

# NOTICE OF MEETING

## VILLAGE OF FOX POINT PLAN COMMISSION

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

**Monday**  
December 1, 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 Interim Village Manager at [manager@villageoffoxpoint.com](mailto:manager@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 September 2, 2025 Plan Commission meeting.** [Page 1-2]
3. **Consideration of Conditional Use Permit Application for Acquisitions LLC** [Page 3-6]

The Plan Commission will consider the conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

4. **Consideration of Conditional Use Permit Application for WCL Construction** [Page 7-12]

The Plan Commission will consider the conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

5. **Consideration of F Institutional District Use Application for Destin's Childcare and Learning Academy LLC** [Page 13-16]

The Plan Commission will consider the F Institutional District use application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

6. **Consideration of Port Washington Overlay (PWO) Zoning District Application of John Degroote, for a Brewery/Taproom Concept** [Page 17-57]

The Plan Commission will consider the referral of a PWO application by John Degroote, to establish a brewery/taproom, on the property located at 8000 N Port Washington Rd., as required per Village Code Section 745-22.5.

7. **Adjourn.**

# NOTICE OF MEETING

**NEXT PLAN COMMISSION MEETING:**

**Monday, January 5, 2026**

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 2, 2025**

A meeting of the Fox Point Plan Commission was held on Tuesday, September 2, 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 - absent  
                              Jake Wilson, Commissioner

Staff present included Interim Village Manager/Police Chief Chris Freedy, Village Deputy Clerk Teri Repins, and Village Attorney Eric Larson (via Zoom)

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 4, 2025 Plan Commission Meeting**

*Motion by President Symchych, seconded by Commissioner Miller, and carried unanimously with a roll call vote 5-0, the Commission approved the minutes of the August 4, 2025 Plan Commission meeting.*

**1. Consideration of Conditional Use Permit Application for Baja Tan, 8783 N Port Washington Rd.**

*Motion by Commissioner Miller, seconded by Commissioner Langhoff, and carried unanimously by roll call vote 5-0, the Commission recommends approval of the Conditional Use Permit Application for Baja Tan, 8783 N Port Washington Rd.*

**2. Consideration of Conditional Use Permit Application for Billy Goat Roofing, 8035 N Port Washington Rd.**

*Motion by President Symchych, seconded by Commissioner Durant, and carried unanimously by roll call vote 5-0, the Commission recommends approval of the Conditional Use Permit Application for Billy Goat Roofing, 8035 N Port Washington Rd., including the recommendations of staff adjusted to change the language of paragraph #2 to overnight outdoor vehicle parking limited to automobile and pickup trucks, no semi-truck or trailer storage is allowed outdoors; paragraph #3 and #4 adjusting the title of Village Engineer to Director of Public Works; and adding in a 9<sup>th</sup> point of prior to commencing operations the applicant must submit and receive approval for the conditions in paragraphs #3 and #4.*

**Adjourn**

*On motion of President Symchych, seconded by Commissioner Durant, and carried unanimously by roll call vote 5-0, the Plan Commission*

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
September 2, 2025**

*meeting adjourned at 6:12 p.m.*

Respectfully,

Teri Repins  
Deputy Clerk

Published and Posted: December 2, 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:** Mitch Reynolds, Interim Village Manager  
**Date:** December 1, 2025  
**Re:** Acquisitions LLC - CUP

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### Overview

Barbara Gallagher has applied for conditional use approval under Section 745-18D(1)(i) would allow a retail consignment shop, Acquisitions LLC, to operate at 8643 N Port Washington Road in the D Business District. The tenant space is located in the Riverpoint Shopping Center.

### Background

Acquisitions LLC is an existing retail store located at 8003 N Port Washington Road. The applicant intends to relocate the business to the Riverpoint Shopping Center.

### Request

Section 745-18D(1)(i) of the Fox Point Municipal Code identifies retail and service stores as Conditional Use. The applicant has indicated no exterior modifications to the site. Hours of operation are planned for Tuesday through Friday, 10 AM – 4 PM, and Saturdays from 10 AM – 2 PM. The applicant has indicated no intention to offer outdoor display of merchandise.

Staff have determined sufficient parking within the Riverpoint Shopping Center to accommodate the single employee and any patrons to the establishment.

### Recommendation

Staff recommends that the Plan Commission recommend that the Village Board approve the conditional use request following a mandatory public hearing, subject to the following conditions:

- Establishing hours of operation
- Establishing whether outdoor display of merchandise is intended for operations, and if so, making a recommendation to the Village Board on its necessity, per Section 745-18(F)(1)(c)
- Obtaining other required licenses, permits, and approvals. This includes but is not limited to building permits, permits completed to the satisfaction of the Director of Public Works, and/or Milwaukee County and State of Wisconsin approvals.

**Section 4**

Applicant's specific interest in site <b>F FINE FURNITURE AND DECOR</b>		
Describe in detail the business activity that will take place on site including products & services <b>CONSIGNORS deliver furniture to the store. AND decor</b>  <b>Store sells consignor's items. Items are new and used. Store is set up like a furniture store with/in vignettes to display high end items. Items come from community, decorators, AND design stores.</b>		
Describe all <b>owned</b> fixtures, furniture, and equipment to be used on site  <b>NA</b>		
Describe all <b>leased</b> fixtures, furniture, and equipment to be used on site  <b>NA</b>		
Describe any alterations planned for the site <b>and</b> estimated cost of renovation  <b>NA</b>		
Person responsible for obtaining building permit (if required)		
Square footage of site <b>3154</b>	# of employees <b>1</b>	# of parking spaces to be used <b>3 to 5</b>
Days & hours of operation <b>Tues. - Fri. 10-4 SAT 10-2 CLOSED SUN/MON</b>	Proposed date of occupancy <b>MID JAN. 2026</b>	

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)**

<u><i>Barbara Gallagher</i></u> Business Owner Signature	<u>BARBARA GALLAGHER</u> Printed Name	<u>NOVEMBER 3 2025</u> Date
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# Midland Management, LLC

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

November 3, 2025

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 provide evidence of our intention to lease store space at the Riverpoint Village Shopping Center, Fox Point, Wisconsin, to Acquisitions Fine Furniture Consignment, and to provide our approval of the anticipated existence of the store at the Center.

Acquisitions Fine Furniture Consignment will occupy the space previously occupied by Flips 4 All at 8643 N Port Washington Road.

If there should be any questions pertaining to this matter or if any additional information should be needed about the leasing of this space to The Fresh Market, please don't hesitate to contact me at 414-928-3974 or [ssanders@midlandmgtllc.com](mailto:ssanders@midlandmgtllc.com).

Thank you.

Sincerely,



Sheila S. Sanders  
Asset Manager  
Midland Management, LLC  
Managing Agent for 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 3 day of November, 2025

Shelley Sanders, Agent for owner  
Signature of Property Owner

North Shore Centers Partners  
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

555 W Brown Deer Rd #220  
Milwaukee WI 53217

Tax Key No. of Property:

053-8989-001

Address of Property:

8643 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

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:** Mitch Reynolds, Interim Village Manager  
**Date:** December 1, 2025  
**Re:** WCL Construction - CUP

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### Overview

WCL Construction has applied for conditional use approval to establish a trade office and indoor storage sub-tenant space at 8035 N Port Washington Road (currently occupied by Billy Goat Roofing). The application under Section 745-18 would allow for contractor administrative offices, and construction material storage, within the D Business District.

### Background

Billy Goat Roofing received CUP approval on the subject site in October of 2025. During Plan Commission investigation, Billy Goat stated an intent to sub-lease a portion of the space. Any new use would require CUP approval, as well as to satisfy the requirements of the approved Conditional Use Order. The D Business District, Section 745-18, allows for both permitted and conditional uses within the boundaries of the district.

### Request

The applicant is proposing the following:

- Hours of operation Monday – Friday, from 8:30 AM – 5 PM
- Storage and Warehouse Use: construction materials including lumber, sheetrock, and other materials
- Office Space: 300 sqft of office space is proposed. No retail activity is included in application materials.

Under Section 745-18(C)(4), offices of licensed trade professionals are a permitted use by right in the D Business District. **WCL Construction must provide a professional Wisconsin trade license in order to allow the office component compliant as a permitted use.**

However, the accessory functions of indoor storage of materials extend beyond the scope of a “professional office” and require conditional use approval under the following:

- §745-18(D)(1)(o): Substantially similar uses – for contractor-related storage and operations not explicitly listed.

Outdoor storage is prohibited unless expressly permitted by the Plan Commission and Village Board under §745-18(F)(6), (F)(9). The applicant has not indicated outdoor storage or equipment.

### **Plan Commission Review**

Staff recommends that the Plan Commission discuss the following with the applicant:

#### Confirmation of Storage

- Applicant has stated that all material storage will be indoors.
  - Material delivery details include shipments from Amazon, Menards, and Home Depot.

#### Parking Requirements

The applicant has not supplied a parking plan. Per Section 745-18(F)(7), this project requires 5 parking stalls per 1,000 sq ft of office space. However, application materials detail 300 sq ft of rented office space and a total of 3 employees.

Previous applications for this site have detailed 15-20 parking stalls. Of which, Billy Goat planned for 12 stalls and received a parking reduction. Given that there appears to be plenty of parking for employees of Billy Goat and WCL Construction, as well as possible visitors, Staff recommends that the Plan Commission accept the proposed 3 stalls for this tenant, **conditioning the approval on submittal of a formal parking plan, subject to review by the DPW Director prior to issuance of the CUP.**

#### Neighborhood Compatibility

- Confirm hours of operation to ensure residential compatibility.
  - Stated hours of operation in the application are Monday – Friday, from 8:30 AM – 5 PM.
- Ensure garbage and recycling containers are screened per code.
- Determine whether work vehicles contain backup alarms

### **Recommendation**

Should the Plan Commission feel comfortable with the proposed use, Staff recommends that the Plan Commission recommend that the Village Board approve the conditional use request (following a mandatory public hearing) subject to the following conditions:

1. An issued State of Wisconsin professional trade license must be submitted to the Village under Section 745-18(C)(4)
2. All tools, materials, and equipment must be stored indoors. No outdoor storage of materials, equipment, or trailers is permitted.
3. Vehicle parking limited to work vehicles. No semi-truck or trailer storage is allowed on site.
4. Applicant must submit and maintain a parking plan identifying stalls for employees, clients, and company vehicles, subject to approved by the DPW Director. Fleet parking may not interfere with required customer/employee parking. Any overflow or future demand must be met on the site.
5. Hours of operation limited to Monday – Friday, from 8:30 AM – 5 PM, including any outdoor vehicle activity. No idling of vehicles overnight.
6. Refuse containers must be fully screened in compliance with §745-18(F)(6).
7. Any additional tenant must be separately reviewed for compliance with §745-18.
8. Any exterior modifications to the site (landscaping, parking lot, lighting, signage) require site plan approval by the Village Board under §745-18(E).



**WCL CONSTRUCTION. INC.**

Ph.: 414.412.7124

Email: wclservicesinc@gmail.com

11/17/2025

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

Subject: Application for Conditional Use of Storage/Warehouse Area

To Whom It May Concern:

We are writing on behalf of WCL Construction Inc., a construction company operating in Milwaukee, WI, to clarify the intended use of approximately 4,000 square feet (with only the use of 30sqft of office space) located at 8035 N. Port Washington Rd. Fox Point, WI 53217.

