

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, May 13, 2024

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:05 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

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

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

3. Pledge of Allegiance

4. Approve Agenda

Supervisor Brienens 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:

Tom Perock, 1521 Sand Acres Drive – commented on the Hwy I-41 project and the proposed soundwall and the impact it will have on affected properties.

Larry Boldt, 2029 Little Rapids Rd – commented on outside storage at properties along Little Rapids Rd and American Blvd.

6. Consider minutes of the April 22, 2024, Town Board Meetings:

Supervisor Bain made the motion to approve the April 22, 2024, Town Board meeting minutes as amended. Supervisor Brienens seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices:

Supervisor Bain made the motion to approve the due invoices as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

8. Presentation by Central Brown County Water Authority – Nic Sparacio

Mr. Nic Sparacio spoke about the history and mission of the Central Brown County Water Authority and its current members. Mr. Sparacio also gave an overview of its 2023 accomplishments along with other news and updates.

9. Public Hearing: Conditional Use Permit (CUP) for Commercial Parking Garage (B-1 Zoning) at 1665 Yellow Briar, Parcel L-652 by Best Built Inc.:

Supervisor Brienens made the motion to open the public hearing at 6:37pm. Supervisor Bain seconded the motion. The motion carried unanimously.

Scott Beining gave an overview of the request for the Conditional Use Permit for a commercial parking garage including the recommended conditions from the Planning & Zoning Board.

Oral testimony received from:

Jerry Gossen, 1615 Yellow Briar Rd.

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

Supervisor Brienens made the motion to close the public hearing at 6:48pm. Supervisor Bain seconded the motion. The motion carried unanimously.

- 10. Consideration of Conditional Use Permit (CUP) for Commercial Parking Garage (B-1 Zoning) at 1665 Yellow Briar, Parcel L-652 by Best Built Inc.:**

Supervisor Bain made the motion to approve the Conditional Use Permit (CUP) for commercial parking garage (B-1 Zoning) at 1665 Yellow Briar, parcel L-652 by Best Built Inc. allowing 24-hour access, no outside storage, and all limousine vehicles shall be stored indoors. Supervisor Frigo seconded the motion. The motion carried unanimously.
- 11. Public Hearing: Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential Zone (R-2) in Little Rapids Subdivision for Lots 1-9 by Town of Lawrence:**

Supervisor Vannieuwenhoven made the motion to open the public hearing at 6:50pm. Supervisor Frigo seconded motion. The motion carried unanimously.

Scott Beining introduced the request and provided information including the recommended conditions from the Planning & Zoning Board.

Oral testimony received from:
Tom Perock, 1521 Sand Acres Drive

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

Supervisor Brienen to close the public hearing at 6:52pm. Supervisor Frigo seconded the motion. The motion carried unanimously.
- 12. Consideration of Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential Zone (R-2) in Little Rapids Subdivision for Lots 1-9 by Town of Lawrence:**

Supervisor Brienen made a motion to approve the zoning amendment to re-zone from Agricultural Zone (A-1) to Residential Zone (R-2) in Little Rapids Subdivision for Lots 1-9 by Town of Lawrence. Supervisor Bain seconded the motion. The motion carried unanimously.
- 13. Public Hearing: Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential Zone (R-1) in Little Rapids Subdivision for Lots 10-35 by Town of Lawrence:**

Supervisor Bain made the motion to open the public hearing at 6:53pm. Supervisor Vannieuwenhoven seconded motion. The motion carried unanimously.

Oral testimony received from:
Tom Perock, 1521 Sand Acres Drive

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

Supervisor Bain to close the public hearing at 6:54pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
- 14. Consideration of Zoning Amendment to re-zone from Agricultural Zone (A-1) to Residential Zone (R-1) in Little Rapids Subdivision for Lots 10-35 by Town of Lawrence:**

Supervisor Frigo made the motion to approve the zoning amendment to re-zone from Agricultural Zone (A-1) to Residential Zone (R-1) in Little Rapids Subdivision for Lots 10-35 by Town of Lawrence as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
- 15. Review of Recommendations and Reports from Planning & Zoning Board:**
 - a. Consideration of Site Plan for Storage Building at 1633 Yellow Briar Dr., parcel L-651 by Lorrigan Construction:**

Scott Beining gave an update and overview of the site plan for storage building at 1633 Yellow Briar Drive.

Supervisor Bain made a motion to approve the site plan for storage building at 1633 Yellow Briar Dr., parcel L-651 by Lorrigan Construction based on wherever there was an ash tree removed, and it creates an open space of 35 feet or more, the applicant will put a tree planting. Supervisor Brienen seconded the motion. The motion carried unanimously.

