

**NOTICE OF MEETING
VILLAGE OF FOX POINT
VILLAGE BOARD MEETING**

**SCHWEMER HALL – MUNICIPAL BUILDING
7200 N. SANTA MONICA BLVD
FOX POINT, WI 53217**

**TUESDAY
June 10, 2025
7:00 P.M.**

NOTE: THE VILLAGE BOARD 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 GOVERNING BODY 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 sbotcher@villageoffoxpoint.com, HOWEVER THERE IS NO LARGER RIGHT TO COMMENT REMOTELY OR IN WRITING THAN IN PERSON.

Zoom Participant Information
<https://us02web.zoom.us/j/87335256142>

Meeting ID: 873 3525 6142

Dial: (312) 626-6799

AGENDA

1. Roll Call

2. Persons desiring to be heard

At this time, individuals can address the Village Board on one or more topics for up to three-minutes with time extensions at the Village President's discretion. Citizen comment when agenda items are called will be heard at the discretion of the chair, subject to the overall three-minute limit. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. NOTE: No comments will be heard during this agenda item concerning a pending application for a zoning code amendment, as the appropriate time for such comments will be at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.

3. Committee Reports

a. Plan Commission

1. Conditional Use Permit Application for Sias Alterations, 333 W Brown Deer Road, Suite H.
2. Public Hearing on a Conditional Use Permit Application for Marek Landscaping, 8035 N Port Washington Road.

4. Public Hearing

a. Public Hearing on a Conditional Use Permit Application for Sias Alterations, 333 W Brown Deer Road, Suite H.

The Village Board will hold a public hearing on the Plan Commission referral of a conditional use permit application for Sias Alterations, 333 W Brown Deer Rd, Suite H, as required per Village Code Sections 745-18.

b. Public Hearing on a Conditional Use Permit Application for Marek Landscaping, 8035 N Port Washington Road.

The Village Board will hold a public hearing on the Plan Commission referral of a conditional use permit application for Marek Landscaping, 8035 N Port Washington Road, as required per Village Code Sections 745-18.

5. Consent Agenda – All items listed under the Consent Agenda will be approved in one motion without discussion unless any Board member requests that the item be removed for individual discussion and possible action. Any item(s) so removed shall be considered individually prior to consideration of any New Business agenda items in the same order in which they were originally listed in the Consent Agenda.

a. Approve the minutes of the May 13, 2025 Village Board meeting. Pages 5 - 8

b. Approve the minutes of the May 27, 2025 Special Village Board meeting. Page 9

c. Grant the renewals for two “Class A” Beer and Intoxicating Liquor Licenses; Walgreen Co, d/b/a, Walgreens #03125, PO Box 901, Deerfield, IL 60015, Amy Dean, premises to be licensed: 8615 N Port Washington Road, Fox Point, WI 53217; Wisconsin CVS Pharmacy, LLC, d/b/a, CVS Pharmacy #8770, One CVS Drive, M/C 1160, Woonsocket, RI 02895, Andrew Karas, Agent, premises to be licensed: 8661 N Port Washington Road, Fox Point, WI 53217, renewals for four “Class B” Beer and Intoxicating Liquor Licenses, Jose's of Fox Point, Inc., d/b/a, Jose's Blue Sombrero, 7613 W State Street, Wauwatosa, WI 53213, George Norbert Flees, Agent, premises to be licensed: 8617 N Port Washington Road, Fox Point, WI 53217. The Town Club, d/b/a, The Town Club, 7950 N Santa Monica Blvd, Fox Point, WI 53217, Corrine L. Kuester, Agent, premises to be licensed: 7950 N Santa Monica Blvd, Fox Point, WI 53217. Ginza II Fox Point Inc, d/b/a, Ginza Sushi, 333 W Brown Deer Road, Suite O, Fox Point, WI 53217, Feidi Yang, Agent, premises to be licensed: 333 W Brown Deer Road, Suite O, Fox Point, WI 53217. Fazarri Hospitality Group, LLC, d/b/a, Calderone Club, 8001 N Port Washington Road, Fox Point, WI 53217, Carmelo Fazzari, Agent, premises to be licensed: 8001 N Port Washington Road, Fox Point, WI 53217 and renewal for one Class “B” fermented malt beverage license Wheel & Sprocket, Inc., d/b/a, Wheel & Sprocket, 6940 N Santa Monica Blvd, Fox Point, WI 53217, Amelia Lukic-Kegel, Agent, premises to be licensed: 6940 N Santa Monica Blvd, Fox Point, WI 53217, and approve the appointment of two new agents, per the Village Clerk Treasurer's memo dated June 10, 2025, subject to any conditions as noted. Pages 10 - 11

d. Grant the Cigarette and Tobacco Product Retail License to the Establishment Walgreen Co, d/b/a, Walgreens #03125, located at 8615 North Port Washington Road per the Village

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e. Accept the quote of Munson Inc. in an amount not to exceed \$122,766 for roadway patches at various locations in the Village and authorize the Village Manager to sign the agreement per the Director of Public Works' memorandum dated June 3, 2025. Page 13

f. Accept the base bid in the amount of \$22,950 and alternate bid nos. 1 through 4 in the amount of \$39,760 from WSO Grading and Excavating for the replacement of cross culverts on roads intersecting Lake Drive in the total amount of \$62,710 and authorize the Village

President and Village Clerk/Treasurer to sign the contract on behalf of the Village per the Director of Public Work's memorandum dated June 3, 2025. Pages 14 - 15

- g.** Reject all bids received for the 2025 Lead Water Service Lateral Replacement Project per the Director of Public Works' memorandum dated June 3, 2025. Page 16
- h.** Approve payment of the bills in the amount of \$545,191.06 for the period May 1, 2025 through May 31, 2025 per the report submitted by the Village Manager. Pages 17 - 31

6. Unfinished Business

7. New Business

- a. Consideration of a Conditional Use Permit Application for Sias Alterations, 333 W Brown Deer Road, Suite H.** Pages 32 - 49

The Village Board will consider and may act on a conditional use permit application for Sias Alterations, 333 W Brown Deer Rd, Suite H, as required per Village Code Sections 745-18.

- b. Consideration of a Conditional Use Permit Application for Marek Landscaping, 8035 N Port Washington Road.** Pages 50 - 70

The Village Board will consider and may take action on a conditional use permit application for Marek Landscaping, 8035 N Port Washington Road, as required per Village Code Sections 745-18.

- c. Adopt Resolution 2025-06 Approving of and Authorizing Submittal of the Compliance Maintenance Annual Report (CMAR) to the Department of Natural Resources for the 2024 Sanitary Sewer Activities** Pages 71 - 81

The Village Board may discuss and approve Resolution 2025-06, a resolution to approve and authorize submittal of the Compliance Maintenance Annual Report (CMAR) to the Department of Natural Resources for the 2024 Sanitary Sewer Activities.

8. Future Agenda Items

The Village Board will act on any Trustee requests to place additional matters on an upcoming agenda, without discussion.

9. Announcements

The following individuals will be given the opportunity to make announcements at the meeting in regard to (i) actions taken since the previous Village Board meeting on behalf of the Village, (ii) future Village activities and (iii) communications received from citizens. These matters will not be discussed or acted on, and Board members shall not comment on matters announced by others. Referrals may be made to committees and/or individuals.

- a.** Village President Symchych
- b.** Trustee Ollman
- c.** Trustee Aelion
- d.** Trustee Stoltz
- e.** Trustee Freedman
- f.** Trustee Miller

- g. Trustee Barry
- h. Village Manager Botcher

10. Adjournment

NEXT REGULAR VILLAGE BOARD MEETING:

July 8, 2025 7:00 P.M.

PLEASE NOTE:

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. Also, upon reasonable notice, best efforts will be used to ensure that members of the public lacking access to the virtual meeting platform are provided alternative reasonable methods to attend. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. "Persons requiring an interpreter or other assistance should contact the Village Clerk's office 72 hours prior to the meeting. Notice is hereby given that a majority any other board, commission or committee may be present at the meeting to gather information about a subject in which they are interested. This constitutes a meeting of any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting."

Published and Posted June 5, 2025 12:15 p.m.

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
MAY 13, 2025**

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A meeting and public hearing of the Fox Point Village Board was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Tuesday, May 13, 2025 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President Symchych called the meeting to order at 7:00 p.m. and asked the Village Clerk Treasurer to take roll call. Roll Call of the Village Board present included:

Village President Christine Symchych
Trustee Greg Ollman
Trustee Liz Aelion
Trustee Jennie Stoltz
Trustee Freedman
Trustee Miller
Trustee Barry

Also, present were Village Attorney Eric Larson via Zoom, Village Manager Scott Botcher, Village Clerk Treasurer Sara Bruckman, and Assistant Village Manager Kevin Ausman

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

CEREMONIAL OATH

Trustee Aelion and Barry were sworn in.

PERSONS DESIRING TO BE HEARD

Mark Grady, 8425 N. Indian Creek Parkway, Chair of Board of Appeals and is in support of the funding of the library agreement.

Andrew Elmer, 101 E Bradley Road, shared he was displeased with the work the contractor did on the landscaping on Bradley Road.

Hearing no comments, President Symchych closed public comment.

COMMITTEE REPORTS - None

PUBLIC HEARING

- a. Consideration of Conditional Use Permit Application for Rice Bowl, 8673 N Port Washington Road

Motion by President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to open the public hearing at 7:05 p.m., regarding Consideration of Conditional Use Permit Application for Rice Bowl, 8673 N Port Washington Road.

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
MAY 13, 2025**

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Public Comment

There were no public comments.

Motion by President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to close the public hearing at 7:06 p.m., regarding Consideration of Conditional Use Permit Application for Rice Bowl, 8673 N Port Washington Road.

CONSENT AGENDA

- a. Approve the minutes of the April 8, 2025 Village Board meeting.
- b. Confirm and approve President Symchych's list of appointments to various Boards, Committee, and Commissions.
- c. Accept the proposal of M&M Tree Care LLC in an amount not to exceed \$39,500 for the 2025 Emerald Ash Borer Treatment Project and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Village Forester's memorandum dated May 1, 2025.
- d. Approve payment of the bills in the amount of \$623,713.00 for the period April 1, 2025 to April 3, 2025 per the report submitted by the Village Manager.

Motion by Trustee Miller, seconded by Trustee Stoltz, and carried by roll call vote (7-0), to approve the consent agenda.

NEW BUSINESS

Consideration of Conditional Use Permit Application for Rice Bowl, 8673 N Port Washington Road.

Motion by President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to approve the Conditional Use Permit application for Rice Bowl, 8673 N. Port Washington Road.

Consideration of Preliminary Borrowing Resolution 2025-04

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve Resolution 2025-04 on an "Initial Resolution Authorizing the Borrowing of Not to Exceed \$9,900,000 and Providing for the Issuance and Sale of General Obligation Promissory Notes, Series 2025A.

Consideration of North Shore Library Funding Agreement Resolution 2025-05

Beth Gregg, 7414 N Boyd Way, supports the funding for the library.

Sandy Grady, 8425 N Indian Creek Parkway, thanked Trustee Freedman for his comments and supports the funding of the library.

**VILLAGE OF FOX POINT
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Barb Rossi, supports the funding of the library.

Larry Cohn, 200 W Dunwood Rd., would like to see an acknowledgment that the funding was never going to be self-raised. Would like to see the Village Board have some frustration that they have been backed in a corner.

Motion by President Symchych, seconded by Trustee Freedman, and carried by roll call vote (7-0), to approve the North Shore Library Funding Agreement Resolution 2025-05.

Consideration of an ordinance “To Repeal and Re-create Section 870-6A and Section 870-6(C)(3) of the Village of Fox Point Village Code to Add New Stop Sign Locations.”

Motion by President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to “To Repeal and Re-create Section 870-6A and Section 870-6(C)(3) of the Village of Fox Point Village Code to Add New Stop Sign Locations.”

FUTURE AGENDA ITEMS – None

With unanimous consent the Village Board moved announcements before closed session

CLOSED SESSION

Motion made by President Symchych, seconded by Trustee Ollman, to convene into closed session, at 8:29 p.m., Pursuant to Wisconsin Statute Section 19.85(1)(g), to confer with legal counsel for the government who is rendering oral or written advice concerning strategy to be adopted by the governing body with respect to litigation in which the body is involved; more specifically regarding the Milwaukee County Circuit Court case entitled “The Town Club v. Village of Fox Point”.

Trustee Ollman	Aye
Trustee Aelion	Aye
Trustee Stoltz	Aye
Trustee Freedman	Aye
Trustee Miller	Aye
Trustee Barry	Aye
President Symchych	Aye

Carried by roll call vote (7-0).

President Symchych recused herself and turned over deliberations to Trustee Ollman. Trustee Ollman took over Chair Pro Tem.

RECONVENE INTO OPEN SESSION

Motion made by Trustee Ollman, seconded by Trustee Freedman and carried by roll call vote (6-0), to reconvene into open session at 9:44 p.m.

ANNOUNCEMENTS

VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
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President Symchych announced she met with Trustee Barry. She was elected to secretary of the North Shore Fire Board.

Trustee Barry announced he appreciates everyone's support as a new Village Trustee

ADJOURNMENT

Motion made by Trustee Miller, second by Trustee Stoltz, and carried by roll call vote (6-0) to adjourn the Village Board meeting at 9:45 p.m.

Respectfully submitted,

Sara A. Bruckman
Clerk Treasurer

**VILLAGE OF FOX POINT
SPECIAL VILLAGE BOARD MEETING MINUTES
MAY 27, 2025**

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A special meeting of the Fox Point Village Board was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Tuesday, May 27, 2025 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President Symchych called the meeting to order at 4:00 p.m. and asked the Village Clerk Treasurer to take roll call. Roll Call of the Village Board present included:

Village President Christine Symchych
Trustee Greg Ollman
Trustee Liz Aelion
Trustee Jennie Stoltz
Trustee Freedman - Absent
Trustee Miller
Trustee Barry

Also, present were Witynski Consulting LLC Curt Witynski, Village Manager Scott Botcher, Village Clerk Treasurer Sara Bruckman, and Assistant Village Manager Kevin Ausman

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

Village Board Training

The Village Board participated in training with Curt Witynski. No action was taken.

ADJOURNMENT

Motion made by President Symchych, second by Trustee Miller, and carried by roll call vote (6-0) to adjourn the Village Board meeting at 5:46 p.m.

Respectfully submitted,

Sara A. Bruckman
Clerk Treasurer

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 Board

FROM: Sara A. Bruckman, *CMC/WCMC*
Clerk Treasurer

THROUGH: Scott Botcher
Village Manager

DATE: June 10, 2025

RE: **Liquor License Renewals – Beer/Fermented Beverage and Intoxicating Liquor
“Class A”, “Class B”, and Class “B”**

Background and Overview

Attached is a list of the 2025-26 liquor license renewal applications for “Class A”, retail fermented malt beverage and intoxicating liquor licenses and “Class B”, fermented malt beverage and intoxicating liquor licenses as published in the North Shore Now on Wednesday, May 21, 2025.

Background investigations have been completed on each of the entity’s agents by the Police Department and all individuals have been recommended for approval by Police Chief Chris Freedy.

Section 125.86 of the Village Code states that no initial or renewal alcohol beverage license shall be granted to any person or premises for which taxes, assessments, utility bills or other claims of the Village are delinquent and unpaid. As of May 21, 2025 all outstanding financial obligations to the Village of Fox Point have been satisfied by the establishments applying for “Class A” or “Class B” liquor license renewals for the period commencing on July 1, 2025 and expiring on June 30, 2026.

Recommendation

Staff recommends the Village Board take the following actions:

1. Grant approval for the issuance of two renewal “Class A” retail fermented malt beverage and intoxicating liquor license to the following establishments:
 - a. Walgreen Co., d/b/a, Walgreens #03125, P.O. Box 901, Deerfield, IL 60015, Agent: Amy Dean. Premise to be licensed, as described and located at: 8615 N Port Washington Road, Fox Point, WI 53217, subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.

- b. Wisconsin CVS Pharmacy, L.L.C., d/b/a, CVS Pharmacy #8770, One CVS Drive M/C 1160 Woonsocket, RI 02895, Agent: Andrew Karas. Premise to be licensed, as described and located at: 8661 N Port Washington Road, Fox Point, WI 53217., subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.
2. Grant the approval for the issuance of three renewal "Class B" fermented malt beverage and intoxicating liquor licenses to the following establishments:
 - a. Jose's of Fox Point, Inc., d/b/a, Jose's Blue Sombrero, 7613 W State Street, Wauwatosa, WI 53213, Agent: George N Flees. Premise to be licensed, as described and located at: 8617 N Port Washington Road, subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.
 - b. The Town Club, d/b/a, The Town Club, 7950 N Santa Monica Blvd., Fox Point, WI 53217, Agent: Corrine L Kuester, Premise to be licensed as described and located at: 7950 N Santa Monica Blvd., subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.
 - c. Ginza II Fox Point, Inc. d/b/a, Ginza Sushi Bar, 333 W Brown Deer Rd, Suite O, Agent: Feidi Yang. Premise to be licensed, as described and located at: 333 W Brown Deer Road, Suite O, Fox Point, WI 53217, subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.
 - d. Fazzari Hospitality Group, LLC, d/b/a, Calderone Club, 8001 N Port Washington Road, Fox Point, WI 53217, Carmelo Fazzari, Agent, premises to be licensed as described and located at: 8001 N Port Washington Road, Fox Point, WI 53217 subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.
3. Grant the approval for the issuance of three renewal Class "B" fermented malt beverage liquor licenses to the following establishment:
 - a. Wheel & Sprocket, Inc., d/b/a, Wheel & Sprocket, 6940 N Santa Monica Blvd, Fox Point, WI 53217, Agent: Amelia Lukic-Kegel. Premise to be licensed: 6940 N Santa Monica Blvd, Fox Point, WI 53217, subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.



TO: Village Board

FROM: Sara A. Bruckman, *CMC/WCMC*, Clerk Treasurer

THROUGH: Scott Botcher, Village Manager

DATE: June 10, 2025

RE: **2025-2026 Cigarette/Tobacco Product License Renewals**

Background and Overview

Below is the 2025-2026 Cigarette/Tobacco Product license renewal application for the period commencing on July 1, 2025 and expiring on June 30, 2026 for the following entity:

WALGREEN CO., D/B/A. WALGREENS #03125

Amy Dean – **Agent (Corporation)**

8615 North Port Washington Road

Fox Point, WI 53217

OTC (Over-the-Counter) Cigarette/Tobacco Product Retail License

Recommendation

Staff recommends the Village Board take the following actions:

Grant approval of the issuance for Tobacco Product License to Walgreen Co., d/b/a, Walgreens #03125, located at 8615 North Port Washington Road – Agent Amy Dean, as presented and subject to the satisfaction of all outstanding financial obligations to the Village of Fox Point.