Our company will be using this area solely for the following purposes:

1. Storage and Warehouse Use:
  - Storing construction materials including lumber, doors, ladders, sheetrock, and all other basic materials to accomplish our off-site remodeling project and ongoing jobs.
  - Organizing and staging these materials for upcoming projects.
  - No retail activity, fabrication, or public access will occur in this space.
2. Office Space:
  - A small office portion containing computers, desks, and standard office equipment.
  - Workstations for administrative tasks such as scheduling, project management, documentation, and communications.

We will not be conducting manufacturing, fabrication, or any other high-impact industrial activities on-site. Operations will be low-traffic and limited to employees accessing stored materials and completing office-related work.

We hope this updated description provides the necessary clarity regarding our intended use of the space. If additional information or documentation is needed, please contact us at 414.412.7124

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erika Patino', written over a horizontal line.

Erika Patino  
President

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 Nov day of 12, 2025.



Signature of Property Owner

Dominic Fazio

Name of Property Owner - PRINTED

Mailing Address of Property Owner:

4825 N Lydell Ave

Tax Key No. of Property:

Address of Property:

8035-N Port Washington

Fox Point, WI 53217

**For Village Use Only:**

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

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

Describe all <b>owned</b> fixtures, furniture, and equipment to be used on site		
<del>XXXX</del> computers and office tables/chairs		
Describe all <b>leased</b> fixtures, furniture, and equipment to be used on site		
n/a		
Describe any alterations planned for the site <b>and</b> estimated cost of renovation		
none		
Person responsible for obtaining building permit (if required)		
Square footage of site	# of employees	# of parking spaces to be used
300 sqft 4000 sqft office space	3	3
Days & hours of operation	Proposed date of occupancy	
M-F. 8:30-5:00pm.	12/01/2025	

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)**



Business Owner Signature

Erika Patino

Printed Name

11/12/2025

Date

## Kevin Ausman

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**From:** Billy Goat <thebillygoatoffice@gmail.com>  
**Sent:** Monday, November 17, 2025 4:22 PM  
**To:** Kevin Ausman; Sue Reynolds; Scott Brandmeier  
**Subject:** Authorization to Submit Conditional Use Application

To Whom It May Concern:

I, Dominic Fazio, am the owner of the property located at 8035 N Port Washington Rd. I am writing to formally grant permission to WCL Construction to prepare and submit a Conditional Use Application on my behalf for the above-referenced property.

This authorization includes completing all required forms, providing necessary documentation, and communicating with the zoning or planning department regarding the application process.

Please accept this letter as official consent for Erika to act as my representative for this application.

If you have any questions or require verification, I can be reached at 262-226-7456.

Thank you for your attention.

Sincerely,  
Dominic



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:** Mitch Reynolds, Interim Village Manager  
**Date:** December 1, 2025  
**Re:** Destin's Childcare and Learning Academy LLC - Daycare

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**Overview**

Shawntel Walton is proposing a daycare center, Destin's Childcare and Learning Academy LLC, in the lower level of Congregation Sinai, 8223 N Port Washington Rd.

**Background**

Congregation Sinai is a house of worship, built in the 1950s, located at 8223 N Port Washington Rd.

In the 1970s, the Children's Activity and Achievement Center, and in the 1990-2000s, the North Shore Children's center, were located on the site providing childcare services, in addition to the primary use as a house of worship.

**Request**

The applicant is proposing a daycare center, operating Monday – Friday, from 8 AM – 5 PM, servicing 40 children. 10 employees are proposed for the daycare. No external modifications to the site are proposed.

Institutional uses are governed by Section 745-20 of the Fox Point Municipal Code. A daycare is not explicitly listed as a permitted institutional use. However, the code provides flexibility through Section 745-20(A)(2)(e) for accessory and community-service provisions. Houses of worship commonly operate early-childhood programs, preschools, and daycares across the country; further evidence exists childcare uses which have operated on the site. A childcare center located in the lower level of the synagogue could reasonably be considered accessory given the historical precedent, that the use is located within the same building, that the mission of a house of worship is to service the needs of the community, and that the service could be provided to both congregation families and members of the public.

The applicant has not submitted a parking plan. Per application materials, 10 parking stalls will be assigned to the daycare employees by the property owner. Per section 745-20(D)(2)(b), the user must supply the following:

- One parking space for employees, including teachers (part- and full-time), administrators (part- and full-time), and support staff (part- and full-time)

- One and one-half parking spaces shall be provided per classroom to allow for visitor parking
- One space shall be provided for every five students 16 years and older

The applicant has not detailed the ages of children to attend the daycare; however, it is unlikely that children aged 16 or older will attend. Given that assumption, the daycare must provide adequate parking stalls for employees, as well as visitor parking. Application materials detail 10 employees, which each require one parking stall each, and 5 classrooms, which equates to 7.5 parking stalls. Given the transient nature of daycare attendees, long-term parking should not be necessary for operations besides employees and visitors; by code 18 stalls. Since no new parking areas are proposed, any stalls allocated by the synagogue would come from the total number of stalls already on site.

The application materials do not detail information on any outdoor activities for children attending the daycare.

### **Process**

§745-20 of the Fox Point Municipal Code regulates use of institutional districts. The Plan Commission will study the presentation from the applicant and make a recommendation to the Village Board, who will hold a public hearing and determination.

The Plan Commission shall study such application and make its report to the Village Board advising the Village Board whether or not the Plan Commission considers that the standards have been met. The standards to be applied are whether the proposed project is;

- Appropriate in the location proposed;
- Compatible with the neighborhood;
- Not detrimental to the property values of surrounding property; and
- In keeping with the residential character and quality of the Village.

### **Recommendation**

Should the Plan Commission have studied the proposal and wish to make a recommendation to the Village Board, Staff recommend the following findings and conditions:

#### **Findings**

The Plan Commission finds that the standards have been met and that the proposed use is:

- Appropriate in the location proposed;
- Compatible with the neighborhood;
- Not detrimental to the property values of surrounding property; and
- In keeping with the residential character and quality of the Village.

#### **Conditions**

Staff recommend the following conditions:

- Establish hours of operation
- Supply a parking plan which satisfies the Municipal Code
- Establish whether any outdoor operations will occur
- Obtaining other required licenses, permits, and approvals. This includes but is not limited to building permits, permits completed to the satisfaction of the Director of Public Works, and/or Milwaukee County and State of Wisconsin approvals.

Shawntel Walton  
Destin' s Childcare and Learning Academy LLC  
Milwaukee, WI  
Email: Shawntelrw@gmail.com  
Phone: 262-444-1860

October 23, 2025

To Whom It May Concern,

I, Shawntel Walton, am writing to formally advise of my intent to lease the space located at 8223 N Port Washington Rd, Fox Point, WI 53217, for the purpose of operating a licensed daycare facility under the name Destin' s Childcare and Learning Academy LLC. The daycare will operate Monday through Friday, from 8:00 AM to 5:00 PM, with the intention of servicing approximately 40 children.

#### Areas Demised

The following areas will be dedicated to the Tenant (Destin' s Childcare and Learning Academy LLC):

- Classrooms 7, 9, 11, 17, and 18
- The Multi-Purpose Room
- One office

(ten staff)

The Art Room, Library, playground, and middle-level bathrooms will be designated as shared spaces to be used by both the Tenant and Congregation Sinai. Detailed space-sharing procedures will be outlined in the lease agreement.

The front entrance (viewed from the parking lot) will serve as the main and sole entrance for the daycare. The daycare will also be allotted up to ten (10) parking spaces in the parking lot.

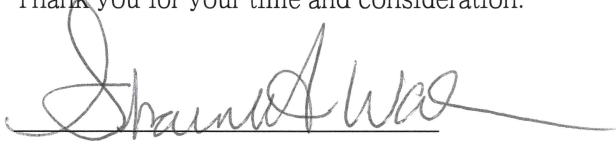
#### Responsibilities

1. The Tenant will provide all necessary security measures in accordance with industry standards for daycare operations. This includes controlled entry and visitor management systems, surveillance monitoring, and strict child release procedures to ensure children are only released to authorized adults.
2. Janitorial cleaning of the dedicated daycare spaces will be the responsibility of the Tenant. Cleaning of shared spaces will remain the responsibility of Congregation Sinai.
3. The Tenant' s owner will be on-site at least 75% of the time to oversee personnel, operations, security, and liability management.
4. The Tenant will be responsible for obtaining and maintaining all required licensing, occupancy permits, teaching staff management, and liability insurance for the operation.
5. Congregation Sinai will consider reasonable and mutually agreed building improvements necessary to ensure that the entrance from the parking lot is suitable for exclusive daycare entry. Sinai will also

bring any building deficiencies up to code to meet local inspection requirements, up to an amount equal to one month's rent.

I look forward to finalizing the lease terms and establishing a successful partnership that benefits both Destin's Childcare and Learning Academy LLC and Congregation Sinai.

Thank you for your time and consideration.

A handwritten signature in cursive script, appearing to read "Shawntel Walton", written in black ink. The signature is fluid and extends to the right with a long horizontal stroke.

Shawntel Walton  
Owner & Director  
Destin's Childcare and Learning Academy LLC



## 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:** Mitch Reynolds, Interim Village Manager  
Scott Brandmeier, DPW Director

**Date:** December 1, 2025

**Re:** Brewery/Taproom Concept – PWO Approval

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### Overview

John Degroote has applied for Port Washington Overlay (PWO) zoning approval at 8000 N Port Washington Road. The application under Section 745-22.5 would allow for an addition and adaptive reuse of the existing principal structure on the site to establish and allow a brewery with taproom operations.

### Background

The former Northpoint Service Center is a vacant property which has been in a state of abandonment and underutilization, subject to code compliance enforcement, and for sale for periods of time in the last twenty years. The [Small Area Planning Study \(PDF\)](#) in 2015 identified feasibility of redevelopment at Port Washington and Bradley Road.

John Degroote, a Fox Point resident and CEO of New Barons Brewing Cooperative, has been operating the Fox Point beer garden partnership with the Village since early 2022.

To assist with the redevelopment of the Port Washington Road commercial corridor, Village Staff drafted the [Port Washington Overlay Zoning District \(PDF\)](#) which was unanimously adopted by the Village Board in January of 2025 as Section 745-22.5. Compared to Conditional Use approval, the Village Board maintains more regulatory authority over a planned development utilizing a zoning overlay.

### Process

[Section 745-22.5 \(PDF\)](#) specifies the approval procedure for a PWO request. Following submission of a complete application, the request initially appeared at the November 11, 2025 Village Board meeting where the application was referred to the Plan Commission.

Once referred, the Plan Commission will study and investigate the feasibility of the project for appropriateness and desirability. The Plan Commission will then make a recommendation back to the Village Board who will hold a mandatory public hearing, including mailers sent to all properties within 500 feet of the subject property, prior to making a determination.

### Request

The applicant is proposing to create a retail space and production facility for a Brewery/Taproom concept. The PWO allows Conditional Uses based off of the underlying zoning district, [Section 745-18 D Business District \(LINK\)](#), such as premises which sell alcoholic beverages, retail and service stores, restaurants, and other similar uses.

While the proposed use of a Brewery/Taproom and related principal structure addition could be considered a Conditional Use under the D Business District, the applicant's proposal for an addition to the principal structure requires flexibility in setbacks which the Village Board may grant within the PWO. The flexible setbacks allow the proposed addition to be situation in a manner which allows for more parking, green space/plantings, and better site circulation than may be possible within the D Business District regulations.

