

## NOTICE OF MEETING

### VILLAGE OF FOX POINT PLAN COMMISSION (Amended)

SCHWEMER HALL - MUNICIPAL BLDG.  
7200 N. SANTA MONICA BLVD  
FOX POINT, WI 53217

**\*MONDAY\***  
October 2, 2023  
5:45 P.M.

NOTE: THE PLAN COMMISSION WILL BE MEETING IN PERSON AT VILLAGE HALL, WITH A REMOTE ATTENDANCE OPTION, PER THE HYBRID MEETING PROCEDURES FURTHER DESCRIBED IN SECTION 19-32 D. OF THE VILLAGE CODE. THIS MEETING IS OPEN TO ALL CITIZENS IN PERSON AT VILLAGE HALL, OR THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW, SUBJECT TO THE FOLLOWING: NO ASSURANCE IS PROVIDED TO THOSE PLAN COMMISSION MEMBERS AND CITIZENS INTENDING TO ATTEND REMOTELY THAT THE TECHNOLOGY WILL PERFORM SUFFICIENTLY TO ALLOW FOR THEIR PARTICIPATION AND THE MEETING WILL PROCEED REGARDLESS. PUBLIC OFFICIALS AND CITIZENS WISHING TO ENSURE THEY CAN PARTICIPATE ARE ENCOURAGED TO ATTEND IN PERSON. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE VILLAGE MANAGER AT [sbotcher@villageoffoxpoint.com](mailto:sbotcher@villageoffoxpoint.com)

Zoom Participant Information  
<https://us02web.zoom.us/j/85374507474>  
Dial: (312) 626-6799  
Meeting ID: 853 7450 7474

\*AMENDED

### AGENDA

1. Roll Call.
2. Approval of the minutes of the September 5, 2023 Plan Commission meeting.
3. Review and Recommendation Re: Conditional Use Permit for 8665 N Port Washington Road – Milwaukee Ballet

The Plan Commission will discuss and make a recommendation to the Village Board regarding the conditional use permit for Milwaukee Ballet to renovate the facility and add an additional studio with the two adjoining and adjacent spaces.

4. Review and Recommendation Re: Conditional Use Permit for 8629 N Port Washington Road #8 – \*Blue Eyed Saturday, LLC\* dba Bricks & Minifigs

The Plan Commission will discuss and make a recommendation to the Village Board regarding the conditional use permit for Blue Eyed Sunday, LLC dba Bricks & Minifigs to operate a retail store that buys and sells new and used LEGO building bricks, minifigures and accessories to the general public and offers hosting of events, parties and classes.

**5. Adjourn.**

**NEXT PLAN COMMISSION MEETING:**

**MONDAY, November 6, 2023**

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

**VILLAGE OF FOX POINT**  
**PLAN COMMISSION MEETING MINUTES**  
**September 5, 2023**

A meeting of the Fox Point Plan Commission was held on Tuesday, September 5, 2023. Chair Symchych called the meeting to order at 5:45 p.m. and noted there was a quorum of Plan Commission members present.

The Plan Commission roll call was taken by Village Deputy Clerk-Treasurer Nathan Schafer:

|                  |                                        |
|------------------|----------------------------------------|
| Plan Commission: | President Christine Symchych, Chairman |
|                  | Eric Fonstad, Commissioner             |
|                  | Robert Smith, Commissioner             |
|                  | Russ Yale, Commissioner                |
|                  | Jay Craig, Commissioner                |
|                  | William Langhoff, Commissioner         |
|                  | Mark Freedman, Commissioner            |

Staff present included Village Manager Scott Botcher and Deputy Clerk-Treasurer Nathan Schafer.

Notice of the meeting was provided to the North Shore Now as necessary, and to all others as required by State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica Boulevard, as well as the village website at [www.villageoffoxpoint.com](http://www.villageoffoxpoint.com), as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

**Approval of the Minutes of the August 7th, 2023 Plan Commission Meeting**

*Motion by Commissioner Fonstad, seconded by Commissioner Freedman, and carried with a 7-0 vote, the Commission approved the minutes of the August 7th, 2023 Plan Commission meeting.*

**Consideration by Plan Commission RE: Conditional Use Permit for 6870-6874 N Santa Monica Blvd – Matilda, LLC dba Matilda Bakehouse**

*Motion by Commissioner Fonstad, seconded by Commissioner Smith, and carried unanimously by roll call vote 7-0; the Commission recommended the Village Board approve the conditional use permit.*

**Consideration by Plan Commission RE: Land Combination for Starfish Five Properties, LLC, 8090 & 8100 N Beach Drive, Fox Point.**

*Motion by Commissioner Fonstad, seconded by Chair Symchych, to recommend the Village Board approve the land combination on the condition that one of the existing residences must be razed to the satisfaction of Village Staff prior to the certified survey map being recorded, and to treat this certified survey map as the final. Motion carried unanimously by roll call vote 7-0.*

**Consideration by Plan Commission RE: Proposed Ordinance to Repeal & Re-Crete Subsection 745-20 (B).**

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
September 5, 2023**

*Motion by Commissioner Symchych, seconded by Commissioner Yale, and carried unanimously by roll call vote 7-0, the Commission recommended the Village Board approve the proposed ordinance subject to revisions proposed by Commissioner Fonstad.*

**Adjourn**

*On motion of Chair Symchych, seconded by Commissioner Fonstad and carried unanimously by roll call vote 7-0, the Plan Commission meeting adjourned at 6:17 PM.*

