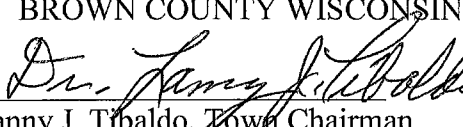
Preliminary Resolution Declaring Intent to Exercise Power to Levy Special Assessments for French Court Water/Sewer Extension Upon Property in the Town of Lawrence, Brown County, Wisconsin,

RESOLVED, by the Town of Lawrence, Brown County, Wisconsin:

1. The Town of Lawrence Town Board hereby declares its intention to exercise its power under Section 60.77 and 60.0703, Wisconsin Statutes, to levy special assessments upon property within the following described Assessment District within the Town for special benefits conferred upon such property by the installation of Sanitary Sewer and Water infrastructure: French Court
Parcels: L-442, L-443-1, L-443-2, L-433-3 and L-433-4
2. The Town Board determines that such improvements constitute an exercise of its police powers for the public health, safety, and welfare.
3. The assessment against any parcel may be paid in cash or ten installments on the proposed assessment.
4. The total amount assessed against the property located in the Assessment District shall not exceed 100% of the Town's direct costs, including but not limited to:
 - A. Actual construction costs and related costs and expenses of architectural, engineering and legal services, administration, and borrowing of funds.
5. The District's engineering firm, McMahon Associates, Inc. is directed to prepare a report consisting of:
 - A. Final plans and specifications for said improvements;
 - B. An estimate of the entire direct and indirect costs and expenses of the completed work for improvements as described in paragraph 4 of this resolution;
 - C. A schedule of the proposed assessments; and
 - D. A statement that the respective properties against which the final assessments are proposed are benefited.
6. A copy of the report, when completed, shall be filed with the Town Clerk for public inspection.
7. Upon filing the engineer's report, the town Clerk is directed to give a Class I Notice of a public hearing on such report, as specified in Section 66.0703(7) of the Wisconsin Statutes, stating the nature of the work or improvement, the general boundary lines of the proposed Assessment District, the place and time at which the report may be inspected, and the place and time in which all persons interested, or their agents or attorneys, may appear before the Town Board and be heard concerning the matters contained in the Preliminary Resolution and the engineer's report. A copy of the Notice shall be mailed to every interested person whose post office address is known, or can be ascertained within reasonable diligence, at least ten (10) days and not more than forty (40) days after publication of the Class I Notice.

Approved and Adopted at a regular Town Board Meeting on the 10th day of July, 2023.

Introduced by: Supervisor Brien
Seconded by: Supervisor Frigo
Ayes 5 Nays 0

TOWN OF LAWRENCE
BROWN COUNTY WISCONSIN

Dr. Lanny J. Tibaldo, Town Chairman



ATTEST:


Cindy Kocken, Town Clerk/Treasurer

RESOLUTION NO. 2023-010
TOWN OF LAWRENCE, WISCONSIN

Preliminary Resolution Declaring Intent to Exercise Power to Levy Special Assessments for Packerland Drive Water/Sewer Extension Upon Property in the Town of Lawrence, Brown County, Wisconsin,

RESOLVED, by the Town of Lawrence, Brown County, Wisconsin:

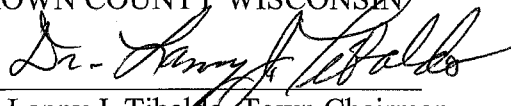
1. The Town of Lawrence Town Board hereby declares its intention to exercise its power under Section 60.77 and 60.0703, Wisconsin Statutes, to levy special assessments upon property within the following described Assessment District within the Town for special benefits conferred upon such property by the installation of Sanitary Sewer and Water infrastructure: Packerland Drive
Parcels: L-164, L-165, L-165-1 and L-166
2. The Town Board determines that such improvements constitute an exercise of its police powers for the public health, safety, and welfare.
3. The assessment against any parcel may be paid in cash or ten installments on the proposed assessment.
4. The total amount assessed against the property located in the Assessment District shall not exceed 100% of the Town's direct costs, including but not limited to:
 - A. Actual construction costs and related costs and expenses of architectural, engineering and legal services, administration, and borrowing of funds.
5. The District's engineering firm, McMahon Associates, Inc. is directed to prepare a report consisting of:
 - A. Final plans and specifications for said improvements;
 - B. An estimate of the entire direct and indirect costs and expenses of the completed work for improvements as described in paragraph 4 of this resolution;
 - C. A schedule of the proposed assessments; and
 - D. A statement that the respective properties against which the final assessments are proposed are benefited.
6. A copy of the report, when completed, shall be filed with the Town Clerk for public inspection.
7. Upon filing the engineer's report, the town Clerk is directed to give a Class I Notice of a public hearing on such report, as specified in Section 66.0703(7) of the Wisconsin Statutes, stating the nature of the work or improvement, the general boundary lines of the proposed Assessment District, the place and time at which the report may be inspected, and the place and time in which all persons interested, or their agents or attorneys, may appear before the Town Board and be heard concerning the matters contained in the Preliminary Resolution and the engineer's report. A copy of the Notice shall be mailed to every interested person whose post office address is known, or can be ascertained within reasonable diligence, at least ten (10) days and not more than forty (40) days after publication of the Class I Notice.

Approved and Adopted at a regular Town Board Meeting on the 10th day of July, 2023.

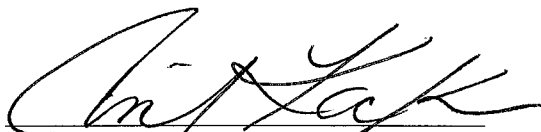
Introduced by: Supervisor Frigo
Seconded by: Supervisor Vannieuwenhoven
Ayes 5 Nays 0



TOWN OF LAWRENCE
BROWN COUNTY WISCONSIN


Dr. Lanny J. Tibaldo, Town Chairman

ATTEST:


Cindy Kocken, Town Clerk/Treasurer



Agenda Item Review

Meeting Date: September 25, 2023

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: **Consideration of Award of 2023 Sewer/Water Construction – Packerland Dr, French Ct, Mid Valley Dr**

FISCAL IMPACT:

- | | |
|------------------------------|---|
| 1. Is there A Fiscal Impact? | <u>Yes, to break down to multiple funds/special assess.</u> |
| 2. Is it Currently Budgeted? | Yes, costs within pre-bid estimates |

Item History

For much of 2023 we've discussed the upcoming water/sewer extension projects.

Bids were received for the 2023 Sanitary Sewer and Water Main Construction projects, including service to be extended on Packerland Drive (part of TID 2 plan), French Court (via water/sewer funds at property owner requests for utility extensions) and Mid Valley Drive (via TID 3 plan to service interchange and Fabick developments).

Stockpiled fill from the Lawrence Parkway projects was also bid for removal and placement elsewhere within Town development areas.

Through review on the Packerland Drive sewer, NEW Water (Green Bay Metro Sewerage District) has requested the 8" sewer be expanded to 10" to allow for future extension to service Hobart. Bid item was received for an additional amount to accommodate this upsizing. In this scenario NEW Water would reimburse the Town for the upsizing and enter into an agreement for future acquisition of the Town sewer at a point when it serves Hobart as well (future revenue for the Town and NEW Water would be responsible for future maintenance).

Four bids were received and Superior Sewer & Water Inc. provided low bid on the projects, including the stockpiled fill work and upsized Packerland sewer. McMahon has provided a letter of recommendation of award to Superior Water & Sewer for the base bids, supplemental and alternate bid, in the amount of \$3,032,430.63. Engineering and contingency would be added to this amount in the rough amount of 20% as part of the financing for the work to be completed.

Recommended Action By Town Board:

Recommend approval of McM recommendation to award 2023 Sanitary Sewer and Water Main Construction to Superior Sewer & Water Inc.



September 8, 2023

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

Re: Town of Lawrence
2023 Sanitary Sewer & Water Main Construction
Packerland Drive | French Court | Little Raids Road /
Mid Valley Drive / Shady Court Lift Station
Letter of Recommendation
McM. No. L0017-09-23-00310

Dear Patrick:

On August 17, 2023, bids were received via vBid™ for the above referenced project. Four bids were received, ranging in base bid price from \$2,379,703.10 to \$4,267,143.99 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract L0017-09-23-00310 to the low bidder, Superior Sewer and Water, Inc.), in the amount of \$3,032,430.63.

Base Bid

Contract A - Packerland Drive	\$371,150.51
Contract B - French Court.....	\$172,104.50
Contract C - Little Rapids Road / Mid Valley Drive / Shady Court Lift Station	\$1,836,448.09

Supplemental Bid

1 - Contract C - Mid Valley Rd Sanitary Sewer / Water Main - N. of Little Rapids Rd	\$589,051.16
3 - Contract C - Offsite Fill	\$39,236.00

Alternate Bid

AA - Contract A - Sewer Upsizing Packerland Drive	\$24,440.37
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If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return all copies to our office for incorporation into the Contract Documents.

Page 2 | September 8, 2023

Tonw of Lawrence

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

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Matt Greely", written over the printed name.

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

MJG:car

Enclosures: Notice of Awards
 Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: SUPERIOR SEWER AND WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

Contract No. L0017-09-23-00310

Project: 2023 SANITARY SEWER & WATER MAIN CONSTRUCTION
Packerland Drive | French Court | Little Rapids Road /
Mid Valley Drive / Shady court Lift Station
For The
TOWN OF LAWRENCE | Brown County, Wisconsin

You are notified that your Bid, dated August 17, 2023, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the 2023 Sanitary Sewer & Water Main Construction for the Town of Lawrence, Brown County, Wisconsin.

Base Bid

Contract A - Packerland Drive	\$371,150.51
Contract B - French Court	\$172,104.50
Contract C - Little Rapids Road / Mid Valley Drive / Shady Court Lift Station	\$1,836,448.09

Supplemental Bid

1 - Contract C - Mid Valley Rd Sanitary Sewer / Water Main - N. of Little Rapids Rd.....	\$589,051.16
3 - Contract C - Offsite Fill	\$39,236.00

Alternate Bid

AA - Contract A - Sewer Upsizing Packerland Drive.....	\$24,440.37
--	-------------

The Contract Price of your Contract is Three Million Thirty-Two Thousand Four Hundred Thirty & 63/100 Dollars (\$3,032,430.63).

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

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

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

SECTION 00 51 00.00 | NOTICE OF AWARD

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

TOWN OF LAWRENCE
Brown County, Wisconsin

(authorized signature)

(title)

Witness: _____

BID TABULATION

OWNER: TOWN OF LAWRENCE
Project Name: 2023 Sanitary Sewer & Water Main Construction
Contract No. L0017-09-23-00310
Bid Date/Time: August 17, 2023 @ 2:00 P.M.
Project Manager: Matt Greely, PE

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

SUPERIOR SEWER AND WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

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

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

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

BASE BID | CONTRACT A - PACKERLAND DRIVE

Item	Qty	Unit	Description
A-1	1,171	L.F.	8 Inch Sanitary Sewer
A-2	240	L.F.	8 Inch Sanitary Sewer DR 26
A-3	30	V.F.	6 Inch Sanitary Riser
A-4	50	L.F.	6 Inch Sanitary Lateral
A-5	69.53	V.F.	4 Foot Diameter Sanitary Manholes
A-6	1	Ea.	Internal Manhole Drop
A-7	1,500	L.F.	12 Inch Water Main
A-8	20	L.F.	6 Inch Water Main
A-9	2	Ea.	12 Inch R.W. Gate Valves
A-10	2	Ea.	6 Inch R.W. Gate Valves
A-11	1	Ea.	Salvage and Relocate Hydrant, Valve and Reducer
A-12	2	Ea.	Hydrant
A-13	2	Ea.	2 Inch Corporation Curb Stop and Stop Box
A-14	35	L.F.	2 Inch Poly Water Service
A-15	1	Ea.	Water Valve Manhole (Including Valve and Accessories)
A-16	2	Ea.	Salvage and Reset Culvert
A-17	1	L.S.	Restoration - Seeding, Fertilizer, Mulch (Est. 4,100 S.Y.)
A-18	1	L.S.	Restoration - Seeding, Fertilizer, E-Mat (Est. 700 S.Y.)
A-19	1	L.S.	Restoration - Roadway (Including HMA, Gravel Shoulders, Curb & Gutter, Driveway)
A-20	2	Ea.	Tracking Pad
A-21	200	L.F.	Silt Fence
A-22	6	Ea.	Ditch Checks
A-23	1	L.S.	Traffic Control

Unit Price	Total
\$90.50	\$105,975.50
\$104.00	\$24,960.00
\$70.00	\$2,100.00
\$70.00	\$3,500.00
\$500.00	\$34,765.00
\$0.01	\$0.01
\$79.75	\$119,625.00
\$50.25	\$1,005.00
\$4,629.00	\$9,258.00
\$1,994.00	\$3,988.00
\$2,197.00	\$2,197.00
\$5,070.00	\$10,140.00
\$1,273.00	\$2,546.00
\$41.00	\$1,435.00
\$10,800.00	\$10,800.00
\$1,128.00	\$2,256.00
\$8,200.00	\$8,200.00
\$2,000.00	\$2,000.00
\$11,200.00	\$11,200.00
\$1,000.00	\$2,000.00
\$4.50	\$900.00
\$200.00	\$1,200.00
\$11,100.00	\$11,100.00