The brewery is a proposed adaptive reuse of the 1,671 sqft existing service station with a principal structure addition expanding to the north and west, adding retail area of 2,188 sqft. Parking for food truck service along the west façade of the new addition is provided for to allow for a rotating menu. Indoor seating and a serving area is proposed in addition to outdoor seating both adjacent to the taproom and in the grassy area near Bradley Road. Removable bollards will be placed along the pervious paved walking area to protect outdoor guests from automobile circulation in the parking areas.

### **Operations**

The proposal specifies two main functions of the business: beer production, and a retail taproom for patrons.

### **Brewery**

Per application documents, the brewery function will employ two individuals who will brew and primarily produce beer when the retail portion of the business is not in operation, identified as Monday-Friday from 9AM – 5PM. The brew space, located within the existing gas station building, will be separate from the retail area which would be located in the proposed addition. Brewery operations such as refuse collection, deliveries, or administrative business work will occur when the taproom is not open.

### **Taproom**

The second main function of the proposal would add a taproom in the newly created space adjacent to the existing gas station service center and would be regularly staffed by 1-2 employees, and an additional as required seasonally or on weekends. Proposed taproom operations are as follows: Tuesdays 5PM – 9PM, Wednesdays and Thursdays 5PM – 10PM, Fridays 3PM – 11PM, Saturdays 11AM – 11PM, and Sundays 11AM – 6PM.

No commercial kitchen is proposed for the space, however, a semi-permanent rotation of food trucks are intended to park along the west façade of the new addition facing Port Washington Road. Submitted taproom concept drawings detail both indoor and outdoor seating for patrons; the indoor addition contains a bar, in addition to two-top and four-top tables. Outdoor seating is proposed adjacent to the structure and within the painted pedestrian walkway, protected by removable bollards. Submitted narrative documents detail the intention for live music.

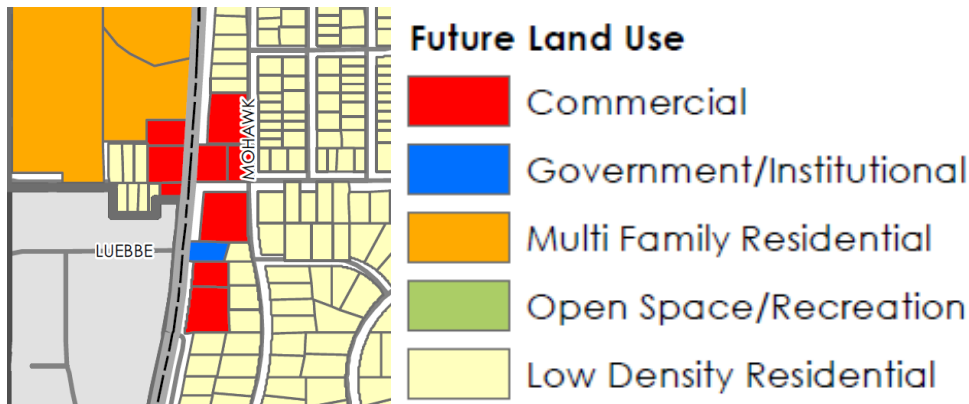
### **Land Use**

Fox Point's Comprehensive Plan (or Land Use Plan) is the guiding document and long-term idealized vision of the Village. State law requires an update to this plan every 10 years; Fox Point most recently updated

its [Comprehensive Plan \(PDF\)](#) in 2021. The Comp Plan requires public input and adoption by the Village Board. The document identifies issues within the community, such as Economic Development, and opportunities to address those issues.

Public input within the Comp Plan process indicated a desire for more socializing opportunities at local shopping centers and retail along Port Washington Road. The Village's commercial areas, specifically along Port Washington Road, were identified as opportunities for retail, new experiences, and places to gather. As a policy document, the Comprehensive Plan adopted a goal to support and facilitate economic development in the Village's commercial areas by encouraging the redevelopment of underutilized parcels in the Village.

The Comprehensive Plan document also details the official land use map of the Village. While amending the land use map is permitted under state law, the brewery/taproom request meets the long-term vision laid out in the Comp Plan. Every parcel in Fox Point is classified in the land use map; the intersection of Port Washington Road and Bradley Road is below (Ex. 1) which identifies the subject property, located at 8000 N Port Washington Road, as commercial.



(Ex. 1 Adopted Land Use Map)

### Applicability of the PWO

The Assistant Village Manager, Chief of Police, and DPW Director have reviewed the application and determined that the project narrative, associated site plans, and project details have been appropriately submitted under 745-22.5(C)(a).

In order to be eligible for PWO rezoning, an applicant must abut Port Washington Road and currently be zoned D Business District, which describes the subject property. The applicant's proposed adaptive reuse and building addition request PWO approval due to the overlay's flexibility in site orientation and setbacks which make the project feasible on the site.

### Intent

The intent of the PWO is to enhance economic vitality, and permits greater flexibility in site orientation and use than the base district may allow.

- Flexibility in land use regulations within the PWO is intended to accommodate a variety of building types and sizes, fostering innovation, entrepreneurship, and economic growth.
- The PWO encourages the revitalization and redevelopment of underutilized or blighted properties along the Port Washington Road corridor. Redevelopment efforts may reuse

existing structures where feasible.

### Zoning Analysis

The proposed project is an adaptive reuse of the existing structure, which has existed since the 1960s, by building an addition to the gas/service station on the site. While the proposed use of a Brewery/Taproom could be approved through the Conditional Use approval process under the D Business District, the applicant's proposal for an addition to the principal structure requires flexibility in setbacks which are allowed within the PWO at the discretion of the Village Board. Orienting the addition to the north of the property utilizes area of the site more effectively, given the adjacent WE Energies substation, and allowing more area for parking, outdoor seating, and landscape plantings.

- Use: The PWO allows Conditional Uses which are stated within the underlying zoning district, such as the following; premises which sell alcoholic beverages, retail and service stores, restaurants, and other similar uses.
- Build-to Line & Landmark Orientation: Under the PWO, no more than 50% of the front façade for a new principal structure may be set back more than 10ft from Port Washington Road. A landmark building located at a street intersection may not be set back more than 5ft from the property line.
  - The proposal utilizes the existing principal structure which is set back towards the rear of the property and that overhead electrical lines, their associated easement, and WE Energies guidance prevent such construction along Port Washington Road, the Plan Commission may allow deviation from this requirement under 745-22.5(D)(1)(b) and the Village Board further may allow deviation under 745-22.5(B)(2).
- Landmark Buildings: Structures located at an intersection require incorporation of unique features which emphasize the importance of such a location.
  - The inclusion of unique patterning and façade treatment, murals, and large panel windows, by the applicant meet this requirement.
- Rear and Side setbacks: Compared to the base zoning district, the PWO allows a reduction to 5ft rear and side yard setbacks when not abutting residential districts for new principal structures.
  - The reduction in side and rear yard setbacks from 20ft within the base district makes this project feasible for the proposed addition. The Village Board may allow deviation under 745-22.5(B)(2) from the base zoning district to allow the proposed setbacks.
  - The property does not abut residential zoning districts. Orienting the principal structure addition as proposed allows more parking, site circulation, and green space/plantings.
- Height: Structures must be constructed with a minimum of two stories within the PWO.
  - The subject proposal is an existing principal structure and not new construction.
- Parking: Parking minimums default to the requirements of the D Business District but may be reduced by the Plan Commission with sufficient justification. Per 745-18(7)(a), the applicant must provide 5 stalls per 1000 sqft of gross building area, exclusive of storage area.
  - The applicant is proposing 22 parking stalls on the site. However, three of the proposed stalls lie within the proposed painted pedestrian walkway which would be protected by removable bollards and unavailable at certain times of the year. When the pedestrian walkway is in use, the property would allow 19 stalls.
  - The proposed principal structure, when complete, is submitted at 3,859 sqft. The applicant describes 1,880 sqft of that area as storage.

- If the entire structure (3,859 sqft) is included for calculation, the parking minimum calculation is 19.29 parking stalls.
- If the 1,880 sqft storage area is removed, per code, the parking minimum calculation becomes 9.89 parking stalls.
- In addition to the required parking stalls, adequate driveways or space required for movement of automobiles within the parking area shall be provided.
- A lesser or greater number of parking stalls may be recommended by the Plan Commission on taking into consideration the location of the parking area, the type and use of building which the parking area is to serve, and other parking areas available in close proximity to the area being considered. Such greater or lesser recommendation on parking requirements will be effective only on approval by the Village Board.
- Refuse: Garbage and recycling collection will be serviced by a third party; not Village services. Refuse containers will be screened behind the building and wheeled around to the front façade for collection.

### **DPW Comments**

The Director of Public Works has reviewed the application and has indicated the following:

- The applicant will be disturbing more than 4,000 square feet in the process of the redevelopment and will have to address pre- and post-development flows, erosion control, and possibly fill, as part of the permitting process. Further details on the location of sewer and water facilities will be required.
- Application materials show that the rendered debris from the mash tun will be disposed of in the dumpster. Are there odors associated with this disposal?
- Full topographical and drainage patterns will be required.
- Parking and Circulation:
  - The stalls immediately adjacent to the removable bollards may not offer enough room for a visitor to back out of the stall and leave the site without hitting one of the bollards.
  - Width of the driving area between the stalls must be identified.
  - The applicant should detail steps being taken to ensure that visitors shall not use off-site parking (i.e. parking on Mohawk or Bradley), nor any parking in the adjacent lot
  - Truck facilities must be adequately served. DPW recommends that all deliveries be required to use Port Washington Road given the narrowness of Bradley Road.
- DPW requests that a third-party engineer reviews the application materials (if approved by the Village Board) related to storm and sanitary runoff and discharges. Additional details on sanitary discharges and whether any sort of pretreatment is needed for the wastewater being produced, and whether any special discharge permits are needed for a taproom. DNR and MMSD permits may be required for discharges.
- Calculations should be provided noting that the pipe sizes have been sized appropriately for the discharges expected from the site. The application identifies discharges from the brewery process but not from anticipated restroom or other use.
- A general concept lighting plan is provided but the information identified in Chapter 670 must be addressed if approved by the Village Board.

### **Consideration for Plan Commission**

Staff recommends that the Plan Commission discuss the following with the applicant:

### **Operations**

- Hours: Retail operations include an outdoor component. The Plan Commission may wish to discuss the appropriateness of proposed hours of operation for outdoor seating and outdoor dining.
  - Adjacent structures to the north and east are vacant which indicates that noise will likely not affect direct adjacency.
- Noise: Submitted narrative documents indicate live music. However, the location, direction, and amplification of music is not discussed. The Plan Commission may wish to discuss music, whether live or recorded, will be played outdoors, whether it will be amplified, and the location on the site for such music.
  - The applicant is additionally proposing vegetation plantings to screen and beautify the development which should further lessen the impact of the proposed use. The nearest residential property is roughly 170ft away (to the nearest property line).
- Deliveries: The Plan Commission may wish to discuss the applicant's plans for deliveries of materials and goods to/from the site, what type of trucks will be making deliveries, whether delivery trucks can appropriately circulate, and determine appropriateness of including ingress and egress from both Port Washington and Bradley Roads.