Respectfully Submitted,

Nathan Schafer  
Deputy Clerk-Treasurer



## VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

### Section 1

|                                                                |                                           |                                  |
|----------------------------------------------------------------|-------------------------------------------|----------------------------------|
| Name of Business<br><b>Milwaukee Ballet</b>                    | Phone #<br><b>414 902 2121</b>            | Name of former tenant (if known) |
| Fox Point Business Address<br><b>8665 N Port Washington Rd</b> |                                           |                                  |
| Email<br><b>jkallenberger@milwaukeeballet.org</b>              | Contact Person<br><b>Joe Kallenberger</b> |                                  |

*If the business is a corporation, complete the following section. If not, skip to next section.*

### Section 2

|                                              |                            |
|----------------------------------------------|----------------------------|
| Legal name of corporation                    | Corporate email            |
| Corporate headquarters address               | Corporate phone #          |
| Name and addresses of all corporate officers |                            |
| Name of corporate agent                      | Address of corporate agent |

*If applicant(s) is an individual or partnership, please complete the following section.*

### Section 3

| List the name, home address, business address, and phone numbers of all applicants and owners. |              |                  |         |
|------------------------------------------------------------------------------------------------|--------------|------------------|---------|
| Name                                                                                           | Home address | Business address | Phone # |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |

*All applicants must complete the following section.*

### Section 4

|                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|
| Applicant's specific interest in site<br><b>Renovate MKE Ballet, add additional studio</b>                                   |
| Describe in detail the business activity that will take place on site including products & services<br><b>Ballet classes</b> |

Describe all **owned** fixtures, furniture, and equipment to be used on site

Seating furniture, cubbies, desks, pianos, audio systems and televisions

Describe all **leased** fixtures, furniture, and equipment to be used on site

N/A

Describe any alterations planned for the site **and** estimated cost of renovation

Milwaukee Ballet renovation alters three adjacent tenant spaces within a large strip mall structure. The alteration expands an existing tenant space by conjoining it with two adjacent spaces. Estimated Cost: \$150,000

Person responsible for obtaining building permit (if required)

Justin Ullrich

Square footage of site

3,600 sq ft

# of employees

5

# of parking spaces to be used

30

Days & hours of operation

Sunday through Saturday 8:00am-9:00pm

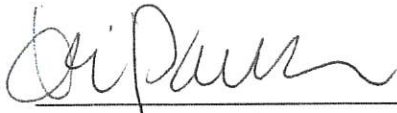
Proposed date of occupancy

12/8/23

Attach a site plan to this application (see Directions for Conditional Use Permit). Site plan must include a layout of the inside of the store.

This application must be fully completed to be considered by the Village.

**Fee: \$300.00 (non-refundable)**



Business Owner Signature

Tai Pauls

Printed Name

08/24/2023

Date



FOR OFFICE USE ONLY

Has sufficient site plan been submitted? (If not, what is needed?) \_\_\_\_\_

What is the category of proposed use? BALLET STUDIO m 9-1-23

Does the parking meet code requirements? PART OF AN EXISTING

FACILITY WHERE THESE

Is there proper exterior lighting? ITEMS HAVE BEEN PREVIOUSLY

ADDRESSED. SB 09/13/23

Are there any existing code violations? N/A m 9-1-23

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional Comments? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Letter of Consent received from owner? Received

Comments/Date

Date application/materials received: 8-25-2023

Fee Paid: \$300.00 PAID

Receipt No. 1.059478

**NOTICE**

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 24th day of August, 2023.

Alisha E. Mir-Marwood

Signature of Property Owner

Alisha E. Mir-Marwood  
Midland Management LLC  
As agent for the Owner  
North Shore Centers Partners LLC

Name of Property Owner - PRINTED

Mailing Address of Property Owner:

555 W Brown Deer Road, Suite #220,

Milwaukee, WI 53217

Tax Key No. of Property:

0538989001

Address of Property:

8629-8799 N Port Washington Road

Fox Point, WI 53217

**For Village Use Only:**

- ☐ Original kept on file with Village Clerk.
- ☐ Copy provided to Property Owner.

Signature: \_\_\_\_\_

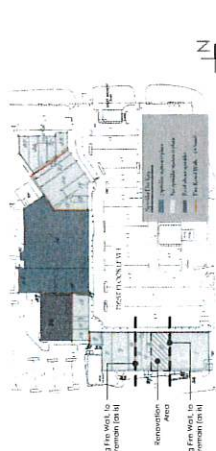


[illegible]

The renovation often gave adjacent tenant spaces within a large ship mast structure. The attention expanded on existing tenant space by adjoining it with two adjacent spaces. The building is partially sprinklered, the affected areas are not sprinklered. The building is broken into

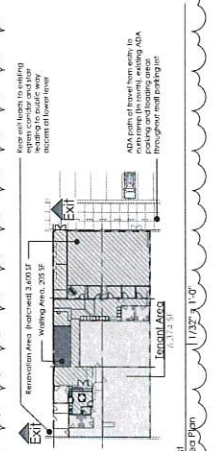
|                               |                                                                                                                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Task:</b>                  | classification of Work                                                                                                                                                                 |
| <b>Spinner:</b>               |                                                                                                                                                                                        |
| <b>Occurrence:</b>            | partial building refA.12, building is<br>separated into multiple lots, areas per<br>lot are numbered independently.<br>It is a type of assembly A4 to B<br>if not listed, see diagram. |
| <b>Class of Construction:</b> | III (assembly) – non combustible                                                                                                                                                       |

| id | Sheet Name                           | Current Revision | Sheet Issue Date | Current Revision Description | Current Revision Date |
|----|--------------------------------------|------------------|------------------|------------------------------|-----------------------|
| 1  | Pro. Code Wall Type Standard Details | 3                | 06-29-23         | 03 Revision                  | 08-18-23              |
| 2  | Plans                                | 3                | 06-29-23         | 03 Revision                  | 08-18-23              |
| 3  | Roof                                 | 3                | 06-29-23         | 03 Revision                  | 08-18-23              |



