

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

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

**TUESDAY
September 9, 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 ACTING VILLAGE MANAGER AT cfreedy@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 or conditional use permit, 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
- b. Centennial Committee Page 6

4. Public Hearing

- a. Conditional Use Permit Application Baja Tan, 8783 N Port Washington Rd.

Public Hearing on a conditional use permit application for Baja Tan to allow a tanning and wellness located at 8783 N Port Washington Rd, as required per Village Code Sections 745-18.

- b. Conditional Use Permit Application for Billy Goat Roofing, 8035 N Port Washington Rd.

Public Hearing on a conditional use permit application for Billy Goat Roofing to allow office space and storage for a roofing company located at 8035 N Port Washington Rd, 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 August 12, 2025 Village Board meeting. Pages 7 - 10
- b. Adopt the Authorizing Resolution for Urban Forestry Catastrophic Storm Grant Program for reimbursement of costs associated with tree removal activities associated with the August 2025 storm events. Pages 11 - 13
- c. Authorize the acting/interim village manager to spend up to \$8,100.00 for the repair of the police department HVAC RTU as outlined in Proposal Number: 25-0307, as provided by Conditioned Air Design. Page 14
- d. Approve payment of the bills in the amount of \$1,640,593.40 for the period August 1, 2025 through August 31, 2025 per the report submitted by the Village Manager. Pages 15 - 29

6. Unfinished Business

- a. Consideration Village of Fox Point Naming Rights Policy**

The Village Board will consider and may act to approve the Village of Fox Point Naming Rights Policy. Pages 30 - 34

- b. Consideration Village of Fox Point Pool Naming Rights Policy**

The Village Board will consider and may act to approve the Village of Fox Point Pool Naming Rights Policy. Pages 35 - 36

- c. Update on August 9-10, 2025 Storm/Flood Event**

The Village Board will hear an update on the August 9-10, 2025 storm/flood event. No action will be taken on this matter.

7. New Business

- a. Consideration of an Authorizing Resolution for an Urban Forestry Grant.**

The Village Board will hear and may act on a proposal to submit an Urban Forestry Grant to the Department of Natural Resources to perform a multi-spectral imagery analysis of the urban tree canopy in the Village of Fox Point. Pages 37 - 39

- b. Consideration of the quote of Energenecs for the replacement of the pumps at Lift Station No. 2. Pages 40 - 43**

The Village Board will consider and may act on accepting the quote of Energenecs in an amount not to exceed \$84,264.86 for the replacement of the pumps at Lift Station No. 2

c. Consideration of Conditional Use Permit Application for Baja Tan, 8783 N Port Washington Rd. Pages 44 - 53

Consideration and possible action concerning a conditional use permit application for Baja Tan to allow tanning and wellness located at 8783 N Port Washington Rd, as required by Village Code Sections 745-18.

d. Consideration of Conditional Use Permit Application for Billy Goat Roofing, 8035 N Port Washington Rd. Pages 54 - 71

Consideration and possible action concerning a conditional use permit application for Billy Goat Roofing to allow office space and storage for a roofing company located at 8035 N Port Washington Rd, as required per Village Code Sections 745-18.

e. As requested by Trustee Aelion and Trustee Stoltz the Village Board will consider and may act on a requirement that capital projects which involve a redesign or change to Village facilities be brought before the Village Board for consideration and approval.

As requested by Trustee Alion and Stoltz "The Board will consider and may act on a requirement that capital project which involve a redesign or change to village facilities be brought before the Village Board for consideration and approval."

f. Announcement of retirement of Village Manager Scott Botcher

President Symchych will announce the retirement of Village Manager Scott Botcher, without discussion or action.

g. As requested by Trustee Stoltz and Trustee Aelion discussion and possible action on changing the Village's form of government from Village Manager to Village Administrator.

As requested by Trustee Stoltz and Aelion "The Board will consider and may act on changing the Village's form of government from Village Manager to Village Administrator."

h. Consideration and Possible Action Concerning Process for filling the role of Village Manager (or Village Administrator)

The Village Board will consider and may act to establish a process for hiring a new Village Manager (or Village Administrator).

If particular candidates are to be considered, that would be addressed in closed session, per agenda item 9 a., which may be taken out of order, after which the Board will return to open session and continue with the agenda.

i. Consideration and Possible Action Concerning Process for filling the role of Interim Village Manager (or Village Administrator)

The Village Board will consider and may act to establish a process for hiring a new Interim Village Manager (or Village Administrator).

If particular candidates are to be considered, that would be addressed in closed session, per agenda item 9 a., which may be taken out of order, after which the Board will return to open session and continue with the agenda.

8. Future Agenda Items

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

9. Possible Closed Session

It is anticipated the Village Board may convene into closed session for the following reason(s):

- a. Upon motion made, seconded and adopted by roll call vote, the Board may convene in closed session pursuant to Wisconsin State Statutes Section 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; specifically to discuss sensitive personnel, performance or reputational information involving specific candidates who may serve as Village Manager or Interim Village Manager and to discuss terms of compensation or payments to offer such possible candidates. The Village Board may invite specific persons to attend the closed session, and if so, the persons invited will be announced prior to convening in closed session. This closed session option may take place more than once during the meeting upon properly adopted motion, after which the Village Board will resume the meeting in open session.

10. Reconvene into Open Session

The Village Board will reconvene into open session and may take action involving possible persons or firms to serve as Interim Village Manager.