VILLAGE HALL

7200 North Santa Monica Blvd.
Fox Point, Wisconsin 53217-3505
414-351-8900 | Fax 414-351-8909



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: Scott Botcher, Village Manager 

Date: June 3, 2025

Re: Recommendation for Acceptance of Quote for 2025 Road Patch Repair

During the course of the last year, Fox Point DPW staff have identified additional roads in need of substantial patching. Staff publicly bid the roadway patch project and opened the quotes on June 3, 2025. In addition to posting the bidding documents on the Village website and at Village Hall, the bid documents were submitted to six contractors: Munson, Inc., BMCI, Merit Asphalt, Pablocki Paving, Parking Lot Maintenance, LLC, and Johnson & Sons Paving. Two of the six submitted quotes by the required June 3, 2025 deadline – Merit Asphalt and Munson, Inc. and, of the two, Munson provided the lowest quote - \$122,766 versus \$158,995.

The Village has budgeted \$150,000 in the capital projects fund for roadway patching. Munson, Inc. has performed many patching projects for the Village of Fox Point with great workmanship and attention to detail and are well equipped to complete the patching project. Therefore, it is my recommendation that the Village Board approve the quote of Munson, Inc. in an amount not to exceed \$122,766 and authorize the Village Manager to sign the contract.



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: Scott Botcher, Village Manager 

Date: June 3, 2025

Re: 2025 Culvert Replacement Project

During the planning and design and now construction of the Lake Drive project, I realized that the replacement of the cross culverts on intersecting streets fell between the cracks and had not been considered. That is, the Village did not include the televising/evaluation of the cross culverts as part of its Lake Drive project in 2024 and the DOT has not included them in the 2025 Lake Drive roadway project in 2025. While this oversight is unfortunate, it was caught in time that we put together bid documents for the replacement of a number of cross culverts as well as the installation of sections of pipe to shallow slopes in two locations along Lake Drive.

The work was advertised on the Village website and the contract documents were sent to three contractors to ensure that we would receive a bid for the work (WSO Grading & Excavating, All-Ways Contractors and UPI). Bids were opened on June 3, 2025 and only one bid was received for the work which includes the following:

- Base Bid – Replacement of cross culverts at Daphne Road, the Lake Drive Service Roads, and Hyde Way and installation of additional piping at 6600 North Lake Drive.
- Alternate Bid Nos. 1-4 – replacement of the cross culverts at Coleman Lane, Links Circle (both north and south), Quarles Place and installation of additional piping adjacent to the Lake Drive Service Road, respectively.

Each of the cross culverts were televised this spring and it was determined that these culverts and/or the culverts intersecting with them were deteriorating badly and are in need of replacement. The project was bid with alternates due to the unknown bid costs we would receive and the fact that the Village has budgeted \$75,000 for culvert replacements. The alternate bid items were identified in order of priority based on the televising performed of them and them and the conditions that were discovered during the televising.

WSO Grading and Excavating is the only contractor to have submit a bid for the work. The bid prices are as follows:

- Base Bid - \$22,950
- Alternate Bid 1 – replacement of culvert at Coleman Lane - \$3,750
- Alternate Bid 2 – replacement of the culverts at Links Circle (north and south side plus the intersecting culverts into each cross culvert) - \$12,960
- Alternate Bid 3 – replacement of culvert and intersecting culverts at Quarles Place - \$7,410
- Alternate Bid 4 – installation of 230 feet of 10-inch HDPE storm sewer north of the Lake Drive Service Road (southern portion) - \$15,640

The total cost for the base bid and alternate bids is \$62,710 – approximately \$12,000 below what the Village has budgeted for culvert replacements for 2025. I suspect the prices are very favorable given that the contractor (WSO) is not required to repave any of the areas because each of these locations will be paved as part of the DOT Lake Drive project. Additionally, WSO is able to perform this work while Lake Drive is closed to through traffic and the price does not include any traffic control.

Based on my review of the bid, it is my recommendation that the Village Board accept the base bid and each of the four alternate bids and award the project to WSO Grading and Excavating in an amount not to exceed \$62,710. WSO has performed similar projects for the Village and the scope of this work is well suited to WSO's expertise. I am of the opinion the cost is reasonable for the scope of work and, therefore, it is my further recommendation that the Village Board authorize the Village President and Village Clerk/Treasurer to sign the agreement with WSO in the amount of \$62,710.



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: Scott Botcher, Village Manager 

Date: June 3, 2025

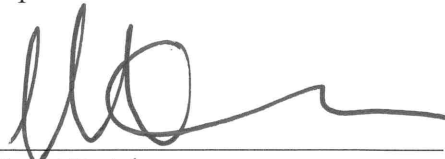
Re: Rejection of Bids for the 2025 Lead Lateral Water Service Project

Fox Point advertised for the replacement of private side lead water service laterals, predominantly along Lake Drive, in order to comply with Village Code and DNR/EPA rules (replacing lead water service laterals in conjunction with roadway utility projects). Bids were opened on May 15, 2025, and two bids were received to perform the work – one from Mid City Corporation in the amount of \$174,310 and the other from IHC Construction Co, Inc. in the amount of \$227,500. The engineering construction cost estimate was \$156,550.

Upon review of the bids and the engineer's construction cost estimate, staff has determined that the bids received are more expensive than anticipated, particularly considering individual property owners would be responsible for reimbursing Fox Point for its costs, and inadequate budget exists to undertake the project. Staff discussed the project with our consultant and have concluded that the bids should be rejected and that the project should be rebid in early winter in the hopes that bid prices will be more favorable earlier in the bidding season for 2026.

Therefore, it is my recommendation that the Village Board reject the bids received. Staff will rebid the work in December 2025 and present a recommendation to the Village Board once the work has been rebid.

This is to certify that the attached is true and correct list of bills due for a period from May 1-31, 2025, in the total amount of \$545,191.06. Each bill has been approved in writing by the official department head or employee authorized to incur the obligations and which bills have been audited by the undersigned pursuant to resolution of the Village Board.



Scott Botcher
Village Manager
Village of Fox Point

This is to certify that the above listed accounts and demands have been presented and allowed and ordered paid by the Village Board at a meeting thereof held on June 10, 2025.

Christine Symchych
Village President

Sara A. Bruckman
Village Clerk/Treasurer
Village of Fox Point

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report

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10-21520 GROUP LIFE						
18	SECURIAN FINANCIAL GROUP I	JUNE 2025	LIFE INSURANCE	05/06/2025	932.10	05/09/2025
Total 10-21520 GROUP LIFE:					932.10	
10-21521 SUPPLEMENTAL PLANS						
18	SECURIAN FINANCIAL GROUP I	06/01/2025	ACCIDENTAL	05/07/2025	87.04	05/09/2025
1227	AFLAC	186409	ACCT #G8B41	05/27/2025	700.50	05/30/2025
1227	AFLAC	870473	ACCT #G8B41	04/25/2025	700.50	05/02/2025
Total 10-21521 SUPPLEMENTAL PLANS:					1,488.04	
10-21525 UNION DUES						
185	FOX POINT POLICE PROT. ASS	JUNE 2025	POLICE DUES	05/28/2025	525.00	05/30/2025
185	FOX POINT POLICE PROT. ASS	MAY 2025	POLICE DUES	04/28/2025	577.50	05/02/2025
Total 10-21525 UNION DUES:					1,102.50	
10-21530 DEFERRED COMPENSATION						
77	MissionSquare - 303753	PR0508251	Deferred Comp ICMA-PRETAX	05/07/2025	1,160.14	05/09/2025
77	MissionSquare - 303753	PR0522251	Deferred Comp ICMA-PRETAX	05/21/2025	1,160.14	05/23/2025
375	NORTH SHORE BANK, FSB	PR0508252	Deferred Comp NORTH SHORE	05/07/2025	1,485.00	05/09/2025
375	NORTH SHORE BANK, FSB	PR0522252	Deferred Comp NORTH SHORE	05/21/2025	1,485.00	05/23/2025
814	GREAT-WEST TRUST COMPAN	PR0508251	Deferred Comp WI DEFER - RO	05/07/2025	1,240.00	05/09/2025
814	GREAT-WEST TRUST COMPAN	PR0508251	Deferred Comp WI DEFER - PRE	05/07/2025	3,872.60	05/09/2025
814	GREAT-WEST TRUST COMPAN	PR0522251	Deferred Comp WI DEFER - RO	05/21/2025	1,240.00	05/23/2025
814	GREAT-WEST TRUST COMPAN	PR0522251	Deferred Comp WI DEFER - PRE	05/21/2025	3,872.60	05/23/2025
Total 10-21530 DEFERRED COMPENSATION:					15,515.48	
10-44120 LIQUOR/TOBACCO LICENSES						
727	WI DEPT. OF JUSTICE	4NBYJ193	BARTENDER	05/16/2025	7.00	05/23/2025
727	WI DEPT. OF JUSTICE	ASPD3AJR	BARTENDER	04/29/2025	7.00	05/02/2025
727	WI DEPT. OF JUSTICE	FLEPY1BM	BARTENDER	05/16/2025	7.00	05/23/2025
727	WI DEPT. OF JUSTICE	S4VLPXGK	BARTENDER	05/16/2025	7.00	05/23/2025
727	WI DEPT. OF JUSTICE	TDD6AHNP	BARTENDER	05/20/2025	7.00	05/23/2025
Total 10-44120 LIQUOR/TOBACCO LICENSES:					35.00	
10-44560 RIGHT-OF-WAY/EXCAVATION						
952	JOE DEBELAK PLUMBING & HE	1.060627	ROAD DEPOSIT	05/20/2025	1,000.00	05/23/2025
Total 10-44560 RIGHT-OF-WAY/EXCAVATION:					1,000.00	
10-45100 FINES/FORFEITURES						
1211	JOECKEL, DANIEL D	BL092360-2	OVERPAYMENT CITATION	05/01/2025	47.00	05/02/2025
2375	COOK, DAVID	BL092478-1	OVERPAYMENT	05/01/2025	1.19	05/02/2025
2400	HTOO, ME LAR	GF80DBC3KH	OVERPAYMENT	05/01/2025	11.00	05/02/2025
Total 10-45100 FINES/FORFEITURES:					59.19	
10-46710 PAVILION RENTALS						
2155	GERDING, HALEY	1.061177	DEPOSIT REFUND	05/06/2025	50.00	05/09/2025
2189	CUB SCOUT PACK #391	1.061050	PAVILLION DEPOSIT	05/21/2025	250.00	05/23/2025
2410	BOOTH, CHERYL ANN	1.061007	PAVILLION DEPOSIT REFUND	05/13/2025	50.00	05/16/2025
2410	BOOTH, CHERYL ANN	1.061007*	PAVILLION DEPOSIT REFUND	05/19/2025	200.00	05/23/2025

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Total 10-46710 PAVILION RENTALS:					550.00	
10-51100-310 SUPPLIES/EXPENSES						
451	SCHWAAB, INC.	4781506	VILLAGE SEAL	05/29/2025	301.09	05/30/2025
Total 10-51100-310 SUPPLIES/EXPENSES:					301.09	
10-51100-322 TRAINING						
2421	WITYNSKI CONSULTING	8-2025	TRAINING SEESION	05/29/2025	2,581.00	05/30/2025
Total 10-51100-322 TRAINING:					2,581.00	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	APRIL 2025	DRIVER SUR/JAIL FEE	05/06/2025	1,017.60	05/09/2025
552	WISCONSIN, STATE OF - COUR	APRIL 2025	APRIL	05/06/2025	2,731.12	05/09/2025
Total 10-51200-395 COUNTY COURT FEES:					3,748.72	
10-51300-210 CONTRACT SERVICES						
2411	WI EMPLOYMENT RELATIONS	425-0000000832	FILING FEE	05/14/2025	400.00	05/16/2025
Total 10-51300-210 CONTRACT SERVICES:					400.00	
10-51300-211 LABOR ATTORNEY						
1692	VON BRIESEN & ROPER, S. C.	492162	ETHICS BOARD	05/08/2025	157.50	05/09/2025
Total 10-51300-211 LABOR ATTORNEY:					157.50	
10-51300-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	14382	VLG ATTORNEY	04/29/2025	5,188.45	05/02/2025
535	MUNICIPAL LAW & LITIGATION	14634	VILLAGE ATTORNEY	05/14/2025	5,706.00	05/16/2025
Total 10-51300-218 VILLAGE ATTORNEY:					10,894.45	
10-51300-219 VILLAGE PROSECUTOR						
965	PADWAY & PADWAY LTD	05/09/2025	PROSECUTOR	05/13/2025	2,970.00	05/16/2025
Total 10-51300-219 VILLAGE PROSECUTOR:					2,970.00	
10-51410-310 SUPPLIES/ MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	04/27/2025	CONFLUENCE	05/06/2025	78.02	05/09/2025
Total 10-51410-310 SUPPLIES/ MISC EXPENSES:					78.02	
10-51420-322 TRAINING						
57	JPMORGAN CHASE BANK NA	04/27/2025	CLERK	05/06/2025	499.00	05/09/2025
511	WAUKESHA COUNT TECH, COL	0859887	VLG HALL TRAINING	05/01/2025	440.20	05/02/2025
Total 10-51420-322 TRAINING:					939.20	
10-51440-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	04/27/2025	ELECTIONS	05/06/2025	13.29	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ELECTIONS	05/06/2025	50.97	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ELECTIONS	05/06/2025	36.55	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ELECTIONS	05/06/2025	53.41	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ELECTIONS	05/06/2025	154.78	05/09/2025

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Total 10-51440-310 SUPPLIES/EXPENSES:					309.00	
10-51530-210 CONTRACT SERVICES						
2706	ASSOCIATED APPRAISAL CON	180069	PROFESSION SERV/ INTERNET	04/29/2025	2,891.81	05/02/2025
2706	ASSOCIATED APPRAISAL CON	180571	PROFESSION SERV/ INTERNET	05/29/2025	2,891.81	05/30/2025
Total 10-51530-210 CONTRACT SERVICES:					5,783.62	
10-51530-310 SUPPLIES/EXPENSES						
2113	U.S. LEGAL SUPPORT, INC	20250985982-15	BOARD OF REVIEW	05/09/2025	319.38	05/16/2025
Total 10-51530-310 SUPPLIES/EXPENSES:					319.38	
10-51600-210 CONTRACT SERVICES						
57	JPMORGAN CHASE BANK NA	04/27/2025	ZOOM	05/06/2025	40.00	05/09/2025
194	BAKER TILLY VIRCHOW KRAUS	BT3164402	PROGRESS BILLING	05/14/2025	18,851.85	05/16/2025
194	BAKER TILLY VIRCHOW KRAUS	BT3200276	PROGRESS BILLING	05/29/2025	1,617.00	05/30/2025
265	GREATAMERICAN FINANCIAL S	39228134	MONTHLY COPIER	05/29/2025	232.00	05/30/2025
405	PITNEY BOWES INC.	3320676275	QUARTERLY FEES	05/01/2025	462.72	05/02/2025
477	TAYLOR COMPUTER SERVICES	27212	MANAGED SERVICES	05/19/2025	1,820.25	05/23/2025
477	TAYLOR COMPUTER SERVICES	27869	MANAGED SERVICES	05/20/2025	1,102.50	05/23/2025
789	DO IT NOW CLEANING LLC	909	MONTHLY CLEANING	04/29/2025	1,583.37	05/02/2025
789	DO IT NOW CLEANING LLC	924	MONTHLY CLEANING	05/29/2025	1,583.37	05/30/2025
1353	FORWARD TS, LTD	AR254573	MONTHLY COPIES	05/14/2025	262.76	05/16/2025
2016	BAXTER & WOODMAN INC.	0270953	ST AUGUSTINE PREP	04/28/2025	533.75	05/02/2025
2184	MURPHY DESMOND LAWYERS	8203602	DSPS COMPLAINT	05/06/2025	80.00	05/09/2025
2395	CIVICPLUS LLC	338384	ANNUAL FEE	05/21/2025	8,225.19	05/23/2025
Total 10-51600-210 CONTRACT SERVICES:					36,394.76	
10-51600-220 GAS-HEAT						
536	WE-ENERGIES	04/25/2025	0702787382-00002	05/02/2025	581.15	05/09/2025
Total 10-51600-220 GAS-HEAT:					581.15	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/25/2025	0702787382-00002	05/02/2025	1,350.75	05/09/2025
536	WE-ENERGIES	05/06/2025	0702787382-00009	05/12/2025	20.90	05/16/2025
Total 10-51600-221 ELECTRIC UTILITIES:					1,371.65	
10-51600-222 TELEPHONE UTILITIES						
2691	CENTURYLINK-BUSINESS SVC	736294924	87619173	05/12/2025	.12	05/16/2025
5312	AT & T- VILLAGE	04/22/2025	414 351-8909 758 7	05/01/2025	77.62	05/02/2025
Total 10-51600-222 TELEPHONE UTILITIES:					77.74	
10-51600-234 VILLAGE HALL MAINTENANCE						
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	16.58	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	134.82	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	24.99	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	30.00	05/09/2025
789	DO IT NOW CLEANING LLC	908	CARPET CLEANING	04/29/2025	570.00	05/02/2025
892	SPECTRUM	05/07/2025	8348 10 012 0042231 VLG	05/20/2025	18.50	05/23/2025
1215	MONITORING SERVICES LLC	4146	7200 N SANTA MONIC	05/21/2025	312.00	05/23/2025
1710	UP NORTH SERVICES	04703	PEST CONTROL VLG	05/21/2025	55.00	05/23/2025
2405	3 ACRES ELECTRIC LLC	1024	REPAIRS	05/21/2025	385.00	05/23/2025