Occupancy is set at 100 percent. Occupancy is derived by insofar as the occupancy classifier applied occupancy by

- \* Egress width =  $(1) \times (24 \times 1000 \text{ ft}) = 24,000 \text{ ft}^2$  of egress width per individual (allow for 10% increase in egress width for 50% fire scenario)
- \* Therefore, calculated total =  $68,487 \text{ ft}^2 \times 1.5 = 102,731 \text{ ft}^2$  (rounded per width)
- \* Occupancy by area =  $102,731 \text{ ft}^2 / 100 \text{ ft}^2 = 1,027$  persons
- \* 7% (13) additional persons for actual maximum occupancy earth class (25) (Student) + 1 (Instructor)
- \* 2 Actual, Dedicated Displacement (Shooting) at 2 actual maximum occupants
- \* 20 Calculated persons
- \* 15 Actual, 15 (100% occupancy) + 15 (10%) = 30 persons, 100% occupancy
- \* 30 Actual, 30 (100% occupancy) + 15 (10%) = 45 persons, 100% occupancy

[illegible]

| Project Status: | Current Revision: | Current Revision Description: |
|-----------------|-------------------|-------------------------------|
| Project Status: | Current Revision: | Current Revision Description: |

[illegible]

**JEFFERY P. FOLSTAD**  
**A-10890-S**  
**MILWAUKEE**  
**WI**

**ARCHITECTS**  
**IN SCENES**

767.674.4492  
9227 Union Street  
Fond du Lac, WI 53072

Edwin Denner  
Edinnes GmbH & Co. KG  
Mühlstein 11  
53215

|                     |                |
|---------------------|----------------|
| Wall Bracing - Tall |                |
| Typ. Wall           | $1/4" = 1'-0"$ |

|            |              |
|------------|--------------|
| Wall types | 1/2" = 1'-0" |
|------------|--------------|



**Finish Types:**

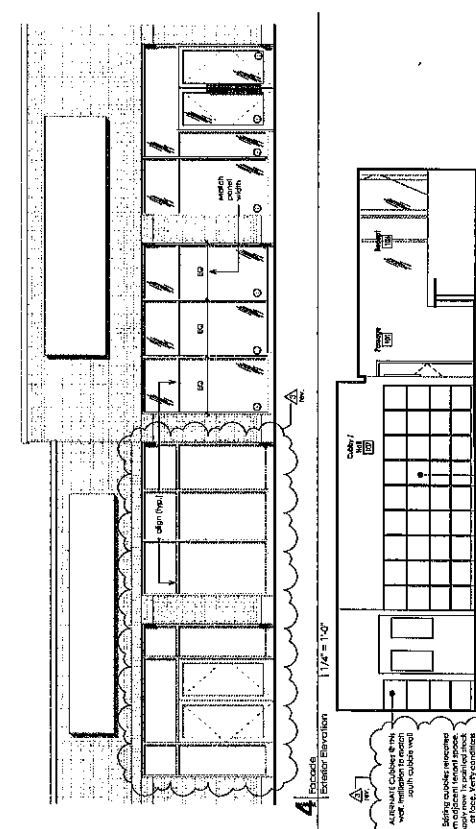
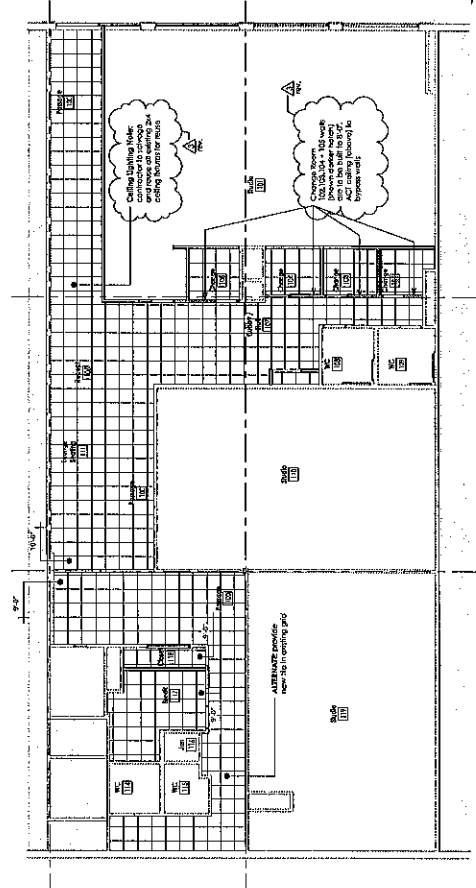
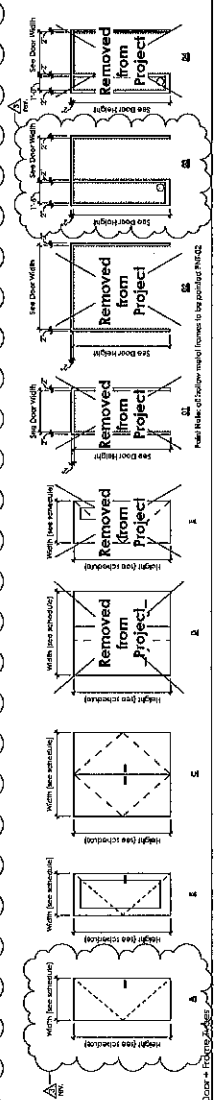
[illegible]

