

**Town of Lawrence**  
**Proceedings of Town Board/Utility District Meeting**  
**Town Hall-2595 French Road, De Pere, WI 54115**  
**Monday, August 24, 2009 - 7:00PM**

1. **Call to Order**

The meeting was called to order by Chairman John Klasen at 7:00PM.

2. **Roll Call**

Present: John Klasen, Town Chairman                      Mary Jo Kussow, Town Supervisor  
            Randy Treml, Town Supervisor                     Kenneth VanDeHei, Town Supervisor  
            Randy Vandenack, Town Supervisor             Judy Benz, Town Clerk-Treasurer  
Excused    Carrie Murphy Auguston, Deputy Clerk-Treasurer

3. **Pledge of Allegiance**

Pledge of Allegiance cited by all those in attendance.

4. **Approve the Agenda**

Motion was made by Supervisor Randy Treml to approve the agenda. Seconded by Supervisor Randy Vandenack. Motion carried.

5. **Approve Minutes from Town Board Meeting held on August 10, 2009**

Motion was made by Supervisor Treml to approve the minutes from the town board meeting held on August 10, 2009. Seconded by Supervisor Ken VanDeHei. Motion carried.

6. **Open Public Hearing in reference to a request to rezone a portion of parcel L-276 from B1 Business/commercial to Planned Development**

Motion was made by Supervisor Treml to open the public hearing. Seconded by Supervisor Mary Jo Kussow. Motion carried.

Steve Bieda with Mau & Associates provided an overview of the apartment complex proposed for the site. The complex is and will remain locally owned by Toonen Companies and will consist of twelve buildings with eight units for a total of 96 apartments. The parcel consists of 10.61 acres. The buildings and pavement will utilize 34% of the space and the remaining 66% will be greenspace. The buildings will be constructed to match the existing apartment buildings located immediately north of the parcel. (See plan attached)

John Krawczyk, 2054 Orange Lane asked how the roads were layed out. Mr. Bieda reviewed the road plan to the property which is an extension of the roads in the Scheuring Heights Apartment Complex directly to the north. The main entrance will be the existing entrance on Scheuring Road to the complex. Mr. Krawczyk expressed concern over the number of apartment buildings in one complex and stated that would be a lot of traffic for one main ingress/egress. Mr. Krawczyk stated he owns the adjacent property and thought additional apartments would deter potential buyers for his property. He would be more susceptible to privately owned buildings such as condos. Mr. Krawczyk said he took his personal views out of the equation and circulated a petition to see how the neighbors felt. He said many of the neighbors are against more apartment buildings. (See petition attached)

Ron Blohowiak, 1833 Quarry Park Drive stated there are many people walking on Scheuring Road and the additional traffic will be more of a hazard. If a business would be constructed on this property, there would be less traffic.

A motion was made by Supervisor Vandenack to close the public hearing. Seconded by Supervisor VanDeHei. Motion carried.

Supervisor VanDeHei said he does not expect the County Highway Department to make any changes to Scheuring Road

Supervisor Kussow asked Mr. David Toonen the approximate assessed value on the apartments and he stated it would be around 6 million.

With further comments wanting to be made by the public, a motion was made to re-open the floor by Supervisor Trembl. Seconded by Supervisor Kussow. Motion carried.

Jerry Young, 2770 Spring Meadows Dr said he has been a police officer for 20 years and it is a known fact that apartment buildings have a greater amount of police calls. Mr. Young said it is fine when the apartment buildings are shiny and new but after awhile they start going down hill. Mr. Toonen responded by saying their apartment buildings do not have a lot of calls and that 30% of the population rent.

John Krawczyk, 2054 Orange Lane said the Board should take a serious look at what the community wants. Business activity would be from 9-5 but apartments are 24/7.

Ron Blohowiak, 1833 Quarry Park Dr, stated this proposal should be about what the community wants and not about you, you or you.

Supervisor VanDeHei said he always understood this parcel would perhaps be future apartments even before the existing apartments were built. Mr. Toonen stated that he tried to purchase this property previously but was unable to reach an agreement.

7. **Close Above Mentioned Public Hearing**

With no further comments, a motion was made by Supervisor Trembl to close the public hearing. Seconded by Supervisor Vandenack. Motion carried.

8. **Consider and Approve Rezoning of a portion of Parcel L-276 from B1 Business/Commercial to Planned Development to accommodate an apartment complex**

Supervisor Kussow stated that the number of residents that signed the petition is a concern of hers.

Supervisor Vandenack stated there was not much said before and signatures on a petition are easy to get with one view point. Vandenack said if I would go around and explain it differently, I would most likely be able to get signatures too.

