

**Town of Lawrence**  
**Proceedings of Town Board/Utility District Meeting**  
**Town Hall-2595 French Road, De Pere, WI 54115**  
**Monday, November 13, 2006 – 7:00PM**

**Call to Order**

The meeting was called to order by Chairman Perock at 7:00 PM

**Roll Call**

Present: Tom Perock, Town Chairman  
Randy Treml, Town Supervisor  
Randy Vandenack, Town Supervisor  
Dale Warpinski, Town Supervisor  
Judy Benz, Town Clerk-Treasurer  
Carrie Murphy-Auguston, Assistant Clerk  
Excused: Kenneth VanDeHei, Town Supervisor

**Pledge of Allegiance** by those in attendance.

**Discussion and Action on the following:**

**1. Approve minutes from Town Board Meeting held on October 23, 2006**

A motion was made by Supervisor Treml to approve minutes from Town Board Meeting held on October 23, 2006. Motion seconded by Supervisor Warpinski. Motion carried unanimously.

**2. Open Public Hearing for a request to rezone parcel L-265 located on the corner of Sand Acres Drive and Quarry Park Drive from Agricultural to B1 Business to accommodate a retail/dining facility**

A motion was made by Supervisor Warpinski to open Public Hearing for a request to rezone parcel L-265 located on the corner of Sand Acres Drive and Quarry Park Drive from Agricultural to B1 Business. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

Bill Schmoock was present to request the rezoning of parcel L-265 to accommodate a retail/dining facility. The complex will house five (5) retail outlets with one being a salon. Schmoock stated he is actively searching for a coffee shop, restaurant or some other small shops.

Chairman Perock stated the request to rezone to B1 Business is conducive to the Town's Comprehensive Plan.

**3. Close above mentioned public hearing**

Chairman Perock asked on two occasions for any comments or questions. With no comments or questions a motion was made by Supervisor Vandenack to close the above mentioned public hearing. Motion seconded by Supervisor Treml. Motion carried unanimously.

**4. Approve the rezoning of parcel L-265 from Agricultural to B1 Business located on the corner of Sand Acres Drive and Quarry Park Drive to accommodate a retail/dining facility**

A motion was made by Supervisor Warpinski to approve the rezoning of parcel L-265 Agricultural to B1 Business located on the corner of Sand Acres Drive and Quarry Park Drive. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

**5. Site Plan for Shoppes at Quarry Park/Bill Schmoock**

Bill Schmoock was present to propose a retail complex site to be located on the corner of Sand Acres Drive and Quarry Park Drive to be known as “Shoppes at Quarry Park”. The building will be constructed with brick on three sides with the backside (east elevation) being wrapped 2’ top to bottom. The pond on the north end of the building is strictly esthetic and will be approximately three (3) feet in depth.

Utility Manager, Greg Little mentioned the need to identify and document who is responsible for the maintenance of the pond. Mr. Schmoock stated he would be responsible for the maintenance of the pond. Mr. Little suggested the party responsible for the maintenance of the pond should be legally recorded, in the event there would be a change in ownership.

Greg Little added there has been a request by Mr. Schmoock to construct an interceptor to supply his other property. Greg stated an easement should be created and legally recorded, in the event there would be a change in ownership.

Chairman Perock stated all light pollution must remain on the property. A motion was made by Supervisor Warpinski to approve the site plan for Shoppes at Quarry Park contingent on the landscaping, lighting, and utility plans being reviewed and approved. The motion was also contingent on the stormwater management plans being approved by the Town engineer. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

**6. Business Sign for Jones Sign Co**

David Fisher from Jones Sign Co. was present to propose a pylon sign for Jones Sign Co. to be located at the intersection of Scheuring Road and Highway 41. The sign is 50’ in height which meets the town ordinance recently modified to allow for larger and higher signs on the highway corridor. Mr. Fisher stated there will be no message center on the sign. The sign consists of 400 Sq. ft. per side and is internally illuminated. A motion was made by Supervisor Vandenack to approve the business sign for Jones Sign Company. Motion seconded by Supervisor Treml. Motion carried unanimously.

**7. 3-Lot CSM on Lost Dauphin Rd/Marvin Schumacher**

Terry McDonald from CQM, Inc. was present to propose a 3-lot CSM on Lost Dauphin Road. Outlot 1 on the CSM is intended to be attached to the property immediately south. The three proposed lots meet the minimum lot size and road frontage as defined in the Town Zoning Ordinance. He explained the CSM would resolve some lot line issues that currently exist. A motion was made by Supervisor Warpinski to approve the 3-Lot CSM on Lost Dauphin Road. Motion seconded by Supervisor Vandenack. Motion carried unanimously. (See attached CSM).

**8. Rezoning Request for portion of parcel L-72-3 from Agricultural to B1 Business/Commercial for the purpose of a parking lot for Fox Valley Auto Auction**

Mark Grafmeier was present to propose a request to rezone a portion of parcel L-72-3 to be adhered to the property owned by Fox Valley Auto Auction and be used as a parking lot. A motion was made by Supervisor Vandenack to move the request to rezone a portion of parcel L-72-3 from Agricultural to B1 Business/Commercial to a public hearing. Motion seconded by Supervisor Warpinski. Motion carried unanimously.

**9. Storage Facility Expansion and additional Parking Lot for Robinson Metal located in the Business Park**

Todd Robinson and Chad Smet from Smet Construction were present to propose a storage facility expansion at Robinson Metal located in the Business Park. Mr. Smet indicated the building will be a carbon copy of the existing storage building with the addition of 100 % masonry on the east side of the building facing Yellow Briar Drive. Chairman Perock asked if the berm would remain intact. Mr. Robinson indicated the majority of the berm will remain in place. The request was also made for an additional parking lot for Robinson Metal Inc. located in the Town of Lawrence Business Park.

