

**Town of Lawrence**  
**Proceedings of the Regular Town Board Meeting**  
**Town Hall, 2400 Shady Court, De Pere WI**  
**Monday, March 8, 2021**  
**This meeting was held virtually via Zoom.**

**1. Call to Order**

The meeting was called to order by Chairman Tibaldo at 6:34 p.m.

**2. Roll Call**

**Present Virtually**

Chairman: Dr. Lanny Tibaldo

Supervisors: Randy Vandenack, Ken Van De Hei, Kevin Brienens and Al Farvour

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer; Scott Beining Building Inspector/Zoning Administrator; Kurt Minten, Fire Chief; Randy Bani, Police Chief; Officer Chris Tremel

**3. Pledge of Allegiance**

**4. Approve Agenda**

Supervisor Brienens made the motion to approve the agenda as amended, removing items #20 & #21. Supervisor Vandenack seconded the motion. The motion carried unanimously.

**5. Public Comments upon matters not on agenda or other announcements:**

None.

**6. Consider minutes of February 22, 2021 Town Board meetings**

Supervisor Van De Hei made the motion to approve the February 22, 2021 Town Board meeting minutes as presented. Supervisor Vandenack seconded the motion. The motion carried unanimously.

**7. Consideration of payment of due invoices and wages**

Supervisor Van De Hei made the motion approve the due invoices and wages as presented.

Supervisor Farvour seconded the motion. The motion carried unanimously.

**8. Swearing in for Chris Tremel – Police Sergeant, Hobart-Lawrence Police Department:** Police Chief, Randy Bani swore in the Officer Chris Tremel as the new Hobart-Lawrence Police Sergeant.

**9. Review of Recommendations from Planning & Zoning Board**

- a.** Consideration of a Preliminary Plat review for Hemlock East Subdivision- Parcels L-379 and L-1939 by McMahon Associates for Seven for Land, LLC:

Additional road configuration options were presented as requested from the previous Town Board meeting. The developer indicated they prefer the original layout because the other options would significantly increase costs.

Supervisor Brienens made the motion to approve the original option one Preliminary Plat presented for Hemlock East Subdivision – Parcels L-379 and L-1939 by McMahon Associates for Seven for Land, LLC. Supervisor Farvour seconded the motion. The motion carried 4-1 vote with Supervisor Van De Hei voting nay.

- b.** Consideration of Final Plat for Carpenters South Condos- Parcel L-2119 by Mach IV Engineering:

Supervisor Van De Hei made the motion to approve the Final Plat for Carpenters South Condos – Parcel L-2119 by Mac IV Engineering as presented. Supervisor Farvour seconded the motion. The motion carried unanimously.

**10. Public Hearing** A request to rezone parcels L-379 and L-1939 from A-1 (Agricultural Zoning) to R-1 (Residential Zoning) by Seven for Land, LLC:

Supervisor Vandenack made the motion to open the public hearing for public comment at 7:28pm. Supervisor Brienens seconded the motion. The motion carried unanimously.

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

Supervisor Vandenack made the motion to close the public hearing at 7:31pm. Supervisor Farvour seconded the motion. The motion carried unanimously.

**11. Consideration of a request to rezone parcels L-379 and L-1939 from A-1 (Agricultural Zoning) to R-1 (Residential Zoning) by Seven for Land, LLC:**

Supervisor Farvour made the motion to rezone parcels L-379 and L-1939 from A-1 (Agricultural Zoning) to R-11 (Residential Zoning) by Seven for Land, LLC as presented. Supervisor Van De Hei seconded the motion. The motion carried unanimously.

**12. Public Hearing: A request to rezone parcels L-402 (A-1), L-403 (A-1) , L-464-1 (ER), & part of L-401-1 (A-1) to (L-I) Limited Industrial Zoning by Gries Architectural Group:**

Administrator, Patrick Wetzel gave an overview of the request for rezoning and the proposed project along with potential use of the property.

Supervisor Van De Hei made the motion to open the public hearing for public comment at 7:37pm. Supervisor Vandenack seconded the motion. The motion carried unanimously.

Architectural Group, Brannin Gries discussed the plan for the proposed project and their desire to relocate the corporate facility for Fabick CAT to this area to gain more presence. They are currently located on Ashland Avenue.

