

NOTICE OF MEETING

VILLAGE OF FOX POINT PLAN COMMISSION

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

Monday
May 4, 2026
5:45 P.M.

NOTE: the Plan Commission will be meeting in person at Village Hall, with a remote attendance option, per the hybrid meeting procedures further described in section 19-32 d. Of the Village code. This meeting is open to all citizens in person at Village Hall, or through the Zoom participant information shown below, subject to the following: no assurance is provided to those Plan Commission members and citizens intending to attend remotely that the technology will perform sufficiently to allow for their participation and the meeting will proceed regardless. Public officials and citizens wishing to ensure they can participate are encouraged to attend in person. Citizens are encouraged to submit any comments in writing in advance of the meeting to the Village Manager at 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 April 6, 2026 Plan Commission meeting.**
3. **Consideration of a Conditional Use Permit application for Nihao, located at 8673 N Port Washington Road**

The Plan Commission will consider a conditional use permit application for change of ownership to operate a restaurant under Section 745-18D(1)(h) of the Village Code. The proposed restaurant is located at 8673 N Port Washington Road (former Rice Bowl) in the D Business District.

4. **Consideration of a Cultural Overlay request by Uihlein Electric, on behalf of the Chipstone Foundation, to allow a backup generator under Section 745-22 of the Village Code, on the property located at 7820 North Club Circle**

The Plan Commission will consider a Cultural Overlay request by Uihlein Electric, on behalf of the Chipstone Foundation, to allow a backup generator under Section 745-22 of the Village Code, on the property located at 7820 North Club Circle

5. **Adjourn.**

NEXT PLAN COMMISSION MEETING:

Monday, June 1, 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
April 6, 2026**

1
2 A meeting of the Fox Point Plan Commission was held on Monday, April 6, 2026. Commissioner
3 Symchych called the meeting to order at 5:46 p.m. and noted there was a quorum of Plan
4 Commission members present.

5 The Plan Commission roll call was taken by Village Manager Steven Kreklow:

6 Plan Commission: President Christine Symchych, Chairman
7 Jay Craig, Commissioner
8 Ted Durant, Commissioner – via zoom
9 William Langhoff, Commissioner - absent
10 David Miller, Commissioner
11 Robert Smith, Commissioner
12 Jake Wilson, Commissioner - absent
13

14 Staff present included Village Manager Steven Kreklow, and Village Attorney Eric Larson (via
15 zoom)
16

17 Notice of the meeting was provided to the North Shore Now as necessary, and to all others as
18 required by State open meetings laws and posted on the official bulletin board at 7200 N Santa
19 Monica Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015
20 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).
21

22 **Approval of the Minutes of the March 4, 2026 Plan Commission Meeting**

23
24 *Motion by President Symchych, seconded by Commissioner Miller, and carried*
25 *unanimously with a roll call vote, 5-0, the Commission approved the minutes of*
26 *the March 4, 2026 Plan Commission meeting.*
27

28 **Consideration of Conditional Use Permit Application for Las Cazuelas, located at 8617 N**
29 **Port Washington Road**

30
31 *Motion by Commissioner Miller, seconded by Commissioner Craig, and carried*
32 *unanimously by roll call vote, 5-0, the Commission recommends the Village Board approve*
33 *the Conditional Use Permit Application for Las Cazuelas, located at 8617 N Port*
34 *Washington Rd, with conditions that hours for live music be limited to be consistent with the*
35 *Brewery, outdoor music be limited to small portable amplifiers directed away from nearby*
36 *residences, outdoor seating to include additional screening on the south side subject to*
37 *approval by staff, staff recommendations noted in staff report, standard conditions put forth*
38 *in the conditional use permit, with the of a site plan for engineering and Board approval.*
39

40 **Adjourn**

41 *On motion of President Symchych, seconded by Commissioner Miller, and*
42 *carried unanimously by roll call vote, 5-0, the Plan Commission meeting*
43 *adjourned at 6:09 p.m.*
44

45 Respectfully submitted,

46
47 Teri Repins

48 Village Deputy Clerk



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: Steve Kreklow, Village Manager
Date: May 4, 2026
Re: Nihao - CUP

Overview

Hui Juan Zheng has applied for conditional use approval regarding change of ownership for an existing business. The change of ownership under Section 745-18D(1)(h) would allow a restaurant, Nihao, to operate at 8673 N Port Washington Road (former Rice Bowl and Peking Chef) in the D Business District. The tenant space is located in the Riverpoint Shopping Center.

Background

The tenant location is an existing restaurant located at 8673 N Port Washington Road. An ownership change was applied for most recently in April 2025 as Peking Chef transitioned to Rice Bowl.

Request

The applicant has indicated that no operational or aesthetic alterations to the interior of the restaurant will be made from the former Rice Bowl. Hours of operation are planned for 11 AM – 8:30 PM Monday through Saturday. The applicant has not indicated intention to offer seasonal outdoor dining at this time.

Village Staff have reviewed the application and determined sufficient parking within the Riverpoint Shopping Center to accommodate the restaurant patrons.

Recommendation

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

Midland Management, LLC

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

March 30, 2026

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 Nihao, Inc., and to provide our approval of the anticipated existence of the store at the Center.

Nihao will occupy the space previously occupied by Rice Bowl at 8673 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.

Thank you.

Sincerely,



Sheila S. Sanders
Asset Manager
Midland Management, LLC
Managing Agent for North Shore Centers Partners



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: Steve Kreklow, Village Manager
Date: May 4, 2026
Re: Chipstone Electrical Generator – Cultural Overlay

Overview

Uihlein Electric, on behalf of the Chipstone Foundation, has applied for a permit to allow a backup generator on the property located at 7820 North Club Circle.

The Village Attorney has determined that the existing property is governed by Cultural Overlay approval and a modification of the site to allow a generator requires formal approval under [Section 745-22 Cultural Overlay District of the Fox Point Municipal Code \(LINK\)](#).

Background

The Chipstone Foundation operates a museum on the subject property and entered into an agreement for the operations of such facility with the Village in 1988 under Cultural Overlay authority.

Request

The property owner is requesting to add a backup generator on the east facade of the principal structure, immediately adjacent to the rear of the building, and located 151ft from the side yard (north) property line and 96ft from the rear yard (east) property line. The applicable underlying setbacks of the A-1 Residence District are 20ft side yard and 20ft rear yard, which the subject property easily meets.

Process

On April 14, 2026, the Village Board referred the request to the Plan Commission for study and investigation after finding that the proposed generator is not a material change to the existing Cultural Overlay and waived a requirement of a public hearing. The Plan Commission will then make a recommendation, before the Village Board makes a determination.

Recommendation

The Plan Commission, in making its recommendation to the Village Board, shall give consideration to and satisfy themselves as to the following:

- (1) That the proposed development is consistent with the spirit and intent of the chapter; is in conformity with the general character of the Village, and would not be contrary to the general welfare and economic prosperity of the Village or the immediate neighborhood.
- (2) That the project appears economically sound and that there are or adequate arrangements have been made to reasonably assure the continued maintenance of the development.
- (3) That the contemplated use will not:
 - (a) Cause material depreciation in property values in the immediate neighborhood, nor
 - (b) Materially adversely affect the use and enjoyment of property in the immediate neighborhood.
- (4) The setbacks will be maintained along any boundary street of the project area as required by the basic zoning district.
- (5) That no building will be permitted closer to the side or rear boundary line of the project area than required by the applicable side or rear yard requirements of the adjoining zoning district abutting along a side or rear property line of the project.
- (6) That no building shall exceed the height limitation of the basic zoning district.
- (7) That the project will not create traffic beyond the capacity of the street system to reasonably serve it, and that there will be adequate off-street parking based upon the need generated by the proposed project.
- (8) That the care and maintenance of the grounds and buildings comprising such project will be assured by the establishment of an appropriate management organization, or by the Village with the cost to be charged as a special assessment, and that the Village shall have the right to perform such maintenance work as it feels reasonably necessary to properly maintain the building and grounds, if this is not otherwise taken care of, and to levy the cost thereof as a special assessment. Any such special assessment shall be due and payable and collectible as all other special assessments, even though the property may be exempt from general real estate taxes, in whole or in part.