### **Parking**

- Minimum Stalls: The Plan Commission may wish to discuss with the applicant whether enough off-street parking on the site is available for employees, patrons, and a food truck.
  - Submitted parking estimates supply a greater amount of parking (22 stalls) than the municipal code requires (see calculations above within Zoning Analysis).
    - The operational plan would utilize between 1-4 of proposed total parking stalls for employee and food truck parking at any given time.
    - 3 of the 22 stalls lie within the pedestrian walkway protected by removable bollards, rendering them unusable during certain times of the year.
    - Based on these operational proposals, of a 22 possible number of parking stalls, 7 stalls may be utilized, leaving a total of 15 stalls for patron parking.
- The Plan Commission may wish to discuss with the applicant whether the inclusion of bollards for a dedicated pedestrian walkway allow for appropriate site circulation.
- The Plan Commission may wish to discuss with the applicant whether inclusion of bicycle parking may be included to alleviate automobile parking during certain times of the year
  - Inclusion of bicycle parking may encourage bicycle/pedestrian attendance; a goal of the Comprehensive Plan.

### **Site and Area**

- Build-to Line: The Plan Commission may wish to discuss whether the structural limitations (overhead electrical wires and easement) on the site justify deviation from 745-22.5(D)(1)(b) to allow the new addition to be located 34ft back from the street yard property line.

### **Recommendations and Action**

Should the Plan Commission address any issue that may be raised during discussion, Staff recommends that the Plan Commission make the following findings, conditions, and recommendations, in addition to any condition raised during discussion:

**Findings** (per Section 745-22.5(E)(2))

- That the proposed development will be adequately served by off-street parking and truck service facilities.
- That the locations for entrances and exits have been designed to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets.
- That the architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with the surrounding neighborhood.

**Conditions**

- Establishing hours of operation. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
- Establishing hours of operation for outdoor dining/seating separate from indoor operations.
- Establishing hours, location, amplification, and direction of any music.
- Establishing whether a greater or lesser amount of parking is required on the site, and justification for that determination.
- Establishing whether bicycle parking is appropriate on the site. Such plans will be submitted to the Director of Public Works.
- Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin approvals, right-of-way agreements, and recording the final PWO Development Agreement with the Village Board.

**Recommendations to Village Board**

- That the Village Board approve the PWO project subject to conditions.
- That the Village Board find the project meets the intent of Section 745-22.5 and the adopted Comprehensive Plan.
- That the Village Board accept the Plan Commission's determination that structural conditions exist on the site which support deviation of the Built-to Line requirement under Section 745-22.5(D)(1)(b).

October 22, 2025

John Degroote  
6439 N Santa Monica Blvd.  
Fox Point, WI 53217

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

RE: Petition to rezone 8000 N. Port Washington Rd. Fox Point, WI 53217 in accordance with Village Code Section 745-22.5, the Port Washington Overlay District & request for Plan Commission Approval

Dear Fox Point Village Board:

I am pleased to present you with this development plan for the parcel located at 8000 N. Port Washington Rd. The proposal is to create a retail space and production facility for a Brewery/Taproom concept. The project will improve upon existing infrastructure as well as introduce new construction on a prominent street corner in the village.

Enclosed are renderings and details of this Taproom concept for your consideration. Per Ch 175-22.5 this proposal includes the materials needed to consider rezoning of the property. Please refer to the Village Plan Commission for review and let me know if you have any questions.

Sincerely,

John Degroote

November 4, 2025

# BREWERY & TAPROOM PROPOSAL

8000 N. Port Washington Rd. Fox Point, WI 53217

Prepared  
for:

**Village of Fox Point  
Plan Commission**

7200 N Santa Monica Blvd.  
Fox Point, WI 53217

Prepared by: **John Degroote  
Brian Wolff**

[Johnd@newbaronsbrewing.com](mailto:Johnd@newbaronsbrewing.com)  
314-705-0016

[briarch@icloud.com](mailto:briarch@icloud.com)  
414-839-3040

6439 N Santa Monica Blvd.  
Fox Point, WI 53217



**Brewery and Taproom Proposal**  
**8000 N Port Washington Road**  
**Fox Point, WI 53217**

**Executive Summary**

Attached and enclosed is a comprehensive look at a proposed Brewery and Taproom concept for the village of Fox Point, located at the corner on North Port Washington Road and West Bradley Road.

Fox Point serves as a prime spot for this concept. According to the Brewer's Association Trade Group, Craft Beer has a core demographic of Millennials reaching middle age, living in the suburbs and starting families. Local school enrollment data suggest that Fox Point fits this profile and will continue to do so in the years to come. Additionally, hard data from the summer beer garden series located in the village shows that residents have a real interest in such products and services. Finally, Fox Point currently has limited to no options to fulfill this consumer need, implying that a project/development that meets this need could be successful.

The proposed brewery will occupy existing infrastructure on the parcel, a former gas/service station of approximately 1,671 square feet. The proposed taproom will be new construction that will be built adjacent and around the north and west corners of the brewery, creating a retail space of approximately 2,188 square feet. From there, various pervious/impervious outdoor spaces, parking and landscaping will be constructed to compliment the facilities. Those details are the focus of this proposal.

Proposing this project is Fox Point resident and entrepreneur, John Degroote, who fits the demographic described earlier in this summary and is passionate about bringing this concept to the neighborhood. John has a decade of experience managing and operating a brewery and has witnessed firsthand the community of residents eager for this type of business through the beer gardens he currently operates in the village. The intent of this project is to build something fun and unique for this community.

**Operations Plan**

The business will function in two main capacities. The first use of the premises will be to produce beer, or fermented malt beverages. This function of the business is not consumer facing and is planned to be conducted almost entirely when the adjacent consumer facing retail space (taproom) is closed. 2 employees are planned to be on site during these hours, including the site owner/operator. Roughly, hours will be 9 AM – 5 PM Monday thru Friday

for these employees to produce beer. During these hours, the site will also take delivery of raw materials, collection of garbage and to receive shipping trucks for finished goods. Most other office and/or administrative work will be conducted during these hours as well. Site visits from professionals, contractors or solicitors seeking to do business with the establishment may occur during these times.

The second main function of the business will be consumer facing and to provide a taproom experience in the proposed retail spaces of this document. The taproom hours and accompanying staffing are presented below. Employees are reasonably expected to arrive 30-45 minutes ahead of opening and to stay 30-45 minutes after closing for preparation, set-up, clean-up and closing duties.

<b>Taproom Hours</b>	<b>Day</b>	<b>Hours Open</b>	<b># of people staffed</b>	<b>Hours (w/ opening and closing)</b>
5:00- 9:00 PM	Tuesday	4	1	5.25
5:00- 10:00 PM	Wednesday	5	1	6.25
5:00- 10:00 PM	Thursday	5	1	6.25
3:00 - 11:00 PM	Friday	8	2	9.25
11:00 - 11:00	Saturday	12	2	13.25
11:00 - 6:00 PM	Sunday	7	2	8.25

In the summer months, one additional employee may be added on the weekends (Friday, Saturday Sunday) to handle larger crowds and for the outdoor arrangements welcoming customers. They may be cut from work early at the discretion of staffing.

Beer will be the main product served at this establishment, but the taproom will also be offering a full-service bar with wine and cocktails. The space has plans to be available for private rentals and special events as well.

No food services will be offered directly by the business. However, arrangements with food trucks and/or local establishments are planned to have a semi-permanent presence at the premises to ensure food is available for patrons.

In the summer months, outdoor crowds and attractions are expected. Live music, pop-up vendors and food trucks will be frequent. All outdoor attractions are planned to end no later than 11 PM.

## Assumptions and Description of Materials

Per Section 745-22.5 PWO Port Washington Overlay District Subsection C of the village code, enclosed are the following materials to be considered by the Village Plan Commission and Board along with a summary and assumptions for each.

*C001- Existing Pervious/Impervious:* Current site condition showing present topography and current pervious and impervious areas

*C002- Proposed Pervious/Impervious:* Proposed site condition showing changes to pervious and impervious areas with proposed flow of storm drainage. All flow is to be directed either to the south of the site or to the west, preventing pooling in any one area. One exception is flow to the rear of the buildings on the northeast corner, which will be directed north and east.

*C003- Easements:* Proposed site condition with updated setbacks from PWO overlay re-zone and from the overhead power line existing on the lot and confirmed by WE energies. Not shown are vertical elevations of power lines, which are currently about 20'. Screen shot from WE energies is below to confirm setbacks

Gerena-Gonzalez, Haydee <Haydee.Gerena-Gonzalez@we-energies.com>

Mon, Oct 6, 8:15 AM



to me ▾

John

My apologies for the delay, I wanted the designer to give you the exact information for the clearance and he requested a couple of days to provide the information

Here is what he provided to me below:

In general, the customer needs to maintain 10' from our overhead lines while working as they are energized. That's OSHA ruling. Otherwise, our horizontal clearances from primary wires are 7.5' of separation from buildings, walls, windows, balconies. Our secondary wires can be reduced to 5' of separation for those same items. They still have to maintain the 10' OSHA clearance though, since we are built up first here, unless we can de-energize the lines while they build (can be a large challenge sometimes). Vertical clearances get a little more specific depending on what we are working over or under but in general primary wires need to be at least 13.5' above roads without truck traffic and 18.5' above roads without truck traffic. Secondary needs to be 11' above roads without truck traffic and 16' above roads with truck traffic. Secondary typically drives these vertical clearance rules since the wires are lower on the pole.

If you have any questions, feel free to let me know

Thanks

**HAYDEE GONZALEZ**  
**SALES REPRESENTATIVE**  
**WE-ENERGIES**  
**NORTH SERVICE CENTER**  
**OFFICE: 414-540-5313**  
**MOBILE: 414-852-2109**

*P001 - Site Plumbing:* Reference the attached "Sanitary Plan Production Load" document regarding the brewing production assumptions (influencing the pink line). Sanitary and water service are also shown with pipe dimensions and description of connections to mainlines.

*E001- Site Photometric:* Shows the proposed 8 light structures with Luminaire Schedule. The 5 single pole electric switch (S1) light configurations are mounted 12 feet above ground which will straddle the patio pavers that traverse the site from the southwest to the northeast. This provides lighting for customers on our patio in the evening hours. The 3 pole lights situated in the parking lot mounted 12 feet above ground are high output lights for customers to navigate the parking lot in the evening hours. Grid of footcandles superimposed in red show that outside property lines the proposed lighting doesn't exceed 0.2 foot candles per village code Article IX sec 670-55.

*G301- Site Utilization:* Proposed site condition showing square footage of facilities & outdoor arrangements - including grass/turf, parking lot and pervious outdoor patio/terrace areas. None of the outdoor areas are planned to be screened in. Some natural shading provided by the landscaping and/or with umbrellas will be implemented.

*A100 - Landscape Plan:* Our outdoor areas will include native and noninvasive species. Aspen, Arborvitae and flower beds are called out in the drawing

*A101 - Architectural Site Plan:* Assumptions for parking are laid out. With 5 stalls required by the village per 1000 square feet of indoor retail space exclusive of storage areas, our plan has a stall requirement of 10 stalls. While the total building is 3,859 square feet, production areas and storage account for 1,880 square feet of that, leaving 2,070 square feet leftover for assembly. Our proposal will always have 19 stalls available, with the option to create 3 more stalls for a total of 22 in the winter when the patio isn't in use. During operation, we will need 2 of those stalls for Staff. Food trucks on site could also take 1-2 stalls at any given time. The 12 removable bollards planned for our patio are also called out in this rendering. These bollards slide into place on a concrete mount, are constructed with steel and can be padlocked into place. They are ~3 feet in height and made with thick gauge steel with an option to fill with concrete.

*A102 - Asphalt/Paver art Examples:* A101 shows the proposed area(s) and pavers available for painting. Local artist(s) to be commissioned for the project. This may grow over time, phasing in and changing. Areas/pavers not painted could be available for kids to draw chalk on.