Unit Price	Total
\$65.00	\$76,115.00
\$125.00	\$30,000.00
\$72.00	\$2,160.00
\$70.00	\$3,500.00
\$640.00	\$44,499.20
\$1,110.00	\$1,110.00
\$82.00	\$123,000.00
\$71.00	\$1,420.00
\$4,500.00	\$9,000.00
\$1,900.00	\$3,800.00
\$2,100.00	\$2,100.00
\$5,300.00	\$10,600.00
\$1,190.00	\$2,380.00
\$43.00	\$1,505.00
\$12,695.00	\$12,695.00
\$230.00	\$460.00
\$9,250.00	\$9,250.00
\$3,170.00	\$3,170.00
\$12,600.00	\$12,600.00
\$1.00	\$2.00
\$2.30	\$460.00
\$180.00	\$1,080.00
\$8,900.00	\$8,900.00

Unit Price	Total
\$123.00	\$144,033.00
\$189.00	\$45,360.00
\$154.00	\$4,620.00
\$96.00	\$4,800.00
\$720.00	\$50,061.60
\$1,600.00	\$1,600.00
\$97.00	\$145,500.00
\$74.00	\$1,480.00
\$4,928.00	\$9,856.00
\$2,058.00	\$4,116.00
\$1,774.00	\$1,774.00
\$6,225.00	\$12,450.00
\$1,337.00	\$2,674.00
\$63.00	\$2,205.00
\$10,765.00	\$10,765.00
\$1,272.00	\$2,544.00
\$14,000.00	\$14,000.00
\$3,500.00	\$3,500.00
\$19,000.00	\$19,000.00
\$1,267.00	\$2,534.00
\$2.40	\$480.00
\$158.00	\$948.00
\$3,378.00	\$3,378.00

Unit Price	Total
\$132.00	\$154,572.00
\$164.00	\$39,360.00
\$120.00	\$3,600.00
\$120.00	\$6,000.00
\$425.00	\$29,550.25
\$4,800.00	\$4,800.00
\$110.00	\$165,000.00
\$63.00	\$1,260.00
\$4,500.00	\$9,000.00
\$1,815.00	\$3,630.00
\$2,200.00	\$2,200.00
\$5,750.00	\$11,500.00
\$1,300.00	\$2,600.00
\$33.50	\$1,172.50
\$10,700.00	\$10,700.00
\$500.00	\$1,000.00
\$25,000.00	\$25,000.00
\$5,100.00	\$5,100.00
\$13,000.00	\$13,000.00
\$1,000.00	\$2,000.00
\$2.00	\$400.00
\$100.00	\$600.00
\$11,000.00	\$11,000.00

TOTAL (Items A-1 through A-23, Inclusive)

\$371,150.51

\$359,806.20

\$487,678.60

\$503,044.75

BASE BID | CONTRACT B - FRENCH COURT

Item	Qty	Unit	Description
B-1	582	L.F.	8 Inch Sanitary Sewer DR 26
B-2	34.5	V.F.	4 Foot Diameter Sanitary Manholes
B-3	35	L.F.	6 Inch Sanitary Lateral
B-4	140	L.F.	4 Inch Sanitary Lateral
B-5	650	L.F.	8 Inch Water Main
B-6	6	L.F.	6 Inch Water Main
B-7	1	Ea.	8 Inch R.W. Gate Valves
B-8	1	Ea.	6 Inch R.W. Gate Valves
B-9	1	Ea.	Hydrant
B-10	106	L.F.	1 Inch Water Service
B-11	4	Ea.	1 Inch Corporation Curb Stop and Box
B-12	28	L.F.	Salvage and Replace 12 Inch Culvert (New)
B-13	30	L.F.	Salvage and Replace 18 Inch Culvert (New)
B-14	2	Ea.	12 Inch Metal Endwall
B-15	2	Ea.	18 Inch Metal Endwall
B-16	60	I.D.	Clearing and Grubbing
B-17	1	Ea.	Tracking Pad
B-18	540	L.F.	Silt Fence
B-19	3	Ea.	Ditch Checks
B-20	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 1,400 S.Y.)
B-21	1	L.S.	Restoration - Seeding, Fertilizer, E-Mat (Est. 400 S.Y.)
B-22	1	L.S.	Restoration Roadway (Including HMA, Gravel Shoulders, Driveways)
B-23	1	L.S.	Traffic Control

Unit Price	Total
\$104.00	\$60,528.00
\$495.00	\$17,077.50
\$70.00	\$2,450.00
\$68.00	\$9,520.00
\$52.50	\$34,125.00
\$50.00	\$300.00
\$2,691.00	\$2,691.00
\$1,994.00	\$1,994.00
\$5,070.00	\$5,070.00
\$39.00	\$4,134.00
\$634.00	\$2,536.00
\$52.00	\$1,456.00
\$59.00	\$1,770.00
\$160.00	\$320.00
\$210.00	\$420.00
\$25.00	\$1,500.00
\$1,000.00	\$1,000.00
\$4.50	\$2,430.00
\$200.00	\$600.00
\$2,800.00	\$2,800.00
\$1,172.00	\$1,172.00
\$6,900.00	\$6,900.00
\$11,311.00	\$11,311.00

Unit Price	Total
\$111.00	\$64,602.00
\$641.00	\$22,114.50
\$106.00	\$3,710.00
\$86.00	\$12,040.00
\$55.00	\$35,750.00
\$123.00	\$738.00
\$2,560.00	\$2,560.00
\$1,865.00	\$1,865.00
\$5,300.00	\$5,300.00
\$47.00	\$4,982.00
\$575.00	\$2,300.00
\$55.00	\$1,540.00
\$64.00	\$1,920.00
\$172.00	\$344.00
\$248.00	\$496.00
\$41.00	\$2,460.00
\$1.00	\$1.00
\$2.30	\$1,242.00
\$180.00	\$540.00
\$5,000.00	\$5,000.00
\$2,000.00	\$2,000.00
\$11,000.00	\$11,000.00
\$6,200.00	\$6,200.00

Unit Price	Total
\$177.00	\$103,014.00
\$645.00	\$22,252.50
\$103.00	\$3,605.00
\$88.00	\$12,320.00
\$77.00	\$50,050.00
\$72.00	\$432.00
\$2,826.00	\$2,826.00
\$2,058.00	\$2,058.00
\$6,225.00	\$6,225.00
\$61.00	\$6,466.00
\$646.00	\$2,584.00
\$58.00	\$1,624.00
\$69.00	\$2,070.00
\$257.00	\$514.00
\$363.00	\$726.00
\$60.00	\$3,600.00
\$1,267.00	\$1,267.00
\$2.40	\$1,296.00
\$158.00	\$474.00
\$5,000.00	\$5,000.00
\$2,000.00	\$2,000.00
\$10,000.00	\$10,000.00
\$792.00	\$792.00

Unit Price	Total
\$225.00	\$130,950.00
\$475.00	\$16,387.50
\$220.00	\$7,700.00
\$215.00	\$30,100.00
\$90.00	\$58,000.00
\$90.00	\$540.00
\$2,500.00	\$2,500.00
\$1,815.00	\$1,815.00
\$5,750.00	\$5,750.00
\$77.00	\$8,162.00
\$600.00	\$2,400.00
\$40.00	\$1,120.00
\$50.00	\$1,500.00
\$220.00	\$440.00
\$270.00	\$540.00
\$33.00	\$1,980.00
\$1,000.00	\$1,000.00
\$2.00	\$1,080.00
\$95.00	\$285.00
\$10,000.00	\$10,000.00
\$2,800.00	\$2,800.00
\$7,150.00	\$7,150.00
\$6,000.00	\$6,000.00

TOTAL (Items B-1 through B-23, Inclusive)

\$172,104.50

\$188,704.50

\$241,195.50

\$298,699.50

BID TABULATION

OWNER: TOWN OF LAWRENCE
Project Name: 2023 Sanitary Sewer & Water Main Construction
Contract No. L0017-09-23-00310
Bid Date/Time: August 17, 2023 @ 2:00 P.M.
Project Manager: Matt Greely, PE

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

SUPERIOR SEWER AND WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

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

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

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

BASE BID | CONTRACT C - LITTLE RAPIDS ROAD / MID VALLEY DRIVE / SHADY COURT LIFT STATION

Item	Qty	Unit	Description
C-1	728	L.F.	15 Inch Sanitary Sewer DR 26
C-2	731	L.F.	12 Inch Sanitary Sewer
C-3	400	L.F.	12 Inch Sanitary Sewer DR 26
C-4	396	L.F.	10 Inch Sanitary Sewer
C-5	801	L.F.	10 Inch Sanitary Sewer DR 26
C-6	1,124	L.F.	8 Inch Sanitary Sewer
C-7	337	L.F.	8 Inch Sanitary Sewer DR 26
C-8	272.99	V.F.	4 Foot Diameter Sanitary Manholes
C-9	17.48	V.F.	4 Foot Diameter Sanitary Manholes (Outside Drop)
C-10	1	Ea.	Internal Manhole Drop
C-11	25	V.F.	6 Inch Sanitary Riser
C-12	50	V.F.	6 Inch Sanitary Lateral
C-13	64	L.F.	4 Inch Force Main
C-14	1	L.S.	Lift Station Concrete Pump Chamber, Piping, and Accessories
C-15	1	L.S.	Lift Station Submersible Pumps (Base Bid - Barnes 4XESHB5074) and Base Elbows
C-16	1	L.S.	Lift Station Site Grading (Including 1 Inch Thick Gravel Drive)
C-17	1	L.S.	Furnish Lift Station Level Control Instrumentation and Control Panel
C-18	1	L.S.	Install Lift Station Instrumentation and Controls Equipment
C-19	1	L.S.	Furnish Portable Trailer Mounted
C-20	4,400	L.F.	12 Inch Water Main
C-21	50	L.F.	8 Inch Water Main
C-22	53.5	L.F.	6 Inch Water Main
C-23	12	Ea.	12 Inch R.W. Gate Valves
C-24	1	Ea.	8 Inch R.W. Gate Valves
C-25	8	Ea.	6 Inch R.W. Gate Valves
C-26	9	Ea.	Hydrant
C-27	8	Ea.	6 Inch Hydrant Lead Bends
C-28	1	Ea.	2 Inch Corporation Curb Stop and Stop Box
C-29	60	L.F.	2 Inch Poly Water Service
C-30	1	Ea.	Water Valve Manhole (Including Valve and Accessories)
C-31	40	L.F.	Insulation
C-32	1	L.S.	I-41 Crossing (Little Rapids Road) Sanitary Sewer and Water Main
C-33	1	L.S.	Creek Crossing Sanitary Sewer and Water Main
C-34	5,600	C.Y.	Filling, Grading and Compacting LOMR-F Areas (Off Site)
C-35	1	L.S.	FEMA Certification for LOMR-F Areas
C-36	2	Ea.	Trans Canda Gas Potholing
C-37	40	L.F.	Salvage and Replace 18 Inch Culvert (New)
C-38	60	L.F.	Salvage and Replace 30 Inch Culvert (New)
C-39	2	Ea.	18 Inch Metal Endwall
C-40	2	Ea.	30 Inch Metal Endwall
C-41	1	L.S.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 2,600 L.F.)
C-42	1	L.S.	Restoration- Topsoil, Seed, Fertilizer, Mulch (Est. 12,400 S.Y.)
C-43	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, E-Mat, Class 1 - Type B (Est. 1,315 S.Y.O
C-44	1	L.S.	Restoration Roadway - HMA - Roadway and Driveways (Including Base Course, Pavement Marking, Concrete Curb & Gutter and Gravel Driveway Restoration)
C-45	1	L.S.	Restoration - Roadway Shouldering (Est. 2,800 L.F.)
C-46	17	Ac.	Internal Lot Restoration LOMR-F Fill Site with Alfalfa Mix
C-47	1	L.S.	Traffic Control

TOTAL (Items C-1 through C-47, Inclusive)

TOTAL (Base Bid A + B + C, Inclusive)

Unit Price	Total
\$194.00	\$141,232.00
\$94.00	\$68,714.00
\$111.00	\$44,400.00
\$72.00	\$28,512.00
\$114.00	\$91,314.00
\$68.00	\$76,432.00
\$104.00	\$35,048.00
\$477.00	\$130,216.23
\$708.00	\$12,375.84
\$1,387.00	\$1,387.00
\$72.00	\$1,800.00
\$93.00	\$4,650.00
\$40.00	\$2,560.00
\$341,905.00	\$341,905.00
\$18,367.00	\$18,367.00
\$6,962.00	\$6,962.00
\$73,470.00	\$73,470.00
\$25,510.00	\$25,510.00
\$14,000.00	\$14,000.00
\$82.25	\$361,900.00
\$66.00	\$3,300.00
\$40.00	\$2,140.00
\$4,629.00	\$55,548.00
\$2,691.00	\$2,691.00
\$1,994.00	\$15,952.00
\$5,070.00	\$45,630.00
\$458.00	\$3,664.00
\$1,273.00	\$1,273.00
\$41.00	\$2,460.00
\$10,800.00	\$10,800.00
\$10.00	\$400.00
\$0.01	\$0.01
\$0.01	\$0.01
\$2.96	\$16,576.00
\$14,300.00	\$14,300.00
\$590.00	\$1,180.00
\$45.00	\$1,800.00
\$71.00	\$4,260.00
\$250.00	\$500.00
\$608.00	\$1,216.00
\$12,528.00	\$12,528.00
\$35,870.00	\$35,870.00
\$3,626.00	\$3,626.00
\$70,420.00	\$70,420.00
\$34,477.00	\$34,477.00
\$329.00	\$5,593.00
\$9,489.00	\$9,489.00