|  |  | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 | 2039-40 | 2040-41 | 2041-42 | 2042-43 | 2043-44 | 2044-45 | 2045-46 | 2046-47 | 2047-48 | 2048-49 | 2049-50 | 2050-51 | 2051-52 | 2052-53 | 2053-54 | 2054-55 | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 | 2065-66 | 2066-67 | 2067-68 | 2068-69 | 2069-70 | 2070-71 | 2071-72 | 2072-73 | 2073-74 | 2074-75 | 2075-76 | 2076-77 | 2077-78 | 2078-79 | 2079-80 | 2080-81 | 2081-82 | 2082-83 | 2083-84 | 2084-85 | 2085-86 | 2086-87 | 2087-88 | 2088-89 | 2089-90 | 2090-91 | 2091-92 | 2092-93 | 2093-94 | 2094-95 | 2095-96 | 2096-97 | 2097-98 | 2098-99 | 2099-00 | 2100-01 | 2101-02 | 2102-03 | 2103-04 | 2104-05 | 2105-06 | 2106-07 | 2107-08 | 2108-09 | 2109-10 | 2110-11 | 2111-12 | 2112-13 | 2113-14 | 2114-15 | 2115-16 | 2116-17 | 2117-18 | 2118-19 | 2119-20 | 2120-21 | 2121-22 | 2122-23 | 2123-24 | 2124-25 | 2125-26 | 2126-27 | 2127-28 | 2128-29 | 2129-30 | 2130-31 | 2131-32 | 2132-33 | 2133-34 | 2134-35 | 2135-36 | 2136-37 | 2137-38 | 2138-39 | 2139-40 | 2140-41 | 2141-42 | 2142-43 | 2143-44 | 2144-45 | 2145-46 | 2146-47 | 2147-48 | 2148-49 | 2149-50 | 2150-51 | 2151-52 | 2152-53 | 2153-54 | 2154-55 | 2155-56 | 2156-57 | 2157-58 | 2158-59 | 2159-60 | 2160-61 | 2161-62 | 2162-63 | 2163-64 | 2164-65 | 2165-66 | 2166-67 | 2167-68 | 2168-69 | 2169-70 | 2170-71 | 2171-72 | 2172-73 | 2173-74 | 2174-75 | 2175-76 | 2176-77 | 2177-78 | 2178-79 | 2179-80 | 2180-81 | 2181-82 | 2182-83 | 2183-84 | 2184-85 | 2185-86 | 2186-87 | 2187-88 | 2188-89 | 2189-90 | 2190-91 | 2191-92 | 2192-93 | 2193-94 | 2194-95 | 2195-96 | 2196-97 | 2197-98 | 2198-99 | 2199-00 | 2200-01 | 2201-02 | 2202-03 | 2203-04 | 2204-05 | 2205-06 | 2206-07 | 2207-08 | 2208-09 | 2209-10 | 2210-11 | 2211-12 | 2212-13 | 2213-14 | 2214-15 | 2215-16 | 2216-17 | 2217-18 | 2218-19 | 2219-20 | 2220-21 | 2221-22 | 2222-23 | 2223-24 | 2224-25 | 2225-26 | 2226-27 | 2227-28 | 2228-29 | 2229-30 | 2230-31 | 2231-32 | 2232-33 | 2233-34 | 2234-35 | 2235-36 | 2236-37 | 2237-38 | 2238-39 | 2239-40 | 2240-41 | 2241-42 | 2242-43 | 2243-44 | 2244-45 | 2245-46 | 2246-47 | 2247-48 | 2248-49 | 2249-50 | 2250-51 | 2251-52 | 2252-53 | 2253-54 | 2254-55 | 2255-56 | 2256-57 | 2257-58 | 2258-59 | 2259-60 | 2260-61 | 2261-62 | 2262-63 | 2263-64 | 2264-65 | 2265-66 | 2266-67 | 2267-68 | 2268-69 | 2269-70 | 2270-71 | 2271-72 | 2272-73 | 2273-74 | 2274-75 | 2275-76 | 2276-77 | 2277-78 | 2278-79 | 2279-80 | 2280-81 | 2281-82 | 2282-83 | 2283-84 | 2284-85 | 2285-86 | 2286-87 | 2287-88 | 2288-89 | 2289-90 | 2290-91 | 2291-92 | 2292-93 | 2293-94 | 2294-95 | 2295-96 | 2296-97 | 2297-98 | 2298-99 | 2299-00 | 2300-01 | 2301-02 | 2302-03 | 2303-04 | 2304-05 | 2305-06 | 2306-07 | 2307-08 | 2308-09 | 2309-10 | 2310-11 | 2311-12 | 2312-13 | 2313-14 | 2314-15 | 2315-16 | 2316-17 | 2317-18 | 2318-19 | 2319-20 | 2320-21 | 2321-22 | 2322-23 | 2323-24 | 2324-25 | 2325-26 | 2326-27 | 2327-28 | 2328-29 | 2329-30 | 2330-31 | 2331-32 | 2332-33 | 2333-34 | 2334-35 | 2335-36 | 2336-37 | 2337-38 | 2338-39 | 2339-40 | 2340-41 | 2341-42 | 2342-43 | 2343-44 | 2344-45 | 2345-46 | 2346-47 | 2347-48 | 2348-49 | 2349-50 | 2350-51 | 2351-52 | 2352-53 | 2353-54 | 2354-55 | 2355-56 | 2356-5 |
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[illegible]

- New locksets to be provided at doors
- Deadbolt locks showing "vacant/occupied" to be provided at Chamcha Room Doors, # 102, 103, 104 and 105

- All existing and new (non-aluminum) doors within the sectors are to be painted. Note that floor exit doors will only be painted on Tenant's floor.





