

Town of Lawrence, Regular Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, July 22, 2024, at 6:00 P.M.
***Note New Start Time**

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 July 8, 2024, Town Board Meeting
7. Consideration of payment of due invoices.
8. **Public Hearing:** Request for a Conditional Use Permit for Cellular Tower at 1580 Mid Valley Drive, Parcel L-227-A by LCC Telecom Services
9. Consideration of Request for a Conditional Use Permit for Cellular Tower at 1580 Mid Valley Drive, Parcel L-227-A by LCC Telecom Services
10. **Public Hearing:** Request for a Conditional Use Permit for outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Foundation
11. Consideration of Request for a Conditional Use Permit for outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Foundation
12. Review of Recommendations and Reports from Planning & Zoning Board
 - a. Consideration of Site Plan Review for building and outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Association
 - b. Consideration of Sign Review for Tru-Power Electrical Solutions at 3415 French Road, Parcel L-78-1 by Covenant Signs & Graphics.
 - c. Consideration of Site Plan Review for Deleers Construction L-275-3-1 Nimitz Drive by Martenson and Eisele.
 - d. Consideration of Draft 2024 Comprehensive Plan Update – Resolution Considering Approval.
13. Consideration to Acknowledge the Non-Renewal of Liquor License – LegitMoney LLC, DBA Sgambati’s New York Pizza.
14. Update on Upcoming Infrastructure Projects – Torchwood Extension & Beck Way/Tigerwood Extension
15. Update on PSC Water Rate Case Application – Public Hearing Held by PSC on July 18th
16. Administrator/Staff Reports
17. Future Agenda Items
18. **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: emergency services agreement updates and Town Land Sales/TIF Development negotiations*)
19. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
20. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

Posted at the following on July 19, 2024,

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, July 8, 2024

1. Call to Order

The meeting was called to order by Chairman Tibaldo at 6:01 p.m.

2. Roll Call

Present In-Person

Chairman: Dr. Lanny Tibaldo

Supervisors: Kevin Brienen, 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; Luke Pasterski, Fire Chief; Michael Renkas, Police Chief

Excused: Supervisor Lori Frigo

3. Pledge of Allegiance

4. Approve Agenda

Supervisor Brienen 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:

Katie Stephan, 1571 Echo Pine Ct –Commented on the process to change the Ordinance regarding fence height.

6. Consider minutes of the June 24, 2024, Town Board Meetings:

Supervisor Vannieuwenhoven made the motion to approve the June 24, 2024, Town Board meeting minutes as presented. Supervisor Brienen seconded the motion. The motion carried unanimously.

7. Consideration of payment of due invoices:

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

8. Consideration of Proposal on New Lease for Town Hall Copier

Supervisor Brienen made the motion to approve the proposal for a 60-month lease for a new Town Hall copier as presented. Supervisor Bain seconded the motion. The motion carried unanimously.

9. Consideration of Change Order #1 – 2024 Road Improvement Project – Northeast Asphalt, Inc - \$43,500 – Mid Valley Drive Paving:

Supervisor Bain made the motion to approve Change Order #1 – 2024 Road Improvement Project to Northeast Asphalt, Inc. in the amount of \$43,500 minus retainage for Mid Valley Drive Paving, subject to splitting the payment into two invoices, one to the Town of Lawrence for \$16,272.57 and another one to Superior for \$26,227.43. Supervisor Brienen seconded the motion. The motion carried unanimously.

10. Consideration of Pay Request #1 - 2024 Road Improvement Project – Northeast Asphalt, Inc - \$39,150:

Supervisor Brienen made the motion to approve the Pay Request #1 - 2024 Road Improvement Project to Northeast Asphalt, Inc total amount of \$39,150, subject to splitting the payment into two invoices as noted in Change Order #1, one to the Town of Lawrence

for \$16,272.57 minus retainage and one to Superior for \$26,227.43 minus retainage. Supervisor Bain seconded the motion. The motion carried unanimously.

11. **Consideration of Pay Request #3 – Little Rapids Subdivision - Calnin & Goss - \$339,742.78:**
Supervisor Brienen made a motion to approve Pay Request #3 for Little Rapids Subdivision to Calnin & Goss in the amount of \$339,742.78 as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
12. **Consideration of Change Order #1 – Mid Valley Utility Relocation – PTS Contractors - \$5,650 - Locates:**
Supervisor Bain made the motion to approve Change Order #1 for Mid Valley Utility Relocation to PTS Contractors in the amount of \$5,650 for locates as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
13. **Consideration of Change Order #2 – Mid Valley Utility Relocation – PTS Contractors - \$110,407.35 – To Extend Water/Sewer Along Future CTH EB Beyond WisDOT Roundabout/Relocation limits:**
Supervisor Bain made the motion to approve Change Order #2 for Mid Valley Utility Relocation to PTS Contractors in the amount of \$110,407.35, to extend water/sewer along future CTH EB beyond WisDOT roundabout/relocation limits as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
14. **Consideration of Pay Request #2 - Mid Valley Utility Relocation – PTS Contractors - \$437,864.22:**
Supervisor Brienen made the motion to approve Pay Request #2 for Mid Valley Utility Relocation to PTS Contractors in the amount of \$437,864.22 as presented. Supervisor Bain seconded the motion. The motion carried unanimously.
15. **Consideration of Pay Request #8 – 2023 Sewer & Water Construction – Superior - \$260,731.48:**
Supervisor Bain made the motion to approve Pay Request #8 for 2023 Sewer & Water Construction to Superior in the amount of \$260,731.48 as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.
16. **Update on PSC Water Rate Case and Study – Proposed New Town of Lawrence Water Rates:**
Administrator Patrick Wetzel updated the Board on the current PSC Water Rate Case Study and proposed new Town of Lawrence water rates.
17. **Administrator/Staff Reports**
Staff reports were given.
18. **Future Agenda Items:**
 - a. Public Hearing on July 22, 2024, for Conditional Use Permit for Cellular Tower at 1580 Mid Valley Drive, Parcel L-227-A by LCC Telecom Services.
 - b. Public Hearing on July 22, 2024, for Conditional Use Permit for outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Foundation.
19. **Closed Session:** No action.
20. **Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:**
No action.
21. **Adjourn:**
Supervisor Vannieuwenhoven made the motion at 7:54pm to adjourn the meeting. Supervisor Bain seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer

Report Criteria:

- Detail report.
- Invoices with totals above \$.00 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AIT Business Technologies, LLC								
869	AIT Business Technologies, LLC	52502	Microsoft Office-Anti Virus	07/01/2024	405.00	.00		
869	AIT Business Technologies, LLC	52503	Server Backup	07/01/2024	199.99	.00		
869	AIT Business Technologies, LLC	52504	IT Services	07/01/2024	629.99	.00		
869	AIT Business Technologies, LLC	52505	Water Telephone	07/01/2024	75.00	.00		
869	AIT Business Technologies, LLC	52505	Sewer Telephone	07/01/2024	75.00	.00		
869	AIT Business Technologies, LLC	52505	Telephone Service	07/01/2024	150.00	.00		
869	AIT Business Technologies, LLC	FT-1224	SCADA line	07/01/2024	80.57	.00		
869	AIT Business Technologies, LLC	FT-1224	Fax Line	07/01/2024	12.31	.00		
Total AIT Business Technologies, LLC:					1,627.86	.00		
Apple Valley Landscaping, LLC								
1082	Apple Valley Landscaping, LLC	2826	Derouin Pond	07/16/2024	966.00	.00		
1082	Apple Valley Landscaping, LLC	2827	Hemlock East Pond	07/16/2024	630.00	.00		
1082	Apple Valley Landscaping, LLC	2828	Carpenter Crossing Pond	07/16/2024	1,122.00	.00		
1082	Apple Valley Landscaping, LLC	2829	American Drive Pond	07/16/2024	990.00	.00		
1082	Apple Valley Landscaping, LLC	2830	Parkway South Pond	07/16/2024	900.00	.00		
1082	Apple Valley Landscaping, LLC	2831	Parkway South Pond	07/16/2024	800.00	.00		
1082	Apple Valley Landscaping, LLC	2835	Carpenter Crossing Pond	07/17/2024	470.00	.00		
Total Apple Valley Landscaping, LLC:					5,878.00	.00		
BE's Refreshments Inc.								
1157	BE's Refreshments Inc.	475119	Water Town Hall	06/06/2024	27.00	.00		
Total BE's Refreshments Inc.:					27.00	.00		
Bitco Insurance Companies								
1114	Bitco Insurance Companies	071024	Work Comp - Clerk/Admin	07/10/2024	83.55	.00		
1114	Bitco Insurance Companies	071024	Work Comp - Sewer	07/10/2024	389.90	.00		
1114	Bitco Insurance Companies	071024	Work Comp - Building	07/10/2024	473.45	.00		
1114	Bitco Insurance Companies	071024	Work Comp - Administrator	07/10/2024	389.90	.00		
1114	Bitco Insurance Companies	071024	Work Comp - Water	07/10/2024	417.75	.00		
1114	Bitco Insurance Companies	071024	Work Comp - Town Board	07/10/2024	194.95	.00		
1114	Bitco Insurance Companies	071024	Work Comp - Public Works	07/10/2024	835.50	.00		
Total Bitco Insurance Companies:					2,785.00	.00		
Brown County Clerk								
65	Brown County Clerk	070524	Brown County Directory	07/05/2024	37.50	.00		
Total Brown County Clerk:					37.50	.00		
Brown County Port & Resource Recovery								
73	Brown County Port & Resource R	57896	Recycling Revenue	06/30/2024	756.15-	.00		
73	Brown County Port & Resource R	57896	Trash Collection - Sharps	06/30/2024	7,198.34	.00		
Total Brown County Port & Resource Recovery:					6,442.19	.00		
Brown County WTA								
76	Brown County WTA	070124	Membership Dues	07/01/2024	300.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Brown County WTA:					300.00	.00		
Calnin & Goss, LLC								
1192	Calnin & Goss, LLC	L0017-09-20-0	Little Rapids Subdivision PR #3	07/03/2024	339,742.78	339,742.78	07/09/2024	
Total Calnin & Goss, LLC:					339,742.78	339,742.78		
Central Brown County Water Authority								
93	Central Brown County Water Auth	3476	June Water Billing	07/08/2024	44,385.21	.00		
Total Central Brown County Water Authority:					44,385.21	.00		
Charter Communications								
1150	Charter Communications	230431701070	July Fiber Services	07/01/2024	719.00	.00		
Total Charter Communications:					719.00	.00		
Civic Systems LLC								
101	Civic Systems LLC	CVC25088	Annual Support for Software-GF	06/27/2024	1,798.75	.00		
101	Civic Systems LLC	CVC25088	Annual Support for Software-SF	06/27/2024	1,798.75	.00		
101	Civic Systems LLC	CVC25088	Annual Support for Software-WF	06/27/2024	3,597.50	.00		
Total Civic Systems LLC:					7,195.00	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	9009088346	Water Testing	07/12/2024	48.00	.00		
Total Clean Water Testing LLC:					48.00	.00		
Clifton Larson Allen LLP								
887	Clifton Larson Allen LLP	L241462647	Water Rate Case	07/15/2024	1,995.00	.00		
Total Clifton Larson Allen LLP:					1,995.00	.00		
Core & Main LP								
200	Core & Main LP	V188409	Water & Sewer Extension Supplie	07/03/2024	408.00	.00		
Total Core & Main LP:					408.00	.00		
Country Visions Cooperative								
106	Country Visions Cooperative	1172	Road Supplies	07/09/2024	78.99	.00		
106	Country Visions Cooperative	2431	Grass Seed/Pickleball	07/18/2024	205.00	.00		
106	Country Visions Cooperative	958	Road Supplies	07/08/2024	78.99	.00		
Total Country Visions Cooperative:					362.98	.00		
EZ Glide Garage Doors & Openers								
150	EZ Glide Garage Doors & Opener	0186553-IN	Repair Garage Doors - 2434 Little	06/30/2024	1,220.00	.00		
Total EZ Glide Garage Doors & Openers:					1,220.00	.00		
Fisher Concrete Sawing, Inc								
972	Fisher Concrete Sawing, Inc	I2024-07-02	Auger Holes for Signs	07/10/2024	225.00	.00		
972	Fisher Concrete Sawing, Inc	I2024-07-02	Auger Hole for Park	07/10/2024	225.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total Fisher Concrete Sawing, Inc:					450.00	.00		
Franks Radio								
167	Franks Radio	125649	Fire Radio Batteries	07/08/2024	464.03	.00		
Total Franks Radio:					464.03	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	2620	Services for June	07/11/2024	66,727.34	.00		
Total Green Bay Metropolitan Sewage District:					66,727.34	.00		
Integrity Home Builders								
1001	Integrity Home Builders	22-04-0013	Contractor Deposit Refund-2937-	07/16/2024	1,000.00	.00		
Total Integrity Home Builders:					1,000.00	.00		
Kodiak Excavating Inc								
254	Kodiak Excavating Inc	3492	Yard Waste Disposal	07/02/2024	185.00	.00		
Total Kodiak Excavating Inc:					185.00	.00		
Mail Haus, Inc								
410	Mail Haus, Inc	0183118	Water Billing- Water Fund	06/25/2024	924.09	.00		
410	Mail Haus, Inc	0183118	Water Billing-Sewer Fund	06/25/2024	924.09	.00		
Total Mail Haus, Inc:					1,848.18	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	00935536	Water Tower Painting	07/08/2024	5,617.50	.00		
285	McMahon Associates, Inc.	00935606	Torchwood/LOMR-F	07/11/2024	3,462.00	.00		
285	McMahon Associates, Inc.	00935653	Torchwood Platting/Wetlands	07/12/2024	2,564.89	.00		
Total McMahon Associates, Inc.:					11,644.39	.00		
Menards Inc								
286	Menards Inc	33592	Water Tower Repairs	07/02/2024	42.98	.00		
286	Menards Inc	33856	Park Supplies	07/08/2024	49.64	.00		
286	Menards Inc	33922	Building Inspector Supplies	07/09/2024	17.91	.00		
286	Menards Inc	34003	Park	07/11/2024	41.92	.00		
286	Menards Inc	34203	Repairs - Town Hall	07/16/2024	6.33	.00		
Total Menards Inc:					158.78	.00		
Northeast Asphalt Inc.								
311	Northeast Asphalt Inc.	2024 TOWN R	2024 Road Paving - PR#2	07/19/2024	2,682.00	.00		
311	Northeast Asphalt Inc.	2024 TOWN R	2024 Road Paving - PR#2	07/19/2024	195,768.63	.00		
Total Northeast Asphalt Inc.:					198,450.63	.00		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	194406	Fire dept 2% supplies	07/10/2024	165.00	.00		
Total Oshkosh Fire & Police Equipment:					165.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Paul Collette Construction								
591	Paul Collette Construction	24-01-0008	Contractor Deposit Refund-1263	07/16/2024	1,000.00	.00		
Total Paul Collette Construction:					1,000.00	.00		
PTS CONTRACTORS, INC								
952	PTS CONTRACTORS, INC	L0017-09-23-0	Mid Valley Utility Relocate PR#2	07/03/2024	437,864.22	437,864.22	07/09/2024	
Total PTS CONTRACTORS, INC:					437,864.22	437,864.22		
R & R Insurance Services, Inc								
1099	R & R Insurance Services, Inc	3050334	Insurance Services	07/02/2024	232.50	.00		
Total R & R Insurance Services, Inc:					232.50	.00		
Southside Tire Co.								
388	Southside Tire Co.	10314676	Fire #F7	07/08/2024	88.00	.00		
Total Southside Tire Co.:					88.00	.00		
Superior Sewer & Water Inc.								
1158	Superior Sewer & Water Inc.	L0017-09-23-0	2023 Sewer & Water-Pay Req #8	07/03/2024	260,731.48	260,731.48	07/09/2024	
Total Superior Sewer & Water Inc.:					260,731.48	260,731.48		
Swinkles Trucking & Excavating Corp								
400	Swinkles Trucking & Excavating C	0061636-IN	Pulverized Top Soil - Parks	07/10/2024	109.50	.00		
Total Swinkles Trucking & Excavating Corp:					109.50	.00		
TCD Homes								
404	TCD Homes	24-01-0019	Contractor Deposit Refund-2136	07/17/2024	1,000.00	.00		
Total TCD Homes:					1,000.00	.00		
USA Blue Book								
439	USA Blue Book	INV00264678	Sample Kits	02/01/2024	71.15	.00		
Total USA Blue Book:					71.15	.00		
Village of Hobart								
450	Village of Hobart	063024	Municipal Attorney	07/02/2024	1,099.97	.00		
450	Village of Hobart	063024	Police Seminars/Conf/Training	07/02/2024	365.59	.00		
450	Village of Hobart	063024	Police Fuel Expenses	07/02/2024	1,388.26	.00		
450	Village of Hobart	063024	Background Checks	07/02/2024	469.60	.00		
450	Village of Hobart	063024	Police/Adm Payroll Taxes	07/02/2024	2,650.98	.00		
450	Village of Hobart	063024	Judge Salary	07/02/2024	233.33	.00		
450	Village of Hobart	063024	Police Vehicle Lease	07/02/2024	2,247.55	.00		
450	Village of Hobart	063024	Court Supplies	07/02/2024	157.01	.00		
450	Village of Hobart	063024	Police Supplies	07/02/2024	489.02	.00		
450	Village of Hobart	063024	Blood Draws	07/02/2024	40.00-	.00		
450	Village of Hobart	063024	Court Clerk Wages	07/02/2024	958.62	.00		
450	Village of Hobart	063024	Sale of Property	07/02/2024	7,804.17-	.00		
450	Village of Hobart	063024	Police Retirement Expense	07/02/2024	4,881.23	.00		
450	Village of Hobart	063024	Telephone/Cell/Radios	07/02/2024	165.80	.00		
450	Village of Hobart	063024	Court Health/Dental/Life/WC	07/02/2024	1.89	.00		
450	Village of Hobart	063024	Court Seminars/Conference/Educ	07/02/2024	96.67	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
450	Village of Hobart	063024	Health, Dental, Life, Wrk comp	07/02/2024	7,081.89	.00		
450	Village of Hobart	063024	Police Vehicle Maintenance	07/02/2024	1,049.64-	.00		
450	Village of Hobart	063024	Mun Court Payroll Taxes	07/02/2024	91.18	.00		
450	Village of Hobart	063024	Police Liason Revenue	07/02/2024	39,182.35-	.00		
450	Village of Hobart	063024	Police Uniforms	07/02/2024	74.95	.00		
450	Village of Hobart	063024	Grants	07/02/2024	659.35-	.00		
450	Village of Hobart	063024	Mun Court Retirement	07/02/2024	66.14	.00		
450	Village of Hobart	063024	Law & Ordinance Violations	07/02/2024	2,894.62-	.00		
450	Village of Hobart	063024	Crime Prevention Expense	07/02/2024	147.83	.00		
450	Village of Hobart	063024	Police/Admin Salaries	07/02/2024	35,895.48	.00		
Total Village of Hobart:					6,932.86	.00		
Grand Totals:					1,402,296.58	1,038,338.4		

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: 7/22/2024
Agenda Item#: 8-9

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-Planning/Zoning items**

8. **Public Hearing:** Request for a Conditional Use Permit for Cellular Tower at 1580 Mid Valley Drive, Parcel L-227-A by LCC Telecom Services
9. Consideration of Request for a Conditional Use Permit for Cellular Tower at 1580 Mid Valley Drive, Parcel L-227-A by LCC Telecom Services

Per Ordinance 300-18 all new towers require a CUP. Setback from Residential zoning is our primary priority of regulation. This plan meets the required setbacks of 200' minimum to residential properties. The closest residential property is approximately 210' through the wooded ravine, closest home is 700' feet away. CUP should note that all future co-locates will require a permit (not CUP review?) Any equipment placed within the fenced area will be allowed with a permit. Enlargement of this area may require a new CUP. Plans look to be thorough and complete. PZ voted unanimously to approve 6/12/24. Staff recommends approval.

**Conditional Use Permit
Town of Lawrence, Brown County**

**Conditional Use Permit for Cellular Communications Tower
1580 Mid Valley Dr., Parcel L-227-A
Applicant: LCC Telecom Services**

WHEREAS, the Town Board of the Town of Lawrence received an application LCC Telecom Services, for a Conditional Use Permit to construct a cellular communications tower, according to the Town of Lawrence Ordinance Section 300-18 & 300-102.

WHEREAS, a public hearing was held at a regular town board meeting on July 22, 2024 to hear testimony on the request for a cellular communications tower; and

WHEREAS, there was _____ testimony received at public hearing; and

WHEREAS, the Conditional Use Permit-Cellular Communications Tower will require a permit from the Town of Lawrence for additional equipment and/or equipment upgrades; and

WHEREAS, the Conditional Use Permit-Cellular Communications Tower will require a new Conditional Use Permit for changes to the cellular tower height and fenced area from the submitted and approved site plan; and

NOW, THEREFORE BE IT RESOLVED, following a public hearing at a regular Town Board Meeting on July 22, 2024 in the Town of Lawrence, grants a Conditional Use Permit to LCC Telecom Services to allow a cellular communications tower, located 1580 Mid Valley Dr. (L-227-A); and

BE IT FURTHER RESOLVED, failure to comply with the required conditions may invalidate the Conditional Use Permit, per Town Ordinance 300-205;

DATED: July 22, 2024

Dr. Lanny Tibaldo, Town Chairman

ATTEST:


Cindy Kocken, Town Clerk

verticalbridge

(US-WI-5703) SCHEURING ROAD REPLACEMENT LAWRENCE, WI ZONING DRAWINGS 105' MONOPOLE TOWER

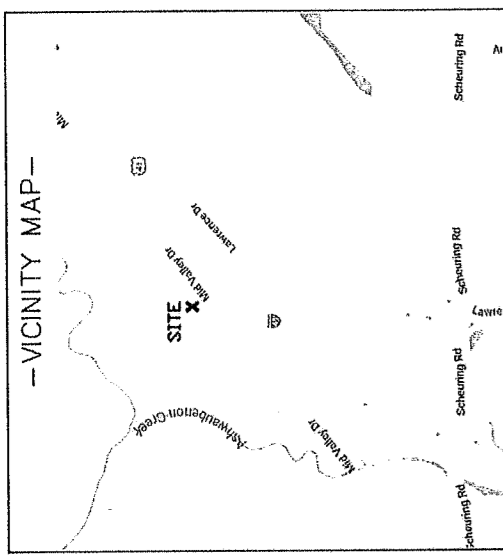
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1649 FAX
www.edgeconsult.com

verticalbridge
VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

SHEET INDEX		SITE LOCATION MAP	DIRECTORY	PROJECT INFO	SUBMITTAL		
NO.:	SHEET TITLE						
G-001	TITLE SHEET		<p>CLIENT: VB BTS, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487 CONTACT: BRANDON GRIFFITHS PHONE: 773.988.1715</p> <p>ENGINEERING COMPANY: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 CONTACT: ANDREW PORN PHONE: 608.644.1449</p> <p>SITE ACQUISITION: LCO-TELECOM SERVICES 10700 W HIGGINS, SUITE 240 ROSEMOUNT, IL 60018 CONTACT: MIKE BIENIEK PHONE: 847.287.1166</p> <p>SURVEYOR: MERIDIAN SURVEYING, LLC. N9637 FRIENDSHIP DRIVE KAUKAUNA, WI 54130 CONTACT: CRAIG KEACH PHONE: 920.993.0881</p>	<p>SITE LOCATION: 1580 MID VALLEY DR. DE PERE, WI 54115</p> <p>PROPERTY OWNER: NEW CELL LLC 450 SECURITY BLVD. GREEN BAY, WI 54313</p> <p>SITE COORDINATES (PER 1-A CERTIFICATE): LAT (NAD 1983/2011): 44°-26'-09.06" LONG (NAD 1983/2011): 88°-06'-28.75" GROUND ELEVATION (NAVD 88): 626.2'</p> <p>PLSS INFORMATION: PART OF W1/2 OF THE SW1/4, SECTION 29, T.23N., R.20E., TOWN OF LAWRENCE, BROWN COUNTY WISCONSIN</p> <p>TAX KEY NUMBER: L-227-A</p> <p>ZONED: E5-EXEMPT UTILITIES</p>	INT. DATE: DESCRIPTION: LAB 05/13/2024 REV. A		
-	SURVEY *						
C-101	SITE PLAN						
C-102	ENLARGED SITE PLAN						
T-201	SITE ELEVATION						
		UTILITY INFORMATION		APPROVAL BLOCK			
		<p>ELECTRIC SERVICE PROVIDER WISCONSIN PUBLIC SERVICE CONTACT: TBD PHONE: 800.450.7240 WORK ORDER #: TBD</p> <p>FIBER SERVICE PROVIDER TBD CONTACT: PHONE: WORK ORDER #:</p>		<p>I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.</p> <p>SIGNATURE: _____ DATE: _____</p>		<p>CHECKED BY: ADP PLOT DATE: 5/13/2024 PROJECT NUMBER: 38167 SET TYPE: LEASE EXHIBIT SHEET NUMBER: G-001</p>	

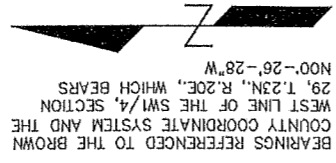
L:\38167\38167\Design\CAD\2D\Plot\G-001.dgn

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.



TOWER BASE

LATITUDE: N44°-26'-09.06"
 LONGITUDE: W88°-06'-26.75"
 (Per North American Datum of 83/2011)
 Ground Elevation: 626.2'
 (Per North American Vertical Datum of 1988)



BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4 SECTION 29, T.23N., R.20E., M. NO. 26-28

- LEGEND—**
- = 1" x 18" IRON PIPE SET
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - () = RECORDED INFORMATION
 - ⊕ = EXISTING POWER POLE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = ELECTRIC METER
 - ⊕ = FIBER OPTIC VAULT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = CABLE TV PEDESTAL
 - ⊕ = GAS METER
 - ⊕ = LIGHT POLE
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = STORM INLET
 - ⊕ = SANITARY MANHOLE
 - ⊕ = METAL POST
 - ⊕ = TRAFFIC SIGN
 - ⊕ = OVERHEAD ELECTRIC
 - ⊕ = BURIED ELECTRIC
 - ⊕ = BURIED FIBER OPTIC LINE
 - ⊕ = BURIED TELEPHONE
 - ⊕ = BURIED GAS LINE
 - ⊕ = STORM SEWER MAIN
 - ⊕ = SANITARY SEWER MAIN
 - ⊕ = WATER MAIN
 - ⊕ = PROPERTY LINE
 - ⊕ = EXISTING TREE
 - ⊕ = EXISTING BUSH

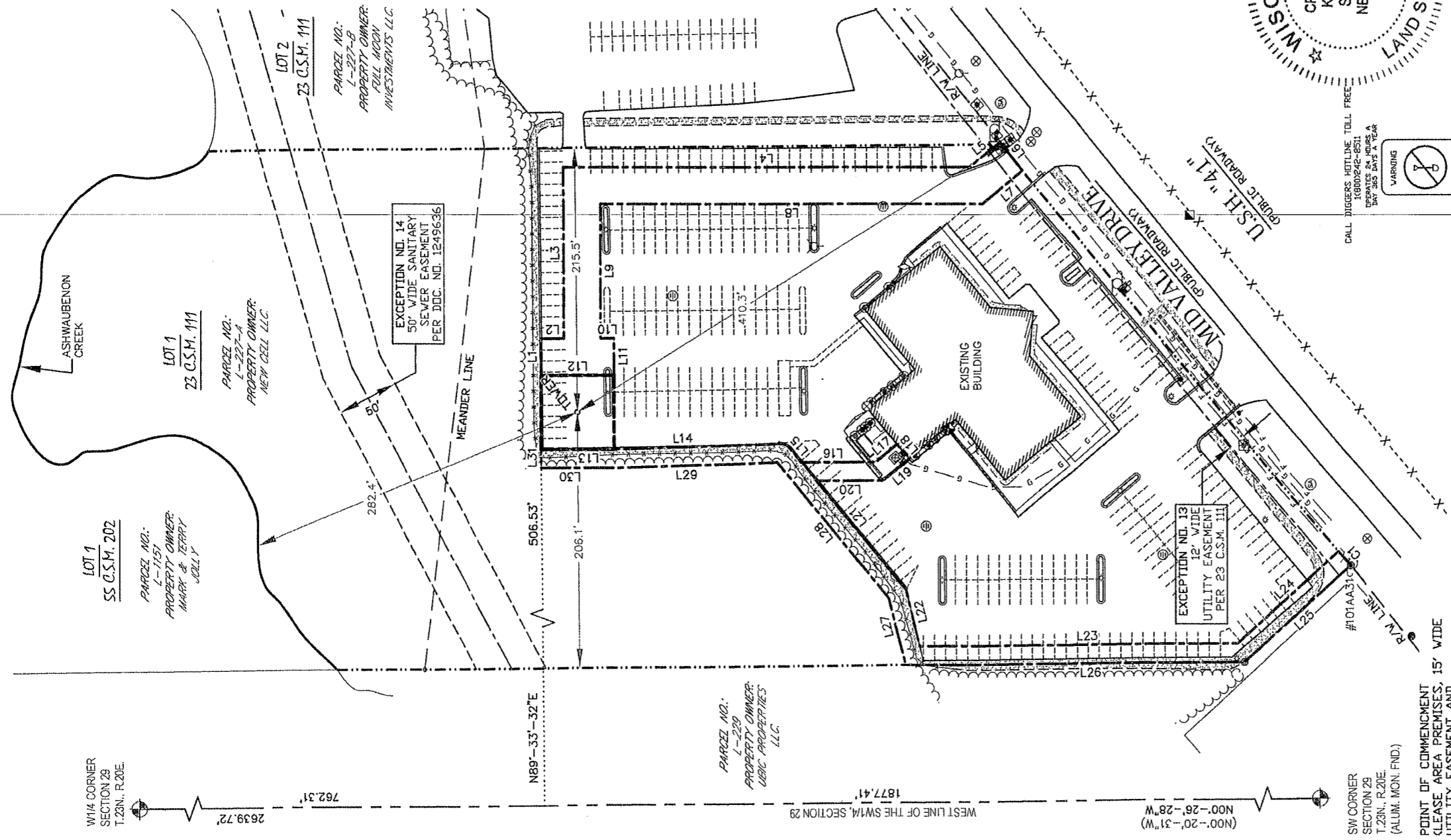
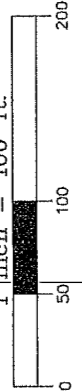


SURVEYORS CERTIFICATE
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 20th day of OCTOBER, 2023

Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 CRAIG A. KEACH S-2333

GRAPHIC SCALE
 1 inch = 100 ft.



W1/4 CORNER SECTION 29 T.23N., R.20E. 2639.72'

762.31'

N89°-33'-32"E

206.1'

1877.41'

(N00°-20'-31"W)

SW CORNER SECTION 29 T.23N., R.20E. (ALUM. MON. FND.)

POINT OF COMMENCEMENT CLEAR AREA PREMISES, UTILITY EASEMENT AND 30' WIDE ACCESS & UTILITY EASEMENT

SURVEYED FOR:

624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1549 fax
 www.edgeconsult.com

SURVEYED FOR:

750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

MERIDIAN SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:	SCHEURING ROAD REPLACEMENT
SITE NUMBER:	US-WI-5703
SITE ADDRESS:	1580 MID VALLEY DR. DEPERE, WI 54115

PROPERTY OWNER:
 NEW CELL LLC.
 450 SECURITY BLVD.
 GREEN BAY, WI 54313

PARCEL NO.: L-227-A

ZONED: E5-EXEMPT UTILITIES

DEED REFERENCE: DOCUMENT NO. 2690567

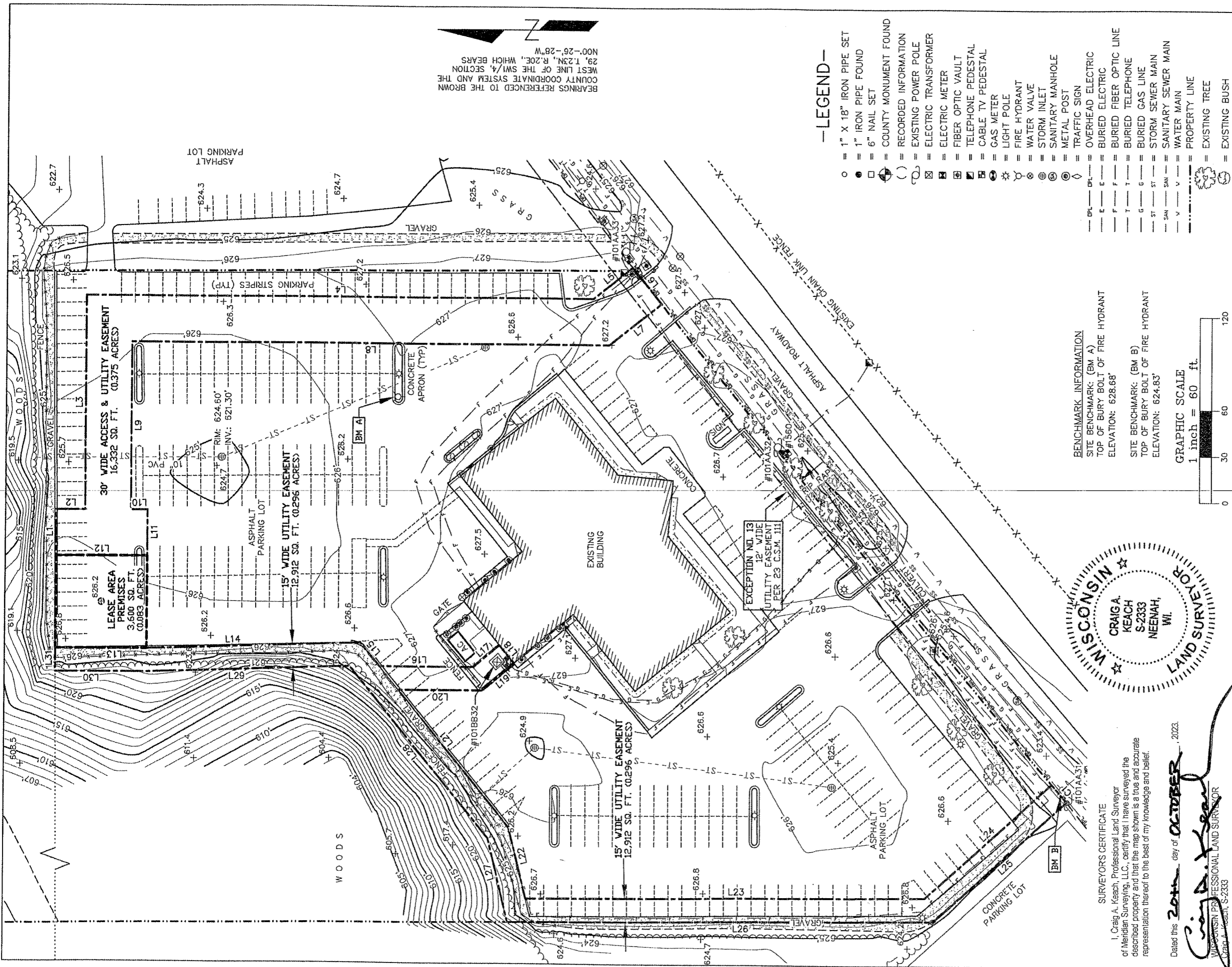
SURVEY PLAT FOR VERTICAL BRIDGE

BEING A PART OF THE W1/2 OF THE SW1/4, SECTION 29, T.23N., R.20E., TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	10/20/23	Text Edits	KR
3	10/18/23	Added Title Report	JD
2	10/16/23	Added Lease and Easements	JD
1	10/12/23	Preliminary Survey	JB

DRAWN BY:	J.B.	FIELD WORK DATE:	10-11-23
CHECKED BY:	C.A.K.	FIELD BOOK:	M-6, PG.67
JOB NO.:	14918	SHEET	1 OF 4

BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4 SECTION 29, T.23N., R.20E., WHICH BEARS NO. 26-28" W.



- LEGEND—**
- 1" X 18" IRON PIPE SET
 - 1" IRON PIPE FOUND
 - 6" NAIL SET
 - COUNTY MONUMENT FOUND
 - RECORDED INFORMATION
 - EXISTING POWER POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - FIBER OPTIC VAULT
 - TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - GAS METER
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - STORM INLET
 - SANITARY MANHOLE
 - METAL POST
 - TRAFFIC SIGN
 - OVERHEAD ELECTRIC
 - BURIED ELECTRIC
 - BURIED FIBER OPTIC LINE
 - BURIED TELEPHONE
 - BURIED GAS LINE
 - STORM SEWER MAIN
 - SANITARY SEWER MAIN
 - WATER MAIN
 - PROPERTY LINE
 - EXISTING TREE
 - EXISTING BUSH

BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 TOP OF BURY BOLT OF FIRE HYDRANT
 ELEVATION: 628.68'

 SITE BENCHMARK: (BM B)
 TOP OF BURY BOLT OF FIRE HYDRANT
 ELEVATION: 624.83'

GRAPHIC SCALE
 1 inch = 60 ft.



SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.
 Dated this 20th day of OCTOBER, 2023.
 Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach, S-2333

SURVEYED FOR:

Edge
 Consulting Engineers, Inc.
 624 Water Street
 Prairie du Sac, WI 53578
 608.644.1449 voice
 608.644.1649 fax
 www.edgeconsult.com

SURVEYED FOR:

verticalbridge
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
 N9637 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

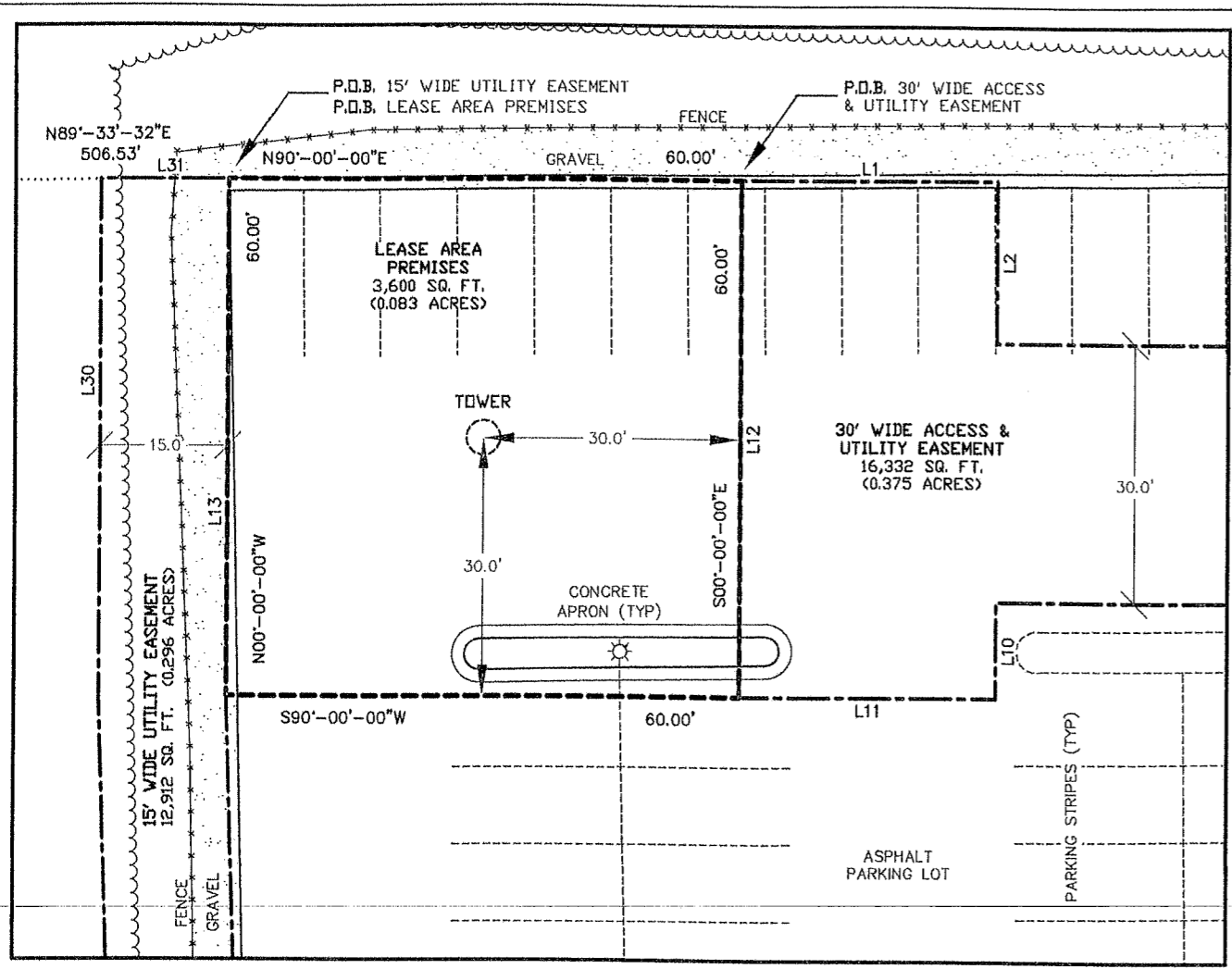
SITE NAME: SCHEURING ROAD REPLACEMENT
SITE NUMBER: US-WI-5703
SITE ADDRESS: 1580 MID VALLEY DR. DEPERE, WI 54115

PROPERTY OWNER: NEW CELL LLC. 450 SECURITY BLVD. GREEN BAY, WI 54313
PARCEL NO.: L-227-A
ZONED: E5-EXEMPT UTILITIES
DEED REFERENCE: DOCUMENT NO. 2690567

SURVEY PLAT
 FOR
VERTICAL BRIDGE
 BEING A PART OF THE W1/2 OF THE SW1/4, SECTION 29, T.23N., R.20E., TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	10/20/23	Text Edits	KR
3	10/18/23	Added Title Report	JD
2	10/16/23	Added Lease and Easements	JD
1	10/12/23	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 10-11-23
CHECKED BY: C.A.K.	FIELD BOOK: M-6, PG.67
JOB NO.: 14918	SHEET 2 OF 4



- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - () = RECORDED INFORMATION
 - ⊙ = EXISTING POWER POLE
 - ⊠ = ELECTRIC TRANSFORMER
 - ⊞ = ELECTRIC METER
 - ⊞ = FIBER OPTIC VAULT
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = CABLE TV PEDESTAL
 - ⊞ = GAS METER
 - ⊞ = LIGHT POLE
 - ⊞ = FIRE HYDRANT
 - ⊞ = WATER VALVE
 - ⊞ = STORM INLET
 - ⊞ = SANITARY MANHOLE
 - ⊞ = METAL POST
 - ⊞ = TRAFFIC SIGN
 - GPL — GPL — = OVERHEAD ELECTRIC
 - E — E — = BURIED ELECTRIC
 - F — F — = BURIED FIBER OPTIC LINE
 - T — T — = BURIED TELEPHONE
 - G — G — = BURIED GAS LINE
 - ST — ST — = STORM SEWER MAIN
 - SAN — SAN — = SANITARY SEWER MAIN
 - W — W — = WATER MAIN
 - — — — = PROPERTY LINE
 - ⊕ = EXISTING TREE
 - ⊕ = EXISTING BUSH

BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE SW1/4, SECTION 29, T.23N., R.20E., WHICH BEARS N00°-26'-28"W



SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
SCHEURING ROAD REPLACEMENT

SITE NUMBER:
US-WI-5703

SITE ADDRESS:
**1580 MID VALLEY DR.
DEPERE, WI 54115**

PROPERTY OWNER:
NEW CELL LLC.
450 SECURITY BLVD.
GREEN BAY, WI 54313

PARCEL NO.: L-227-A

ZONED: E5-EXEMPT UTILITIES

DEED REFERENCE: DOCUMENT NO. 2690567

SURVEY PLAT
FOR
VERTICAL BRIDGE

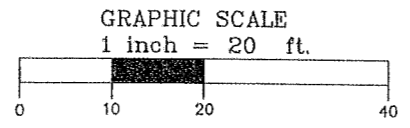
BEING A PART OF THE W1/2 OF THE
SW1/4, SECTION 29, T.23N., R.20E.,
TOWN OF LAWRENCE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	10/20/23	Text Edits	KR
3	10/18/23	Added Title Report	JD
2	10/16/23	Added Lease and Easements	JD
1	10/12/23	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 10-11-23
CHECKED BY: C.A.K.	FIELD BOOK: M-6, PG.67
JOB NO.: 14918	SHEET 3 OF 4

CURVE TABLE

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	11579.89'	15.00	000°-04'-27"	S49°-15'-57"W	15.00'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N90°-00'-00"E	30.00'
L2	S00°-00'-00"E	18.81'
L3	N90°-00'-00"E	139.55'
L4	S00°-00'-00"E	331.49'
L5	S38°-39'-30"E	32.83'
L6	S51°-21'-58"W	30.00'
L7	N38°-39'-30"W	43.34'
L8	N00°-00'-00"W	312.02'
L9	S90°-00'-00"W	109.55'
L10	S00°-00'-00"E	11.19'
L11	S90°-00'-00"W	30.00'
L12	N00°-00'-00"W	60.00'
L13	S00°-00'-00"E	60.00'
L14	S01°-51'-48"E	139.80'
L15	S50°-25'-06"W	19.60'
L16	S00°-00'-00"E	61.22'

LINE	BEARING	DISTANCE
L17	S39°-52'-49"E	22.23'
L18	S50°-18'-23"W	15.00'
L19	N39°-52'-49"W	27.62'
L20	N00°-00'-00"W	54.26'
L21	S50°-25'-06"W	114.09'
L22	S76°-01'-56"W	46.96'
L23	S00°-25'-42"E	260.42'
L24	S41°-39'-29"E	111.02'
L25	N41°-39'-29"W	116.42'
L26	N00°-25'-42"W	277.88'
L27	N76°-01'-56"E	55.37'
L28	N50°-25'-06"E	142.38'
L29	N01°-51'-48"W	132.68'
L30	N00°-00'-00"W	60.24'
L31	N90°-00'-00"E	15.00'



SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 20th day of OCTOBER, 2023

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEY NOTES:

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
- DIGGERS HOTLINE TICKET NO. 20233918203.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "AE", COMMUNITY PANEL NO. 55009C0261F, DATED AUGUST 18 2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE "AE" IS DESIGNATED AS: "BASE FLOOD ELEVATIONS DETERMINED". ELEVATION: 604.7'
- NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.
- THE LEASE AREA PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.
- THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES OR ACCESS & UTILITY EASEMENT.
- THE ACCESS & UTILITY EASEMENT RUNS TO MID VALLEY DRIVE RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-180696-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2023 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

LEASE AREA PREMISES

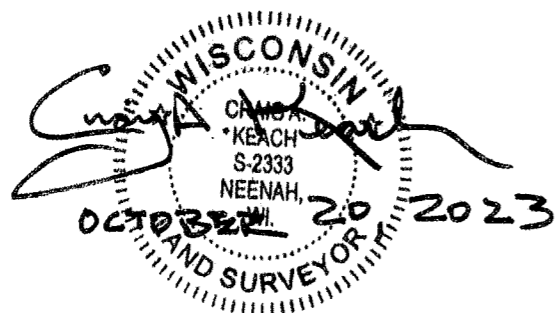
Being a part of Lot One (1) of Certified Survey Map No. 3954 as recorded in Volume 23 on Pages 111-113 as Document No. 1221155, located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Twenty-Three (23) North, Range Twenty (20) East, Town of Lawrence, Brown County, Wisconsin containing 3,600 square feet (0.083 acres) of land and being described by:
Commencing at the Southwest Corner of said Section 29; thence N00°-26'-28"W 1877.41 feet along the west line of the SW1/4 of said Section 29; thence N89°-33'-32"E 506.53 feet to the point of beginning; thence N90°-00'-00"E 60.00 feet; thence S00°-00'-00"E 60.00 feet; thence S90°-00'-00"W 60.00 feet; thence N00°-00'-00"W 60.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

30' WIDE ACCESS & UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 3954 as recorded in Volume 23 on Pages 111-113 as Document No. 1221155, located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Twenty-Three (23) North, Range Twenty (20) East, Town of Lawrence, Brown County, Wisconsin containing 16,332 square feet (0.375 acres) of land and being described by:
Commencing at the Southwest Corner of said Section 29; thence N00°-26'-28"W 1877.41 feet along the west line of the SW1/4 of said Section 29; thence N89°-33'-32"E 506.53 feet; thence N90°-00'-00"E 60.00 feet to the point of beginning; thence continuing N90°-00'-00"E 30.00 feet; thence S00°-00'-00"E 18.81 feet; thence N90°-00'-00"E 139.55 feet; thence S00°-00'-00"E 331.49 feet; thence S38°-39'-30"E 32.83 feet to a point on the northwest line of Mid Valley Drive; thence S51°-21'-58"W 30.00 feet along said northwest line of Mid Valley Drive; thence N38°-39'-30"W 43.34 feet; thence N00°-00'-00"W 312.02 feet; thence S90°-00'-00"W 109.55 feet; thence S00°-00'-00"E 11.19 feet; thence S90°-00'-00"W 30.00 feet; thence N00°-00'-00"W 60.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

15' WIDE UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 3954 as recorded in Volume 23 on Pages 111-113 as Document No. 1221155, located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-Nine (29), Township Twenty-Three (23) North, Range Twenty (20) East, Town of Lawrence, Brown County, Wisconsin containing 12,912 square feet (0.296 acres) of land and being described by:
Commencing at the Southwest Corner of said Section 29; thence N00°-26'-28"W 1877.41 feet along the west line of the SW1/4 of said Section 29; thence N89°-33'-32"E 506.53 feet to the point of beginning; thence S00°-00'-00"E 60.00 feet; thence S01°-51'-48"E 139.80 feet; thence S50°-25'-06"W 19.60 feet; thence S00°-00'-00"E 61.22 feet; thence S39°-52'-49"E 22.23 feet; thence S50°-18'-23"W 15.00 feet; thence N39°-52'-49"W 27.62 feet; thence N00°-00'-00"W 54.26 feet; thence S50°-25'-06"W 114.09 feet; thence S76°-01'-56"W 46.96 feet; thence S00°-25'-42"E 260.42 feet; thence S41°-39'-29"E 111.02 feet to a point on the northwest line of Mid Valley Drive and the beginning of a non-tangent curve to the left; thence southwesterly along said northwest line of Mid Valley Drive 15.00 feet along the arc of said curve to the left having a radius of 11579.89 feet and a chord which bears S49°-15'-57"W 15.00 feet to a point on the west line of said Lot 1; thence N41°-39'-29"W 116.42 feet along said west line of Lot 1; thence continuing along said west line of Lot 1 N00°-25'-42"W 277.88 feet; thence N76°-01'-56"E 55.37 feet; thence N50°-25'-06"E 142.38 feet; thence N01°-51'-48"W 132.68 feet; thence N00°-00'-00"W 60.24 feet; thence N90°-00'-00"E 15.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.



PARENT PARCEL

The following described real estate, together with the rents, profits, fixtures and other appurtenant interest, in Brown County, State of Wisconsin:

Lot One (1) of Volume 23 Certified Survey Maps, Page 111; Map No. 3954, said map being part of the West One-half of the Southwest Quarter (W ½ of SW ¼), Section Twenty-nine (29), Township Twenty three (23) North, Range Twenty (20) East, in the Town of Lawrence, Brown County, Wisconsin.

Also all those portions of former right of way known as Milwaukee-Green Bay Road vacated through Order to Vacate dated December 8, 2008 and recorded December 16, 2008 in Instrument No. 2395811.

Parcel ID: L-227-A

Being the same property conveyed to New-Cell, LLC, a Wisconsin limited liability company in Quitclaim Deed from New Cell, Inc., a Wisconsin corporation dated October 31, 2014 and recorded January 2, 2015 in Instrument No. 2690567.

TITLE REPORT REVIEW

Title Report: Tower Title, LLC

Commitment No. VTB-160696-C

Effective Date: 25th day of September, 2023

Fee Simple Title Vested In: New-Cell, LLC, a Wisconsin limited liability company

NOTE: The Statement of Applicability refers to the Tower Easement Premises and any Easement Premises pertinent Thereunto Where Specific Encumbrances affect the Tower Easement Premises and/or a Pertinent Easement Premises, they are identified as such.

Schedule B-II

(1-9) These are general statements and not specific encumbrances.

- (10) Easement between W. A. Hannan; and Wisconsin Telephone Company, dated August 11, 1931 and recorded December 29, 1931 in (book) 12 (page) 320 (instrument) 131889, in Brown County, Wisconsin. **Does not apply.**
- (11) Terms and conditions of an unrecorded agreement, as evidenced by a(n) Holding Tank Agreement between Town of Lawrence and J. Greg Little, dated October 6, 1981 and recorded October 6, 1981 in (book) 5045 (page) 26 (instrument) 967658, in Brown County, Wisconsin. **Does apply but is not a survey related matter. Affects the Parent Parcel and therefore the Lease Area Premises, 15 Foot Wide Utility Easement and the 30 Foot Wide Access and Utility Easement.**
- (12) Notice of Non-Access to or Across a Controlled-Access Highway dated April 11, 1983 and recorded April 11, 1983 in (book) 6086 (page) 17 (instrument) 996302, in Brown County, Wisconsin. **Does apply and affects the parent parcel. The existing driveways leading to the parent parcel are in compliance and therefore will not affect the Lease Area Premises, 15 Foot Wide Utility Easement or 30 Foot Wide Access and Utility Easement.**
- (13) Any and all matters disclosed on the map entitled "Certified Survey Map" dated July 9, 1990 and recorded August 8, 1990 in (book) 23 (page) 111, (instrument) 1221155 in Brown County, Wisconsin. **Does apply and is plotted and shown. The CSM discloses a 12 foot wide utility easement that will affect the Parent Parcel, 15 Foot Wide Utility Easement and the 30 Foot Wide Access and Utility Easement but not the Lease Area Premises.**
- (14) Easement for Sanitary Sewer Purposes between Little Investments; and Lawrence Sanitary District No. 1, dated May 20, 1991 and recorded June 19, 1991 in (book) 16944 (page) 01 (instrument) 1249636, in Brown County, Wisconsin. **Does apply and is plotted and shown. Affects the Parent Parcel but not the Lease Area Premises, 15 Foot Wide Utility Easement or 30 Foot Wide Access and Utility Easement.**
- (15) Resolution dated July 27, 2001 and recorded January 29, 2002 in (instrument) 1876655, in Brown County, Wisconsin. **Does apply and affects the parent parcel. The existing driveways leading to the parent parcel are in compliance and therefore will not affect the Lease Area Premises, 15 Foot Wide Utility Easement or 30 Foot Wide Access and Utility Easement.**
- (16) Any and all matters disclosed on the map entitled "Transportation Project Plat" dated July 13, 2017 and recorded July 13, 2017 in (instrument) 2792733 in Brown County, Wisconsin. **Does apply and is plotted and shown. This describes the present day road right of way of Mid Valley Drive.**

SURVEYED FOR:



SURVEYED FOR:



750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487



SITE NAME:
SCHEURING ROAD REPLACEMENT

SITE NUMBER:
US-WI-5703

SITE ADDRESS:
1580 MID VALLEY DR.
DEPERE, WI 54115

PROPERTY OWNER:
NEW CELL LLC.
450 SECURITY BLVD.
GREEN BAY, WI 54313

PARCEL NO.: L-227-A

ZONED: E5-EXEMPT UTILITIES

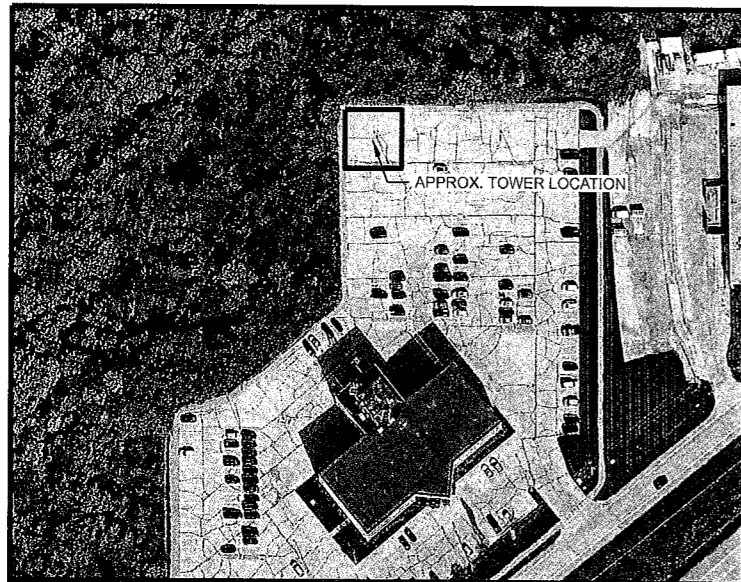
DEED REFERENCE: DOCUMENT NO. 2690567

SURVEY PLAT
FOR
VERTICAL BRIDGE

BEING A PART OF THE W1/2 OF THE
SW1/4, SECTION 29, T.23N., R.20E.,
TOWN OF LAWRENCE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
4	10/20/23	Text Edits	KR
3	10/18/23	Added Title Report	JD
2	10/16/23	Added Lease and Easements	JD
1	10/12/23	Preliminary Survey	JB

DRAWN BY: J.B.	FIELD WORK DATE: 10-11-23
CHECKED BY: C.A.K.	FIELD BOOK: M-6, PG.67
JOB NO.: 14918	SHEET 4 OF 4



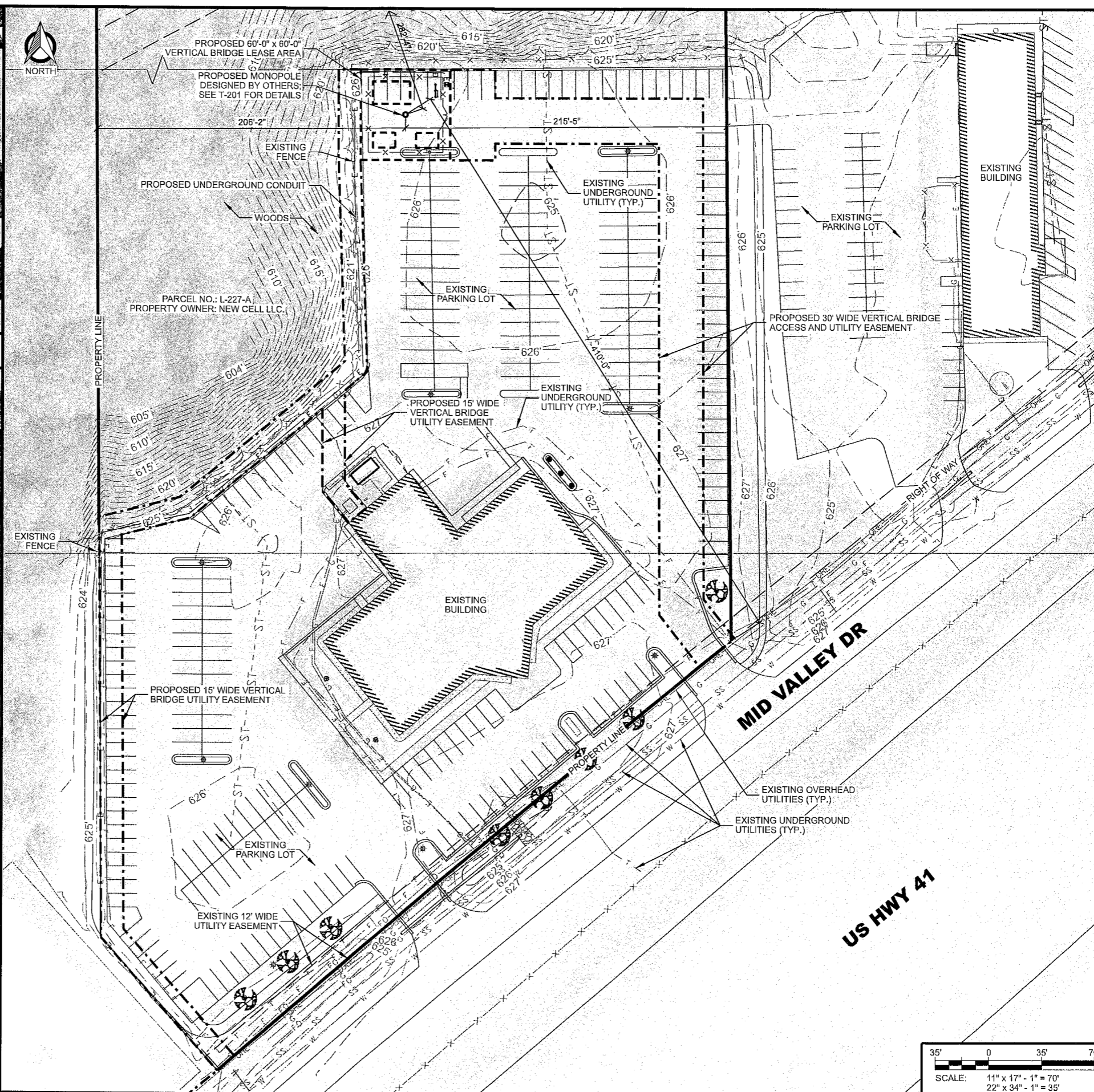
A AERIAL OVERVIEW OF SITE



B SITE OVERVIEW (LOOKING SOUTH)



C SITE OVERVIEW (LOOKING NORTH)



CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53576
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

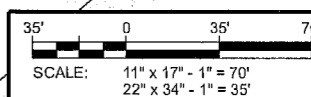
CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

SITE PLAN
(US-WI-5703) SCHEURING ROAD REPLACEMENT
LAWRENCE, WI

SHEET TITLE:

INT.	DATE:	DESCRIPTION:
LAB	05/13/2024	REV. A

CHECKED BY	ADP
PLOT DATE	5/13/2024
PROJECT NUMBER	38167
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	C-101



L:\38167\38167\Design\CAD\2D\Plot\IC-101.dgn



CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.844.1448 VOICE
 608.844.1549 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

ENLARGED SITE PLAN
 (US-WI-5703) SCHEURING ROAD REPLACEMENT
 LAWRENCE, WI

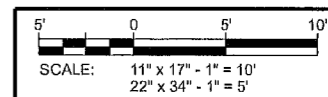
SHEET TITLE:

ENLARGED SITE PLAN
 (US-WI-5703) SCHEURING ROAD REPLACEMENT
 LAWRENCE, WI

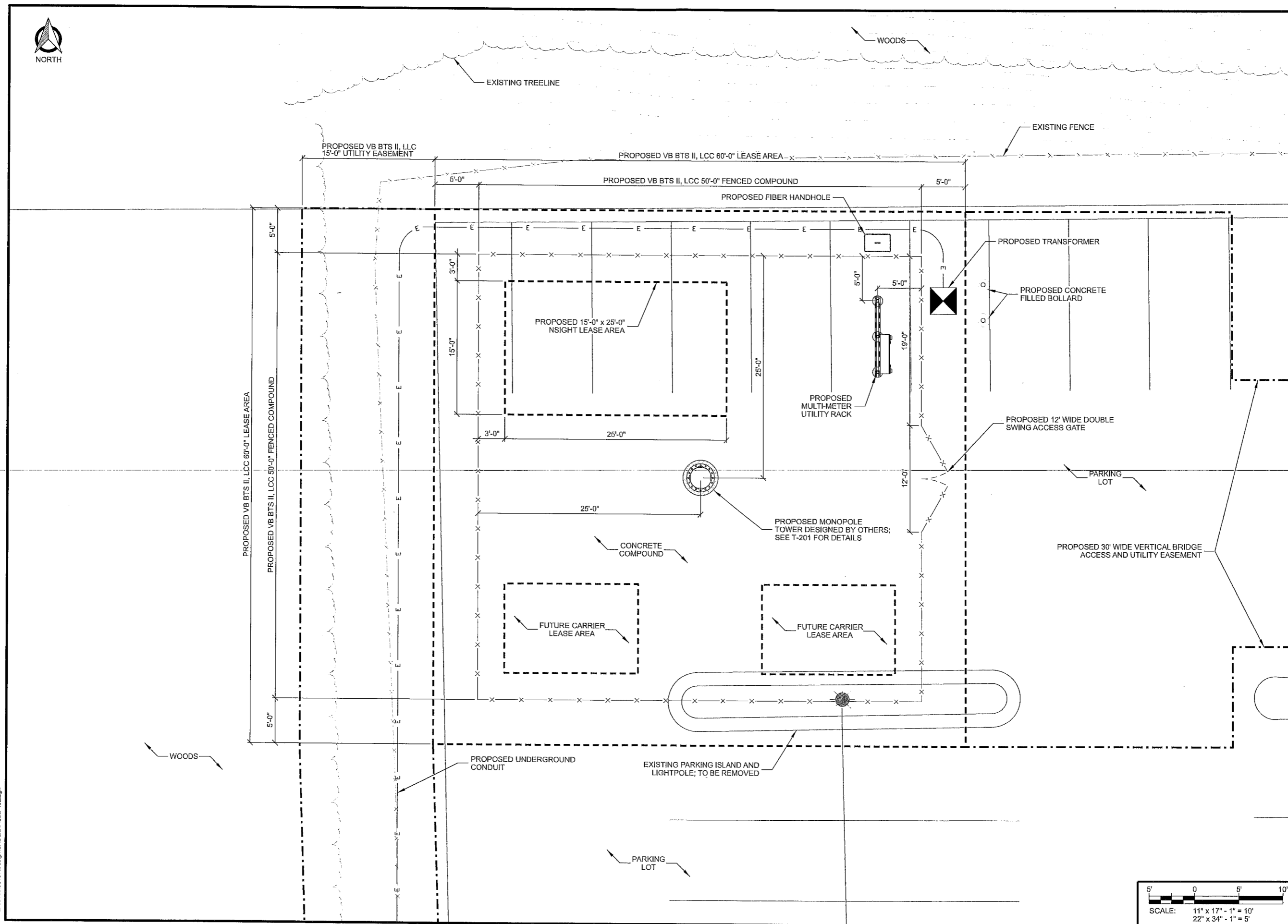
SUBMITTAL:

INT.	DATE	DESCRIPTION
LAB	05/13/2024	REV. A

CHECKED BY	ADP
PLOT DATE	5/13/2024
PROJECT NUMBER	38167
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	C-102



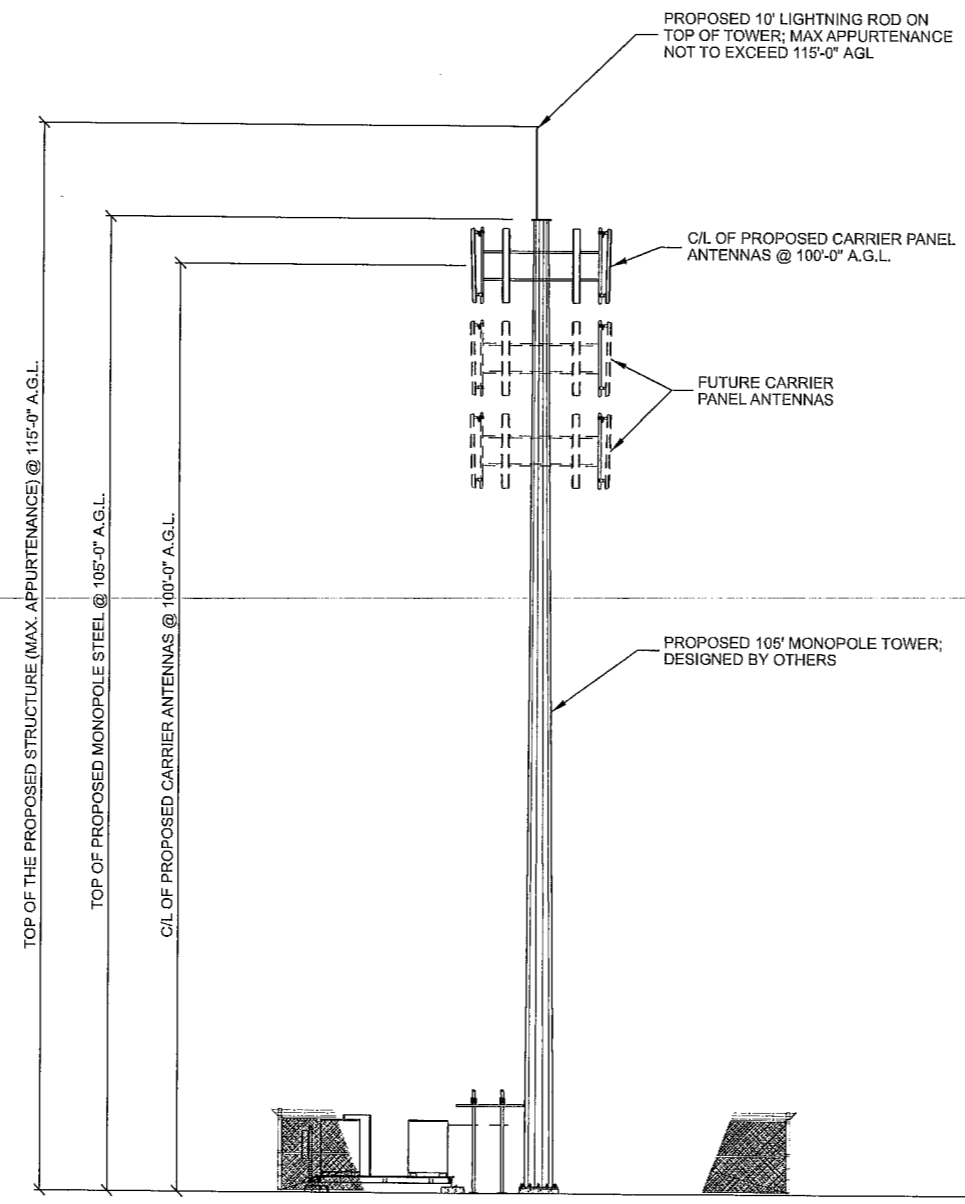
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CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1649 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 VERTICAL BRIDGE DEVELOPMENT, LLC
 750 PARK OF COMMERCE DRIVE
 SUITE 200
 BOCA RATON, FL 33487

SITE ELEVATION
(US-WI-5703) SCHEURING ROAD REPLACEMENT
LAWRENCE, WI



NOTES:
 1. ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDELIBLE INK, 1/8" LINE.

A SITE ELEVATION
 SCALE: 11" x 17" - 1" = 20'-0"
 22" x 34" - 1" = 10'-0"

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
LAB	05/13/2024	REV. A

CHECKED BY	ADP
PLOT DATE	5/13/2024
PROJECT NUMBER	38167
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	T-201

L:\38167\38167\Design\CAD\ZD\Plot\T-201.dgn



Agenda Item Review

Meeting Date: 7/22/2024
Agenda Item#: 10-11

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

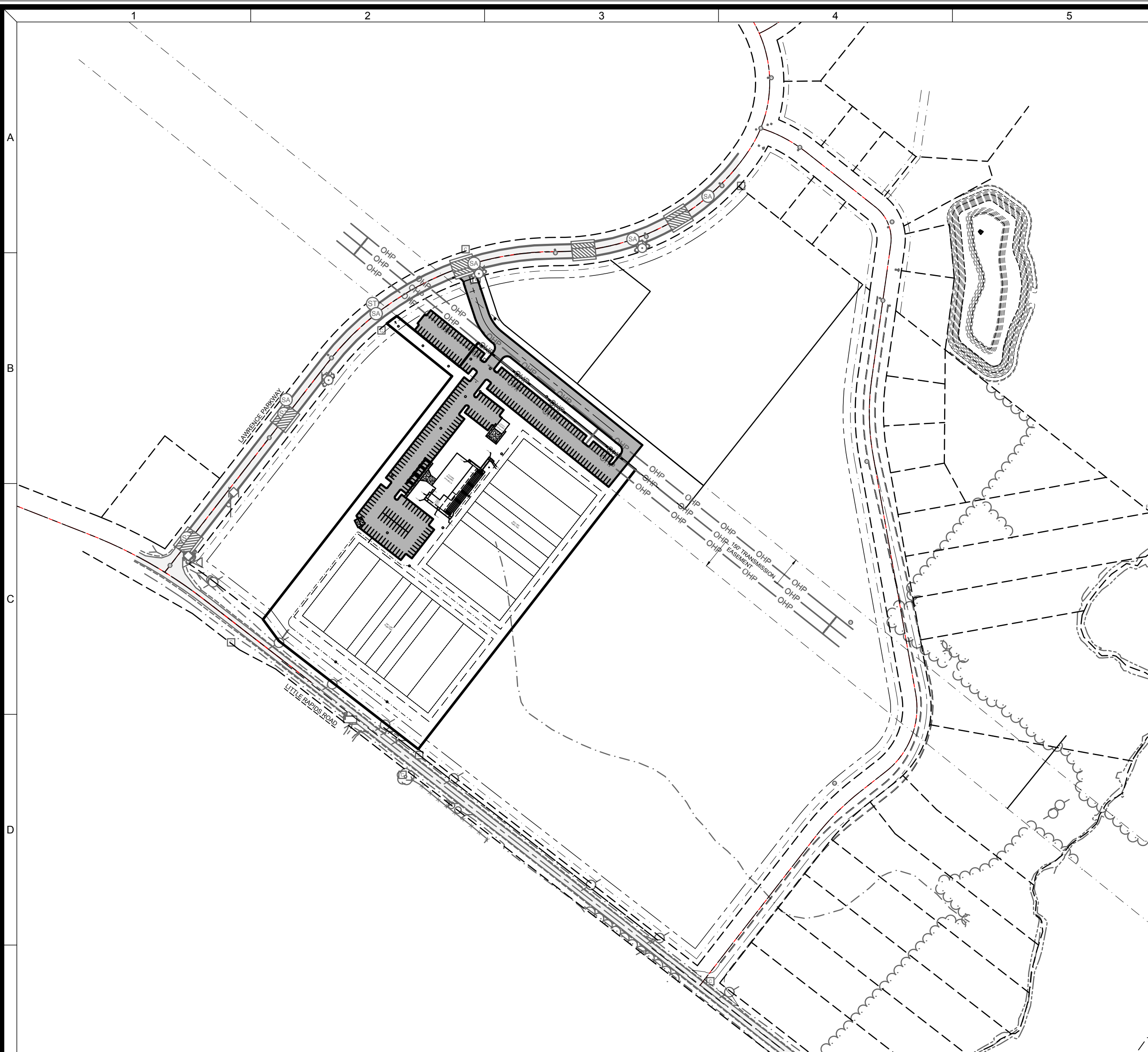
REPORT TO: Town Board of Supervisors
REPORT FROM: Scott Beining, Building Inspector/Zoning Administrator
AGENDA ITEM: **Staff Report-Planning/Zoning items**

10. Public Hearing: Request for a Conditional Use Permit for outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Foundation

11. Consideration of Request for a Conditional Use Permit for outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Foundation

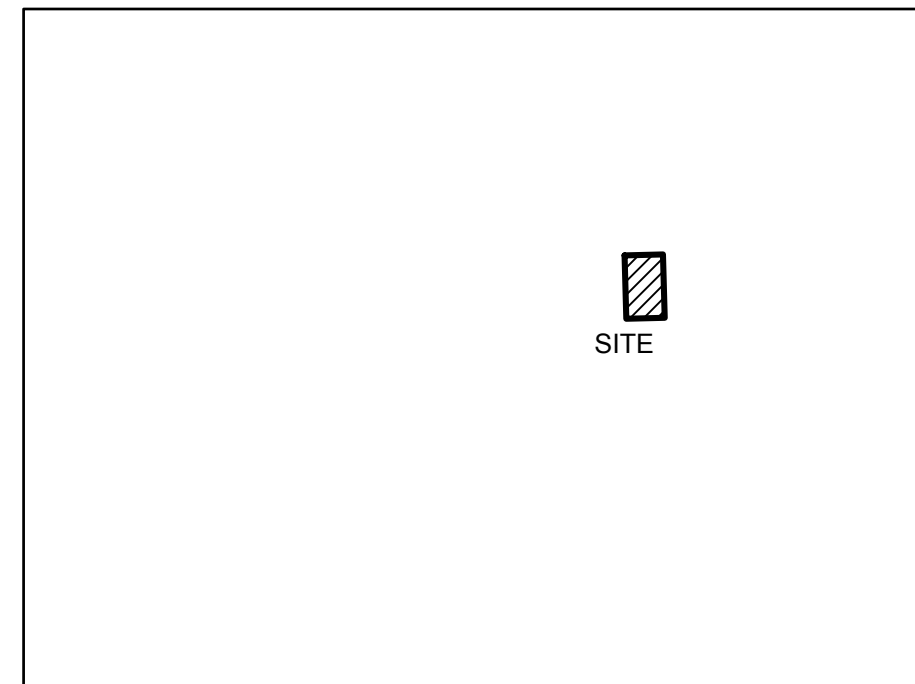
Similar to ISA and Sports emporium. See draft CUP. There will be no outdoor lighting, sound system, etc. PZ minutes below...