\$1,836,448.09

\$2,379,703.10

Unit Price	Total
\$204.00	\$148,512.00
\$118.00	\$86,258.00
\$119.00	\$47,600.00
\$106.00	\$41,976.00
\$142.00	\$113,742.00
\$96.00	\$107,904.00
\$176.00	\$59,312.00
\$420.00	\$114,655.80
\$495.00	\$8,652.60
\$2,330.00	\$2,330.00
\$72.00	\$1,800.00
\$75.00	\$3,750.00
\$71.00	\$4,544.00
\$288,500.00	\$288,500.00
\$18,500.00	\$18,500.00
\$4,450.00	\$4,450.00
\$74,100.00	\$74,100.00
\$25,715.00	\$25,715.00
\$46,285.00	\$46,285.00
\$93.00	\$409,200.00
\$91.00	\$4,550.00
\$72.00	\$3,852.00
\$4,500.00	\$54,000.00
\$2,600.00	\$2,600.00
\$1,900.00	\$15,200.00
\$5,300.00	\$47,700.00
\$303.00	\$2,424.00
\$1,220.00	\$1,220.00
\$43.00	\$2,580.00
\$12,530.00	\$12,530.00
\$11.00	\$440.00
\$23,000.00	\$23,000.00
\$20,150.00	\$20,150.00
\$3.50	\$19,600.00
\$2,600.00	\$2,600.00
\$900.00	\$1,800.00
\$64.00	\$2,560.00
\$87.00	\$5,220.00
\$250.00	\$500.00
\$667.00	\$1,334.00
\$8,800.00	\$8,800.00
\$28,000.00	\$28,000.00
\$4,300.00	\$4,300.00
\$75,000.00	\$75,000.00
\$11,785.00	\$11,785.00
\$1,215.00	\$20,655.00
\$10,165.00	\$10,165.00

\$1,990,351.40

\$2,538,862.10

Unit Price	Total
\$278.00	\$202,384.00
\$167.00	\$122,077.00
\$222.00	\$88,800.00
\$128.00	\$50,688.00
\$231.00	\$185,031.00
\$152.00	\$170,848.00
\$228.00	\$76,836.00
\$690.00	\$188,363.10
\$695.00	\$12,148.60
\$1,338.00	\$1,338.00
\$148.00	\$3,700.00
\$97.00	\$4,850.00
\$70.00	\$4,480.00
\$339,082.00	\$339,082.00
\$19,004.00	\$19,004.00
\$2,672.00	\$2,672.00
\$76,014.00	\$76,014.00
\$26,394.00	\$26,394.00
\$42,230.00	\$42,230.00
\$103.00	\$453,200.00
\$103.00	\$5,150.00
\$68.00	\$3,638.00
\$4,928.00	\$59,136.00
\$2,826.00	\$2,826.00
\$2,058.00	\$16,464.00
\$6,225.00	\$56,025.00
\$508.00	\$4,064.00
\$1,337.00	\$1,337.00
\$49.00	\$2,940.00
\$10,739.00	\$10,739.00
\$10.00	\$400.00
\$20,896.00	\$20,896.00
\$29,485.00	\$29,485.00
\$14.00	\$78,400.00
\$3,484.00	\$3,484.00
\$792.00	\$1,584.00
\$71.00	\$2,840.00
\$116.00	\$6,960.00
\$338.00	\$676.00
\$811.00	\$1,622.00
\$10,000.00	\$10,000.00
\$40,000.00	\$40,000.00
\$6,000.00	\$6,000.00
\$125,000.00	\$125,000.00
\$10,000.00	\$10,000.00
\$2,639.00	\$44,863.00
\$8,974.00	\$8,974.00

\$2,623,642.70

\$3,352,516.80

Unit Price	Total
\$650.00	\$473,200.00
\$256.00	\$187,136.00
\$310.00	\$124,000.00
\$320.00	\$126,720.00
\$285.00	\$228,285.00
\$215.00	\$241,660.00
\$431.00	\$145,247.00
\$676.00	\$184,541.24
\$300.00	\$5,244.00
\$2,584.00	\$2,584.00
\$120.00	\$3,000.00
\$120.00	\$6,000.00
\$102.00	\$6,528.00
\$497,000.00	\$497,000.00
\$18,000.00	\$18,000.00
\$5,000.00	\$5,000.00
\$72,000.00	\$72,000.00
\$25,000.00	\$25,000.00
\$45,000.00	\$45,000.00
\$100.00	\$440,000.00
\$84.00	\$4,200.00
\$63.00	\$3,370.50
\$4,500.00	\$54,000.00
\$2,540.00	\$2,540.00
\$1,840.00	\$14,720.00
\$5,750.00	\$51,750.00
\$443.00	\$3,544.00
\$1,666.00	\$1,666.00
\$33.50	\$2,010.00
\$14,000.00	\$14,000.00
\$10.00	\$400.00
\$75,000.00	\$75,000.00
\$25,000.00	\$25,000.00
\$8.93	\$50,008.00
\$3,300.00	\$3,300.00
\$1,000.00	\$2,000.00
\$50.00	\$2,000.00
\$62.50	\$3,750.00
\$288.00	\$576.00
\$700.00	\$1,400.00
\$10,500.00	\$10,500.00
\$68,200.00	\$68,200.00
\$10,060.00	\$10,060.00
\$123,100.00	\$123,100.00
\$33,600.00	\$33,600.00
\$1,680.00	\$28,560.00
\$40,000.00	\$40,000.00

\$3,465,399.74

\$4,267,143.99

BID TABULATION

OWNER: TOWN OF LAWRENCE
Project Name: 2023 Sanitary Sewer & Water Main Construction
Contract No. L0017-09-23-00310
Bid Date/Time: August 17, 2023 @ 2:00 P.M.
Project Manager: Matt Greely, PE

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

SUPERIOR SEWER AND WATER, INC.
1801 Deer Trail
Luxemburg, WI 54217

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

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

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

SUPPLEMENTAL BID 1 - CONTRACT C | Mid Valley Road Sanitary Sewer / Water Main - North of Little Rapids Road

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
S1-1	1,721	L.F.	10 Inch Sanitary Sewer DR 26	\$122.00	\$209,962.00	\$144.00	\$247,824.00	\$275.00	\$473,275.00	\$310.00	\$533,510.00
S1-2	454	L.F.	8 Inch Sanitary Sewer	\$66.00	\$29,964.00	\$80.00	\$36,320.00	\$149.00	\$67,646.00	\$158.50	\$71,959.00
S1-3	59	L.F.	8 Inch Sanitary Sewer DR 26	\$112.00	\$6,608.00	\$204.00	\$12,036.00	\$264.00	\$15,576.00	\$310.00	\$18,290.00
S1-4	153.93	V.F.	4 Foot Diameter Sanitary Manholes	\$450.00	\$69,268.50	\$615.00	\$94,666.95	\$606.00	\$93,281.58	\$676.00	\$104,056.68
S1-5	9.54	V.F.	4 Foot Diameter Sanitary Manholes (Outside Drop)	\$679.00	\$6,477.66	\$495.00	\$4,722.30	\$616.00	\$5,876.64	\$315.00	\$3,005.10
S1-6	2,200	L.F.	12 Inch Water Main	\$79.50	\$174,900.00	\$82.00	\$180,400.00	\$93.00	\$204,600.00	\$100.00	\$220,000.00
S1-7	24	L.F.	6 Inch Water Main	\$40.00	\$960.00	\$96.00	\$2,304.00	\$66.00	\$1,584.00	\$56.00	\$1,344.00
S1-8	4	Ea.	12 Inch R.W. Gate Valves	\$4,629.00	\$18,516.00	\$4,500.00	\$18,000.00	\$4,928.00	\$19,712.00	\$4,500.00	\$18,000.00
S1-9	4	Ea.	6 Inch R.W. Gate Valves	\$1,994.00	\$7,976.00	\$1,865.00	\$7,460.00	\$2,058.00	\$8,232.00	\$1,840.00	\$7,360.00
S1-10	4	Ea.	Hydrant	\$5,070.00	\$20,280.00	\$5,300.00	\$21,200.00	\$6,225.00	\$24,900.00	\$5,684.00	\$22,736.00
S1-11	4	Ea.	6 Inch Hydrant Lead Bends	\$458.00	\$1,832.00	\$303.00	\$1,212.00	\$508.00	\$2,032.00	\$443.00	\$1,772.00
S1-12	100	L.F.	Salvage and Replace 18 Inch Culvert (New)	\$45.00	\$4,500.00	\$64.00	\$6,400.00	\$69.00	\$6,900.00	\$50.00	\$5,000.00
S1-13	6	Ea.	18 Inch Metal Endwall	\$250.00	\$1,500.00	\$250.00	\$1,500.00	\$338.00	\$2,028.00	\$320.00	\$1,920.00
S1-14	1	L.S.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 80 L.F.)	\$2,500.00	\$2,500.00	\$2,200.00	\$2,200.00	\$3,199.00	\$3,199.00	\$3,500.00	\$3,500.00
S1-15	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, Mulch (Est. 8,000 S.Y.)	\$14,516.00	\$14,516.00	\$18,100.00	\$18,100.00	\$33,784.00	\$33,784.00	\$44,000.00	\$44,000.00
S1-16	1	L.S.	Restoration - Topsoil, Seed, Fertilizer, E-Mat Class 1 - Type B (Est. 1,900 S.Y.)	\$5,600.00	\$5,600.00	\$6,185.00	\$6,185.00	\$10,030.00	\$10,030.00	\$14,533.00	\$14,533.00
S1-17	1	L.S.	Restoration Roadway - HMA - Roadway and Driveways (Including Base Course, Pavement Marking and Gravel Driveway Restoration)	\$10,691.00	\$10,691.00	\$1,300.00	\$1,300.00	\$1,000.00	\$1,000.00	\$20,000.00	\$20,000.00
S1-18	1	L.S.	Traffic Control	\$3,000.00	\$3,000.00	\$2,265.00	\$2,265.00	\$1,900.00	\$1,900.00	\$3,000.00	\$3,000.00
TOTAL (Items S1-1 through S1-18, Inclusive)				\$589,051.16		\$664,095.25		\$975,556.22		\$1,093,985.78	

SUPPLEMENTAL BID 2 - CONTRACT C | Sanitary Sewer Easement

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
S2-1	819	L.F.	10 Inch Sanitary Sewer DR 26	\$119.00	\$97,461.00	\$134.00	\$109,746.00	\$247.00	\$202,293.00	\$310.00	\$253,890.00
S2-2	48.48	V.F.	4 Foot Diameter Sanitary Manhole	\$588.00	\$28,506.24	\$622.00	\$30,154.56	\$625.00	\$30,300.00	\$676.00	\$32,772.48
S2-3	0.2	Ac.	Clearing and Grubbing	\$2,000.00	\$400.00	\$15,500.00	\$3,100.00	\$26,523.00	\$5,304.60	\$20,000.00	\$4,000.00
S2-4	1	L.F.	Erosion Control - Tracking Pad, Ditch Checks and Silt Fence (Est. 820 L.F.)	\$4,481.00	\$4,481.00	\$1,900.00	\$1,900.00	\$3,215.00	\$3,215.00	\$2,500.00	\$2,500.00
S2-5	1	L.S.	Restoration- Topsoil, Seed, Fertilizer, Mulch (Est. 2,700 S.Y.)	\$6,550.00	\$6,550.00	\$4,600.00	\$4,600.00	\$22,804.00	\$22,804.00	\$16,605.00	\$16,605.00
TOTAL (Items S2-1 through S2-5, Inclusive)				\$137,398.24		\$149,500.56		\$263,916.60		\$309,767.48	

SUPPLEMENTAL BID 3 - CONTRACT C | Offiste Fill

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
S3-1	13,000	C.Y.	Hauling and Grading (Town Owned Offiste Fill)	\$2.96	\$38,480.00	\$10.90	\$141,700.00	\$11.60	\$150,800.00	\$8.00	\$104,000.00
S3-2	2	Ac.	Internal Lot Restoration Stockpile Site with Alfalfa Mix	\$378.00	\$756.00	\$1,215.00	\$2,430.00	\$2,639.00	\$5,278.00	\$1,680.00	\$3,360.00
TOTAL (Items S3-1 through S3-2, Inclusive)				\$39,236.00		\$144,130.00		\$156,078.00		\$107,360.00	

ALTERNATE BID AA - CONTRACT A | Sewer Upsizing Packerland Drive

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
AA-1	371	L.F.	10 Inch Sanitary Sewer	\$96.00	\$35,616.00	\$87.00	\$32,277.00	\$159.00	\$58,989.00	\$143.00	\$53,053.00
AA-2	1,040	L.F.	10 Inch Sanitary Sewer DR 26	\$114.00	\$118,560.00	\$101.00	\$105,040.00	\$202.00	\$210,080.00	\$159.00	\$165,360.00
AA-3	4.27	V.F.	4 Foot Diameter Sanitary Manholes (Additional Vertical Footage)	\$281.00	\$1,199.87	\$575.00	\$2,455.25	\$783.00	\$3,343.41	\$425.00	\$1,814.75
AA-4	-1,171	L.F.	DEDUCT 8 Inch Sanitary Sewer	\$90.50	-\$105,975.50	\$65.00	-\$76,115.00	\$123.00	-\$144,033.00	\$132.00	-\$154,572.00
AA-5	-240	L.F.	DEDUCT 8 Inch Sanitary Sewer DR 26	\$104.00	-\$24,960.00	\$125.00	-\$30,000.00	\$189.00	-\$45,360.00	\$164.00	-\$39,360.00
TOTAL (Items AA-1 through AA-5, Inclusive)				\$24,440.37		\$33,657.25		\$83,019.41		\$26,295.75	

BID TABULATION

OWNER: TOWN OF LAWRENCE
Project Name: 2023 Sanitary Sewer & Water Main Construction
Contract No. L0017-09-23-00310
Bid Date/Time: August 17, 2023 @ 2:00 P.M.
Project Manager: Matt Greely, PE

