

Town of Lawrence
Proceedings of Town Board/Utility District Meeting
Town Hall-2595 French Road, De Pere, WI 54115
Monday, May 14, 2007 – 7:00PM

Call to Order The meeting was called to order by Chairman Perock at 7:00 p.m.

Roll Call

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

Pledge of Allegiance said by those in attendance.

1. **Approve minutes from Town Board Meeting held on April 23, 2007**
A motion was made by Supervisor Vandenack to approve minutes from Town Board Meeting held on April 23, 2007. Motion seconded by Supervisor Klasen. Motion carried unanimously.
2. **Open Public Hearing on a request to rezone parcel L-1107 (Lot 207 in Shadow Ridge 2nd Addition) from Planned Development to R1 Residential to accommodate a single family residence**
A motion was made by Supervisor Klasen to open the public hearing in reference to the request to rezone parcel L-1107 (Lot 207 in Shadow Ridge 2nd Addition) from Planned Development to R1 Residential to accommodate a single family residence. Motion seconded by Supervisor Treml. Motion carried unanimously.
3. **Close above Mentioned Public Hearing**
Chairman Perock asked on two occasions for any questions or testimony. With no questions or comments made a motion was made by Supervisor Vandenack to close the above mentioned public hearing. Motion seconded by Supervisor Treml. Motion carried unanimously.
4. **Rezone parcel L-1107 (Lot 207 in Shadow Ridge 2nd Addition) from Planned Development to R1 Residential to accommodate a single family residence**
A motion was made by Supervisor Vandenack to approve the rezoning of parcel L-1107 (Lot 207 in Shadow Ridge 2nd Addition) from Planned Development to R1 Residential. Motion seconded by Supervisor VanDeHei. Motion carried unanimously.
5. **Approve 2006 Audit Report/Mike Konecny (will be here at 8:00)**
Mike Konecny with Schenck Associates provided an overview of the 2006 Audit Report. Mr. Konecny recommended the Town consider hiring a full-time accountant to be on staff in the future. A motion was made by Supervisor Treml to approve the 2006 Audit report. Motion seconded by Supervisor Klasen. Motion carried unanimously.
6. **Intergovernmental Agreement with the City of De Pere regarding the Planning and Implementation of a Water and Sewer Main Project along Lost Dauphin Road**
Chairman Perock provided an overview on the Intergovernmental Agreement with the City of De Pere regarding the Planning and Implementation of a Water and Sewer Main Project along Lost

Dauphin Road. Motion was made by Supervisor Klasen to approve the Amendment to the Intergovernmental Agreement. Seconded by Supervisor VanDeHei. Motion carried unanimously.

7. Gun hunting in town

Jeff Blackman – voiced his concerns regarding hunting in close proximity to residential areas in the Town. Chairman Perock explained state laws prohibit trespassing on private property. The majority of land in the Town of Lawrence is privately owned, requiring hunters to obtain permission from the land owners prior to hunting. If permission is not obtained, the person would be in violation of state laws and would be appropriately cited for such violation. No action.

8. Dedication of Right of way/Gene Micke

Dick Huxford stated the previously recorded road name of Michelangelo has been changed to Micke Lane and will be appropriately recorded with the county. Mr. Huxford is proposing the road be dedicated to the town. Chairman Perock stated the road needs to be paved the entire length of the dedication. A motion was made by Supervisor VanDeHei to approve the dedication for the entire road contingent on a developer's agreement, trees removed from the right of way, boring to determine the base of the road and paving of the entire length of the road. Motion seconded by Supervisor Klasen. Motion carried unanimously.

9. Borrowing Proposals for Land Purchase

The Board reviewed borrowing proposals for land purchase from Associated Bank, Bay Lake Bank, and Heartland Business Bank. A motion was made by Supervisor Trembl to approve borrowing \$252,000 from Associated Bank at 4.25 % interest for the term of five (5) years. The motion included a down payment to be made by the Town in the amount of \$22,000 with the remaining budgeted monies to be directed towards payments. Motion seconded by Supervisor Klasen. Motion carried unanimously.