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Total 10-51600-234 VILLAGE HALL MAINTENANCE:					1,544.89	
10-51600-310 SUPPLIES/MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	23.99	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	41.98	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	26.54	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	30.98	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	10.50	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	13.29	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	55.31	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	58.98	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	32.57	05/09/2025
Total 10-51600-310 SUPPLIES/MISC EXPENSES:					294.14	
10-51600-396 VILLAGE OPEN HOUSE						
2415	ELSA, CAROLINE HALL	05/05/2025	LOGO DESIGN	05/20/2025	300.00	05/23/2025
Total 10-51600-396 VILLAGE OPEN HOUSE:					300.00	
10-51700-511 GROUP HEALTH - RETIREES						
433	RESNICK, AMY	64	HEALTH INSURANCE REIMBUR	05/01/2025	327.27	05/02/2025
435	RIES, DANIEL	80	HEALTH	05/01/2025	479.63	05/02/2025
520	WICHMAN, MICHELLE	25	MONTHLY	05/01/2025	397.39	05/02/2025
2194	OBREMSKI, DANIEL	29	SUPPLEMENTAL PAY	05/01/2025	397.39	05/02/2025
Total 10-51700-511 GROUP HEALTH - RETIREES:					1,601.68	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
1710	UP NORTH SERVICES	04704	POLICE PEST CONTROL	05/15/2025	55.00	05/16/2025
5152	JAMES IMAGING SYSTEMS, IN	1565101	POLICE DEPARTMENT	05/15/2025	136.11	05/16/2025
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					191.11	
10-52100-220 GAS UTILITIES						
536	WE-ENERGIES	4/25/2025	0702787382-00008	05/01/2025	610.34	05/02/2025
Total 10-52100-220 GAS UTILITIES:					610.34	
10-52100-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/25/2025	0702787382-00015	05/01/2025	46.38	05/02/2025
536	WE-ENERGIES	4/25/2025	0702787382-00006	05/01/2025	1,625.79	05/02/2025
Total 10-52100-221 ELECTRIC UTILITIES:					1,672.17	
10-52100-222 TELEPHONE UTILITIES						
892	SPECTRUM	20250508OTA	8348 10 012 0041845 POLICE	05/08/2025	16.50	05/09/2025
892	SPECTRUM	238770901050125	238770901	05/15/2025	599.00	05/16/2025
2101	IPITOMY COMMUNICATIONS LL	59118	SIP TRUNK 85995	05/01/2025	239.91	05/02/2025
2691	CENTURYLINK-BUSINESS SVC.	736294924	87619173	05/12/2025	.12	05/16/2025
5312	AT & T- VILLAGE	28732944759X0515	287329447591-PD	05/22/2025	418.06	05/23/2025
Total 10-52100-222 TELEPHONE UTILITIES:					1,273.59	
10-52100-233 EQUIPMENT MAINTENANCE						
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	61.98	05/09/2025
2412	ASSOCIATED BAG COMPANY	G602641	CLEAR DRAWSTRING BAGS	05/15/2025	338.75	05/16/2025

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2620	SIRCHIE FINGER PRINT LAB, IN	0692788	SUPPLIES	05/22/2025	51.00	05/23/2025
5731	U-LINE	192401470	HANDGUN EVIDENCE BOX	05/15/2025	74.60	05/23/2025
102081	GOODYEAR AUTO SERVICE CE	63766	TIRES	04/30/2025	584.00	05/02/2025
Total 10-52100-233 EQUIPMENT MAINTENANCE:					1,110.33	
10-52100-234 BUILDING MAINTENANCE						
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	71.95	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	87.92	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	75.00	05/09/2025
1762	SOS ELECTRONICS	25-03015	CARD ACCESS/COMPUTER	05/22/2025	435.00	05/23/2025
Total 10-52100-234 BUILDING MAINTENANCE:					669.87	
10-52100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	9.99	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	29.74	05/09/2025
Total 10-52100-310 SUPPLIES/EXPENSES:					39.73	
10-52100-322 TRAINING						
865	THE WATERS OF MINOCQUA	LLGAT3FEPT	FREEDY LODGING	05/08/2025	294.00	05/09/2025
Total 10-52100-322 TRAINING:					294.00	
10-52100-330 CLOTHING ALLOWANCE						
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	76.57	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	POLICE	05/06/2025	134.95	05/09/2025
473	STREICHER'S	1760954	DUBNICKA	05/08/2025	21.99	05/09/2025
473	STREICHER'S	1760955	DUBNICKA	05/08/2025	9.00	05/09/2025
473	STREICHER'S	1761330	ADAMAITIS	05/15/2025	775.00	05/16/2025
473	STREICHER'S	1762091	PAUL	05/15/2025	160.00	05/16/2025
473	STREICHER'S	1762092	HUBER	05/22/2025	114.99	05/23/2025
Total 10-52100-330 CLOTHING ALLOWANCE:					1,292.50	
10-52100-335 SCHOOL EXPENSES						
511	WAUKESHA COUNT TECH. COL	0859887	TRAINING	05/01/2025	414.55	05/02/2025
1539	HYATT ON MAIN	48236923	LODGING	05/22/2025	208.00	05/23/2025
Total 10-52100-335 SCHOOL EXPENSES:					622.55	
10-52100-351 DARE FUND PURCHASES						
5784	CREATIVE PRODUCT SOURCIN	163596	DARE T SHIRTS	05/08/2025	195.67	05/09/2025
Total 10-52100-351 DARE FUND PURCHASES:					195.67	
10-53100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	04/27/2025	ENGINEER	05/06/2025	44.86	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ENGINEER	05/06/2025	28.85-	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ENGINEER	05/06/2025	39.91	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ENGINEER	05/06/2025	39.91-	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ENGINEER	05/06/2025	49.84	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	ENGINEER	05/06/2025	28.45	05/09/2025
Total 10-53100-310 SUPPLIES/EXPENSES:					94.30	

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10-53100-322 TRAINING						
57	JPMORGAN CHASE BANK NA	04/27/2025	LODGING	05/06/2025	114.86	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	LODGING	05/06/2025	13.19	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	APWA	05/06/2025	100.00	05/09/2025
Total 10-53100-322 TRAINING:					201.87	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	05/06/2025	0702787382-00001	05/12/2025	214.25	05/16/2025
536	WE-ENERGIES	05/09/2025	0702787382-00013	05/14/2025	16.80	05/16/2025
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					231.05	
10-53300-405 STREET MATERIALS						
458	SHERWIN INDUSTRIES, INC.	SC053822	FIBER MIX	05/13/2025	1,042.26	05/16/2025
8930	WESTERN CULVERT & SUPPLY	072757	BANDS	05/15/2025	1,085.00	05/16/2025
Total 10-53300-405 STREET MATERIALS:					2,127.26	
10-53300-485 BRIDGE MATERIALS						
327	MENARD'S - MILWAUKEE	4980	MISC	05/27/2025	37.21	05/30/2025
327	MENARD'S - MILWAUKEE	5001	MISC	05/27/2025	13.76	05/30/2025
502	VILLAGE HARDWARE - VH	248391/1	NUTS/BOLTS	05/14/2025	1.42	05/16/2025
502	VILLAGE HARDWARE - VH	248451/1	NUTS/BOLTS	05/20/2025	34.89	05/23/2025
Total 10-53300-485 BRIDGE MATERIALS:					87.28	
10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS						
4529	NEU'S BUILDING CENTER, INC.	4842239	MISC	05/27/2025	50.06	05/30/2025
Total 10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS:					50.06	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	05/09/2025	0702787382-00016	05/14/2025	14.73	05/16/2025
536	WE-ENERGIES	05/12/25	0702787382-00003	05/20/2025	15.94	05/23/2025
536	WE-ENERGIES	05/12/25	0702787382-00005	05/20/2025	14.73	05/23/2025
Total 10-53400-221 BUS STOP-ELECTRIC:					45.40	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-M	0001095-1996-7	MSW	05/07/2025	7,782.55	05/09/2025
Total 10-53630-370 LANDFILL FEES:					7,782.55	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-M	0072648-2283-2	YARDWASTE	05/07/2025	864.79	05/09/2025
1298	WASTE MANAGEMENT OF WI-M	0072765-2286-4	YARDWASTE	05/23/2025	1,154.83	05/30/2025
Total 10-53642-400 MATERIALS:					2,019.62	
10-53700-300 MISCELLANEOUS EXPENSE						
2241	ITU ABSORB TECH, INC	8527987	SHOP	05/21/2025	11.56	05/23/2025
2241	ITU ABSORB TECH, INC	8535418	SHOP	05/21/2025	11.56	05/23/2025
Total 10-53700-300 MISCELLANEOUS EXPENSE:					23.12	
10-53700-341 REPAIR PARTS						
57	JPMORGAN CHASE BANK NA	04/27/2025	TOWING	05/06/2025	787.50	05/09/2025

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57	JPMORGAN CHASE BANK NA	04/27/2025	STATE CHEMIC	05/06/2025	335.85	05/09/2025
436	RITTER TECHNOLOGY LLC	f16366-001	PARTS	05/21/2025	49.30	05/23/2025
436	RITTER TECHNOLOGY LLC	f16366-002	HOSE AND FITTING	05/21/2025	743.74	05/23/2025
502	VILLAGE HARDWARE - VH	248418/1	MISC	05/21/2025	34.19	05/23/2025
547	ROLAND MACHINERY	40134141	LUBE SPIN	05/21/2025	172.79	05/23/2025
631	FACTORY MOTOR PARTS	160-246603	MISC	05/21/2025	28.49	05/23/2025
631	FACTORY MOTOR PARTS	160-247608	MISC	05/21/2025	31.63	05/23/2025
1042	EJ EQUIPMENT INC	P16113	MISC	05/21/2025	635.41	05/23/2025
1098	HYDROTEX	548906	ACCULUBE	05/21/2025	343.72	05/23/2025
1178	R.N.O.W., INC	2025-74392	HOSE	05/21/2025	285.24	05/23/2025
1178	R.N.O.W., INC	2025-74953	PARTS	05/21/2025	219.70	05/23/2025
1629	CASPER'S TRUCK EQUIPMENT	0063671-IN	PARTS	05/21/2025	284.35	05/23/2025
2192	EGELHOFF LAWN MOWER SER	335054	PARTS	05/29/2025	10.70	05/30/2025
2987	TEREX	7542278	REPAIR/PARTS	05/21/2025	1,611.48	05/23/2025
3206	BRILLIANT DPI, INC	39201	LETTERING	05/21/2025	81.25	05/23/2025
4836	REINDERS, INC.	6067543-00	FILTER	05/21/2025	20.89	05/23/2025
5980	MILWAUKEE TRACTOR & EQUIP	IM16426	PARTS	05/21/2025	223.92	05/23/2025
5980	MILWAUKEE TRACTOR & EQUIP	IM16488	PARTS	05/21/2025	106.65	05/23/2025
Total 10-53700-341 REPAIR PARTS:					6,006.80	
10-53700-342 TIRES						
413	POMP'S TIRE SERVICE, INC.	60367669	TIRES	05/21/2025	2,751.84	05/23/2025
Total 10-53700-342 TIRES:					2,751.84	
10-53700-343 FUEL						
631	FACTORY MOTOR PARTS	160-247607	DEF	05/21/2025	74.16	05/23/2025
2179	EDWARD H. WOLF & SON'S INC	170366	FUEL	05/07/2025	1,352.78	05/09/2025
2179	EDWARD H. WOLF & SON'S INC	170389	FUEL	05/07/2025	733.21	05/09/2025
2179	EDWARD H. WOLF & SON'S INC	183967	FUEL	05/22/2025	1,770.36	05/23/2025
2179	EDWARD H. WOLF & SON'S INC	183984	FUEL	05/22/2025	1,582.91	05/23/2025
Total 10-53700-343 FUEL:					5,513.42	
10-53800-220 GAS UTILITIES						
536	WE-ENERGIES	04/25/2025	0702787382-00002	05/02/2025	581.16	05/09/2025
Total 10-53800-220 GAS UTILITIES:					581.16	
10-53800-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/25/2025	0702787382-00002	05/02/2025	1,350.74	05/09/2025
Total 10-53800-221 ELECTRIC UTILITIES:					1,350.74	
10-53800-222 TELEPHONE UTILITIES						
5312	AT & T- VILLAGE	04/22/2025	414 351-8909 758 7	05/01/2025	63.50	05/02/2025
Total 10-53800-222 TELEPHONE UTILITIES:					63.50	
10-53800-224 CELL PHONES						
57	JPMORGAN CHASE BANK NA	04/27/2025	APPLE	05/06/2025	99	05/09/2025
2136	VERIZON WIRELESS	148759	100000186946 GPS	05/01/2025	47.85	05/09/2025
2136	VERIZON WIRELESS	6112444849	787000169-00001	05/07/2025	17.64	05/23/2025
5312	AT & T- VILLAGE	04152025	287334403697 VLG	04/30/2025	140.49	05/09/2025
5312	AT & T- VILLAGE	05152025	287334403697 VLG	05/27/2025	140.49	05/30/2025

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Total 10-53800-224 CELL PHONES:					347.46	
10-53800-300 MISCELLANEOUS EXPENSE						
57	JPMORGAN CHASE BANK NA	04/27/2025	DPW	05/06/2025	28.40	05/09/2025
451	SCHWAAB, INC	4795759	SIGN	05/27/2025	20.49	05/30/2025
727	WI DEPT. OF JUSTICE	paqbsfqf	BACKGROUND CHECK DPW	05/12/2025	7.00	05/16/2025
727	WI DEPT. OF JUSTICE	TMBFJJLC	BACKGROUND CHECK DPW	05/01/2025	7.00	05/02/2025
1074	MATHESON TRI-GAS, INC	52506800	ACETYLENE	05/21/2025	54.45	05/23/2025
2241	ITU ABSORB TECH, INC	8527989	TOWELS/MATS	05/21/2025	208.56	05/23/2025
2241	ITU ABSORB TECH, INC	8535420	DPW	05/21/2025	5.59	05/23/2025
Total 10-53800-300 MISCELLANEOUS EXPENSE:					331.49	
10-53800-333 SAFETY PROGRAM						
671	AIRGAS	9161074458	GLOVES	05/22/2025	269.75	05/23/2025
671	AIRGAS	9161136107	VEST	05/27/2025	202.28	05/30/2025
5763	AMERICAN INDUSTRIAL MEDIC	25357VFP	MOBILE TESTING	04/24/2025	700.00	05/02/2025
Total 10-53800-333 SAFETY PROGRAM:					1,172.03	
10-53900-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	04/27/2025	INDEED	05/06/2025	529.93	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	INDEED	05/06/2025	73.75	05/09/2025
Total 10-53900-310 SUPPLIES/EXPENSES:					603.68	
10-53900-324 DRUG TESTING						
5247	CONCENTRA MEDICAL CENTE	18267666	DRUG SCREEN	05/12/2025	181.00	05/16/2025
Total 10-53900-324 DRUG TESTING:					181.00	
10-55200-435 PLAYGROUND MATERIALS						
57	JPMORGAN CHASE BANK NA	04/27/2025	MISC	05/06/2025	38.11	05/09/2025
1565	DTAK LLC	65151	WOOD FIBER	05/20/2025	2,400.00	06/23/2025
Total 10-55200-435 PLAYGROUND MATERIALS:					2,438.11	
10-55400-430 LX CLUB MATERIALS						
890	FOX POINT BAYSIDE LX CLUB	1 25 2025	LX CLUB FEES	04/28/2025	350.00	05/02/2025
Total 10-55400-430 LX CLUB MATERIALS:					350.00	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	05/09/2025	0702787382-00011	05/14/2025	279.15	05/16/2025
Total 10-55440-220 GAS UTILITIES:					279.15	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	05/09/2025	0702787382-00010	05/14/2025	125.93	05/16/2025
Total 10-55440-221 ELECTRIC UTILITIES:					125.93	
10-55440-450 SKATE RINK MATERIALS						
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	134.81	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	29.99	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	18.57	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	24.99	05/09/2025

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327	MENARD'S - MILWAUKEE	4496	MISC	05/12/2025	10.40	05/16/2025
Total 10-55440-450 SKATE RINK MATERIALS:					216.76	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	148760	FORESTRY REQUESTS	05/22/2025	5,880.00	05/23/2025
Total 10-56100-125 FORESTRY CONSULTANT:					5,880.00	
21-53100-322 TRAINING						
57	JPMORGAN CHASE BANK NA	04/27/2025	LODGING	05/06/2025	13.20-	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	LODGING	05/06/2025	114.86	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	APWA	05/06/2025	100.00	05/09/2025
Total 21-53100-322 TRAINING:					201.66	
21-71000-400 MATERIALS						
2260	PORT A JOHN	1381197	PORT A JOHN	04/28/2025	113.00	05/02/2025
2260	PORT A JOHN	1382134	PORTAJOHN	05/27/2025	113.00	05/30/2025
Total 21-71000-400 MATERIALS:					226.00	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	05/09/2025	0702787382-00004	05/14/2025	10.48	05/16/2025
Total 21-72000-220 GAS UTILITIES:					10.48	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	05/09/2025	0702787382-00007	05/14/2025	20.06	05/16/2025
536	WE-ENERGIES	05/09/2025	0702787382-00004	05/14/2025	180.31	05/16/2025
Total 21-72000-221 ELECTRIC UTILITIES:					200.37	
21-73000-226 MMSD CHARGES						
290	MMSD	393004	FEB THRU APRIL	05/14/2025	139,544.48	05/23/2025
Total 21-73000-226 MMSD CHARGES:					139,544.48	
21-73000-310 SUPPLIES/EXPENSES						
415	POSTMASTER	Feb-May 2025	FEB-MAY WATERBILLS	05/21/2025	474.38	05/23/2025
Total 21-73000-310 SUPPLIES/EXPENSES:					474.38	
21-73000-400 MATERIALS						
50	BADGER METER, INC.	80194840	HOSTING SERV UNIT	04/29/2025	170.83	05/23/2025
474	CORE & MAIN LP	W774879	PARTS	04/11/2025	327.23	05/23/2025
474	CORE & MAIN LP	W880497	TESTER	05/07/2025	170.00	05/23/2025
502	VILLAGE HARDWARE - VH	248213/1	WATER DEPT	05/07/2025	8.09	05/23/2025
2136	VERIZON WIRELESS	148759	100000186946 GPS	05/01/2025	47.85	05/09/2025
5312	AT & T- VILLAGE	04152025	287334403697 VLG	04/30/2025	70.22	05/09/2025
5312	AT & T- VILLAGE	05152025	287334403697 VLG	05/27/2025	70.22	05/30/2025
Total 21-73000-400 MATERIALS:					864.44	
21-75000-210 CONTRACT SERVICES						
194	BAKER TILLY VIRCHOW KRAUS	BT3164402	PROGRESS BILLING	05/14/2025	3,570.00	05/16/2025