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

SUPERIOR SEWER AND WATER, INC. 1801 Deer Trail Luxemburg, WI 54217	PTS CONTRACTORS, INC. 4075 Eaton Road Green Bay, WI 54311	DORNER, INC. E506 Luxemburg Road PO Box 129 Luxemburg, WI 54217	ADVANCE CONSTRUCTION, INC. 2141 Woodale Avenue Green Bay, WI 54313
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ALTERNATE BID BB - CONTRACT C | Deeper Sewer Easement to South

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BB-1	1,088	L.F.	10 Inch Sanitary Sewer DR 26	\$112.00	\$121,856.00	\$170.00	\$184,960.00	\$278.00	\$302,464.00	\$300.00	\$326,400.00
BB-2	20.40	V.F.	4 Foot Diameter Sanitary Manhole (Additional Vertical Footage)	\$281.00	\$5,732.40	\$320.00	\$6,528.00	\$623.00	\$12,709.20	\$653.00	\$13,321.20
BB-3	11.91	V.F.	4 Foot Diameter Sanitary Manhole (Outside Drop)	\$679.00	\$8,086.89	\$635.00	\$7,562.85	\$605.00	\$7,205.55	\$653.00	\$7,777.23
BB-4	-1,088	L.F.	DEDUCT 8 Inch Sanitary Sewer	\$66.00	-\$71,808.00	\$96.00	-\$104,448.00	\$152.00	-\$165,376.00	\$215.00	-\$233,920.00
BB-5	-11.48	V.F.	DEDUCT 4 Foot Diameter Sanitary Manhole (Outside Drop)	\$679.00	-\$7,794.92	\$495.00	-\$5,682.60	\$695.00	-\$7,978.60	\$300.00	-\$3,444.00
TOTAL (Items BB-1 through BB-5, Inclusive)				\$56,072.37		\$88,920.25		\$149,024.15		\$110,134.43	

ALTERNATE BID CC - CONTRACT C | Lift Station Pump

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
CC-1	1	L.S.	Lift Station Submersible Pumps (Pentair Hydromatic S4NX54NVX)	\$21,928.00	\$21,928.00	\$20,585.00	\$20,585.00	\$21,115.00	\$21,115.00	\$20,000.00	\$20,000.00
Bid Security				10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond	
Addendum Acknowledgement				Yes - #1 and #2		Yes - #1 and #2		Yes - #1 and #2		Yes - #1 and #2	

Subcontractor	Subcontractor	Subcontractor	Subcontractor
Lift Station - August Winters	Lift Station - August Winters Traffic Control - Barricade Flasher Asphalt - Northeast Asphalt, Inc.	Lift Station - August Winters Asphalt - Northeast Asphalt, Inc. Clearing/Grubbing - On-Site Logging Compaction Testing - BATC	Lift Station - August Winters Paving - Northeast Asphalt, Inc.



Agenda Item Review

Meeting Date: September 25, 2023

Agenda Item#: 11

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzol, Town Administrator
AGENDA ITEM: **Consideration of Award of 2023 Stormwater Pond Projects**

FISCAL IMPACT:

- | | |
|------------------------------|---|
| 1. Is there A Fiscal Impact? | <u>Yes, to break down to multiple funds</u> |
| 2. Is it Currently Budgeted? | Yes, costs within pre-bid estimates |

Item History

Bids were received for the 2023 Stormwater Pond projects, including rehab on the existing Town pond behind the Carpenter Condos on Mahogany (west of Lawrence Drive) and expanding both of the Lawrence Parkway regional storm ponds to reach their full buildout for service to the entire Lawrence Parkway/French Road development corridor.

Stockpiled fill from the Lawrence Parkway projects was also bid for removal and placement elsewhere, however the best bid was received in the Water & Sewer bid package (previously discussed) and is not recommended to be approved with the storm pond contract.

The condo pond and Lawrence Parkway south pond are included as base bids, as we anticipate the extension of Torchwood Trail next year for future development (part of the Lawrence Parkway First Addition plat), so the regional pond work should be completed prior to the creation of the new single family lots around this pond. Development is not expected imminently around the north regional pond, thus it was included as a supplemental bid item. We're not recommending to proceed with the north pond at this point, and would likely wrap it with a future land sale or infrastructure project as development on the north end of Tigerwood Trail commences.

Six bids were received and Relyco Plus, Inc. provided low bid on the projects. McMahon has provided a letter of recommendation of award to Relyco Plus, Inc. for the base bid in the amount of \$377,044.87. Engineering and contingency would be added to this amount in the rough amount of 20% as part of the financing for the work to be completed.

Recommended Action By Town Board:

Recommend approval of McM recommendation to award 2023 Stormwater Pond Projects to Relyco Plus, Inc in the amount of \$377,044.87.



August 21, 2023

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

Re: Town of Lawrence
2023 Stormwater Ponds | Mahogany Condos Pond,
Lawrence Parkway North & South Ponds Expansion
Letter of Recommendation
McM. No. L0017-09-22-00665

Dear Patrick:

On August 17, 2023, bids were received via QuestCDN vBid for the above referenced project. Six bids were received, ranging in price from \$377,044.87 to \$911,202.51 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract L0017-09-22-00665 to the low bidder, Relyco Plus, Inc., in the amount of \$377,044.87.

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

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

Respectfully,

McMahon Associates, Inc.

A handwritten signature in blue ink, appearing to read "Andrew W. Schmidt".

Andrew W. Schmidt, P.E.
Associate / Municipal & Water Resources Engineer

AWS:car

Enclosures: Notice of Awards
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: RELYCO PLUS, LLC
1195 Scheuring Road
PO Box 5367
De Pere, WI 54115

Contract No. L0017-09-22-00665

Project: 2023 STORMWATER PONDS
Mahogany Condos Pond, Lawrence Parkway North & South Ponds Expansion
For The TOWN OF LAWRENCE | Brown County, Wisconsin

You are notified that your Bid, dated August 17, 2023, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the 2023 Stormwater Ponds for the Town of Lawrence, Brown County, Wisconsin.

The Contract Price of your Contract is Three Hundred Seventy-Seven Thousand Forty-Four & 87/100 Dollars (\$377,044.87).

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

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

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

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

TOWN OF LAWRENCE | Brown County, Wisconsin

(authorized signature)

(title)

Witness: _____

BID TABULATION

OWNER:	TOWN OF LAWRENCE	Engineer:	McMAHON ASSOCIATES, INC.
Project Name:	2023 Stormwater Ponds		1445 McMahon Drive
Contract No.	L0017-09-22-00665		PO Box 1025
Bid Date/Time:	August 17, 2023 @ 2:30 P.M.		Neenah, WI 54956 / 54957-1025
Project Manager:	Andy Schmidt, PE		

RELYCO PLUS, LLC 1195 Scheuring Road PO Box 5367 De Pere, WI 54115	CARL BOWERS & SONS CONST. N1844 Maloney Road Kaukauna, WI 54130	SUPERIOR SEWER AND WATER, INC. 1801 Deer Trail Luxemburg, WI 54217	MICHEL'S ROAD & STONE, INC. 817 Main Street PO Box 128 Brownsville, WI 53006	MCC, INC. 2600 N. Roemer Raod PO Box 1137 Appleton, WI 54912	ADVANCE CONSTRUCTION, INC. 2141 Woodale Avenue Green Bay, WI 54313
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BASE BID A | MAHOGANY CONDOS POND

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A-1	1	L.S.	Clearing and Grubbing	\$3,000.00	\$3,000.00	\$13,650.00	\$13,650.00	\$42,856.00	\$42,856.00	\$22,728.00	\$22,728.00	\$5,000.00	\$5,000.00	\$50,000.00	\$50,000.00		
A-2	514	L.F.	Silt Fence	\$2.26	\$1,161.64	\$2.00	\$1,028.00	\$4.50	\$2,313.00	\$2.15	\$1,105.10	\$2.00	\$1,028.00	\$5.00	\$2,570.00		
A-3	3,071	C.Y.	Earthwork	\$9.71	\$29,819.41	\$7.00	\$21,497.00	\$6.50	\$19,961.50	\$15.00	\$46,065.00	\$23.50	\$72,168.50	\$24.03	\$73,796.13		
A-4	1	L.S.	Dewatering	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$15,000.00	\$15,000.00	\$6,800.00	\$6,800.00	\$35,758.00	\$35,758.00	\$40,000.00	\$40,000.00		
A-5	5	Ea.	Inlet Protection	\$112.60	\$563.00	\$70.00	\$350.00	\$110.00	\$550.00	\$80.00	\$400.00	\$60.00	\$300.00	\$125.00	\$625.00		
A-6	1	Ea.	Tracking Pad	\$0.01	\$0.01	\$1,800.00	\$1,800.00	\$2,000.00	\$2,000.00	\$100.00	\$100.00	\$1,125.00	\$1,125.00	\$1,800.00	\$1,800.00		
A-7	800	S.Y.	Remove Poor Soil and Replace with 4 Foot Clay Liner	\$0.01	\$8.00	\$0.01	\$8.00	\$4.00	\$3,200.00	\$5.00	\$4,000.00	\$12.50	\$10,000.00	\$50.00	\$40,000.00		
A-8	1	L.S.	Geotechnical Engineer and Letter of Certification for Pond Liner	\$3,100.00	\$3,100.00	\$0.01	\$0.01	\$2,560.00	\$2,560.00	\$4,850.00	\$4,850.00	\$2,460.00	\$2,460.00	\$2,500.00	\$2,500.00		
A-9	2	Ea.	Clay Dam for Storm Sewer through Clay Liner	\$705.00	\$1,410.00	\$0.01	\$0.02	\$400.00	\$800.00	\$800.00	\$1,600.00	\$470.00	\$940.00	\$1,500.00	\$3,000.00		
A-10	48	L.F.	36 Inch RCP Storm Sewer	\$222.00	\$10,656.00	\$180.00	\$8,640.00	\$138.00	\$6,624.00	\$168.80	\$8,102.40	\$142.00	\$6,816.00	\$387.00	\$18,576.00		
A-11	2	Ea.	36 Inch RCP Apron Endwall with Trash Guard	\$4,530.00	\$9,060.00	\$4,200.00	\$8,400.00	\$4,300.00	\$8,600.00	\$5,500.00	\$11,000.00	\$4,475.00	\$8,950.00	\$6,000.00	\$12,000.00		
A-12	5.42	V.F.	60 Inch Diameter Storm Manhole	\$1,145.00	\$6,205.90	\$935.00	\$5,067.70	\$665.00	\$3,604.30	\$1,450.00	\$7,859.00	\$896.40	\$4,858.49	\$1,110.00	\$6,016.20		
A-13	1	L.S.	Outlet Structure and Trash Racks	\$23,260.00	\$23,260.00	\$22,900.00	\$22,900.00	\$23,900.00	\$23,900.00	\$24,300.00	\$24,300.00	\$22,120.00	\$22,120.00	\$24,000.00	\$24,000.00		
A-14	1	L.S.	Remove Existing Storm Sewer, Outlet and Fill Existing Ditch	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$20,800.00	\$20,800.00	\$2,500.00	\$2,500.00	\$495.00	\$495.00	\$16,500.00	\$16,500.00		
A-15	62	C.Y.	Heavy Rip Rap	\$85.50	\$5,301.00	\$70.00	\$4,340.00	\$22.00	\$1,364.00	\$120.00	\$7,440.00	\$117.00	\$7,254.00	\$125.00	\$7,750.00		
A-16	100	L.F.	Ditching for Outlet	\$6.00	\$600.00	\$7.00	\$700.00	\$12.98	\$1,298.00	\$20.00	\$2,000.00	\$20.00	\$2,000.00	\$75.00	\$7,500.00		
A-17	0.86	Ac.	Deconsolidate Topsoil	\$830.00	\$713.80	\$1,500.00	\$1,290.00	\$240.00	\$206.40	\$500.00	\$430.00	\$925.00	\$795.50	\$15,000.00	\$12,900.00		
A-18	0.66	Ac.	Temporary Stabilization of Mesic Prairie Areas (Temporary Seed, Fertilizer, and Mulch)	\$1,869.00	\$1,233.54	\$7,000.00	\$4,620.00	\$0.01	\$0.01	\$3,100.00	\$2,046.00	\$3,600.00	\$2,376.00	\$1,890.00	\$1,247.40		
A-19	0.18	Ac.	Grass Restoration (4 Inch Topsoil, Fertilizer, Seed and Erosion Mat) (Urban Class 1, Type A)	\$20,416.00	\$3,674.88	\$7,000.00	\$1,260.00	\$0.01	\$0.00	\$14,520.00	\$2,613.60	\$16,788.24	\$3,021.88	\$10,890.00	\$1,960.20		
A-20	0.26	Ac.	Access Path Restoration (Grass Seed, Fertilizer and Mulch)	\$4,749.00	\$1,234.74	\$7,000.00	\$1,820.00	\$0.01	\$0.00	\$8,400.00	\$2,184.00	\$5,808.00	\$1,510.08	\$7,018.00	\$1,824.68		
A-21	100	S.Y.	Turf Reinforcement Mat and Erosion Control Mat (Class I, Type B)	\$9.70	\$970.00	\$25.00	\$2,500.00	\$0.01	\$1.00	\$25.00	\$2,500.00	\$14.25	\$1,425.00	\$19.80	\$1,980.00		
TOTAL (Items A-1 through A-21, Inclusive)				\$104,971.92		\$104,470.73		\$155,638.21		\$160,623.10		\$190,401.45		\$326,545.61			

