

**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 9<sup>th</sup> 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