*A103 - Additional Parking:* Showcasing the addition of 3 extra spots if/when bollards are removed at the discretion of the business.

*A104 - Site circulation:* Proposed site condition highlighting access considerations. Food truck parking in the northwest corner of the site shows the suggested route food truck should take to back up into the designating landing area. Trash collection is also considered. Waste management, which services the Fox Point area, will have 2-yard commercial dumpster(s) on site with casters. Staff will be able to wheel these dumpsters from the service area on the northeast side of the lot, to the edge of the parking lot either just to the south of the existing infrastructure or to the west of the proposed taproom by the food truck landing. These routes are highlighted in the drawing. Finally, the driveways/entrances to the parking lot on both N Port Washington Road and Bradley Road are called out. Both are set at 24 feet across. Per the Milwaukee County Department of Transportation (MCDOT) the access from Port Washington must not exceed 24 feet unless by special written permission. The table below from MCDOT illustrates the driveway terms.

Driveway Dimensions			Single Family Residential - Field Entrance		Multi-Family Residential- Commercial - Industrial	
			Urban	Rural	Urban	Rural
Width	(W)	Min.	12'	12'	12'	18'
		Max.	24'	24'	35 *	35 *

\* Driveway widths greater than 24 feet will be permitted only by special written permission of the Director of Transportation.

MCDOT had no other comments on the site when showed the proposed site layout, with nothing pertaining to the easements or otherwise. As one last note, the removable bollards and removable patio furniture make vehicle pass through of the site possible in special circumstances, should the scenario or need arise.

*A201 - Floor Plan:* Shows both the inside floor plan for the taproom and the production brewing area. The taproom shows the seating arrangements for the taproom, which has 11 bar seats and 54 table seats. The 2 bathrooms (one men’s, one women’s) have 2 stalls each. The walk-in cooler can be accessed from both the bar and the production area for ease of access for the staff. The vestibule entering the taproom will serve as a wind block for climate control, with two doors separating inside from out. The vestibule and part of the taproom will have line of sight to the production area via windowpanes for aesthetic value but cannot be accessed by customers. All exits and access points to the taproom are shown.

The production area, meanwhile, highlights where the main stainless-steel tanks will reside. Adequate clearance of tanks that produce heat (located near the center of the production floor, labeled BK, HLT and MT) from the walls was considered. 6 fermentation vessels housing 10BBL each of beer will be under low pressure environments (less than 15psi) and range between 33- and 85-degrees Fahrenheit. A 6-inch-wide floor drain that will service those fermenters is shown as well. The boiler room on the eastern corner is projected to house a 10 HP low pressure steam boiler generating less than 400K BTU/hr. The bathroom on the southeast corner of the production area, can serve as a unisex bathroom for consumers outside to avoid a surplus of people having to walk through the taproom in warmer weather. The service area on the northeast corner of the taproom will serve as storage for dumpsters and as a landing for a 5x5HP 230V 3 phase pump and glycol chiller that will serve to keep fermentation vessels in the production area cold.

*A300 - Elevations:* Heights above ground from the perspective of the south and west of the buildings are shown. Some information on the materials being used for the sides of the building and roof are lightly touched upon.

*A301, A302, A303 Perspectives:* Multiple 3-D perspectives of the project for aesthetic and functional consideration.

### **Summary of Financial Factors**

The current value of the real estate at 8000 N Port Washington Road sits at about \$250,000 based off the value it was purchased at in 2023. Negotiations for the sale price of the property to the project organizers is ongoing. The existing infrastructure to be renovated as a production brewery space is projected to receive \$480,000 in improvements. Additionally, a \$920,000 investment in new construction for the taproom is proposed. Landscaping and special features including the patio, parking lot and outdoor gathering areas is currently valued at \$620,000. This places the total anticipated development cost of the project at \$2,020,000.

**Commerce Street Holdings, LLC**

260 N Highland Ave, Suite 401  
Milwaukee, WI 53202  
tlo@barrettlo.com  
414-418-8068

October 29, 2025

**Village of Fox Point**

Planning & Development Department  
7200 N Santa Monica Blvd  
Fox Point, WI 53217

**Re: Authorization to Apply for PWO Rezoning – 8000 N Port Washington Road, Fox Point, WI 53217**

To Whom It May Concern,

I, **Tan Lo**, as the authorized representative of **Commerce Street Holdings, LLC**, the legal owner of the property located at **8000 N Port Washington Road, Fox Point, WI 53217**, hereby grant formal authorization to **Mr. John Degroote** and his associated group to apply for **Planned Unit Development (PWO) rezoning** for the above-referenced property.

This authorization is provided for the purpose of allowing Mr. Degroote and his team to pursue the necessary applications, filings, and discussions with the Village of Fox Point and its staff during the **due diligence period** under the current purchase agreement.

Commerce Street Holdings, LLC acknowledges that this authorization does not convey any ownership rights or obligations beyond permitting the applicant to proceed with the rezoning process as part of their due diligence review.

Please accept this letter as our formal consent for Mr. Degroote and his representatives to engage with the Village of Fox Point on all matters related to the rezoning application for this property.

Sincerely,



---

**Tan Lo**

Authorized Representative  
Commerce Street Holdings, LLC  
Owner – 8000 N Port Washington Road, Fox Point, WI 53217



8000 N Port Washington  
Fox Point, WI  
53217

# TAP ROOM

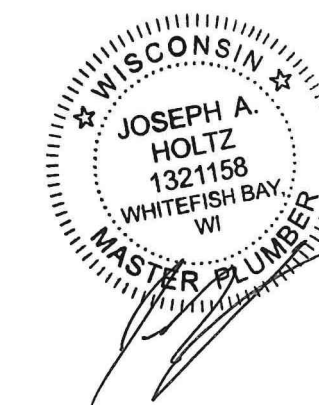
Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI

Concept  
Documents for  
Village Review

Date: 10/22/2025

## Sheet Index

- C001 - Existing Pervious/Impervious Conditions
- C002 - Proposed Pervious/Impervious Conditions
- C003 - Site Easements
- P001 - Site Utility / Plumbing
- E001 - Site Lighting / Calculations
- G301 - Site Utilization
- A100 - Landscape Plan
- A101 - Architectural Site Plan
- A102 - Asphalt / Paver Art Examples
- A103 - Architectural Site Plan - Additional Parking Plan
- A104 - Site Circulation
- A201 - Floor Plan
- A300 - Elevations
- A301 - Perspectives
- A302 - Perspectives
- A303 - Perspectives



Site Location

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



Existing Pervious /  
Impervious

Concept  
Documents  
for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



Proposed  
Pervious/Impervious

Concept  
Documents  
for Village Review

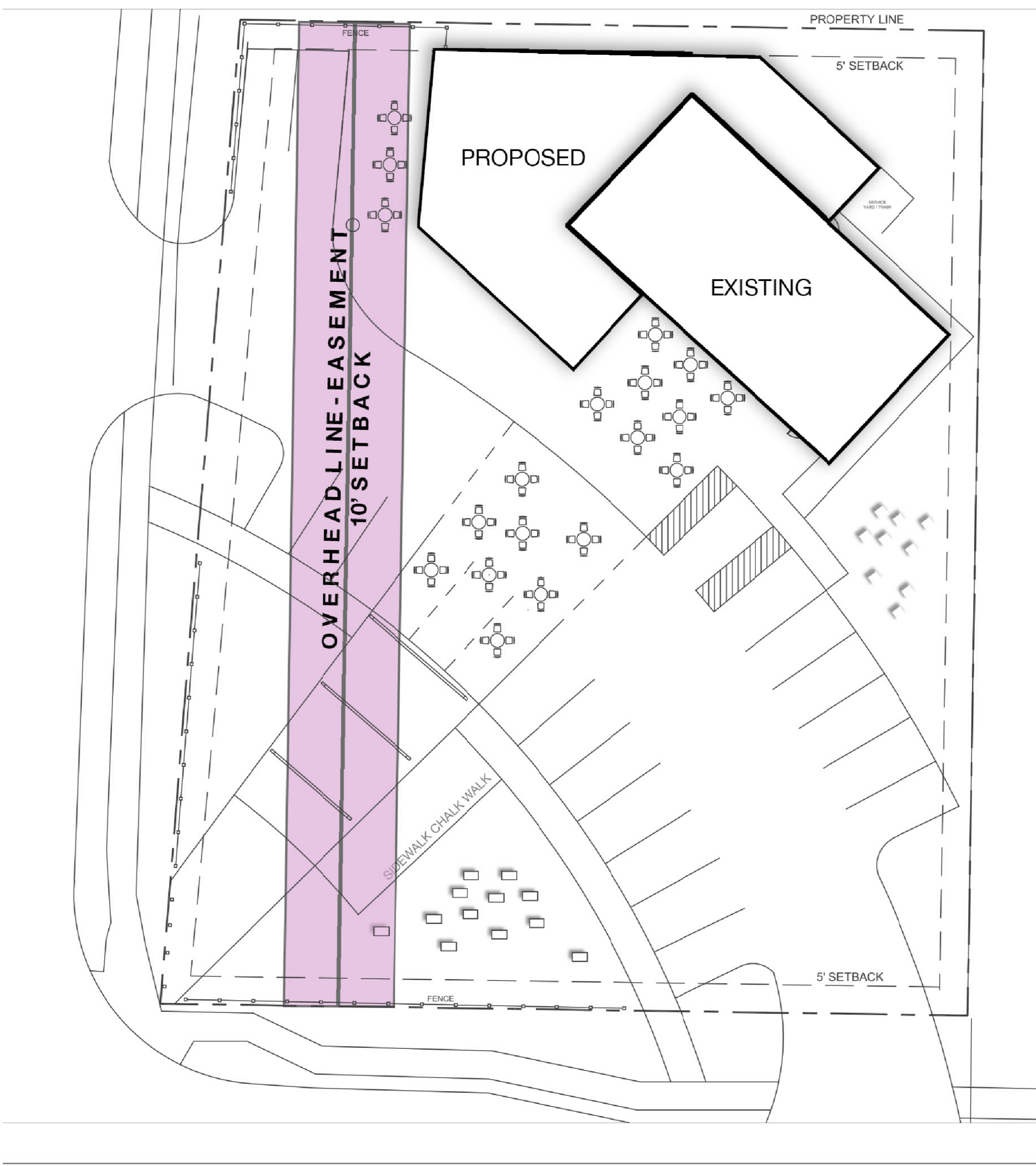
Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

