



Bayfield County Administrator

117 E 5th Street, PO Box 878, Washburn, WI 54891

Ph: 715-373-6181 Fx: 715-373-6153

Mark Abeles-Allison, *County Administrator*

Kristine Kavajecz, *Assistant*

Paige Terry, *Clerk*

BAYFIELD COUNTY AD HOC BUSINESS PARK PLANNING COMMITTEE

Cole Rabska Marty Milanowski

Mike BeBeau Mark Abeles-Allison Leo Carlson

Preston Mikula Jake Hipsher

Dear Committee Members:

This letter is written to inform you of the Bayfield County Ad Hoc Business Park Planning Committee Meeting scheduled for **Wednesday May 11, 2022, 1:30 p.m.** This will be a REMOTE meeting. Please use the information below to connect via phone or video. If you have questions or need assistance please contact Mark Abeles-Allison at 715 373-6181 or mark.abeles-allison@bayfieldcounty.wi.gov

Zoom Meeting Link:

<https://us02web.zoom.us/j/81466068357?pwd=Tk1CM3F0cm5mR3NocWFZdytoUTI0Zz09>

The agenda for this meeting is as follows:

Notice is hereby given that a majority of the Bayfield County Board may be present at the meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Bayfield County Board pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W.2d 408(1993), and must be noticed as such, although the County Board will not take any formal action at this meeting.

AGENDA

1. Call to Order
2. Elect Chair and Vice Chair
3. Public Comment
4. Minutes from June 9, 2021.
5. Update on Newest Tenant: KV Tech
6. Sign Project Update, Cole Rabska
7. Business Park Incentive Offerings, Cole Rabska

8. Xcel Storage Yard Plan and Timeline
9. The Committee may entertain a motion to move in and out of Closed Session pursuant to §19.85(1) (e) *Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session*
 - a. Discussion Regarding Possible Land Purchase
10. Adjournment, next meeting, _____

Should you have any questions in the meantime, please contact Cole or me.

Sincerely,

Mark Abeles-Allison
Bayfield County Administrator

MAA/pt

Any person planning to attend a Bayfield County meeting that has a disability requiring special accommodations should contact 373-6100, 24-hours before the scheduled meeting, so appropriate arrangements can be made.

cc: Bayfield County Board of Supervisors
The Daily Press, via fax
The County Journal, via fax

Mark Bugher; mdbugher@wisc.edu
Jim Hagstrom; jim.hagstrom@mirusbio.com

KV TECH BUILDING PHOTO





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Minutes of the:
Bayfield County Ad-Hoc Business Park Planning Committee
Wednesday June 9th, 2021 – 11:00 a.m.
Meeting Held Remotely

BAYFIELD COUNTY
AD HOC BUSINESS PARK PLANNING COMMITTEE
Cole Rabska, *Chair* Mike BeBeau Mark Abeles-Allison,
Marty Milanowski, *Vice-Chair* Leo Carlson
Preston Mikula Jake Hipsher

1. Call to Order:

The Bayfield County Ad Hoc Business Park Planning County was called to order at **11:00 a.m.**

A roll call was taken by *Chairman* Cole Rabska, as follows, present: *Vice-Chairman* Marty Milanowski, Mike BeBeau, Preston Mikula, *Chairman* Cole Rabska, *County Administrator*-Mark Abeles-Allison. Absent: Leo Carlson, Jake Hipsher. Total: 5 present, 2 absent. A quorum was present to conduct business.

Also present: *Clerk III*–Paige Terry; Isac Dymesich.

2. Public Comment: None

3. Minutes from March 10, 2021:

Motion by Milanowski, seconded by Mikula to adopt the minutes of the March 10th, 2021 Bayfield County Ad-Hoc Business Park meeting as presented. Motion Carried.

Chairman Rabska decided to move forward to Item No. 6 of the agenda to allow more time for Isac Dymesich to join the meeting.

4. Update Regarding Hazelnut Trial Land Lease:

Abeles-Allison explained that he received copy of the draft lease from Fischbach but hasn't had time to go through it yet. Abeles-Allison asked that this item be carried over and reviewed at the next meeting.

