

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
December 1, 2025**

A meeting of the Fox Point Plan Commission was held on Monday, December 1, 2025. Commissioner Symchych called the meeting to order at 5:49 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 – via zoom  
                              Jay Craig, Commissioner  
                              Ted Durant, Commissioner  
                              William Langhoff, Commissioner  
                              David Miller, Commissioner  
                              Robert Smith, Commissioner  
                              Jake Wilson, Commissioner

Staff present included Interim Village Manager Mitch Reynolds, Assistant Village Manager Kevin Ausman, Village Attorney Eric Larson, 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](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 September 2, 2025 Plan Commission Meeting**

*Motion by Commissioner Durant, seconded by Commissioner Miller, and carried unanimously with a roll call vote, 7-0, the Commission approved the minutes of the September 2, 2025 Plan Commission meeting.*

**Consideration of Conditional Use Permit Application for Acquisitions LLC, Riverpoint Shopping Center, 8643 N Port Washington Rd.**

*Motion by Commissioner Miller, seconded by Commissioner Durant, and carried unanimously by roll call vote, 7-0, the Commission recommends the Village Board approve the Conditional Use Permit Application for Acquisitions LLC to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd.*

**Consideration of Conditional Use Permit Application for WCL Construction, 8035 N Port Washington Rd.**

*Motion by Commissioner Durant, seconded by Commissioner Langhoff, and carried unanimously by roll call vote, 7-0, the Commission recommends the Village Board approve the Conditional Use Permit Application for WCL Construction, as identified in the staff memo and to include the eight conditions, on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd.*

**Consideration of F Institutional District Use Application for Destin’s Childcare and Learning Academy LLC, 8223 N Port Washington Rd.**

*Motion by President Symchych, seconded by Commissioner Miller, and carried unanimously by roll call vote, 7-0, the Commission recommends the Village Board approve the F Institutional District Use Application to allow for Destin’s Childcare and*

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*Learning Academy LLC, to operate a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., and that the Plan Commission recommends the Village Board find that the application satisfies 745-20 that the daycare is in the appropriate location, compatible with the neighborhood, is not detrimental to the property values of surrounding property, and is in keeping with the residential character and quality of the Village; and recommends to follow the conditions represented in the staff memo to establish hours of operation, supply a parking plan, establish whether any outdoor operations will occur and obtain other required licenses, permits and approvals as listed*

**Commissioner Craig announced his recusal and departed.**

**Consideration of Port Washington Overlay (PWO) Zoning District Application of John Degroote, for a Brewery/Taproom Concept, 8000 N Port Washington Rd.**

*Motion by Commissioner Durant, seconded by Commissioner Miller, the Plan Commission finds that the proposed development will be adequately served by off street parking in truck services, that the locations for entrances and exits have been designed to prevent unnecessary interference with the safety and efficiency to move traffic on surrounding streets and that the architectural design and landscaping, control of lighting and general site development will result in an attractive and harmonious service area compatible with the surrounding neighborhood. The Plan Commission recommends the Village Board approve the request for planned overlay subject to appropriate conditions regarding hours of operation, both for indoors and outdoors, hours, amplification and direction of any music and that they obtain all of the other licenses, permits and approvals.*

*Motion by Commissioner Miller, seconded by Commissioner Durant to amend the motion to include the Village Board find the project meets the intent of Section 745-22.5 and the adopted Comprehensive Plan and 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). There was unanimous consent to accept the amendment.*

*Amended motion carried unanimously by roll call vote 6-0*

**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 7:25 p.m.*

Respectfully submitted,

Teri Repins

Village Deputy Clerk

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