A motion was made by Supervisor Vandenack to approve the zoning of a portion of parcel L-276 from B1 Business/Commercial to PD Planned Development to accommodate the proposed apartment complex. Motion seconded by Supervisor VanDeHei. Discussion: Vandenack stated he thinks the apartments are in the right place. VanDeHei stated he always thought there would be additional apartments at this location. Supervisor Kussow asked if this was the long range plan. Steve Bieda responded by saying that when the Toonen's came before this board a few years ago with the plan for the existing apartments on Scheuring Road, the concept was discussed but they were unable to purchase the land until recently. Motion was voted on with Supervisor Vandenack, Supervisor Trembl and Supervisor VanDeHei voting aye and Chairman Klasen and Supervisor Kussow voting nay. Motion

carried.

9. **Business Sign for Bobcat Plus located at 1632 Mid Valley Drive**

Chairman Klasen asked what the recommendation was from the Planning and Zoning Board. Supervisor Kussow stated the recommendation was to approve the sign. Klasen expressed concern over the amount of orange background for the sign. Clerk Benz pointed out the orange background was paint on the building. Motion was made by Supervisor Vandenack to approve the business sign for Bobcat located on Mid Valley Drive with the orange background being limited to 15' wide by 6' in length. Seconded by Supervisor Kussow. Motion carried. (See artwork attached)

10. **Business Sign for Country Cottage located at 1700 Sand Acres Drive in Shoppes at Quarry Park Complex**

Motion was made by Supervisor VanDe Hei to approve the business sign for Country Cottage. Seconded by Supervisor Kussow. Motion carried. (See artwork attached)

11. **Site Review for Rental Building for Lewis & Lewis to be located on Scheuring Road/PDQ Dr. and Eisenhower Road in the Business Park**

Pudge Schuh with Schuh Construction was present to propose a site plan for R. Lewis and R. Lewis to be located on the corner of Scheuring Road, PDQ Drive and Eisenhower Road. Supervisor Kussow stated the Planning and Zoning Board has recommended approval on the site contingent they meet the ordinance with the required amount of masonry on the building. Pudge proposed three options with option three being the only option that met the ordinance requirements for the exterior of the building. (See options attached. It was the consensus of the Board that option 2 provided a more curb appealing design but did not meet the masonry requirements. Mr. Red Lewis was present and stated he has a timeline on the building to meet the future tenants needs.

Motion was made by Supervisor Tremml to suspend the rules and open the floor for comments. Seconded by Supervisor Kussow. Motion carried.

Larry Boldt, Little Rapids Road, stated that the metal siding does not meet the ordinance and there now is brick panels on the market that look like masonry.

Motion was made by Supervisor Tremml to return to regular session. Seconded by Supervisor Vandenack. Motion carried.

Motion was made by Supervisor VanDeHei to approve the site plan with the exterior products as shown on option #3. (Option 3 consists of 100% masonry on the front exterior of the building) The motion included that if the ordinance provided for an exception to allow option 2 which includes a portion of the front exterior to be steel panel, then option #2 would also be approved for construction. Motion seconded by Supervisor Kussow. Motion carried. (See options attached) *(The Site Review Ordinance was reviewed following the meeting and it clearly states that 100% masonry products are required on the front exterior of commercial buildings, therefore, option 2 would not be approved.)*

12. **Preliminary Analysis of a Storm Water Utility Update**

A preliminary analysis was provided for the Board's review from McMahon Engineering Firm. Chairman Klasen stated that McMahon will again be meeting with him and staff and a final proposal will be brought back to the Board at a future meeting. No action. (See attached analysis.)

13. **Option for Larger Recycling Containers for Residents**

Discussion was held on how to handle resident concerns about the 65 gallon recycling containers being

too small to handle their recycling needs. Since the delivery of the recycling containers, the staff has taken ten calls from residents stating the containers are not large enough. Clerk Benz stated that Veolia Environmental Services is asking us to wait a few more weeks to see how many residents find a need for a larger container. At this time Veolia is quoting a price of \$75.00 to upsize to a 95 gallon container and the town would have to keep the 65 gallon container in stock. The Town does not have the space to store a large supply of containers. Another option would be to allow a second 65 gallon container to residents which would result in an additional monthly charge for the resident. The exact amount to be charged to the resident for a second recycling container was not readily available. A motion was made by Supervisor VanDeHei to table this issue until the next meeting allowing time to calculate the resident's cost for a second container. Motion seconded by Supervisor Vandenack. Motion carried.

14. **Improvement/modifications to Salt Shed**

Adam Gildernick provided three bids to have eave troughs installed on the salt shed. A motion was made by Supervisor Trembl to award the bid to the lowest bidder which was Rainbow Seamless Gutters in the amount of \$450.00. Motion seconded by Supervisor Kussow. Motion carried.

15. **Snowplow Truck Maintenance/Repairs**

Adam Gildernick stated the snowplow is in need of some necessary repairs for a cost of approximately \$5,800.00. A motion was made by Supervisor Trembl to approve the necessary snowplow repairs as described on estimates provided from Mohr's Service and Repair, LLC and BeST Machine and Repair, Inc. Motion seconded by Supervisor VanDeHei. Motion carried. (See estimates attached.)

