



## Bayfield County Administrator

117 E 5<sup>th</sup> Street, PO Box 878, Washburn, WI 54891

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

Mark Abeles-Allison, *County Administrator*  
Kristine Kavajecz, *Human Resources Director*  
Paige Terry, *Clerk*

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### BAYFIELD COUNTY AD HOC BUSINESS PARK PLANNING COMMITTEE

Cole Rabska Marty Milanowski  
Ken Disher 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 November 16, 2022, 2:30 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](mailto:mark.abeles-allison@bayfieldcounty.wi.gov)

### Join Zoom Meeting

<https://us02web.zoom.us/j/82512011788?pwd=ai85cVdPbWY3ajU4dnQzb3FQcmVrUT09>

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. Introductions
3. Public Comment
4. Minutes from August 10, 2022
5. Discussion Regarding Utility Feasibility Plans
  - a. Description of Proposed Project
  - b. Discussion of Project Goals

- c. Identification of Users and Needs
  - d. Project Alternatives
  - e. Timeline
6. 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 and Possible Action Regarding May 11, 2022 Closed Session Minutes
  - b. Discussion Regarding Land Sales and Lease
7. Discussion Regarding Document Packet for Interested Businesses
- a. What all needs to be included
    - i. Business Request Sheet
    - ii. Rough Drawing of Site Plan
    - iii. Other Documents
8. 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 email



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**Minutes of the:**  
**Bayfield County Ad-Hoc Business Park Planning Committee**  
**Wednesday August 10<sup>th</sup>, 2022 – 1:30 p.m.**  
**Meeting Held Remotely**

**BAYFIELD COUNTY**

**AD HOC BUSINESS PARK PLANNING COMMITTEE**

Cole Rabska, *Chair*                      Ken Disher (subject to board appointment)  
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 **1:34 p.m. by Committee Chairman Rabska.**

Members Present: Cole Rabska, Mark Abeles-Allison, Leo Carlson, Preston Mikula, Jake Hipsher

Members Excused: Marty Milanowski

Others Present: Paige Terry, *Clerk III*

Rabska asked Abeles-Allison if Ken Disher's membership to the committee is pending county board approval. Abeles-Allison answered yes, and the topic would be brought before the county board at their next meeting.

**2. Public Comment: None**

**3. Minutes from May 11, 2021:**

*Motion by Abeles-Allison, seconded by Mikula to adopt the minutes of the May 11, 2021 Bayfield County Ad-Hoc Business Park meeting as presented. Motion Carried.*

**4. Discussion Regarding Business Park Master Plan Revisions Review:**

Rabska reviewed changes that were made to the Business Park informational sheet. Was original plan but been updated. Abeles-Allison suggested additional changes to be made to the plan.

**5. Discussion Regarding RFI Application Update for Site Selector and WEDC Pilot Program:**

Rabska informed the committee that the WEDC Pilot Program will only be selecting 3 sites in the state. Rabska explained that the application was due today, was submitted yesterday, and news should be available on August 19 if the application was chosen.

**6. Discussion and Possible Action regarding Incoming Business Proposal:**

Rabska reported that Keith Elza, owner of Elza Heating Co. had submitted a project proposal for acquiring property at the business park. Rabska reviewed the project summary. Abeles-Allison asked if Elza would be able to draft up a site plan. Rabska stated Elza is interested in purchasing the land. Abeles-Allison if there was a preference on site location at the parcel. Rabska explained Elza is looking for direct access on State Farm Road. Abeles-Allison suggested running the building east to west to allow other business owners to access the road. Discussion took place regarding the potential location of the project site. Rabska stated he would deliver a proposal suggesting Elza utilize the north portion of the site for his project.

**7. Discussion and Possible Action Regarding Hwy 137 and State Farm Road Sign Quote from Copy That:**

Rabska reviewed the quote provided by Copy That. The total for the proposal is \$3,849. Abeles-Allison asked if there was a diagram of the project available. Rabska reviewed the diagrams that were previously approved. Discussion took place regarding the line items listed in the proposal. Abeles-Allison asked suggested that the plans be finalized at the next meeting. The committee agreed and discussed different cost options for existing businesses that would like to purchase a sign and how the businesses would need to design and install their own sign.

Abeles-Allison suggested that a ribbon cutting ceremony be held for KV Tech. Rabska explained that the property owners have been so busy with working on the building construction that they have not had time to discuss a ceremony. Abeles-Allison continued and stated it would be nice to hold a ceremony in the fall. Abeles-Allison asked if there were leads on other business looking to move to the business park. The committee had no leads.

**8. Adjournment, Next Meeting:** Tentative September 27, 2022 at 10:00 AM

There being no further business to come before the Bayfield County Ad-Hoc Business Park Planning Committee, *a motion was made by Abeles-Allison, seconded by Carlson to adjourn the meeting at 2:24 p.m.*

Respectfully submitted,

***Paige Terry***

Paige Terry, *Clerk III*

Bayfield County Clerk's & Administrator's Offices