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Fox Point, WI



## Easements

## Concept Documents for Village Review

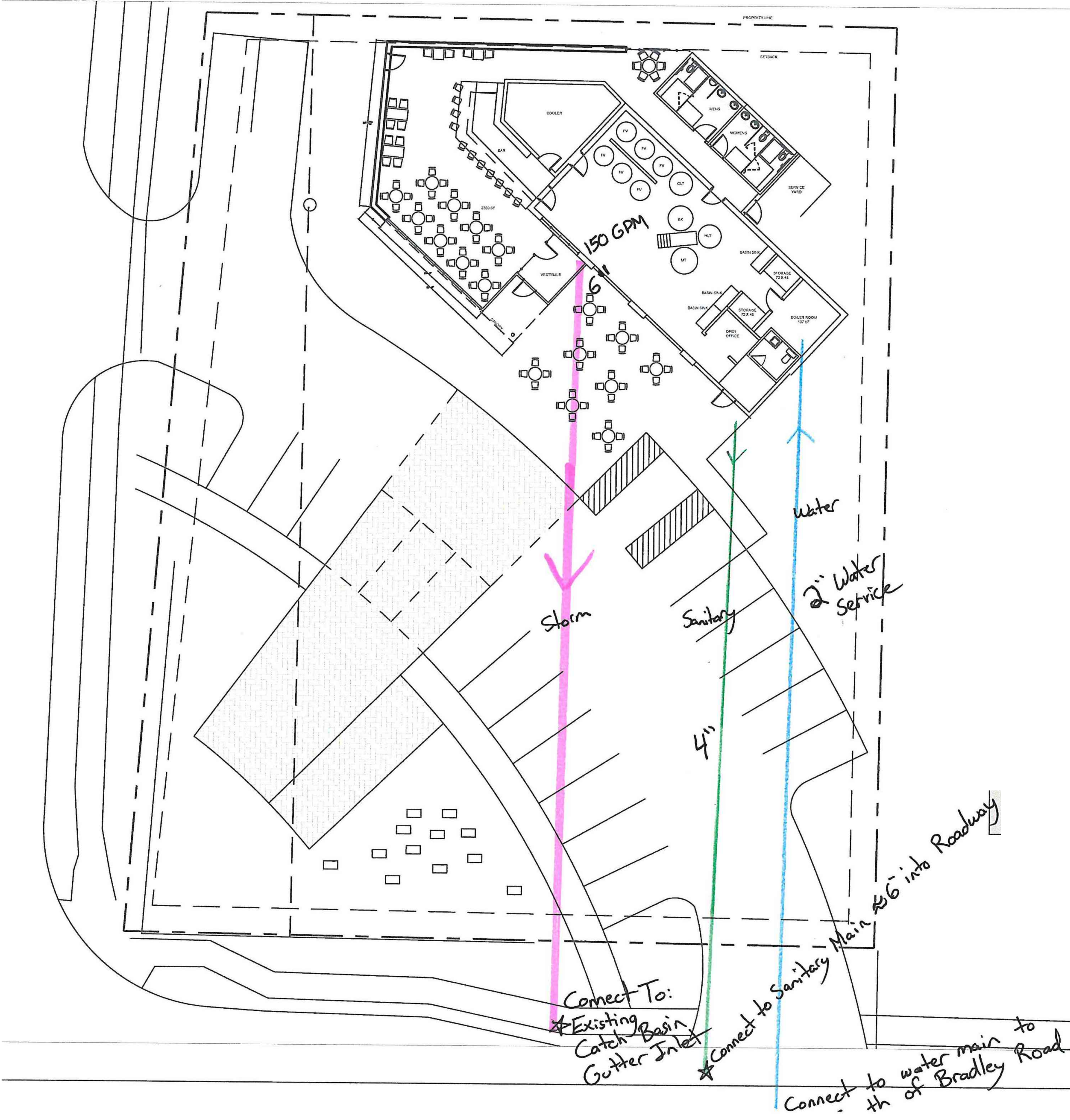
Date: 10/22/2025

Village Planning Approval

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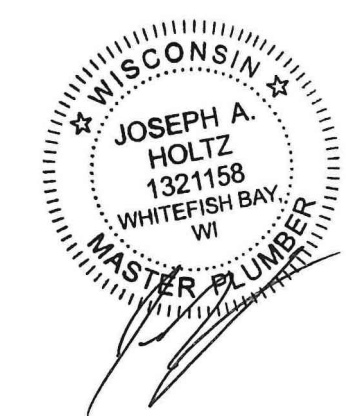


## Site Utility / Plumbing

## Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

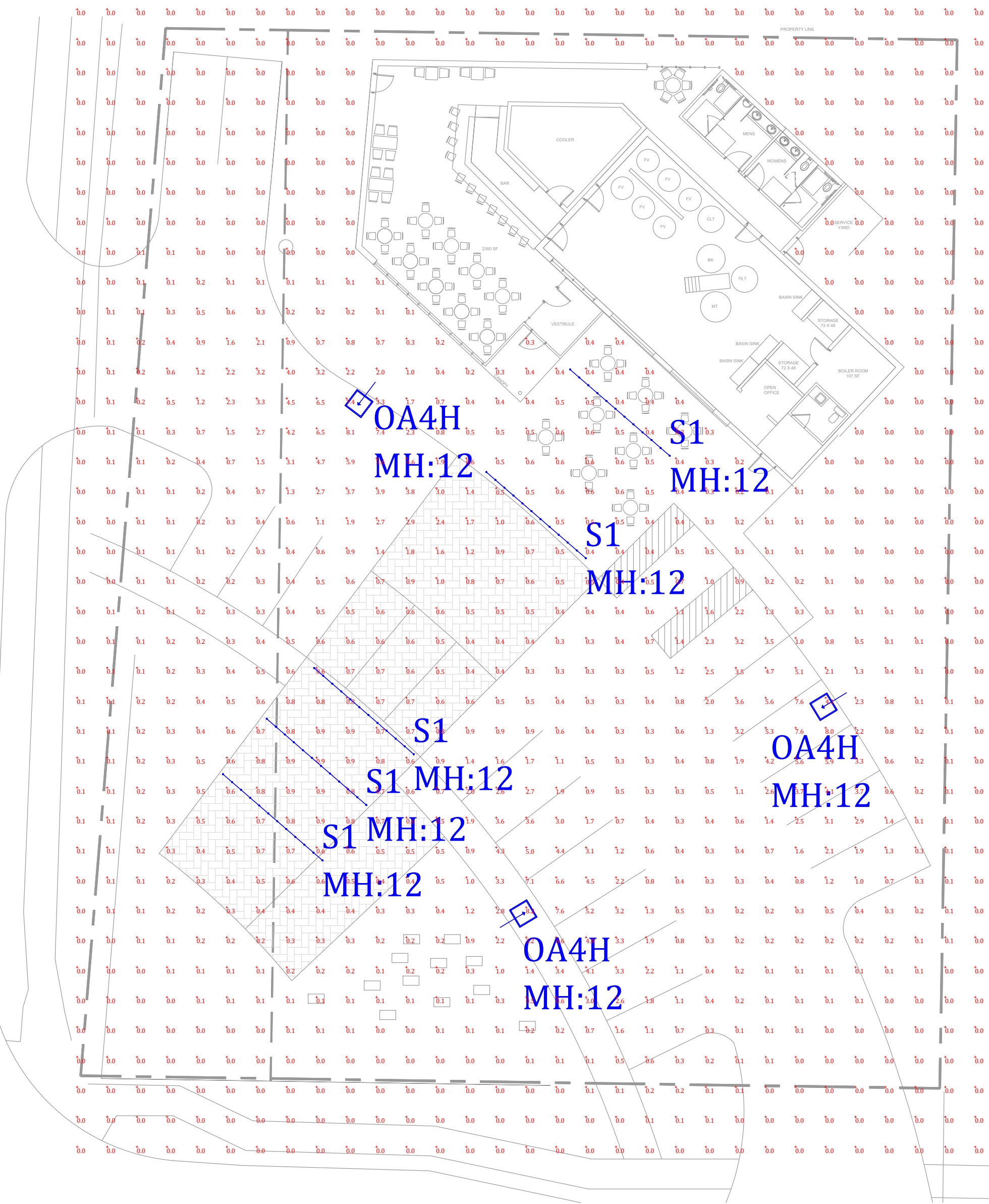


# TAP ROOM

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53217

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Fox Point, WI

Luminaire Schedule				LLF
QTY	TYPE	MFR	PART NUMBER	
3	OA4H	Lithonia	RSX1 LED P1 xxK R4 (volt) (mount) HS (finish) + POLE + BASE (12' OAH)	0.950
5	S1	Satco	S8030	0.950



## Site Lighting

Concept Documents  
for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

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Fox Point, WI



27%	Grass/Turf - 6591 SF	OPEN SPACE - 39%
12.6%	Pervious Outdoor Terrace - 3012 SF	

## Site Utilization

## Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

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Fox Point, WI  
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7528 N Links Way  
Fox Point, WI



- Populus Tremuloides (Quaking Aspen)
- Thuja occidentalis 'Pyramidalis' (Pyramidal Arborvitae)
- Ground Shrubs and Flowers (Non-Invasive Species)

## Landscape Plan

### Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI

### Parking

- 5 Stalls per 1,000 sf exclusive of storage areas
- Total Building SF = 3859
- Total Storage (S2&S1) = 1880SF
- Total Assembly SF= 2,070 SF
- Total Stalls Req = 10+

Total Stalls Provided = 19-22 Stalls



## Architectural Site Plan

## Concept Documents for Village Review

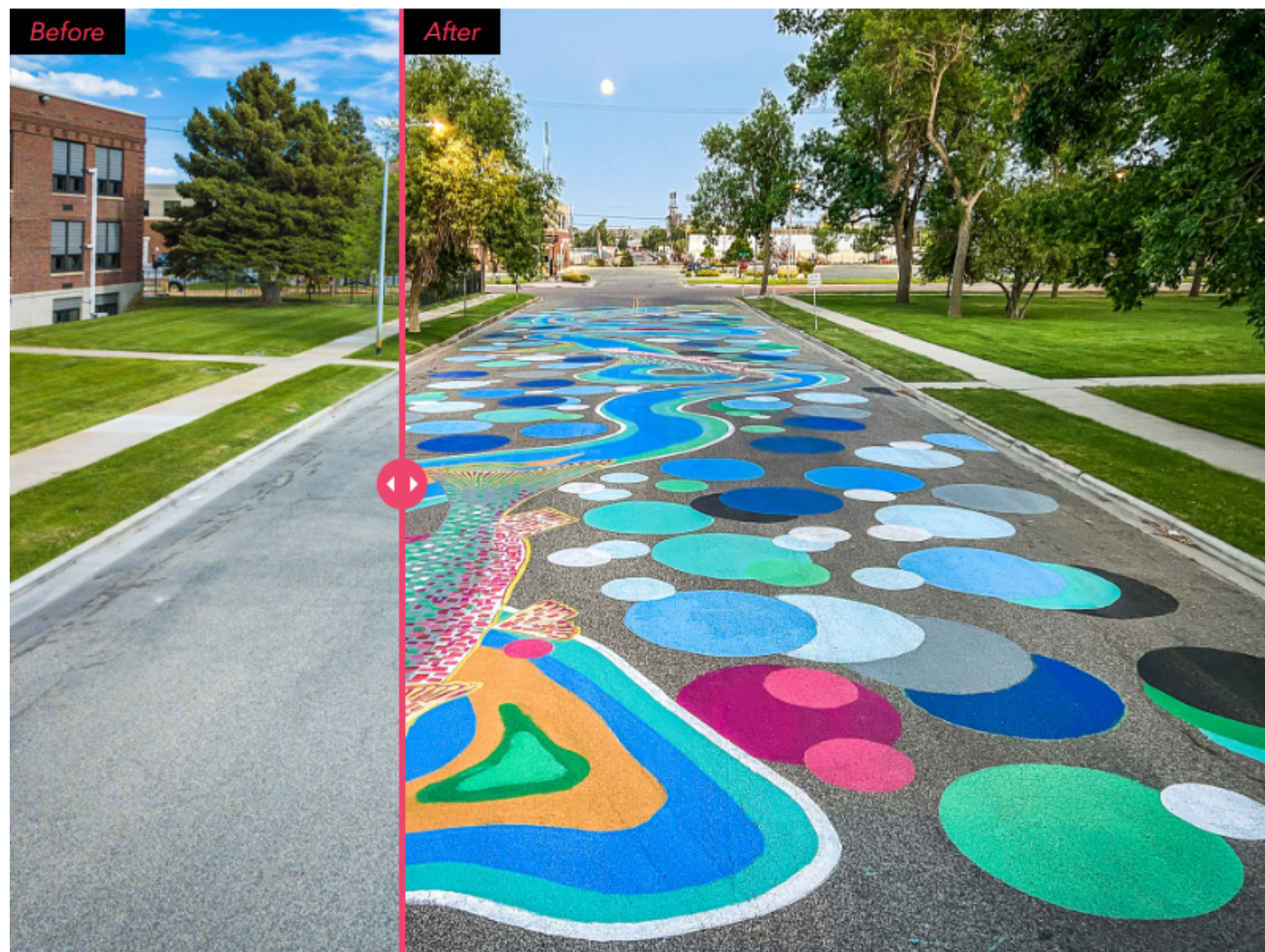
Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