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Total 21-75000-210 CONTRACT SERVICES:					3,570.00	
21-91000-888 SEWER SYSTEM IMPROVEMENTS						
256	KAPUR & ASSOCIATES, INC.	131996	SANITARY	04/28/2025	8,675.00	05/02/2025
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					8,675.00	
22-53650-210 CONTRACT SERVICES						
1299	WASTE MANAGEMENT OF WI-M	IAC6536941	RECYCLING	05/27/2025	2,184.84	05/30/2025
1299	WASTE MANAGEMENT OF WI-M	IAC6648558	RECYCLING	05/27/2025	2,548.79	05/30/2025
1299	WASTE MANAGEMENT OF WI-M	IAC6760077	RECYCLING	05/27/2025	2,883.92	05/30/2025
Total 22-53650-210 CONTRACT SERVICES:					7,617.55	
22-53800-310 SUPPLIES/EXPENSES						
2136	VERIZON WIRELESS	148759	100000186946 GPS	05/01/2025	47.85	05/09/2025
5312	AT & T- VILLAGE	04152025	287334403697 VLG	04/30/2025	39.85	05/09/2025
5312	AT & T- VILLAGE	05152025	287334403697 VLG	05/27/2025	39.86	05/30/2025
Total 22-53800-310 SUPPLIES/EXPENSES:					127.56	
24-52400-210 CONTRACT SERVICES						
2256	SAFEBUILT	176401	INSPECTIONS	12/31/2023	1,979.67	05/30/2025
Total 24-52400-210 CONTRACT SERVICES:					1,979.67	
24-52400-224 CELL PHONES						
5312	AT & T- VILLAGE	04152025	287334403697 VLG	04/30/2025	29.92	05/09/2025
5312	AT & T- VILLAGE	05152025	287334403697 VLG	05/27/2025	29.92	05/30/2025
Total 24-52400-224 CELL PHONES:					59.84	
24-52400-321 PROFESSIONAL DUES/MEETINGS						
57	JPMORGAN CHASE BANK NA	04/27/2025	INSPECTOR	05/06/2025	150.00	05/09/2025
Total 24-52400-321 PROFESSIONAL DUES/MEETINGS:					150.00	
24-52400-322 TRAINING						
57	JPMORGAN CHASE BANK NA	04/27/2025	INSPECTOR	05/06/2025	102.15	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	INSPECTOR	05/06/2025	270.00	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	INSPECTOR	05/06/2025	21.00	05/09/2025
Total 24-52400-322 TRAINING:					393.15	
25-52400-410 PERMIT EXPENSES						
102164	WI DNR	2025-01	ENVIROMENTAL FEE	05/19/2025	1,000.00	05/23/2025
Total 25-52400-410 PERMIT EXPENSES:					1,000.00	
25-53420-483 LANDSCAPING						
4888	CARLIN SALES	3073500-00	SEED	05/19/2025	152.64	05/23/2025
5506	HANKE TERMINALS	194781A	STONE	05/07/2025	261.00	05/09/2025
Total 25-53420-483 LANDSCAPING:					413.64	
25-53800-210 CONTRACT SERVICES						
2136	VERIZON WIRELESS	148759	100000186946 GPS	05/01/2025	47.85	05/09/2025

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5312	AT & T- VILLAGE	04152025	287334403697 VLG	04/30/2025	70.21	05/09/2025
5312	AT & T- VILLAGE	05152025	287334403697 VLG	05/27/2025	70.21	05/30/2025
Total 25-53800-210 CONTRACT SERVICES:					188.27	
25-53800-322 TRAINING						
57	JPMORGAN CHASE BANK NA	04/27/2025	LODGING	05/06/2025	114.86	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	APWA	05/06/2025	100.00	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	LODGING	05/06/2025	13.19	05/09/2025
Total 25-53800-322 TRAINING:					201.67	
25-55410-210 CONTRACT SERVICES						
194	BAKER TILLY VIRCHOW KRAUS	BT3164402	PROGRESS BILLING	05/14/2025	3,570.00	05/16/2025
Total 25-55410-210 CONTRACT SERVICES:					3,570.00	
25-55410-310 SUPPLIES/EXPENSES						
415	POSTMASTER	Feb-May 2025	FEB-MAY WATERBILLS	05/21/2025	474.38	05/23/2025
Total 25-55410-310 SUPPLIES/EXPENSES:					474.38	
25-91500-800 WPDES COMPLIANCE PROGRAM						
776	GRAINGER, INC.	9480944389	PET WASTE BAGS	04/30/2025	285.27	05/09/2025
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					285.27	
25-91500-835 STORM SEWER SYSTEM (MISC)						
535	MUNICIPAL LAW & LITIGATION	14382	VLG ATTORNEY	04/29/2025	2,573.50	05/02/2025
535	MUNICIPAL LAW & LITIGATION	14634	VILLAGE ATTORNEY	05/14/2025	710.90	05/16/2025
Total 25-91500-835 STORM SEWER SYSTEM (MISC):					3,284.40	
40-91100-805 VILLAGE HALL IMPROVEMENTS						
477	TAYLOR COMPUTER SERVICES	27925	CAMERAS	05/20/2025	1,551.47	05/23/2025
649	EXPRESS ELECTRIC LLC	250063	PAVILLION	04/28/2025	2,981.60	05/02/2025
1602	EXPAND COMMUNICATIONS LL	VFP1205	LONGACRE	05/20/2025	1,374.00	05/23/2025
Total 40-91100-805 VILLAGE HALL IMPROVEMENTS:					5,907.07	
40-91100-816 SMALL EQUIPMENT PURCHASES						
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	236.01	05/09/2025
57	JPMORGAN CHASE BANK NA	04/27/2025	AMAZON	05/06/2025	472.48	05/09/2025
Total 40-91100-816 SMALL EQUIPMENT PURCHASES:					708.49	
40-91400-834 UTILITY VEHICLE						
4836	REINDERS, INC.	6046246-00	KUBOTA	05/21/2025	44,688.94	05/23/2025
Total 40-91400-834 UTILITY VEHICLE:					44,688.94	
40-91500-801 STREET RESURFACING						
256	KAPUR & ASSOCIATES, INC.	131992	BEACH	04/28/2025	2,116.66	05/02/2025
256	KAPUR & ASSOCIATES, INC.	132001	YATES/BELL/THORNE	04/28/2025	213.33	05/02/2025
2016	BAXTER & WOODMAN INC.	0270955	BRADLEY RD	04/28/2025	1,722.58	05/02/2025
Total 40-91500-801 STREET RESURFACING:					4,052.57	

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40-91600-800 STORMWATER ROAD PROJECT						
256	KAPUR & ASSOCIATES, INC.	131992	BEACH	04/28/2025	2,116.67	05/02/2025
256	KAPUR & ASSOCIATES, INC.	132001	YATES/BELL/THORNE	04/28/2025	213.33	05/02/2025
256	KAPUR & ASSOCIATES, INC.	132013	LAKE DR	04/28/2025	4,855.00	05/02/2025
574	UPI, LLC	4.18.2025b	REPLACE BASIN	04/30/2025	3,528.75	05/09/2025
1033	ALL-WAYS CONTRACTORS INC.	pay app 4	LAKE DR	04/28/2025	48,092.50	05/02/2025
Total 40-91600-800 STORMWATER ROAD PROJECT:					58,806.25	
40-91600-811 BEACH DRIVE JETTIES						
256	KAPUR & ASSOCIATES, INC.	132006	JETTIES IMPROV	04/28/2025	2,992.50	05/02/2025
535	MUNICIPAL LAW & LITIGATION	14382	VLG ATTORNEY	04/29/2025	808.50	05/02/2025
535	MUNICIPAL LAW & LITIGATION	14634	VILLAGE ATTORNEY	05/14/2025	35.00	05/16/2025
Total 40-91600-811 BEACH DRIVE JETTIES:					3,836.00	
40-91600-824 TREE PLANTING						
514	TILLMANN WHOLESALE GROW	294364	TREES	04/24/2025	2,687.15	05/02/2025
617	JOHNSON'S NURSERY	22112-01	SPRING TREES	05/22/2025	3,685.74	05/23/2025
2477	LEAVES INSPIRED TREE NURS	27146	TREES	04/24/2025	2,234.15	05/02/2025
Total 40-91600-824 TREE PLANTING:					8,607.04	
40-91600-833 TREE REPLACEMENT						
280	LIESENER SOILS INC.	0228569	SOIL	05/06/2025	860.00	05/09/2025
327	MENARD'S - MILWAUKEE	4496	MISC	05/12/2025	42.58	05/16/2025
514	TILLMANN WHOLESALE GROW	294364	TREES	04/24/2025	800.42	05/02/2025
617	JOHNSON'S NURSERY	22112-01	SPRING TREES	05/22/2025	1,097.88	05/23/2025
2477	LEAVES INSPIRED TREE NURS	27146	TREES	04/24/2025	665.49	05/02/2025
4888	CARLIN SALES	3072924-00	TREE STRAP	05/06/2025	182.25	05/09/2025
4888	CARLIN SALES	3073500-00	SEED	05/19/2025	152.64	05/23/2025
5933	WACHTEL TREE SCIENCE & SE	148759	EAB	05/22/2025	2,200.00	05/23/2025
Total 40-91600-833 TREE REPLACEMENT:					6,001.26	
40-91600-843 POOL DEMOLITION						
2404	CGC INC. CONSULTING ENGIN	71021	POOL RECONSTRUCTION	05/05/2025	375.00	05/09/2025
Total 40-91600-843 POOL DEMOLITION:					375.00	
40-91600-851 DISEASED TREE REMOVAL						
327	MENARD'S - MILWAUKEE	4701	MISC	05/12/2025	115.93	05/16/2025
514	TILLMANN WHOLESALE GROW	294364	TREES	04/24/2025	323.98	05/02/2025
617	JOHNSON'S NURSERY	22112-01	SPRING TREES	05/22/2025	444.38	05/23/2025
2477	LEAVES INSPIRED TREE NURS	27146	TREES	04/24/2025	269.36	05/02/2025
Total 40-91600-851 DISEASED TREE REMOVAL:					1,153.65	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMMI	109	MONTHLY	05/01/2025	24,574.20	05/02/2025
Total 50-81000-601 SOURCE OF WATER SUPPLY:					24,574.20	
50-81000-640 OPERATIONS LABOR WATER MAINS						
2839	CITY WATER LLC	1209	OPERATIONS	05/14/2025	303.75	05/16/2025
2839	CITY WATER LLC	1209	MONTHLY MANAGEMENT FEE	05/14/2025	6,400.00	05/16/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 05/01/2025-05/31/2025

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May 30, 2025 09:04AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 50-81000-640 OPERATIONS LABOR WATER MAINS:					6,703.75	
50-81000-641 OPERATIONS SUPPLY AND EXPENSE						
57	JPMORGAN CHASE BANK NA	04/27/2025	WATER DEPT	05/06/2025	28.38	05/09/2025
Total 50-81000-641 OPERATIONS SUPPLY AND EXPENSE:					28.38	
50-81000-651 MAINTENANCE OF MAINS						
280	LIESENER SOILS INC.	0228569	SOIL	05/06/2025	860.00	05/09/2025
474	CORE & MAIN LP	W800901	REP CLP	04/16/2025	2,049.63	05/23/2025
1273	WOLF PAVING CO. INC.	50716	5LTS	05/22/2025	624.00	05/30/2025
1413	LEAK LOCATORS OF MONTANA	1959	TOUCH TIP	05/16/2025	1,096.00	05/23/2025
2241	ITU ABSORB TECH, INC	8527988	WATER	05/21/2025	48.61	05/23/2025
2241	ITU ABSORB TECH, INC	8535419	WATER DEPT	05/21/2025	8.37	05/23/2025
4888	CARLIN SALES	3073500-00	SEED	05/19/2025	152.64	05/23/2025
Total 50-81000-651 MAINTENANCE OF MAINS:					4,839.25	
50-81000-653 MAINTENANCE OF METERS						
474	CORE & MAIN LP	W774879	PARTS	04/11/2025	327.23	05/23/2025
474	CORE & MAIN LP	W880497	TESTER	05/07/2025	170.00	05/23/2025
502	VILLAGE HARDWARE - VH	248213/1	WATER DEPT	05/07/2025	8.10	05/23/2025
Total 50-81000-653 MAINTENANCE OF METERS:					505.33	
50-81000-800 CAPITAL OUTLAY						
256	KAPUR & ASSOCIATES, INC.	131992	BEACH	04/28/2025	2,116.67	05/02/2025
256	KAPUR & ASSOCIATES, INC.	131998	LAKE DR	04/28/2025	26,126.40	05/02/2025
256	KAPUR & ASSOCIATES, INC.	132001	YATES/BELL/THORNE	04/28/2025	213.34	05/02/2025
327	MENARD'S - MILWAUKEE	4255	MISC	05/27/2025	227.87	05/30/2025
535	MUNICIPAL LAW & LITIGATION	14382	VLG ATTORNEY	04/29/2025	3,507.30	05/02/2025
535	MUNICIPAL LAW & LITIGATION	14634	VILLAGE ATTORNEY	05/14/2025	100.00	05/16/2025
574	UPI, LLC	4.18.2025	REPAIR AND RELOCATE	04/30/2025	16,746.00	05/09/2025
1015	BRIDGETOWER OPCO, LLC	745781368	PUBLIC NOTICE	05/19/2025	466.20	05/23/2025
2403	I39 SUPPLY	INV-0012462	UTILITY TRAILER	04/29/2025	4,220.00	05/02/2025
Total 50-81000-800 CAPITAL OUTLAY:					53,723.78	
50-81000-844 NSWC CAPITAL PROJECTS						
378	NORTH SHORE WATER COMMI	05/14/2025 KLODE	KLODE	05/20/2025	293.43	05/23/2025
Total 50-81000-844 NSWC CAPITAL PROJECTS:					293.43	
50-81000-903 SUPPLIES AND EXPENSE						
50	BADGER METER, INC	80194840	HOSTING SERV UNIT	04/29/2025	170.84	05/23/2025
Total 50-81000-903 SUPPLIES AND EXPENSE:					170.84	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
57	JPMORGAN CHASE BANK NA	04/27/2025	APPLE	05/06/2025	.99	05/09/2025
415	POSTMASTER	Feb-May 2025	FEB-MAY WATERBILLS	05/21/2025	474.38	05/23/2025
2136	VERIZON WIRELESS	148759	100000186946 GPS	05/01/2025	47.85	05/09/2025
2136	VERIZON WIRELESS	6112444849	787000169-00001	05/07/2025	17.64	05/23/2025
5312	AT & T- VILLAGE	04152025	287334403697 VLG	04/30/2025	132.73	05/09/2025
5312	AT & T- VILLAGE	05152025	287334403697 VLG	05/27/2025	132.73	05/30/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 05/01/2025-05/31/2025

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					806.32	
50-81000-923 OUTSIDE SERVICES EMPLOYED						
194	BAKER TILLY VIRCHOW KRAUS	BT3164402	PROGRESS BILLING	05/14/2025	3,570.00	05/16/2025
Total 50-81000-923 OUTSIDE SERVICES EMPLOYED:					3,570.00	
50-81000-928 REGULATORY COMMISSION EXPENSE						
175	PUBLIC SERVICE COMM. OF WI	2504-I-02090	PSC DIRECT ASSESSMENT	05/20/2025	291.62	05/23/2025
Total 50-81000-928 REGULATORY COMMISSION EXPENSE:					291.62	
50-81000-930 MISC GENERAL EXPENSE						
2385	WISCONSIN RURAL WATER AS	W2460	MEMBERSHIP RENEWAL	05/01/2025	50.00	05/23/2025
Total 50-81000-930 MISC GENERAL EXPENSE:					50.00	
70-12100 TAXES RECEIVABLES						
2416	THE ESTATE OF BREK RENZEL	39452	OVERPAYMENT TAXES	05/20/2025	922.77	05/23/2025
2417	JEBB, NEIL C.	39523	OVERPAYMENT TAXES	05/22/2025	400.28	05/30/2025
2419	TAXMAN, ANDREA	39601	OVERPAYMENT TAXES	05/29/2025	485.47	05/30/2025
2420	BRICKMAN, CLIFFORD K	39624	OVERPAYMENT TAXES	05/28/2025	19.62	05/30/2025
Total 70-12100 TAXES RECEIVABLES:					1,828.14	
Grand Totals:					545,191.06	

Date Approved: _____

Village Manager: _____

Village Board: _____



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: Scott Botcher, Village Manager

Date: June 2, 2025

Re: Sia's Alterations - CUP

Overview

Long Yang has applied for conditional use approval to establish Sia's Alterations, in an existing tenant space within the Audubon Court shopping center, located at 333 W Brown Deer Road, Suite H. The application under Section 745-18D(1)(i) would allow a clothing-alteration service in the D Business District.

Background

The proposed tenant space is partially located within the villages of both Fox Point and Bayside. The front of the tenant space is located within Bayside, and the rear of the space where alterations would occur, are in Fox Point. Interior modifications are proposed only in the Bayside portion of the tenant space.

Request

The applicant proposes:

- Interior build-out: Install partition wall to create two fitting rooms (on Bayside portion of tenant space)
- Fixtures & equipment: Sewing machines, iron, cutting/measuring tables
- Hours of Operation: Tuesday through Saturday, 10AM – 6PM

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

The Village DPW Director has reviewed the application and determined sufficient parking within the Audubon Court shopping center to accommodate patrons. The Village's Building Inspector had no concerns with the application.

Recommendation

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

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 19 day of May, 2025

Sheila S. Sander, Agent for Owner
Signature of Property Owner

North Shore Center Partner
Sheila S. Sander, Asset Manager
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

C/O Midland Management
555 W Brown Deer Rd #220
Milwaukee WI 53217

Tax Key No. of Property:

053-8990-001

Address of Property:

333 W Brown Deer 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 APPLICATION FOR CONDITIONAL USE PERMIT

Section 1

Trade Name of Business Sia's Alterations	Phone # (414) 708-8472	Name of former tenant (if known) Long Yang
Fox Point Business Address 333 W Brown Deer Rd., Suite H, Bayside, WI 53217		
Email longchingyang01@gmail.com	Contact Person Long Yang	

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

Section 2

Legal name of corporation or LLC	Corporate email
Corporate headquarters address	Corporate phone #
Name and addresses of all corporate officers	
Name of corporate agent	Address of corporate agent

If applicant(s) is a sole proprietorship (individual) or partnership, please complete the following section.

Section 3

List the name, home address, business address, and phone numbers of all applicants and owners.			
Name	Home address	Business address	Phone #
Long Yang	2109 N 38th St. Milwaukee, WI 53208	333 W Brown Deer Rd., Suite H, Bayside, WI 53217	(414) 708-8472

All applicants must complete the following section.

Section 4

Applicant's specific interest in site Alterations business		
Describe in detail the business activity that will take place on site including products & services Sia's Alterations is a small, family-owned business providing clothing alteration services to customers.		
Describe all owned fixtures, furniture, and equipment to be used on site Sewing machines, iron, cutting/measuring tables		
Describe all leased fixtures, furniture, and equipment to be used on site N/A		
Describe any alterations planned for the site and estimated cost of renovation Adding a partition wall and creating two fitting rooms estimated to be \$2,000-\$2,500		
Person responsible for obtaining building permit (if required) Long Yang		
Square footage of site 795	# of employees 2	# of parking spaces to be used 1
Days & hours of operation Sun-Mon Closed, Tue-Sat 10am-6pm	Proposed date of occupancy July 1, 2025	

Attach a site plan to this application (see Directions for Conditional Use Permit). Site plan must include a layout of the inside of the store.

