

**CITY OF FOX LAKE REDEVELOPMENT AUTHORITY MINUTES**  
**January 12, 2021**

The Fox Lake Redevelopment Authority met on January 12, 2021 at 5:30 p.m. in the Fox Lake Community Center at 248 E. State Street, Fox Lake, Wisconsin.

Mary Perkins called the meeting to order at 5:30 p.m. Roll Call was taken. Members present were Mary Perkins, Randy Hurst, Sandy Quirk, Dennis Linke, Sarah Theander, Sam Jenswold and Darrell Pollesch.

Dean Perlick noted that a quorum was present.

Absent: None.

Others Present: Dean Perlick, City Administrator; Jeff Thelen, MSA Professionals; Becky Bussian.

**Approval of Minutes from December 8, 2020 Meeting**

The minutes of the December 8, 2020 meeting were reviewed by the Members.

Motion by Linke to approve the minutes from the December 8, 2020 meeting as submitted.

Seconded by Jenswold

Vote 7-0

Motion carried

**Discuss the redevelopment of Clausen/Riverside Park.**

Jeff Thelen from MSA recommended creating a name for the group of people working on the redevelopment of Clausen Park. It was decided to use the name "Friends of Clausen Park". He also recommended creating a Mill Creek Water Trail and partnering with the City of Beaver Dam and Dodge County.

Having an official group name and creating partnerships help score points on a DNR Grant application. The cost for MSA to submit a grant application on behalf of the City would be \$5,000. March 15, 2021 would be the deadline to let Jeff know that the City intends to submit a grant application this year. Becky Bussian talked about the playground equipment possibilities for Clausen Park and provided some examples.

**Review new applications for downtown business support grant program.**

No new applications have been submitted.

**Review Petition to amend the Comprehensive Plan Future Land Use Map from Single and Two Family Residential to Commercial at the N.W. Corner of STH 33 and Linden Lane.**

This lot is currently owned by Dennis Giese who purchased the property from Paul and Deb Studtmann. In order to rezone the parcel to B-2 Business, the Future Land Use Map needs to be amended to Commercial. A proposed rezoning needs to be consistent with the Comprehensive Plan.

Motion by Hurst to approve the petition to amend the Comprehensive Plan Future Land Use Map from Single and Two Family Residential to Commercial at the N.W. Corner of STH 33 and Linden Lane.

Seconded by Quirk

Vote 7-0

Motion carried

**Review Petition to amend the City of Fox Lake Zoning Code from R-1 One-Family Residence District to B-2 Business District at the N.W. Corner of STH 33 and Linden Lane.**

After approval of the amendment to the Comprehensive Plan Future Land Use Map at this location, the parcel will need to be rezoned to the B-2 Business District in order to allow a commercial business operation at this site. Dean Perlick explained that the B-1 Downtown Business District would not be appropriate at this location. The B-1 District works best for downtown businesses since there are no parking requirements or building setbacks.

Motion by Pollesch to approve the petition to amend the City of Fox Lake Zoning Code from R-1 One-Family Residence District to B-2 Business District at the N.W. Corner of STH 33 and Linden Lane.

Seconded by Linke

Vote 7-0

Motion carried

**Discuss possible locations for new residential development within the City.**

Mayor Bednarek has been working with Tim Nehls and Brian Yohn about building single family homes along O'Connell Street. The RDA could buy three lots for \$5,000 each and two houses would be built on the three lots. There is a commitment from Brian Yohn to build at least two single family houses. Dean Perlick and Darrell Pollesch will be meeting with Dale Paul about purchasing the ends of existing road ROW's to even off the lot depths at this location. Discussion will also take place regarding purchasing more land from Dale Paul in the future for residential development.

The Mayor has also been in discussion with the owner of vacant land between 3<sup>rd</sup> Street and Trenton Street for possible future residential development.

**Updates:**

G.O. Loop: Construction of the building is nearing completion.

Sallie Tomato Properties, LLC: Construction of the new building is continuing.

R&B Electric: The lot has been sold to R&B Electric and construction will begin this Spring.

Riverstone Machining: Closing on the property occurred at the end of December. Development Agreement was signed and recorded.

Motion by Jenswold to adjourn the meeting.

Seconded by Linke

Motion carried.

Meeting adjourned at 7:10 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.