

**CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES**  
**July 10, 2018**

The Fox Lake Redevelopment Authority met on July 10, 2018 at 6:30 p.m. in City Hall Conference Room at 248 E. State Street, Fox Lake, Wisconsin.

Mary Perkins called the meeting to order at 6:30 p.m. Roll Call was taken. Members present were Mary Perkins, Sam Jenswold, John Mund, Benjamin Shier and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: Aaron Paul and Kevin Vande Zande.

Others Present: Mayor Tom Bednarek, Alderman Dennis Linke and Dean Perlick, City Administrator.

**Approval of Minutes from June 12, 2018 Meeting**

The minutes of the June 12, 2018 meeting were reviewed by the Members.

Motion by Pollesch to approve the minutes from the June 12, 2018 meeting as submitted.

Seconded by Mund

Vote 4-0 (Jenswold Absent)

Motion carried

**Discuss proposal by Commercial Associates to construct two, 12 unit apartment buildings along Spring Street and another 12 unit apartment building along Booth Street.**

Dean Perlick informed the Committee that the apartment project was moving forward as planned, until it was discovered that a 60 foot building setback line was placed on the Subdivision plat. State DOT cannot grant a variance to the building setback since the setback line is on the plat. Mayor Bednarek informed the Committee that the adjacent land owner may be willing to sell a strip of land to the developers, which would solve the building setback issue.

**Consider a new developer to construct two houses on vacant lots along Second Street and discuss financial incentives available.**

Kevin Vande Zande is no longer interested in developing the two lots. A new developer, Brian Yohn may be interested in developing the lots in accordance with the same terms offered by the RDA to Mr. Vande Zande. The Mayor stated there was nothing new to report on this proposal.

**Discuss possible construction of sidewalk along north side of W. State Street to serve new development**

Dean Perlick reported that staff meet with land owners along the north side of STH 33 (State St.) two weeks ago to discuss the possibility of constructing a sidewalk. The sidewalk would start near the Agnesian Clinic and connect to Brower Boulevard. The land owners seemed willing, but staff will need to check with Alliant Energy about possibly moving some support wires.

Updates

- John Skinner Duplex – Nothing new to report.
- Dollar General Store – BOA granted variance to the 25 foot rear yard setback requirement. Variance will allow parking lot area to be located out of a 20 foot utility easement. Development Agreement signed by Dollar General agreeing to a maximum of \$50,000 in financial incentive.

Motion by Mund to allow Mary Perkins to sign the Development Agreement with Dollar General on behalf of the RDA and sign all other necessary paperwork for the project.

Seconded by Shier

Vote 5-0

Motion carried

- 406 Wells Street - No reply from land owner to calls from Mayor or letter written by City Attorney.
- Studtmann Residential Development Project - Agreement in place with Paul and Deb Studtmann to build two houses or commercial buildings of not less than \$400,000 in value out on Linden Lane. Waiting until paving of Linden Lane is complete before construction can begin.

Motion by Shier to adjourn the meeting.

Seconded by Mund

Motion carried.

Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

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Mary Perkins, Chairman

Disclaimer: The above minutes may be approved, amended or corrected at the next meeting.