

# NOTICE OF MEETING

## VILLAGE OF FOX POINT SPECIAL PLAN COMMISSION

VIRTUAL MEETING ONLY  
NO IN-PERSON ATTENDANCE

**Wednesday**  
March 4, 2026  
4:30 P.M.

**NOTE:** the Plan Commission will be meeting VIRTUALLY 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 through the Zoom participant information shown below. 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/89564578003>  
Dial: (312) 626-6799  
Meeting ID: 895 6457 8003

### AGENDA

1. Roll Call.
2. Approval of the minutes of the January 5, 2026 Plan Commission meeting.
3. Consideration of a Land Combination and Certified Survey Map, located at 7225 N. Santa Monica Blvd

The Plan Commission will consider a certified survey map which combines two parcels on the property located at 7225 N. Santa Monica Blvd.

4. Adjourn.

**NEXT PLAN COMMISSION MEETING:**

**Monday, April 6, 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  
January 5, 2026**

A meeting of the Fox Point Plan Commission was held on Monday, January 5, 2026. 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  
                              Ted Durant, Commissioner – via zoom  
                              William Langhoff, Commissioner  
                              David Miller, Commissioner  
                              Robert Smith, Commissioner  
                              Jake Wilson, Commissioner

Staff present included Interim Village Manager Mitch Reynolds, 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 December 1, 2025 Plan Commission Meeting**

*Motion by Commissioner Smith, seconded by Commissioner Craig, and carried unanimously with a roll call vote, 7-0 the Commission approved the minutes of the December 1, 2025 Plan Commission meeting.*

**Consideration of Conditional Use Permit Application for Past Basket, 383 W Brown Deer Rd.**

*Motion by Commissioner Miller, 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 regarding the change of ownership for existing business under Section 745-18D(1)(i) for a retail store, Past Basket, located at 383 W Brown Deer Road in the D Business District.*

**Consideration and Possible Action Concerning Not-substantial Modification to Wireless Telecommunications Mobile Service Facilities at 7200 N. Santa Monica Blvd.**

*Motion by Commissioner Miller, seconded by Commissioner Craig, and carried unanimously by roll call vote, 7-0, the Commission recommends the Village Board approve the application received from Ramaker & Associates, Inc., pursuant to Section 745-23(D)(2) of the Village Code, to modify the existing cell tower facility located at 7200 N. Santa Monica Blvd. in the Village of Fox Point, by increasing the height of the tower by 20 feet and collocating telecommunications facilities on the tower subject to the applicant obtaining a license for use from the property owner and subject to review and approval of engineering analysis of the structure by the village engineer.*

**Consideration and Possible Action Concerning a Possible License for use of Village-owned land at 7200 N. Santa Monica Blvd. for Collocation of Telecommunications Facilities.**

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
January 5, 2026**

*No action taken. Will be looked at further by Attorney Eric Larson and Interim Village manager Mitch Reynold, in conversation with the applicant.*

**Adjourn**

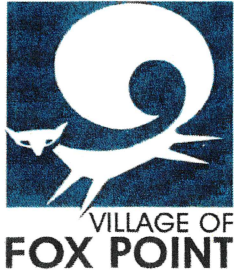
*On motion of President Symchych, seconded by Commissioner Miller, and carried unanimously by roll call vote, 7-0, the Plan Commission meeting adjourned at 6:10 p.m.*

Respectfully submitted,

Teri Repins

Village Deputy Clerk

Published and Posted: March 3, 2026





VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL  
7200 N. SANTA MONICA  
BLVD  
FOX POINT WI 53217-3505  
414-351-8900  
FAX 414-351-8909

To: Village of Fox Point Village Board  
From: Scott Brandmeier, Director of Public Works   
Through: Mitch Reynolds, Interim Village Manager   
Date: February 26, 2026  
Re: Land Combination – 7225 North Santa Monica Blvd

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An application was submitted by Jennifer and Steven Crooks, owners of the property at 7225 North Santa Monica Boulevard, to combine the lots on their properties. The parcels were originally platted to include portions of two separate lots and the Applicants are requesting that the two parcels as shown on the Plat of Survey (Attachment A) be combined and that one lot be created as shown on the Certified Survey Map (CSM) (Attachment B). The Applicant has submitted this application in accordance with Section 738 of the Village Code.

Based upon correspondence from the Village Attorney, it is my understanding that the application requires a filing fee (\$300) and the appropriate CSM but does not require an appraisal as it is a land combination nor notice to property owners within 500 feet of the proposed land combination. As the filing fee has been paid and the Plat of Survey and CSM have been submitted depicting the land combination, it appears that the requirements for the land combination have been met and, therefore, is referred to the Plan Commission for action on the matter. It is staff's recommendation that the CSM be approved subject to the Applicant submitting the CSM for signature by the Village President and Clerk/Treasurer and filing the CSM with Milwaukee County Register of Deeds.