- a. Joel Ehrfurth, Mach IV and Andy Seveitz, Northeast Wisconsin Rugby Association, both spoke regarding the phases of the project, game structures and future plans.
- b. Mike Vande Hei made a motion to approve the Conditional Use Permit for outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278 with the following conditions: Hours of operation to open at 7:00am. Game start time 8:00am and the last game to end at 10:00pm and close by 11:00pm; seconded by Skip Lee. Motion carried unanimously.



LEGAL DESCRIPTION

LAWRENCE PARKWAY FIRST ADDITION LOT 50, TOWN OF LAWRENCE,
BROWN COUNTY, WISCONSIN



LOCATION MAP

2240 LAWRENCE PARKWAY
LAWRENCE, WI 54115
NOT TO SCALE

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 SITE PLAN - OVERALL
- C2.1 SITE PLAN - PARKING EAST/WEST
- C2.2 SITE PLAN - PARKING NORTH/SOUTH
- C2.3 SITE PLAN - EAST RUGBY FIELD
- C2.4 SITE PLAN - SOUTH RUGBY FIELD
- C3.1 UTILITY PLAN - PARKING EAST/WEST
- C3.2 UTILITY PLAN - PARKING NORTH/SOUTH
- C3.3 UTILITY PLAN - EAST RUGBY FIELD
- C3.4 UTILITY PLAN - SOUTH RUGBY FIELD
- C4.1 GRADING PLAN - PARKING EAST/WEST
- C4.2 GRADING PLAN - PARKING NORTH/SOUTH
- C4.3 GRADING PLAN - EAST RUGBY FIELD
- C4.4 GRADING PLAN - SOUTH RUGBY FIELD
- C5.1 EROSION CONTROL PLAN - PARKING EAST/WEST
- C5.2 EROSION CONTROL PLAN - PARKING NORTH/SOUTH
- C5.3 EROSION CONTROL PLAN - EAST RUGBY FIELD
- C5.4 EROSION CONTROL PLAN - SOUTH RUGBY FIELD
- C5.5 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC MONTH YEAR.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
18. FOR NOTES SHOWN THUS, "Ⓢ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED		EXISTING		PROPOSED	
CABLE PEDESTAL				EVERGREEN SHRUB				STANDARD DUTY ASPHALT			
ELECTRIC METER				EVERGREEN TREE				HEAVY DUTY ASPHALT			
ELECTRIC PEDESTAL				TREE				BUILDING			
GUY WIRE				TREE SHRUB				ASPHALT			
LIGHT POLE				BUILDING OVERHANG				CONCRETE			
POWER POLE				UNDERGROUND CABLE				GRAVEL			
GAS METER				OVERHEAD WIRE				LANDSCAPE WOOD MULCH			
GAS VALVE				UNDERGROUND ELECTRIC				LANDSCAPE STONE MULCH			
BOLLARD				GAS							
HANDICAP PARKING				LANDSCAPE							
SANITARY CLEANOUT				FENCE							
SANITARY MANHOLE				GUARDRAIL							
CATCH BASIN				CENTERLINE							
CULVERT				CURB							
DOWNSPOUT				PARKING STRIPE							
INLET				SANITARY SEWER							
INLET 2' X 2'				CULVERT							
STORM CLEANOUT				STORM SEWER							
STORM MANHOLE				FIBER OPTIC							
FIBER OPTIC PEDESTAL				WOOD LINE							
SIGN				RETAINING WALL							
FIRE HYDRANT				WATERMAIN							
WATER SHUT OFF				CONTOUR MAJOR							
WATER VALVE				CONTOUR MINOR							

ABBREVIATIONS

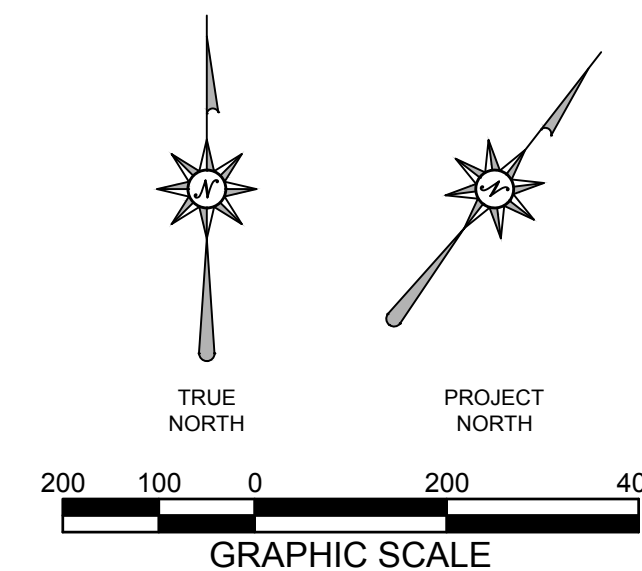
Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
C	CABLE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHP	OVER HEAD POWER
CI	CURB INLET	OL	OUTLOT
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CSM	CERTIFIED SURVEY MAP	R	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RAD	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
E	ELECTRIC (BURIED)	SA	SANITARY
EL	ELEVATION	SCHD	SCHEDULE
FDM	FACILITIES DEVELOPMENT MANUAL	S.D.	SUMP DEPTH
FFE	FIRST FLOOR ELEVATION	SQ	SQUARE
FL	FLOW LINE	ST	STORM
FO	FIBER OPTIC	S.T.H.	STATE TRUNK HIGHWAY
FT	FEET	STM	STORM
G	GAS	T	TELEPHONE
G.F.E.	GROUND FLOOR ELEVATION	T/C	TOP OF CURB
GR	GRADE	U.S.H.	UNITED STATES HIGHWAY
HDPE	HIGH DENSITY POLYETHYLENE	V	VARIES
INL	INLET	W	WEST
INV	INVERT	WAT	WATER
M	METER	WI	WISCONSIN
MAX	MAXIMUM	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION
MH	MANHOLE		

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

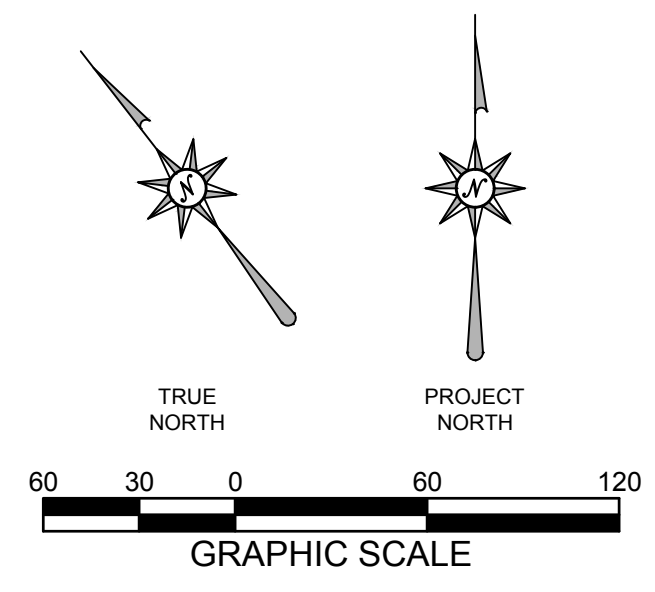
THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



TOWN OF LAWRENCE
**LAWRENCE RUGBY
COMPLEX**
COVER SHEET

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
DRAFTED BY: RPH / MSL
CHECKED BY:
PROJECT NO.: 2046-01-23
DRAWING NUMBER
SHEET NUMBER
C0.1
OF 22

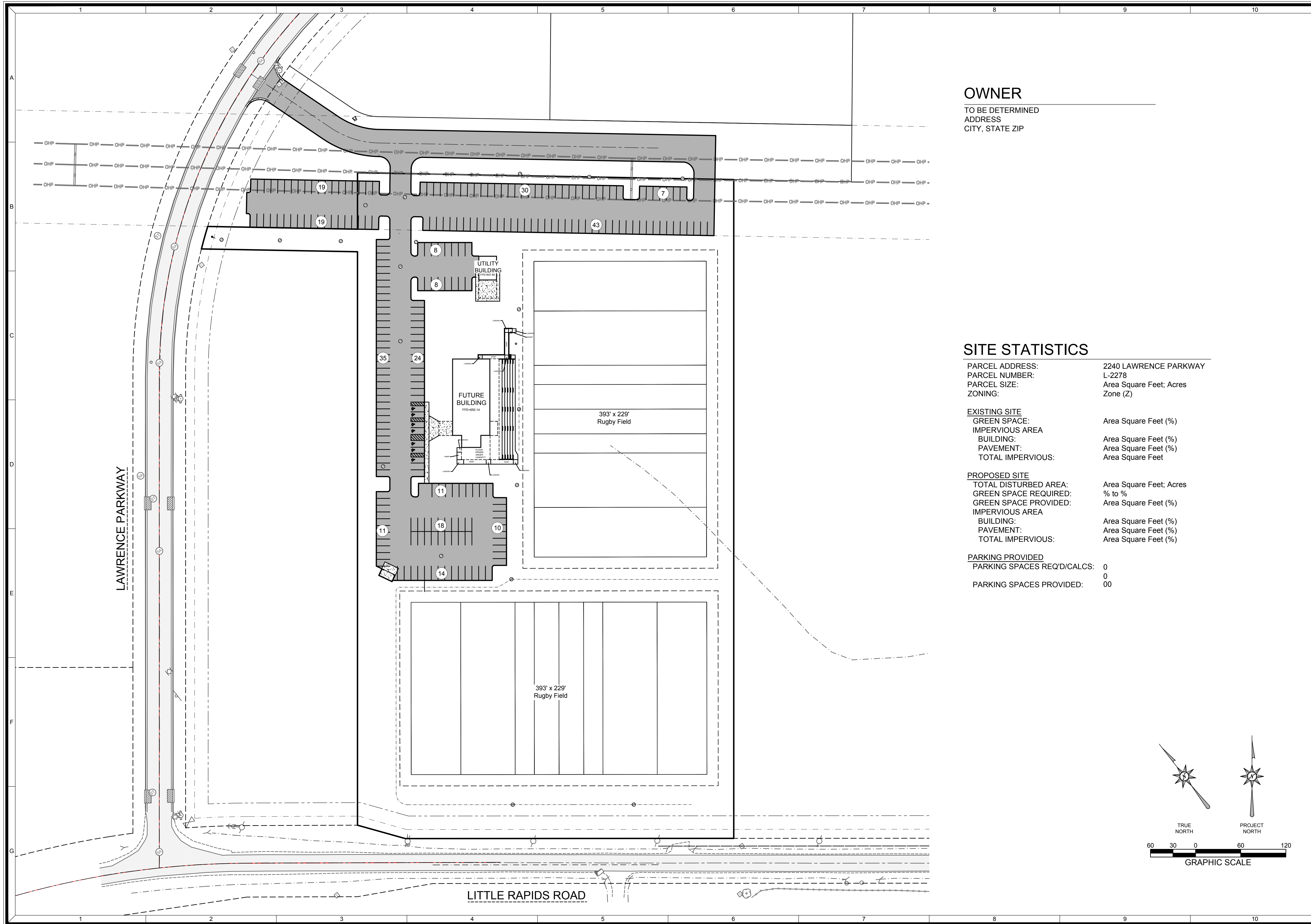


TOWN OF LAWRENCE
LAWRENCE RUGBY COMPLEX
EXISTING CONDITIONS

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
DRAFTED BY: RPH / MSL
CHECKED BY:
PROJECT NO.: 2046-01-23
DRAWING NUMBER
SHEET NUMBER C1.0 OF 22

R:\2046-01-23 Lawrence Rugby Complex\DRAWINGS\2046-01-23 Eng.dwg 7/3/2024 3:09:41 PM



OWNER

TO BE DETERMINED
ADDRESS
CITY, STATE ZIP

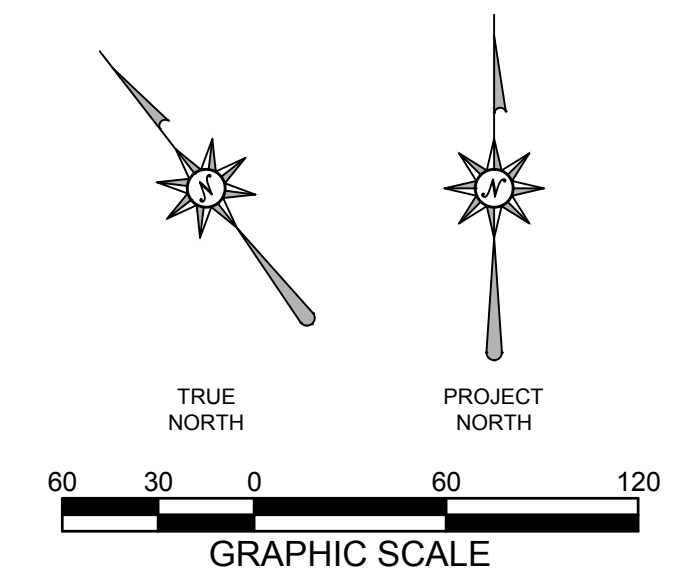
SITE STATISTICS

PARCEL ADDRESS: 2240 LAWRENCE PARKWAY
 PARCEL NUMBER: L-2278
 PARCEL SIZE: Area Square Feet; Acres
 ZONING: Zone (Z)

EXISTING SITE
 GREEN SPACE: Area Square Feet (%)
 IMPERVIOUS AREA: Area Square Feet (%)
 BUILDING: Area Square Feet (%)
 PAVEMENT: Area Square Feet (%)
 TOTAL IMPERVIOUS: Area Square Feet

PROPOSED SITE
 TOTAL DISTURBED AREA: Area Square Feet; Acres
 GREEN SPACE REQUIRED: % to %
 GREEN SPACE PROVIDED: Area Square Feet (%)
 IMPERVIOUS AREA: Area Square Feet (%)
 BUILDING: Area Square Feet (%)
 PAVEMENT: Area Square Feet (%)
 TOTAL IMPERVIOUS: Area Square Feet (%)

PARKING PROVIDED
 PARKING SPACES REQ'D/CALCS: 0
 0
 PARKING SPACES PROVIDED: 00

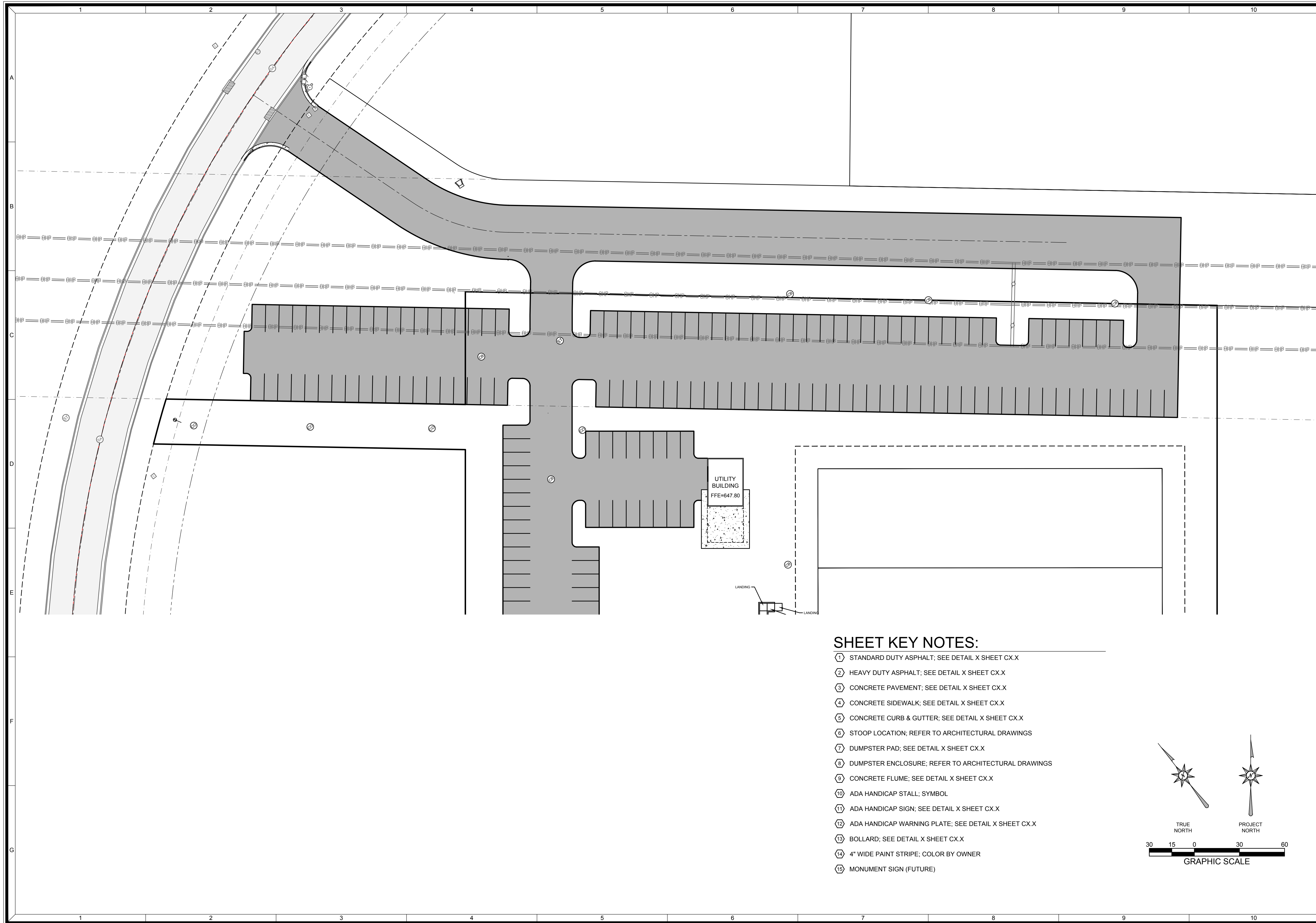


TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 SITE PLAN - OVERALL

NO.	REVISION DESCRIPTION

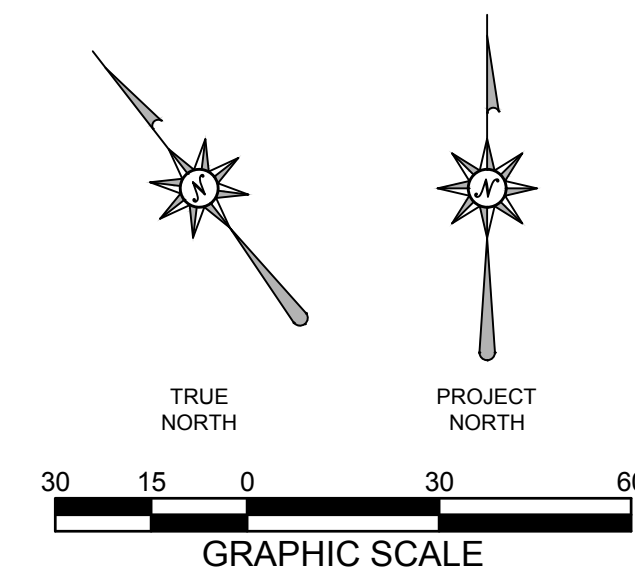
DATE: JULY 3, 2024
 DRAFTED BY: RPH / MSL
 CHECKED BY:
 PROJECT NO.: 2046-01-23
 DRAWING NUMBER
 SHEET NUMBER
C2.0
 OF 22

R:\2046-01-23 Lawrence Rugby Complex\DRAWINGS\2046-01-23 Eng.dwg 7/3/2024 3:09:44 PM



SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL X SHEET CX.X
- ② HEAVY DUTY ASPHALT; SEE DETAIL X SHEET CX.X
- ③ CONCRETE PAVEMENT; SEE DETAIL X SHEET CX.X
- ④ CONCRETE SIDEWALK; SEE DETAIL X SHEET CX.X
- ⑤ CONCRETE CURB & GUTTER; SEE DETAIL X SHEET CX.X
- ⑥ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑦ DUMPSTER PAD; SEE DETAIL X SHEET CX.X
- ⑧ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑨ CONCRETE FLUME; SEE DETAIL X SHEET CX.X
- ⑩ ADA HANDICAP STALL; SYMBOL
- ⑪ ADA HANDICAP SIGN; SEE DETAIL X SHEET CX.X
- ⑫ ADA HANDICAP WARNING PLATE; SEE DETAIL X SHEET CX.X
- ⑬ BOLLARD; SEE DETAIL X SHEET CX.X
- ⑭ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑮ MONUMENT SIGN (FUTURE)

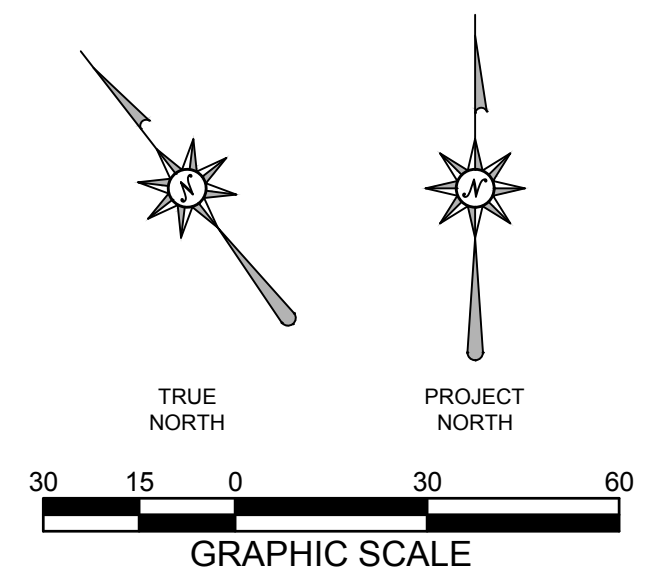
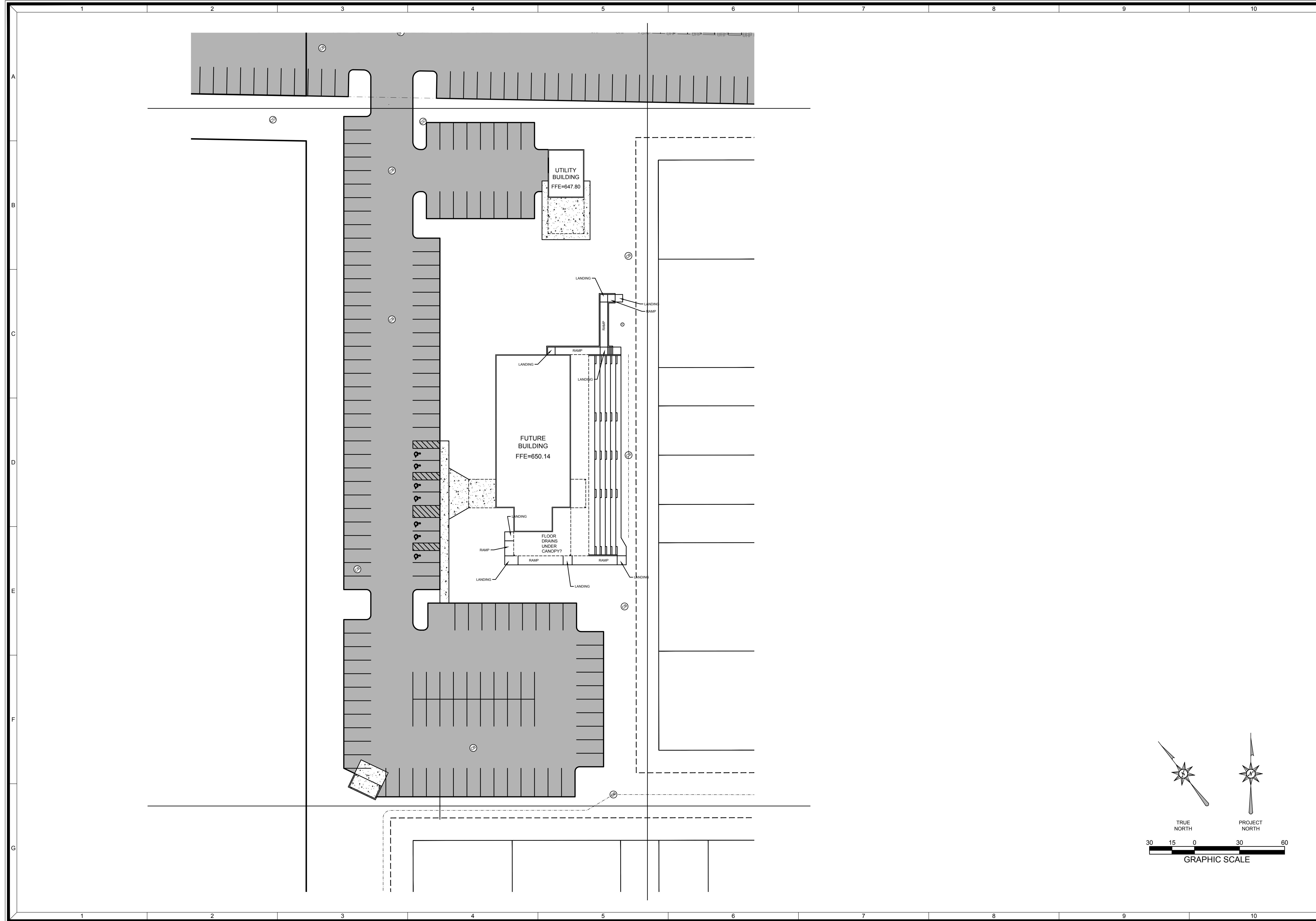


TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 SITE PLAN - PARKING EAST/WEST

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
 DRAFTED BY: RPH / MSL
 CHECKED BY:
 PROJECT NO.: 2046-01-23
 DRAWING NUMBER
 SHEET NUMBER
C2.1
 OF 22

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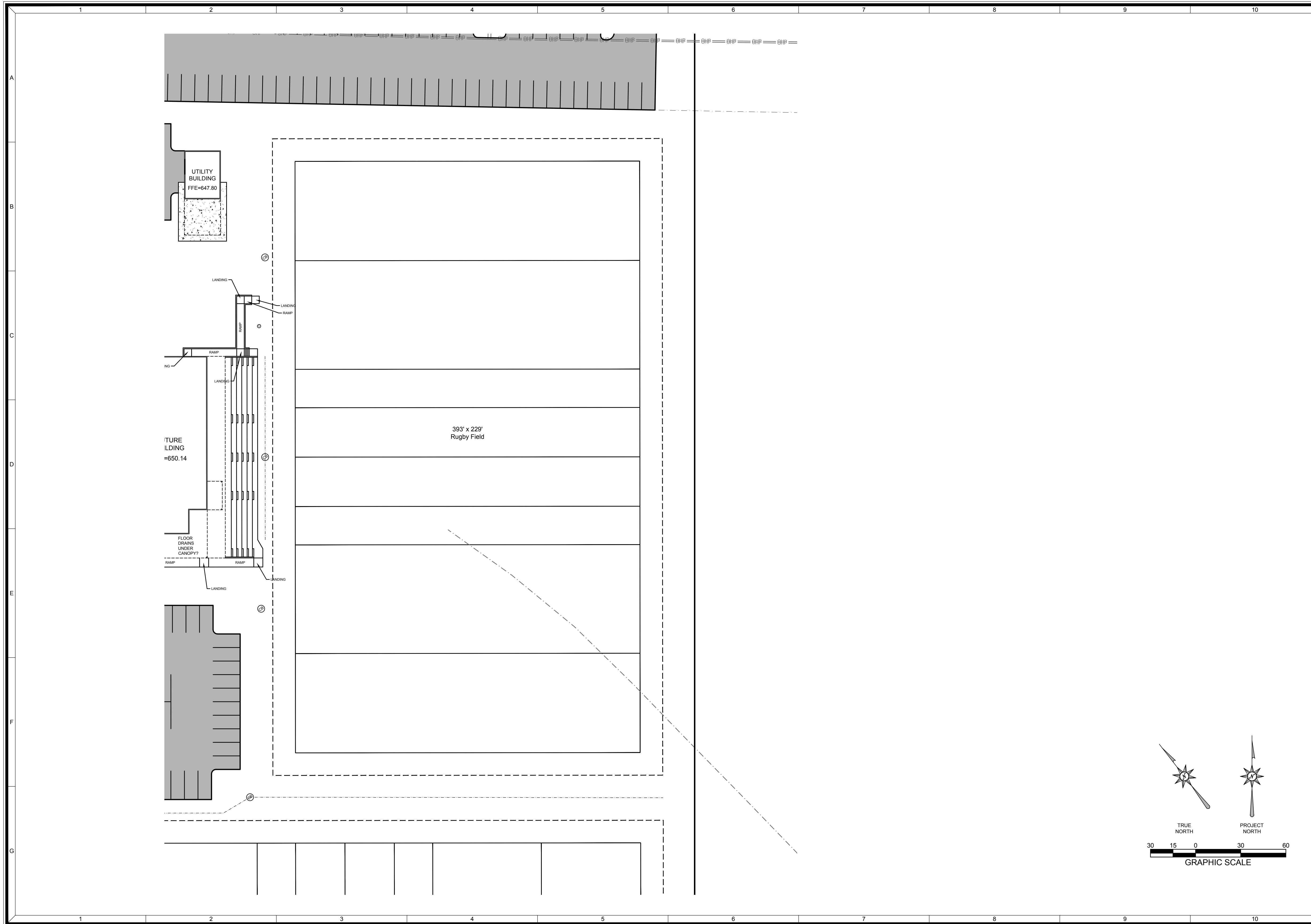


TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 SITE PLAN - PARKING NORTH/SOUTH

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
DRAFTED BY: RPH / MSL
CHECKED BY:
PROJECT NO.: 2046-01-23
DRAWING NUMBER
SHEET NUMBER
C2.2
OF 22

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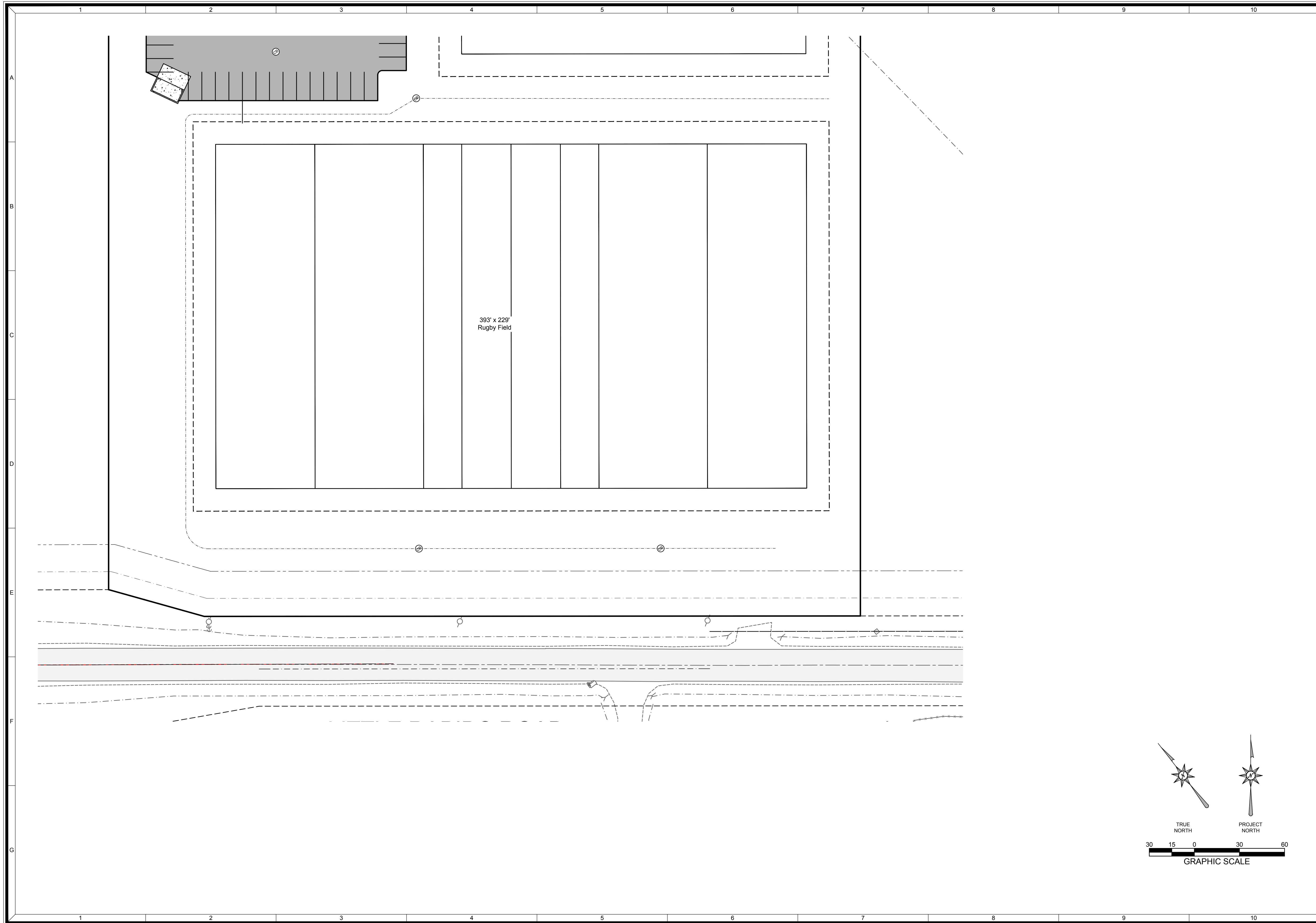


TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 SITE PLAN - EAST RUGBY FIELD

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
 DRAFTED BY: RPH / MSL
 CHECKED BY:
 PROJECT NO.: 2046-01-23
 DRAWING NUMBER
 SHEET NUMBER
C2.3
 OF 22

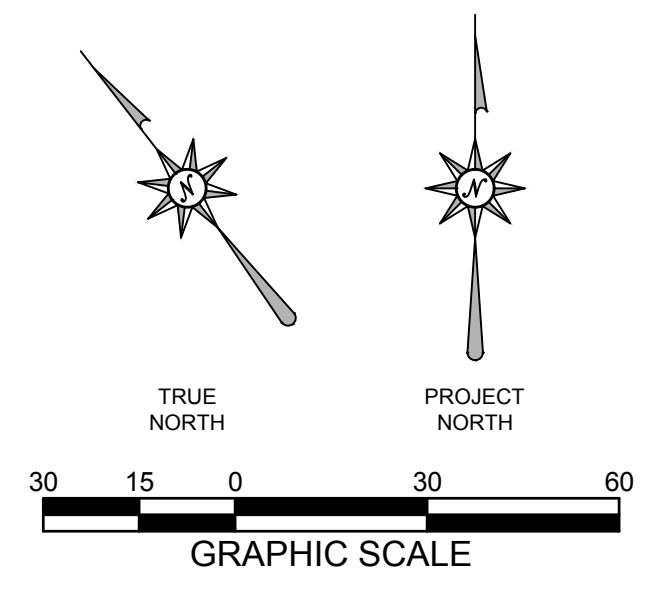
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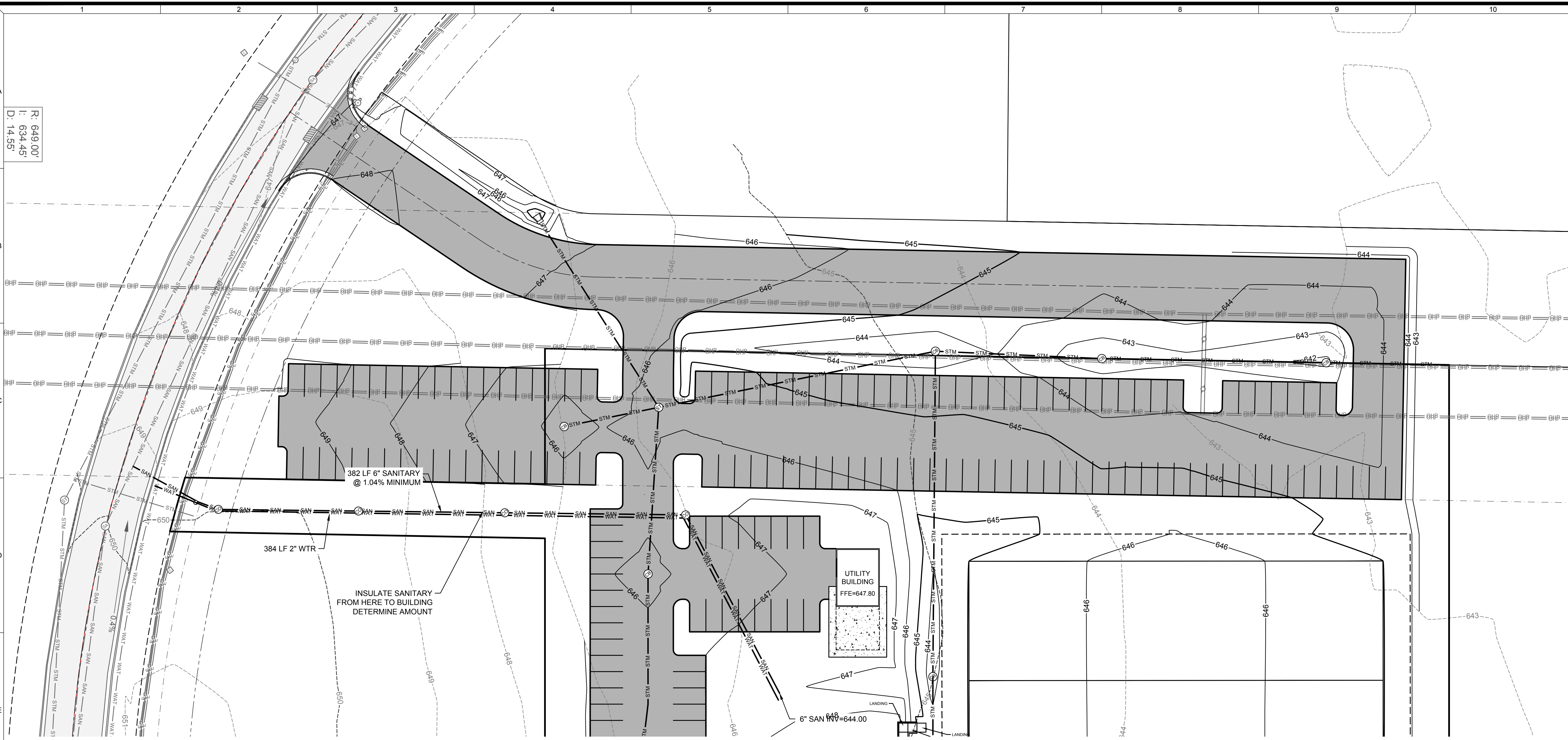


TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 SITE PLAN - SOUTH RUGBY FIELD

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
DRAFTED BY: RPH / MSL
CHECKED BY:
PROJECT NO.: 2046-01-23
DRAWING NUMBER
SHEET NUMBER
C2.4
OF 22





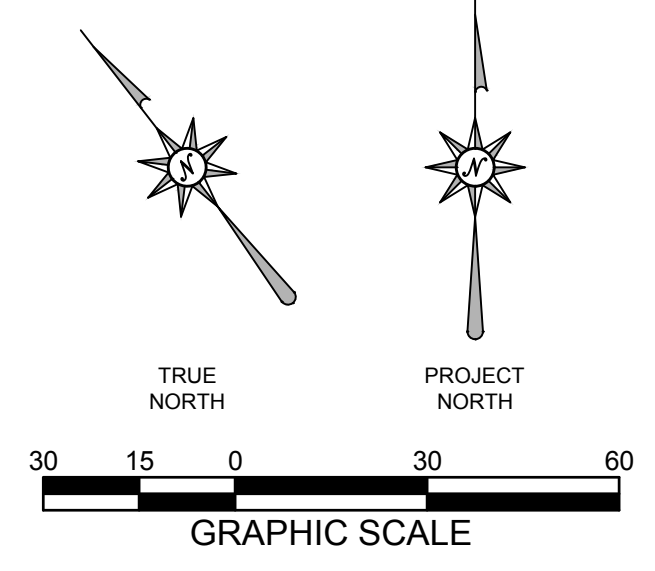
R: 649.00'
I: 634.45'
D: 14.55'

UTILITY NOTES:

- SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
- WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
- NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

SHEET KEY NOTES:

- STORM INLET - 2'X3', SEE DETAIL X SHEET CX.X
- STORM INLET - 3' DIAMETER; SEE DETAIL X SHEET CX.X
- CONNECT TO EXISTING STORM INLET
- CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT
- SANITARY CLEANOUT; SEE DETAIL X SHEET CX.X, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- GREASE TRAP; REFER TO ARCHITECTURAL PLANS
- CONNECT TO EXISTING WATER MAIN WITH 10"x6" TAPPING TEE AND VALVE. DIRECTIONAL BORE UNDER COSTCO WAY
- 45" WATERMAIN BEND
- 6" UNDERDRAIN. CONNECT TO STORM INLET. SEE DETAIL X SHEET CX.X
- ROOF DRAIN CONNECTION LINE. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
- STORM CLEANOUT; SEE DETAIL X SHEET CX.X, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- WATER SERVICE FOR TRASH ENCLOSURE

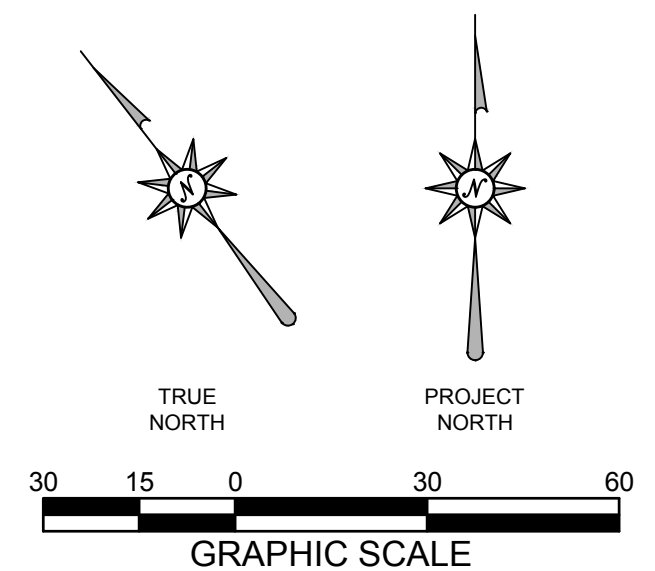
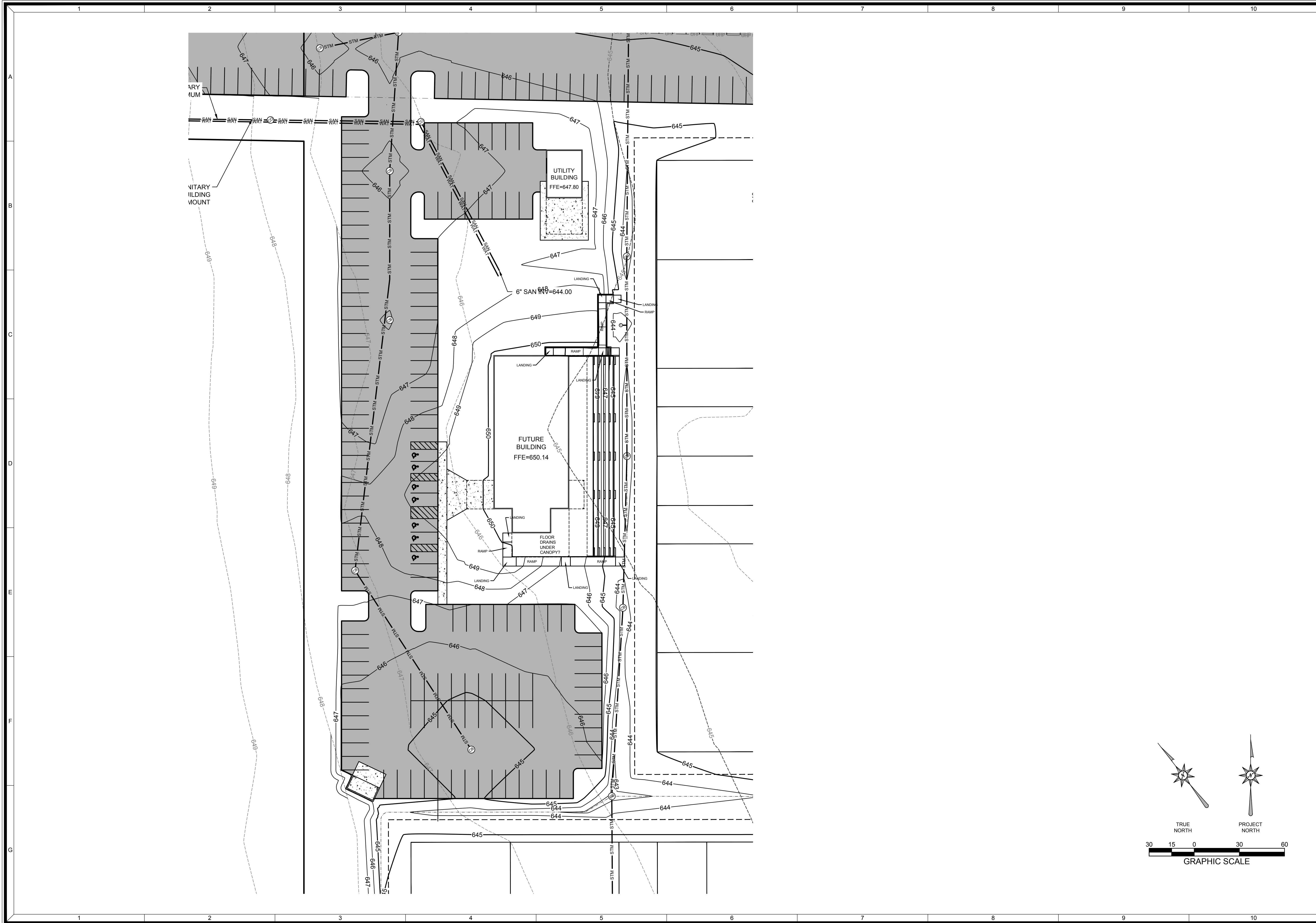


TOWN OF LAWRENCE
**LAWRENCE RUGBY
COMPLEX**
UTILITY PLAN - PARKING EASTWEST

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
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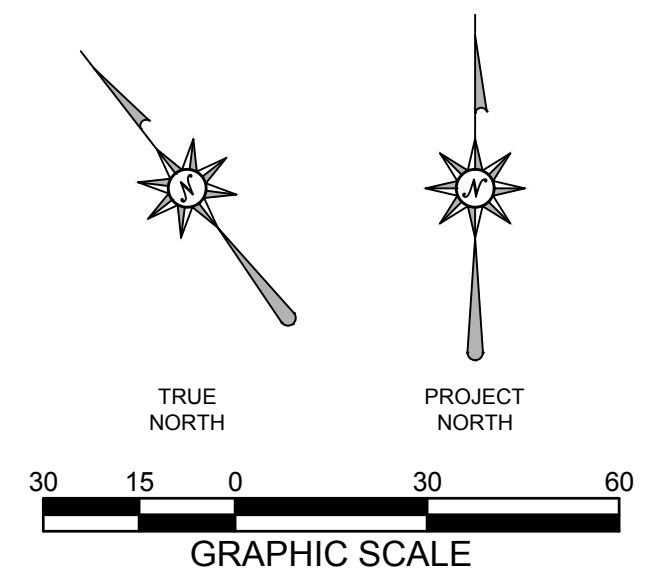
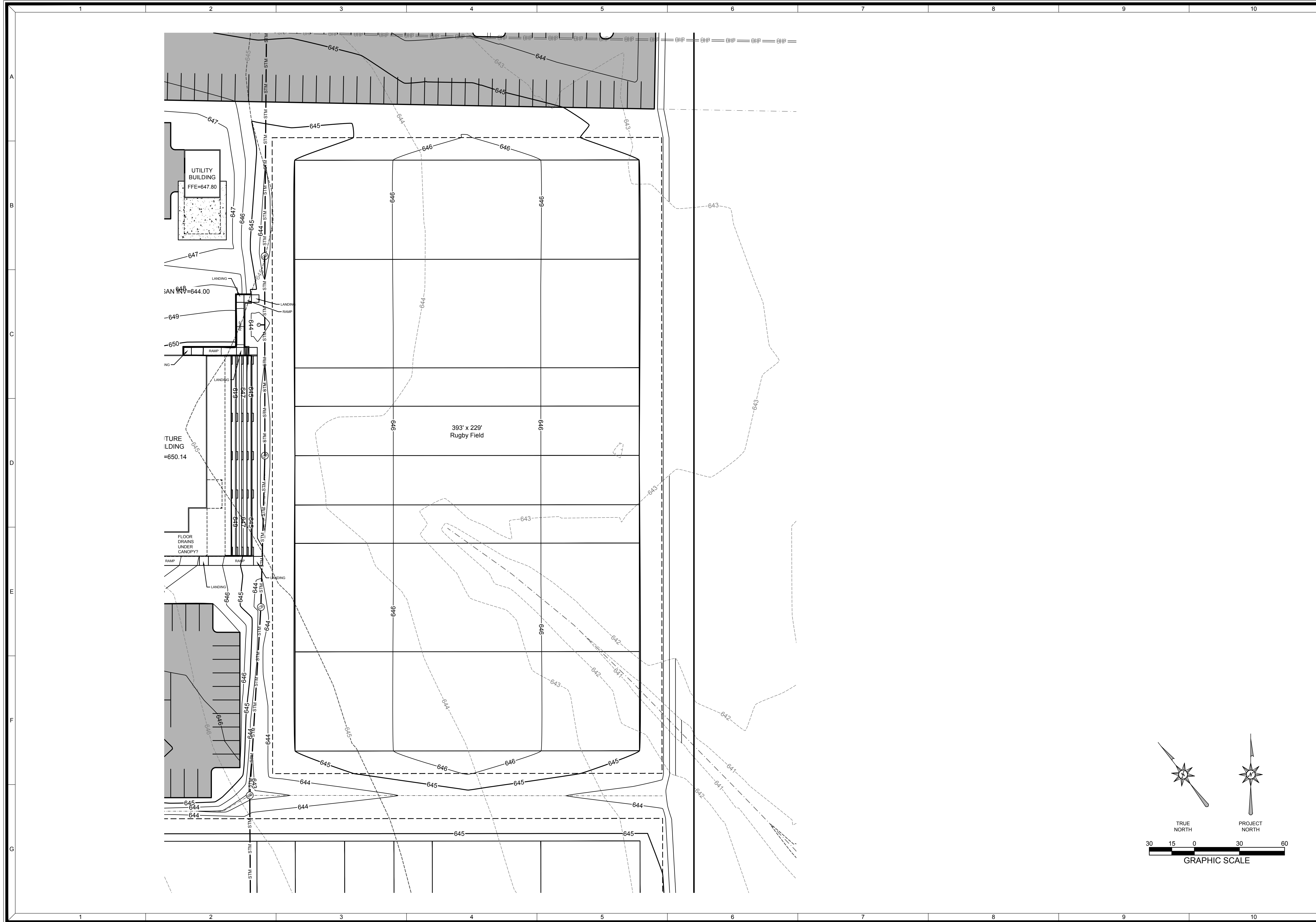


TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 UTILITY PLAN - PARKING NORTH/SOUTH

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
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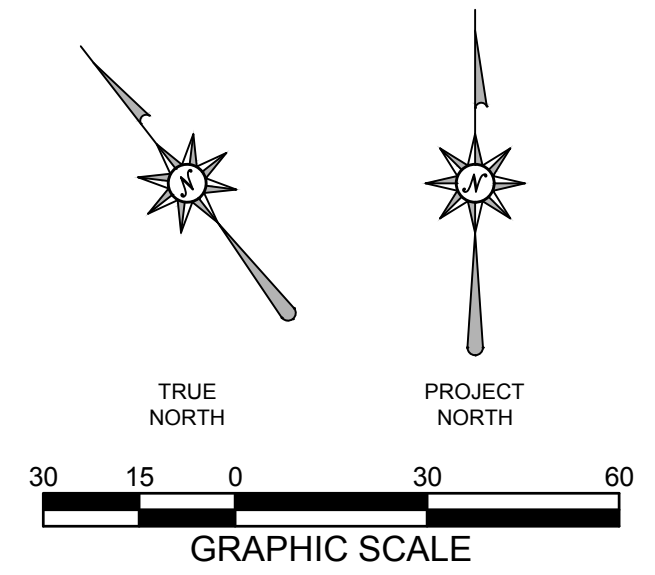
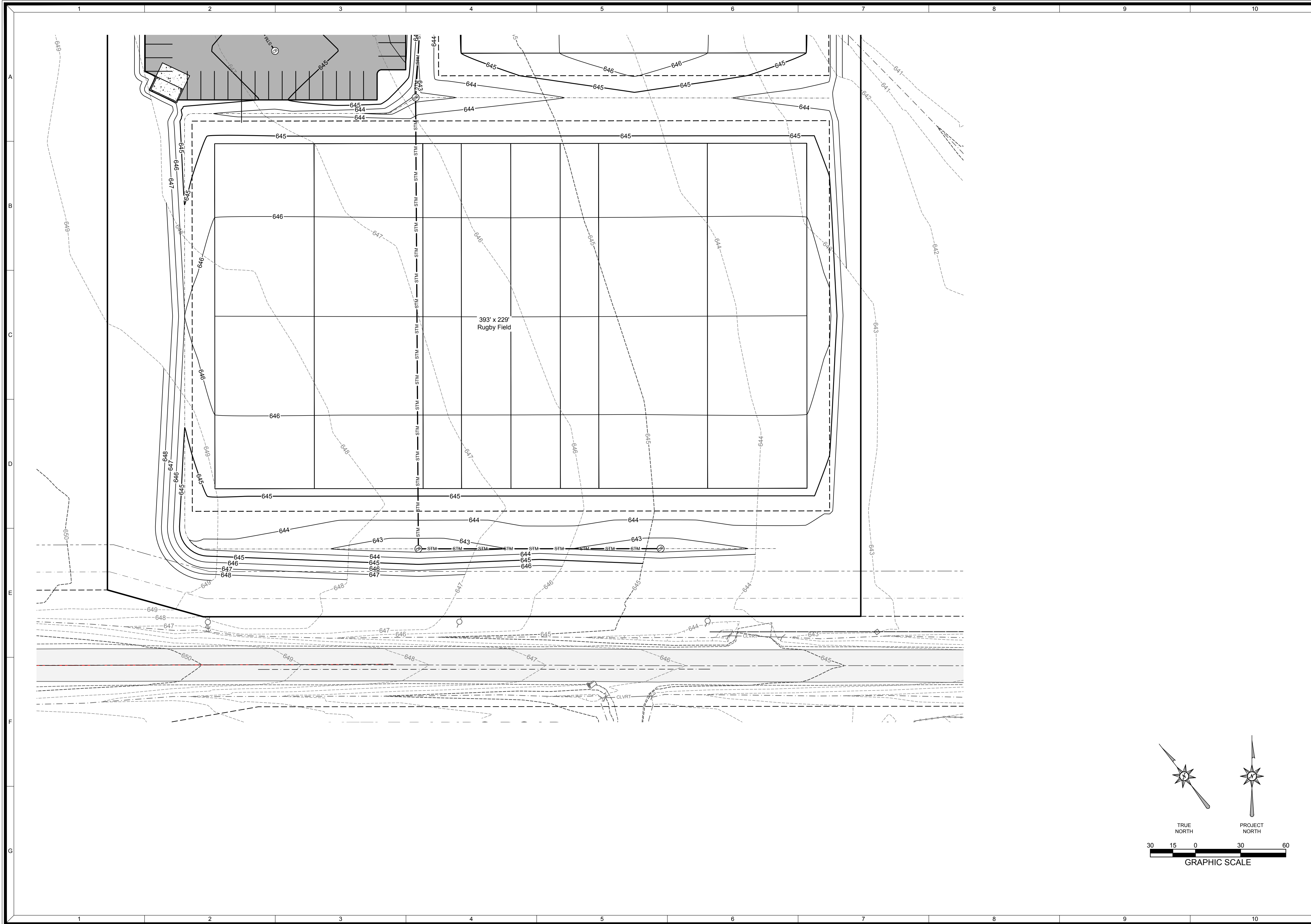


TOWN OF LAWRENCE
**LAWRENCE RUGBY
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 UTILITY PLAN - EAST RUGBY FIELD

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TOWN OF LAWRENCE

LAWRENCE RUGBY
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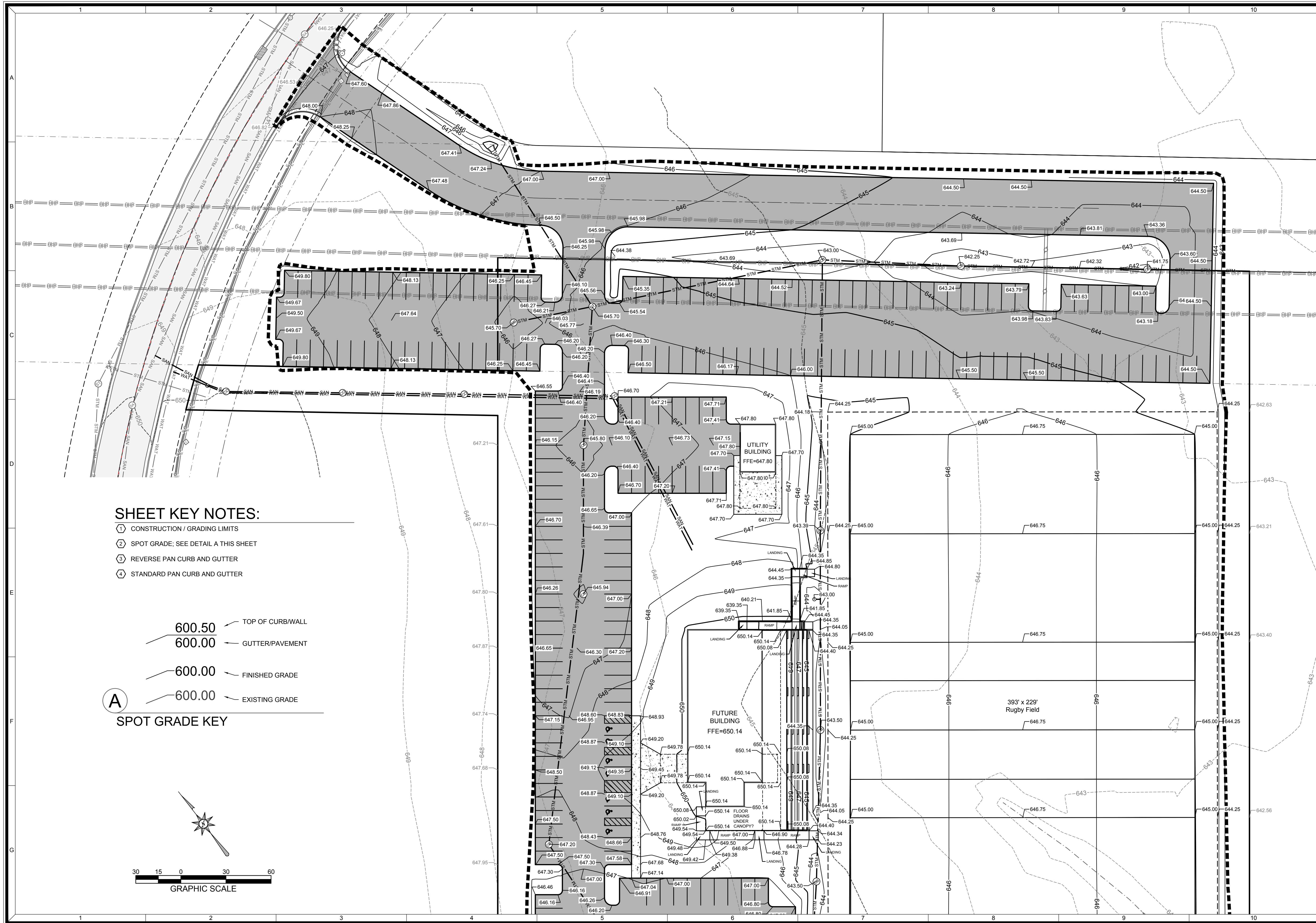
UTILITY PLAN - SOUTH RUGBY FIELD

NO.	REVISION DESCRIPTION

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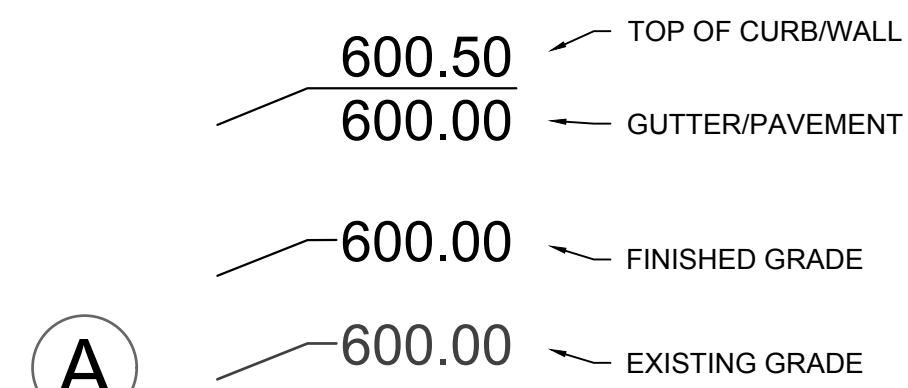
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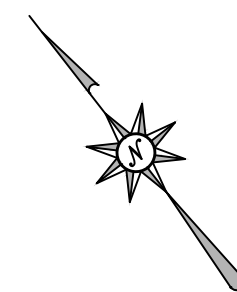


SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET
- ③ REVERSE PAN CURB AND GUTTER
- ④ STANDARD PAN CURB AND GUTTER



SPOT GRADE KEY



TOWN OF LAWRENCE
**LAWRENCE RUGBY
COMPLEX**
GRADING PLAN NORTH

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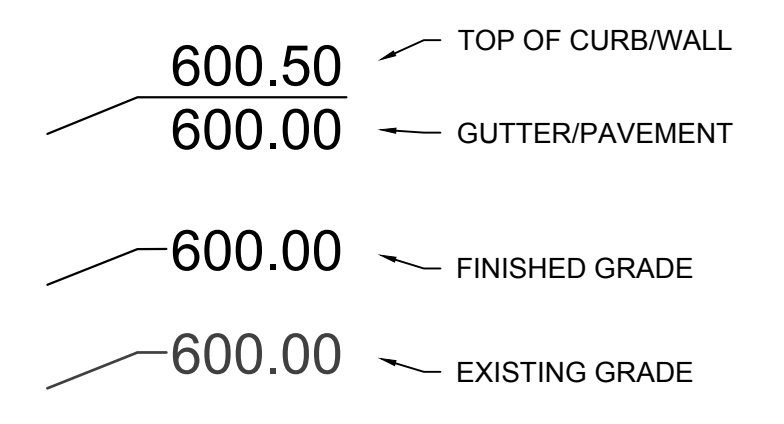
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**LAWRENCE RUGBY
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 GRADING PLAN SOUTH

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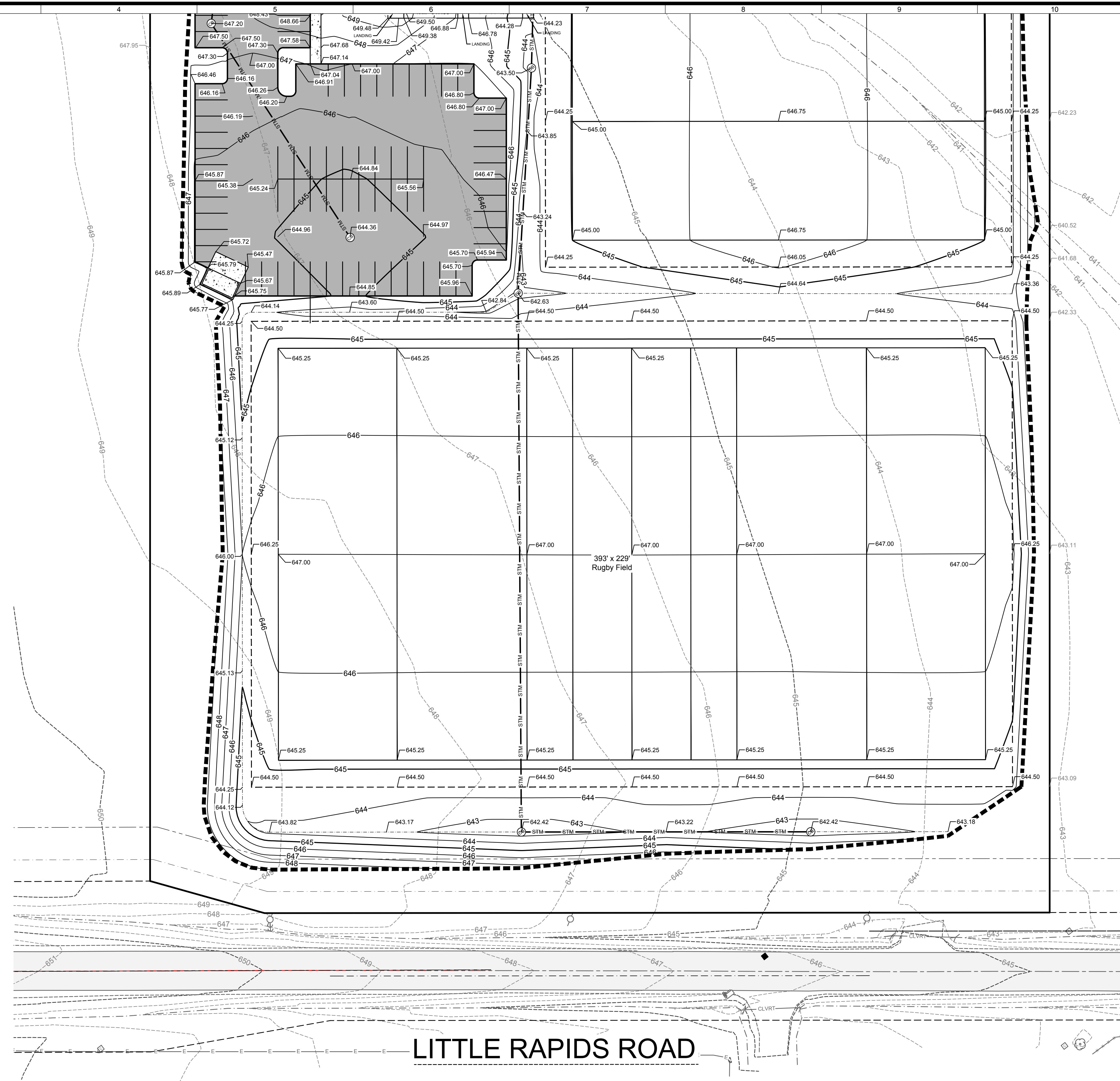
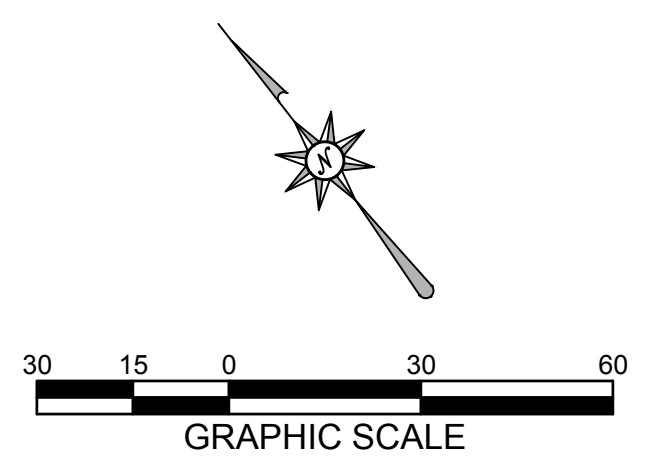
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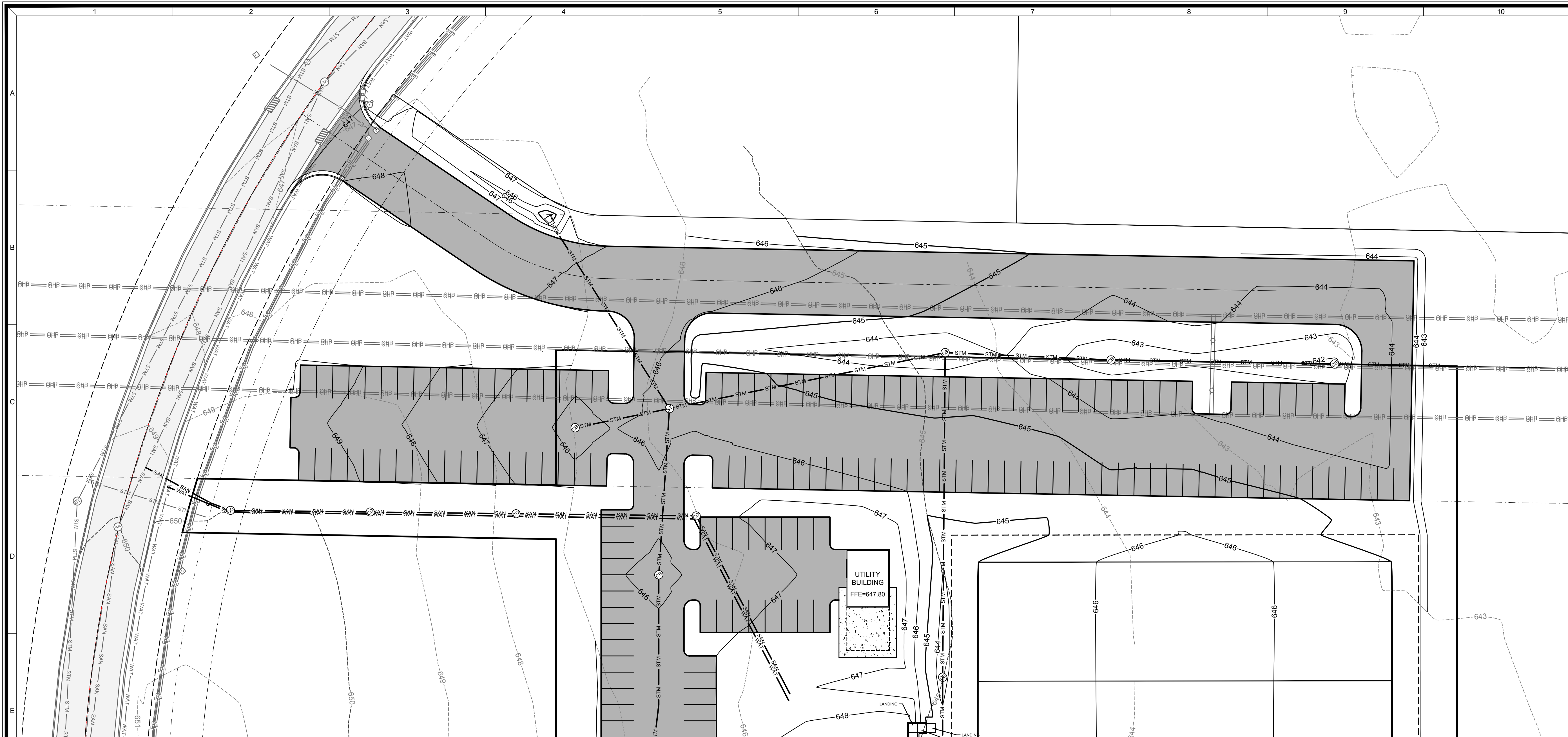
- ① CONSTRUCTION / GRADING LIMITS
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- ③ REVERSE PAN CURB AND GUTTER
- ④ STANDARD PAN CURB AND GUTTER



A
 SPOT GRADE KEY



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TOWN OF LAWRENCE
**LAWRENCE RUGBY
 COMPLEX**
 EC PLAN - PARKING EASTWEST

PLANNED EROSION CONTROL PRACTICES:

- SILT FENCE** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
- INLET PROTECTION** (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
- DUST CONTROL** (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
- STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
- EROSION CONTROL MATS** (TECH STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
- DEWATERING** (TECH STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
- MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE. UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
- AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

- TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
- ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
- EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
- SITE DEWATERING IS NOT ANTICIPATED. HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

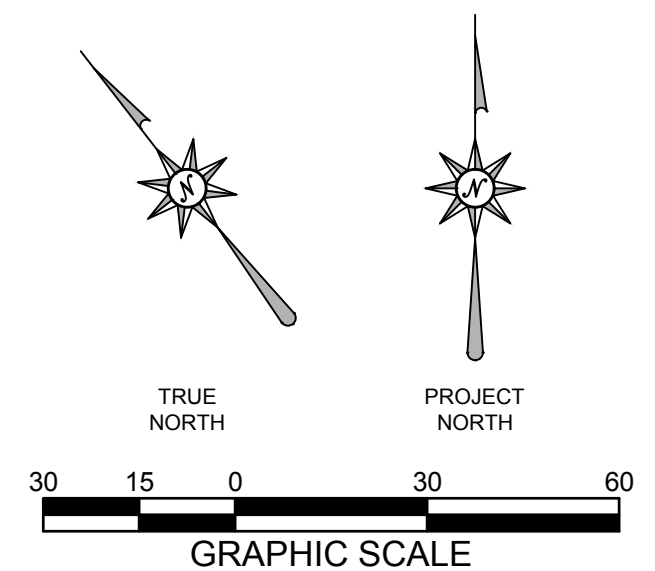
SHEET KEY NOTES:

- INLET PROTECTION; SEE DETAIL X SHEET CX.X
- CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL X SHEET CX.X
- SILT FENCE; SEE DETAIL X SHEET CX.X
- STONE TRACKING PAD; SEE DETAIL X SHEET CX.X
- ENERGY DISSIPATOR; SEE DETAIL X SHEET CX.X
- SEDIMENT LOG; SEE DETAIL X SHEET CX.X
- TEMPORARY STOCKPILES

CONSTRUCTION SEQUENCE:

FALL 0000 TO SUMMER 0000?