BASE BID B | LAWRENCE PARKWAY SOUTH

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
B-1	1	L.S.	Clearing and Grubbing	\$20,000.00	\$20,000.00	\$13,650.00	\$13,650.00	\$32,980.00	\$32,980.00	\$36,400.00	\$36,400.00	\$22,300.00	\$22,300.00	\$22,300.00	\$22,300.00		
B-2	3,600	L.F.	Silt Fence	\$2.12	\$7,632.00	\$2.00	\$7,200.00	\$4.50	\$16,200.00	\$2.15	\$7,740.00	\$2.00	\$7,200.00	\$1.85	\$6,660.00		
B-3	20,396	C.Y.	Common Excavation	\$3.33	\$69,918.68	\$3.40	\$69,346.40	\$3.75	\$76,485.00	\$7.50	\$152,970.00	\$4.40	\$89,742.40	\$6.00	\$122,376.00		
B-4	1	L.S.	Dewatering	\$4,500.00	\$4,500.00	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00	\$11,600.00	\$11,600.00	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00		
B-5	5	Ea.	Inlet Protection	\$112.60	\$563.00	\$70.00	\$350.00	\$110.00	\$550.00	\$80.00	\$400.00	\$60.00	\$300.00	\$125.00	\$625.00		
B-6	1	Ea.	Tracking Pad	\$0.01	\$0.01	\$1,800.00	\$1,800.00	\$2,000.00	\$2,000.00	\$100.00	\$100.00	\$1,031.23	\$1,031.23	\$1,000.00	\$1,000.00		
B-7	800	S.Y.	Remove Poor Soil and Replace with 4 Foot Clay Liner	\$16.78	\$13,424.00	\$0.01	\$8.00	\$3.70	\$2,960.00	\$5.00	\$4,000.00	\$0.01	\$8.00	\$40.00	\$32,000.00		
B-8	1	L.S.	Geotechnical Engineer and Letter of Certification for Pond Liner	\$3,500.00	\$3,500.00	\$0.01	\$0.01	\$1,844.00	\$1,844.00	\$6,850.00	\$6,850.00	\$1,770.00	\$1,770.00	\$1,770.00	\$1,770.00		
B-9	2	Ea.	Clay Dam for Storm Sewer through Clay Liner	\$705.00	\$1,410.00	\$0.01	\$0.02	\$400.00	\$800.00	\$800.00	\$1,600.00	\$470.00	\$940.00	\$1,150.00	\$2,300.00		
B-10	40	L.F.	48 Inch RCP Storm Sewer	\$266.00	\$10,640.00	\$230.00	\$9,200.00	\$190.00	\$7,600.00	\$248.50	\$9,940.00	\$212.00	\$8,480.00	\$337.65	\$13,506.00		
B-11	74	L.F.	30 Inch RCP Storm Sewer	\$149.00	\$11,026.00	\$150.00	\$11,100.00	\$110.00	\$8,140.00	\$147.50	\$10,915.00	\$123.00	\$9,102.00	\$210.70	\$15,591.80		
B-12	1	Ea.	48 Inch RCP Apron Endwall	\$2,985.00	\$2,985.00	\$3,200.00	\$3,200.00	\$2,550.00	\$2,550.00	\$3,550.00	\$3,550.00	\$2,895.51	\$2,895.51	\$3,100.00	\$3,100.00		
B-13	4	Ea.	30 Inch RCP Apron Endwall	\$1,675.00	\$6,700.00	\$1,700.00	\$6,800.00	\$1,244.00	\$4,976.00	\$2,450.00	\$9,800.00	\$1,650.00	\$6,600.00	\$1,600.00	\$6,400.00		
B-14	2	Ea.	Trash Guard for 30 Inch Endwall	\$1,825.00	\$3,650.00	\$1,800.00	\$3,600.00	\$2,710.00	\$5,420.00	\$2,000.00	\$4,000.00	\$1,805.00	\$3,610.00	\$1,860.00	\$3,720.00		
B-15	107	C.Y.	Heavy Rip Rap with Type HR Fabric	\$85.50	\$9,148.50	\$52.00	\$5,564.00	\$22.00	\$2,354.00	\$120.00	\$12,840.00	\$95.00	\$10,165.00	\$100.00	\$10,700.00		
B-16	1.24	Ac.	Deconsolidate Topsoil	\$830.00	\$1,029.20	\$1,500.00	\$1,860.00	\$240.00	\$297.60	\$500.00	\$620.00	\$900.00	\$1,116.00	\$8,000.00	\$9,920.00		
B-17	0.93	Ac.	Temporary Stabilization of Mesic Prairie Areas (Temporary Seed and Mulch)	\$1,624.00	\$1,510.32	\$7,000.00	\$6,510.00	\$1,355.00	\$1,260.15	\$3,000.00	\$2,790.00	\$0.93	\$0.86	\$1,890.00	\$1,757.70		
B-18	19.56	Ac.	Temporary Restoration (Temporary Seed and Fertilizer)	\$1,269.00	\$24,821.64	\$2,500.00	\$48,900.00	\$1,700.00	\$33,252.00	\$1,750.00	\$34,230.00	\$950.00	\$18,582.00	\$1,890.00	\$36,968.40		
B-19	400	S.Y.	Turf Reinforcement Mat and Erosion Control Mat (Class I, Type B)	\$9.70	\$3,880.00	\$25.00	\$10,000.00	\$9.00	\$3,600.00	\$25.00	\$10,000.00	\$13.00	\$5,200.00	\$19.80	\$7,920.00		
B-20	19,536	C.Y.	Filling, Grading and Compacting South Fill Site	\$1.85	\$36,141.60	\$2.00	\$39,072.00	\$5.00	\$97,680.00	\$3.50	\$68,376.00	\$5.75	\$112,332.00	\$2.00	\$39,072.00		
B-21	17.8	Ac.	Strip Topsoil for South Fill Site	\$2,185.00	\$38,893.00	\$3,600.00	\$64,080.00	\$3,465.00	\$61,677.00	\$2,660.00	\$47,348.00	\$5,570.00	\$99,146.00	\$12,500.00	\$222,500.00		
B-22	1	L.S.	FEMA Certification for Floodplain Fill (LOMR-F) Areas	\$2,700.00	\$2,700.00	\$4,500.00	\$4,500.00	\$4,600.00	\$4,600.00	\$4,500.00	\$4,500.00	\$1,440.00	\$1,440.00	\$4,470.00	\$4,470.00		
TOTAL (Items B-1 through B-22, Inclusive)				\$272,072.95		\$309,740.43		\$373,225.75		\$440,569.00		\$426,961.00		\$584,656.90			
TOTAL (Items Base Bid A + Base Bid B, Inclusive)				\$377,044.87		\$414,211.16		\$528,863.96		\$601,192.10		\$617,362.46		\$911,202.51			

BID TABULATION

OWNER:	TOWN OF LAWRENCE	Engineer:	McMAHON ASSOCIATES, INC.						
Project Name:	2023 Stormwater Ponds		1445 McMahon Drive						
Contract No.	L0017-09-22-00665		PO Box 1025						
Bid Date/Time:	August 17, 2023 @ 2:30 P.M.		Neenah, WI 54956 / 54957-1025						
Project Manager:	Andy Schmidt, PE								
		RELYCO PLUS, LLC	CARL BOWERS & SONS CONST.	SUPERIOR SEWER AND WATER, INC.	MICHEL'S ROAD & STONE, INC.	MCC, INC.	ADVANCE CONSTRUCTION, INC.		
		1195 Scheuring Road	N1844 Maloney Road	1801 Deer Trail	817 Main Street	2600 N. Roemer Raod	2141 Woodale Avenue		
		PO Box 5367	Kaukauna, WI 54130	Luxemburg, WI 54217	PO Box 128	PO Box 1137	Green Bay, WI 54313		
		De Pere, WI 54115			Brownsville, WI 53006	Appleton, WI 54912			

SUPPLEMENTAL BID C | LAWRENCE PARKWAY NORTH

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
C-1	1	L.S.	Clearing and Grubbing	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$8,165.00	\$8,165.00	\$10,400.00	\$10,400.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
C-2	2,520	L.F.	Silt Fence	\$2.16	\$5,443.20	\$2.00	\$5,040.00	\$4.50	\$11,340.00	\$2.15	\$5,418.00	\$2.00	\$5,040.00	\$1.85	\$4,662.00
C-3	34,769	C.Y.	Common Excavation	\$2.83	\$98,396.27	\$3.40	\$118,214.60	\$3.75	\$130,383.75	\$5.20	\$180,798.80	\$4.20	\$146,029.80	\$5.50	\$191,229.50
C-4	1	L.S.	Dewatering	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$17,200.00	\$17,200.00	\$10,839.09	\$10,839.09	\$20,000.00	\$20,000.00
C-5	5	Ea.	Inlet Protection	\$112.60	\$563.00	\$70.00	\$350.00	\$110.00	\$550.00	\$80.00	\$400.00	\$60.00	\$300.00	\$125.00	\$625.00
C-6	1	Ea.	Tracking Pad	\$0.01	\$0.01	\$1,800.00	\$1,800.00	\$1,000.00	\$1,000.00	\$100.00	\$100.00	\$1,097.00	\$1,097.00	\$1,000.00	\$1,000.00
C-7	1,150	S.Y.	Remove Poor Soil and Replace with 4 Foot Clay Liner	\$16.78	\$19,297.00	\$0.01	\$11.50	\$3.70	\$4,255.00	\$5.00	\$5,750.00	\$0.01	\$11.50	\$40.00	\$46,000.00
C-8	1	L.S.	Geotechnical Engineer and Letter of Certification for Pond Liner	\$4,600.00	\$4,600.00	\$0.01	\$0.01	\$1,550.00	\$1,550.00	\$6,550.00	\$6,550.00	\$4,470.00	\$4,470.00	\$1,440.00	\$1,440.00
C-9	2	Ea.	Clay Dam for Storm Sewer through Clay Liner	\$705.00	\$1,410.00	\$0.01	\$0.02	\$400.00	\$800.00	\$800.00	\$1,600.00	\$470.00	\$940.00	\$1,150.00	\$2,300.00
C-10	244	L.F.	36 Inch RCP Storm Sewer	\$175.00	\$42,700.00	\$180.00	\$43,920.00	\$138.00	\$33,672.00	\$168.80	\$41,187.20	\$150.00	\$36,600.00	\$250.00	\$61,000.00
C-11	4	Ea.	36 Inch RCP Apron Endwall	\$2,260.00	\$9,040.00	\$1,700.00	\$6,800.00	\$1,780.00	\$7,120.00	\$3,310.00	\$13,240.00	\$2,125.00	\$8,500.00	\$2,400.00	\$9,600.00
C-12	2	Ea.	Trash Guard for 36 Inch Endwall	\$2,270.00	\$4,540.00	\$2,300.00	\$4,600.00	\$3,114.00	\$6,228.00	\$2,600.00	\$5,200.00	\$2,525.00	\$5,050.00	\$2,800.00	\$5,600.00
C-13	44	C.Y.	Heavy Rip Rap with Type HR Fabric	\$85.50	\$3,762.00	\$52.00	\$2,288.00	\$22.00	\$968.00	\$120.00	\$5,280.00	\$98.75	\$4,345.00	\$100.00	\$4,400.00
C-14	1.71	Ac.	Deconsolidate Topsoil	\$830.00	\$1,419.30	\$1,500.00	\$2,565.00	\$240.00	\$410.40	\$500.00	\$855.00	\$700.00	\$1,197.00	\$8,000.00	\$13,680.00
C-15	1.01	Ac.	Temporary Stabilization of Mesic Prairie Areas (Temporary Seed, Fertilizer, and Mulch)	\$1,870.00	\$1,888.70	\$7,000.00	\$7,070.00	\$1,355.00	\$1,368.55	\$3,100.00	\$3,131.00	\$3,300.00	\$3,333.00	\$1,890.00	\$1,908.90
C-16	14.48	Ac.	Temporary Restoration (Temporary Seed and Fertilizer)	\$1,269.00	\$18,375.12	\$2,500.00	\$36,200.00	\$1,700.00	\$24,616.00	\$1,750.00	\$25,340.00	\$950.00	\$13,756.00	\$1,890.00	\$27,367.20
C-17	170	S.Y.	Turf Reinforcement Mat and Erosion Control Mat (Class I, Type B)	\$9.70	\$1,649.00	\$25.00	\$4,250.00	\$9.00	\$1,530.00	\$25.00	\$4,250.00	\$13.75	\$2,337.50	\$19.80	\$3,366.00
C-18	34,549	C.Y.	Filling, Grading and Compacting North Fill Site	\$1.85	\$63,915.65	\$2.00	\$69,098.00	\$5.00	\$172,745.00	\$3.50	\$120,921.50	\$2.40	\$82,917.60	\$1.90	\$65,643.10
C-19	13.8	Ac.	Strip Topsoil for North Fill Site	\$2,185.00	\$30,153.00	\$3,600.00	\$49,680.00	\$3,465.00	\$47,817.00	\$2,010.00	\$27,738.00	\$3,785.00	\$52,233.00	\$12,500.00	\$172,500.00
TOTAL (Items C-1 through C-19, Inclusive)					\$313,652.25		\$364,387.13		\$460,518.70		\$475,359.50		\$386,496.49		\$639,821.70

SUPPLEMENTAL BID D | TIGERWOOD TRAIL STOCKPILE

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
D-1	13,000	C.Y.	Tigerwood Stockpile Removal	\$7.21	\$93,730.00	\$8.00	\$104,000.00	\$4.15	\$53,950.00	\$5.40	\$70,200.00	\$7.30	\$94,900.00	\$8.00	\$104,000.00
D-2	2	Ac.	Temporary Restoration (Temporary Seed and Fertilizer)	\$1,269.00	\$2,538.00	\$2,500.00	\$5,000.00	\$1,355.00	\$2,710.00	\$1,750.00	\$3,500.00	\$950.00	\$1,900.00	\$1,890.00	\$3,780.00
TOTAL (Items D-1 through D-2, Inclusive)					\$96,268.00		\$109,000.00		\$56,660.00		\$73,700.00		\$96,800.00		\$107,780.00
Bid Security				10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond	
Addendum Acknowledgement				Yes - #1		Yes - #1		Yes - #1		Yes - #1		Yes - #1		Yes - #1	

Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Landscaping/Erosion Control - Signature Landscapes	N/A	N/A	Cleraing & Grubbing - Interstate Tree	Erosion Control/Landscaping - Pleasant Knoll Landscaping	Clearing - On-Site Logging
			Landscape - Double D	Clearing & Grubbing - On-Site Logging	Landscape - All Ways
				Logging	
				Testing - ECS Midwest	
				Sewer - AG Excavating	



Agenda Item Review

Meeting Date: September 25, 2023

Agenda Item#: 12

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: **Consideration of Res. 2023-016 – Financing Stormwater Pond Projects via STFL.**

FISCAL IMPACT:

- | | |
|------------------------------|--|
| 1. Is there A Fiscal Impact? | <u>Yes, financing 2023 Stormwater Projects</u> |
| 2. Is it Currently Budgeted? | Yes, costs within pre-bid estimates |

Item History

With stormwater pond projects bid out, short term financing is necessary to fund these projects.