# Midland Management LLC

555 W Brown Deer Road, Suite 220, Milwaukee, WI 53217 ~ 262.643.4430

August 24, 2023

Village of Fox Point  
7200 N Santa Monica Blvd  
Fox Point, WI 53217

**Re: Milwaukee Ballet  
Permit Application**

To Whom It May Concern:

Please accept this letter provided by Midland Management, LLC as Agent for North Shore Centers Partners as authorization for Wellspring Construction Group to proceed with the renovation of the Milwaukee Ballet located at 8665 North Port Washington Road, Fox Point. The work has been reviewed, acknowledged and approved to move forward following city and state codes and standards.

If you should have any questions or concerns, please feel free to contact me at [am@midlandmgtllc.com](mailto:am@midlandmgtllc.com) or 414.928.3972.

Thank you,  
MIDLAND MANAGEMENT, LLC  
As Agent for North Shore Centers Partners

*Alisha E. Mir-Marwood*

Alisha E. Mir-Marwood, CPM®  
Asset Manager

VILLAGE OF FOX POINT  
7200 N. SANTA MONICA BLVD  
FOX POINT WI 53217

414-351-8900

Receipt No: 1.059478

Aug 31, 2023

8665 N Port Washington Road

|                                             |        |
|---------------------------------------------|--------|
| Previous Balance:                           | .00    |
| LICENSES & PERMITS - CONDITIONAL USE PERMIT | 300.00 |
| 24-44550 CONDITIONAL USE PERMIT             |        |

|        |        |
|--------|--------|
| Total: | 300.00 |
|--------|--------|

|                                           |                |        |
|-------------------------------------------|----------------|--------|
| CHECK                                     | Check No: 5103 | 300.00 |
| Payor: Wellspring Construction Group, LLC |                |        |

|                |        |
|----------------|--------|
| Total Applied: | 300.00 |
|----------------|--------|

|                  |     |
|------------------|-----|
| Change Tendered: | .00 |
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08/31/2023 3:32 PM





## VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA BLVD.

FOX POINT WI 53217-3505

414-351-8900

FAX 414-351-8909

[www.villageoffoxpoint.com](http://www.villageoffoxpoint.com)

**PACKET & PAYMENT DROPPED OFF ON 8/25/23**

### APPLICATION FOR CONDITIONAL USE PERMIT DIRECTIONS

#### GENERAL INFORMATION:

All new businesses locating in an area zoned D-Business must apply for a Conditional Use Permit under Section 745-18D of the Village Code. Certain exceptions apply, see Section 745-18C of the Village Code ([located on the Village website](#)).

Changes in ownership, changes in use, changes in operations, changes in permitted conditions, alterations, and relocations within the Village to businesses with existing Conditional Use Permits may necessitate obtaining an amended Conditional Use Permit.

#### TO APPLY FOR A PERMIT:

1. Complete all the information on the attached application. Please type or print. Attach additional pages if necessary. **Applications with incomplete information will not be accepted.** ✓
2. All materials must be submitted on 8.5" x 11" paper. If larger scale plans are necessary for clarity, please bring to the Plan Commission meeting. (**Note:** All documents submitted will be in copied in black and white.) ✓
3. A \$300 non-refundable fee must accompany this application. ✓ **PAYMENT INCLUDED WITH PACKET**
4. A letter of approval from the owner of the property must accompany this application, unless the applicant is the owner. The letter should be: ✓ **SEE PAGE #3**
  - on the owner's letterhead including the owner's original signature,
  - addressed to the Village, and
  - reference the proposed address and name of the business.

The Village will not entertain any requests without the written consent of the owners.

5. A signed Charge Back Form as described in Chapter 67, Article III of the Village Code must accompany this application. ✓ **SEE PAGE #4**
6. The application and one set of the site plans and all related materials must be submitted by **4:00 pm on the second Wednesday** prior to the Plan Commission meeting. ✓
7. Completed applications will be submitted by staff to the Plan Commission for consideration. The Plan Commission meets on the first Monday of each month at 5:45 p.m. PLEASE NOTE: Applicants are required to attend the Plan Commission meeting to discuss their Application. **WELLSPRING WILL BE IN ATTENDANCE**
8. The Village Board will consider the Plan Commission's recommendation at the Board meeting on the second Tuesday of the month at 7:00 p.m. Applicants should also plan to attend the Village Board meeting. **WELLSPRING WILL BE IN ATTENDANCE**
9. The owner is responsible for obtaining other necessary permits and/or approvals, including but not limited to, the North Shore Fire Department's Plan Review and Submittal Requirements. ✓

**NSFD DEMO PERMIT APPLIED AND PAID FOR ON 8/25/23. NSFD OCCUPANCY PERMIT APPLIED AND PAID FOR ON 8/25/23**

**-APPLICATION FOR NEW BUILDING OR BUILDING ADDITION - SEE PAGE 2 OF DIRECTIONS-**

**NOTE:** The following information must be submitted for Village approval when proposing a new building or building addition:

1. Description of the project
2. Landscape plan
3. Plat of survey
4. Parking plan (including parking computations) per Chapter 14 of the Fox Point Village Code
5. Drainage plan (including drainage computations)
6. Lighting plan (including photometrics)
7. Traffic plan
8. Proposed location and connection to the sanitary sewer and water mains
9. All elevations
10. Floor plans
11. Any additional information as determined by Village staff

N/A



### Conditional Use Order

WHEREAS, an application has been filed by **Milwaukee Ballet** (hereinafter "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance of the Village of Fox Point for land described as **8665 N Port Washington Road, Fox Point, Wisconsin**.

