

Town of Bayfield
Business Park Promotion Committee Meeting Minutes
Monday, June 26th, 2017 – 5:30 PM
Bayfield Town Hall
85450 County Hwy. J

The meeting was posted in the Ashland Daily Press, on the town website, and at the Bayfield Town Hall. Members present were Robert Feyen-Committee Chairman, Jenna Galegher – Committee Vice Chairman, Ron Hauptert, David Galazen, Robert Meiroto, Tom Gordon, Town of Bayfield Chairman, and Kelley Faye, Town of Bayfield Clerk. Meeting was called to order at 5:30 PM.

Old Business:

Approval of the April Meeting Minutes. Feyen asked for a correction to be made, Kelly Linehan was not present at the April Meeting. Correction was made. Motion was made by Meiroto to approve the minutes. Second made by Gordon.

Approval of the May Meeting Minutes: Gordon made a motion to approve the minutes. Second made by Galazen.

Discussion of utilities & conditions affecting the Park:

Robert Schierman, Director of Bayfield County Planning and Zoning, was present at the meeting. The question was posed as to whether or not we should rezone the Business Park before businesses move in. Gordon asked Schierman about changing it. The land is currently zoned Agriculture. There are only 10 uses permitted by right with this type of zoning. There are also special use permits and conditional use permits, but they add extra layers of permitting for businesses. Schierman provided the list of permitted uses for the zoning districts, which Galegher will email out to the committee members. Commercial zoning only requires a minimum of 1/3 of an acre versus 4.5 acres in Ag zoning. Residential Recreational Business (RRB) zoning requires approximately 2/3 of an acre per unit – recommended for what we plan to do. Schierman believes it's 150ft by 200ft is the minimum lot size.

Rezoning is a fairly lengthy process, can take up to 2-3 months. We would have to start by filling out the rezoning application. If we're going the full parcel, we just need the Tax ID number, but if only part of the parcel is being rezoned, we would need the metes and bounds legal description. July 14th is deadline to get on the agenda for the Planning and Zoning August meeting. Zoning can happen quickly if it needs to.

Gordon asked Schierman if it would be best to wait until we know what businesses we have like the County did with their park. Setting up the Bayfield County Park was a disjointed process. They have just made it work as people have requested. Schierman said it would be better to set up the park ahead of time with the zoning in place to accommodate the businesses, and to work it into the Town of Bayfield's Comprehensive plans, which are meant to be changed. The future land use map would need to be in line with how we're planning to re-zone before we can go to the County with our request. Town of Bayfield Planning of Zoning would need to push this

through to the Town of Bayfield Board, then it would go to the County Planning and Zoning Committee and then the County Board for final approval for re-zoning. The zoning can also change the value of the land. If we're surveying lots into 5 lots less than 5 acres in a 5 year period, this would need to be done by a County Plat with the metes and bounds description. It was suggested that we should do some more investigation and find out where the utility easements are. Schierman suggested either Larry Nelson, Nelson Surveying or Craig Haukus, who is the Town of Bayfield's attorney, for providing the legal descriptions.

Feyen was present at the Pike's Bay Sanitary District meeting in June to try to get a better estimate on what it would cost to bring sewer lines to the Business Park. He was not able to get a real solid answer, other than that it would be extremely pricey. Red Cliff elections are next Tuesday. Gordon suggested we should talk to the new Tribal Council after elections and revisit the conversation of connecting to the Red Cliff sewer lines, possibly set up a formal meeting.

Hauptert gave update on communications. Norvado and Centurylink both requested map of parcels, they want to know what lot situation looks like. Would have to talk to engineers and get back to the communications committee. Closest line is at the Ferry dock. They said installation of Fiber Optic would be cheaper if we upgrade the current tenant.

Hauptert asked who markets the Business Parks once they are set up. The Bayfield County Economic Development Corporation (BCEDC) and each respective Town market their business parks.

Galegher gave an update on Impact 7. Relationships were rough in the beginning and it is possible that World Class is using the short-term lease as leverage. Impact 7 still plans to list the property for rent and possibly for sale.

New Business:

The members discussed deciding at the next meeting between re-zoning to RRB or commercial zoning, to allow more time to think about the impact of both. We would also have to decide the acreage of both if we did a combination. We would also revisit Cedar Corporation helping with the process. Galegher would print off all the maps for the next meeting so the members could look more closely at the parcels and make an informed decision. We will also discuss next steps for infrastructure and whether or not we want to talk to Impact 7 about bringing Prosperity Drive all the way through to Co Hwy J.

Gordon made a motion to vote on sending a letter to the Town to provide funds to contract Cedar Corporation. Hauptert seconded the motion. The vote passed to ask the Town of Bayfield for funding.

Set date and time for next Business Park Committee Meeting: Monday, July 24th, 2017 at 5:30pm.

Adjourn: Motion was made by Meiroto to adjourn the meeting, second made by Hauptert. Meeting adjourned around 6:30pm.

Minutes respectfully presented by Jenna Galegher, Committee Vice Chairman.