In consultation with the Town's financial advisor, Ehlers, it was decided to pursue State Trust Fund Loans to fund the Town's 2023 Fall financing needs (Stormwater Ponds, Water & Sewer Extensions and purchase of new Public Works Loader and Snowplow Truck). The intent would be to obtain these funds via State Trust Fund loan this fall and refinance tentatively in January-February 2025.

In discussion with State Trust Fund Loan program staff at the State of WI, they recommended that we apply for three separate loans for financing needs, rather than one combined loan.

Resolution 2023-016 is the application/resolution to obtain a state trust fund loan for the stormwater pond projects. The base bid plus 20% engineering & contingency results in an anticipated loan amount of \$453,000.

Recommended Action By Town Board:

Recommend approval of Resolution 2023-016 – Financing 2023 Stormwater Pond Projects via State Trust Fund Loan in the amount of \$453,000.

RESOLUTION NO. 2023-016
TOWN OF LAWRENCE, WISCONSIN
Town Borrowing with State Trust Fund Loan for
Financing Stormwater Pond Projects Including
Carpenter Condo Pond and Lawrence Parkway Pond South for \$453,000

WHEREAS, the Town of Lawrence, Brown County, Wisconsin, is presently in need of funds up to a maximum aggregate amount of \$453,000 for the public purpose of financing stormwater pond projects including Carpenter Condo Pond and Lawrence Parkway Pond South; and

WHEREAS, the Town Board of Supervisors deems it necessary and in the best interests of the Town that it shall borrow the sum of up to \$453,000 for such purposes upon the terms and conditions hereinafter set forth; and

WHEREAS, by the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.);

THEREFORE, BE IT RESOLVED, that the Town of Lawrence, Brown County, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Four Hundred and Fifty Three Thousand And 00/100 Dollars (\$453,000) for the purpose of financing stormwater pond projects including Carpenter Condo Pond and Lawrence Parkway Pond South and for no other purpose; and

BE IT FURTHER RESOLVED, the loan is to be payable within 10 years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 5.75 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law; and

BE IT FURTHER RESOLVED, that there shall be raised and there is levied upon all taxable property, within the Town of Lawrence, Brown County Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due; and

BE IT FURTHER RESOLVED, that no money obtained by the Town of Lawrence by such loan from the state be applied or paid out for any purpose except financing stormwater pond projects including Carpenter Condo Pond and Lawrence Parkway Pond South without the consent of the Board of Commissioners of Public Lands; and

BE IT FURTHER RESOLVED, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of Lawrence, Brown County, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions; and

BE IT FINALLY RESOLVED, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

Approved and adopted by the members of the Town Board of Supervisors of the Town of Lawrence, Brown County, State of Wisconsin this 25th day of September 2023.

Dr. Lanny J. Tibaldo, Town Chairperson

Introduced by: Supervisor

Seconded by: Supervisor

- Ayes - Nays

Cindy Kocken, Town Clerk/Treasurer



Agenda Item Review

Meeting Date: September 25, 2023

Agenda Item#: 13

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: **Consideration of Res. 2023-017 – Financing Pub Works Loader/Plow Truck via STFL.**

FISCAL IMPACT:

- | | |
|------------------------------|---|
| 1. Is there A Fiscal Impact? | <u>Yes, financing Pub Works Loader/Plow Truck</u> |
| 2. Is it Currently Budgeted? | Yes, costs to cover prices from 2022 ordering. |

Item History

The Town approved the purchase of a new plow truck and public works loader in 2022, with a long lead time on production and making the equipment available to the Town. We anticipate both to be delivered in the coming months and short term financing is necessary to fund this equipment.

In consultation with the Town's financial advisor, Ehlers, it was decided to pursue State Trust Fund Loans to fund the Town's 2023 Fall financing needs (Stormwater Ponds, Water & Sewer Extensions and purchase of new Public Works Loader and Snowplow Truck). The intent would be to obtain these funds via State Trust Fund loan this fall and refinance tentatively in January-February 2025.

In discussion with State Trust Fund Loan program staff at the State of WI, they recommended that we apply for three separate loans for financing needs, rather than one combined loan.

Resolution 2023-017 is the application/resolution to obtain a state trust fund loan for the purchase of the new Public Works Loader and Plow Truck. The funds necessary for these purchases is \$440,000.

Recommended Action By Town Board:

Recommend approval of Resolution 2023-017 – Financing New Public Works Loader and plow Truck via State Trust Fund Loan in the amount of \$440,000.

RESOLUTION NO. 2023-017
TOWN OF LAWRENCE, WISCONSIN
Town Borrowing with State Trust Fund Loan for
Financing Public Works Vehicles Including
New Loader and New Snowplow Truck for \$440,000

WHEREAS, the Town of Lawrence, Brown County, Wisconsin, is presently in need of funds up to a maximum aggregate amount of \$440,000 for the public purpose of financing Public Works vehicles including new loader and new snowplow truck; and

WHEREAS, the Town Board of Supervisors deems it necessary and in the best interests of the Town that it shall borrow the sum of up to \$440,000 for such purposes upon the terms and conditions hereinafter set forth; and

WHEREAS, by the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.);

THEREFORE, BE IT RESOLVED, that the Town of Lawrence, Brown County, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Four Hundred and Forty Thousand And 00/100 Dollars (\$440,000) for the purpose of financing Public Works vehicles including new loader and new snowplow truck and for no other purpose; and

BE IT FURTHER RESOLVED, the loan is to be payable within 10 years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 5.75 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law; and

BE IT FURTHER RESOLVED, that there shall be raised and there is levied upon all taxable property, within the Town of Lawrence, Brown County Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due; and

BE IT FURTHER RESOLVED, that no money obtained by the Town of Lawrence by such loan from the state be applied or paid out for any purpose except financing Public Works vehicles including new loader and new snowplow truck without the consent of the Board of Commissioners of Public Lands; and

BE IT FURTHER RESOLVED, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of Lawrence, Brown County, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions; and

BE IT FINALLY RESOLVED, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

Approved and adopted by the members of the Town Board of Supervisors of the Town of Lawrence, Brown County, State of Wisconsin this 25th day of September 2023.

Dr. Lanny J. Tibaldo, Town Chairperson

Introduced by: Supervisor

Seconded by: Supervisor

- Ayes - Nays

Cindy Kocken, Town Clerk/Treasurer



Agenda Item Review

Meeting Date: September 25, 2023

Agenda Item#: 14

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: **Consideration of Res. 2023-018 – Financing 2023 Water & Sewer Projects via STFL.**

FISCAL IMPACT:

- | | |
|------------------------------|---|
| 1. Is there A Fiscal Impact? | <u>Yes, financing 2023 Water/Sewer Projects</u> |
| 2. Is it Currently Budgeted? | Yes, costs within pre-bid estimates |

Item History

With 2023 Water & Sewer projects bid out, short term financing is necessary to fund these projects.

In consultation with the Town's financial advisor, Ehlers, it was decided to pursue State Trust Fund Loans to fund the Town's 2023 Fall financing needs (Stormwater Ponds, Water & Sewer Extensions and purchase of new Public Works Loader and Snowplow Truck). The intent would be to obtain these funds via State Trust Fund loan this fall and refinance tentatively in January-February 2025.

In discussion with State Trust Fund Loan program staff at the State of WI, they recommended that we apply for three separate loans for financing needs, rather than one combined loan.

Resolution 2023-018 is the application/resolution to obtain a state trust fund loan for the 2023 Water & Sewer projects. The base bid plus 20% engineering & contingency results in an anticipated loan amount of \$3,635,000.

Recommended Action By Town Board:

Recommend approval of Resolution 2023-018 – Financing 2023 Water & Sewer Projects via State Trust Fund Loan in the amount of \$3,635,000.

RESOLUTION NO. 2023-018
TOWN OF LAWRENCE, WISCONSIN
Town Borrowing with State Trust Fund Loan for
Financing Water and Sewer Extension Projects Including
Mid Valley Drive, Packerland Drive and French Court for \$3,635,000

WHEREAS, the Town of Lawrence, Brown County, Wisconsin, is presently in need of funds up to a maximum aggregate amount of \$3,635,000 for the public purpose of financing water and sewer extension projects including Mid Valley Drive, Packerland Drive and French Court; and

WHEREAS, the Town Board of Supervisors deems it necessary and in the best interests of the Town that it shall borrow the sum of up to \$3,635,000 for such purposes upon the terms and conditions hereinafter set forth; and

WHEREAS, by the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.);

THEREFORE, BE IT RESOLVED, that the Town of Lawrence, Brown County, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Three Million Six Hundred Thirty Five Thousand And 00/100 Dollars (\$3,635,000) for the purpose of financing water and sewer extension projects including Mid Valley Drive, Packerland Drive and French Court and for no other purpose; and

BE IT FURTHER RESOLVED, the loan is to be payable within 10 years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 5.75 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law; and

BE IT FURTHER RESOLVED, that there shall be raised and there is levied upon all taxable property, within the Town of Lawrence, Brown County Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due; and

BE IT FURTHER RESOLVED, that no money obtained by the Town of Lawrence by such loan from the state be applied or paid out for any purpose except financing water and sewer extension projects including Mid Valley Drive, Packerland Drive and French Court without the consent of the Board of Commissioners of Public Lands; and

BE IT FURTHER RESOLVED, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of Lawrence, Brown County, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions; and

BE IT FINALLY RESOLVED, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

Approved and adopted by the members of the Town Board of Supervisors of the Town of Lawrence, Brown County, State of Wisconsin this 25th day of September 2023.

Dr. Lanny J. Tibaldo, Town Chairperson

Introduced by: Supervisor
Seconded by: Supervisor
- Ayes 0 - Nays

Cindy Kocken, Town Clerk/Treasurer



Agenda Item Review

Meeting Date: September 25, 2023

Agenda Item#: 15

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Luke F. Pasterski, Fire Chief
AGENDA ITEM: **Consider approval to change records mgmt. program for Fire Department**

FISCAL IMPACT:

- | | |
|------------------------------|------------|
| 1. Is there A Fiscal Impact? | <u>Yes</u> |
| 2. Is it Currently Budgeted? | Yes |

Item History

Currently, the fire department is using Emergency Reporting for records management. This program captures all incident reports, fire inspections, fire department vehicle inspections, training, and activities for the fire department.

Emergency Reporting recently got bought out by ESO. After the merger, we were notified that our yearly contract was going from \$2,348 to \$10,310 for the same services in 2024. We also received notice from the State of WI that our current mandated reporting was no longer going to meet the state requirements starting in 2024, unless we upgrade our program.

This prompted a review of the available programs. We also solicited input from area fire departments. After review, it was clear that the program to best meets our needs is Image Trend Elite. This program is also supported by the State of WI, which helps offset costs. The Image Trend Elite estimate for our department is \$3,750 per year.

Our current contract with ESO expires on March 1st, 2024, however, the State of WI report requirements are changing on January 1st, 2024, so to ensure compliance of the mandatory state reporting requirements by January 1st, 2024, we would need to sign a contract, sooner rather than later. This is needed so that all our current records can be copied and moved over to the Image Trend Elite database and our staff can be trained on the program prior to the go live date.

Attached are supporting documents.

Recommended Action By Town Board:

Recommend approval of a contract for Image Trend Elite records management program for the fire department.

! This message was sent with High importance.



Rybczyk, Elizabeth - DHS (Ela) <Elizabeth.Rybczyk@dhs.wisconsin.gov>

To: Rybczyk, Elizabeth - DHS (Ela) <Elizabeth.Rybczyk@dhs.wisconsin.gov>



Mon 8/21/2023 4:53 PM

Good afternoon,

I am reaching out because your service is listed as using a 3rd party vendor for EMS reporting. As I am sure you have heard, the deadline for transitioning to the NEMSIS v3.5 standard is quickly approaching. **The State of Wisconsin will not accept v3.4 records after December 31, 2023.** I am encouraging all services to “go live” with v3.5 by December 1, 2023, at the latest to allow time for troubleshooting. If you haven’t already, contact your vendor to start the transition planning. Please respond to this email with the following information:

- 3rd party vendor you are using (ESO, Zoll, etc.)
- Anticipated “go live” date

Please respond by September 1, 2023. If you have any questions, do not hesitate to contact me.