The additional parking consists of 22 additional spaces in the front of the existing facility and 299 spaces on the west side of the building. A motion was made by Supervisor Warpinski to approve the expansion and additional parking lot for Robinson Metal located in the Business Park. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

**10. Approve Lawrence Scheuring Road/Williams Grant Drive/Harry Potter Drive Sewer Agreement 2006 with the Green Bay Metropolitan Sewerage District**

Supervisor Vandenack asked for clarification on who is responsible for the costs involved in “change orders”. A motion was made by Supervisor Vandenack to approve the Lawrence Scheuring Road/Williams Grant Drive/Harry Potter Drive Sewer Agreement 2006 with the Green Bay Metropolitan Sewerage District with the inclusion of the wording “Change Orders” to number three (#3) on page three (3). Motion seconded by Supervisor Warpinski. Motion carried unanimously.

**11. Adopt Preliminary Resolution in reference to vacating and discontinuing Short Road as a town road with the intent the road remains for public access under the jurisdiction of the Oneida Tribe of Indians**

A motion was made by Supervisor Vandenack to adopt the Preliminary Resolution in reference to vacating and discontinuing Short Road as a town road with the intent the road remains for public access under the jurisdiction of the Oneida Tribe of Indians. Motion seconded by Supervisor Warpinski. Motion carried unanimously.

**12. Review of Proposed 2007 Budget**

Supervisor Treml provided an overview of the proposed 2007 budget, stating the mil rate will remain at 3.40. A motion was made by Supervisor Treml to suspend the rules and open the floor for public comments. Motion seconded by Supervisor. Motion carried unanimously.

Bob Meulemans, 1194 Spring Lake Drive – asked if there would be lighting at the park?

There will be some lights on the building at Quarry Park, further lighting requirements have not yet been determined.

A motion was made by Supervisor Treml to return to regular session. Motion seconded by Supervisor Warpinski. Motion carried unanimously.

Supervisor Treml indicated there will be a water rate increase due to the Central Brown County Water Authority rate charges.

**13. Discussion on Recycling and Yard Waste Disposal /Randy Treml**

Supervisor Treml requested the item be on the agenda after noticing a decrease in the hours of operation at the facility the Town currently recommends residents to use. He stated the company has changed their hours which may make it difficult for residents to drop off their yard waste. A motion was made by Supervisor Treml to suspend the rules and open the floor for public comments. Motion seconded by Supervisor Warpinski. Motion carried unanimously.

John Klasen, 1685 Eagle Bluff Drive – asked if the Town might be able to pay a fee and use drop-off facility currently used by the City of De Pere.

Chairman Perock mentioned having approached the City of De Pere in reference to opening a mutual drop-off site to benefit the residents in west De Pere as well as the Town. He stated their response was “no.” Chairman Perock offered to approach the subject again. A motion was made by Supervisor Treml to return to regular session. Motion seconded by Supervisor Vandennack. Motion carried unanimously.

**14. Water/Sewer Utility Update/Greg Little**

Utility Manager, Greg Little state they are currently working on a policy to accommodate customers who request a 2<sup>nd</sup> meter for their sprinkler systems.

**15. Central Brown County Water Authority Update/Randy Treml**

Supervisor Treml indicated they should be finished crossing under the Fox River by the end of the week. Upon completion of the Fox River crossing they will proceed with crossing of the Manitowoc River.

**16. Fire Department Update/Fire Chief Kurt Minten**

None

**17. Park Update/Adam Gildernick**

Maintenance Operator, Adam Gildernick stated the trees have been planted at Quarry Park. He mentioned attending a seminar on the Emerald Ash Bore given by the DNR.

**18. Request for contribution toward the Brown County Invasive Species Program**

A motion was made by Supervisor Vandennack to approve payment in full to the Brown County Invasive Species Program. Motion seconded by Supervisor Treml. Motion carried unanimously.

**19. Payment of due invoices and wages**

A motion was made by Supervisor Treml to approve payment of due invoices and wages. Motion seconded by Supervisor Vandennack. Motion carried unanimously.

**20. Future Agenda Items**

Asphalt in Spring Meadows Subdivision  
Bain Brooke Drainage Issues

**21. Public Comments**

A motion was made by Supervisor Treml to suspend the rules and open the floor for public comments. Motion seconded by Supervisor Warpinski. Motion carried unanimously.

Ralph Staeven, 2418 Williams Grant Drive – asked Chairman Perock about the outdoor wood burner at Sharper Edge. Chairman Perock stated he spoke with the owner of Sharper Edge who agreed to put an extension on the smoke stack to get it above the roof line of the building. Mr. Staeven said according to

the state health inspector the extension may not solve the problem due to the wind currents and drafts created by the building.

Jon Kleuskens, 1418 Grant Street – mentioned the lights are not the correct lights at Precision Cut Stone, which is why they are so bright.

Bob Meulemans, 1194 Spring Lake Drive – asked if the addition to parking lot at Robinson will be used for parking, versus outside storage. Chairman Perock indicated the parking lot will be used for parking the addition to the building will provide additional storage.

A motion was made by Supervisor Treml to return to regular session. Motion seconded by Supervisor Vandennack. Motion carried unanimously.

**22. Adjourn**

A motion was made by Supervisor Vandennack to adjourn the meeting. Motion seconded by Supervisor Warpinski. Motion carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,  
Carrie Murphy-Auguston