Supervisor Brienen made the motion to suspend Robert's Rules of Order and open the floor for public comment. Supervisor Bain seconded the motion. The motion carried unanimously.

Comment received from:

Jerry Gossen, 1615 Yellow Briar

Supervisor Brienen made the motion to return to regular session. Supervisor Bain seconded the motion. The motion carried unanimously.

- b. Consideration of Site Plan for Commercial Building Remodel at 1665 Yellow Briar, Parcel L-652-Best Built Inc.:

Scott Beining reviewed the site plan that was submitted by Best Built for the commercial building at 1665 Yellow Briar Drive.

Supervisor Frigo made a motion to approve the site Plan for commercial building remodel at 1665 Yellow Briar, parcel L-652 by Best Built Inc. as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- c. Consideration to set a public hearing date for zoning amendment request to re-zone from Agricultural (A-1) to Business/Commercial (B-1) at Lawrence Parkway, Parcels L-454-3 and L-2078 by the Town of Lawrence:

Supervisor Frigo made a motion to set a public hearing date on June 10, 2024 for zoning amendment request to re-zone from Agricultural (A-1) to Business/Commercial (B-1) at Lawrence Parkway, parcels L-454-3 and L-2078 by the Town of Lawrence. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- d. Consideration to set a public hearing date for a Conditional Use Permit request for sports fields (B-1 zoning) at Lawrence Parkway, portions of parcel L-454-3 and L-2078 by Impact Sports Academy:

Supervisor Bain made a motion to set a public hearing date on June 10, 2024 for a Conditional Use Permit request for sports fields (B-1 zoning) at Lawrence Parkway, portions of parcel L-454-3 and L-2078 by Impact Sports Academy. Supervisor Frigo seconded the motion. The motion carried unanimously.

16. Consideration of Ordinance 2024-004 to Repeal and Replace Chapter 216 Sanitary Sewer Ordinance:

Kurt Minten reported that after a review of the Sewer Ordinance, updates made to some outdated names and references.

Supervisor Frigo made the motion to approve Ordinance 2024-004 to Repeal and Replace Chapter 216 Sanitary Sewer Ordinance as presented. Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brienen, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

17. Consideration of Resolution 2024-009 Approving State Trust Fund Loan Application for Financing of Infrastructure Projects:

Supervisor Brienen made the motion to approve Resolution 2024-009 approving State Trust Fund Loan Application for Financing of Infrastructure Projects as presented. Supervisor Bain seconded the motion. Roll call vote: Supervisor Brienen, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.

18. Consideration of Estimate for Town Hall Parking Addition Driveway Apron – Scott Weidner Concrete Const. LLC:

Supervisor Brienen made the motion to approve the estimate of \$5,360.50 for Town Hall Parking Addition Driveway Apron – Scott Weidner Concrete Const. LLC as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

- 19. Consideration of SCADA Radio System Upgrade for Town Water & Sewer Systems:**
Supervisor Bain made the motion to approve the quote from PJ Kortens for SCADA radio system upgrade for town water & sewer systems in the amount of \$16,675 as presented. Supervisor Frigo seconded the motion. The motion carried unanimously.
- 20. Administrator/Staff Reports**
Staff reports were given.
- 21. Future Agenda Items:**
- a. Public Hearing on June 10, 2024, for zoning amendment request to re-zone from Agricultural (A-1) to Business/Commercial (B-1) at Lawrence Parkway. Parcels L-454-3 and L-2078 by the Town of Lawrence.
 - b. Public Hearing on June 10, 2024, Conditional Use Permit request for sports fields (B-1 zoning) at Lawrence Parkway, portions of parcel L-454-3 and L-2078 by Impact Sports Academy.
 - c. Alcohol License Renewal Applications.
- 22. Closed Session:** Supervisor Brienen made a motion to move into closed session at 8:23pm 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: sales process for Little Rapids Subdivision lots and emergency services agreement updates*). Supervisor Bain seconded the motion. Roll call vote: Supervisor Brienen, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.
- 23. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:**
Supervisor Frigo made the motion to return to regular open session at 8:47 for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats. Supervisor Vannieuwenhoven seconded the motion. Roll Call vote: Supervisor Brienen, aye; Supervisor Vannieuwenhoven, aye; Supervisor Bain, aye; Supervisor Frigo, aye; Chairman Tibaldo, aye. The motion carried unanimously.
- 24. Adjourn:**
Supervisor Frigo made the motion at 8:48pm to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer