

NOTICE OF MEETING

VILLAGE OF FOX POINT PLAN COMMISSION

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

Monday
August 4, 2025
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 Assistant Manager at kausman@villageoffoxpoint.com

Zoom Participant Information
<https://us02web.zoom.us/j/89048465030>
Dial: (312) 626-6799
Meeting ID: 890 4846 5030

AGENDA

1. Roll Call.
2. Approval of the minutes of the July 7, 2025 Plan Commission meeting.
3. Consideration of Conditional Use Permit Application for Miracle Ear, 6850 N Santa Monica Blvd.

The Plan Commission will consider the referral of a conditional use permit application for Miracle Ear, 6850 N Santa Monica Blvd, as required per Village Code Sections 745-18.

4. Consideration of the Land Combination and Certified Survey Map submitted by applicant The Town Club at 7950 N Santa Monica Blvd., Fox Point, tax key #092-9991-000 & tax key #092-9980-000

The Plan Commission will consider a certified survey map submitted by The Town Club which corrects CSM No. 9667 at it relates to the existing right-of-way of N Santa Monica Blvd for The Town Club, 7950 N Santa Monica Blvd.

5. Adjourn.

NEXT PLAN COMMISSION MEETING:

Monday, September 8, 2025

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
July 7, 2025**

A meeting of the Fox Point Plan Commission was held virtually, with a remote attendance option, on Monday, July 7, 2025. Commissioner 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 Teri Repins:

Plan Commission: President Christine Symchych, Chairman
 Jay Craig, Commissioner - absent
 Ted Durant, Commissioner
 William Langhoff, Commissioner
 David Miller, Commissioner
 Robert Smith, Commissioner
 Jake Wilson, Commissioner

Staff present included Asst. Village Manager Kevin Ausman and Deputy Clerk Teri Repins.

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 June 2, 2025 Plan Commission Meeting

Motion by Commissioner Smith, seconded by Commissioner Durant, and carried unanimously with a roll call vote 6-0, the Commission approved the minutes of the June 2, 2025 Plan Commission meeting.

Review and Recommendation Re: Conditional Use Permit Application for Baja Tan, 8667 N Port Washington Road for a change of ownership

Motion by Commissioner Durant, seconded by Commissioner Miller and carried unanimously by roll call vote 6-0, the Commission recommends approval of the Conditional Use Permit application for an ownership change at Baja Tan, 8667 N Port Washington Road.

Adjourn

On motion of President Symchych, seconded by Commissioner Miller and carried unanimously by roll call vote 6-0 the Plan Commission meeting adjourned at 5:51 PM.

**VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES
July 7, 2025**

Respectfully,

Teri Repins
Deputy Clerk

Published and Posted: August 5, 2025

DRAFT



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

To: Plan Commission
From: Kevin Ausman, Assistant Village Manager
CC: Chief Christopher Freedy, Acting Village Manager
Date: August 4, 2025
Re: Miracle Ear - CUP

Overview

Peter Gaspary has applied for conditional use approval to establish Miracle Ear, in an existing tenant space within the Fox Point Shops, located at 6850 N Santa Monica Blvd. The application under Section 745-18D(1)(i) would allow a hearing aid retail, service, and testing center in the D Business District.

Request

Miracle Ear is proposing an appointment-based business for the retail sale and service of hearing aids and accessories, along with testing performed by hearing aid specialists.

The application proposes:

- Interior modifications for a waiting area and two test rooms
- Hours of Operation: Monday through Saturday, 9AM – 5PM

No exterior modifications to the building façade or site are proposed.

Sufficient parking exists within the Fox Point Shops center to accommodate customers and two employees.

Recommendation

Staff recommends that the Plan Commission recommend that the Village Board approve the conditional use request following a mandatory public hearing.

GENERAL CAPITAL



COLLABORATE · INNOVATE · EXECUTE

6938 N SANTA MONICA BLVD
MILWAUKEE, WI 53217
GENERALCAPITALGROUP.COM

P: 414.228.3500
F: 414.228.3700

July 23, 2025

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

RE: CONDITIONAL USE PERMIT
 Miracle Ear
 6850 N. Santa Monica Blvd.
 Fox Point, WI 53217

To The Village of Fox Point:

M.S. Fox Point, LLC supports the proposed use of a Miracle Ear facility offering hearing aid service at 6850 N. Santa Monica Blvd. We look forward to this addition to our shopping center.

Please let me know if you have any questions.

Thank you,

M.S. Fox Point, LLC

Jeff Brown

Jeff Brown
General Capital Management, Inc.
Authorized Agent for M.S. Fox Point, LLC

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 23rd day of July, 2025.

[Signature]
Signature of Property Owner
Authorized Agent

M.S. Fox Point, LLC
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

6938 N. Santa Monica Blvd
Fox Point, WI 53217

Tax Key No. of Property:

1299975001
6000
7000
8000

Address of Property:

6850 N. Santa Monica Blvd

Fox Point, WI 53217

<p>For Village Use Only:</p> <p><input type="checkbox"/> Original kept on file with Village Clerk.</p> <p><input type="checkbox"/> Copy provided to Property Owner.</p> <p>Signature: _____</p>
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VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

Section 1

Trade Name of Business Miracle-Ear Center	Phone # 708-284-4857	Name of former tenant (if known)
Fox Point Business Address 6850 N. Santa Monica Blvd, Fox Point, WI 53217		
Email petergaspary@mefrasier.com	Contact Person Peter Gaspary	

If the business is a limited liability corporation (LLC) or corporation, complete the following section. If not, skip to next section.

Section 2

Legal name of corporation or LLC Chicago Hearing, LLC	Corporate email adiotte@mefrasier.com
Corporate headquarters address 131 Enterprise Rd, Johnstown, NY 12095	Corporate phone # 518-736-2284 ext 726
Name and addresses of all corporate officers	
Name of corporate agent Ann Diotte	Address of corporate agent 131 Enterprise Rd, Johnstown, NY 12095

If applicant(s) is a sole proprietorship (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 #
Rick Frasier	131 Enterprise Rd, Johnstown, NY 12095		518-736-2284
Marc Spindler	131 Enterprise Rd, Johnstown, NY 12095		518-736-2284

All applicants must complete the following section.

Section 4

Applicant's specific interest in site		
Describe in detail the business activity that will take place on site including products & services Testing, fitting and servicing of hearing aids and related products		
Describe all owned fixtures, furniture, and equipment to be used on site Furniture, fixtures, chairs, desks, lockable file cabinets, sound booths, audiometers, phones, testing equipment, computers, hearing aids, hearing aid supplies		
Describe all leased fixtures, furniture, and equipment to be used on site none		
Describe any alterations planned for the site and estimated cost of renovation Enclosed plans for renovations, costs \$60,000 to \$80,000		
Person responsible for obtaining building permit (if required)		Mark Hertzfeldt, Architect
Square footage of site 1133 sq ft	# of employees 2	# of parking spaces to be used 2
Days & hours of operation Monday thru Saturday, 9am to 5pm	Proposed date of occupancy December 1, 2025	

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)

<i>Rick Frasier</i>	Rick Frasier	7/23/2025
Business Owner Signature	Printed Name	Date



SCHEDULE OF WORK

DESCRIPTION OF WORK	SUPPLIED		INSTALLED	
	GEN. CONT.	M.E.	GEN. CONT.	M.E.
WALL INSULATION – UNFACED INSULATION BATTS WITH R-13 RATING FOR 2"x4" WALLS AND R-19 RATING FOR 2"x6" WALLS.	X		X	
CEILING INSULATION – UNFACED INSULATION BATTS WITH R-19 RATING.	X		X	
NOTE: SOLID CORE TESTING & CONSULTATION ROOM DOORS TO RECEIVE: (1) POLYPRENE WEATHERSTRIP – REESE #797B-17 (17 FEET) (1) AUTOMATIC DOOR BOTTOM – REESE #330C-36 (1) 36" CARPET SEPARATOR THRESHOLD – REESE #565A CONTACT REESE ENTERPRISES, INC. 1-800-328-0953	X		X	
ALL ELECTRICAL, PHONE AND DATA OUTLETS.	X		X	
PENDANT LIGHTS: CANDELA CEILING PENDANTS SKU: 3554.13 "SATIN NICKEL" FINISH https://sonnemanlight.com/candela-single-pendant MANUFACTURED BY SONNEMAN LIGHTING. TO FIND A DISTRIBUTOR: HTTP://WWW.SONNEMANAWAYOFLIGHT.COM/DISTRIBUTORS.PHP	X		X	
ALL PLUMBING & FIXTURES SHOWN ON PLAN	X		X	
FLOOR CARPET: EF CONTRACT		X	X	
CARPET ADHESIVE	X		X	
4" CARPET BASE		X	X	
ALL PAINTS & FINISHES	X		X	
BUILT-IN CABINETS:(LAB & BREAKROOM)	X		X	
ALL FURNITURE AND FIXTURES SHOWN ON PLAN		X		X
LVT : SONUS INTERIORS STYLE –ME510 COLOR – MOONSTONE PLANK		X	X	
VINYL WALL BASE – JOHNSONITE 20-CHARCOAL-WG www.TARKETTNA.COM VINYL TRANSITION – JOHNSONITE CTA-20-H WHEELED TRAFFIC TRANSITION		X	X	
SOUND ROOM ACOUSTIC FOAM INSULATION INTERIOR OF ENTIRE ROOM TO BE INSULATED (SEE SOUND ROOM .DOC)	X		X	
6 PORT JACK PANEL TWO SIDED TO HOOK UP AUDIOMETERS –AVAILABLE THROUGH TBI MANAGEMENT LTD. 778-383-3065 DON@TBI-MANAGEMENT.CA	X		X	

ROOM FINISH SCHEDULE

ROOM NUM	ROOM NAME	FLOOR			WALLS		DOORS	
		CARPET	TILE/VINYL	BASE	WALL PAINT	ACCENT WALL PAINT	TRIM PAINT	STAIN/FINISH
101	RECEPTION		7	8,9	3	4	5*	6*
102	HALLWAY		7	8,9	3		5*	6*
103	TEST ROOM		1	2	3	4	5*	6*
104	SOUND ROOM		1	2	3		5*	6*
105	TEST ROOM		1	2	3	4	5*	6*
106	SOUND ROOM		1	2	3		5*	6*
107	LAB/STORAGE		7	8,9	3		5*	6*
108	REST ROOM		7	8,9	3		5*	6*

SPECIFICATIONS

1. CARPET: EF CONTRACT
STYLE – FL40-2
COLOR – CUSTOM
CONTACT: SHAWN.MANNING@AMPLIFON.COM
PHONE: (763) 268-4442
 2. 4" CARPET BASE TO MATCH CARPET.
 3. PAINT #1: SHERWIN WILLIAMS
COLOR – SW 6156 RAMIE (EGGSHELL FINISH).
 4. PAINT #2: SHERWIN WILLIAMS
COLOR – SW 6479 DRIZZLE (EGGSHELL FINISH).
 5. PAINT #3: SHERWIN WILLIAMS
COLOR – SW 6385 DOVER WHITE (SEMI-GLOSS FINISH).
 6. STAIN: MINWAX. COLOR – #235 CHERRY.
FINISH TO BE A POLYURETHANE.
 - * DOORS & DOOR TRIM – IF EXISTING DOORS & TRIM ARE PAINTED, REPAINT WITH #3 ABOVE. IF THEY ARE STAINED, LEAVE AS-IS.
 7. LVT : SONUS INTERIORS
STYLE –ME510
COLOR – MOONSTONE PLANK
 8. VINYL WALL BASE – JOHNSONITE 20-CHARCOAL-WG
 9. VINYL TRANSITION – JOHNSONITE CTA-20-H WHEELED TRAFFIC TRANSITION
- NOTE "***" = EXISTING, ANY MODIFICATIONS TO BE DETERMINED BY OTHERS.

PROJECT SPECIFIC NOTES

GENERAL:
PROVIDE SOUND INSULATION IN WALLS, CEILING, & AROUND VENTS & DUCTS IN ALL TEST ROOMS. SEE SPECIFICATIONS UNDER SCHEDULE OF WORK.

PHONE & DATA REQUIREMENTS:
INSTALL PHONE LINES FOR 2-LINE PHONE SYSTEM.
INSTALL PHONE LINE TO RECEPTION AREA FOR FAX/MODEM.
INSTALL PHONE OUTLETS IN TEST ROOMS, AND RECEPTION FOR 2-LINE PHONE SYSTEM.
INSTALL RJ45 DATA OUTLETS AS SHOWN. THEY MUST BE WIRED WITH CATEGORY 6 CABLE.
RJ45 OUTLETS WILL EACH TERMINATE AT THE RJ45 OUTLET IN THE LAB/STORAGE.

NOTE:
PLEASE ORDER ALL POSTERS AND POSTER HOLDERS FROM THE COMPANY STORE. THE FURNITURE VENDOR WILL INSTALL THE POSTER HOLDERS FOR YOU AT NO ADDITIONAL CHARGE PROVIDED YOU HAVE THEM ONSITE WHEN THE FURNITURE IS INSTALLED.

REVISIONS	
#	Date

PLANNER SHAWN MANNING 763-268-4442 DEPT. SQ. FT. ... DRAWING DATE 7-14-25	APPROVED AS NOTED: I HAVE EXAMINED THE DRAWINGS THOROUGHLY AND APPROVE OF ALL LOCATIONS, DIMENSIONS, SPECIFICATIONS, AND NOTES ON PLAN. SIGNATURE: _____ DATE: _____ TELEPHONE # DESIGN DRAWING NOT TO BE USED FOR CONSTRUCTION	STORE, STORE #, & ADDR. MIRACLE-EAR Fox Point Shops 6850 N. Santa Monica Blvd Fox Point, WI 53217
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GENERAL INFORMATION SHEET: <div style="font-size: 2em; font-weight: bold; text-align: center;">G1</div>
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VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1.061692

Jul 28, 2025

6850 N SANTA MONICA BLVD

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

Total:	300.00
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CHECK	Check No: 10556	300.00
-------	-----------------	--------

Payor: MIRACLE EAR/CHICAGO HEARING LLC

Total Applied:	300.00
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Change Tendered:	.00
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07/28/2025 1:09 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

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Chris Freedy, Interim Village Manager 

Date: July 28, 2025

Re: Land Combination – 7950 North Santa Monica Boulevard

In December 2023, the Town Club submitted an application to combine parcels on property owned by it along Santa Monica Boulevard south of Bradley Road. The application proposed combining the two parcels at 7950 North Santa Monica Boulevard (Tax Key Numbers 0929991000 and 0929980000) into one parcel.

After approving the land combination based on information submitted by the Applicant and its surveyor, the appropriate parties signed the CSM and the Town Club submitted it to Milwaukee County for recording earlier this summer. Fox Point staff received a call from staff within the Register of Deeds at Milwaukee County who informed us that the CSM was incorrect; namely, they noted that the CSM from December 2023 including property which had been deeded to Fox Point in the early 1950's (the 60-foot strip along Santa Monica).

Staff consulted with Attorney Larson and learned that (a) the Applicant is required to submit the necessary information to the Village Board for a proper determination of the land combination request and (b) because the request in December 2023 did not include the required information, the Town Club would need to resubmit a revised CSM documenting the proper boundaries of the parcels they wish to combine.

That CSM is attached hereto. It is my understanding that the surveyor for the Town Club has done a more exhaustive search of the deeds in the record (most title searches only go back 60 years) and has updated the CSM to reflect the metes and bounds of the combined parcel.

Based upon correspondence from the Village Attorney, it is my understanding that the application requires a filing fee (\$300) and the appropriate CSM but does not require an appraisal, as it is a land combination, nor notice to property owners within 500 feet of the proposed land combination. As the filing fee has been paid and the CSM has been submitted depicting the land combination, it appears that the requirements for the land combination have been met and, therefore, is referred to the Plan Commission for action on the matter.

Abby Schroeder
General Manager
The Town Club
7950 N. Santa Monica Blvd.
Milwaukee, WI 53217

July 22, 2025

Scott Brandmeier
Director of Public Works
Village of Fox Point
7200 North Santa Monica Blvd.
Fox Point, WI 53217

RE: New CSM to correct CSM limits as it relates to existing right of way

Dear Mr. Brandmeier,

Chaput Land Surveys is submitting this new C.S.M. to correct C.S.M. No. 9667 limits as it relates to the existing right of way of N. Santa Monica Boulevard.

Let us know if there are any other questions or concerns.

Respectfully,

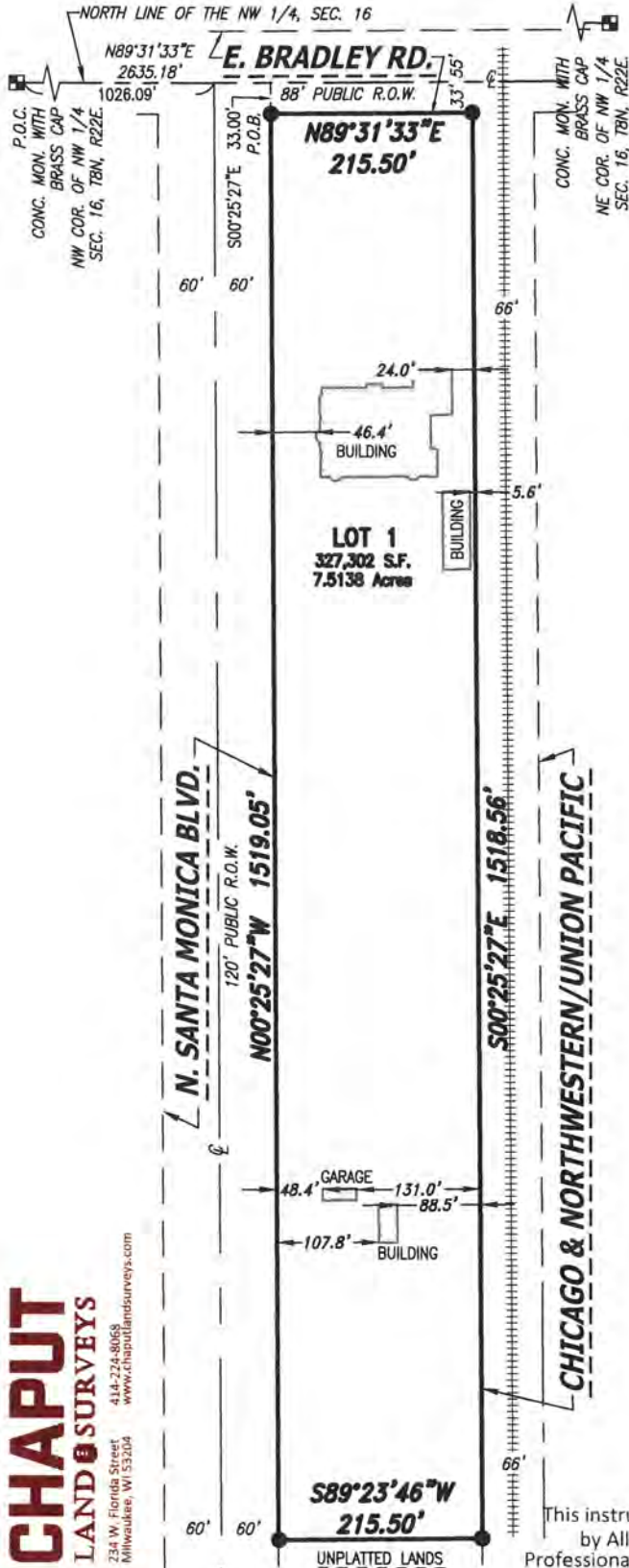


Al Schneider, PLS

CC: Abby Schroeder
The Town Club

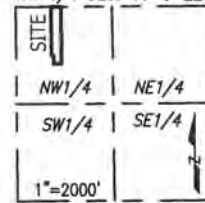
CERTIFIED SURVEY MAP NO. _____

A revision of Lot 1 of Certified Survey Map No. 9667 all in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



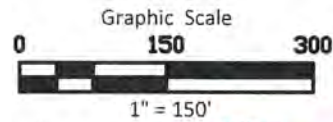
Owner : The Town Club
7950 N. Santa Monica Blvd.
Fox Point, WI 53217

VICINITY MAP



● Indicates found 1" iron pipe.

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-zone (NAD83/2011) in which the North line of the NW 1/4, Sec. 16 bears N89°31'33"E.