Should the Plan Commission feel that the considerations detailed under Section 745-22 and listed above are satisfied, Staff recommends the Plan Commission recommend the Village Board approve the request subject to any conditions which may arise during discussion.

THE CHIPSTONE FOUNDATION

February 11, 2026

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

Re: Proposed Backup Generator
7820 North Club Circle, Fox Point, WI

To Whom It May Concern:

The Chipstone Foundation would like to place a backup generator on its museum property located at 7820 North Club Circle in Fox Point. The property experiences frequent power outages during storms. Since the museum houses the Foundation's collection, a backup generator will help protect the collection during those power outages. The generator will be placed on the east side of the museum, between the museum and the ravine, where an existing half wall will shield the generator from view.

The Chipstone Foundation has requested that Uihlein Electric submit the necessary application to the Village on its behalf. By signing this letter, the undersigned hereby confirms that The Chipstone Foundation has authorized Uihlein Electric to submit the application and any supporting information on its behalf.

If you need any additional information or confirmation of the authority granted to Uihlein Electric, please contact me at 414-238-6255 or edunn@chipstone.org.

Sincerely,
The Chipstone Foundation



By: L. Elizabeth Dunn
General Counsel, Sec'y, Asst. Treasurer

Statement of Intended Use – Backup Generator Installation

This statement is submitted in response to the requirement for a description of the general character of the intended use of the premises, including the days of the week and hours of the day during which people will be permitted on site.

The intended use of the premises is the installation and maintenance of a standby generator system to provide backup electrical power in the event of a utility outage. The generator will serve as an emergency power source only and will not be used for continuous or routine power generation.

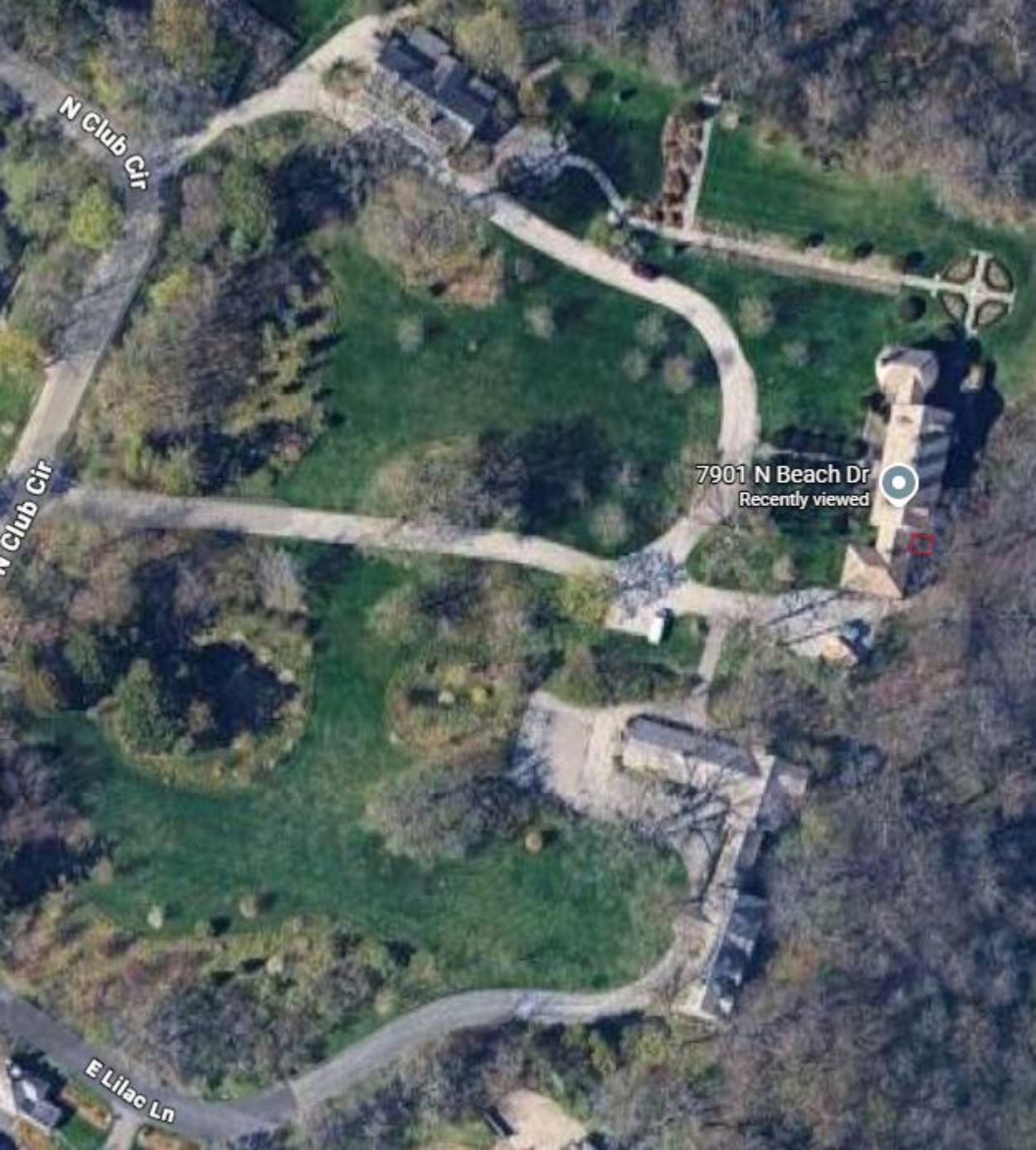
All installation, testing, and related labor activities will be conducted during normal weekday business hours. Work is anticipated to occur Monday through Friday, unless otherwise approved. No regular evening, overnight, weekend, or public access use is proposed as part of this installation.