Pete Nelson, Facilities Director for Fabick CAT also commented on the proposed project, their desire to upgrade their facilities and to relocate to the Hwy 41 corridor.

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

Supervisor Van De Hei made the motion to close the public hearing at 7:41pm. Supervisor Brienens seconded the motion. The motion carried unanimously.

**13. Consideration of a request to rezone parcels L-402 (A-1), L-403 (A-1) , L-464-1 (ER), & part of L-401-1 (A-1) to (L-I) Limited Industrial Zoning by Gries Architectural Group:**

Supervisor Vandenack made the motion to approve the request to rezone parcels L-402 (A-1), L-403 (A-1) , L-464-1 (ER), & part of L-401-1 (A-1) to (L-I) Limited Industrial Zoning by Gries Architectural Group as presented. Supervisor Farvour seconded the motion. The motion carried unanimously.

**14. Public Hearing: A request to rezone parcel L-1803 from A-1 (Agricultural Zoning) to R3 (Multi-family Residential Zoning) by Mau & Associates:**

Supervisor Vandenack made the motion to open the public hearing for public comment at 7:42pm. Supervisor Van De Hei seconded the motion. The motion carried unanimously.

Administrator, Patrick Wetzel gave an overview of the request for rezoning and the proposed use of the property. A protest petition was submitted to the Town last week with signatures from Town residents in the area of this proposed development and the signed petition was provided to the Town Board prior to the public hearing.

Steve Beida, Mau & Associates discussed the proposed development for the area that includes property in the City of De Pere.

Pat Fehrenbach, 2239 Creeksedge Ci, spoke in opposition of the rezoning request presented.

Leonard Britz, 2224 Creeksedge Ci, spoke in opposition of the rezoning request presented.

Laura Sorenson, 2234 Creeksedge Ci, spoke in opposition of the rezoning request presented.

Nancy Kocken, 2194 Larry Ln, spoke in opposition, and is concerned about property values.

Mike Goza, 2238 Creeksedge Way, spoke in opposition, and is concerned about property values.

Greg Breitrick, 2188 Creeksedge Ci, spoke in opposition of the rezoning request presented.

Corey Giesielczyk, 2216 Creeksedge Ci, spoke in opposition of the rezoning request presented.

Steve Beida, Mau & Associates spoke more on the single-family development in the City of De Pere that will have sidewalks and accessibility for walking.

Holly Goza, 2238 Creeksedge Ci, spoke in opposition of the rezoning request presented.

Drew Nackers, 2209 Creeksedge Ci spoke in opposition of the rezoning request presented and inquired about the wetlands.

Chairman Tibaldo asked if there are any more comments from the public. None heard.

Supervisor Van De Hei made the motion to close the public hearing at 8:20pm. Supervisor Brien seconded the motion. The motion carried unanimously.

**15. Consideration of a request to rezone parcel L-1803 from A-1 (Agricultural Zoning) to R3 (Multi-family Residential Zoning) by Mau & Associates:**

Supervisor Brien made the motion to deny the request to rezone parcel L-1803 from A-1 (Agricultural Zoning) to R-3 (Multi-family Residential Zoning) by Mau & Associates. Supervisor Vandenack seconded the motion. The motion carried unanimously.

**16. Consideration of Brown County Tax Collection/Preparation Agreement:**

Supervisor Vandenack made the motion to approve the Brown County Tax Collection/Preparation agreement as presented. Supervisor Farvour seconded the motion. The motion carried unanimously.

**17. Consideration to Appoint Interim Municipal Court Judge – Hobart-Lawrence Municipal Court:**

Supervisor Van De Hei made the motion to approve to appoint Interim Municipal Court Judge, Gregg Schreiber. Supervisor Vandenack seconded the motion. The motion carried unanimously.

**18. Administrator/Staff Reports:**

Staff reports were given.

**19. Future Agenda Items:**

- a. Public Hearing, March 22, 2021 for Shady Court Special Assessments
- b. Annual Town Meeting, April 20, 2021

**20. Closed Session:** Removed from agenda.

**21. Return to Regular Session:** Removed from agenda.

**22. Adjourn:**

Supervisor Van De Hei made the motion at 8:50pm to adjourn the meeting. Supervisor Vandenack seconded the motion. The motion carried unanimously.

Respectfully submitted by,  
Cindy Kocken, Clerk-Treasurer