



# Bayfield County Administrator

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

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**Minutes of the:**  
**Bayfield County Ad-Hoc Business Park Planning Committee**  
**Wednesday March 10<sup>th</sup>, 2021 – 1:30 p.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

**1. Call to Order;**

The Bayfield County Ad Hoc Business Park Planning County was **called to order at 1:31 p.m.**

A roll call was taken by *Chair* Cole Rabska, as follows, present: *Chair* Cole Rabska, *County Administrator*-Mark Abeles-Allison, *Vice-Chair* Marty Milanowski, Leo Carlson, Preston Mikula, Mike BeBeau. Total: 6 present, 0 absent. A quorum was present to conduct business.

Also present: *Clerk III*–Paige Terry; *Supervisor* Fred Strand

**2. Public Comment;** None.

**3. Minutes from January 13<sup>th</sup>, 2021;**

*Motion by Milanowski seconded by Carlson to adopt the minutes of the January 13<sup>th</sup>, 2021 Bayfield County Ad-Hoc Business Park meeting as presented. Motion Carried.*

**4. Update Regarding KV Tech Groundbreaking;**

Rabska informed the committee that KV Tech is anticipating digging and placing concrete for footings in the near future. The electrical issues that had been experienced at the site are still ongoing and being worked on. Milanowski reported that he witnessed a backhoe and a bulldozer present at the site. Abeles-Allison questioned if a groundbreaking ceremony, as well as a press release, should be held with KV Tech at the site. Rabska replied that he felt the ceremony would be beneficial and he would get in touch with Isaac with KV Tech to determine a date for the groundbreaking ceremony.

**5. Business Park Leases;**

- a. **Xcel Energy Lease of 12.4 Acres:** Abeles-Allison informed the committee that Xcel Energy's lease has been executed and is estimated to expire in 2023. Abeles-Allison reported that the site would be used to store equipment for the second circuit line. Milanowski questioned if Xcel was still intending to install two driveways at the site. Abeles-Allison replied that they were. Milanowski suggested having have a press release regarding Xcel's lease.
- b. **Hazelnut Trial Land Lease:** Abeles-Allison reported that UW Extension Agriculture Expert Jason Fischbach intends to begin using land at the Business Park in Fall 2021. The hazelnut project would utilize 2-3 acres of land for an 8-year term. Abeles-Allison informed the committee that Bayfield County would be making a long-term investment into the project. BeBeau questioned why the hazelnut plantation wouldn't be placed by the other pre-existing plantations. Milanowski replied, stating that the quality of the soil was optimal for the project at the chosen location.

## **6. Discussion and Possible Action Regarding Sign Project;**

Rabska reported that he was able to receive some quotes regarding the sign project. The first quote was received from Signature Sign & Graphic at \$9,300 which would include signage, installation, delivery, 5 panels, graphics, etc. A second rough estimate was received by Graphic House at \$7,000. Rabska informed the committee that those final numbers had not been reviewed yet, but he would review them after the meeting and inform the committee. Rabska suggestion the potential option of looking to have aluminum cut locally and searching for a local business to do the printing. Rabska reviewed the options given to him by Copy That for printing graphics onto the signs. BeBeau suggested Jason Ronning with Prime-Time Signs & Graphics as another option to print signs locally. Milanowski suggested utilizing some students from the local schools to cut signs. Rabska informed the committee that he will be reaching out to the suggested parties for further input.

Abeles-Allison questioned if the signs were going to be placed on the corner of US 137 and State Farm Road and if the idea was to utilize the pre-existing posts. Rabska replied yes.

## **7. Discussion of Utility Service Providers and their Services to/in the Park;**

Rabska informed the committed that the was a pedestal located on the corner of Sports Hollow that may require easements with some of the neighboring properties. KV Tech is researching a substantial build that would bring power into the Business Park to the location of his leased parcel. Rabska reported that KV Tech had expressed concerns over the cost of getting power to his parcel and would be willing to sell the land and move elsewhere should the costs get too high. Rabska brought up the concern of costs to bring power to the land deterring businesses from acquiring land at the Business Park in the future. BeBeau suggested Bayfield County consider adding the cost of extending power to the Business Park into the cost of the land in the future.

Abeles-Allison and Rabska discussed the potential for Business Park residents to receive a credit based on their power usage. The committee reviewed options for splitting costs of getting utilities extended to the Business Park.

Abeles-Allison reported that the Bayfield County Board of Supervisors approved a resolution in support of an RDBG Feasibility Study for Water and Sewer. The County is working with Cooper Engineering to review

**8. Discussion and Possible Action Regarding Incentives for Businesses Coming into Business Park and Potential Recommendations to the BC Executive Committee;**

Rabska informed the committee that he would be attending the upcoming Bayfield County Executive Committee to discuss incentives to encourage businesses to move to the Business Park. Rabska reported that he is having conversations with a business regarding their possible relocation to the Business Park, but the business is curious as to what incentives Bayfield County provides for moving to the park. Rabska listed the 3-Phase from Xcel, gas line, and septic availability as potential incentives for moving to the Business Park. Abeles-Allison added that the location is adjacent to all-season roads with a close proximity to two state highways. Abeles-Allison and Rabska reviewed the current selling price and terms of sale for land at the Business Park.

Milanowski asked Rabska if he had heard any news on the possible Superior Sauna expansion. Rabska replied that Superior Sauna will not be expanding.

2:23 p.m. – BeBeau left the meeting.

Carlson suggested including the option of adding fiber optic to the land as an incentive. Carlson reviewed the process of installing fiber optic cable at the Business Park.

2:27 p.m. – Mikula left the meeting.

**9. Marketing Discussion Plans for 2021;**

Abeles-Allison informed the committee of the two main topics relating to marketing were the groundbreaking ceremony for the KV Tech site as well as the Arganbright Road naming ceremony.

**10. Other Business Park Activity Report and Potential New Business Prospects;**

Abeles-Allison informed the committee that Rabska is currently talking with a new business about the possibility of moving to the Business Park.

**11. Updates from Members;** None.

**12. Adjournment;**

The next meeting for the Business Park Committee will be: **Wednesday May 12, 2021 at 1:30 p.m.** via remote.

There being no further business to come before the Bayfield County Ad-Hoc Business Park Planning Committee, the **meeting was adjourned at 2:30 p.m.**

Respectfully submitted,

Paige Terry  
Paige Terry, *Clerk III*  
Bayfield County Clerk's & Administrator's Offices