10. Adopt Resolution in reference to borrowing \$272,000 for land purchase for future municipal use

A motion was made by Supervisor Vandennack to adopt a resolution to borrow \$252,000 from Associated Bank at a locked in interest rate of 4.25 % for a minimum of five (5) years. The motion included an initial down payment to be made in the amount of \$22,000 with the remaining 2007 budgeted monies to be directed towards payments. Motion seconded by Supervisor Trembl. Motion carried unanimously. (See attached Resolution NO. 0514 Series 2007)

11. Approval of proposed site plan for Design Homes with their inventory of model homes to be constructed without masonry on buildings facing the road

Jeff Irvine was present to propose a site plan for Design Homes Inc. to be located on French Road approximately 2000 feet north of county "S". Mr. Irvine gave an historical overview of Design Homes which manufactures and sells homes that are built to state codes. The site would consist of an office facility and several model homes as displays. The office building is set on a 4' crawl space and would be hooked up to utilities. The seven proposed model displays are of an average size of 1500 Sq. ft and are set on concrete blocks, will have landscaping along with sidewalks however will not be hooked up to utilities. The model homes are generally sold after 2-3 years and new displays are brought in. Discussions were held in reference to the model displays being considered inventory or structures. Chairman Perock referred to correspondence received from the Town's attorney and Town's assessor in reference to the displays. The Town's assessor indicated the displays have historically been described as inventory.

Pete Roland stated a hardship may be created if the Town rezoned the property but will not allow the project to proceed.

Supervisor VanDeHei – stated the Town board only approved the rezoning based on the re-zoning request not the project being proposed.

Chairman Perock indicated the rezoning requests are usually done so based on a specific project. Supervisor Vandenack stated the displays are buildings, temporary or not they are a structure and should require the masonry front. Chairman Perock asked Mr. Irvine to maintain the tree line at the neighbor's request.

A motion was made by Supervisor Klasen to approve the proposed site plan for Design Homes with their inventory of model homes facing the road to be constructed without masonry. Motion seconded by Chairman Perock. Roll call vote taken: Supervisor VanDeHei-nay Supervisor Vandenack-nay Supervisor Klasen-aye Supervisor Trembl-aye Chairman Perock-aye Motion carried.

12. Site Plan for McCrory Properties/Mid Valley Dr/Sundown Lane

Tom McCrory was present to propose a 10,533 Sq. Ft. building to be constructed on the corner of Mid Valley Drive and Sundown Lane. Mr. McCrory previously presented a similar plan that was denied due to the square footage of the building and the necessity to move the street from the north side of the property to the west side of the property. Mr. McCrory was informed the plan for the structure shows the south-west portion of the building is located on top of a water main easement. The water main would have to be re-located or the building would have to be re-located on the site. A motion was made by Supervisor Klasen to approve the site plan with Mr. McCrory to return to Planning and Zoning Board with a lighting plan, landscape plan and drainage plan as well as any signage. Motion seconded by Supervisor VanDeHei. Motion carried unanimously.

13. Request to rezone parcel L-342-2 located on Mid Valley Drive/Sundown Lane from residential to B1 Business/Commercial to accommodate a furniture store

A motion was made by Supervisor VanDeHei to move the request to rezone parcel L-342-2 located on Mid Valley Drive/Sundown Lane from residential to B1 Business/Commercial to accommodate a furniture store to a public hearing. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

14. Request to rezone parcel L-337-1 located on Mid Valley Drive from residential to B1 Business/Commercial to accommodate a future addition to an existing retail furniture store

A motion was made by Supervisor VanDeHei to move the request to rezone parcel L-337-1 located on Mid Valley Drive from residential to B1 Business/Commercial to accommodate a future addition to an existing retail furniture store to a public hearing. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

15. Sign for Lumber Liquidators located on Mid Valley Drive

The Board reviewed the proposed sign presented by Orde Sign & Graphics for Lumber Liquidators. The sign is an internally lit 8' by 20' monopole sign no greater than 40 feet in height for Lumber Liquidators located on Mid Valley Drive. A 3' by 12' business sign will be placed on the east side of the building and an 8' by 8' business sign on the south side of the building. Supervisor Klasen said it is the recommendation of the Planning and Zoning Board to approve the sign. A motion was made by Supervisor Klasen to approve the sign for Lumber Liquidators located on Mid Valley Drive. Motion seconded by Supervisor Vandenack. Motion carried unanimously.