Thank you,

Ela



Elizabeth A. Rybczyk, MPH, NRP (she/her/hers)
EMS Data Manager
Office of Preparedness and Emergency Health Care
Wisconsin Department of Health Services
Main: 608-266-1568 | Direct: 608-266-7089



Quote Date: 02/14/2023
Customer Name: Lawrence Fire Dept (WI)
Quote #: Q-105872
Quote Expiration date: 05/15/2023
ESO Account Manager: Chase Clabaugh

CUSTOMER CONTACT

Customer Lawrence Fire Dept (WI)
Name Luke Pasterski
Email lukep@lawrencewi.gov
Phone (920) 615-2693

BILLING CONTACT

Payor Lawrence Fire Dept (WI)
Name Billing Contact
Email joycee@townoflawrence.org
Phone 920-858-2676
Address 2400 Shady Ct.
De Pere WI, 54115
Billing Frequency Annual
Initial Term 12 months

Asset Management/Checklist

Product	Volume	Total	Fee Type
Assets-Checklist Bundle	7 Vehicles	\$2,095.00	Recurring
Asset Management and Checklist - Training and Implementation	7 Vehicles	\$950.00	One-time

Personnel Management

Product	Volume	Total	Fee Type
Personnel Management	31 Employees	\$1,495.00	Recurring
Personnel Management Data Migration	31 Employees	\$200.00	One-time

Fire

Product	Volume	Total	Fee Type
ESO Activities - Fire and Fire/EMS Agencies	2 Stations	\$195.00	Recurring
Fire Incidents CAD Integration - Volunteer	2 Stations	\$595.00	Recurring
ESO Hydrants	2 Stations	\$520.00	Recurring
ESO Properties	2 Stations	\$590.00	Recurring
ESO Inspections	2 Stations	\$690.00	Recurring
ESO Fire Incidents	2 Stations	\$1,790.00	Recurring
Fire Setup & Online Training	2 Sessions	\$1,190.00	One-time
Fire Incidents NFIRS Data Import	300 Incidents	\$0.00	One-time
Properties/Inspections Data Import	2 Stations	\$0.00	One-time

Total Recurring Fees	\$	7,970.00
Total One-Time Fees	\$	2,340.00
TOTAL FEES	\$	10,310.00

*Additional fees may be applied by Customer's billing or CAD vendor for certain integrations or interfaces, and Customer is encouraged to discuss this with the applicable vendor.



Quote Date: 02/14/2023
Customer Name: Lawrence Fire Dept (WI)
Quote #: Q-105872
Quote Expiration date: 05/15/2023
ESO Account Manager: Chase Clabaugh

DRAFT



Quote Date: 02/14/2023
Customer Name: Lawrence Fire Dept (WI)
Quote #: Q-105872
Quote Expiration date: 05/15/2023
ESO Account Manager: Chase Clabaugh

Asset Management/Checklist

Product	Description
Assets-Checklist Bundle	Web-based asset management and apparatus checklist for Fire and EMS.
Asset Management and Checklist - Training and Implementation	Training and configuration to include; group admin training, agency specific web-based sessions, online training and pre-recorded end user training.

Fire

Product	Description
Fire Setup & Online Training	Setup and Webinar Training Session for ESO Fire.
ESO Fire Incidents	Includes Auto EHR-import or Auto-CAD import, federal NFIRS data reporting, software updates and upgrades.
ESO Inspections	Includes the ability to manage multiple code sets, using those to develop customized Check-lists for inspections. The application allows you to schedule, manage, execute and finalize inspections as well as reschedule any required follow up inspections.
ESO Properties	Includes CAMEO integration, Pre-Plan view. Stores property and occupant history (presence of chemicals and tanks, Incidents, and previous inspections).
Fire Incidents NFIRS Data Import	Data migration from previous RMS platform.
Properties/Inspections Data Import	Data migration of Properties data and inspection reports into ESOs Properties and Inspections applications from a previously used RMS.
ESO Hydrants	Inventory and document testing and status of hydrants.
Fire Incidents CAD Integration - Volunteer	
ESO Activities - Fire and Fire/EMS Agencies	Application for tracking non-response activities, including Operations and Community Risk Reduction and Daily Log.

Personnel Management

Product	Description
Personnel Management Data Migration	Migration of Information in Personnel Management that includes Demographics, Training Classes, Certifications, and Drivers License information.
Personnel Management	Includes tracking of Training classes, certifications, credentials, immunization records. Integrated with ESO EHR and Ad Hoc Reporting.



Please send payments to:
ESO Solutions, Inc.
PO Box 679449
Dallas, TX 75267-9449

Invoice

Date: 1/30/2023
Invoice # ESO-102300
Terms Net 30
Due Date 3/1/2023
PO#

Bill To

Lawrence Fire Dept (WI)
2400 Shady Ct.
De Pere WI 54115
United States
joycee@townoflawrence.org

Ship To

Lawrence Fire Dept (WI)
2400 Shady Ct.
De Pere
WI 54115
US

Item	From	To	QTY	UOM	Total
ER - Fire Package	3/1/2023	2/29/2024	1		USD \$1,633.00
ER - CAD Integration	3/1/2023	2/29/2024	1		USD \$115.00
ER - InspectER App - Level 3	3/1/2023	2/29/2024	2		USD \$600.00

Invoice Message:

Total (Without Tax): USD \$2,348.00
Tax: USD \$0.00

ACH/EFT bank information:

PNC Bank
Routing: 031207607
Account Number: 8026412499
Swift Code: PNCCUS33

Grand Total: USD \$2,348.00
Amount Paid/Credit: USD \$0.00
Total Recurring: USD \$2,348.00
Total One-Time:
Invoice Balance: USD \$2,348.00

Check Remittance lockbox address:

ESO Solutions, Inc.
PO Box 679449
Dallas, TX 75267-9449

Please submit payment remittances to accountsreceivable@eso.com to ensure correct invoice application.

Amounts invoiced are per your agreement(s) which may include annual uplift and an increase in quantities based on usage overages. Your payment of this invoice serves as acceptance of such increases.

Questions? Contact: AccountsReceivable@eso.com 866-766-9471 option 8

Tax ID: 36-4566209

ESO will never e-mail you soliciting payment information. Please call us or e-mail AccountsReceivable@eso.com if you have any questions or wish to make a change.

This invoice presents the total net price of the product(s) and/or service(s) which is inclusive (net) of any discount. As the buyer of such product(s)/service(s), you may have additional reporting obligations to federal or state health care programs (including pursuant to 42 CFR 1001.952(h)) and/or upon inquiry by the HHS Secretary or other state or federal agencies. As the buyer, you must adhere to any other relevant federal or third-party payer requirements.

Pay Online

[For a 3% fee, pay via Card](#)

Direct Card Payment Link: https://app.suitesync.io/payments/acct_1FelgtGvY2g6ha8S/custinv/4567740/?amount=241844.00

[Pay via Online Bank Transfer](#)

Direct Bank Transfer Link: https://app.suitesync.io/payments/acct_1FelgtGvY2g6ha8S/custinv/4567740/?card=false



Lawrence Fire Department (WI) Elite Rescue Core

Prepared For

Lawrence Fire Department

2595 French RD

De Pere, Wisconsin 54115-9368

Prepared By

Brianne Lee

May 23, 2023

Prepared For

Lawrence Fire Department
2595 French RD
De Pere, Wisconsin 54115-9368

Bill To

Luke Pasterski
Lawrence Fire Department
2595 French RD
De Pere, Wisconsin 54115-9368
(920) 336-9131
LukeP@lawrencewi.gov

Salesperson	Quote Number	Date
Brianne Lee, Senior Sales Specialist, 952-469-6404	QUO-16318-V6S8G	May 23, 2023

Description	Qty	Frequency	Unit Price	Total
Recurring Fees				
Elite™ Rescue Core	1	Recurring	\$3,200.00	\$3,200.00
Elite™ Core Locations/Occupants/Inspections	1	Recurring	\$500.00	\$500.00
TOTAL Year 1				\$3,700.00
*Annual Fees after Year 1				\$3,700.00

Optional Items

Elite™ Core Mobile Fire Inspections	1	Recurring	\$500.00	\$500.00
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Prepared By: Brianne Lee

Terms of Agreement: The above mentioned items will be invoiced upon Contract signature with payment terms of net 30 days.

- The recurring annual fees will be invoiced annually in advance.
- Project completion occurs upon receipt of the product.
- ImageTrend's license, annual support and hosting are based on up to 500 annual incidents as provided by Client.
*IMAGETREND will perform price increases of the recurring fees. The first price increase will occur with the fees due for year two. These price increases will occur once a year and may not exceed 7% of the price then currently in effect.
- This proposal is valid for 90 days.
- This quote reflects ImageTrend's standard non-CJIS compliant framework, and is provided without any CJIS-related warranties, representations, or contractual commitments. Additional information and pricing for ImageTrend's advanced CJIS compliant offerings are available upon request.
- The estimates set forth herein do not constitute a binding offer or acceptance. This quote does not express the full agreement or understanding of the parties, is subject to additional due diligence and change, and shall not be binding on ImageTrend. The parties do not intend to be legally bound until they enter into definitive agreements regarding the subject matter hereof.

IMAGETREND will invoice sales tax to non-exempt CLIENTS where applicable

DISCLAIMER: This quote creates no legal obligations. This letter is intended to confirm the parties' current understanding of the terms, but it is not intended to create any legal obligations with respect to any of the terms. Neither party should rely on this quote and no legal or equitable remedy will arise from any such reliance. Instead, the parties must reach a final agreement. A final agreement will be a condition precedent to any binding obligations. A fully executed Contract Agreement will be required to be completed before an order is processed.

PRODUCT DESCRIPTIONS

Elite™ Rescue Core

Elite EMS + Fire Core is ImageTrend's preconfigured ePCR solution for EMS & NFIRS solution for fire inspections.

- EMS & Fire Incident Documentation
- NEMSIS, NFIRS & State EMS Reporting Compliance
- Manual NEMSIS & NFIRS Exports
- NEMSIS Export Auto - Post to State
- NFIRS Auto - Post to State (if State uses ImageTrend Elite for Fire data collection)
- Elite Field
- EKG Integration
- Form Manager
- Print Form Manager
- Supplemental Questions
- Validation
- Customizeable Incident List Views
- Repeat Patients
- Customizeable Agency Logo
- Customizeable Signature Paragraphs
- Report Writer



Agenda Item Review

Meeting Date: 9/25/2023

Agenda Item#: 16 & 17

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 Ordinance 2023-004 to Amend Section 300-102 – B-1 Business/Commercial Zoning District – Conditional Uses
Our ordinance lists permitted uses, as well as uses allowed by CUP. There currently is no use that closely defines “business uses related to sports recreation” or similar language. The intent of B-1 uses are typically business with a retail, office, or low impact customer oriented use. Adding this category will help define future zoning of businesses in the Lawrence Parkway development. Sports Emporium, and Rugby will both be included in this category. The CUP will allow us to put conditions on the zoning such as hours of operation, hours of lighting, hours of crowds/events, music, concession, etc. which would be conditions specific to each business being operated.
2. Update on Future Consideration to Implement Town Room Tax/Short Term Rental Ordinance(s)
Draft language included

**ORDINANCE 2023-004 OF THE TOWN OF LAWRENCE, WISCONSIN
TO AMEND SECTION 300-102 – B-1 Business/Commercial Zoning District - Conditional Uses**

The Town Board of Supervisors of the Town of Lawrence does ordain as follows:

Section 1: Town of Lawrence Ordinance Section 300-102 is hereby repealed and replaced to read as follows:

300-102. Conditional Uses.

Adult establishments to include: adult bathhouses, adult body painting studios, adult bookstores, adult cabarets, adult mini motion-picture theaters, adult modeling studios, adult motels, adult motion-picture theaters, adult motion-picture theaters (outdoor) and adult novelty shops

Agricultural implement dealers

Amusement establishments, archery ranges, bowling alleys, shooting galleries, game room, swimming pools, skating rinks, and other similar amusement facilities

Animal hospital, veterinary services and kennels

Auction rooms

Automobile sales lot

Automobile service stations

Automotive rental and leasing

Automotive repair shops

Automotive services

Building material product sales

Business schools

Campgrounds

Car wash

Commercial parking lots, open and other than accessory

Dwelling units and rooming units above the ground level

Eating and drinking establishments primarily engaged in drive-in and carry-out service

Express office and delivery stations

Filling stations or any building used for the sale of petroleum and allied products

Fish market

Greenhouses, commercial

Hotels; motels

Kennels

Mini warehouse facility

Miscellaneous personal services

Miscellaneous repair services

Miscellaneous shopping goods stores

Monument shops

Motor vehicle sales

Museums, stadiums, auditoriums and arenas

Nurseries; lawn and garden supply stores
Parking garages or structures, other than accessory for the storage of private passenger automobiles only
Pet shops
Printing shop, machine shop, tin shop, sheet metal shop, welding shop, pattern shop, sign shop, monument works or similar business or industry employing more than 3 persons on the premises
Radio and television stations and studios
Recreational utility trailer dealers
Schools, commercial and trade
Secondhand store or business dealing in secondhand goods or antiques
Shopping centers

Sports or Recreation-Related Businesses

Theaters (outdoor)
Tools/equipment rental shops
Wholesale establishments
Wood cabinetmaking
Other retail uses similar in character and the manufacture or treatment of products clearly incidental to the conduct of a retail business on the premises when approved by the Town Board

Section 2: Severability

If any provision of this ordinance is found invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 3: This amendment to existing ordinances shall be effective upon passage and publication as provided by Law.