NOW, THEREFORE, the Village of Fox Point Village Board, upon consideration of thoughts expressed by all persons heard at the Village Board meeting in this matter, upon consideration of the recommendation from the Plan Commission, and following all necessary study and investigation, having given the matter due consideration, hereby ORDERS AS FOLLOWS: Commencing upon the date hereof, the Applicant is hereby granted a conditional use permit, subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. **Use Restricted.** Milwaukee Ballet will provide ballet classes in three adjacent units located at 8665 N Port Washington Road subject to the terms of this Conditional Use Permit. The hours of operation shall be limited to 8:00 a.m. until 9:00 p.m. Sundays through Saturdays, unless additional hours are approved in writing by the Village Manager.
2. **Presentation Compliance.** All of the Applicant's plans, specifications, terms and representations as submitted with the application, or in support thereof, or as represented to the Village Board in the course of the approval process, are specifically incorporated herein and made a part hereof by reference, and the use of the subject property shall be in substantial conformance with the same except as further restricted or modified herein.
3. **Not Transferable.** This conditional use permit is granted to the Applicant and shall not be transferred or assigned without the Village Board's prior written consent, which may only be granted following the Village Board's receipt of a recommendation from the Plan Commission.
4. **Applicant and Owner Agreement.** As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Applicant is required to accept the terms and conditions of the same in its entirety in writing.
5. **Other Uses Prohibited.** Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to whether a use is permitted, the question shall be submitted to the Plan Commission for recommendation to the Village Board, and then to the Village Board for determination.
6. **No Nuisances, and Compliance with Applicable Laws.** No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
7. **Subject Property Only.** This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein.
8. **Abandonment.** Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village Board following receipt of a recommendation from the Plan Commission and after the Village Board holds a public hearing in the matter.
9. **Amendments.** Any change, addition, modification, alteration and/or amendment of any aspect of

this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the Subject Property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

10. Plan Amendments. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended (a) without separate approval in the limited circumstances described in Section 14.19(11) of the Village Code; or (b) by the Village Board upon receipt of a recommendation from the Plan Commission if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
11. Severability. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
12. Most Restrictive Applies. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
13. Prior Conditional Use Permits Terminated. Unless stated otherwise herein or in the documents incorporated herein, all conditional use permits previously granted for the Subject Property, if any, shall be automatically terminated without further action of the Village Board immediately following full satisfaction of all condition's precedent to this conditional use order taking effect.
14. Payment of fees. Applicant shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this conditional use order including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional use order due to a violation of these conditions.
15. Payment of Taxes and Charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees; or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional use order, that is subject to all remedies available to the Village, including possible cause for termination of the conditional use order.
16. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the Applicant's application, as noted in the Minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
17. The Applicant is obligated to file with the Village Clerk a current mailing address and current phone number at which the Applicant can be reached, which must be continually updated by the Applicant if such contact information should change, for the duration of this conditional use. If the Applicant fails to maintain such current contact information the Applicant thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

Let copies of this order be filed in the permanent records of the Village Board for the Village of Fox Point, and let copies be sent to the proper Village of Fox Point authorities and the Applicant and Owner.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023, *nunc pro tunc* the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY THE FOX POINT VILLAGE BOARD:

\_\_\_\_\_  
Christine Symchych, Village President

Attest:

\_\_\_\_\_  
Kelly A. Meyer, CMC/WCMC, Village Clerk/Treasurer

**APPROVAL**

I hereby approve the issuance of this Conditional Use Permit to the Applicant on the terms and conditions described herein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SUBJECT PROPERTY OWNER

\_\_\_\_\_  
By: \_\_\_\_\_  
Authorized Signatory

Title: \_\_\_\_\_

**ACCEPTANCE**

I hereby accept the terms and conditions of this Conditional Use in its entirety.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

APPLICANT:

By: \_\_\_\_\_  
Authorized Signatory

Title: \_\_\_\_\_



## VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

### Section 1

|                                                                                                                           |                                 |                                                     |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------|
| Name of Business<br>Bricks & Minifigs                                                                                     | Phone #<br>414-628-4294         | Name of former tenant (if known)<br>Stefan's Soccer |
| Fox Point Business Address<br>8629 N Port Washington Rd Fox Point, WI 53217 (space #8 RiverPoint Village Shopping Center) |                                 |                                                     |
| Email<br>wade_bosworth@mac.com                                                                                            | Contact Person<br>Wade Bosworth |                                                     |

*If the business is a corporation, complete the following section. If not, skip to next section.*

### Section 2

|                                                                                                            |                                          |
|------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Legal name of corporation<br>Blue Eyed Saturday LLC                                                        | Corporate email<br>wade_bosworth@mac.com |
| Corporate headquarters address<br>992 Basswood Ct Grafton, WI 53024                                        | Corporate phone #<br>414-628-4294        |
| Name and addresses of all corporate officers<br>Wade & Kimberly Bosworth 992 Basswood Ct Grafton, WI 53024 |                                          |
| Name of corporate agent                                                                                    | Address of corporate agent               |

*If applicant(s) is an individual or partnership, please complete the following section.*

### Section 3

| List the name, home address, business address, and phone numbers of all applicants and owners. |              |                  |         |
|------------------------------------------------------------------------------------------------|--------------|------------------|---------|
| Name                                                                                           | Home address | Business address | Phone # |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |
|                                                                                                |              |                  |         |