This application must be fully completed to be considered by the Village.

Fee: \$300.00 (non-refundable)

	Long Yang	5/9/2025
Business Owner Signature	Printed Name	Date

Midland Management, LLC

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

May 19, 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 indicate our intent to rent space at Audubon Court to Sia's Alterations.

Sia's Alterations will be leasing 795 square feet previously occupied by Skirts Shirts Shoes & Stuff, located at 333H West Brown Deer Road.

If there are any questions regarding this matter or Midland Management's intent to lease space to this tenant, please direct them to our office.

Thank you for your kind consideration of this matter.



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

PROJECT SUMMARY: Sia's Alterations

Monday May 19th, 2025

Overview:

This project involves the operational establishment and enhancement of a small, family-owned alterations business, Sia's Alterations, located at 333 W Brown Deer Rd., Suite H, Bayside, Wisconsin 53217. The business will provide high-quality custom alterations to fit all customer needs for every occasion. It will operate with two primary staff members: owner/tailor and assistant seamstress/front desk manager in a 795 sq. ft. commercial storefront at Audubon Court Shopping Center owned by North Shore Centers Partners. Existing equipment includes 6-8 industrial Juki sewing machines and a steam press along with other miscellaneous materials necessary for business operations. The project also includes a minor renovation project to create a partition wall that separates the working space from the customer service and guest waiting areas. Two fitting rooms will be created and flooring in the customer service area will be upgraded from carpet to luxury vinyl flooring. The renovation project goal is to improve the existing facility, optimize workflow, and create an efficient and welcoming space while maintaining the personalized service the business is known for.

Operational Information:

- **Business Name:** Sia's Alterations
- **Location:** 333 W Brown Deer Rd., Suite H, Bayside, WI 53217
- **Hours:**
 - Tuesday-Saturday: 10AM-6PM
 - Sunday-Monday: Closed
- **Owner(s):** Long Yang
- **Day to Day operations:**
 - Measuring garments for custom alterations
 - Pants, shirts, dresses, skirts, jackets, suits, etc.,
 - Other: Curtains, blankets, linens, etc.,

- Cutting, hemming, sewing, pressing of garments
- Processing and handling of payments for services
- Occasional loading and delivery of packages for business operations
- **Equipment and tools:**
 - Industrial sewing machines
 - Steam pressers
 - Custom cutting tables
 - Scissors, blades, thread, needles, hangers, etc.,
- **Staffing and Workflow**
 - 2 managers, full-time
 - Occasional team of 2-3 additional staff members
 - 10-30 customers daily

Renovation Project:

- Interior build of a partition wall and two fitting rooms
- Installation of new vinyl flooring
- All interior work will be completed by owner
- Exterior improvements:
 - New signage
 - 1 store front sign face, single sided
 - 1 walkway bracket sign, double sided
 - 1 multi-tenant monument sign, single sided
 - Signage will be commissioned by a vendor with landlord approval

Building Schedule:

- **Design & Permitting:** May 2025 – September 2025
- **Construction Start:** June 2025 (or when Board approval is granted)
- **Final Inspections:** July 2025 (or when work is completed)
- **Grand Opening:** July 2025 (or when inspections are completed)

Estimated Project Value:

- **Total Project Cost: ~\$13,000**
 - **Interior Renovations:** ~\$3,000 (framing, flooring, drywall, paint, supplies)
 - **Site Improvements:** ~\$2,000 (signage)
 - **Equipment & Furnishings:** ~\$8,000 (machines, workstations, seating)

Business Impact:

The addition of Sia's Alterations to the Audubon Court Shopping Center will add to the portfolio of the center, increasing the varying goods and services it offers to the community. The improvements to the commercial space will enhance operational efficiency, allowing the business to serve more customers while maintaining high-quality craftsmanship. Moreover, the modernized space will improve guest experience, leading to increased repeat business and a more competitive alterations business.

Conclusion:

Sia's Alterations is positioned to meet growing demands, elevate the customer experience, and solidify its reputation as a trusted local tailor. The investment in both infrastructure and equipment ensures the business remains competitive while preserving its family-owned charm. This project aligns with Sia's Alteration's commitment to quality craftsmanship and community service, paving the way for future growth and potential expansion opportunities.

Prepared by: Long Yang

Date: Monday, May 19, 2025

Sia's Alterations

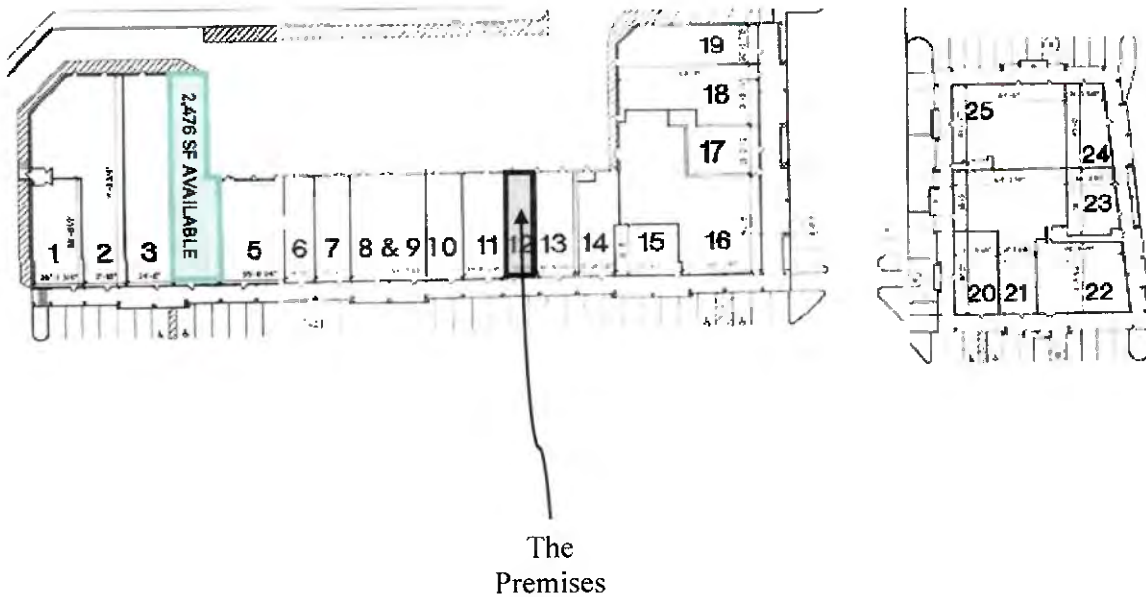
333 W Brown Deer Rd. Suite H
Bayside, WI 53217
(262) 321-8639

List of Materials Required

1. 2x4 Studs
2. ½ inch Drywall
3. ½ inch Plywood
4. Drywall Compound
5. Drywall Tape
6. Drywall Bead
7. 1 ½ inch Drywall Screws
8. 3 inch Construction Screws
9. 2 ½ inch Drive Pins with Washers
10. Underlayment for Vinyl Flooring
11. Vinyl Flooring (Click & Lock)
12. 1 inch Trim
13. Paint

EXHIBIT A

SITE PLAN



T-3 Group, Ltd. accepts no responsibility associated with the use of this drawing. Tenant spaces must be field verified

Front of Property
Store signage in
Bayside

Back of Property/
Employee parking
Loading zone

Sia's Alterations

BROWN DEER ROAD

NORTH PORT WASHINGTON DRIVE



WORLDWIDE COMMERCIAL REAL ESTATE SERVICES

PAGE 1 OF 4

Retail Office Industrial Investment Property Management
Appraisal Services International Services Mortgage Bank & Brokerage Services Facilities Management Services Research Services Institutional Investment Advisory Services

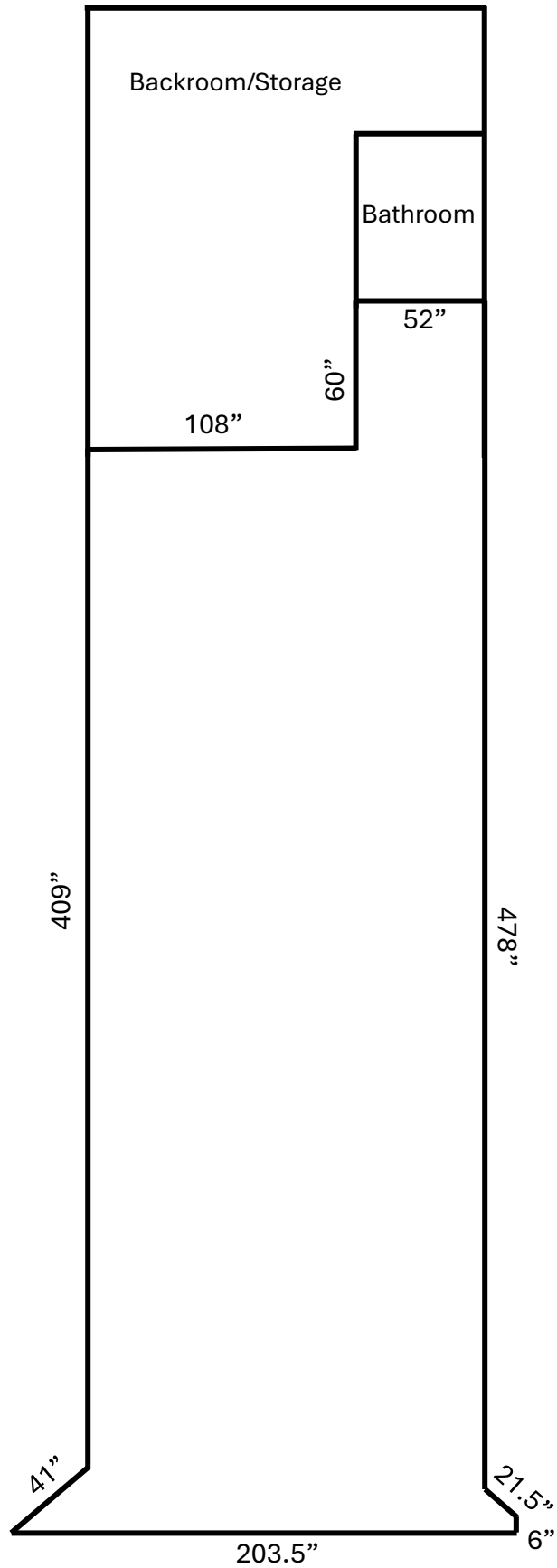
AUDOBON COURT

333 - 383 WEST BROWN DEER ROAD
FOX POINT / BAYSIDE

SCALE: 1"=80'-0"

DATE: 11/16/00

Original Floorplan



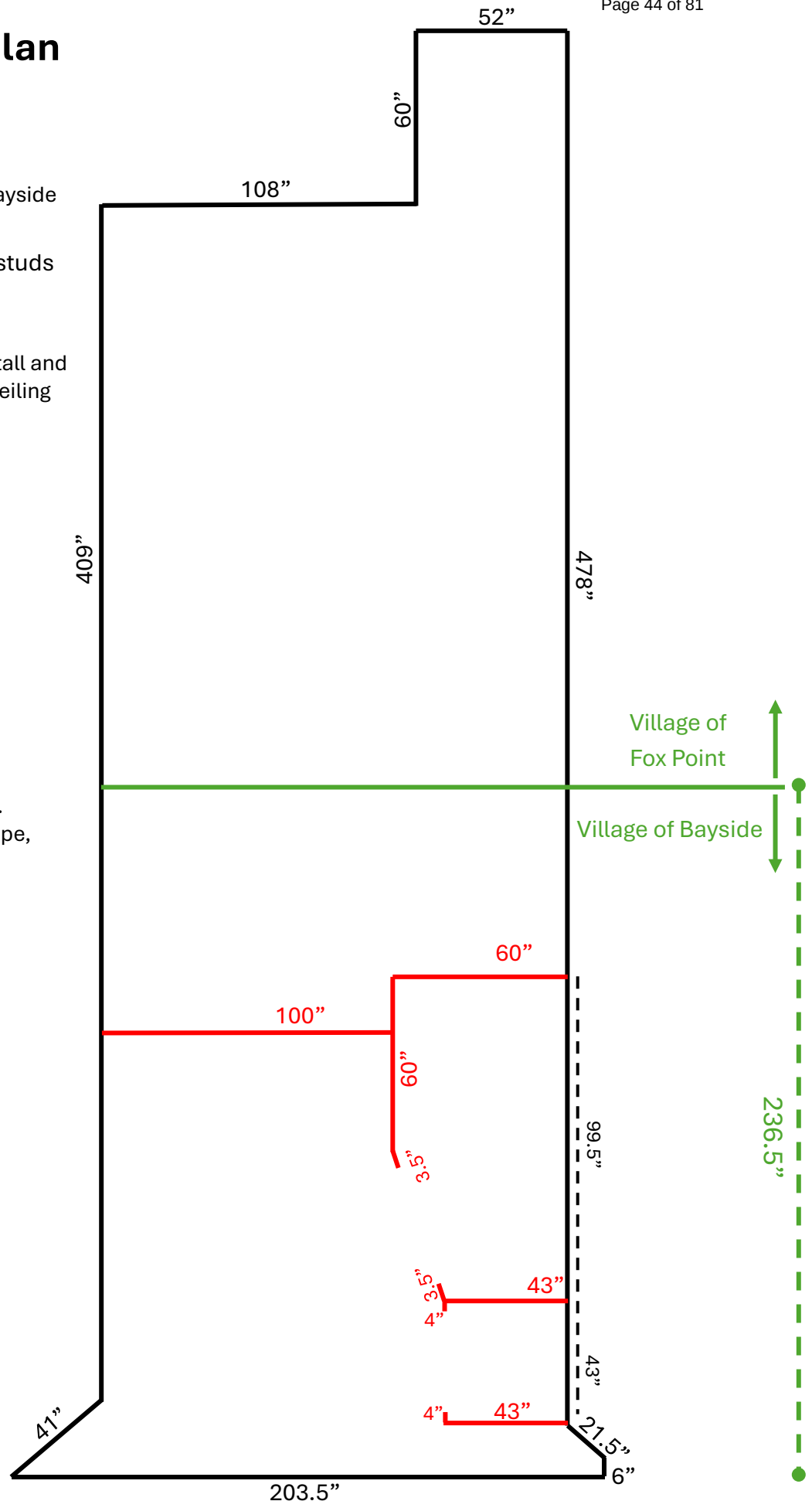
Updated Floorplan

— Municipal Line

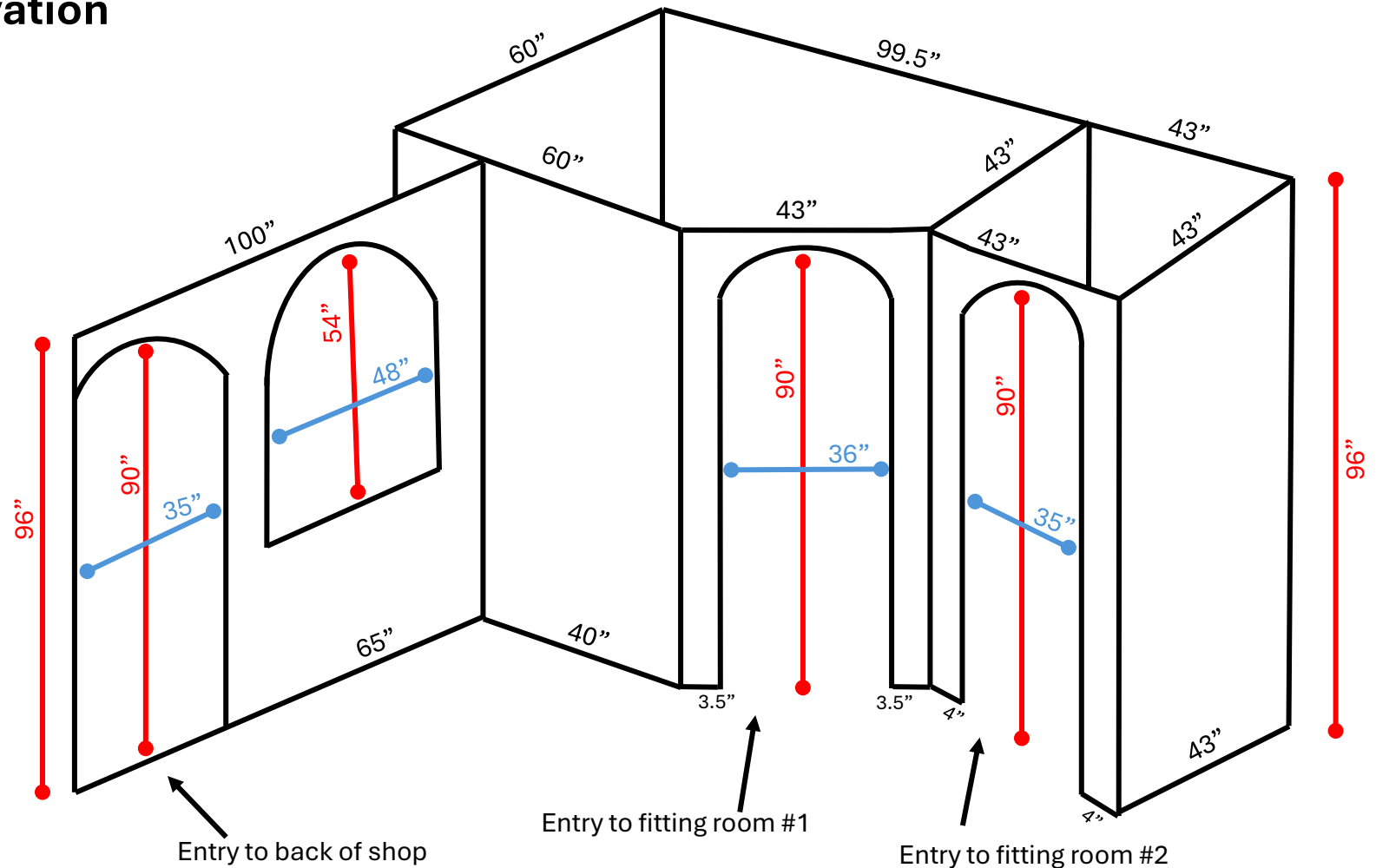
- All planned updates to the commercial space will occur exclusively in the Village of Bayside

— walls framed with 2x4 studs

- Includes two fitting rooms
- Framed walls will be 96 in. tall and fitting rooms will not have a ceiling
- Fitting rooms do not have a door; curtains will be used instead
- 2x4 studs will be attached to existing structure with 3 in. construction screws
- 2x4 studs will be attached to subfloor using 2 ½ in. drive pins
- 2x4 studs will have ½ in. drywall attached using 1 ¼ in. drywall screws, paper joint tape, and joint compound



Elevation



— Height

○ 96" height is lower than the actual height of the commercial space (>167")

— Width

- Arches will be framed using ½ in. plywood
- All entryways will be covered using curtains

STATE OF WISCONSIN – VILLAGE OF BAYSIDE – MILWAUKEE & OZAUKEE COUNTIES

NOTICE OF PUBLIC HEARING

In the matter of a request for a Conditional Use Permit for Sia's Alterations at 333 W. Brown Deer Road, Suite H for a clothing alterations business.