To whom it may concern:

Good afternoon,

As the owners of 7225 N Santa Monica Blvd, Fox Point, WI 53217. We are requesting that the two lots that our property is sitting on be combined to a single lot. Upon the village's request I am submitting a Platt of Survey as the property currently sits as well as a CSM showing the property and lots after the change.

Should more information be needed to make and approve this request kindly reach out to me at the contact information provided below.

Thankyou,

Steven and Jennifer Crooks

[REDACTED]  
[REDACTED]  
7225 N Santa Monica Blvd

Fox Point, WI 53217

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Exhibit A  
Plat of Survey



Exhibit B  
Certified Survey Map

# Certified Survey Map

The South 45 feet of Lot 2 and the North 30 feet of Lot 3 in Fox Point Estates, a Subdivision being a part of the Southwest 1/4 of Section 16 and Northwest 1/4 of Section 21, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

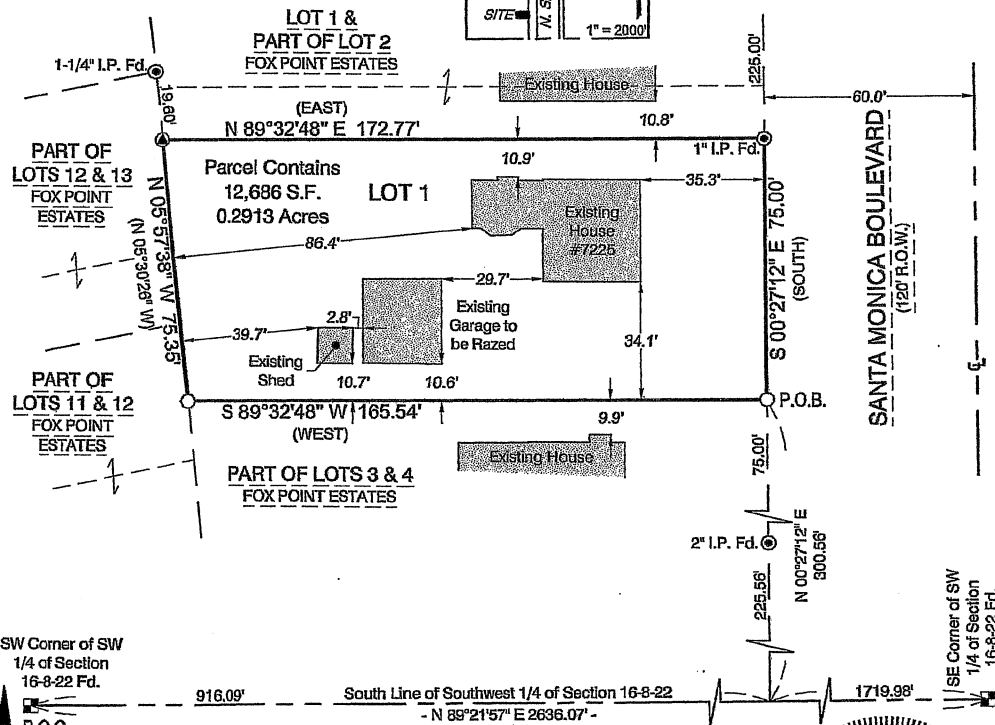
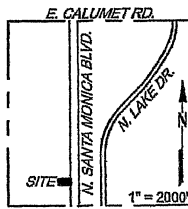
**LAND SURVEYS INC.**

21005 Watertown Rd. Suite A2  
Waukesha, WI 53188 (262) 312-1034  
landsurveysinc.com

**Notes:**

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 12-04-25.
5. Tax Key: 0960020000
6. Zoning: G1 - Residential

**VICINITY MAP**  
SW 1/4 SEC 16-8-22



SW Corner of SW 1/4 of Section 16-8-22 Fd.  
P.O.C.

SE Corner of SW 1/4 of Section 16-8-22 Fd.

**LEGEND**

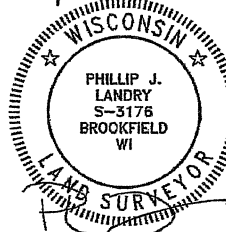
- ⊙ Monument Found as Noted
- 3/4"x18" Iron Rod Set
- ⊙ Spike Set in Tree Root
- ⊙ Brass Disc in Conc.

**Owner & Property Address:**

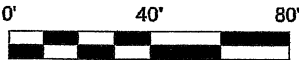
Steven Crooks  
7225 N. Santa Monica Blvd.  
Fox Point, WI 53217

**Surveyor:**

Phillip J. Landry  
21005 Watertown Rd.  
Suite A2  
Waukesha, WI 53186



BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 83/2011 IN WHICH THE SOUTH LINE OF THE SW 1/4 OF SECTION 16, T 8 N, R 22 E, BEARS N 89°21'57" E.



This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176

December 16, 2025  
Job# 25670 - BS Sheet 1 of 3