*All applicants must complete the following section.*

### Section 4

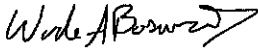
|                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant's specific interest in site<br>Retail space to operate a Bricks & Minifigs franchise.                                                                                                                                                                                                   |
| Describe in detail the business activity that will take place on site including products & services<br>Operation of a retail store that buys and sells new and used LEGO® building bricks, minifigures and accessories to the general public, and offers hosting of events, parties, and classes. |

|                                                                                                                                                                                                                                                                                                                                |                     |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------|
| Describe all <b>owned</b> fixtures, furniture, and equipment to be used on site<br>Sales floor will include display cases, shelving, floor displays, chairs, and dump tables. Party space will include table, chairs, storage cubes, and a race track (for cars made of LEGO). Normal retail equipment/technology is expected. |                     |                                            |
| Describe all <b>leased</b> fixtures, furniture, and equipment to be used on site                                                                                                                                                                                                                                               |                     |                                            |
| Describe any alterations planned for the site <b>and</b> estimated cost of renovation<br>New flooring, some room enhancements, new lighting, and potentially a second bathroom. Estimated cost \$80,000 - \$125,000.                                                                                                           |                     |                                            |
| Person responsible for obtaining building permit (if required)<br>Sheila Sanders                                                                                                                                                                                                                                               |                     |                                            |
| Square footage of site<br>3500                                                                                                                                                                                                                                                                                                 | # of employees<br>5 | # of parking spaces to be used<br>10       |
| Days & hours of operation<br>Sunday - Saturday 9am - 9pm                                                                                                                                                                                                                                                                       |                     | Proposed date of occupancy<br>Dec 16, 2023 |

Attach a site plan to this application (see Directions for Conditional Use Permit). Site plan must include a layout of the inside of the store.

This application must be fully completed to be considered by the Village.

**Fee: \$300.00 (non-refundable)**

|                                                                                    |               |         |
|------------------------------------------------------------------------------------|---------------|---------|
|  | Wade Bosworth | 9/18/23 |
| Business Owner Signature                                                           | Printed Name  | Date    |

FOR OFFICE USE ONLY

Has sufficient site plan been submitted? (If not, what is needed?) \_\_\_\_\_

What is the category of proposed use? RETAIL - BUY & SELL LEGO'S MA 9.21.23

Does the parking meet code requirements? LOCATED IN A FACILITY

Is there proper exterior lighting? WHERE PARKING & LIGHTING

HAVE BEEN PREVIOUSLY ADDRESSED

09/22/23

Are there any existing code violations? N/A MA 9.21.23

Additional Comments? \_\_\_\_\_

Letter of Consent received from owner? YES 9-15-2023

Comments/Date

Date application/materials received: 9-15-2023

Fee Paid: 9-15-2023 Receipt No. 1.059517



EXIT

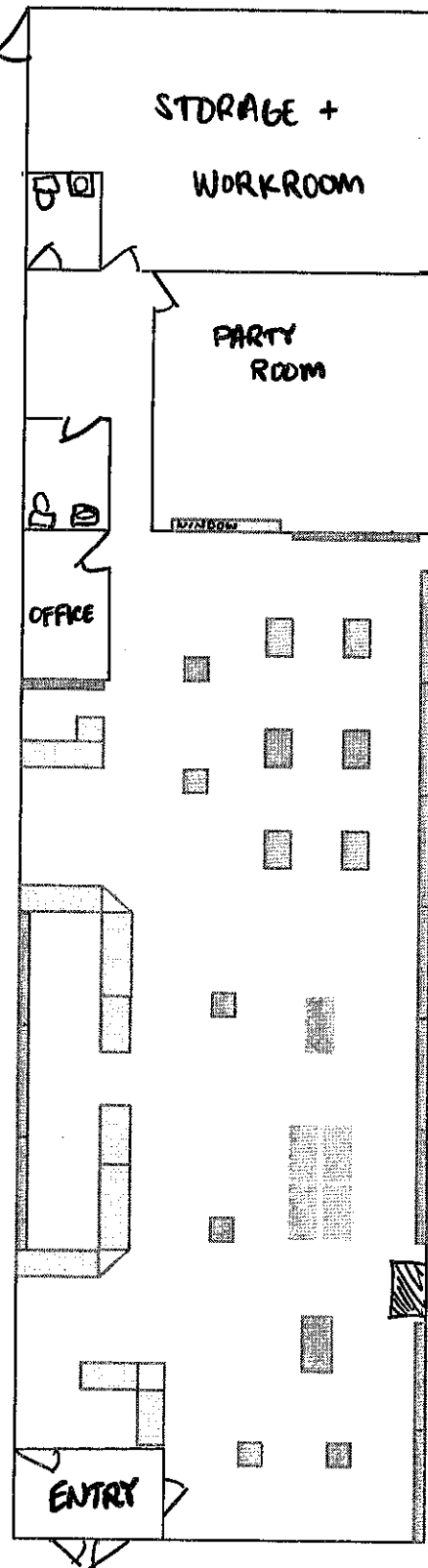
STORAGE +  
WORKROOM

PARTY  
ROOM

WINDOW

OFFICE

ENTRY



# Midland Management, LLC

555 W. Brown Deer Road, Suite 220, Milwaukee, Wisconsin 53217

September 14, 2023

Village Plan Commission  
Village of Fox Point  
7200 N. Santa Monica Boulevard  
Fox Point, WI 53217

Plan Commission Members:

The purpose of this correspondence is to support the Conditional Use Order application of Bricks and Minifigs, relative to their anticipated occupancy of space located at 8681 N Port Washington Road in the Riverpoint Village Shopping Center.

It is North Shore Centers Partners' intent to lease space to Bricks and Minifigs that has been dark since the previous tenant (Stefans Soccer) closed its doors in February 2019.