16. Conceptual site plan for building to be located on Packerland Drive on the north portion of Parcel L-159

Item removed from agenda.

17. **Conceptual site plan for building to be located on Packerland Drive on the south portion of Parcel L-159**
Item removed from agenda.
18. **Zoning Request from Agricultural to B1 Business/commercial on parcel L-159 located on Packerland Drive to accommodate two commercial sites**
Item removed from agenda.
19. **Moratorium on the placement of retail establishments pertaining to model homes and trailer homes**
A motion was made by Supervisor Vandenack to place a moratorium on the placement of retail establishments pertaining to model homes and trailer homes to allow the Town to create and adopt an ordinance pertaining to this matter. Motion seconded by Supervisor VanDeHei. Motion carried unanimously.
20. **State Salt Bid**
A motion was made by Supervisor Vandenack to authorize participation in the States program for Salt Bids. Motion seconded by Supervisor VanDeHei. Motion carried unanimously.
21. **Authorize citations in reference to violations on erosion control and driveway issues on Cady lane**
A motion was made by Supervisor VanDeHei to authorize citations to begin on Monday, May 21, 2007 in reference to violations on erosion control and driveway issues on Cady Lane. Motion seconded by Supervisor Tremml. Motion carried unanimously.
22. **Authorization to obtain cost estimates on street light installation**
Bob Meulemans presented the Board with information regarding street lighting. The board voiced concerns in reference to over wattage and too much light. A motion was made by Supervisor VanDeHei to authorize the obtaining of cost estimates for street light installation. Motion seconded by Supervisor Klasen. Motion carried unanimously.
23. **Adopt Resolution in reference to a Street Light Policy**
A motion was made by Supervisor Klasen to adopt a Resolution in reference to a Street Light Policy. Motion seconded by Supervisor Tremml. Motion carried unanimously. (See attached Resolution No. 0514 Series 2007)
24. **Re-evaluation Agreement with Associated Appraisals for 2009**
A motion was made by Supervisor Tremml to approve the re-evaluation agreement with Associated Appraisals for 2009. Motion seconded by Supervisor Vandenack. Motion carried with aye vote from Tom Perock, Randy Tremml, Randy Vandenack and Kenneth VanDeHei. Nay vote from John Klasen.
25. **Authorize 2% wage increase for utility clerk**
A motion was made by Supervisor Klasen to authorize a 2% wage increase for the Town's Utility Clerk. Motion seconded by Supervisor VanDeHei. Motion carried unanimously.
26. **Update on Guardian Pipeline (Greg Little)**
Utility Manager, Greg Little, indicated the route has changed from the original route. He will be attending a meeting to obtain further information.

- 27. Water/Sewer Utility Update/Greg Little**
Utility Manager, Greg Little stated the construction for the Lost Dauphin Water/Sewer project will begin in one (1) week.
- 28. Central Brown County Water Authority Update/Randy Treml**
Supervisor Treml stated the pipeline was pressure tested. They began pumping and filling the pipe today.
- 29. Fire Department Update/Fire Chief Kurt Minten**
Chief Minten stated the Fire Department has been working with Brown County to develop standards for responding to Hwy calls. He also mentioned the Department received a contribution in the amount of \$5,000 from the Georgia Pacific foundation.
- 30. 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 Vandenack. Motion carried unanimously.
- 31. Future Agenda Items**
Non-Metallic Mining Reclamation Ordinance
- 32. Public Comments**
A motion was made by Supervisor Treml to suspend the rules and open the floor for public comments. Motion seconded by Supervisor Klasen. Motion carried unanimously.
- Supervisor VanDeHei – asked about the lighting of new sign and Jones Sign Co. The sign meets all requirements.
- Dale Warpinski – asked when Little Rapids Road would be resurfaced?
- Gene Coonen – stated Dorner Inc did a good job with the sewer/water project over on Clem Lane.
- A motion was made by Supervisor Klasen to return to regular session. Motion seconded by Supervisor Vandenack. Motion carried unanimously.
- 33. Adjourn**
A motion was made by Supervisor VanDeHei to adjourn the meeting. Motion seconded by Supervisor Vandenack. Motion carried unanimously. The meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Carolyn Murphy-Auguston