Once installed, the generator will remain on-site in a standby capacity and will operate only during power outages or during brief, scheduled testing in accordance with applicable codes and manufacturer requirements.



7901 N Beach Dr
Recently viewed





N Club Cir

N Club Cir

7901 N Beach Dr
Recently viewed

E Lilac Ln

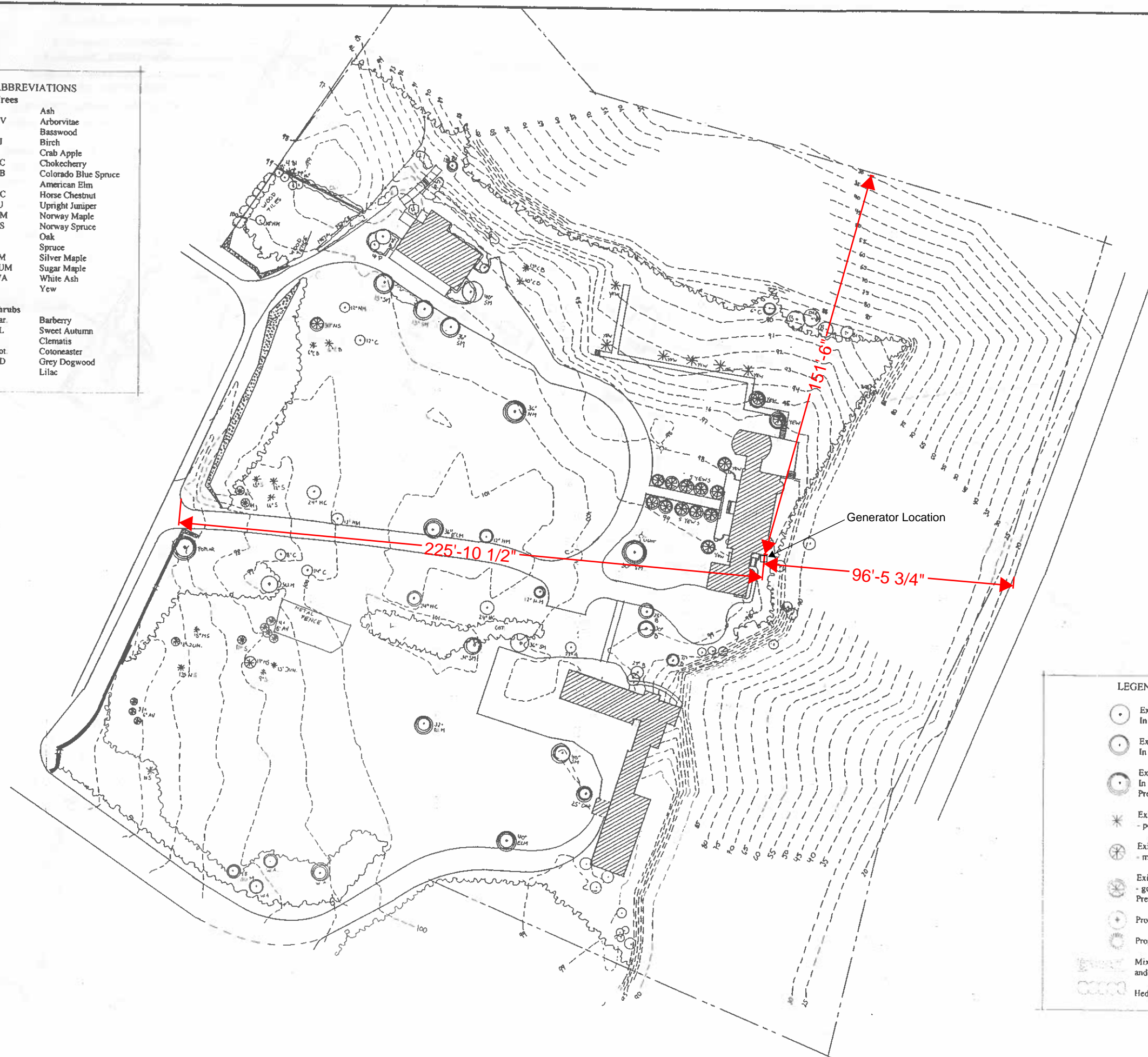
ABBREVIATIONS

Trees

- A Ash
- AV Arborvitae
- B Basswood
- BJ Birch
- C Crab Apple
- CC Chokecherry
- CB Colorado Blue Spruce
- E American Elm
- HC Horse Chestnut
- JU Upright Juniper
- NM Norway Maple
- NS Norway Spruce
- O Oak
- S Spruce
- SM Silver Maple
- SUM Sugar Maple
- WA White Ash
- Y Yew

Shrubs

- Bar. Barberry
- CL Sweet Autumn Clematis
- Cot. Cotoneaster
- GD Grey Dogwood
- L Lilac



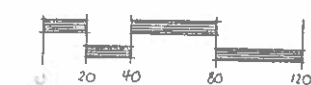
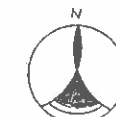
MARGARETE HARVEY
Reg. Landscape Architect, ASLA

1470 E. BAY POINT ROAD
MILWAUKEE, WI 53217

TEL 414-352-5005
FAX 414-352-6077
margareteharvey@wi.rr.com

DATE OCT. 10, 2006
SCALE 1" = 40'-0"
DRAWN M.R.H.
REVISIONS

SHEET: **1**



LEGEND

- Existing tree or shrub
In poor condition
- Existing tree or shrub
In medium condition
- Existing tree or shrub
In good condition -
Preserve at all cost
- Existing evergreen
- poor condition
- Existing evergreen
- medium condition
- Existing evergreen
- good condition
Preserve at all cost
- Proposed tree or shrub
- Proposed Evergreen
- Mixed border of perennials
and shrubs
- Hedge

**LANDSCAPE
PROPOSAL**

FOR THE

**CHIPSTONE
STUDY
CENTER**

7820 N. CLUB CIRCLE
MILWAUKEE, WI 53217

**EXISTING
CONDITIONS**