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT BUILDING
- INSTALL SITE UTILITIES
- INSTALL BASE COURSE
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- INSTALL BIOFILTER
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION



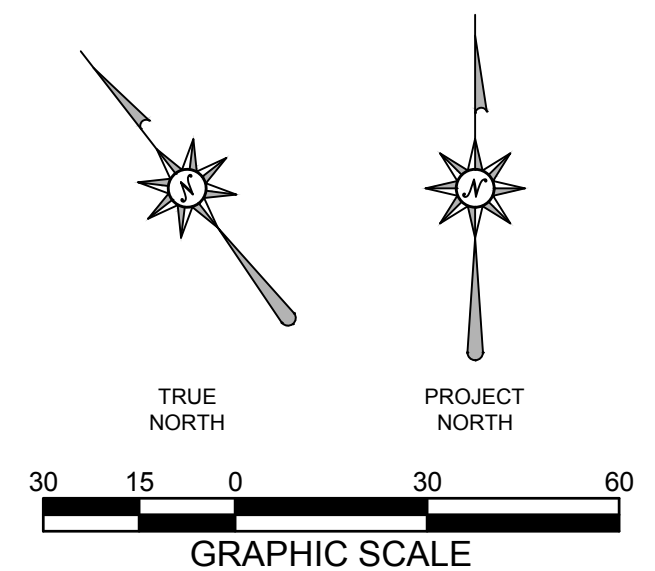
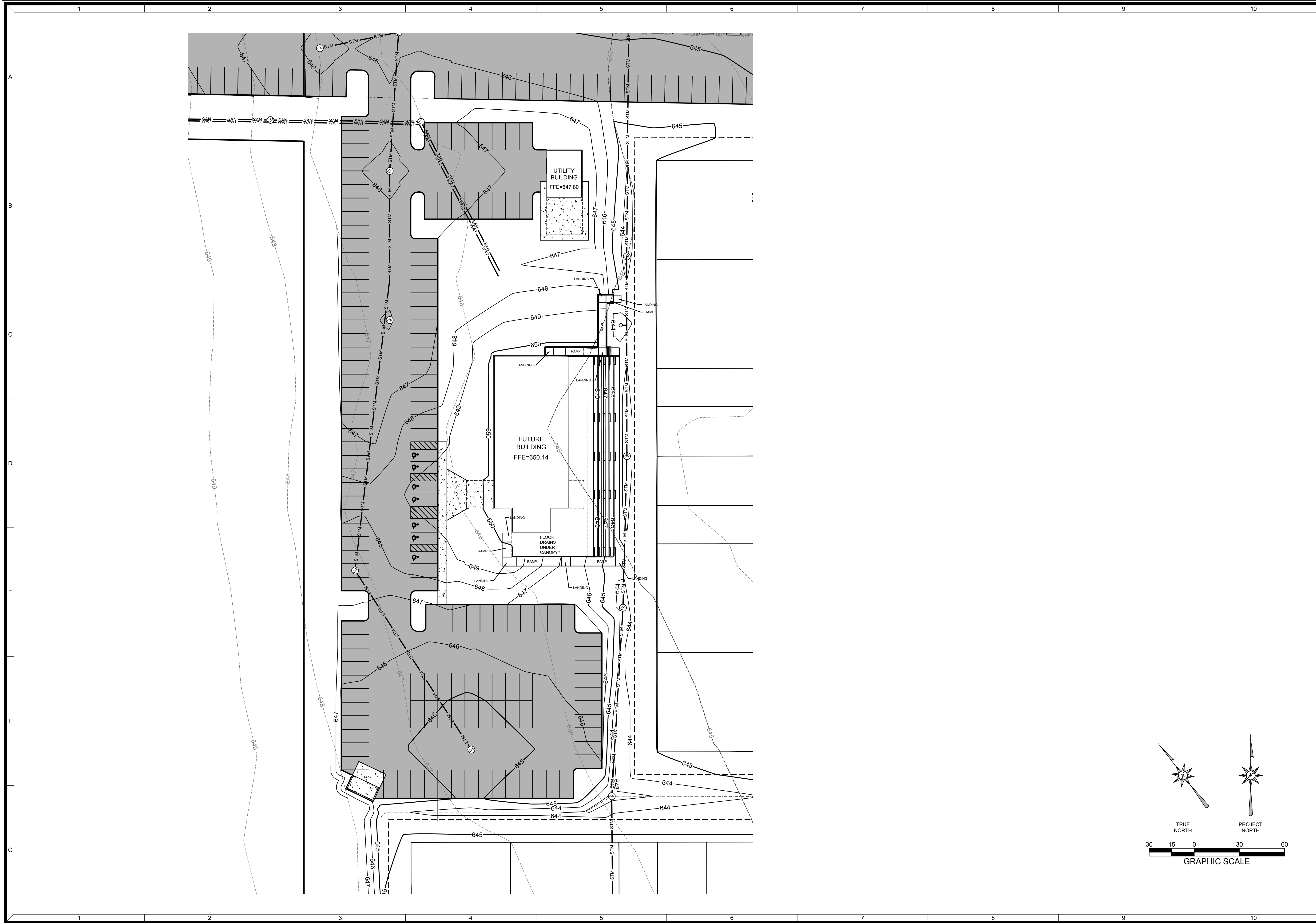
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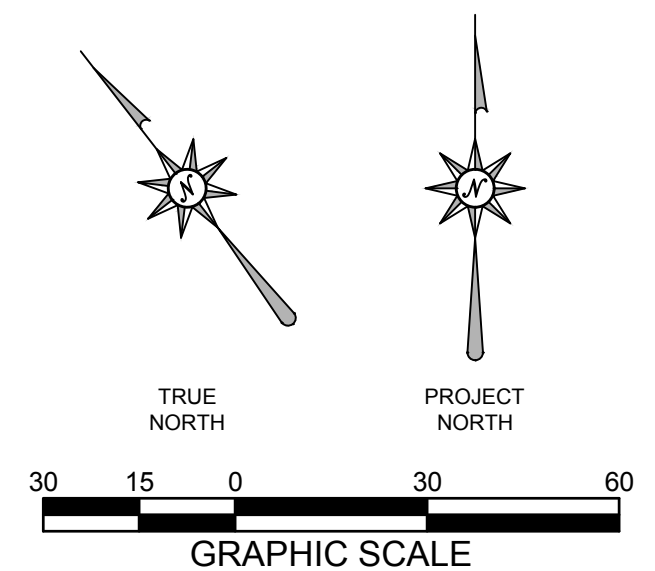
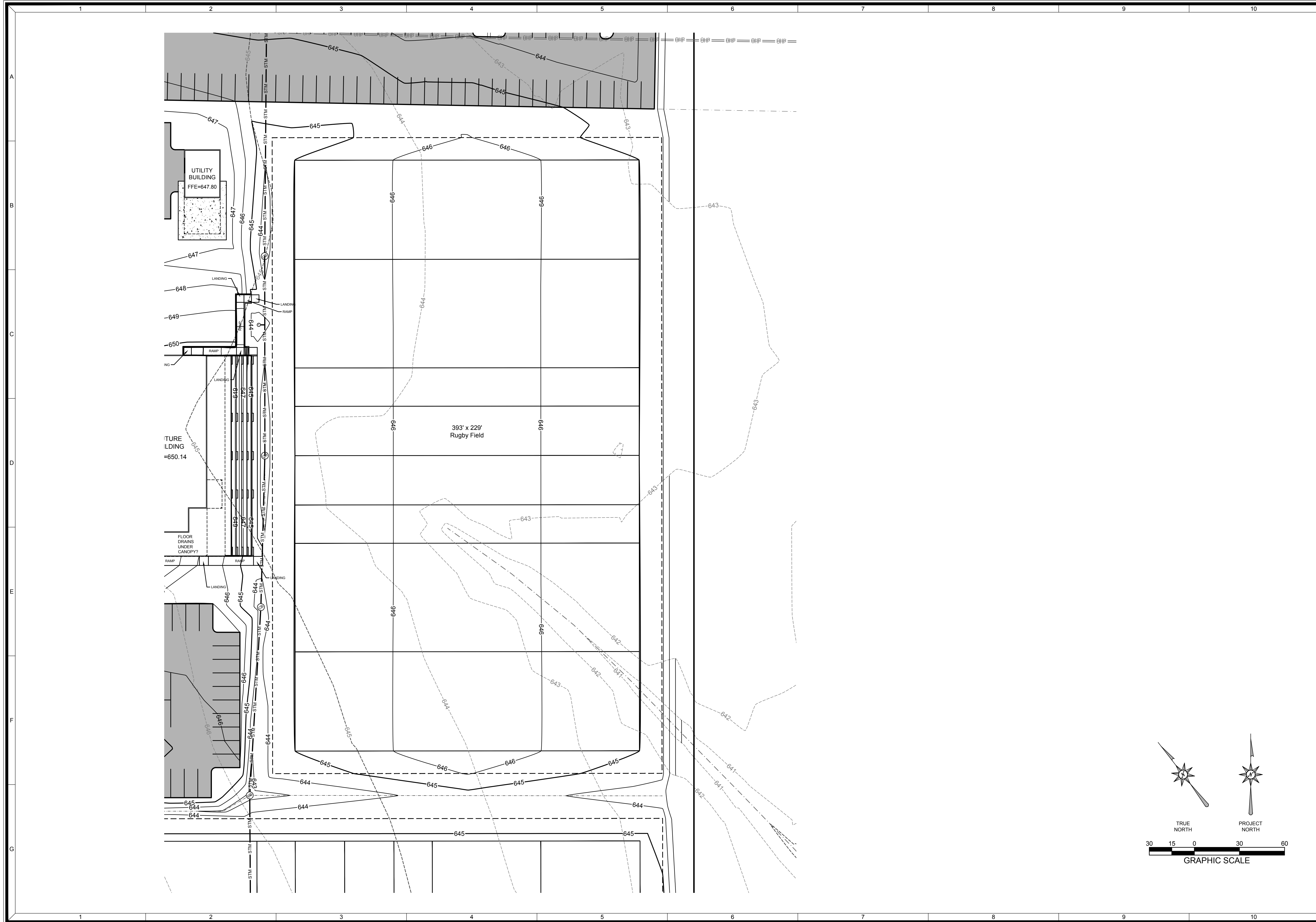
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TOWN OF LAWRENCE
**LAWRENCE RUGBY
COMPLEX**
EC PLAN - PARKING NORTH/SOUTH

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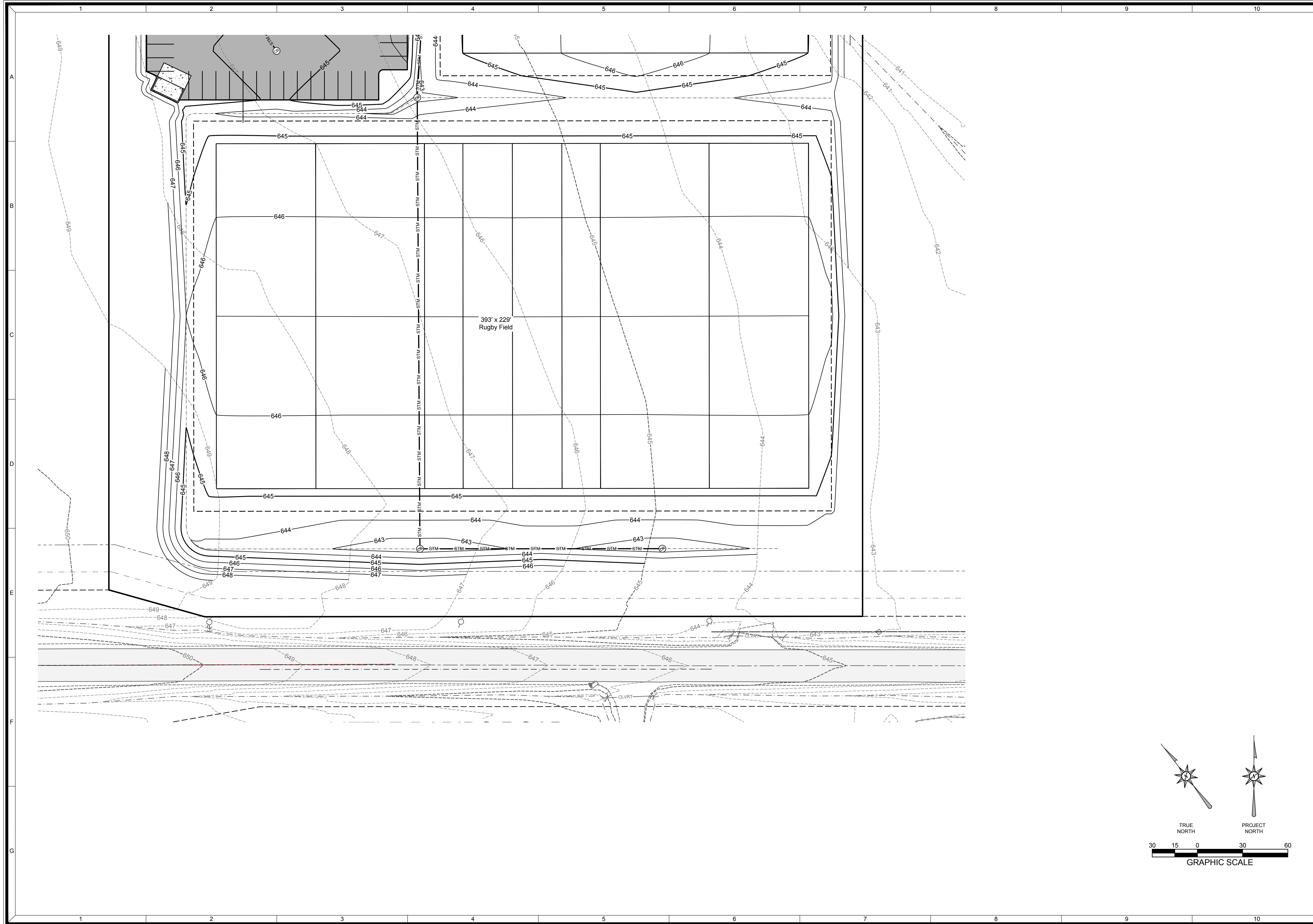
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TOWN OF LAWRENCE
**LAWRENCE RUGBY
COMPLEX**
EC PLAN - EAST RUGBY FIELD

NO.	REVISION DESCRIPTION

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PROJECT NO.: 2046-01-23
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TOWN OF LAWRENCE
**LAWRENCE RUGBY
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 EC PLAN - SOUTH RUGBY FIELD

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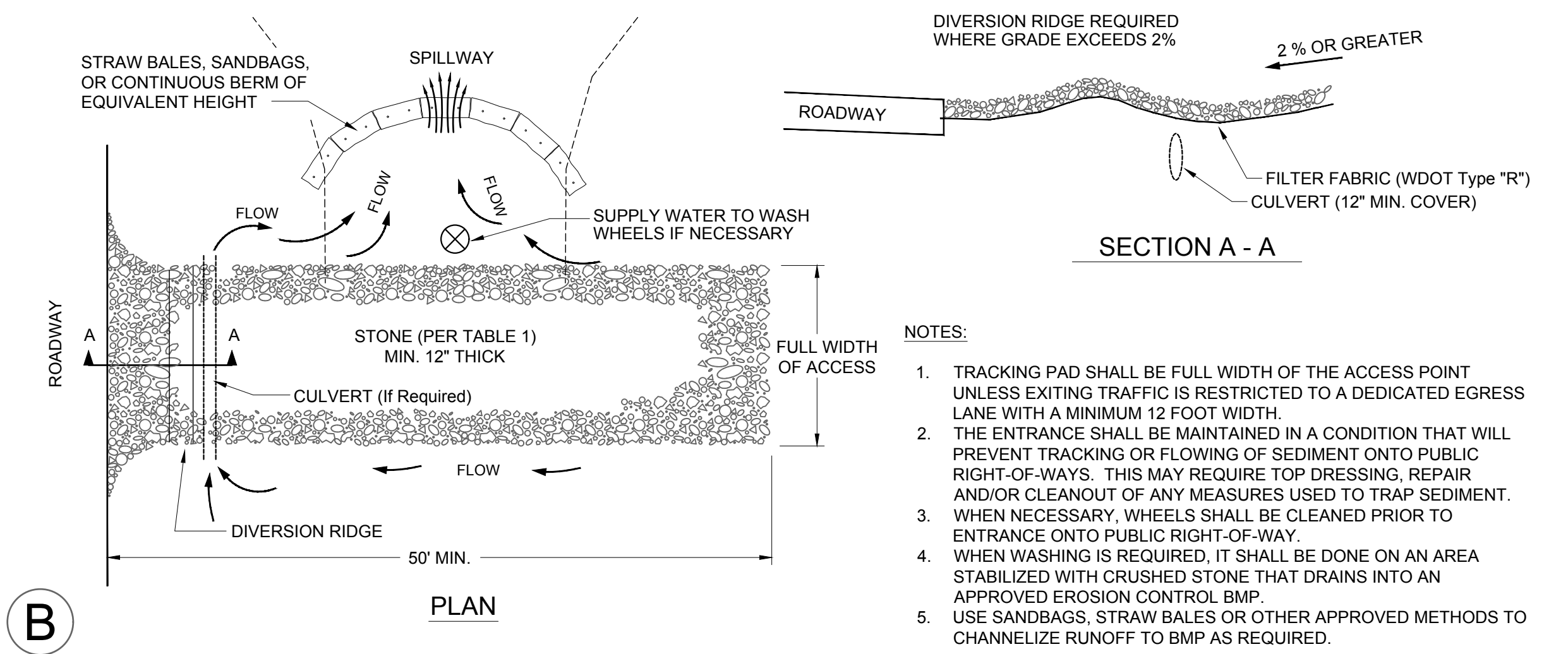
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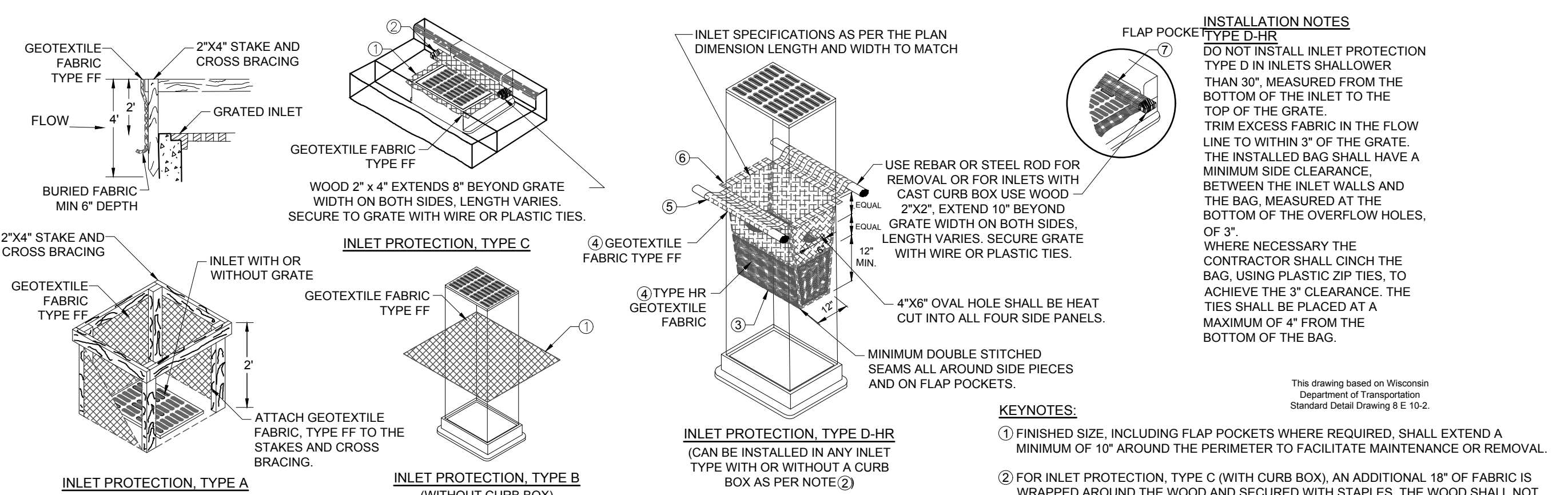
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TABLE 1: GRADATION FOR STONE TRACKING PADS

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



B STONE TRACKING PAD



INSTALLATION NOTES TYPE D-HR
 DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCHE THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

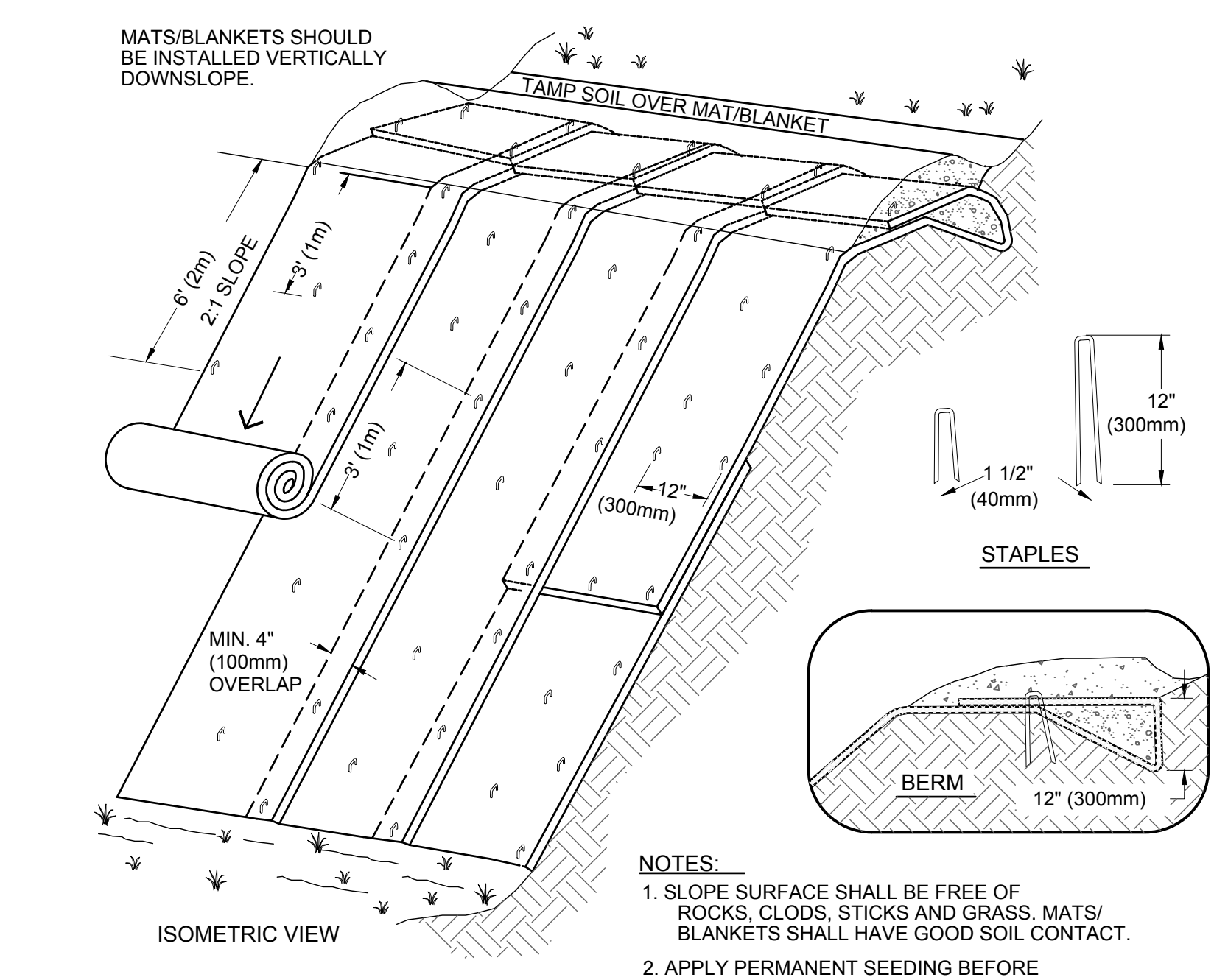
KEYNOTES:
 ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 ③ TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN BAG AND THE STRUCTURE, MEASURED FROM BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 ④ GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
 ⑤ FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FABRIC BAG.
 ⑥ SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 ⑦ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 2". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

GENERAL NOTES
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INSTALLATION NOTES TYPE B & C
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INLET PROTECTION TYPES:
 1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
 2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS.

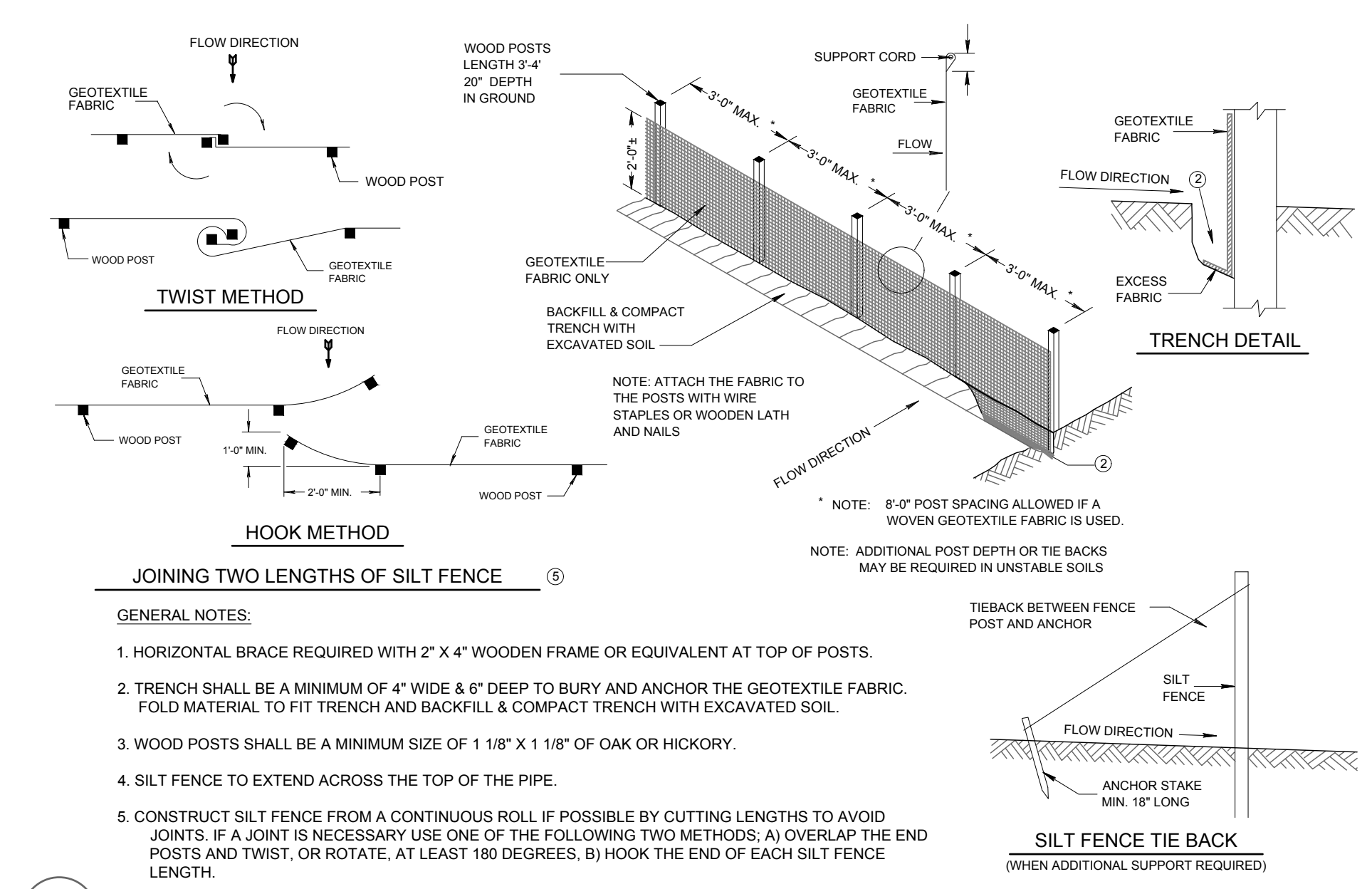
A INLET PROTECTION



NOTES:
 1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

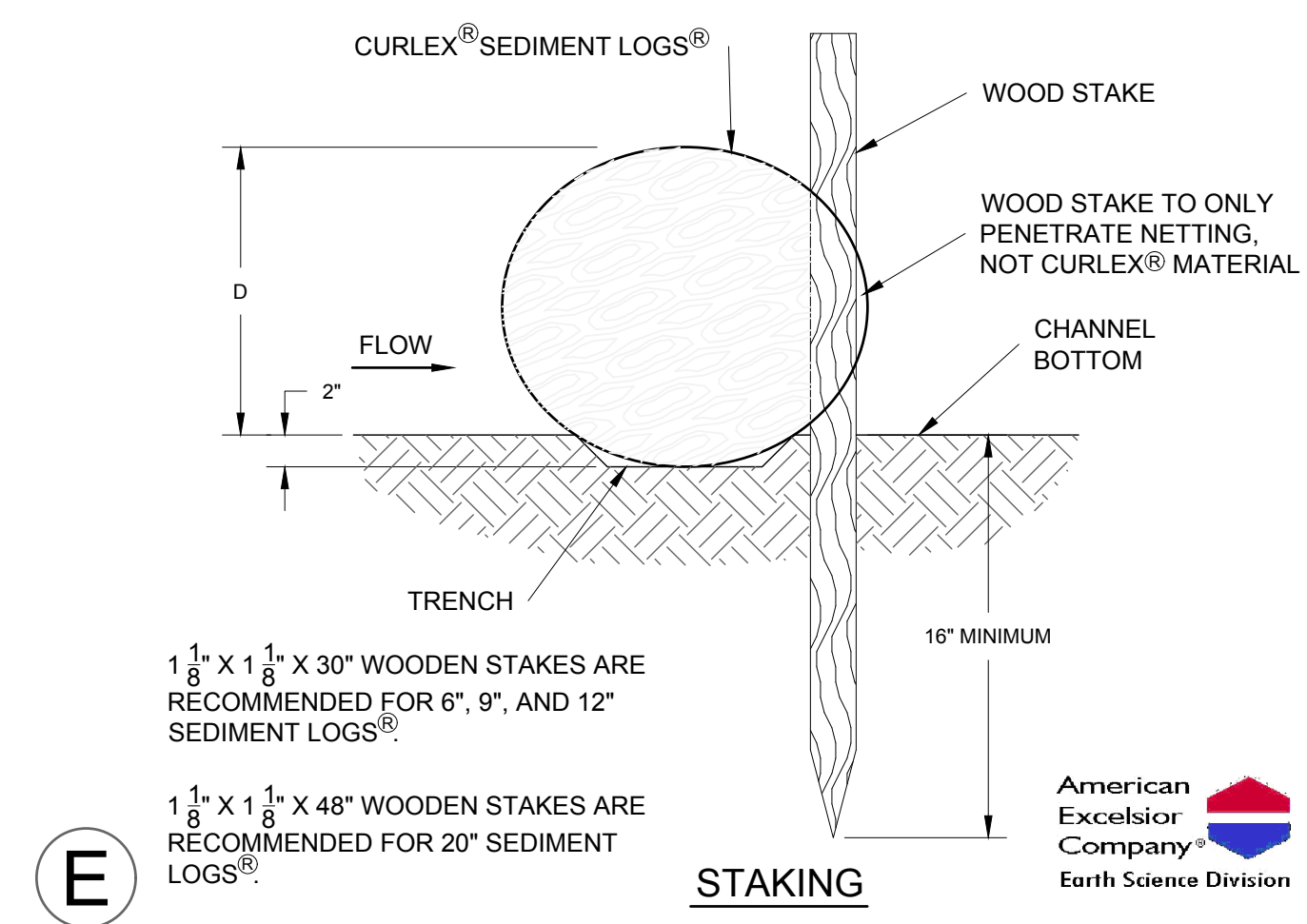
TYPICAL SLOPE SOIL STABILIZATION

C EROSION CONTROL MAT FOR SLOPE INSTALLATION



GENERAL NOTES:
 1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
 4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

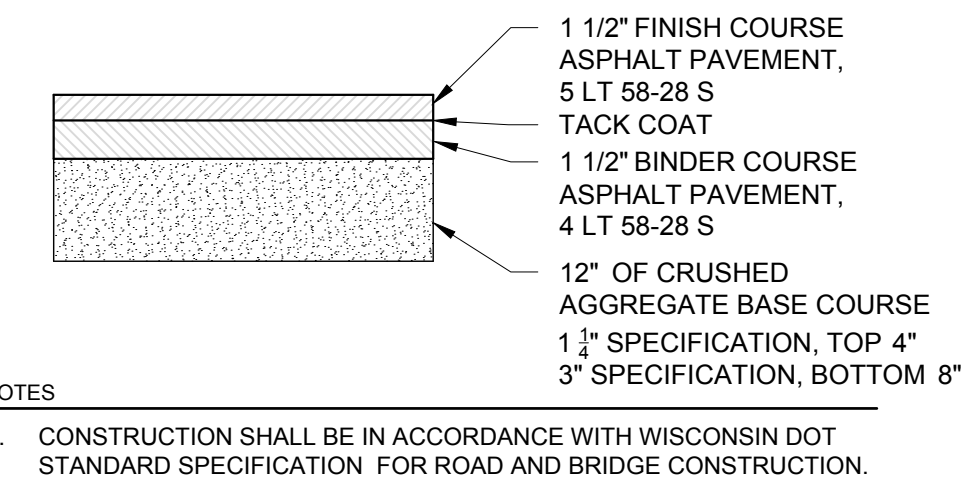
D SILT FENCE



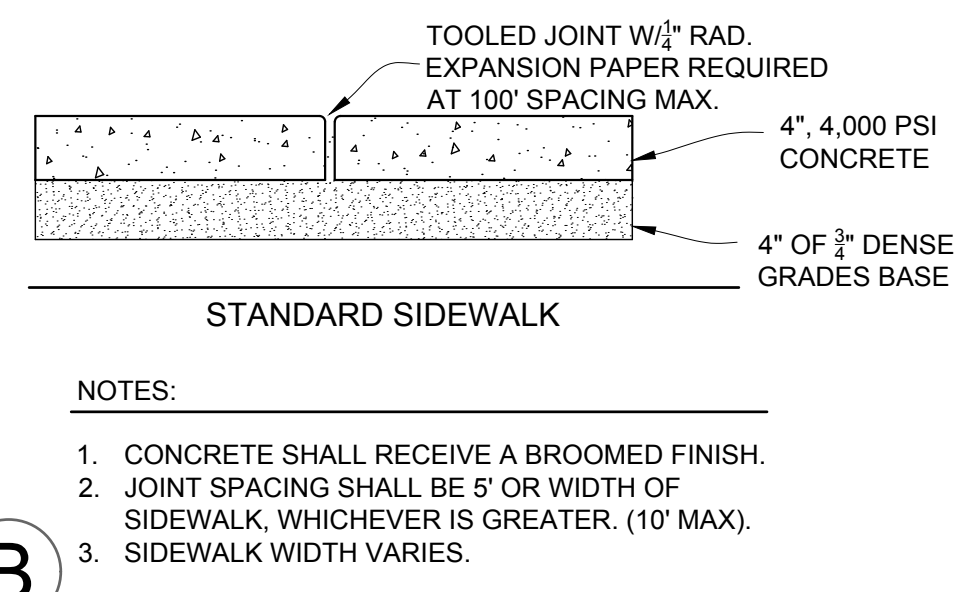
E CURLEX® SEDIMENT LOGS®

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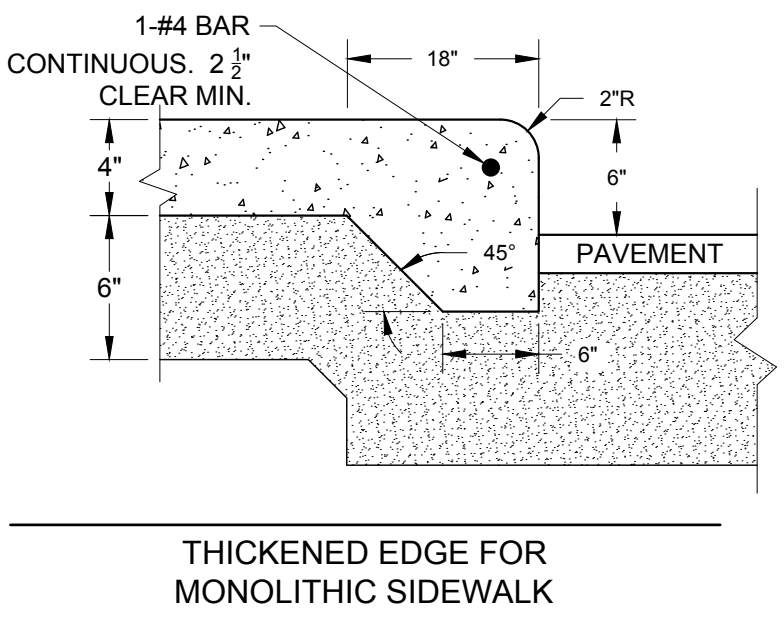
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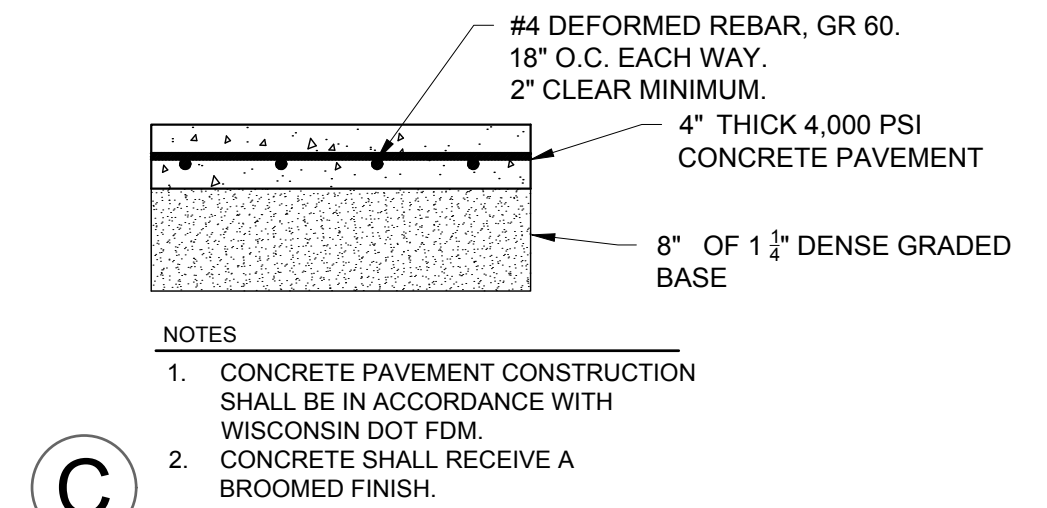
A STANDARD DUTY ASPHALT PAVEMENT