PLEASE TAKE NOTICE that a public hearing will be held before the Plan Commission of the Village of Bayside on June 11, 2025, at 5:00 p.m. at the Village Hall, 9075 N. Regent Road, Bayside, WI 53217. The purpose of the public hearing is to consider:

The request for a Conditional Use Permit for Sia's Alterations at 333 W. Brown Deer Road, Suite H for a clothing alterations business.

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties will be heard.

DATED this twenty-second day of May, 2025.

Nicole Maurer
Deputy Clerk/Treasurer

Conditional Use Order

WHEREAS, an application has been filed by **Sia's Alterations** (hereinafter "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance of the Village of Fox Point for land described as **333 W Brown Deer Road, Suite H, Fox Point, Wisconsin.**

NOW, THEREFORE, the Village of Fox Point Village Board, upon consideration of thoughts expressed by all persons heard at the Village Board meeting in this matter, upon consideration of the recommendation from the Plan Commission, and following all necessary study and investigation, having given the matter due consideration, hereby ORDERS AS FOLLOWS: Commencing upon the date hereof, the Applicant is hereby granted a conditional use permit, subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. **Use Restricted.** **Sia's Alterations will operate an alteration establishment. All operations will occur in the interior of the tenant space identified in the application. The hours of operation for shall be limited to 10:00 AM until 6:00 PM, Tuesday through Saturday.**
2. **Presentation Compliance.** All of the Applicant's plans, specifications, terms and representations as submitted with the application, or in support thereof, or as represented to the Village Board in the course of the approval process, are specifically incorporated herein and made a part hereof by reference, and the use of the subject property shall be in substantial conformance with the same except as further restricted or modified herein.
3. **Not Transferable.** This conditional use permit is granted to the Applicant and shall not be transferred or assigned without the Village Board's prior written consent, which may only be granted following the Village Board's receipt of a recommendation from the Plan Commission.
4. **Applicant and Owner Agreement.** As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Applicant is required to accept the terms and conditions of the same in its entirety in writing.
5. **Other Uses Prohibited.** Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to whether a use is permitted, the question shall be submitted to the Plan Commission for recommendation to the Village Board, and then to the Village Board for determination.
6. **No Nuisances, and Compliance with Applicable Laws.** No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
7. **Subject Property Only.** This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein.
8. **Abandonment.** Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village Board following receipt of a recommendation from the Plan Commission and after the Village Board holds a public hearing in the matter.
9. **Amendments.** Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or

amendment to the use, premises (including but not limited to any change to the boundary limits of the Subject Property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

10. Plan Amendments. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended (a) without separate approval in the limited circumstances described in Section 14.19(11) of the Village Code; or (b) by the Village Board upon receipt of a recommendation from the Plan Commission if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
11. Severability. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
12. Most Restrictive Applies. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
13. Prior Conditional Use Permits Terminated. Unless stated otherwise herein or in the documents incorporated herein, all conditional use permits previously granted for the Subject Property, if any, shall be automatically terminated without further action of the Village Board immediately following full satisfaction of all condition's precedent to this conditional use order taking effect.
14. Payment of fees. Applicant shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this conditional use order including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional use order due to a violation of these conditions.
15. Payment of Taxes and Charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees; or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional use order, that is subject to all remedies available to the Village, including possible cause for termination of the conditional use order.
16. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the Applicant's application, as noted in the Minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
17. The Applicant is obligated to file with the Village Clerk a current mailing address and current phone number at which the Applicant can be reached, which must be continually updated by the Applicant if such contact information should change, for the duration of this conditional use. If the Applicant fails to maintain such current contact information the Applicant thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

Let copies of this order be filed in the permanent records of the Village Board for the Village of Fox Point, and let copies be sent to the proper Village of Fox Point authorities and the Applicant and Owner.

Signed this _____ day of _____, 2025, *nunc pro tunc* the _____ day of _____, 2025.

BY THE FOX POINT VILLAGE BOARD:

Christine Symchych, Village President

Attest:

Sara A Bruckman, CMC/WCMC, Village Clerk/Treasurer

APPROVAL

I hereby approve the issuance of this Conditional Use Permit to the Applicant on the terms and conditions described herein.

Dated this _____ day of _____, 2024.

SUBJECT PROPERTY OWNER

By: _____
Authorized Signatory

Title: _____

ACCEPTANCE

I hereby accept the terms and conditions of this Conditional Use in its entirety.

Dated this _____ day of _____, 2024.

APPLICANT:

By: _____
Authorized Signatory

Title: _____



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: Scott Botcher, Village Manager; Scott Brandmeier, DPW Director

Date: June 2, 2025

Re: Marek Landscaping - CUP

Overview

Marek Landscaping has applied for conditional use approval to establish a landscape architecture professional office and storage space located at 8035 N Port Washington Road (former Logan Productions building). The application under Section 745-18 would allow for professional landscape architecture and associated activities in the D Business District.

Background

The Logan Productions building has been vacant and for sale for some time. 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 professional office space, classroom and laboratory space, and the storage of landscaping materials and equipment. As part of the request, Marek is proposing additional landscaping and screening elements. Village DPW Director has determined that the lighting plan meets code.

Under Section 745-18(C)(4), “professional office” of licensed professionals is considered a permitted use by right within the D Business District and the indoor storage of field materials/equipment may be accessory to that permitted use. However, conditional use approval is required for the following uses:

- Classroom space qualifies as a conditional use under Section 745-18(D)(1)(j).
- Laboratory use is not explicitly listed, but may be considered “substantially similar” under §745-18(D)(1)(o), provided that it is used in direct support of the firm's permitted landscape architecture work (ex: soil, plant, water analysis).
- Outdoor Storage of bulk materials, equipment, and vehicles is generally discouraged but may be allowed under Sections 745-18(F)(6) and 745-18(F)(1)(c) provided that the Plan Commission and Village Board determine that the outdoor storage is essential to business use and is properly screened.

Plan Commission Review

Staff recommends that the Plan Commission discuss the outdoor storage component with the applicant.

Details of materials, storage location, manner of storage, and security were requested of the applicant but not received. Considerations for Plan Commission to ask of the applicant:

- What materials will be stored and where? Site plan submittals state “Bulk Bins” in the location of three parking spaces without description.
 - Applicant proposes shou sugi ban fencing, screening vegetation, and architectural planters to address aesthetic and visibility concerns.
- How will materials be stored? Size of storage area? Dedicated bays or piles of open cold storage?
- How will outdoor materials be secured after-hours?
- Is the proposed screening of fencing and plantings sufficient under Sections 745-18(F)(6) and 745-18(F)(1)(c)?
 - Unenclosed storage of merchandise, cartons, equipment, refuse or any other item which **might detract from cleanliness, neatness and general attractiveness of the surrounding area**
 - **No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment should be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property.** Garbage and refuse containers should be screened from the street and from neighboring facilities. The Village Board may permit the outdoor display of product or merchandise upon finding that such display is **essential to a business use**.

Staff also recommends that the Plan Commission discuss proposed operations with the applicant:

- Residential compatibility: There are residential properties to the west behind the property.
 - Confirm hours of operation for the CUP so that noise from deliveries and work vehicles do not disrupt nearby properties.
 - Confirm that deliveries can be received on the site with appropriate vehicle turning radii. Port Washington Road is a County Highway and the Village does not have authority to allow trucks to stop on the street.
 - Lab Use: Confirm the activities of the proposed lab and the security measures for chemicals.

The Village DPW Director has reviewed the application and determined that 30 parking spaces are required per Section 745-18(F)(7). The applicant is proposing 16 spaces. Staff recommends that the Plan Commission discuss justifications for reduction in parking with the applicant (number of employees, visitors, work vehicles, etc). Staff recommends a parking reduction, should the Plan Commission agree with applicant justification.

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. All outdoor storage areas shall be screened per the submitted site plan and maintained to prevent visibility from both adjacent properties and rights-of-way.
2. Hours of operation limited to 7 AM – 5 PM, Monday through Thursday.
3. All laboratory operations shall be accessory to the professional office use and involve no hazardous chemical processing.
4. Outdoor material storage limited to the area described on the site plan and may be reviewed for compliance by the Building Inspector.
5. A parking reduction from 30 stalls shall be allowed. Any overflow or future demand must be met on the site.

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 _____ day of _____, 20____.

Signature of Property Owner

Jim and Beth Logan

Name of Property Owner - PRINTED

Mailing Address of Property Owner:

Jim and Beth Logan

7015 N Milwaukee River Pkwy

Glendale, WI 53209

Tax Key No. of Property:

0609983000

Address of Property:

8035 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 APPLICATION FOR CONDITIONAL USE PERMIT

Section 1

Trade Name of Business Marek Landscaping LLC	Phone # 414-272-0242	Name of former tenant (if known) Logan Productions
Fox Point Business Address 8035 N Port Washington Rd, Fox Point, WI 53217		
Email mike@mareklandscaping.com	Contact Person Mike Marek	

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

Section 2

Legal name of corporation or LLC Marek Landscaping LLC	Corporate email mike@mareklandscaping.com
Corporate headquarters address 125 W Melvina St Suite 1, Milwaukee, WI 53212	Corporate phone # 414-272-0242
Name and addresses of all corporate officers Michael Marek 3136 N Fratney Street, Milwaukee, WI 53212	
Name of corporate agent	Address of corporate agent

If applicant(s) is a sole proprietorship (individual) or partnership, please complete the following section.

Section 3

List the name, home address, business address, and phone numbers of all applicants and owners.			
Name	Home address	Business address	Phone #
Mike Marek	3136 N Fratney Street, Milwaukee, WI 53212	125 W Melvina St Suite 1, Milwaukee, WI 53212	414-305-6565

All applicants must complete the following section.

Section 4

Applicant's specific interest in site Relocate professional offices of Landscape Architecture & ecological restoration firm. This site is ideal with the existing office space and warehouse building for our staff, offices, laboratory, classroom, material & equipment storage.		
Describe in detail the business activity that will take place on site including products & services Marek is a design-build landscape architecture and ecological restoration company founded in 1996, blending the fields of restoration ecology and Landscape Architecture. Our team, comprised of Landscape Architects, Ecologists, and Builders, works collaboratively to cultivate spaces that contribute to the well-being of both human and natural environments. All design and administrative work will be conducted within the primary office building located on-site. The separate warehouse is proposed to securely house materials & construction equipment used in business field operations. Additionally, a limited amount of landscaping materials will be proposed to be neatly stored outdoors, in an area located behind a proposed screening fence. The shou sugi ban wood fence, pergola and large architectural planters are intended to provide visual buffering in accordance with local zoning and aesthetic requirements, ensuring minimal impact to surrounding properties. We are going to demonstrate active water stewardship at every opportunity. Please see attached renderings.		
Describe all owned fixtures, furniture, and equipment to be used on site We have a full suite of office furniture, printers, computers, classroom, lab equipment and fixtures. Our shop space includes shelving, palette racking, industrial cabinets and support equipment. We have 7 pickup trucks, 2 trailers, compact construction equipment and bulk storage bins. Marek currently owns all equipment & furnishings. We maintain a tidy, well furnished shop and office.		
Describe all leased fixtures, furniture, and equipment to be used on site We do not for see having any leased fixtures, furniture or equipment at this site.		
Describe any alterations planned for the site and estimated cost of renovation Along with updating furnishings and office space, we are proposing an outdoor meeting space under the wooden pergola, contemporary signage, bio infiltration/stormwater treatment areas, screens, planters, privacy plantings and architectural lighting. Current estimates are of retail value of \$150,000, Marek will be self performing the design and construction of these elements.		
Person responsible for obtaining building permit (if required) Mike Marek		
Square footage of site 38,811 square feet	# of employees 11	# of parking spaces to be used 16 spaces
Days & hours of operation Monday thru Thursday, 7 am - 5 pm	Proposed date of occupancy July 1, 2025	

Attach a site plan to this application (see Directions for Conditional Use Permit). Site plan must include a layout of the inside of the store.

This application must be fully completed to be considered by the Village.

Fee: \$300.00 (non-refundable)

Business Owner Signature

Printed Name

Date

Description of the project.

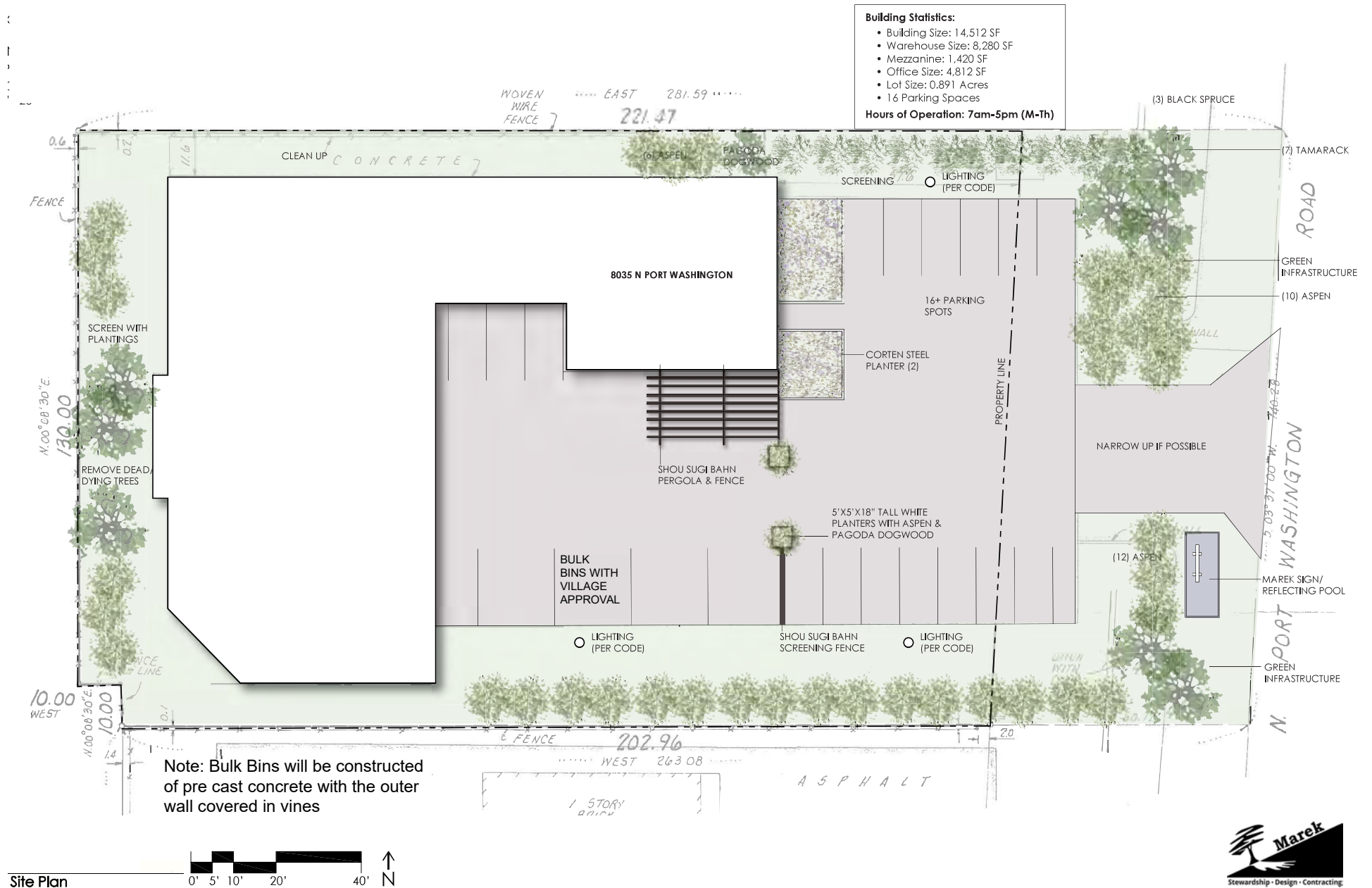
8035 N Port Washington Rd
Fox Point, WI 53217

Marek is a design-build and ecological restoration company founded in 1996, blending the fields of restoration ecology and landscape architecture. Our team, comprised of Landscape Architects, Ecologists, and Builders, works collaboratively to cultivate spaces that contribute to the well-being of both human and natural environments.

