

**City of Fox Lake  
Planning Commission Minutes  
July 11, 2018**

The July 11, 2018 meeting of the City of Fox Lake Planning Commission was called to order by Chairman Tom Bednarek, at 6:30 p.m., in the Council Chambers. Roll call was taken with Giorgio Mazzolari, Kurtis Mersch, Joshua Meyer, Peter Hartzheim, Gordon Gossink and Dan Casey present. Also attending were city administrator Dean Perlick and city clerk Susan Hollnagel.

In the audience were Brad Johnson of New Frontier Land Surveying and Todd Platt of DGI-Fox Lake Dollar General. Agenda items were moved to accommodate audience members.

**Zimmerman-Letter of intent**

The City had received a revised letter of intent from Dodge County Land Resources for the Elsmer and Eillen Zimmerman property at W10124 Hickory Bay Road. Johnson said the property is being divided into 4 lots, one lot with the house and some acres, and the other three would be buildable lots.

Motion by Hartzheim, seconded by Casey to approve the minor land subdivision for Elsmer and Eileen Zimmerman, W10124 Hickory Road. Motion carried with a voice vote.

**Report on amending comp plan land use map**

Motion by Hartzheim, second by Gossink to approve report 2018-1, a favorable report on the petition to amend map 8-2 City of Fox Lake Future Land Use Map of the City of Fox Lake Comprehensive Plan, and recommend same to the city council. Motion carried with a voice vote.

Clerk certified open meeting laws have been complied with.

**Minute approval**

Motion by Hartzheim, seconded by Casey to approve the minutes of the May 9, 2018 Planning Commission as typewritten. Motion carried with a voice vote.

**Public comments-agenda items**

Motion by Meyer, seconded by Hartzheim to open the meeting to public comments on agenda items. Motion carried with a voice vote. No comments were made.

**Public comments-other matters**

Motion by Hartzheim, seconded by Meyer to open the meeting to public comments on other matters. Motion carried with a voice vote. No comments were made.

## **Public hearing-rezoning parcel 226-1313-3622-046**

Motion by Hartzheim, seconded by Meyer to open the public hearing on the rezoning of parcel 226-1313-3622-046 from R-2 two family residence district to R-3 multifamily resident district. Motion carried with a voice vote. The public hearing will remain open while other agenda items are covered.

## **Review/discuss site plan for DGI-Fox Lake Dollar Store**

Appearing before the Commission was Todd Platt, of DGI-Fox Lake Dollar General. Platt stated he was the developer, who works with Dollar General to find sites and construct the buildings. He said the city fell off Dollar General's radar but stayed in touch and approached them again. Platt said DG saw the economic growth and it renewed their interest. He said the store would have 7,500 square feet. He pointed out that DG does not own any of the buildings or real estate the buildings sit on, they (the developers) own that. Platt said they have developed over 100 stores for DG. He said they have submitted an offer to purchase the property and have executed a lease with DG. Platt said they are excited about the location and the traffic count is terrific. He said it is a very good site and with the 7,500 square foot store, it allows them to get into smaller markets.

Perlick said city engineer, Jason Laue, has reviewed the plans and suggested some conditions be covered. They are: 1.) have a copy of WisDNR WRAPP permit approval submitted to the City prior to construction. 2.) have a copy of the WisDSPS interior building and exterior site review approval be submitted to city prior to construction and 3.) existing curb and gutter along Brower Boulevard will not be disturbed or damaged during the utility installation and restoration work along the east side of the Brower Boulevard right of way, with any damage or disturbance (as determined by the City) will be replaced by the developer/owner at their expense.

Platt said their timeline is to be complete by April 4, 2019 but will try to accelerate the work to get the blacktop down before the plants close in fall. He said they will start construction in late August/early September, with construction typically taking 4 months. Platt said he feels the store will do really well. He said Fox Lake has more going for it than some of the other small communities that have Dollar Generals. Bednarek said he likes it that Dollar General has a grocery line, nuts, bolts, etc and feels it will be a good fit for the community.

Perlick said there is a process to review the site plan. He said the entrance layout will match up with Leroy Meats entrance. He said parking spaces are required with 1 space for every 150 square feet of floor space. He said the site plan only has 30 spaces, with a space size of 9' x 20', instead of the 10' X 18' size. He said the store sign will meet the 25 foot front yard setback. Perlick said for landscaping, 10% of the surface needs to be attractively planted and they have met that, with bushes and trees on the landscape plan. Platt said everything is irrigated.

Perlick said the Plan Commission can approve the site plan as submitted, even with less parking spaces and size of spaces or they can asked for amendments. Platt said DG only requires 30 spaces for their buildings and they will meet the state and local building requirements. He said the store gets one

truck a week unless there is high sales volume. Platt said the lot north of DG can be developed and have access to Brower Boulevard.

Motion by Meyer, seconded by Mazzolari to authorize the Zoning Administrator to approve a zoning permit for the site plan of DGI-Fox Lake Dollar General. Motion carried with a voice vote.

### **Review/discuss CSM for Dollar General**

Perlick said he had reviewed the certified survey map and noted it did not show the building setback on the Brower Boulevard side. Motion by Hartzheim, seconded by Mazzolari to approve the certified survey map for the Dollar General project, with the stipulation the building setback line be shown on the Brower Boulevard side, and recommend to the city council to approve the certified survey map. Motion carried with a voice vote.

### **Close public hearing/act on rezoning parcel 226-1313-3622-046**

Motion by Hartzheim, seconded by Mazzolari to close the public hearing on the rezoning of parcel 226-1313-3622-046. Motion carried with a voice vote.

Motion by Casey, seconded by Hartzheim to recommend to the city council, the rezoning of parcel 226-1313-3622-046 from R-2 two family residence district to R-3 multi-family residence district and amend the zoning code of the City. Perlick said the single lot may be used with the construction of the apartment buildings and would allow a road to serve the buildings, coming off of O'Connell Street. Bednarek said the parking for the apartment buildings would be behind (east side) the buildings, with green space on the Spring Street Side. Motion carried with a voice.

### **Open/close public hearing and act on rezoning lots 226-1313-3622-047, -048, -049 & -050**

Motion by Hartzheim, seconded by Meyer to open the public hearing on the rezoning of parcels 226-1313-3622-047, -048, -049, and -050 from B-2 business district to R-3 multi-family residence district. Motion carried with a voice vote. Public hearing opened at 7:02 p.m. With no comments being made, motion by Mersch, seconded by Meyer to close the public hearing. Motion carried with a voice vote. Public hearing closed at 7:03 p.m.

Motion by Hartzheim, seconded by Meyer to recommend to the city council, the rezoning of parcels 226-1313-3622-047, -048, -049, and -050 from B-2 business district to R-3 multi-family residence district and amend the zoning code of the City. Motion carried with a voice vote.

With no other business to come before the Plan Commission, motion by Meyer, seconded by Hartzheim to adjourn. Motion carried with a voice vote. Meeting adjourned at 7:14 p.m.