EXAMPLE OF A PAINTED ASPHALT ROAD



EXAMPLE OF THE 'CHALK WALK' (A PLACE FOR CHILDREN TO EXPLORE ART)



EXAMPLE OF A PAINTED TERRACE



EXAMPLE OF PAINTED PAVER

## Asphalt / Paver Art Examples

## Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



### Parking

5 Stalls per 1,000 sf exclusive of storage areas

- Total Building SF = 3859
- Total Storage (S2&S1) = 1880SF
- Total Assembly SF= 2,070 SF
- Total Stalls Req = 10+

Total Stalls Provided @ Max Capacity = 22 Stalls

## Architectural Site Plan - Additional Parking

## Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



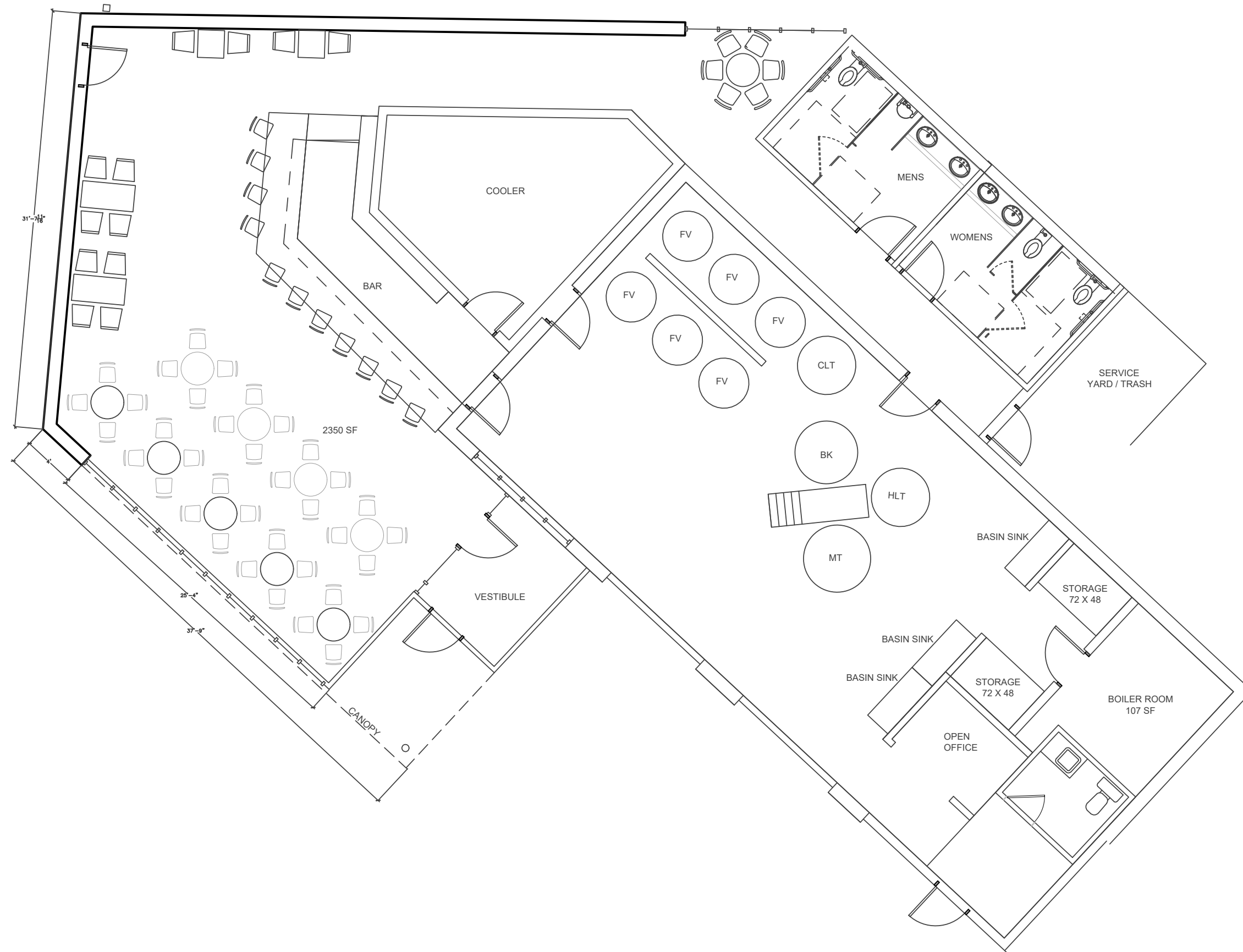
## Site Circulation

## Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

ΔN



8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI

Floor Plan  
Concept Documents  
for Village Review

Date: 10/22/2025

Village Planning Approval

A201

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

## Elevations

Concept Documents  
for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



SITE AERIAL



VIEW FROM INTERSECTION OF PORT WASHINGTON AND BRADLEY

## Perspectives

Concept  
Documents  
for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

8000 N Port Washington  
Fox Point, WI  
53217

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



VIEW OF OUTDOOR TERRACE AND CHALK WALK AREA



VIEW FROM WEST SIDEWALK FACING TAP ROOM

Perspectives

Concept  
Documents  
for Village Review

Date: 10/22/2025

Village Planning Approval

# TAP ROOM

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8000 N Port Washington  
Fox Point, WI  
53217

---

Architect :  
Brian Wolff  
7528 N Links Way  
Fox Point, WI



VIEW FROM BRADLEY ENTERING SITE FROM SOUTH

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## Perspectives

### Concept Documents for Village Review

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Date: 10/22/2025

Village Planning Approval

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October 22<sup>nd</sup>, 2025

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

RE: Tap Room Brew Pub SWM Memo

Dear Mr. Brandmeier,

This memo is being provided to confirm that the proposed Tap Room Brew Pub development located at Port Washington Road and Bradley Road, Fox Point, Wisconsin is under one acre and does not increase impervious area by 5,000 square and thus does meet the applicability standards of the Village of Fox Point, WDNR, and MMSD stormwater codes.

The parcel is located in part of the W ½ of SE ¼ of Section 8, Township 8 North, Range 22 East, Fox Point, Wisconsin. The parcel area of the site is approximately 0.54 acres (23,739 sq.ft.). The existing project site is an existing one-story building development with parking lots and grass areas. The proposed improvements include the construction of a new building addition including new parking lots and drive aisles, landscape improvements, and utility installation.

Per Village of Fox Point Code of Ordinance Chapter 285-25 storm water quality applies to a project disturbing more than 1 acre and water quantity applies to projects adding more than ½ acre of impervious surfaces. Since the parcel size is 0.54 acres and will be adding less than ½ acres of impervious surfaces, the project is exempt from the Village of Fox Point's storm water management requirements. See attached Table 1 Land Use Summary and SWMP figures for more information.

Per NR 151.121(2), stormwater performance technical standards are applicable to sites with over one acre of land disturbance. Since the site is less than an acre, it does not meet the applicability standards of NR 151 post-construction stormwater technical standards. See attached Table 1 Land Use Summary and SWMP figures for more information.

Per Milwaukee Metropolitan Sewerage District Chapter 13.301(2), runoff management is required for any development or redevelopment that includes a net increase of 5,000 square feet of impervious surface or includes two acres or more of land disturbing activity during construction. As previously mentioned, since the site is 0.54 acres it does not meet the two acres of land disturbing activity. The site has a net increase of 2,619 square feet, meaning it does not meet the applicability standards of MMSD Chapter 13 requirements. See attached Table 1 Land Use Summary and SWMP figures for more information.

Since the site fails to meet the applicability of the Village of Fox Point, WDNR, and MMSD stormwater management codes/ordinances, no additional stormwater management BMPs are required.



Thanks,



Ryan Birschbach, P.E.  
Kapur

Attachments:

C102 – SITE LAYOUT PLAN  
SWMP-1 PRE DEVELOPED SITE CONDITIONS  
SWMP-2 POST DEVELOPED SITE CONDITIONS

<b>Table 1 – Land Use Summary</b>			
<b>Project Name:</b> Tap Room Brew Pub		<b>Parcel Size:</b> 0.54 acres	<b>Project Type:</b> Commercial Development
<b>Project Watershed Area (including off-site runoff traveling through project area):</b> 0.54 acres			
<b>Public Land Survey Location:</b> part of the W 1/2 of SE ¼ of Section 8, Township 8 North, Range 22 East, Fox Point, Wisconsin			
<b>Summary Data Elements</b>	<b>Existing Conditions</b>	<b>Proposed Conditions</b>	<b>Net Difference</b>
<b>Building</b>	1,672 ft <sup>2</sup>	3,921 ft <sup>2</sup>	+2,249 ft <sup>2</sup>
<b>Pavement</b>	11,763 ft <sup>2</sup>	7,208 ft <sup>2</sup>	-4,555 ft <sup>2</sup>
<b>Sidewalk</b>	199 ft <sup>2</sup>	5,123 ft <sup>2</sup>	+4,924 ft <sup>2</sup>
<b>Total Impervious Area</b>	13,634 ft <sup>2</sup>	16,253 ft <sup>2</sup>	+2,619 ft <sup>2</sup>
<b>Total Pervious Area</b>	10,105 ft <sup>2</sup>	7,486 ft <sup>2</sup>	-2,619 ft <sup>2</sup>

PROJECT:  
**TAP ROOM**

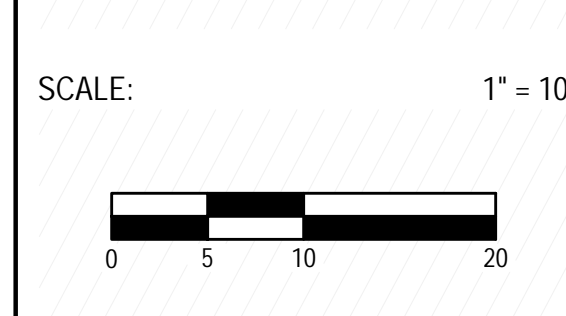
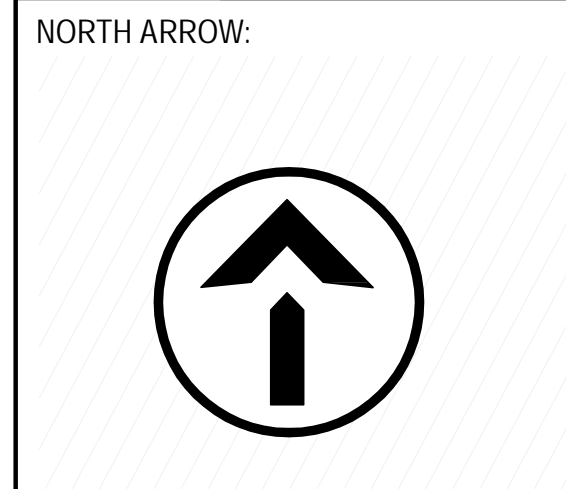
LOCATION:  
**8000 N. PORT WASHINGTON RD.  
FOX POINT, WI  
53217**

