

**VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES
December 4, 2023**

A meeting of the Fox Point Plan Commission was held on Monday, December 4, 2023. Trustee Fonstad 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 (Absent) Eric Fonstad, Commissioner, Acting Chair Robert Smith, Commissioner (Absent) Ted Durant, Commissioner Jay Craig, Commissioner William Langhoff, Commissioner Mark Freedman, Commissioner (Absent)
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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, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

Approval of the Minutes of the October 2nd, 2023 Plan Commission Meeting

Motion by Commissioner Craig, seconded by Commissioner Langhoff, and carried with a 4-0 vote, the Commission approved the minutes of the October 2nd, 2023 Plan Commission meeting.

Consideration by Plan Commission RE: Conditional Use Permit for 8797 N Port Washington Road – Good Land Fitness, LLC

Motion by Commissioner Langhoff, seconded by Commissioner Durant, and carried unanimously by roll call vote 4-0. The Commission recommended the Village Board approve the conditional use permit with an amendment to conditional use order to add language stating operate a CrossFit gym providing fitness classes to the general public and related services, including the incidental sale of related merchandise.

Consideration by Plan Commission Re: Conditional Use Permit for 7950 N Santa Monica Blvd. – The Town Club

Motion by Acting Chair Fonstad, seconded by Commissioner Langhoff, and carried unanimously by roll call vote 4-0. The Commission recommended the Village Board approve conditional approval of the conditional use permit with an amendment to the language of the conditional use order adding that the continued use of tennis be allowed. In addition, the use of windscreens be used to reduce the sound by half. The commission found that the four standards of village ordinances have been met and is appropriate in the location proposed, that it is compatible with the neighborhood, that it is not detrimental to property

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values, and keeps with the residential character and quality of the Village.

Consideration by Plan Commission RE: Land Combination for The Town Club, 7950 N Santa Monica Blvd., Fox Point.

Motion by Commissioner Durant, seconded by Trustee Fonstad, and carried unanimously by roll call vote 4-0; the Commission recommended the Village Board approve the combination of the parcels, subject to the Town Club submitting an appropriate plat of survey for each parcel as they currently exist and that the preliminary Certified Survey Map (CSM) be considered as final.

Adjourn

On motion of Commissioner Langhoff, seconded by Commissioner Durant and carried unanimously by roll call vote 4-0, the Plan Commission meeting adjourned at 6:28 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Nathan', enclosed within a large, loopy oval shape.

Nathan Schafer
Deputy Clerk-Treasurer