



## 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 January 18, 2023, 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)**

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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 November 16, 2022
5. Presentation Regarding Highway 137 Reconstruction Project, WisDOT
6. Utility Feasibility Study Report, Cooper Engineering
7. Discussion Regarding Update on Site Selector Group Request for Information Regarding the Certified Site Pilot Program
8. Reports:
  - a. Signage
  - b. Ribbon Cutting
  - c. Advertising and Promotion
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 and Possible Action Regarding November 16, 2022 Closed Session Minutes
  - b. Business Negotiations
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 email



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**Minutes of the:**  
**Bayfield County Ad-Hoc Business Park Planning Committee**  
**Wednesday November 16<sup>th</sup>, 2022 – 2:30 p.m.**  
**Meeting Held Remotely**

**BAYFIELD COUNTY**  
**AD HOC BUSINESS PARK PLANNING COMMITTEE**

Cole Rabska, *Chair*                      Ken Disher  
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 **2:34 p.m. by Committee Chairman Rabska.**

Members Present: Cole Rabska, Marty Milanowski, Mark Abeles-Allison, Leo Carlson, Preston Mikula

Members Excused: Ken Disher and Jake Hipsher

Others Present: Paige Terry- *Bayfield County Clerk III*, Bruce Markgren- *Cooper Engineering President*, Amy Kelsey- *Cooper Engineering Environmental Scientist and Grant Writer*, Kim Mattson- *Bayfield County Accountant*, Justin Blake- *Chequamegon Nicolet National Forest Service*

**2. Introductions:** Introductions of committee members were made.

**3. Public Comment:** None

**4. Minutes from August 10, 2022:**

*Motion by Milanowski, seconded by Mikula to adopt the minutes of the August 10, 2022 Bayfield County Ad-Hoc Business Park meeting as presented. Motion Carried.*

**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:**

Rabska reported that Cooper Engineering will be heading the utility feasibility study at the business park. Abeles-Allison reviewed the current utility availability at the business park and explained the purpose of the study. The committee discussed water/sewer availability through the Northern Great Lakes Visitor Center and the center's system connectivity to the City of Ashland. Cooper Engineering President, Bruce Markgren, explained that the results of the feasibility study will change depending on whether a wet or dry industry will be installed at the business park. Markgren reviewed the difference in water usage between a wet and dry industry and explained that a wet industry may need to be connected to the City of Ashland's sewer and water whereas a dry industry may not. Mikula asked if an industry would need to be connected to the City's water for fire protection. Markgren stated that the water flow for fire protection is different and the main would need to be larger than what is required for domestic services. Discussion took place regarding the options to provide water onsite while allowing sewer to be treated offsite.

The committee asked Chequamegon Nicolet National Forest Service Representative, Justin Blake if it were possible to tie into the Forest Service's water line and how much it would cost. Blake explained that there is the possibility to tie into the line as long as the water usage would not exceed the line's maximum and the necessary costs are met, but Blake explained that he was not sure on the specific costs. Abeles-Allison asked Milanowski for an estimate of potential water usage at the business park. Milanowski explained that it was difficult to reach an estimate with so many variables. Discussion regarding the potential water needs of the business park. Rabska asked Markgren for costs on small systems versus tying into the existing system. Markgren explained that the aim of the study was to figure out those costs.

The committee agreed to research and provide more specific questions to Cooper Engineering to help Cooper Engineering research answers. Markgren stated that the study would be completed in two phases with each phase taking approximately five months to complete. Abeles-Allison stated that a development agreement with Cooper Engineering will need to be drafted with the draft proposal sent to the Town of Eileen.

Blake provide a cost estimate that the Forest Service paid when installing their water system to the committee with the cost being \$230,897 for 12,360 feed of 4 inch line. Blake informed the committee that part of the costs would be a maintenance fee based on a percentage of capacity added to their system.

Cooper Engineering Environmental Scientist and Grant Writer, Amy Kelsey, stated that she would reach out to the City of Ashland to determine feasibility and costs as well as researching into alternative options. Markgren asked if a public information meeting will be held. Milanowski answered no. Markgren asked if a committee meeting will be held where he may deliver a progress report. After discussion, the committee set January 18, 2023 at 2:30 PM as the next meeting where Cooper Engineering will be expected to provide a progress report.

**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:**

*Motion by Milanowski, seconded by Carlson to enter into Executive/Closed Session at 3:48 p.m. Motion carried.*

*The following were allowed to remain in closed session: Paige Terry, Bayfield County Clerk III*

Discussion took place regarding Closed Session Minutes of the May 11, 2022 meeting and Land Sales and Lease.

There being no further business to conduct in Executive/Closed Session, *a motion was made by Abeles-Allison, seconded by Milanowski to return to Open Session at 4:02 p.m. Motion carried.*

*Open Session;*

**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:**

Rabska informed the committee that the purpose of the item was to create a list of documents that interested parties would need when applying to the business park so they may receive all of the necessary documents at one time. The committee agreed. Rabska asked the committee members to send him ideas and/or necessary items for the packet so he can distribute. Rabska, want to make sure he has everything he needs to provide to an interested party all at one time. Would like to put packet together. The committee agreed. Rabska asked that ideas and items be sent to him and he would distribute.

**8. Adjournment, Next Meeting:** January 18, 2023 at 2:30 PM

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 Abeles-Allison to adjourn the meeting at 4:06 p.m.*

Respectfully submitted,

***Paige Terry***

Paige Terry, *Clerk III*

Bayfield County Clerk's & Administrator's Offices

# WIS 137, US 2 (town of Eileen)- WIS 112 (city of Ashland)

Northwest Region

## Location

The proposed project is located on WIS 137 between US 2 in the town of Eileen in east central Bayfield County and WIS 112 (Sanborn Avenue) in the city of Ashland in northwest Ashland County. It is approximately 4.8 miles in length.

## Overview

The existing pavement on WIS 137 is deteriorated. To address that, the Wisconsin Department of Transportation is proposing to:

- Remove 2 1/4 inches of the existing pavement and place 3 1/4 inches of new asphalt on the roadway.
- Grade shoulders to match the new edge of asphalt pavement.
- Clean, repair or replace culvert pipes.
- Make guardrail improvements.

## Schedule

- Construction: 2024 or later.
  - Construction could begin in late 2023, if funding becomes available.

## Traffic Impacts

During construction:

- WIS 137 will be closed, and traffic will be detoured via US 2.
- Access to residences and businesses will be maintained.

## Public Comments

Comments on the proposed project can be submitted by:

- Email: [jsaxby@sehinc.com](mailto:jsaxby@sehinc.com)
- Mail: Wisconsin Department of Transportation  
1701 N. 4th St.  
Superior, WI 54880  
Attn.: Jeff Olson
- [Comment form](#)

## Contacts

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