

**VILLAGE OF TURTLE LAKE
PLANNING COMMISSION & SPECIAL BOARD MINUTES
JUNE 27th, 2011**

Call to Order: Village President and Commission Chair Laurie Tarman called to order the meeting of the Turtle Lake Planning Commission and Special Board meeting of Village Trustees at 5:08 p.m. on Monday, June 27th, 2011.

Roll Call: Those present were as follows: Laurie Tarman, Turner Reaney, Cory Davis, Andy Koenig, Carl Kleinschmidt, and Dennis Becker. Absent: Friday. Others present: Clerk Danielle Maxwell-Parker, Ruth Morton, Ken Mandley, and Bill Itzin, Village Trustees; Jim Koenig and Jeff Emerson, WI Department of Transportation; Tom Ludy, GreenWhey Energies; Glenn Wright, Town of Beaver Chairman; Rick Danca, Rick Phillips, and Pat Wick, business owners; Gordy Krecker, Ron King, Kevin LaBlanc, Harlan Becker and Jill Strasser, residents of neighboring towns.

Review of Agenda: It was moved by Becker and seconded by Davis to approve the agenda as presented.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Public Comment: None.

Unfinished Business:

US Hwy. 8 & 63 Proposed South Bypass Alternative by WisDOT – Jim Koenig and Jeff Emerson of the Wisconsin Department of Transportation stated that they were in attendance to present the bypass alternatives as the Commission had questions regarding their inquiry of whether or not the Village would continue to support the Short South Bypass if Hwy. 63 became part of the considered bypass. They presented maps and described the various alternatives. It was asked if there would be Hwy. 63 access to the Village from the interchanges. They responded that yes, access would be available but a bridge may go over Hwy. 8 to County Trunk T. It was also asked if bypass traffic would be able to access “business Hwy. 8 & 63” at both interchanges; WisDOT said yes. They also explained that County Road K may need special attention. They continued to state that the EIS never addressed Hwy. 63 for the Through Town alternative. It was asked if WisDOT has narrowed down their two preferred alternatives. Koenig stated that they have heard support for the Through Town after the Public Input meeting and that the North Bypass and Short South are about equal since both alternatives can include Hwy. 63. They also said that the Through Town is not feasible for the long term as access and crashes will continue to be an issue. WisDOT described that a jurisdictional transfer of roadway would ensure a good road which would last twenty (20) years and how they deal with wetlands, by avoiding, minimizing or mitigating for an additional cost.

It was noted that the remaining segments of the Hwy. 8 Bypass are going to the south of communities. WisDOT requested impact information from the community. There was discussion of communication between the Village and WisDOT, the planning process, and the Tier 3 process. Mapping by WisDOT allows for first right of refusal in regards to improvements; most land purchases occur when the construction project is set to begin. The Hwy. 8 Bypass project requires legislative action to occur which drags out the project to a possible minimum of ten (10) years. It is possible that the Bypass will be one big project, though slim; other areas may be done in increments.

New Business:

GreenWhey Energies, Inc. Phase II Potential Development in TID #3 – Tom Ludy presented a potential \$5 million dollar project which is looking to develop in the Industrial Park, particularly because it is situated on Hwy. 63. He explained that this would be a Phase II project of GreenWhey Energies, Inc. to extend on the back of the digester. He described issues, location, needs and requirements of the wetland within the Park. He explained why he is looking to acquire land of the remaining 9.44 acres of the Industrial Park. They have plans to develop hydroponic greenhouses which would be

commercial and retail. He described how the nutrient setup provides organic, E-coli free, produce which uses no animal or human waste. Plants would be raised in water, such as lettuce, tomatoes, etc. He elaborated on retail and wholesale options and potential of further expansions later. He continued to state that no additional water would be used and it would reduce the strength of waste from the digester resulting in lesser load reaching the WWTP. He said the possible projection date for the project would be in 2013. There was brief discussion of a possible land agreement with stipulations and improvements.

It was moved by Kleinschmidt and seconded by Koenig recommended to forward the land agreement with stipulations, timeline, and land use for development of the presented project.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Road Construction and Utility Extension Further into Industrial Park to the North – Davis described a possible extension of sewer and water and looping of services into the Industrial Park up to Tower Avenue with the possible extension of a frontage road. The Commission reviewed cost estimates of the improvements and comparison with the full street improvement or without. Tarman explained that the previously adopted motion was to approve utility extensions into the Park except the road; the reason for the exclusion was to address the financial planning of TID #3 as more parcels are located on Industrial Avenue and the Village needs to be mindful of expenses.

It was moved by Davis and seconded by Kleinschmidt to move forward and approve bid-ready design work by SEH for construction of a frontage road along Hwy. 63 from Cemetery Avenue to Tower Avenue.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Adjournment: It was moved by Becker and seconded by Reaney to adjourn the meeting at 6:50 p.m.

Roll call vote: Yeas – all present. Nays – none. Motion carried.

Prepared by:
Danielle E. Maxwell-Parker
Village Clerk