5. Report from Isac Dymesich from KV Tech:

Dymesich shared some of the challenges with the committee that were experienced during the process of establishing KV Tech at the Business Park. Challenges listed include: the drawn-out process for obtaining a conditional use permit; rezoning the parcel; getting 3-Phase power to the parcel, which required obtaining easements from multiple property owners; and confusion on where to get assorted information pertaining to the property. Dymesich reported that he has signed a contract with Xcel to get 3-Phase power to the parcel and has contracted with Norvado to get phone and internet to the parcel at no cost. Abeles-Allison asked Dymesich to review his plans for getting sewer to the area. Dymesich explained that he has a permit to install a holding tank that will be used until he has time for a more permanent solution.

Dymesich reviewed obstacles he ran into regarding placing a retention pond on the property that had to be put in and grating that took place due to large amounts of water run off onto the property. Discussion took place regarding the water run off issue that KV Tech has experienced.

Abeles-Allison asked Dymesich what KV Tech's plans were for the summer. Dymesich reported that the foundation had been laid at the work site, framing will begin the upcoming Friday with the framing to be completed by the end of the summer. Dymesich informed the committee that he expected to be open for business by April 2022.

BeBeau questioned if the committee should consider rezoning the rest of the parcels located at the business park. Abeles-Allison explained that rezoning would prove difficult as there is no telling what type of business may look to move into the park. Abeles-Allison reviewed the zoning of each of the parcels and some of the restrictions for each zoning district. Abeles-Allison suggested Bayfield County helping future businesses through the rezone process. BeBeau suggested making customers ware of the zoning parcel, along with the zoning restrictions and allowances in the future. Abeles-Allison posed the question of installing utilities throughout the remainder of the business park and stated that Bayfield County has applied for a water feasibility study that will be used to determine the water and sewer eligibility throughout the park.

6. Update on KV Tech, 3 phase power, easements, construction *If Isac cannot attend:

Chairman Rabska omitted this item due to Isac's ability to attend the meeting.

7. Discussion and Possible Action regarding Sign Project:

Rabska reported that he had been working with Jason Ronning on a quote for the sign project and reviewed the proof received by Ronning that includes a large header and 1 foot by 10 feet panels underneath that would be used to display the names of the businesses at the park. Rabska informed the committee that the sign would cost approximately \$3,200. An additional option would be to increase the panels to 2 feet by 10 feet for an estimated cost of \$4,200. Ronning had recommend placing wood between that business panels during install to prevent bending and bowing of the signs. Abeles-Allison questioned if the painting and

laminating would be done on one side or both. Rabska explained that the wording would be visible from both sides. Rabska reviewed what costs would include for the sign. Discussion took place regarding the sign options that were given by running. The committee agreed upon the first option that included that 1 foot by 10 feet panels. Abeles-Allison stated the project would be recommended to the Executive Committee.

Motion by BeBeau, seconded by Milanowski to recommend to the Executive Committee the proposed header and 1 foot by 10 feet header signs underneath at an approximate cost of \$3,200 and require businesses to pay for their own panel. Motion Carried.

8. Discussion of potential temporary lease of 30 acres:

Rabska informed the committee that he had been contacted by Minnesota Limited about wanting to lease a possible 30 acres for 1 year. The business intends to lay down gravel, build a fence around the site, and leave everything behind when they are done. Abeles-Allison reported that Minnesota Limited had submitted a bid for a project and are unsure if the project was accepted, leaving the business unable to proceed until a notice to proceed has been received.

The committee reviewed the location where the company may be placed and discussed potential options regarding contracting with Minnesota Limited on what is to be done with the gravel when their work is complete. BeBeau suggested utilizing any left behind gravel as a base to expand upon the existing road adjacent to the property. The committee appeared in favor of this idea.

9. Marketing Discussion Plans for 2021:

Rabska informed the committee that he intends to communicate with Dymesich to establish a schedule for holding an open house at the KV Tech site. Rabska reported that the advertising banners for the business park have been put up. Abeles-Allison asked Rabska to deliver an update regarding the Superior Sauna expansion. Rabska explained that it appears as though the property owner is holding off on plans to expand. Abeles-Allison suggested the possibility of beginning the process for receiving permits for a possible expansion as it is a lengthy process. No decision was made at this time.

10. Updates from members: None.

11. Adjournment, next meeting, Remote, July 14, 2021 at 1:30 p.m.:

There being no further business to come before the Bayfield County Ad-Hoc Business Park Planning Committee, *a motion was made by Milanowski, seconded by Mikula to adjourn the meeting at 11:56 a.m.*

Respectfully submitted,

Paige Terry

Paige Terry, Clerk III

Bayfield County Clerk's & Administrator's Offices