Dated at Town of Lawrence, Wisconsin on this ____ day of October, 2023.

TOWN OF LAWRENCE

Introduced by:
Seconded by:
Vote:

Town Chairman, Lanny Tibaldo

Attest: _____
Town Clerk, Cindy Kocken

- A. Purpose. The purpose of this section is to ensure that the quality of short-term rentals operating within the Town is adequate for protecting public health, safety and general welfare, including establishing minimum standards of space for human occupancy and for an adequate level of maintenance; determining the responsibilities of owners, operators and property managers offering these properties for tourists or transient occupants, to protect the character and stability of all areas, especially residential areas, within the Town; to provide minimum standards necessary for the health and safety of occupant occupying or using buildings, structures or premises; and provisions for the administration and enforcement thereof.
- B. Definitions. For the purpose of administering and enforcing this section, the terms or words used herein shall be interpreted as follows:
- (1) Words used in the present tense include the future.
 - (2) Words in the singular number include the plural number.
 - (3) Words in the plural number include the singular number.
 - (4) The following definitions and conditions apply unless specifically modified:

CLERK/TREASURER

The Town Clerk/Treasurer of the Town of Lawrence or designee.

CORPORATE ENTITY

A corporation, partnership, limited-liability company, or sole proprietorship licensed to conduct business in this state.

DWELLING UNIT

One or more rooms which are arranged, designed or used as living quarters for one family. Individual bathrooms and complete kitchen facilities, permanently installed, shall always be included for each dwelling unit.

LICENSE

The short-term rental license issued under this section.

OCCUPANT

Includes a corporation, firm, partnership, association, organization and any other group acting as a unit as well as individuals, including an occupant representative, receiver or other representative appointed according to law. Whenever the word occupant is used in any subsection of this section prescribing a penalty or fine, as to partnerships or associations, the word shall include the partners or members hereof, and as to

Town of Lawrence, WI Short-term rental properties.

corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.

OWNER

The person who owns the residential dwelling that has been rented.

PROPERTY MANAGER

Any occupant that is not the property owner and is appointed to act as agent and/or provides property management services to one or more short-term rental.

SHORT-TERM RENTAL

A residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days, as defined in Wis. Stats., § 66.0615(1)(dk) and (2)(a) and § 66.1014(2)(a) and (d)1.

STATE

The State of Wisconsin Department of Health, or its designee.

C. Operation of short-term rentals.

(1) No occupant may maintain, manage, or operate a short-term rental for a period of less than 30 consecutive nights without a short-term rental license. Every short-term rental shall be operated by a property owner or property manager, Wis. Stats., § 66.1014(2)(d)(2).

(2) Each short-term rental is required to have the following licenses and permits:

- (a) A State of Wisconsin tourist rooming house license;
- (b) A seller's permit issued by the Wisconsin Department of Revenue pursuant to Wis. Stats., §§ 77.53(3m) and 77.523(1);
- (c) A room tax permit; and
- (d) A permit or license issued pursuant to the provisions of this section.

(3) Each short-term rental shall comply with all of the following:

- (a) The total number of days within license year that the dwelling may be rented, or available for rental shall not exceed 180 consecutive days commencing with the first day of the rental.
- (b) The property owner or property manager shall notify the Clerk/Treasurer, in writing, when the first rental within a license year begins.
- (c) No vehicular traffic shall be generated that is greater than normally expected in the residential neighborhood.

Commented [MM1]: Amendment date 7.18.23

Commented [MM2]: Amendment dated 7.18.23

(d) There shall not be excessive noise, fumes, glare, vibrations generated during the use.

- (e) Name plates or other signage shall not exceed one square foot. No other signage advertising the short-term rental is permitted on-site. Off-site advertising in media channels relating to the availability of the rental may take place only after all Town, county and state permits and licenses have been obtained.
- (f) The number of occupants in any unit shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable county and Town housing regulations based upon the number of bedrooms in each unit.
- (g) No recreational vehicles (RVs), camper, tent, or other temporary lodging arrangement shall be permitted on-site as a means of providing additional accommodations for paying guests or other invitees.

- (h) Any outdoor event held at the short-term rental shall last no longer than one day occurring between the hours of 8:00 a.m. and 10:00 p.m. and only one event per seven-day period. Any activities shall be in compliance with other noise regulations of the Town, Chapter 189.

Commented [MM3]: Town Ordinance "Nuisances"

- (i) All rentals of the short-term rental shall be subject to payment of the Brown/ County room tax at the current applicable rate. Permit holders are responsible for complying with all regulations of the room tax §§.

Commented [MM4]: Insert Town Ordinance regarding Room Tax

Compliance with all applicable state, county, and local codes and regulations is required.

- (j) Annual general fire inspection is required prior to issuance or renewal of license.
- (k) A local property management contact must be on file with the Town at the time of application. The local property manager must be within 25 miles of the short-term rental property and must be available 24 hours a day. The property owner must notify the Town within 24 hours of a change in management contact information for the short-term rental.
- (l) A short-term rental license will not be issued until the following contingencies have been met:

(m)

- [1] License from the county received;
- [2] General building and fire code inspection completed by the Town and no outstanding orders remain.
- [3] Property manager has been approved and permitted.

- (n) Short-term rental licenses are issued for a one-year period commencing January 1st through December 31st and must be renewed annually subject to Town approval or denial.
- (o) The property owner of the short-term rental shall have appropriate insurance for the home that is used for short-term rental (over and above normal home policy) and provide proof of insurance with the license application and renewal.
- (p) Each short-term rental shall provide a register and require all guests to register their true names and addresses before beginning occupancy of the short-term rental. The register shall be kept intact and available for inspection by representatives of the Town for at least one year.

D. Short-term rental license; property manager permit.

- (1) The Clerk/Treasurer shall issue a short-term rental license to all applicants following the approval of an application and the filing of all documents and records required under this section. The application shall also contain the following information:
 - (a) Identify the property owner with contact information, including mailing address, physical address, and twenty-four-hour phone number;
 - (b) Identify the property manager with contact information, including mailing address, physical address, and twenty-four-hour phone number;

(c) The maximum days of occupancy for the premises for individual rentals;

(d) The license term; and

(e) State lodging license number, if any.

E. Short-term rental license procedure.

- (1) All applications for a short-term rental license shall be filed with the Clerk/Treasurer on forms provided. Applications must be filed by the property owner. No permit shall be issued unless

the completed application form is accompanied by payment of the required fee.

- (2) Each application shall include the following information and documentation for each short-term rental unit:
 - (a) A copy of a State of Wisconsin license for a tourist rooming house license issued under Wis. Stats., § 254.64;
 - (b) A copy of a completed state lodging establishment inspection form dated within one year of the date of issuance or renewal;
 - (c) Proof of insurance;
 - (d) A copy of seller's permit from the department, if any;
 - (e) Floor plan and requested maximum occupancy;
 - (f) Site plan, including available on-site parking;
 - (g) Property management agreement (if applicable);
 - (h) Designation of the property manager.
 - (i) Certification from the property owner that the property meets the requirements of this section;
 - (j) A room tax permit issued by the Town;
 - (k) An employer identification number issued by the Internal Revenue Service.

F. Renewal.

- (1) Each application for a renewal of a permit or license shall include updated information for the documentation on file with the Clerk/Treasurer and payment of the applicable fee. The Clerk/Treasurer shall verify that the information provided on the renewal application is complete and in accordance with the requirements of this section. The Clerk/Treasurer shall request reports from the Hobart Lawrence Police Department regarding any complaints received, calls for service or actions taken regarding the short-term rental properties. The Clerk/Treasurer shall issue renewal licenses within 30 days of the filing of the application unless the information provided is incomplete or otherwise not in compliance with the requirements of this section and/or the reports from the directed enforcement officer and the Code Enforcement Officer indicate that there are complaints or actions involving the property.
- (2) If the Clerk/Treasurer finds that the license or permit should not be renewed, the Clerk/Treasurer shall deny the renewal.
- (3) No permit or license shall be issued or renewed unless there is filed with the Clerk/Treasurer a completed fire inspection report by the Town Fire Inspector dated within one year of the issue date.
- (4) No permit or license shall be renewed if the applicant or property has outstanding fees, taxes or forfeitures owed to the Town, or is under an order issued by the Code Enforcement Officer, or his designee, to bring the premises into compliance with Town ordinances, unless arrangements for payment have been approved by the Clerk/Treasurer.

G. Property manager.

- (1) Property manager permit. No occupant may act as a property manager for a short-term rental without a property manager permit issued in accordance with the provisions of this section. The property manager permit shall apply to all short-term rentals for which the property manager has exclusive rights for the rental of the property. The property manager must certify

to the Town that each short-term rental operating under the short-term rental license complies with the standards of this section.

- (2) Property manager qualifications. To qualify as a property manager the applicant must meet the following requirements:
 - (a) Be a natural occupant residing in or within 25 miles of the Town or a corporate entity with offices located within 25 miles of the Town.
 - (b) The applicant does not have pending any criminal charges and has not been convicted of a felony or misdemeanor of any offense involving dishonesty, fraud, deceit, robbery, the use or threatened use of force or violence upon another.
- (3) Each property manager shall be authorized by the property owner to act as the agent for the owner for the receipt of service of notice of violation of this section's provisions and for service of process pursuant to this section and shall be authorized by the owner to allow Town employees, officers and their designees, to enter the owner's property for purposes of inspection and enforcement of this section and/or this Code.

H. Standards for short-term rentals.

- (1) Each short-term rental shall comply with this section's requirements or any other applicable Town ordinance. Each short-term rental shall comply with the following minimum requirements:
 - (a) One internal bathroom for every four occupants;
 - (b) Not less than 150 square feet of floor space for the first occupant thereof and at least an additional 100 square feet of floor space for every additional occupant thereof; the floor space shall be calculated on the basis of total habitable room area. Floor space is determined using interior measurements of each room. Floor space does not include kitchens, bathrooms, closets, garages, or rooms not meeting Uniform Dwelling Code requirements for occupancy. The maximum occupancy for any premises without a separate enclosed bedroom is two people;
 - (c) Not less than one on-site off-street parking space for every four occupants based upon maximum occupancy;
 - (d) A safe, unobstructed means of egress from the short-term rental leading to safe, open space at ground level;
 - (e) Shall have functional smoke detectors and carbon monoxide detectors in accordance with the requirements of Ch. SPS 321, Wis. Adm. Code;
 - (f) Shall not have an accessible wood-burning fireplace unless the property owner provides a certificate from a properly licensed inspector, dated not more than 30 days prior to submission, certifying that the fireplace and chimney have been inspected and are in compliance with National Fire Prevention Association Fire Code, Chapter 211, Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances;
 - (g) Shall not have a hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking or any other purpose on any balcony, deck or under any overhanging structure or within 10 feet of any structure;
 - (h) Shall not have a firepit or other similar device used for heating or any other purpose on any balcony, deck or under any overhanging structure or within 20 feet of any structure;
 - (i) All property managers shall carry casualty and liability insurance issued by an insurance company authorized to do business in this state by the Wisconsin Office of the Commissioner of Insurance, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate;

- (j) Certification of compliance. As a condition of issuance of a license under this section, the property manager shall certify that each managed property is in compliance with the terms and conditions of the license and this section.

I. Room tax.

- (1) Each short-term rental shall comply with the room tax reporting requirements of §§ and
- (2) Each property manager licensee shall file room tax returns for the managed short-term rentals.
- (3) All tax returns and supporting documentation filed with the Clerk/Treasurer are confidential and subject to the protections provided under § 74-4 and Wis. Stats., §§ 66.0615(3) and 77.61.

Commented [MM5]: Add Town Ordinance for Room Tax here

Commented [MM6]: Town Ordinance 74-4 Records Retention Schedule

J. Display of permit. Each license or permit shall be displayed on the inside of the main entrance door of each short-term rental.

K. Appeal and license revocation.

- (1) The denial of any license or permit application or renewal under this section may be appealed by filing a written appeal request with the Clerk/Treasurer within 10 days of the Town's notice of denial. The appeal shall be heard by the Town Board. The Town Board shall consider the application or renewal and recommendations and may approve or deny the application or renewal.

- (2) A license may be revoked by the Town Board for one or more of the following reasons:

- (a) Failure to make payment on taxes or debt owed to the Town;
- (b) Failure to make payment on the Brown/ County room tax;
 - (c) Three or more calls for police service, building inspection or the Health Department for nuisance activities or other law violations in a twelve-month period as defined in Chapter 189,
- (d) Failure to comply with annual Town fire inspection requirements;
- (e) Failure to maintain all required local, county, and state licensing requirements;
 - (f) Failure to use the property as a short-term rental within 12 months of obtaining the Town license;
- (g) Failure to comply with any requirements cited within Chapter 189;
 - (h) Any violation of local, county, or state laws that substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood.

L. Penalties.

- (1) Any occupant who shall violate any provision of this section shall be subject to a penalty as provided in, Chapter 1-3, Fees and Penalties, and in the forfeiture amounts as provided for in the bond schedule for the Town Municipal Court.
- (2) Penalties set forth in this section shall be in addition to all other remedies of injunction, abatement or costs whether existing under this section or otherwise.

Commented [MM7]: Updated to Town Ordinance

M. Fees. Fees for any applications, licenses, inspections and/or permits required under this section shall be as set forth in Chapter 1-3, Fees and Penalties.

- N. Severability. If any provision of this section and its ordinances is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the intention of the Town that all provisions of this section and its ordinances therein are separable.