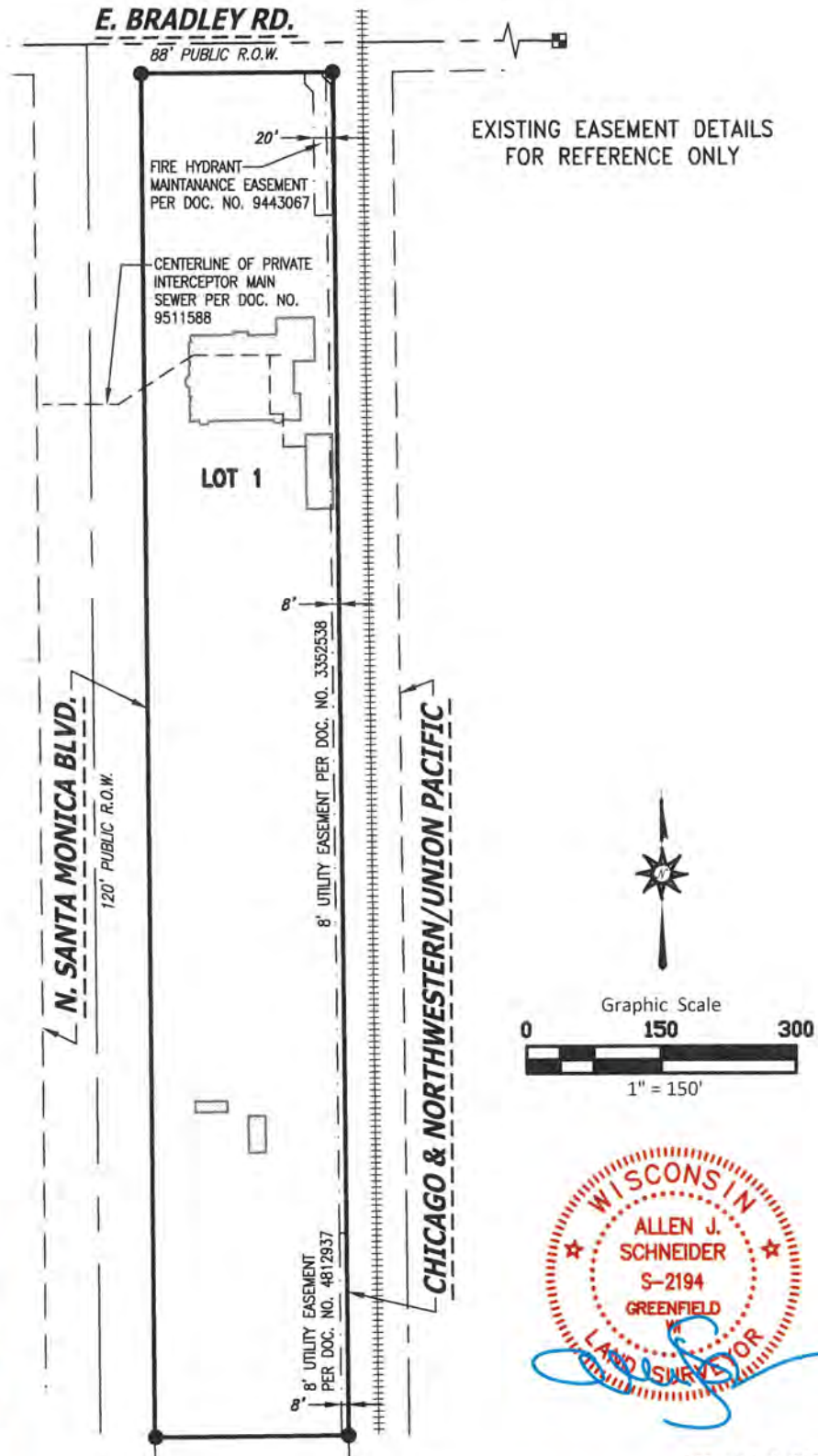
This instrument was drafted
by Allen J. Schneider
Professional Land Surveyor S-2194

Date: July 9, 2025
Survey No. 5247-lpm
Sheet 1 of 4 Sheets

CHAPUT
LAND SURVEYS
734 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 9667 all in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



CHAPUT
LAND SURVEYS
414-224-8068
www.chaputlandsurveys.com
234 W. Florida Street
Milwaukee, WI 53204

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: July 9, 2025
Survey No. 5247-lpm
Sheet 2 of 4 Sheets



CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 9667 all in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

The Town Club, a Wisconsin Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of the Village of Fox Point Code of Ordinances.

In consideration of the approval of the map by the Village Council of the Village of Fox Point and in accordance with the Village of Fox Point Code, the undersigned agrees:

In Witness Where of, The Town Club, a Wisconsin Corporation, has caused these presents to be signed by _____, its _____ this _____ day of _____, 20____

In the presence of:

STATE OF _____ }
 :SS
 COUNTY }

Personally came before me this _____ day of _____, 20____, the above named _____, to me known as the person who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My commission expires: _____
My commission is permanent.

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Fox Point on the _____ day of _____, 20____

CHRISTINE SYMCHYCH, PRESIDENT

SARA BRUCKMAN, CLERK TREASURER



This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: July 9, 2025
Survey No. 5247-lpm
Sheet 4 of 4 Sheets