CLIENT:

RELEASE:  
**PRELIMINARY**

REVISIONS:

#	DATE	DESCRIPTION



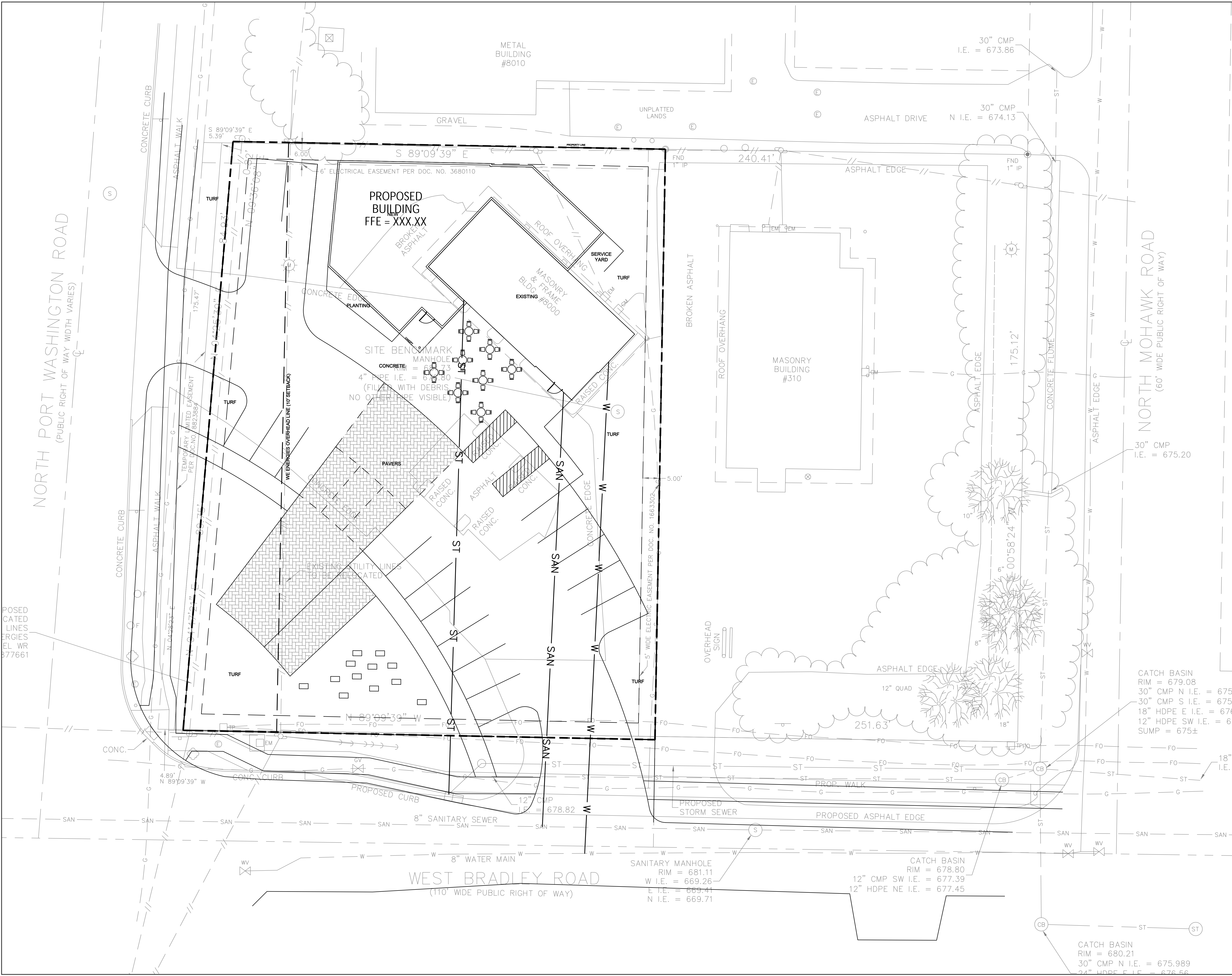
SEAL:

all in

SHEET:  
**SITE LAYOUT PLAN**

PROJECT MANAGER: RB  
PROJECT NUMBER: 251009.01  
DATE: 10/22/2025

SHEET NUMBER:  
**C102**



PROJECT:  
**TAP ROOM**

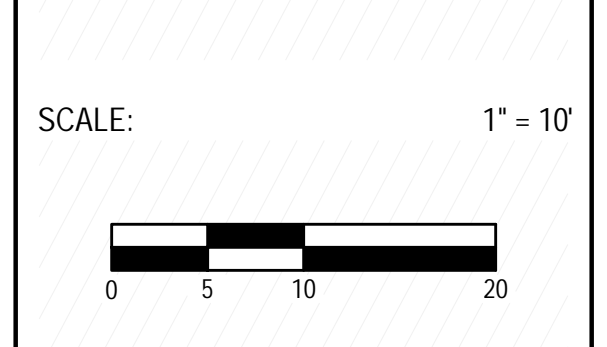
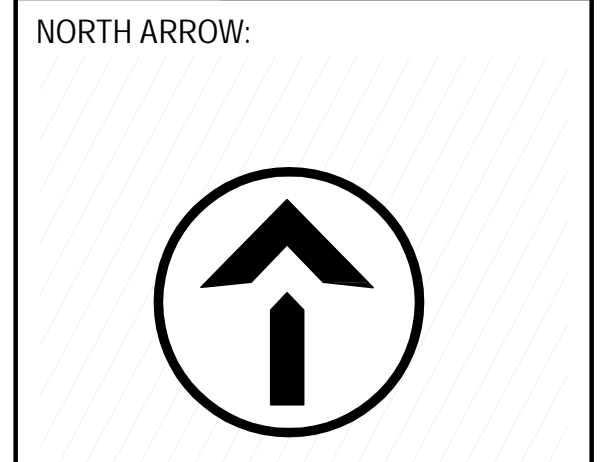
LOCATION:  
8000 N. PORT  
WASHINGTON RD.  
FOX POINT, WI  
53217

CLIENT:

RELEASE:  
**PRELIMINARY**

REVISIONS:

#	DATE	DESCRIPTION



SEAL:

all in

SHEET:  
**PRE-DEVELOPED  
SITE CONDITIONS**

PROJECT MANAGER: RB  
PROJECT NUMBER: 251009.01  
DATE: 10/22/2025

SHEET NUMBER:  
**SWMP-1**



CATCH BASIN  
RIM = 679.08  
30" CMP N I.E. = 675  
30" CMP S I.E. = 675  
18" HDPE E I.E. = 676  
12" HDPE SW I.E. = 676  
SUMP = 675±

**LEGEND**  
--- SWMP LIMITS

**EXISTING PERVIOUS VS. IMPERVIOUS AREAS**

	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	23739.00 SQUARE FEET	0.54 ACRES
<b>IMPERVIOUS AREAS</b>		
BUILDING / ALTERNATE BUILDING AREA	1672.14 SQUARE FEET	0.04 ACRES
DRIVEWAY / ROADWAY AREA	11762.73 SQUARE FEET	0.27 ACRES
SIDEWALK / PEDESTRIAN AREAS	199.17 SQUARE FEET	0.01 ACRES
TOTAL EXISTING IMPERVIOUS AREA	13,634.04 SQUARE FEET	0.32 ACRES
<b>PERVIOUS AREAS</b>		
TOTAL EXISTING PERVIOUS AREA	10,104.96 SQUARE FEET	0.22 ACRES



## Brewery wastewater plan

Our production facility will be pushing one batch of beer through our process weekly. This involves three main steps in the production process, each with expanded discussion below: Cleaning (CIP), Brewing, Packaging

### **Cleaning (CIP):**

Each batch of beer will require a full Clean in Process (CIP) of stainless-steel tanks associated with each batch, between use. This includes the Mash kettle, Boil Kettle, and 2 Fermentation vessels (FVs) for a total of 4 tanks per batch.

Each tank requires a cycle of caustic brewery cleaner (Sodium Hydroxide - NaOH) at no more than 4% concentration in water.

The volume of solutions will be as follows for each cycle based on the tank

FV - 10 gallons  
Boil Kettle - 20 gallons  
Mash Tun - 20 gallons

After each caustic cycle, approximately 20 gallons of rinse water will be used. In total, this leads to a use of 140 total gallons of water per week associated with caustic washes and rinsings.

From there, the FVs will require an additional cycle of passivate solution containing phosphoric and nitric acids. The solutions will be at no more than 1% concentration in water. Each solution will require 10 gallons of water and 10 gallons of rinse water for a total of 20 gallons of water per tank or 40 gallons of total water per week.

Finally, the FVs will require a third cycle of sanitizer. Peroxyacetic acid with a concentration of <0.2% of water will be used. Approximately 10 gallons per cycle per tank will be used with no associated rinse. This will require, in total, another 20 gallons of water per week in production.

Total CIP wastewater will be 200 gallons per week

### **Brewing:**

One brew day a week will require roughly an input of 540 gallons of water. Of that, 310 gallons will become consumable beer, leaving 230 gallons of wastewater per week from production. Half of this 230 gallons will be retained and absorbed by the malted barley used for production, leaving only 115 gallons of rinse water that will go down the drain per week. This rinse water will contain some debris from organic materials used in the brew process (Malted Barley/other grain, hops and yeast). Those 3, and their impact on the wastewater is explored below.

Malted Barely/other grain - Approximately 98% of the barley/grain mass will be kept from going down the drain. Our mash tun has filtration screens that will remove this debris associated with this raw material. After the process is complete, the rendered debris will be disposed of in a dumpster on site. Some residual barley on the screens may pass through from rinsing. Spent barley from the process consists mostly of limited broken down starches/sugar, denatured proteins and husk material

Hops - Virtually 100% of hop materials will end up in the wastewater. Hops in the brewing industry are pelletized into a fine powder that breaks up when it gets wet. Approximately 20-30 pounds of hops per week will end up in the wastewater

Yeast - Virtually 100% of yeast materials will end up in the wastewater. Yeast is a living organism (*Saccharomyces Cerevisiae*) that breaks down sugar to make alcohol. Much of the yeast going down the drain will be dead, but vitality of 10-20% is common. On average, about 1500-3000 grams of yeast will be sent down with the wastewater per week.

Packaging:

Some light rinsing on the outside of our kegs and cans used for packaging is common. Per batch we expect no more than ~10 gallons of wastewater per week.

In addition to keg filling is keg washing between use. Each keg wash from our Keg Washer will take 1 gallon of water total among various caustic and sanitation cycles that will go down the drain. Each batch of beer will require 20 half barrel kegs to be cleaned, for a total of 20 gallons of wastewater per batch. We estimate one batch packaged per week.

Total:

Total wastewater per week is approximated at 345 gallons. The table below summarizes the descriptions above.

Process	Tank	Volume H2O per Turn (gallons)	Weekly	Monthly
CIP	Fermentation	50	100	433
CIP	Mash Tun	40	40	173
CIP	Boil Kettle	40	40	173
Sanitize	Fermentation	10	20	87
Brewing	Boil Kettle/Mash Tun	115	115	498
Packaging	Kegs	10	10	43
Keg Cleani	Kegs	20	20	87
<b>Total</b>			<b>345</b>	<b>1495</b>