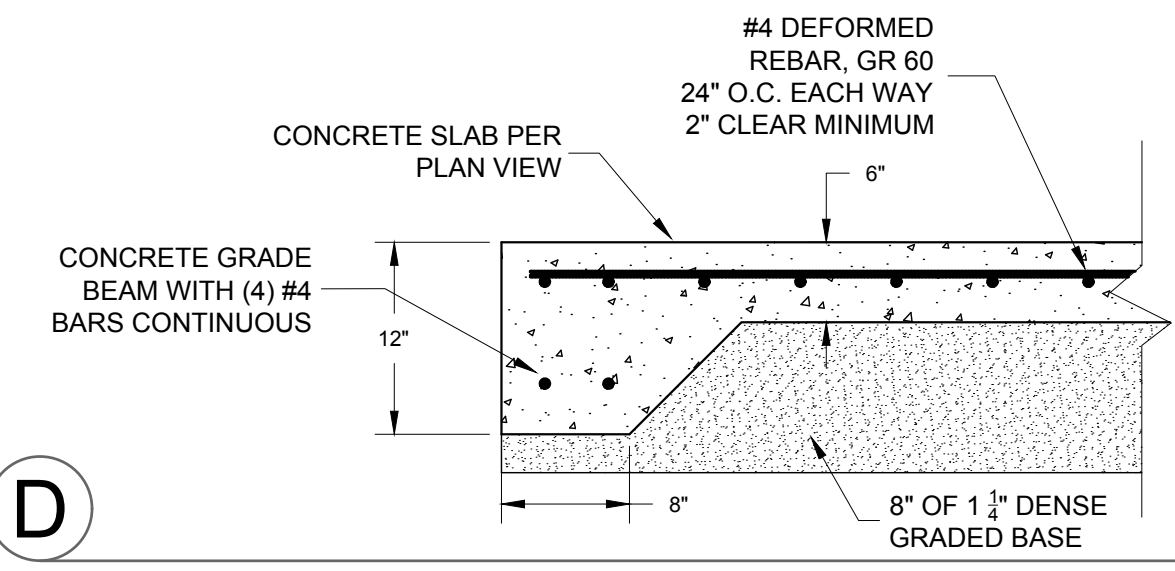
B CONCRETE SIDEWALK



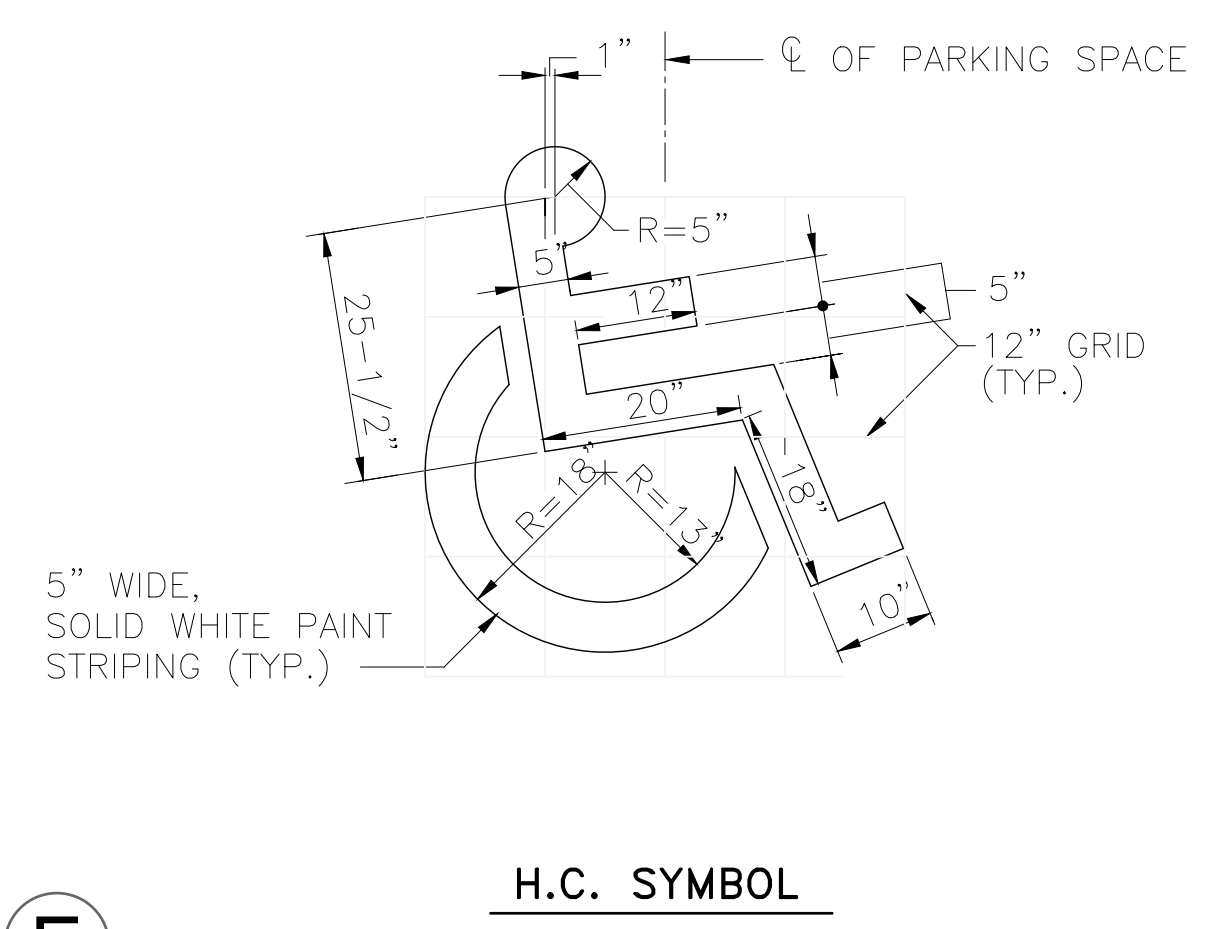
THICKENED EDGE FOR MONOLITHIC SIDEWALK



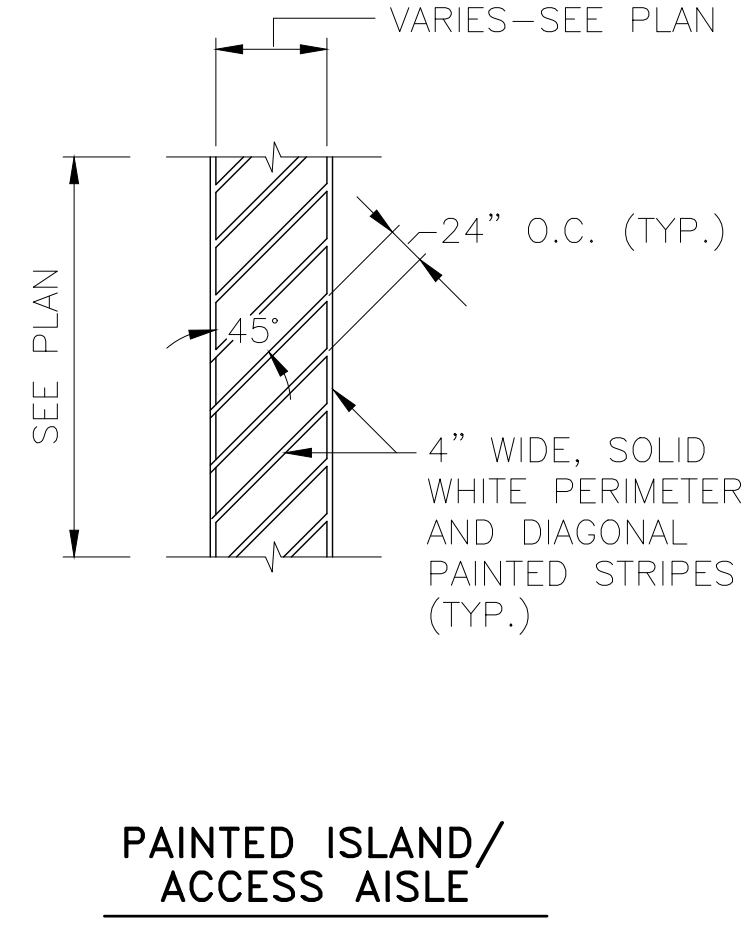
C CONCRETE PAVEMENT/SLAB



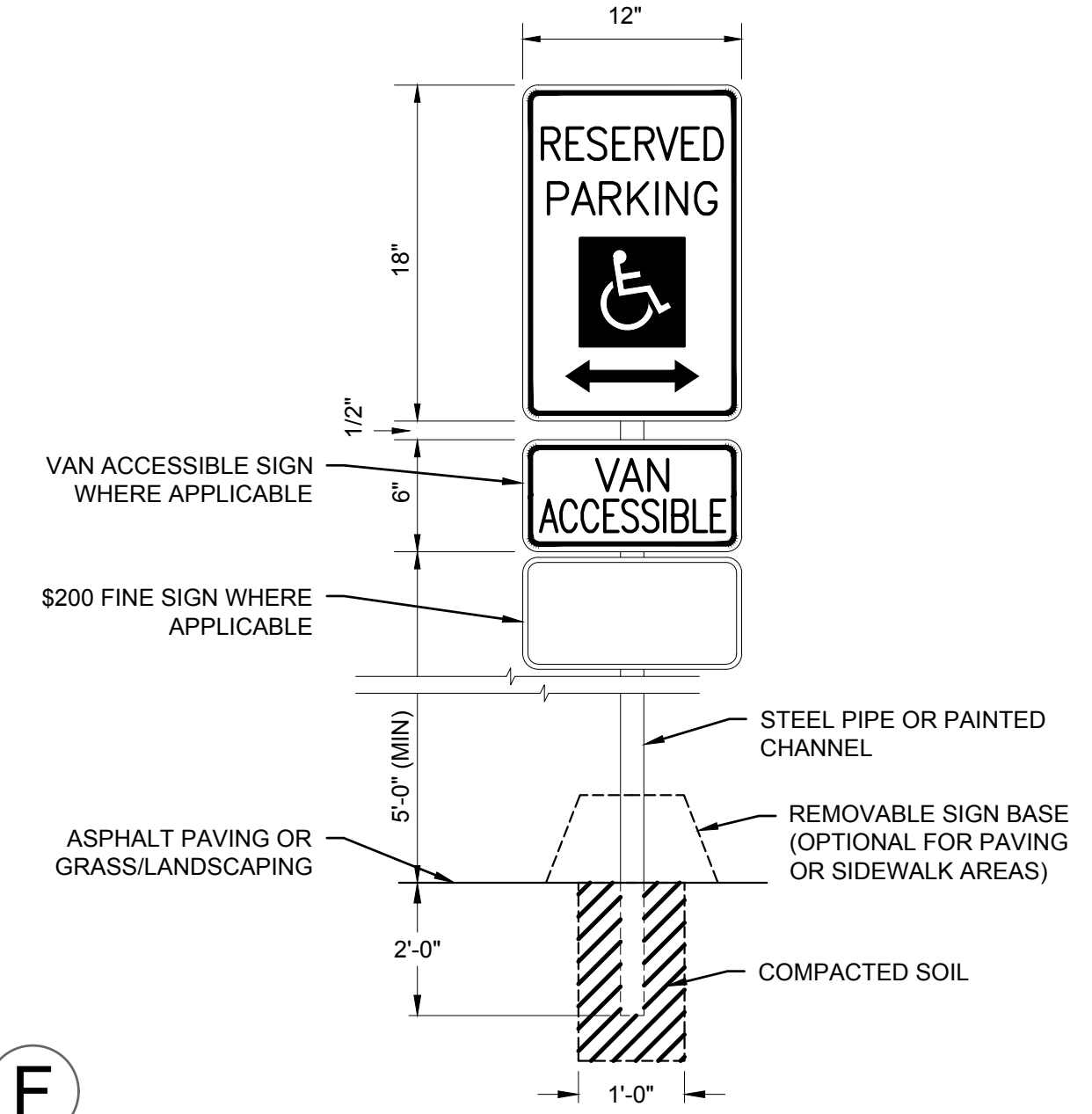
D DUMPSTER ENCLOSURE PAD



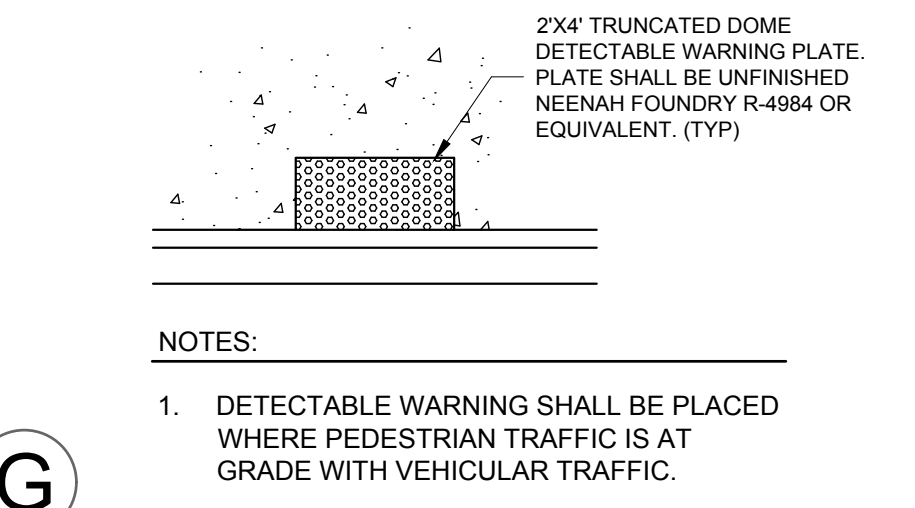
E HANDICAP PAVEMENT MARKING DETAILS



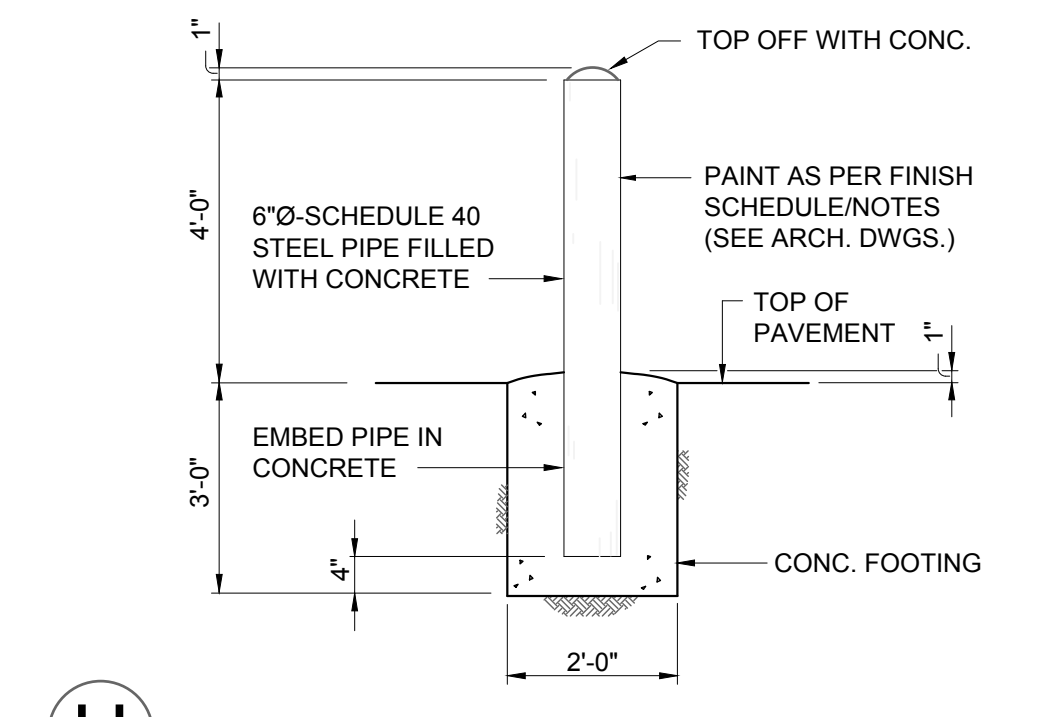
PAINTED ISLAND/ACCESS AISLE



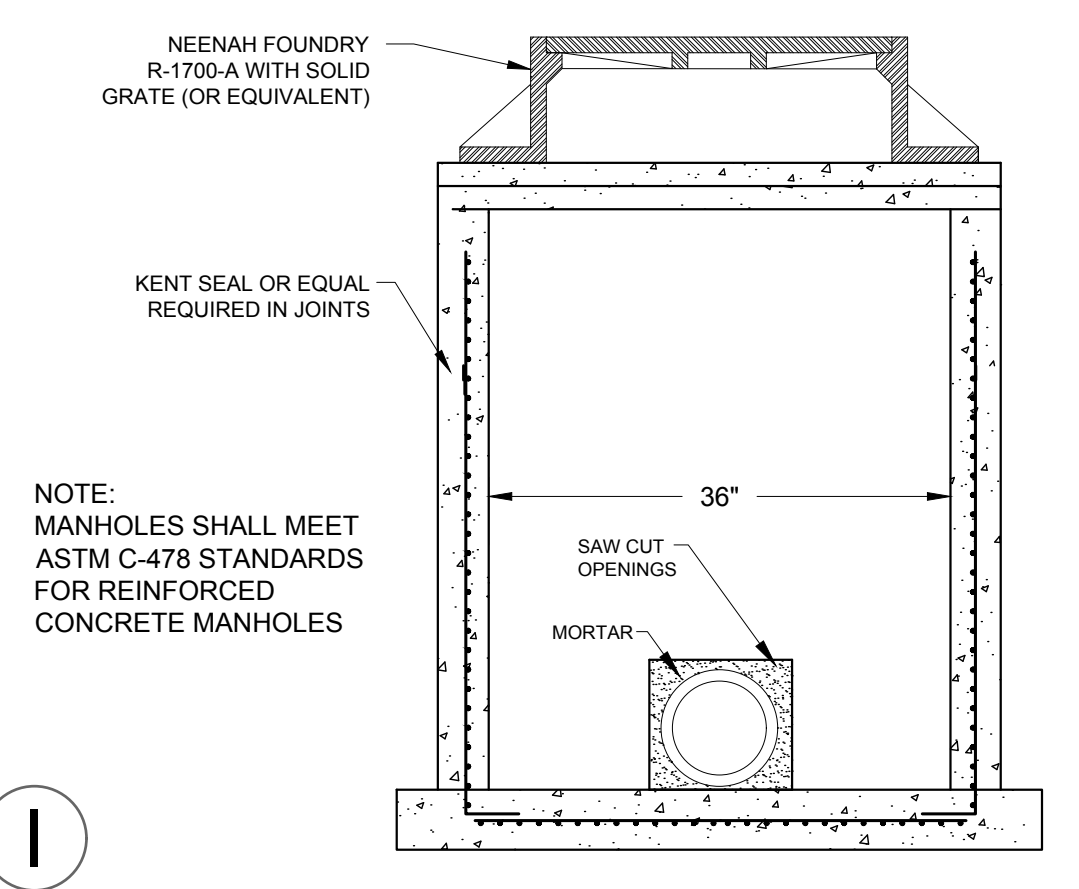
F ADA HANDICAP SIGN



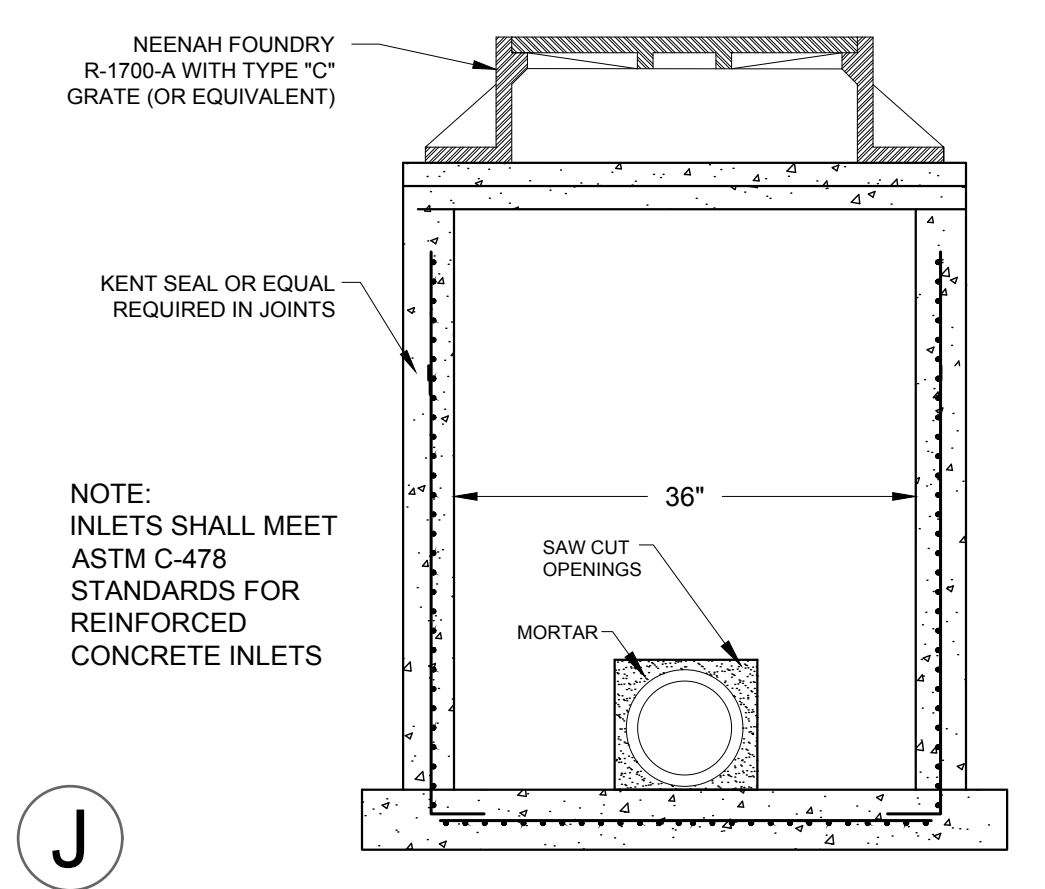
G ADA DETECTABLE WARNING PLATE



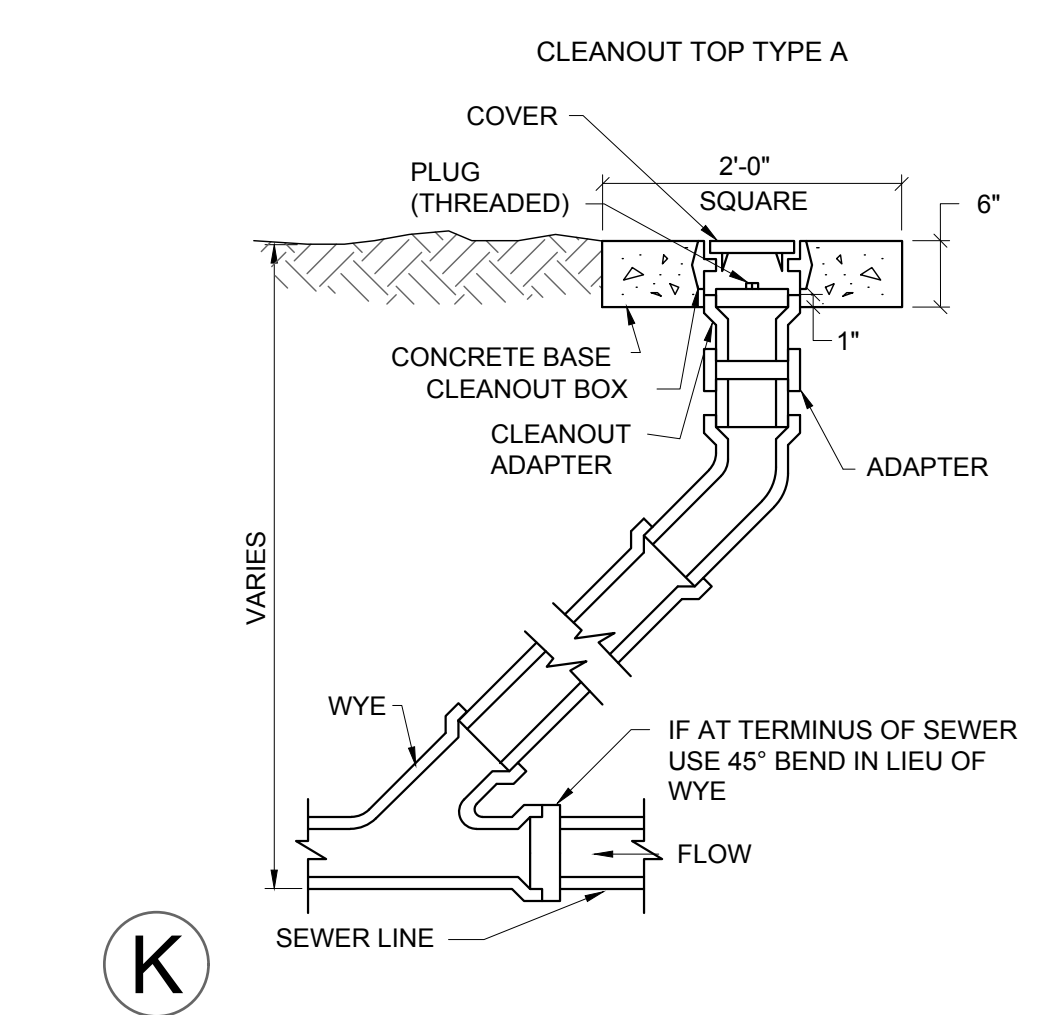
H PIPE BOLLARD - 6"



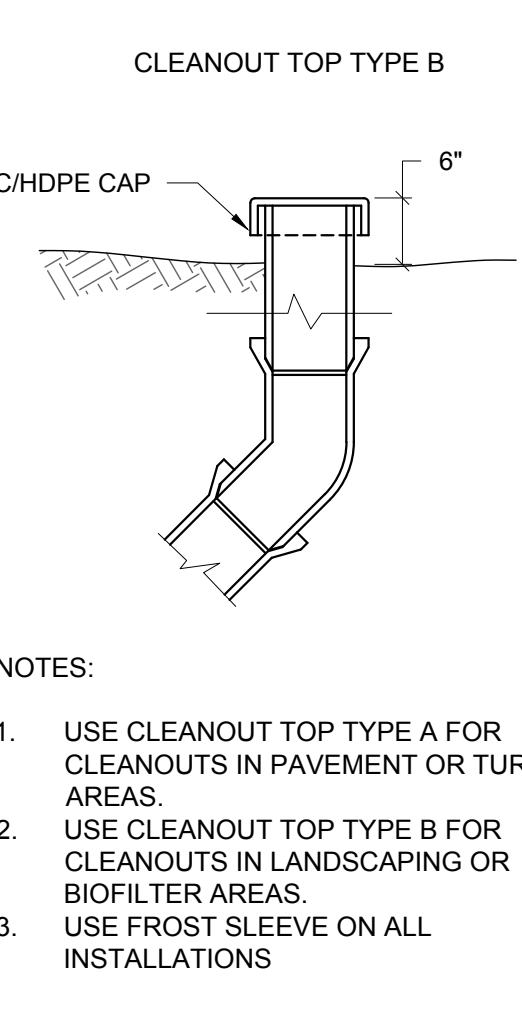
I STORM SEWER MANHOLE (36" DIA.)



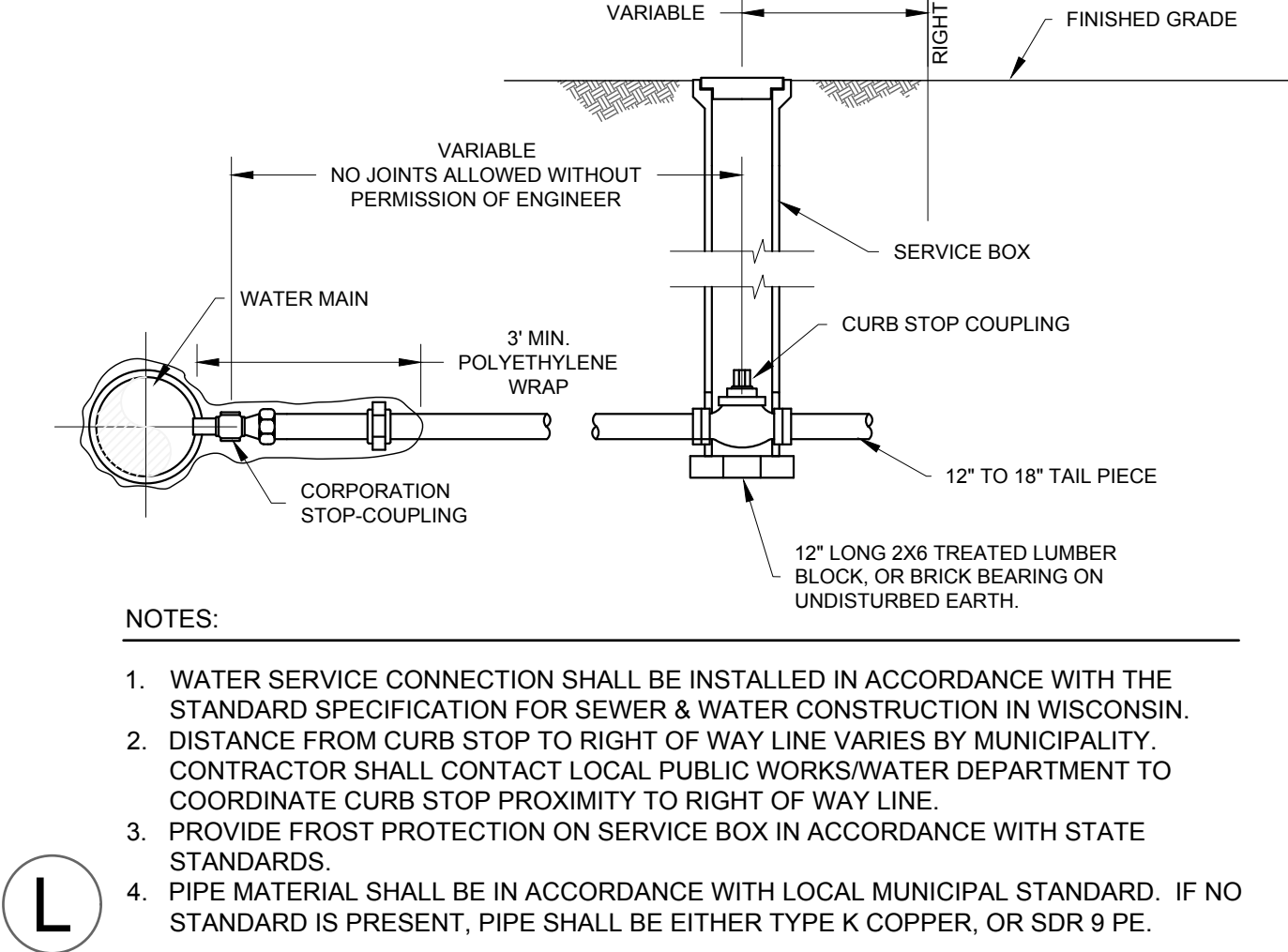
J STORM SEWER INLET (36" DIA.)



K CLEANOUT



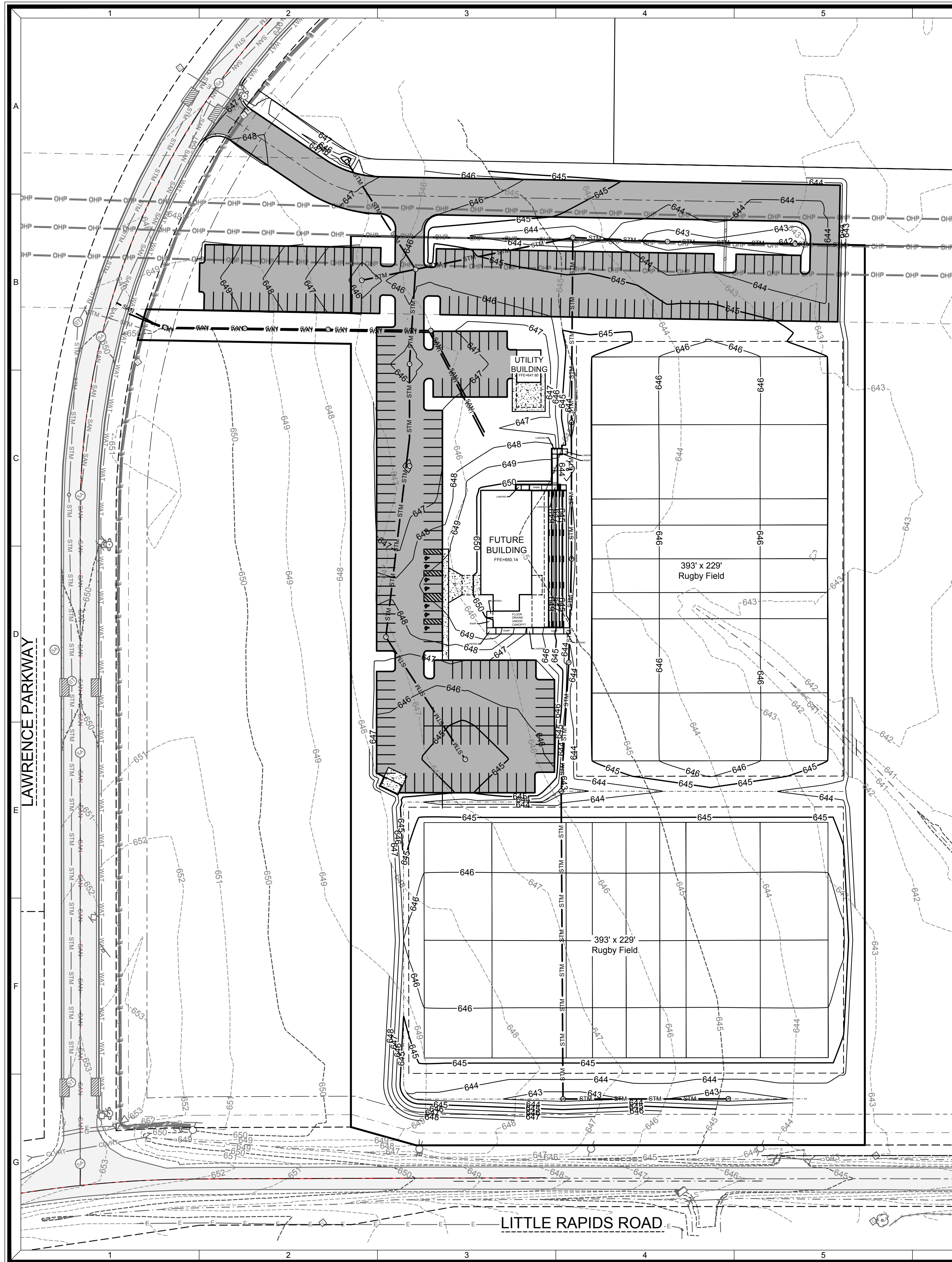
NOTES:
1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS



L WATER SERVICE CONNECTION

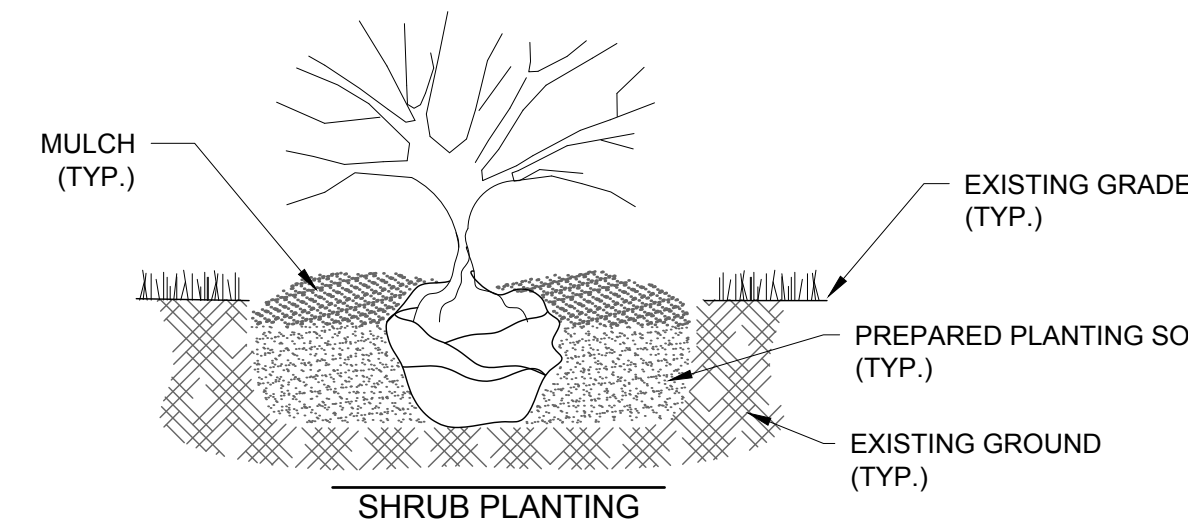
R:\2046-01-23 Lawrence Rugby Complex\DRAWINGS\2046-01-23 Eng.dwg 7/3/2024 3:11:03 PM

R:\2046-01-23 Lawrence Rugby Complex\DRAWINGS\2046-01-23 Eng.dwg 7/3/2024 3:11:11 PM

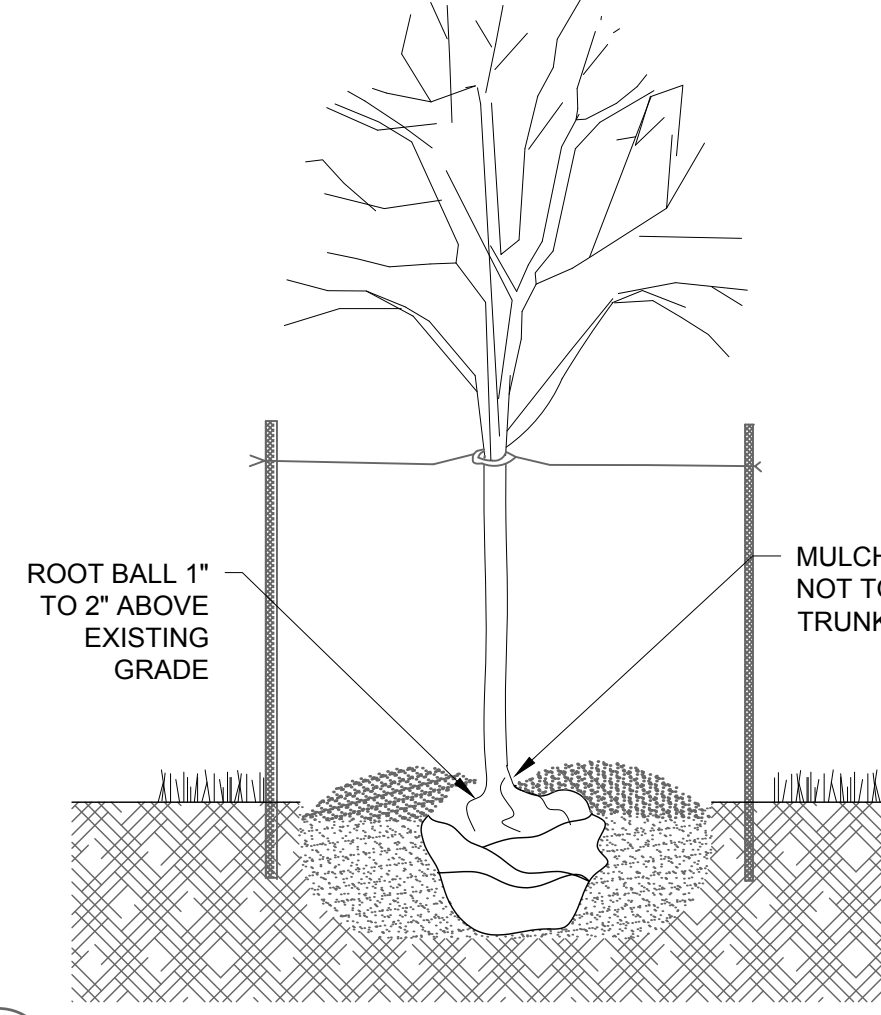


SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 1½" RIVER ROCK WITH WEED BARRIER FABRIC
- ④ RELOCATE TREE FROM ROAD TERRACE



SHRUB PLANTING



TREE PLANTING

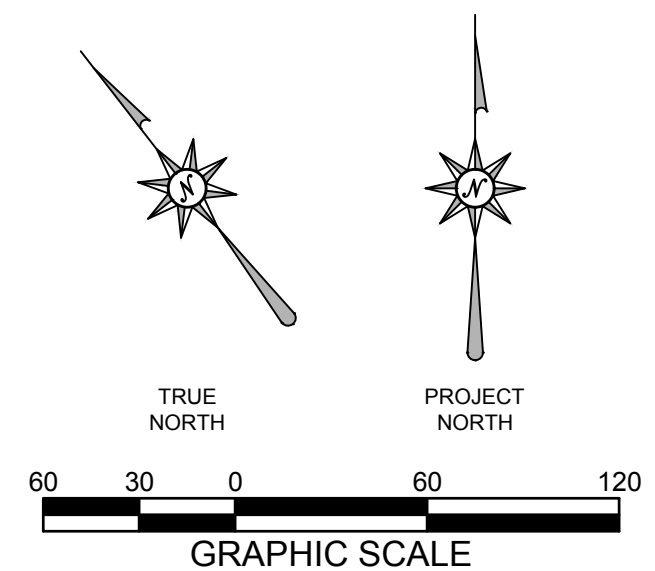
PLANTING NOTES:

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BURLAP TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

A
PLANTING DETAIL

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.