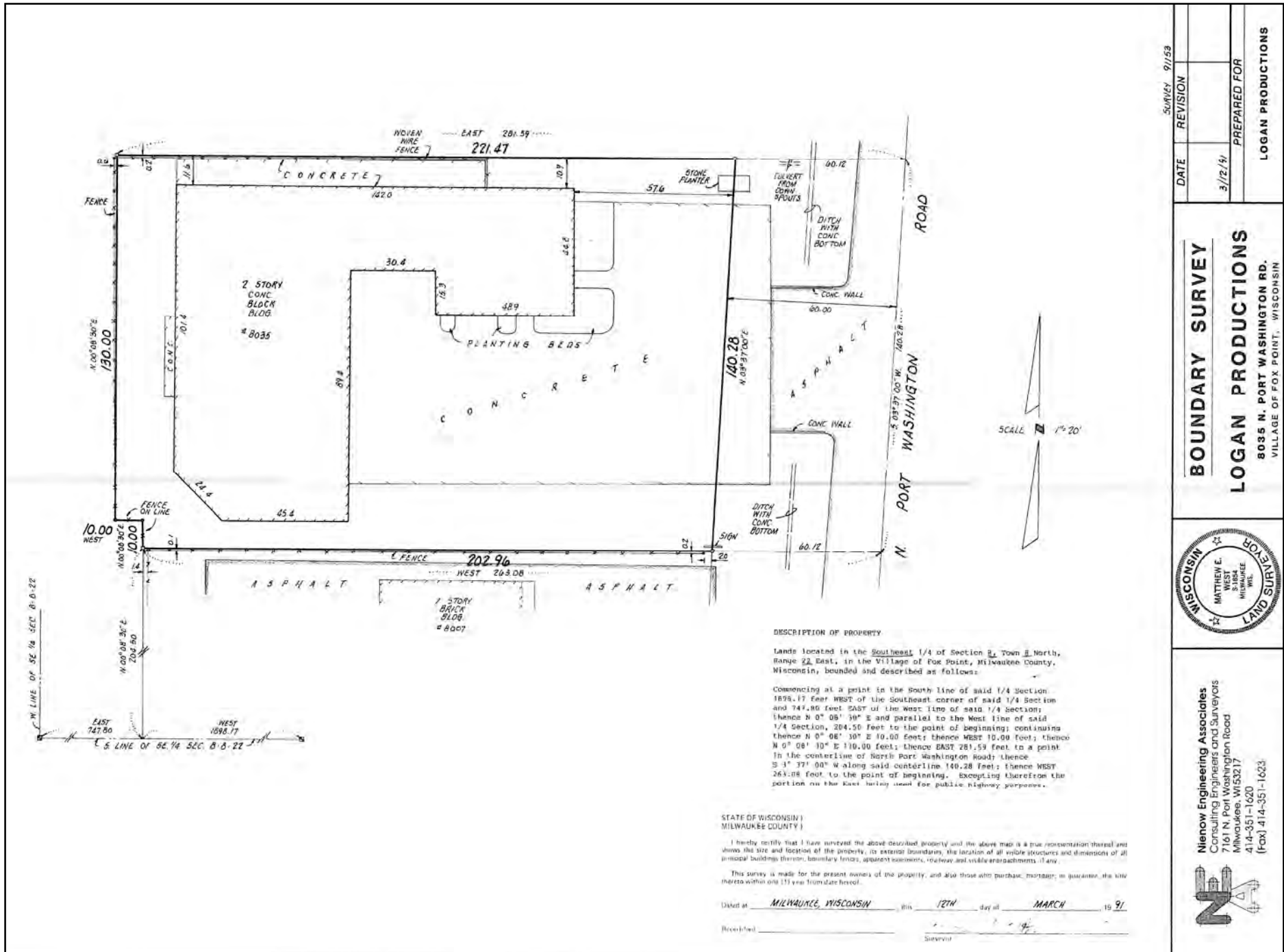
All design and administrative work will be conducted within the primary office building located on-site. The separate warehouse is proposed to securely house materials & construction equipment used in business field operations. Additionally, a limited amount of landscaping materials will be proposed to be neatly stored outdoors, in an area located behind a proposed screening fence. The shou sugi ban wood fence, pergola and large architectural planters are intended to provide visual buffering in accordance with local zoning and aesthetic requirements, ensuring minimal impact to surrounding properties. We are going to demonstrate active water storage at every opportunity. Please see attached renderings.

Landscape Plan

8035 N Port Washington Rd
Fox Point, WI 53217



Plat of Survey



Parking Plan

8035 N Port Washington Rd
Fox Point, WI 53217

Total Office Square feet-6,232
5 spaces / 1000 sqft
30 spaces per code
17 parking spaces
*16 max needed
4 future bulk bins



Site Plan

Drainage Plan

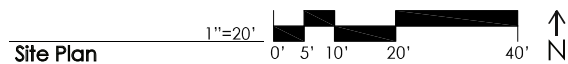
8035 N Port Washington Rd
Fox Point, WI 53217

Stormwater Calculations

Parking Lot	Sqft	Unit Detention Volume*	Total Gallons in 1" Rain Event
Asphalt parking lot	11,639.93		7,245.86
Building Roof	10,676.57		6,646.16
Green Roof on Building	2,185.06	1	1,360.20
Permeable pavement		3	0.00
Bio Swale (around building)	9,881.78	4.4	27,066.20
Bio Retention	1,424.60	4.4	3,901.98
Trees	58	25	902.63
Native Landscaping	608.92	0.4	151.62
Rain Barrel (bulk tank)	3	330	616.28
Stormwater for 1" Rainfall			13,892.02
Stormwater Gal collected			33,998.90

*MMSD unit detention volume numbers

Proposed
Bio Retention



Site Plan

Lighting Plan & Photometric Layout

8035 N Port Washington Rd
Fox Point, WI 53217

General Notes:

- Lighting Fixtures will only be operational during business hours(7 am to 5 pm) per code.
- Lighting fixtures will be max of 12' in height, per code.



Photometric Layout

Photometric

FOX POINT, WI

Parking Lot

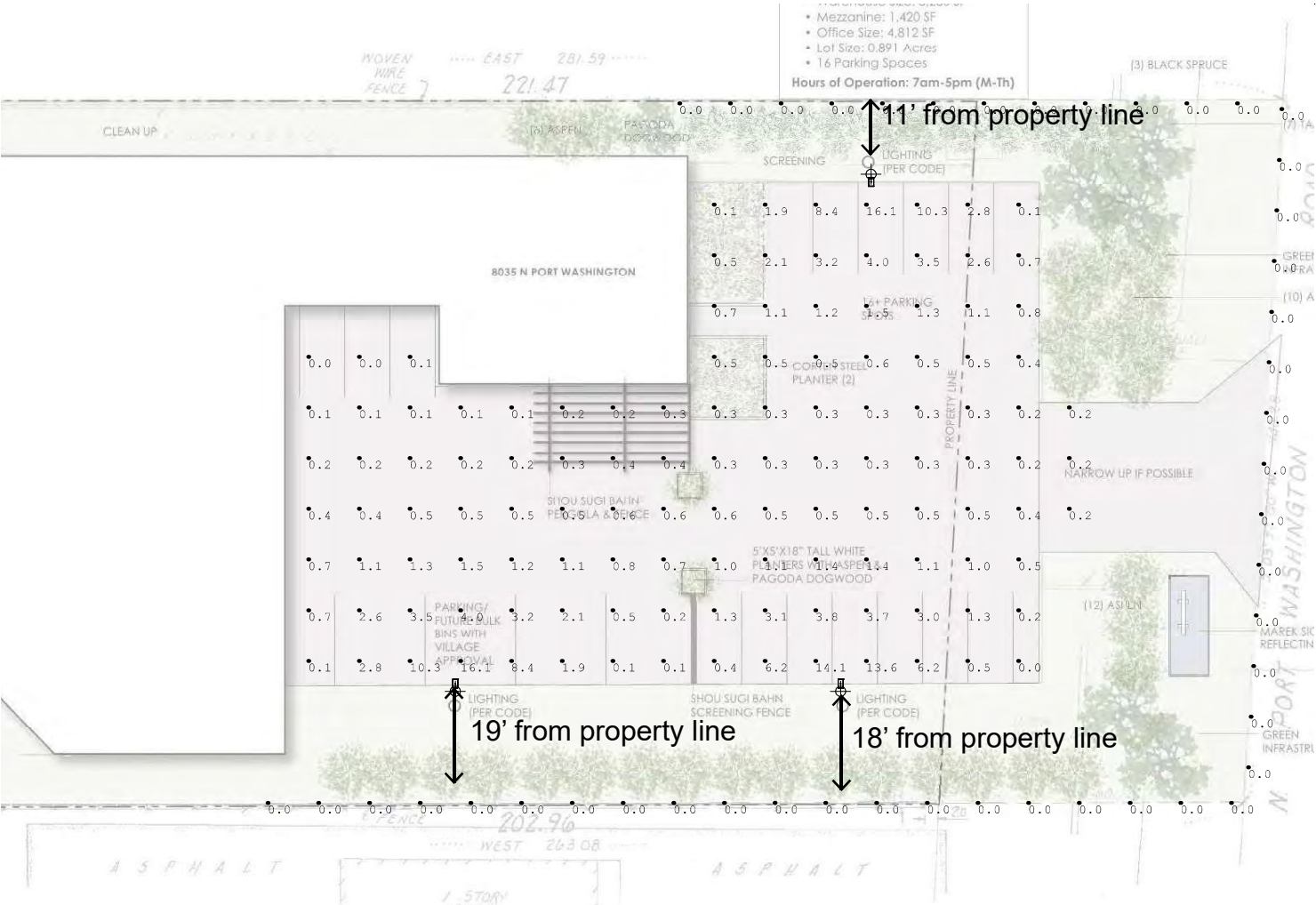
105326

05/14/2025

V: 1.0

Notes:

12' Poles
100W SLS



*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variable site (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting field measurements should be taken in accordance with IESNA Handbook, Conformance to field and local codes is the responsibility of the owner and their representatives. This layout may not meet OSHA 1910.67 and/or other local energy codes. If specific compliance is required, these details must be provided to your factory design representative.

*Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and design rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials/condition.

Specifications subject to change without notice.

Prepared by: SS

Powered by Wisconsin Lighting Lab, Inc.

308 N. Brooke St. | Fond du Lac, WI 54935
quotes@willbrands.com | www.willbrands.com ©2022



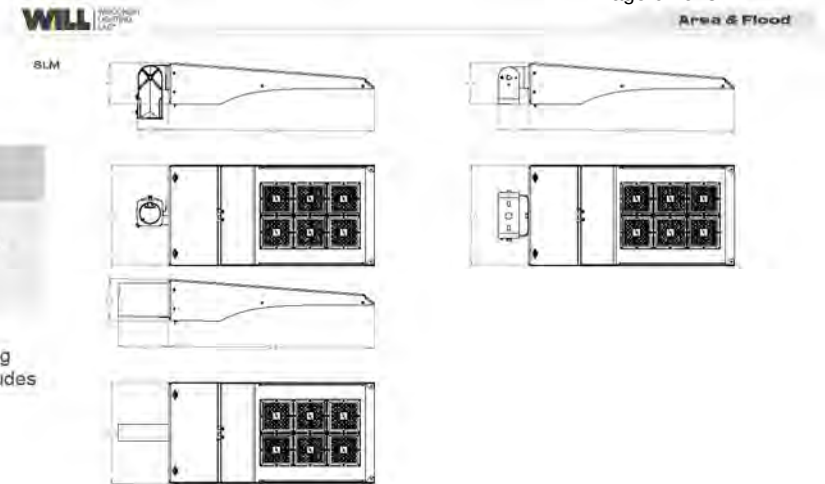
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WILL Aluminum Round Straight Anchor Base

■ Highlights

- ### ■ Light Poles

-
- The technical drawings include:
- Anchor Base Detail:** A top-down view of a square base with a central circular hole. Dimensions include 10" for the side length, 10" for the hole diameter, and 1/2" for the thickness. Labels include "Anchor Base Detail", "10\"
 - Base Cover:** A 3D perspective view of a square cover with a central circular hole and a raised rim.
 - Top Cap:** A 3D perspective view of a cylindrical cap.
 - Tenon Tap:** A 3D perspective view of a cylindrical tap with a tenon.
 - Waistron Bumper:** A 3D perspective view of a cylindrical bumper with a central hole.
 - Handhole Cover:** A 3D perspective view of a cylindrical cover with a handle.
 - Flange:** A 3D perspective view of a cylindrical flange with a central hole.
 - NPT Pipe Coupling:** A 3D perspective view of a cylindrical coupling with NPT threads.



Ordering Information

Ex: NF-SLM-230-50-MV-5M-BK-6S

Product Family	Design	Lumen Output (Model ~ Nominal Lumen)	Color Temp	Voltage	Distribution	Finish Color
NF ~ NAF02	SL ~ Small Housing	150 ~ 1927	30 ~ 3000K, 70 T8	MV ~ 120V/177V	1S ~ Type I Short	BL ~ Black
	SLM ~ Medium Housing	160 ~ 1950	40 ~ 4000K, 70 T8	HW ~ 272/480V	2M ~ Type II Medium	DB ~ Dark Bronze
	SL ~ Large Housing	160 ~ 19162	30 ~ 3000K, 70 T8	CV ~ Custom	3M ~ Type III Medium	WH ~ White
		180 ~ 23367	FOA ~ PO Amber (295 nm)		3A ~ Type IIIA Silver	SL ~ Silver
		210 ~ 28326	TA ~ True Amber (593 nm)		4M ~ Type IV Medium	LG ~ Light Gray
		220 ~ 28330	GT ~ Custom		5S ~ 150° Type V Square	SB ~ Slate Gray
		320 ~ 44331			6P ~ Dark Green	DP ~ Dark Green
					8N ~ 70° Type V Narrow	DP ~ Dark Platinum
		OW ~ Custom			SVN ~ 30° Type V Very Narrow	GP ~ Graphite Metallic
					CU ~ Custom	RL ~ Custom RAL Match

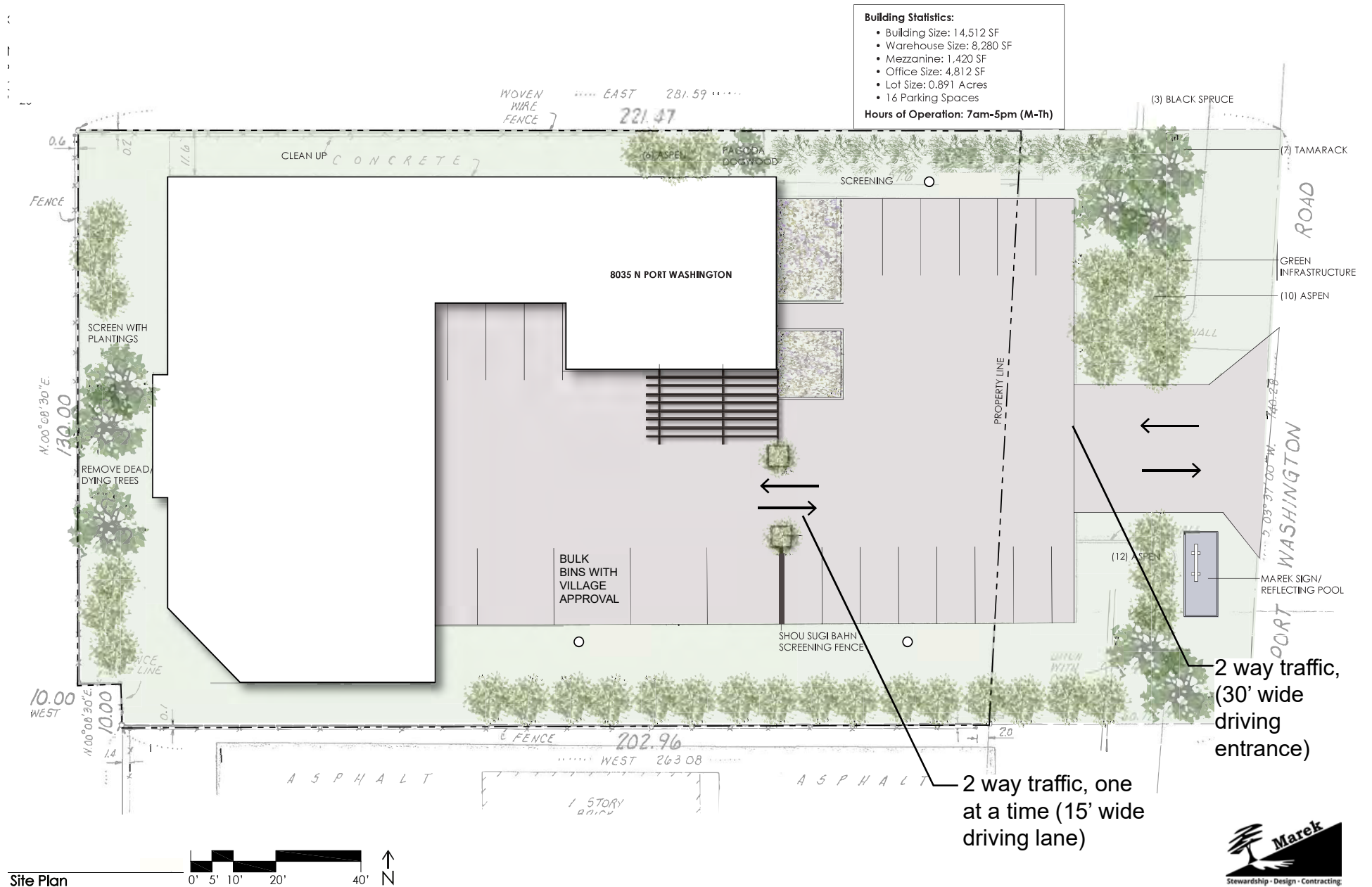
Options & Accessories (Add as Suffix)			
Mounting	Options	Options	Accessories
65 x 6" Arm (Square Flange)	WH3PNP-2 x Cord w/ Plug, Stripped Pigtail	SRO2277-10K4 Surge Suppressor (Field Replaceable) 120-277V	TLPC1 = Twist-Lock PhotoCell, 120-277V (Not Installed)
68 x 6" Arm (Round Pole)	WH3PNP-6 x Cord w/ Plug, Stripped Pigtail	SRO48010-10K4 Surge Suppressor (Field Replaceable) 347-480V	TLPC4 = Twist-Lock PhotoCell, 347/480V (Not Installed)
125" x 12" Arm (Square Pole)	WH1P1NP-10' Cord w/ Plug, Stripped Pigtail	BPC1 = Button PhotoCell, 120-277V	HS5SLX = 5LX House Side Switch (Installed)
125" x 12" Arm (Round Pole)	90D = 90° Optics Rotation	BPC4 = Button PhotoCell, 347V	TGA+ = Tennis Court Vent Adapter (Not Installed)
18" x 238" OD Splitter		BPC4 = Button PhotoCell, 480V	AFW = Area Flood Wall Bracket (Black Finish) (Not Installed)
TR = Triunion Tool		NSP = NEMA Slip Twist-Lock Receptacle	GFX = Wireless DMA Lighting Control System (Consult Factory)
CM = Custom		MPS = Programmable Motion Sensor w/ ON/OFF, 4 Binning + PhotoCell, Bluetooth Settings Adjustable, Maximum Coverage of 10' Diameter from All Mounting Height	GFM = Wireless Mesh Lighting Control System (Consult Factory)
		EB12FC = 1500 Im 90 min Emergency Battery Backup, 0°C to 40°C Ambient Operating Temp, 120-277V Models Only (Consult Factory)	
		EB12HC = 1500 Im 90 min Cold Weather Emergency Battery Backup, 20°C to 40°C Ambient Operating Temp, 120-277V Models Only (Consult Factory)	

Note: Custom products, configurations, options, and accessories available from factory.
 Note: Products are designed and built to accepted industry safety standards, and standard products are certified by Intertek to UL safety standards. Custom configurations may not have formal ETL marks.
 Note: Visit designlights.org for DLC qualified configurations.