The subject space consists of approximately 3,500 square feet.

Bricks and Minifigs services will consist of general retail sale and display of legos and related items.

If there should be any questions regarding this future tenant, please don't hesitate to contact our office at (414) 928-3974.

Thank you in advance for your consideration of and attention to this matter.

Sincerely,



Sheila S. Sanders  
Midland Management, LLC  
Managing Agent to North Shore Centers Partners

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

## NOTICE

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 14 day of September, 2023

Sheila S. Sanders, Asset Manager  
Signature of Property Owner

Sheila S. Sanders, Asset Mgr  
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

555 W Crown Ave Rd #220  
Milwaukee WI 53217

Tax Key No. of Property:

053-8989-001

Address of Property:

8705 N Port Washington Rd

Fox Point, WI 53217

**For Village Use Only:**

☐ Original kept on file with Village Clerk.

☐ Copy provided to Property Owner.

Signature: \_\_\_\_\_

VILLAGE OF FOX POINT

7200 N. SANTA MONICA BLVD

FOX POINT WI 53217

414-351-8900

Receipt No: 1.059517

Sep 15, 2023

Blue Eyed Saturday LLC

Previous Balance: .00

LICENSES & PERMITS - OTHER PERMIT 300.00

10-44540 OTHER PERMIT

Total: 300.00

CHECK Check No: 2406 300.00

Payor: Kimberly Bosworth

Total Applied: 300.00

Change Tendered: .00

Duplicate Copy

09/15/2023 10:20 AM

### Conditional Use Order

WHEREAS, an application has been filed by **Blue Eyed Saturday, LLC dba Bricks & Minifigs** (hereinafter "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance of the Village of Fox Point for land described as **8629 N Port Washington Road, Unit 8, Fox Point, Wisconsin**.

NOW, THEREFORE, the Village of Fox Point Village Board, upon consideration of thoughts expressed by all persons heard at the Village Board meeting in this matter, upon consideration of the recommendation from the Plan Commission, and following all necessary study and investigation, having given the matter due consideration, hereby ORDERS AS FOLLOWS: Commencing upon the date hereof, the Applicant is hereby granted a conditional use permit, subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. Use Restricted. **Bricks & Minifigs will Bricks & Minifigs to operate a retails store that buys and sells new and used LEGO building bricks, minifigures and accessories to the general public and offers hosting of events, parties and classes. The hours of operation shall be limited to Monday through Sunday from 9:00 a.m. until 9:00 p.m. unless additional hours are approved in writing by the Village Manager.**
2. Presentation Compliance. All of the Applicant's plans, specifications, terms and representations as submitted with the application, or in support thereof, or as represented to the Village Board in the course of the approval process, are specifically incorporated herein and made a part hereof by reference, and the use of the subject property shall be in substantial conformance with the same except as further restricted or modified herein.
3. Not Transferable. This conditional use permit is granted to the Applicant and shall not be transferred or assigned without the Village Board's prior written consent, which may only be granted following the Village Board's receipt of a recommendation from the Plan Commission.
4. Applicant and Owner Agreement. As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Applicant is required to accept the terms and conditions of the same in its entirety in writing.
5. Other Uses Prohibited. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to whether a use is permitted, the question shall be submitted to the Plan Commission for recommendation to the Village Board, and then to the Village Board for determination.
6. No Nuisances, and Compliance with Applicable Laws. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
7. Subject Property Only. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein.
8. Abandonment. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village Board following receipt of a recommendation from the Plan Commission and after the Village Board holds a public hearing in the matter.

9. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the Subject Property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
10. Plan Amendments. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended (a) without separate approval in the limited circumstances described in Section 14.19(11) of the Village Code; or (b) by the Village Board upon receipt of a recommendation from the Plan Commission if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
11. Severability. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
12. Most Restrictive Applies. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
13. Prior Conditional Use Permits Terminated. Unless stated otherwise herein or in the documents incorporated herein, all conditional use permits previously granted for the Subject Property, if any, shall be automatically terminated without further action of the Village Board immediately following full satisfaction of all condition's precedent to this conditional use order taking effect.
14. Payment of fees. Applicant shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this conditional use order including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional use order due to a violation of these conditions.
15. Payment of Taxes and Charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees; or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional use order, that is subject to all remedies available to the Village, including possible cause for termination of the conditional use order.
16. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the Applicant's application, as noted in the Minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
17. The Applicant is obligated to file with the Village Clerk a current mailing address and current phone number at which the Applicant can be reached, which must be continually updated by the Applicant if such contact information should change, for the duration of this conditional use. If the Applicant fails to maintain such current contact information the Applicant thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.



Let copies of this order be filed in the permanent records of the Village Board for the Village of Fox Point, and let copies be sent to the proper Village of Fox Point authorities and the Applicant and Owner.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023, *nunc pro tunc* the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY THE FOX POINT VILLAGE BOARD:

\_\_\_\_\_  
Christine Symchych, Village President

Attest:

\_\_\_\_\_  
Kelly A. Meyer, CMC/WCMC, Village Clerk/Treasurer

#### APPROVAL

I hereby approve the issuance of this Conditional Use Permit to the Applicant on the terms and conditions described herein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SUBJECT PROPERTY OWNER

\_\_\_\_\_  
By: \_\_\_\_\_  
Authorized Signatory

Title: \_\_\_\_\_

#### ACCEPTANCE

I hereby accept the terms and conditions of this Conditional Use in its entirety.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

APPLICANT:

By: \_\_\_\_\_  
Authorized Signatory

Title: \_\_\_\_\_