16. **Adopt Resolution to Accept Sanitary, Water Main, and Road Improvements in Patriot Place 2<sup>nd</sup> Addition Subdivision**

Motion was made by Supervisor VanDeHei to adopt resolution #0824, Series of 2009 relating to the acceptance of Sanitary Sewer, WaterMain and Road Improvements in Patriot Place 2<sup>nd</sup> Addition Subdivision. Motion seconded by Supervisor Kussow. Motion carried. (See resolution attached.)

17. **Adopt Resolution to Accept Sanitary, Water Main, Storm Sewer and Road Improvements in Carpenter Crossing Subdivision**

Motion was made by Supervisor VanDeHei to adopt resolution #0824-1, Series of 2009 relating to the acceptance of Sanitary Sewer, Water Main, Storm Sewer and Road Improvements in Carpenter Crossing Subdivision. Motion seconded by Supervisor Kussow. Motion carried. (See resolution attached.)

18. **Adopt Resolution to Accept Road Improvements on Micke Court**

Motion was made by Supervisor VanDeHei to adopt resolution #0824-3, Series of 2009 relating to the acceptance of Road Improvements on Micke Court. Motion seconded by Supervisor Vandenack. Motion carried. (See resolution attached.)

19. **Adopt Resolution to Accept Sanitary, Water Main, Storm Sewer and Road Improvements in Mooren Subdivision**

Motion was made by Supervisor VanDeHei to adopt resolution #0824-2, Series of 2009 relating to the acceptance of Sanitary Sewer, Water Main, Storm Sewer and Road Improvements in Mooren Subdivision. Motion seconded by Supervisor Vandenack. Motion carried. (See resolution attached.)

20. **Graffiti on public property**

Supervisor Vandenack asked on how the town should handle graffiti on public property. Adam Gildernick stated that on two occasions he tried to clean the graffiti from the storm water culverts in Shadow Ridge Subdivision without success. It was decided that he should purchase some paint and

paint over the graffiti on the culvert. No action.

21. **Discussion only on a Proposal to adopt a Direct Sellers Ordinance**

A copy of a Direct Sellers Ordinance from another community was given to each board member for consideration. Clerk Benz asked if the Board would review the ordinance and provide input towards an ordinance for the Town of Lawrence. No action.

22. **Approve Workshop/Seminar for Town Supervisor/s**

Motion was made by Supervisor Vandenack to approve Supervisor Treml to attend a seminar at the SC Grand put on by the Wisconsin Town's Association. Seconded by Supervisor VanDeHei. Motion carried.

23. **Approve Road Maintenance Workshop/Seminar for Maintenance Operator**

Motion was made by Supervisor VanDeHei to approve Adam Gildernick to attend a Road Maintenance Seminar at the SC Grand put on by the UW Extension. Seconded by Supervisor Kussow. Motion carried.

24. **Update on Water and Sewer Utility /Greg Little**

Kurt Minten provided an update on the Water/Sewer Utility. Mr. Minten stated the painting of the water tower should be completed this week if weather allows. He also stated that a substantial amount of sand has been found in the sanitary sewers. The department is working closely with Robinson Metal to correct the problem. Supervisor Treml stated the Central Brown County Water Authority will be raising their rate .51 per thousand next year. Treml also stated the recent article in the paper indicating a 33% water rate increase for the Town of Lawrence from the Central Brown County Water Authority (CBCWA) was not accurate.

25. **Update on Fire Department/Kurt Minten**

Kurt Minten stated some maintenance work is being done on the fire trucks. He also reported the department responded to a recent car fire call on the highway.

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

Motion was made by Supervisor Treml to approve the due invoices and wages. Seconded by Supervisor VanDeHei. Motion carried.

27. **Future Agenda Items**

Larger Trash Bins, Storm Water Utility, Sellers Ordinance, Residential Windturbines, Snowplow for Utility Truck.

28. **Public Comments**

Motion was made by Supervisor Treml to open the floor for comments. Seconded by Supervisor Vandenack. Motion carried.

Ronald Jaeger, 2846 Oakstream Drive provided a positive comment on the water tower. He said he thought it provided the town with identification and it stands out along the highway. Mr. Jaeger asked how damaged trash or recycling containers would be handled by Veolia. He commented that the Board should be cautious when adopting a Sellers Permit Ordinance.

John Renard, 1186 Spring Lake Drive stated he was going to ask about the article in the Green Bay Press Gazette on the water rate increase so was glad to hear the explanation earlier in the meeting. Mr. Renard stated that the 65 gallon recycling container was an ample size for him.

Ken VanDeHei stated the street lighting on the round-about on Scheuring Road and Mid Valley Drive will be paid 100% by the Wisconsin Department of Transportation (WDOT) and the lighting on Mid Valley Drive will be split 50/50 by the town and the WDOT.

With no further comments, a motion was made by Supervisor Treml to return to regular session. Seconded by Supervisor Vandenack. Motion carried.

**Adjourn**

Motion was made by Supervisor VanDeHei to adjourn the meeting. Seconded by Supervisor Vandenack. Motion carried. The meeting adjourned at 9:20PM.

Respectfully Submitted,

Judy Benz, Town Clerk