Traffic Plan

8035 N Port Washington Rd
Fox Point, WI 53217



Existing Elevations

8035 N Port Washington Rd
Fox Point, WI 53217



Proposed Front Elevation

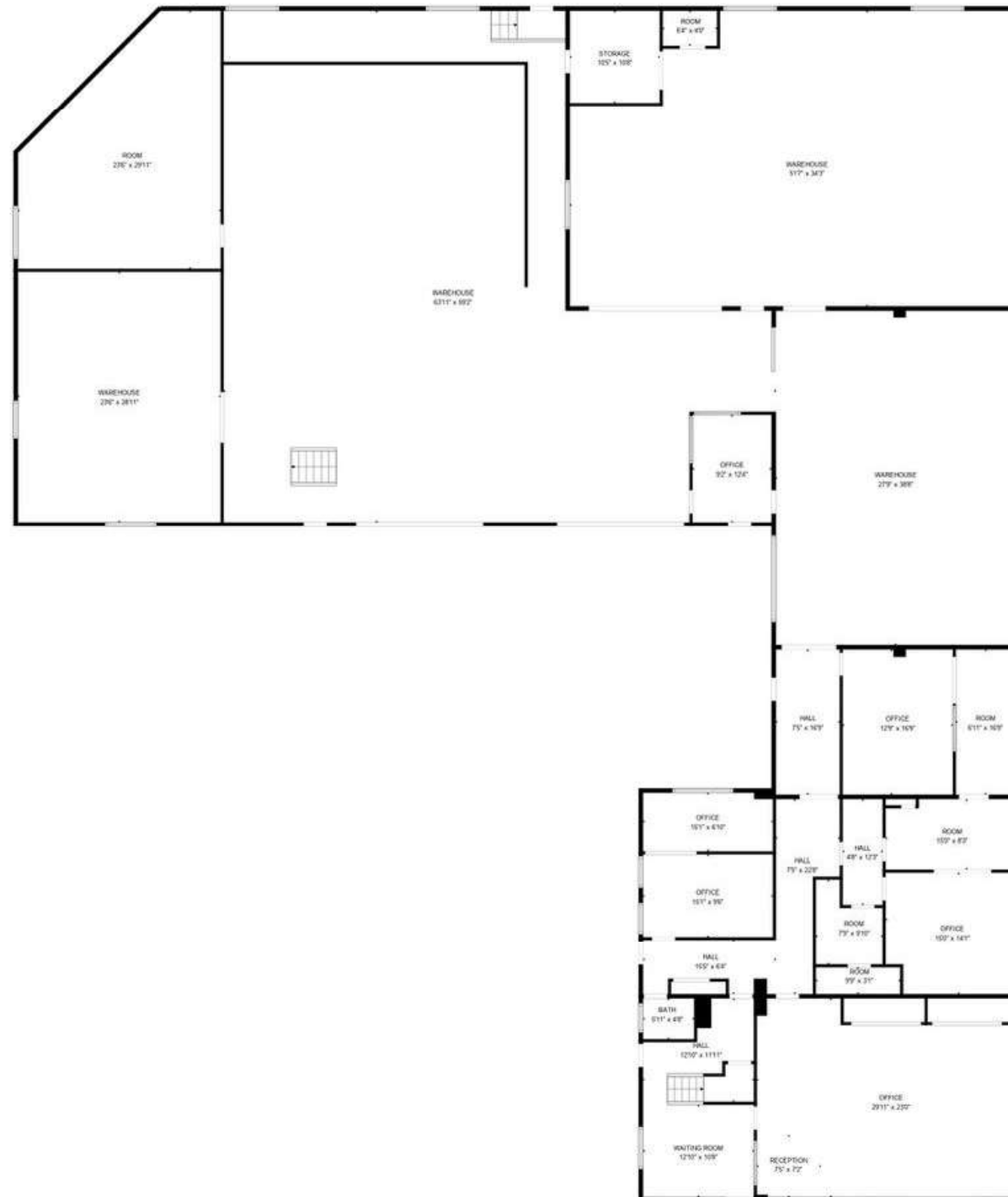
8035 N Port Washington Rd
Fox Point, WI 53217



Existing Floor Plan

8035 N Port Washington Rd
Fox Point, WI 53217

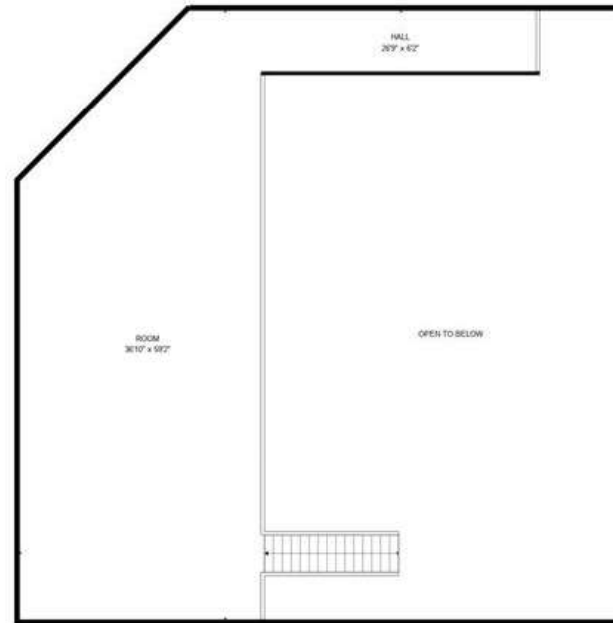
First Floor



Existing Floor Plan

8035 N Port Washington Rd
Fox Point, WI 53217

Second Floor



Conditional Use Order

WHEREAS, an application has been filed by **Marek Landscaping** (hereinafter "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance of the Village of Fox Point for land described as **8035 N Port Washington Road, Fox Point, Wisconsin**.

NOW, THEREFORE, the Village of Fox Point Village Board, upon consideration of thoughts expressed by all persons heard at the Village Board meeting in this matter, upon consideration of the recommendation from the Plan Commission, and following all necessary study and investigation, having given the matter due consideration, hereby ORDERS AS FOLLOWS: Commencing upon the date hereof, the Applicant is hereby granted a conditional use permit, subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. Use Restricted. **Marek Landscaping will operate a landscape architecture professional office. Outdoor storage of materials only allowed within the screened and secured location identified in the application. The hours of operation shall be limited to 7:00 AM until 5:00 PM, Monday through Friday. A 5ft gate will close and secure outdoor storage when business is closed. All laboratory operations shall be accessory to the professional office use and involve no hazardous chemical processing. A parking reduction from 30 stalls shall be allowed; any overflow or future demand must be met on the site.**
2. Presentation Compliance. All of the Applicant's plans, specifications, terms and representations as submitted with the application, or in support thereof, or as represented to the Village Board in the course of the approval process, are specifically incorporated herein and made a part hereof by reference, and the use of the subject property shall be in substantial conformance with the same except as further restricted or modified herein.
3. Not Transferable. This conditional use permit is granted to the Applicant and shall not be transferred or assigned without the Village Board's prior written consent, which may only be granted following the Village Board's receipt of a recommendation from the Plan Commission.
4. Applicant and Owner Agreement. As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Applicant is required to accept the terms and conditions of the same in its entirety in writing.
5. Other Uses Prohibited. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to whether a use is permitted, the question shall be submitted to the Plan Commission for recommendation to the Village Board, and then to the Village Board for determination.
6. No Nuisances, and Compliance with Applicable Laws. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
7. Subject Property Only. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein.
8. Abandonment. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village Board following receipt of a recommendation from the Plan Commission and after the Village Board

holds a public hearing in the matter.

9. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the Subject Property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
10. Plan Amendments. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended (a) without separate approval in the limited circumstances described in Section 14.19(11) of the Village Code; or (b) by the Village Board upon receipt of a recommendation from the Plan Commission if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
11. Severability. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
12. Most Restrictive Applies. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
13. Prior Conditional Use Permits Terminated. Unless stated otherwise herein or in the documents incorporated herein, all conditional use permits previously granted for the Subject Property, if any, shall be automatically terminated without further action of the Village Board immediately following full satisfaction of all condition's precedent to this conditional use order taking effect.
14. Payment of fees. Applicant shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this conditional use order including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional use order due to a violation of these conditions.
15. Payment of Taxes and Charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees; or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional use order, that is subject to all remedies available to the Village, including possible cause for termination of the conditional use order.
16. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the Applicant's application, as noted in the Minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
17. The Applicant is obligated to file with the Village Clerk a current mailing address and current phone number at which the Applicant can be reached, which must be continually updated by the Applicant if such contact information should change, for the duration of this conditional use. If the Applicant fails to maintain such current contact information the Applicant thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

Let copies of this order be filed in the permanent records of the Village Board for the Village of Fox Point, and let copies be sent to the proper Village of Fox Point authorities and the Applicant and Owner.

Signed this _____ day of _____, 2025, *nunc pro tunc* the _____ day of _____, 2025.

BY THE FOX POINT VILLAGE BOARD:

Christine Symchych, Village President

Attest:

Sara A Bruckman, CMC/WCMC, Village Clerk/Treasurer

APPROVAL

I hereby approve the issuance of this Conditional Use Permit to the Applicant on the terms and conditions described herein.

Dated this _____ day of _____, 2024.

SUBJECT PROPERTY OWNER

By: _____
Authorized Signatory

Title: _____

ACCEPTANCE

I hereby accept the terms and conditions of this Conditional Use in its entirety.

Dated this _____ day of _____, 2024.

APPLICANT:

By: _____
Authorized Signatory

Title: _____

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Financial Management

1. Provider of Financial Information

Name:

Scott Brandmeier

Telephone:

4142476624

(XXX) XXX-XXXX

E-Mail Address
(optional):

sbrandmeier@villageoffoxpoint.com

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

● Yes (0 points) ☐

○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?
Year:

2024

● 0-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

● Yes (0 points)

○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year:

2024

○ 1-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

● N/A

If N/A, please explain:

The Village of Fox Point does not have a dedicated equipment replacement fund nor equipment specifically reserved for sanitary sewer operations other than that for its lift stations. The equipment is owned by the Village and is used for a variety of tasks and operations including sanitary sewer maintenance, road repair, storm water management, and other public works related functions. All of the equipment is evaluated on an annual basis to determine whether a particular piece of equipment needs to be repaired or replaced. Upon such determination, funds are allocated/programmed in the subsequent year's budget to accommodate the repair and/or replacement.

3.2 Equipment Replacement Fund Activity

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3.2.1 Ending Balance Reported on Last Year's CMAR

\$ 0.00

3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)

\$ 0.00

3.2.3 Adjusted January 1st Beginning Balance

\$ 0.00

3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)

+

\$ 0.00

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)

-

\$ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 0.00

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

0

3.3 What amount should be in your Replacement Fund?

\$ 470,000.00

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

☐ Yes

☒ No

If No, please explain.

The amount shown above reflects the total estimated capital costs spread over the next five years (through 2029). As noted in Section 3.1, only that amount which is specifically required for a particular budget year is programmed; for 2024, \$680,000 was budgeted for improvements to the sanitary sewer system.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

☒ Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

☐ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Televising sanitary sewer mains. \$20,000 to \$25,000 is planned to be expended annually for the next 5 year budget cycle.	\$20,000	2025
2	The Village has implemented a Geographic Information System (GIS) database to assist the Department of Public Works in tracking the Village of Fox Point's sanitary sewer system infrastructure, rehabilitation efforts being undertaken, and associated activities. Activities that have been converted to digital copies are now being incorporated into a web-based system such that Village staff can input inspection reports, rehab information, and the such while in the field.	\$4,500	2025

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3	In conjunction with the Milwaukee Metropolitan Sewerage District (MMSD), the Village has adopted a Private Property Infiltration and Inflow (PP I/I) policy to fund rehabilitation activities on private property in an effort to reduce clear water from entering the sanitary sewer system. Funding for the program from MMSD may change, but the cost is reflective of the estimated dollars that may be allocated to a project in 2026 when MMSD will allow lateral lining again.	\$150,000	2028
4	Sanitary sewer rehabilitation activities, including CIPP and spot repairs and relays in selected areas of the Village.	\$367,500	2025
5	Perform manhole rehabilitation activities including lining and repair or replacement of the internal/external seals in selected areas of the Village.	\$360,000	2026
6	Sanitary sewer mainline and manhole rehabilitation activities in the Village.	\$400,000	2026
7	Sanitary sewer mainline and manhole rehabilitation activities in the Village.	\$400,000	2027
8	Update CMOM plan.	\$10,000	2027
9	Sanitary sewer rehabilitation activities, including CIPP and spot repairs and relays in selected areas of the Village as well as possible manhole rehab.	\$400,000	2028
10	Sanitary sewer rehabilitation activities, including CIPP and spot repairs and relays in selected areas of the Village as well as possible manhole rehab.	\$400,000	2029

5. Financial Management General Comments

The Village regularly budgets for sewer rehabilitation in various areas depending on the results of the televising performed in prior years. On average, expenditures range from \$150,000 to \$350,000 annually to line or perform spot repairs on sewer mains and to line or rehab manholes.

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations:

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	1,331	1
February	1,509	2
March	1,509	1
April	1,531	1
May	936	2
June	873	1
July	533	1
August	405	2
September	364	1
October	377	3
November	533	1
December	1,053	2
Total	10,954	18
Average	913	2

6.1.2 Comments:

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6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☐ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☐ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☐ Variable Speed Drives
- ☒ Other:

There is a PLC used to identify information related to usage and well levels at each lift station.

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

- ☐ No
- ☒ Yes

Year: 2008

By Whom: Focus on Energy

Describe and Comment:

Upgraded the pumps and controls in 2012 and the generator and dialer in 2020.

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

Energy efficient improvements have been made to the lift stations.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

☒ Yes

☐ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

☒ Yes

☐ No (30 points)

☐ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

The goals in our CMOM plan include the following: (1) comply with the WPDES permit concerning sanitary sewer overflows, (2) minimize the occurrence of problematic overflows, (3) maintain assets cost-effectively through a rehabilitation and replacement program based on condition assessment, (4) provide quality customer care, (5) improve or maintain system reliability, (6) reduce the potential threat to human health from sewer overflows, (7) provide adequate capacity to convey peak flows, (8) manage infiltration and inflow, (9) protect sanitary sewer system worker health and safety, and (10) operate a continuous CMOM program.

Did you accomplish them?

☒ Yes

☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)] ☐ ☐

Does this chapter of your CMOM include:

☒ Organizational structure and positions (eg. organizational chart and position descriptions)

☒ Internal and external lines of communication responsibilities

☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Village Code

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2014-05-01

Does your sewer use ordinance or other legally binding document address the following:

☒ Private property inflow and infiltration

☒ New sewer and building sewer design, construction, installation, testing and inspection

☐ Rehabilitated sewer and lift station installation, testing and inspection

☐ Sewage flows satellite system and large private users are monitored and controlled, as necessary

☒ Fat, oil and grease control

☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

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Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☐ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☐ Construction, Inspection, and Testing
- ☐ Others:

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☐ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

☒ Special Studies Last Year (check only those that apply):

- ☐ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☐ Lift Station Evaluation Report
- ☒ Others:

Staff continues to perform an empirical study of I/I to Lift Station 2 after removing a source of I/I on Goodrich Court in 2022. After performing smoke testing and dye water testing and speaking with the property owner, it was determined that a depression in her yard was where a house once stood decades earlier. The house had been razed but the sewer lateral from the old house was never properly abandoned. Our private property I/I efforts in 2022 resulted in the lining of a sewer to eliminate this connection, adding fill to grade the depression past the old pipe, and bulkheading the old sewer lateral where the depression had existed. Since removing this source of I/I, we have not had any high water alarms or SSO's at Lift Station 2.

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	42.0	% of system/year
Root removal	12.3	% of system/year
Flow monitoring	0	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	10.7	% of system/year

Manhole inspections

0

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	44.6	% of system/year
Lift station O&M	5	# per L.S./year
Manhole rehabilitation	18.3	% of manholes rehabbed
Mainline rehabilitation	2.5	% of sewer lines rehabbed
Private sewer inspections	0.1	% of system/year
Private sewer I/I removal	0.1	% of private services
River or water crossings	0	% of pipe crossings evaluated or maintained
Please include additional comments about your sanitary sewer collection system below:		

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

37	Total actual amount of precipitation last year in inches
31	Annual average precipitation (for your location)
39	Miles of sanitary sewer
2	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
5	Number of basement backup occurrences
5	Number of complaints
0.41	Average daily flow in MGD (if available)
	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.13	Basement backups (number/sewer mile)
0.13	Complaints (number/sewer mile)
0.0	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **				
	Date	Location	Cause	Estimated Volume
None reported				

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

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5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

☐ Yes

☒ No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

☐ Yes

☒ No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

The Village undertook the removal of I/I from three parcels located on Beach Drive that had deteriorated risers. The Village also discovered three manholes that were badly deteriorated and have added them to the 2025 replacement program as part of our road and utility project. Both areas were contributing I/I to the system tributary to the MMSD Beach Drive lift station. The Village also continues to televise approximately 20,000 to 25,000 linear feet of main each year and targets those sections of pipe that have I/I for lining and/or spot repairs.

5.4 What is being done to address infiltration/inflow in your collection system?

The Village continues to perform mainline rehabilitation, have evaluated sources of infiltration from riser pipes affixed to private property laterals, performed manhole inspections and rehab, and incorporated stormwater storage into the system to reduce the amount of stormwater that can potentially migrate/infiltrate into the system.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

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Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			4	16
GRADE POINT AVERAGE (GPA) = 4.00				

- Notes:
- A = Voluntary Range (Response Optional)
 - B = Voluntary Range (Response Optional)
 - C = Recommendation Range (Response Required)
 - D = Action Range (Response Required)
 - F = Action Range (Response Required)

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Resolution or Owner's Statement

Name of Governing Body or Owner:	Village of Fox Point
Date of Resolution or Action Taken:	2025-06-10
Resolution Number:	2025-
Date of Submittal:	

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

The Village continues to proactively evaluate its sanitary sewer system and regularly allocates funding to ensure that its sewers are inspected and rehabilitated on an annual basis.

Collection Systems: Grade = A
(Regardless of grade, response required for Collection Systems if SSOs were reported)

Fox Point is pleased that there were no SSO’s in 2024 and will continue to strive to reduce the amount of clear water entering the sanitary sewer system.

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS
(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)
G.P.A. = 4.00

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

**RESOLUTION APPROVING OF AND
AUTHORIZING SUBMITTAL OF THE
CMAR REPORT FOR THE ACTIVITIES OF 2024**

RESOLUTION 2025-06

WHEREAS, the Village of Fox Point is regulated by a WPDES (Wisconsin Pollution Discharge Elimination System) permit for its wastewater collection system; and

WHEREAS, the WPDES permit and NR 208 of the Wisconsin Administrative Code requires the Village to submit a CMAR (Compliance Maintenance Annual Report) by June 30th annually for the previous year's activities; and

WHEREAS, the CMAR Report for the Activities of 2024 has been submitted to and reviewed by the Village Board;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Fox Point that the CMAR Report for the Activities of 2024 is hereby approved and the Director of Public Works is directed to submit the report to the Wisconsin Department of Natural Resources with all required certifications.

Dated this 10th day of June, 2025.

VILLAGE OF FOX POINT

Christine Symchych
Village President

Sara Bruckman
Village Clerk/Treasurer