TOWN OF LAWRENCE
**LAWRENCE RUGBY
COMPLEX**
LANDSCAPE PLAN

NO.	REVISION DESCRIPTION

DATE: JULY 3, 2024
 DRAFTED BY: RPH / MSL
 CHECKED BY:
 PROJECT NO.: 2046-01-23
 DRAWING NUMBER
 SHEET NUMBER
L1.0
 OF 22

Conditional Use Permit
Town of Lawrence, Brown County

Conditional Use Permit for Outdoor Sports & Recreation Fields
2240 Lawrence Parkway, Parcel L-2278
Owned by Northeast Wisconsin Rugby Association

WHEREAS, a Conditional Use Permit-Outdoor Sports & Recreation Fields was granted by the Town of Lawrence Board of Supervisors to Northeast Wisconsin Rugby Association on Monday, July 22, 2024, for the purpose of an Outdoor Sports & Recreation Fields located at 2240 Lawrence Parkway; and

WHEREAS, a public hearing was held at a regular town board meeting on July 22, 2024 to hear testimony on the request for the outdoor sports facility; and

WHEREAS, there was _____ verbal testimonies received at the public hearing; and

WHEREAS, the initial term of the Conditional Use Permit- Outdoor Sports & Recreation Fields for operational use will be as follows:

1. Hours of Operations: 7:00am – 11:00pm
2. Game Times: Games not to start before 8:00am and last game to end promptly at 10:00pm

WHEREAS, the Conditional Use Permit- Outdoor Sports & Recreation Fields will require a special permit for any future PA/sound system.;

WHEREAS, the Conditional Use Permit- Outdoor Sports & Recreation Fields future lighting plan will need be approved by the Town Board.;

WHEREAS, the Conditional Use Permit-Outdoor Sports Fields should have any events outside the scope of approval may require a special event permit.

NOW, THEREFORE BE IT RESOLVED, following a public hearing at a regular Town Board Meeting on July 22, 2024 in the Town of Lawrence, grants a Conditional Use Permit-Sports Recreation Facility; and

BE IT FURTHER RESOLVED, failure to comply may invalidate the Conditional Use Permit, per Town Ordinance 300-205;

DATED: July 22, 2024

Dr. Lanny Tibaldo, Town Chairman

ATTEST:

Cindy Kocken, Town Clerk



Agenda Item Review

Meeting Date: 7/22/2024
Agenda Item#: 12

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-Planning/Zoning items**

Review of Recommendations and Reports from Planning & Zoning Board

- a. Consideration of Site Plan Review for building and outdoor sports & recreation fields at 2240 Lawrence Parkway, Parcel L-2278, Northeast Wisconsin Rugby Association.

The plans submitted include 2 rugby fields and a utility/concessions building on the 10 acre parcel. The SWMP is being reviewed by McMahon in conjunction with future development areas in the corridor. This review includes phase 1 of the plans. Further review of the eventual clubhouse building and fixed seating area. Motion by PZ to approve carried unanimously. Staff recommends approval.

- b. Consideration of Sign Review for Tru-Power Electrical Solutions at 3415 French Road, Parcel L-78-1 by Covenant Signs & Graphics.

96" x 60" (40 SF) vinyl wall sign on existing building advertising tenant space. This is within the highway corridor with 576' of frontage which allows for 240 SF of wall signs (10% of wall surface). Sign will be LED internally lighted sign cabinet. PZ voted unanimously to approve. Staff recommends approval.

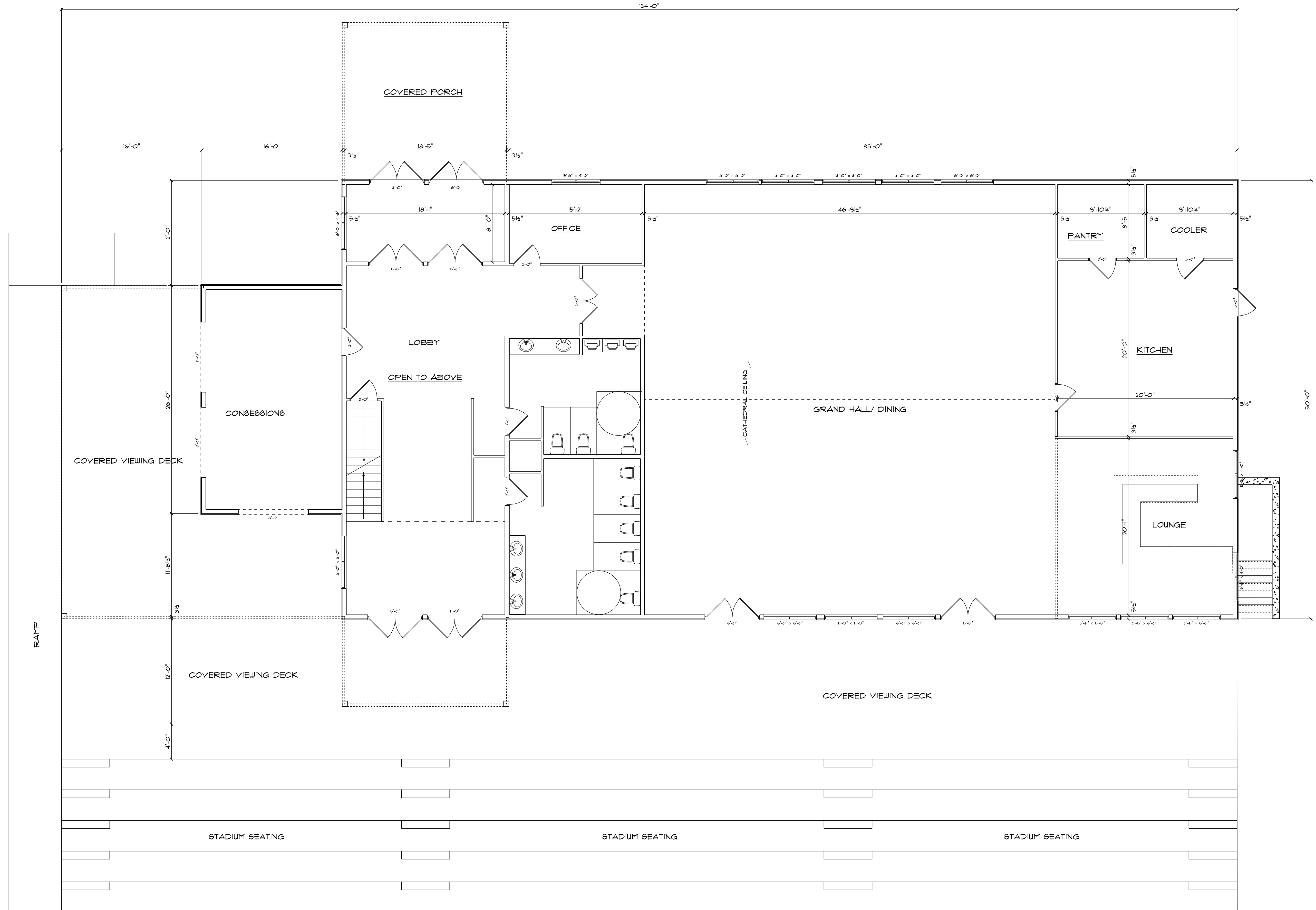
- c. Consideration of Site Plan Review for Deleers Construction L-275-3-1 Nimitz Drive by Martenson and Eisele.

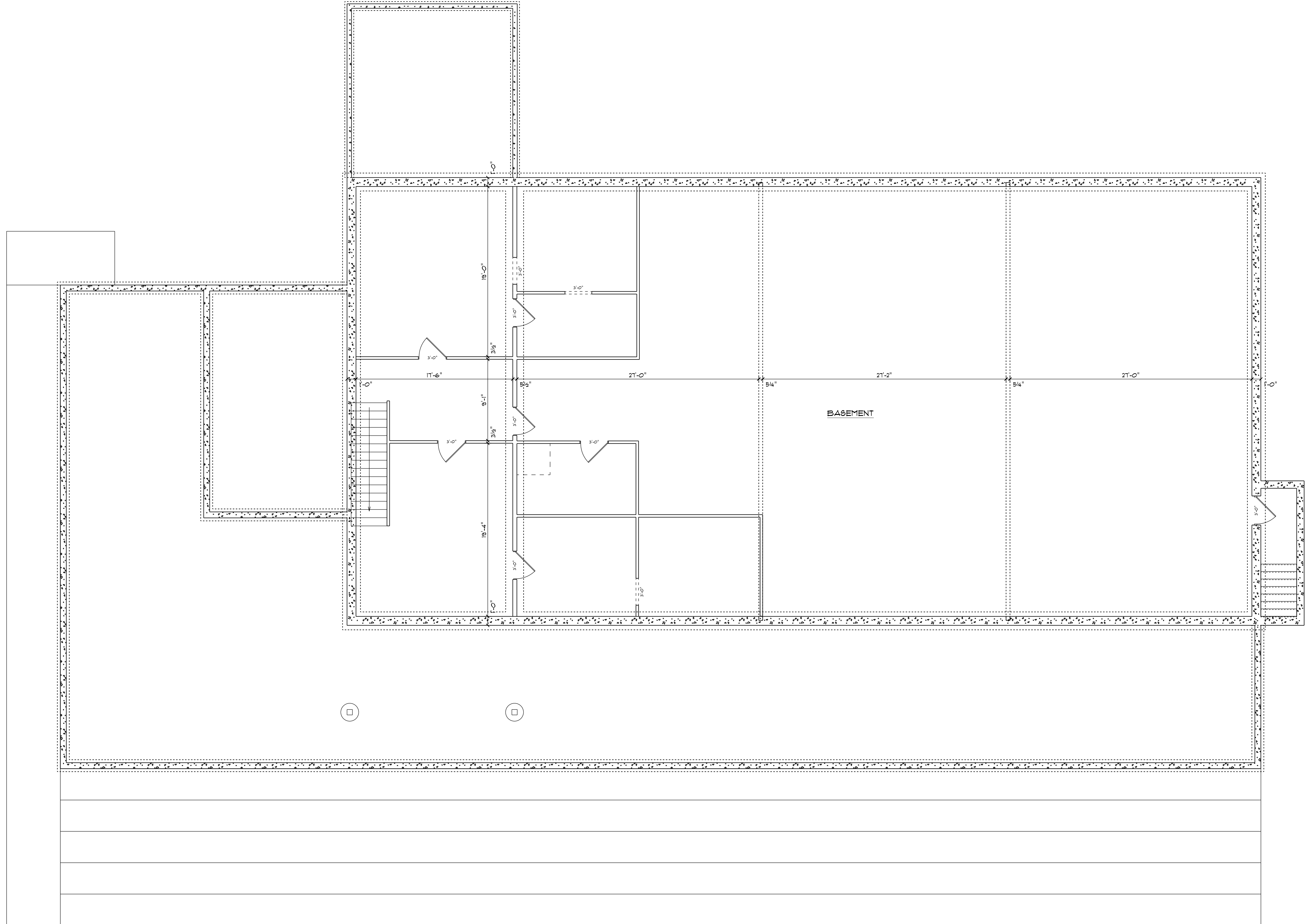
Deleers is planning an expansion to their existing location which will include building a building and storage lot adjacent to their existing facility. The parcel is already zoned L-1 and storm water would discharge to the Orde Pond along Mid Valley Dr. A SWMP would need to be approved by McMahon. Changes requested by PZ include continuing the 4' masonry along the north elevation of the building, a plan for 50' buffer area between the building and adjacent residential properties (per ordinance requirements for L-1), further details of lighting plan and landscape plan. PZ voted unanimously to recommend approval. Staff recommends approval. The current yard in front of Deleers will be improved also.

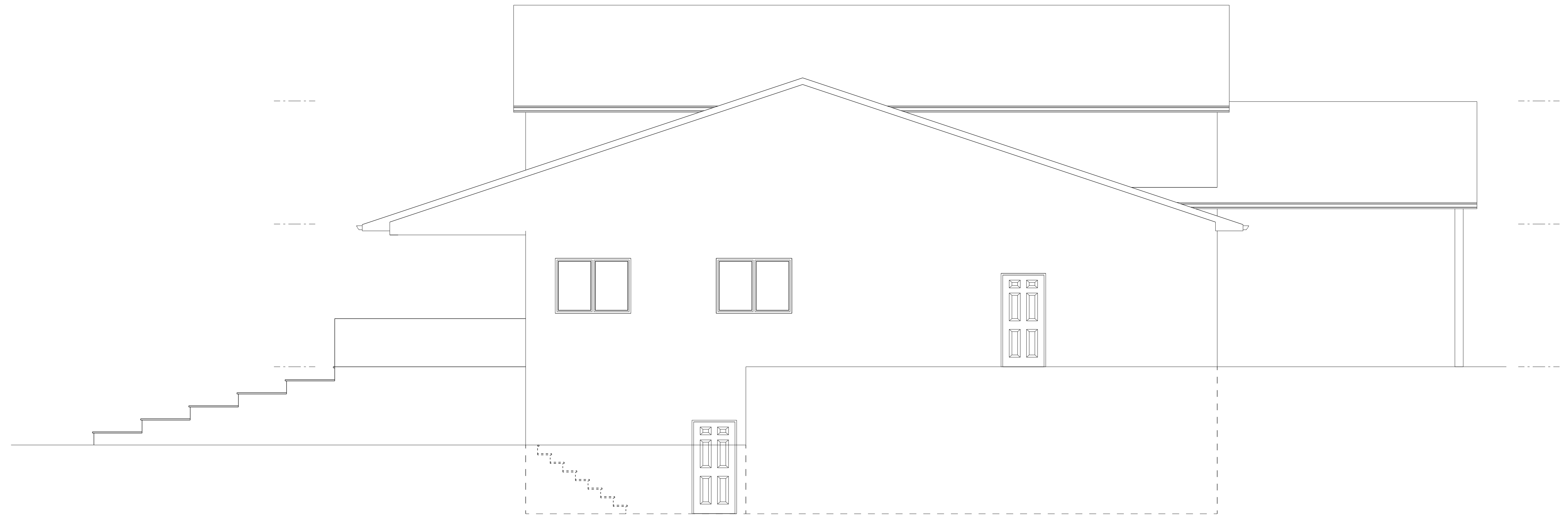
d. Consideration of Draft 2024 Comprehensive Plan Update – Resolution
Considering Approval.

The Comprehensive Plan Advisory Committee approved the Draft 2024 Comprehensive Plan on 2/28/24, sending the plan to the Planning/Zoning Committee to be reviewed. PZ reviewed the plan and made edits to the plan before recommending approving the plan 7/10/24, and sending it to the Town Board for final review.

Staff recommends approval of the plan and adoption of the plan into Ordinance. If approved, copies of the final document will be created and distributed to interested parties and made available on the Town's website.



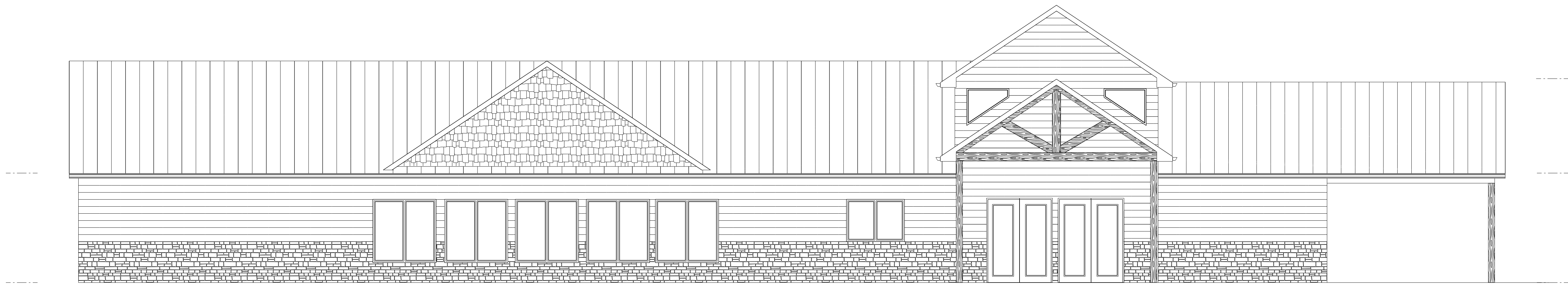




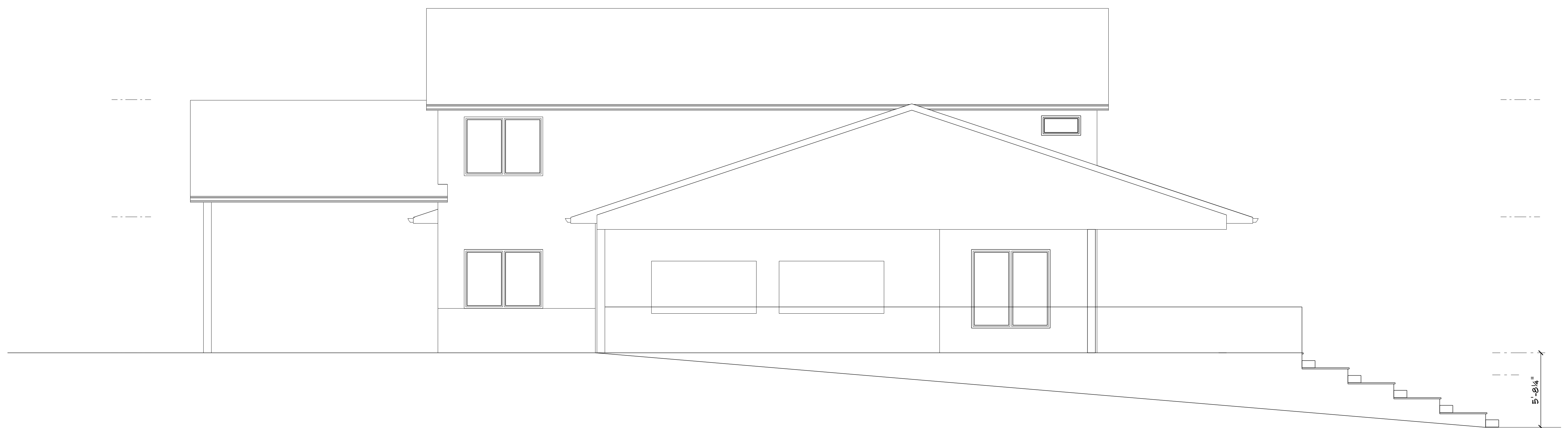
NORTH ELEVATION



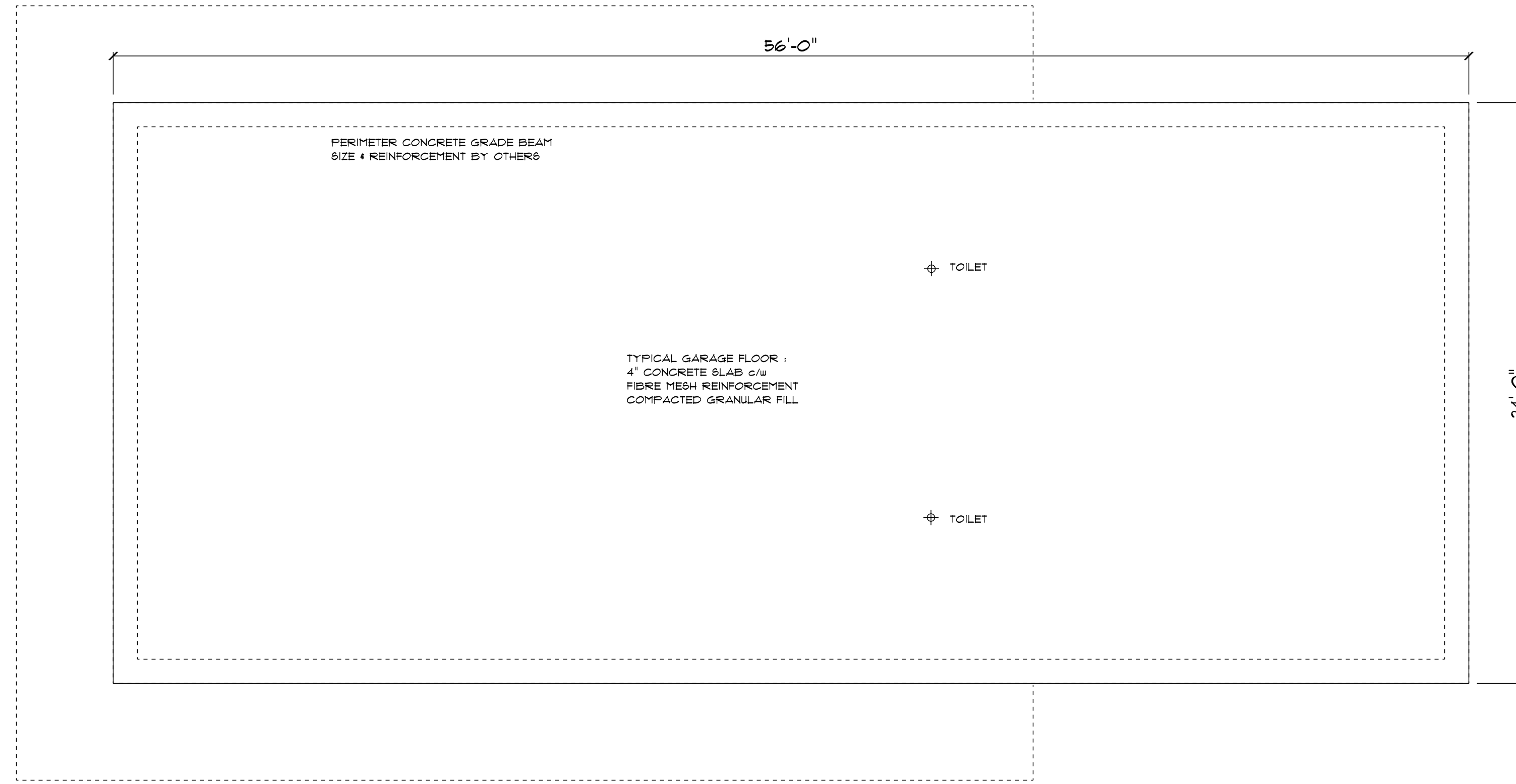
EAST ELEVATION



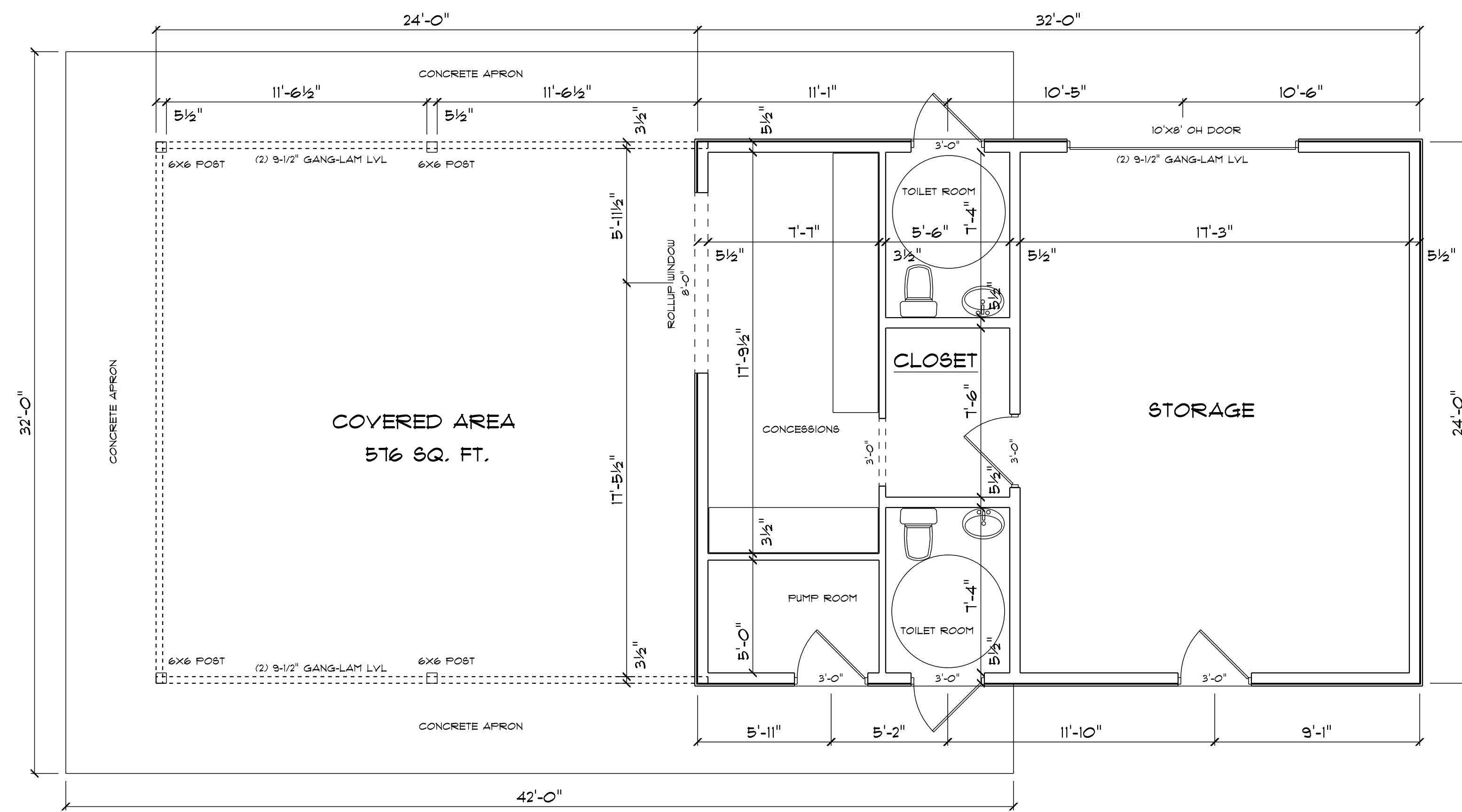
WEST ELEVATION



SOUTH ELEVATION



FOUNDATION PLAN
1344 SQ. FT.



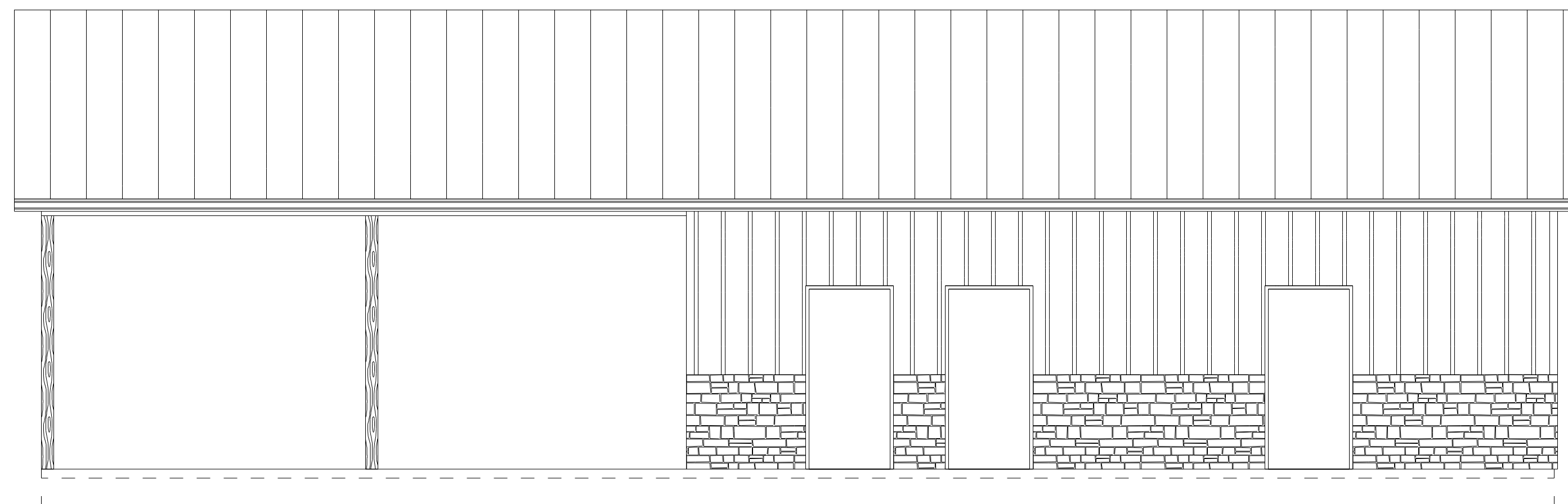
**NEW UTILITY BUILDING FOR:
NEW RUGBY FOUNDATION
2240 LAWRENCE PARKWAY
DE PERE, WISCONSIN**

DRAWN BY:
DATE: 4-2-2024
SCALE: 1/4"=1'-0"

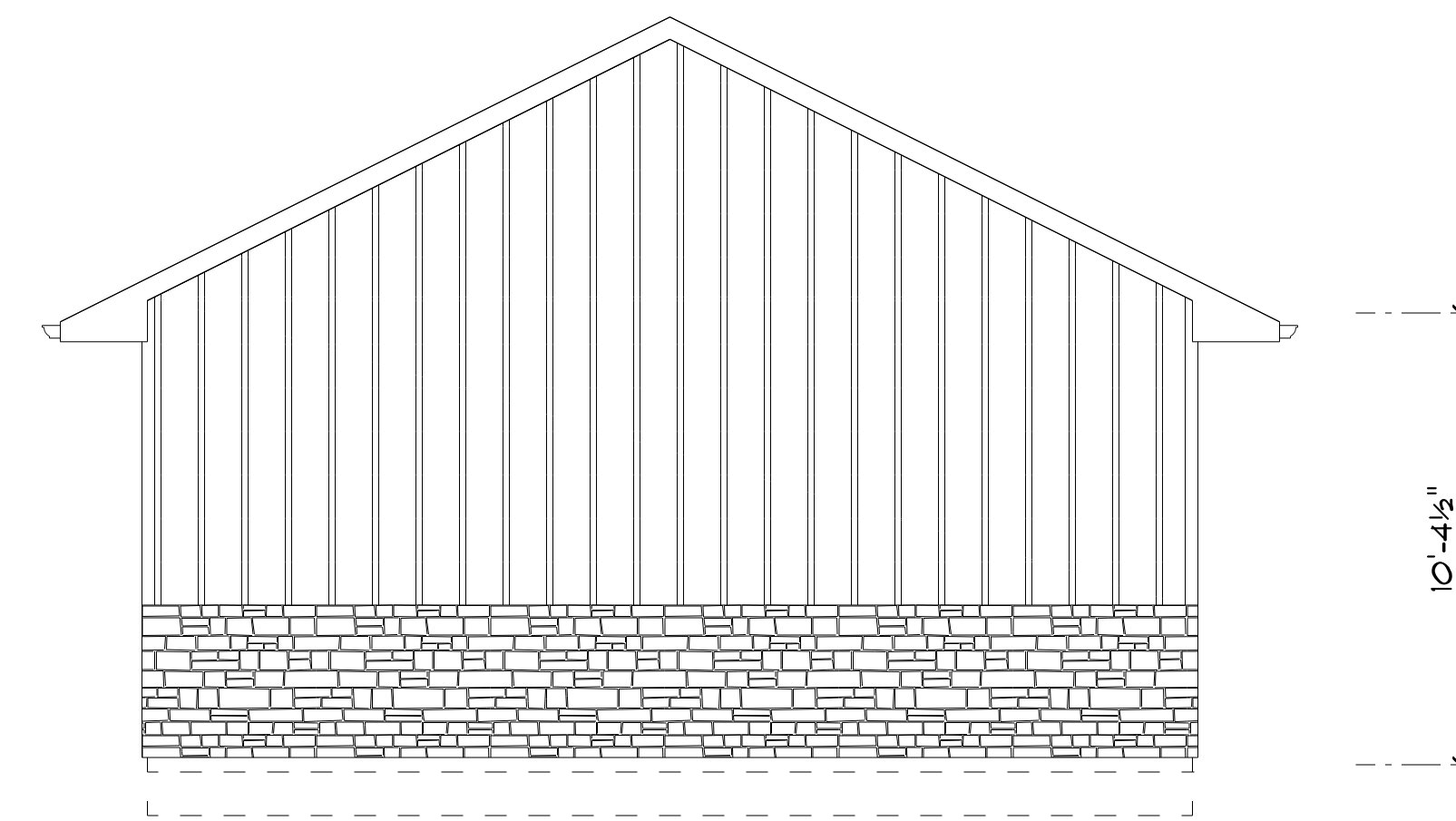
ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN
PREPARING THESE PLANS
AND CHECKING THEM FOR
ACCURACY, THE
CONTRACTOR MUST CHECK
ALL DETAILS AND
DIMENSIONS AND BE
RESPONSIBLE FOR SAME.

SHEET NO. 1 OF 2

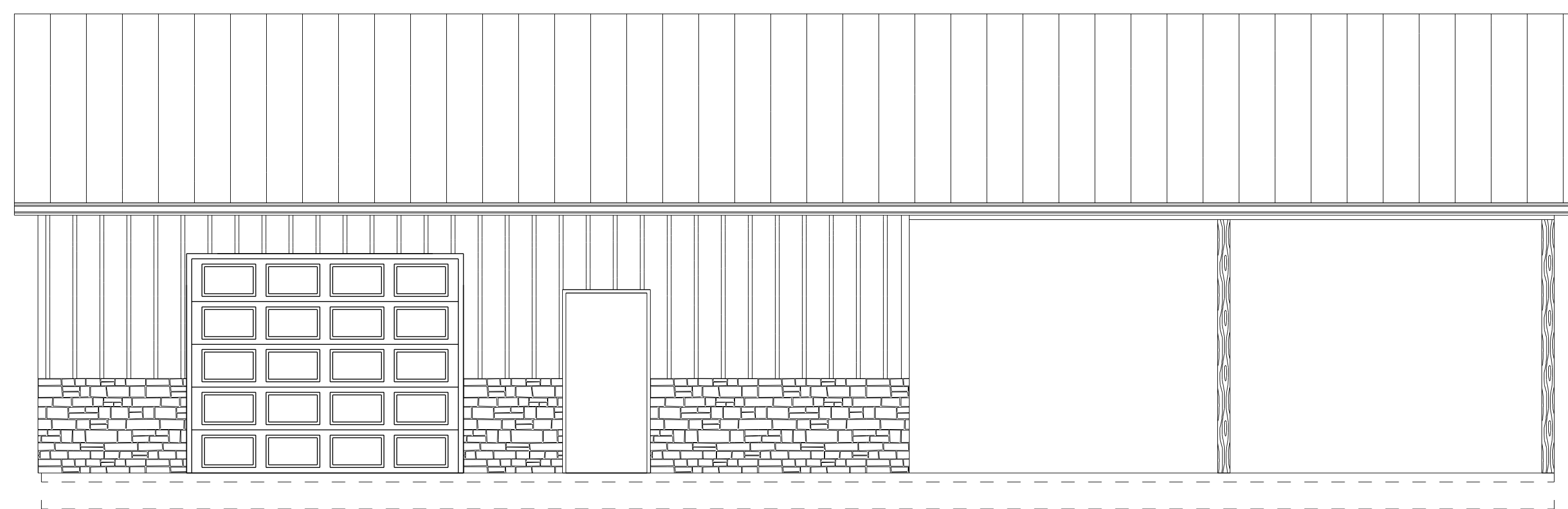
CONCEPTUAL PLAN
FOR BIDDING ONLY



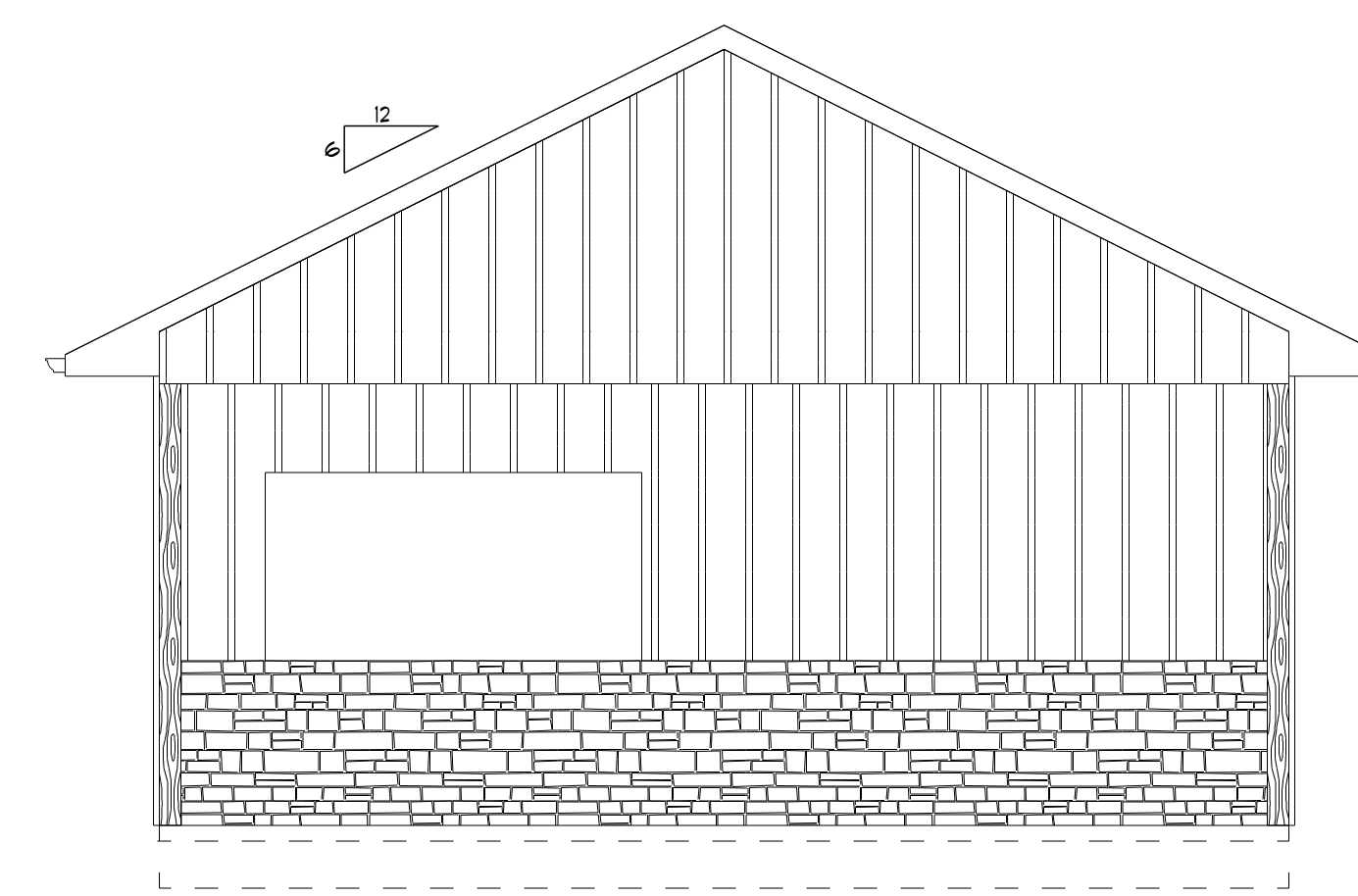
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NEW UTILITY BUILDING FOR:
NEW RUGBY FOUNDATION
2240 LAWRENCE PARKWAY
DE PERE, WISCONSIN

DRAWN BY:

DATE: 4-2-2024

SCALE: 1/4"=1'-0"

DRAWING NO.:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME.

SHEET NO.:

2 OF 2

CONCEPTUAL PLAN
FOR BIDDING ONLY

2200 Velp Ave. Green Bay, WI 54303
covenantsignsandgraphics.com
920-632-21278

CONTACT: THEO
DESIGNER: DJZ
DATE: 07/01/2024
FILE NAME: TRU POWER WALL SIGN 3
REVISION: 2

SIGN TYPE: WALL MOUNT CABINET
PROCESS: PRINTED VINYL, CUT VINYL
SIZE: 96"W X 60"H
SIDES: ONE
QTY: 1

COLOR: PMS OR RGB

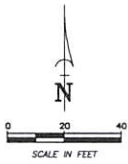
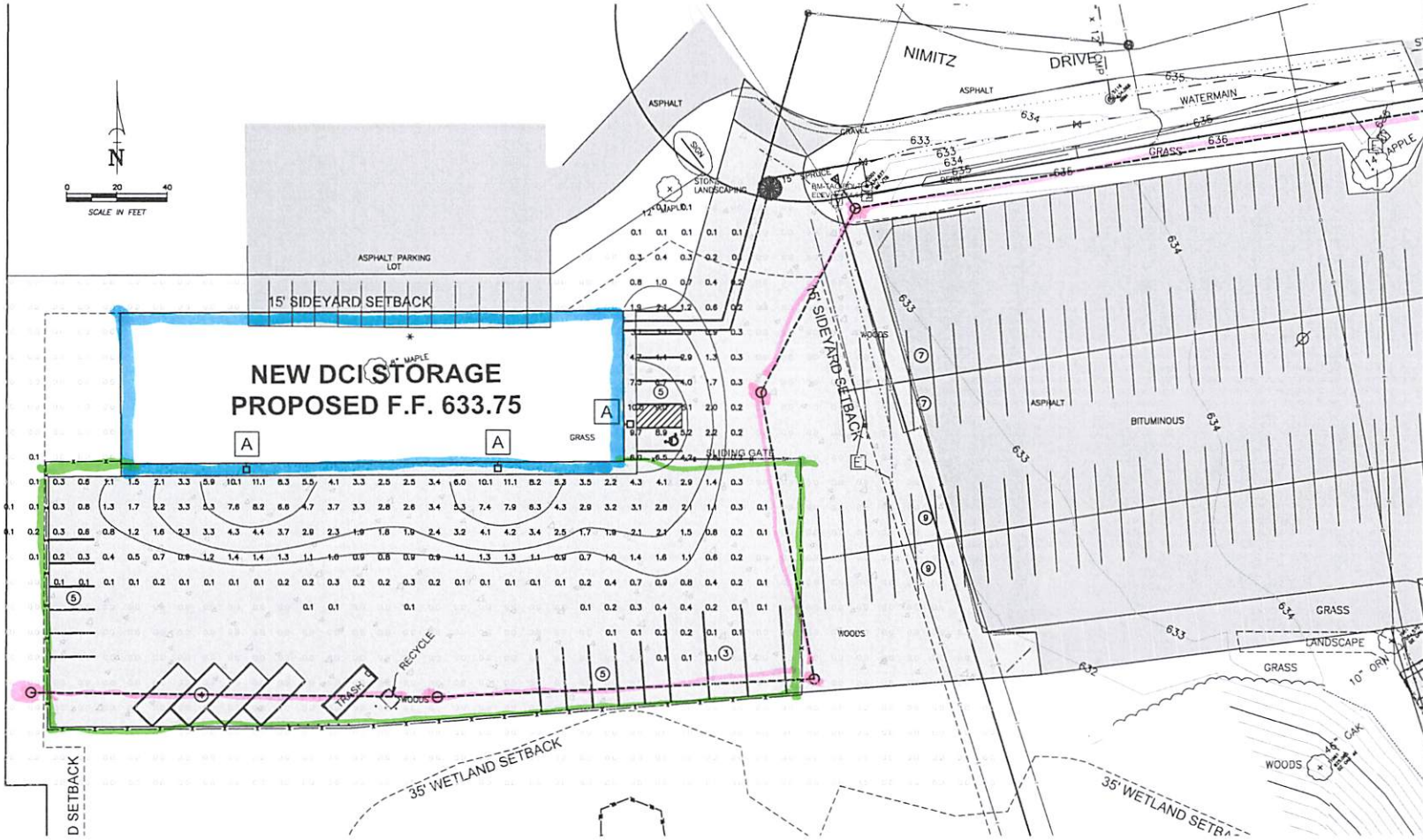
- | | |
|------------------------------------|------------------------------------|
| <input type="checkbox"/> PMS 000 C | <input type="checkbox"/> PMS 000 C |
| <input type="checkbox"/> PMS 000 C | <input type="checkbox"/> PMS 000 C |
| <input type="checkbox"/> PMS 000 C | <input type="checkbox"/> PMS 000 C |

96"w x 60"h

TRU-POWER
ELECTRICAL
SOLUTIONS



LIGHTING PLAN - NEW PANEL BUILDING



LUMINAIRE SCHEDULE			
CALLOUT	LAMP	DESCRIPTION	QUANTITY
A	(1)	C-LITE C-WP-C-RDC-S3L-4000K-WALL LIGHT MOUNTED AT 20'	3

Martenson & Eisele, Inc.
 Planning
 Engineering
 Surveying
 Architecture
 1377 Military Road
 Watonsauk, WI 53092
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.

LIGHTING PLAN
 DELEERS PANEL BUILDING
 TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	08/2024

COMPUTER FILE
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DRAWING NO:
 C6.1

BAYLAKE

Landscape



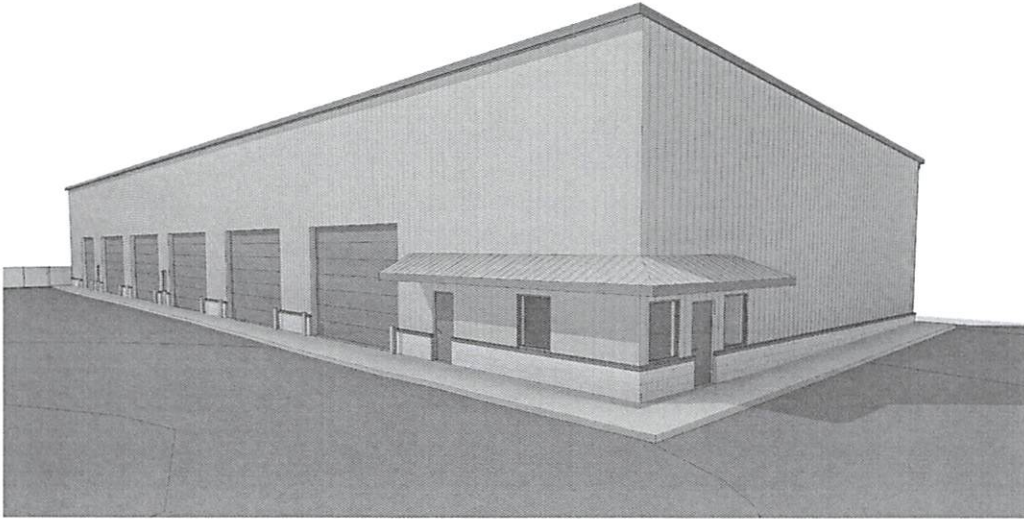
REVISIONS	DATE

Deleer's Warehouse
 1860 Nimitz Drive
 Depere

DRAWN By Deleer
CHECKED BY
DATE 7-15-2024
SCALE 1/4" = 1'-0"

SHEET
 Title

DCI WAREHOUSE - De Pere



DCI Warehouse-De Pere
1860 Mid Valley Drive, De Pere WI

PROJECT INFORMATION

BUILDING AREA
FIRST FLOOR PLAN: 12,600 S.F.
SECOND FLOOR PLAN: 1,545 S.F.
COVERED PORCHES: 198 S.F.

TOTAL FINISHED AREA: 13,545 S.F.

BUILDING SITE CONTENT
BUILDING SIZE: 12,600 S.F. 7.22%
HARD SURFACE: 46,674 S.F. 24.46%
GREEN SPACE: 113,472 S.F. 68.3%
PARCEL SIZE (APPROX.): 166,137 A.S.F. 3.81 ACRES

ZONING INFORMATION
ZONING: L-1 LIMITED INDUSTRIAL
FRONT YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 15'-0"
REAR YARD SETBACK: 15'-0"
CORNER YARD SETBACK: 30'-0"



SHEET INDEX	
T1.1	TITLE SHEET
C1.1	ARCHITECTURAL SITE PLAN
S1.0	GENERAL STRUCTURAL NOTES
S1.1	FOUNDATION PLAN
S1.2	FLOOR FRAMING PLANS
A1.1	FLOOR PLAN
A1.2	ROOF FRAMING PLAN - REFLECTED CEILING PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS AND DETAILS
A4.1	DOOR, ROOM, AND WINDOW SCHEDULES
A7.1	ENLARGED STAIR/STROOP PLAN, STAIR SECTION AND ELEVATIONS
A8.1	3D VIEWS

PRELIMINARY
REVISED

DESIGNER
DRAWN BY
CHECKED BY
DATE: 10/11/2011
PROJECT NO: 1111111111
SHEET NO: 1111111111

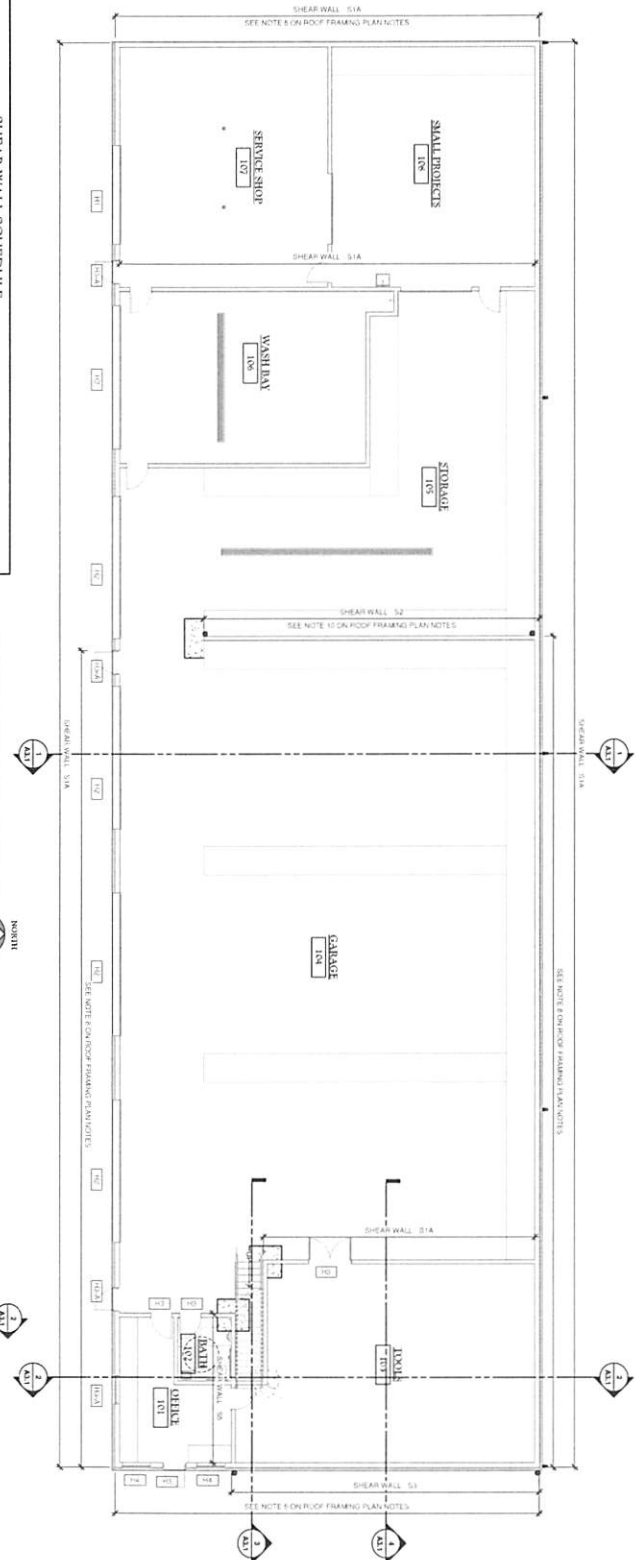
B. D.A.
CONSTRUCTION SET REVISIONS

TITLE SHEET

SHEET NO: 1111111111
PROJECT NO: 1111111111

BID SET

T1.1



STRUCTURAL FLOOR PLAN

MEZZANINE FRAMING FLOOR PLAN

SHEAR WALL SCHEDULE

MARK	DESCRIPTION	PANEL ANCHORAGE	REINFORCING BARS	MINIMUM EMBEDMENT	NOTES
S1	TYPE A1 SHEAR WALL ON 12" MIN. DIA. HOLLOW CORE CONCRETE PILES AT PANEL EDGES	12" DIA. AT INTERMEDIATE SPANS	12" @ 12" @ 4" O.C.	12" @ 12" @ 4" O.C.	1
S2	TYPE A2 SHEAR WALL ON 12" MIN. DIA. HOLLOW CORE CONCRETE PILES AT PANEL EDGES	12" DIA. AT INTERMEDIATE SPANS	12" @ 12" @ 4" O.C.	12" @ 12" @ 4" O.C.	1
S3	TYPE A3 SHEAR WALL ON 12" MIN. DIA. HOLLOW CORE CONCRETE PILES AT PANEL EDGES	12" DIA. AT INTERMEDIATE SPANS	12" @ 12" @ 4" O.C.	12" @ 12" @ 4" O.C.	1
S4	TYPE A4 SHEAR WALL ON 12" MIN. DIA. HOLLOW CORE CONCRETE PILES AT PANEL EDGES	12" DIA. AT INTERMEDIATE SPANS	12" @ 12" @ 4" O.C.	12" @ 12" @ 4" O.C.	1
S5	TYPE A5 SHEAR WALL ON 12" MIN. DIA. HOLLOW CORE CONCRETE PILES AT PANEL EDGES	12" DIA. AT INTERMEDIATE SPANS	12" @ 12" @ 4" O.C.	12" @ 12" @ 4" O.C.	1

NOTES:
 1. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 2. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 3. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 4. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 5. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.

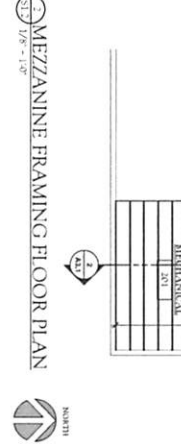
TYPICAL SHEAR WALL NOTES:
 1. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 2. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 3. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 4. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 5. ALL SHEAR WALLS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.

HEADER/BEAM SCHEDULE

MARK	DESCRIPTION	SECTION	REINFORCING BARS	NOTES
H1	12" x 12" x 12" PRECAST CONCRETE	12" x 12" x 12"	12" @ 12" @ 4" O.C.	1
H2	12" x 12" x 12" PRECAST CONCRETE	12" x 12" x 12"	12" @ 12" @ 4" O.C.	1
H3	12" x 12" x 12" PRECAST CONCRETE	12" x 12" x 12"	12" @ 12" @ 4" O.C.	1
H4	12" x 12" x 12" PRECAST CONCRETE	12" x 12" x 12"	12" @ 12" @ 4" O.C.	1

NOTES:
 1. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 2. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 3. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 4. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 5. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.

TYPICAL HEADER/BEAM NOTES:
 1. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 2. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 3. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 4. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.
 5. ALL HEADERS SHALL BE REINFORCED WITH 12" DIA. BARS @ 12" ON CENTER.



MEZZANINE FRAMING FLOOR PLAN

BID SET

DCI Warehouse-De Pere
 1860 Mid Valley Drive, De Pere WI

DCI DELEERS CONSTRUCTION INC.

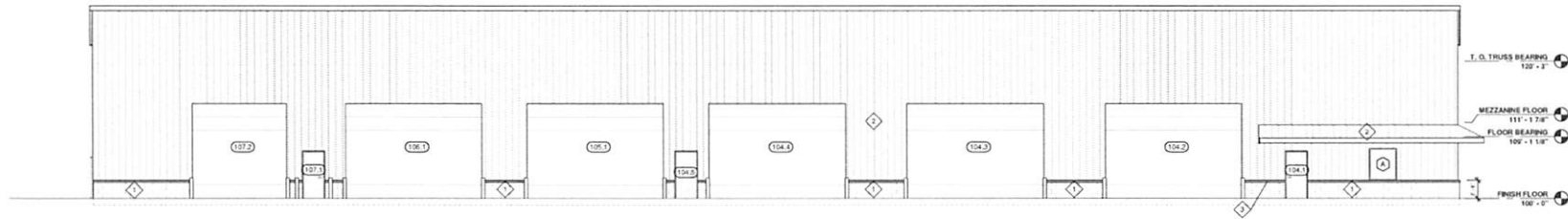
CONSTRUCTION SET REVISIONS

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

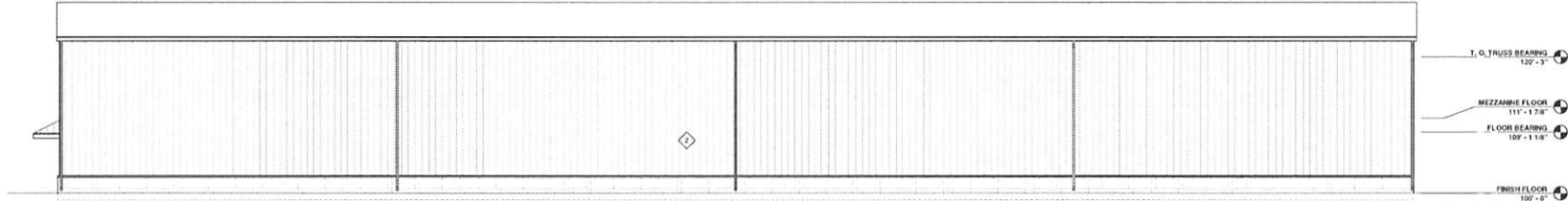
PRE-CONTRACT UPDATES

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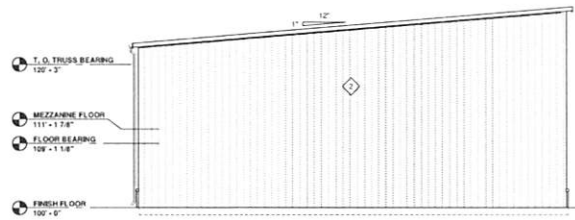
S1.2



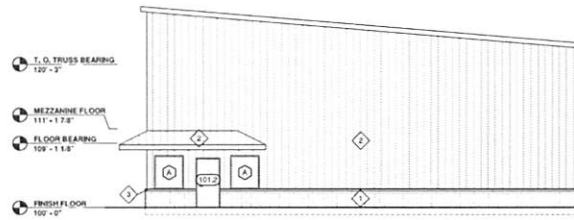
SOUTH ELEVATION
1/8" = 1'-0"



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



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES		
1		CMU SPLIT FACE BLOCK
2		METAL PANEL
3		STONE SILL

PRE-CONTRACT
UPDATES

DESIGNER
DRAWN BY
DESIGN NO
"COPYRIGHT NOTICE"
THIS DRAWING IS THE PROPERTY OF DCI DELEERS CONSTRUCTION INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DCI DELEERS CONSTRUCTION INC.

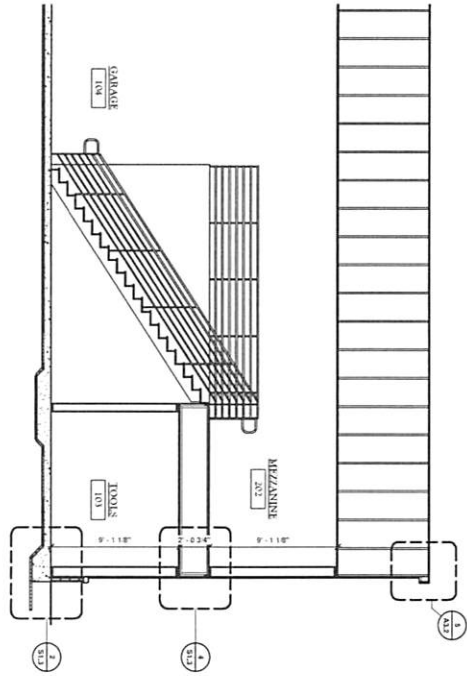
B.D.A.
CONTRACT SET REVISIONS

EXTENDED ELEVATIONS

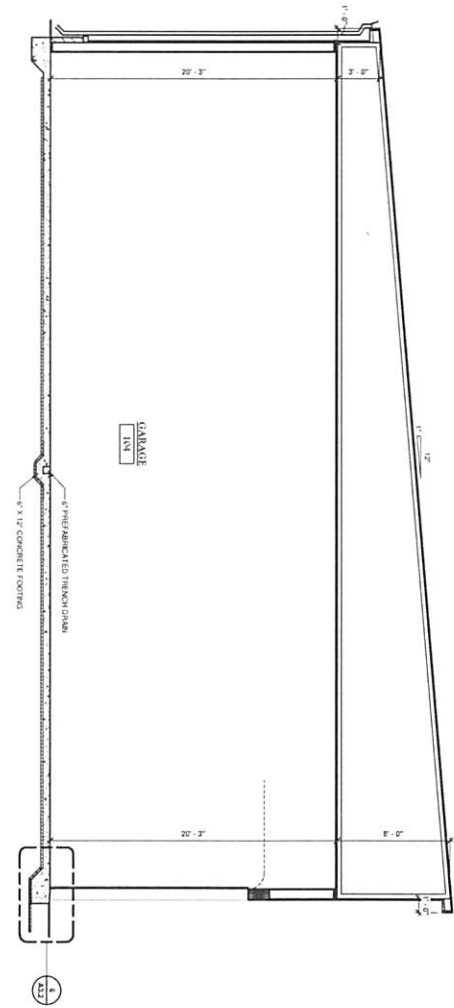
DATE: 08/20/2016

SHEET: A2.1

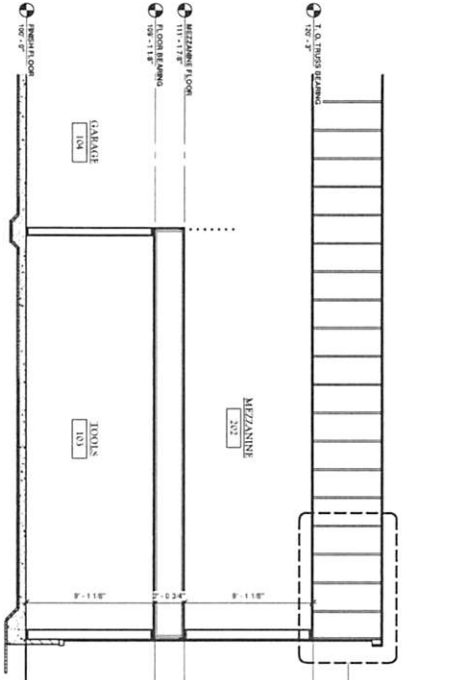
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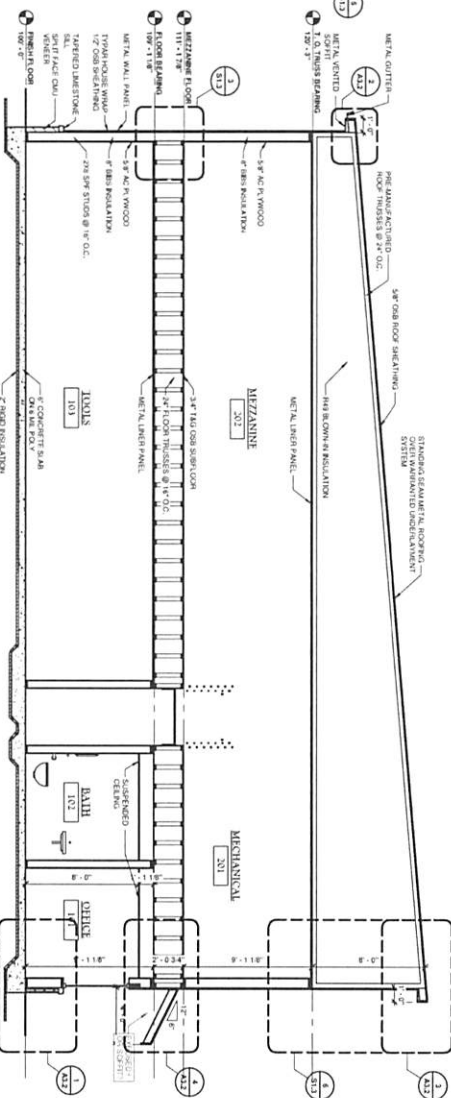
Section 3
1/4" = 1'-0"



Section 1
1/4" = 1'-0"



Section 4
1/4" = 1'-0"



Section 2
1/4" = 1'-0"

BID SET

CONSTRUCTION SET REVISIONS

NO.	DATE	DESCRIPTION

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PRE-CONTRACT UPDATES

DCI Warehouse-De Pere

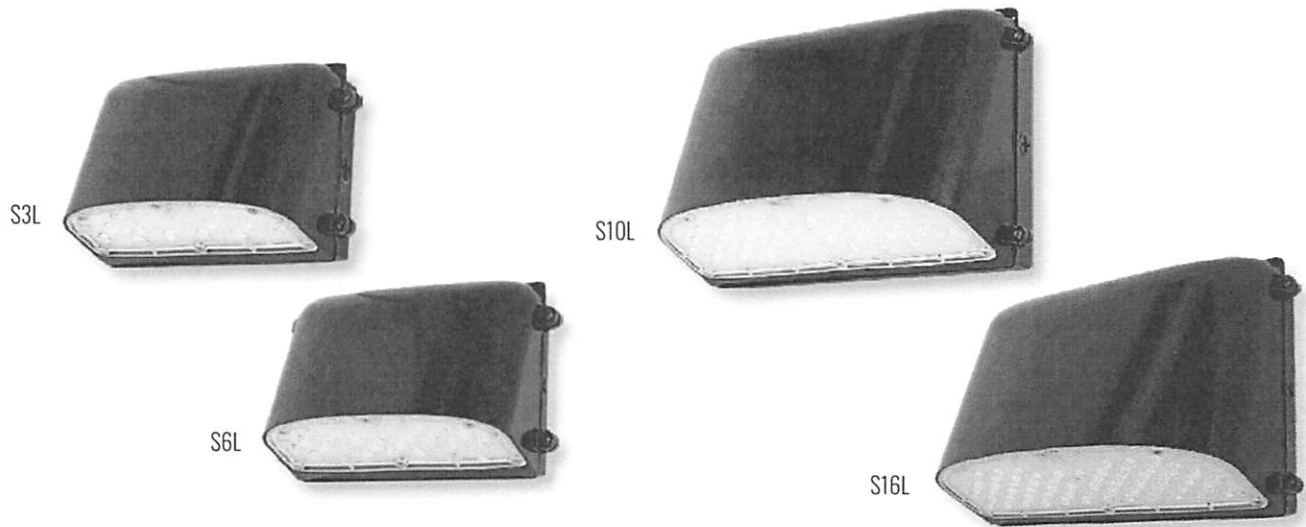
1860 Mid Valley Drive, De Pere WI



C-WP-C-RDC Series

Cutoff LED Wall Pack | Field Selectable CCT & Wattage

Replaces up to 400W MH



UNLEASH VERSATILITY AND RELIABILITY

Illuminate your outdoor spaces with the exceptional performance and flexibility of our Cutoff LED Wall Pack. Designed to exceed expectations, this cutting-edge fixture combines field selectable wattage, CCT selection of 3000K, 4000K, or 5000K, and robust surge protection to safeguard against power surges. Tailor the brightness of your space to perfection with the field selectable wattage feature, allowing you to adjust the lighting output according to your specific requirements. Enjoy enhanced energy efficiency without compromising on illumination quality. Always backed by our standard 5-year warranty, this cULus Listed fixture is the perfect solution for a wide range of outdoor applications.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to 3300 Lumens (**S3L**), Up to 6000 Lumens (**S6L**), Up to 10,000 Lumens (**S10L**), Up to 16,000 Lumens (**S16L**)
- CRI: ≥ 70
- CCT: Field Selectable (3000K/4000K/5000K)
- Max. Input Power: 23W (**S3L**), 42W (**S6L**), 72W (**S10L**), 110W (**S16L**)
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Replaces: 100W PSMH (**S3L**), 175W MH (**S6L**), 250W PSMH (**S10L**), 400W MH (**S16L**),
- Estimated L₇₀ Lifetime @ 25°C: 97,000 hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5-Year*

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"> • FCC Part 15, Subpart B, Class B limits for conducted and radiated emissions • 3000K, 4000K or 5000K color temperature options • 4kV surge protection 	<ul style="list-style-type: none"> • Security • Perimeter • Commercial 	<ul style="list-style-type: none"> • Universal (120V through 277V Operation)

CERTIFICATIONS:



CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

Rev. Date: 09/28/2023

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties



Agenda Item Review

Meeting Date: July 22, 2022
Agenda Item#: 13

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Cindy Kocken, Clerk-Treasurer
AGENDA ITEM: **Liquor License Non-Renewal – LegitMoney LLC, DBA Sgambati’s New York Pizza**

FISCAL IMPACT:

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

Item History

As previously reported, LegitMoney LLC, DBA Sgambati’s New York Pizza closed their business on February 29, 2024. After speaking with owner Tara Mannebach in May, she informed the Town that she will not be renewing their liquor license this year.

It is recommended by the Department of Revenue that the Town acknowledge the non-renewal of this liquor license which results in one regular liquor license available for use. With that being said, the Town did receive an application for a liquor license for this same location from Mexico Lindo last week. This new application is going through the required process including background checks, legal ad, and will be on the August 5th agenda for Board consideration.

Recommended Action by Town Board

Staff recommends acknowledgement of the non-renewal of liquor license for Legit Money LLC, DBA Sgambati’s New York Pizza.



Agenda Item Review

Meeting Date: 7/22/2024
Agenda Item#: 14

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Town Board of Supervisors
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Update on Upcoming Infrastructure Projects – Fall – Winter 2024**

As part of the Verhalen/ANnJN LLC land sale and development agreement, the Town agreed to install the water/sanitary/storm sewer along the future Beck Way (between Tigerwood Trail and French Road) by the end of November 2024. A portion of the future Beck Way road, at a minimum fronting the future Verhalen project, is needed by late 2025.

The Town has created new single family lots along a future Torchwood extension corridor to connect the existing road in Lawrence Parkway Estates down to Little Rapids Road.

Both projects are being reviewed with cost estimates from McMahon, as well as pricing from contractors who may be willing and able to schedule the work in the coming months.

We will provide an update on Monday at the meeting on the status of this review and pricing.



Agenda Item Review

Meeting Date: 7/22/2024
Agenda Item#: 15

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Town Board of Supervisors
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Update on PSC Water Rate Case – Application to increase rates in 2024**

We've discussed extensively that the last conventional water rate case and significant adjustment to water rates as a result, was approximately 2009. The Town's water rates had not been adjusted on a regular basis over time.

The effort on a review for a water rate study and proposed new rates based on current & future operations, was completed over the past year.

We discussed with the Town Board at the November 27th, 2023 meeting that after review and analysis, the likely proposed water rate increase would be near the 40% mark. We'd discussed that without a regular 3% +/- annual increase for the majority of the past 14-15 years, this type of increase would adjust back to account for a rate of return on the utility's operations and ongoing capital investment.

The PSC has released their draft rates this past month (reviewed in June with Town Board) based on projections and cost of service study based on the water rate application materials submitted at the end of 2023. On the volume water rate, the rates are projected:

Current Water Tariff:

First 21,000 gallons used each quarter: \$6.02 per 1,000 gallons
Over 21,000 gallons used each quarter: \$5.67 per 1,000 gallons

Proposed Water Tariff:

First 21,000 gallons used each quarter: \$8.85 per 1,000 gallons
Over 21,000 gallons used each quarter: \$8.33 per 1,000 gallons

Recommended Action:

Update only. The PSC held a virtual public hearing on July 18th, and will continue to receive feedback through July 22nd.