11. 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. Acting Manager Freedy

12. Adjournment

NEXT REGULAR VILLAGE BOARD MEETING:

October 14, 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 September 5, 2025

Updates for September Village Board

Submitted by Emily Silverson

Small workgroups have been diligently working on small detailed tasks

- Marketing –
 - The brochure was sent out to residents in August. There are plenty of extra copies if needed. Will have some at Village Hall.
 - The website is up and running (www.villageoffoxpoint.com/centennial).
 - Promoted Centennial at Fox Point Picnic on September 6.
 - Meeting with Fox Point Garden Club and Fox Point Artists group in Fall to promote events and find ways to collaborate
 - Will have an article in October/November editions of North Shore Living magazine.
- Looking to schedule a meeting in September with Village & FPPD to go over some decisions/details for the February and June events.
- February Event - draft plans in place. Will soon provide the invitation and invitee list to Board for review.
- June Event - continuing to work on details, more to discuss and finalize.
- Fall Event - still at beginning stages. Proposing an external workgroup be created to help with planning/ideas.
- Book - proposal continuing to be worked on, close to submitting proposal to publisher.
- Apparel order form (see attached form) – If the Board would like to place an order for apparel, please do so by September 30. This is an initial apparel order that Emily Silverson is personally arranging for the committee and village staff and board to order apparel at cost. We have an inventory of sweatshirts that were donated and an embroidery company can embroider items for \$16/item. If anyone is interested in ordering a shirt included on the form, the numbers of items available are listed next to each. Otherwise, you can provide Emily with your own apparel and it can be embroidered for \$16/item. We may be able to have another one later on if have enough interest. See attached order form. We would plan to have t-shirts made in 2026 for volunteers/committee members to wear at the events, but that's to be decided.

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VILLAGE BOARD MEETING MINUTES
AUGUST 12, 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, August 12, 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, Acting Village Manager Chief Chris Freedy, Public Works Director Scott Brandmeier, 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).

PERSONS DESIRING TO BE HEARD

Mike McDonagh, 7425 N Beach Court, Fox Point; the revetment has been great, cages on the ingress to the drainage pipes need to be addressed. The open drainage pipes are an attractive nuisance, should have cages on the front.

Hearing no other comments, President Symchych closed public comment.

COMMITTEE REPORTS – Plan Commission

a. Plan Commission

Trustee Miller explained there were two items on the agenda, approval of Miracle Ear and the Town Club CSM, both matters were approved by the Plan Commission and recommended for the Village Board to approve.

PUBLIC HEARING

Conditional Use Permit for Miracle Ear, 6850 N Santa Monica Blvd.

Public Hearing on a conditional use permit application for Miracle Ear to allow a hearing aid retail, service, and testing center located at 6850 N Santa Monica Blvd, as required per Village Code Sections 745-18.

Motion by President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to open the public hearing at 7:04 p.m., regarding a conditional use permit application for Miracle Ear to allow a hearing aid retail, service, and

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testing center located at 6850 N Santa Monica Blvd, as required per Village Code Sections 745-18.

Public Comment

There were no public comments.

Motion by President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to close the public hearing at 7:05 p.m., regarding a conditional use permit application for Miracle Ear to allow a hearing aid retail, service, and testing center located at 6850 N Santa Monica Blvd, as required per Village Code Sections 745-18.

CONSENT AGENDA

- a. Approve the minutes of the July 8, 2025 Village Board meeting and the July 16, 2025 Special Village Board meeting.
- b. Adopt the proclamation declaring September 20 through 28 as Wisconsin Stormwater Week in Fox Point.
- c. Accept the quote from WSO Grading and Excavating in the amount of \$10,000 for the improvement of a water vault located in the Village of Whitefish Bay and authorize the Village President to sign the contract on behalf of the Village per the Director of Public Work's memorandum dated July 30, 2025.
- d. Approve the Certified Survey Map at 7950 N. Santa Monica Blvd. pursuant to the recommendation of the Plan Commission.
- e. Accept Change Order No.1 from Kapur & Associates in the amount of \$43,015 for Lake Drive water main inspection services and authorize the Village President and Village Clerk/Treasurer to sign the contract pursuant to the Director of Public Work's memorandum dated August 5, 2025.
- f. Accept Change Order No. 1 from Kapur & Associates for additional design costs associated with the Thorne, Bell and Yates project in the amount of \$5,460, more specifically to incorporate the replacement of the water main on Coleman Lane from Lake Drive east to Thorne Lane, and authorize the Village President and Village Clerk/Treasurer to sign the change order pursuant to the Director of Public Work's memorandum dated August 6, 2025.
- g. Authorize the Acting Village Manager sale of surplus property currently in the possession of the Police Department and Department of Public Works through public auction.
- h. Authorize payment in the amount of \$643,185.00 to the fiscal agent of the North Shore Library upon receipt of a proper invoice.
- i. Approve payment of the bills in the amount of \$717,052.67 for the period July 1, 2025 through July 31, 2025 per the report submitted by the Acting Village Manager.

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

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NEW BUSINESS

Consideration of Emergency Declaration Resolution Concerning the Storm Event of August 9 and 10, 2025

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to adopt the Emergency Declaration Resolution Concerning the Storm Event of August 9 and 10, 2025.

Reject all bids for the Beach Drive Jetties Improvement Project per the Director of Public Works' memorandum dated August 6, 2025.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to Reject all bids for the Beach Drive Jetties Improvement Project per the Director of Public Works' memorandum dated August 6, 2025.

Consideration of a Conditional Use Permit for MiracleEar, 6850 N Santa Monica Blvd.

Motion by President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to approved Conditional Use Permit for MiracleEar, 6850 N Santa Monica Blvd.

With unanimous consent the Village Board moved up item 7f.

Presentation of 2026-2030 Capital Plan

As requested by Trustee Stoltz and Trustee Barry discussion and possible action on allowing the Friends of the Fox Point Pool to use naming rights for the new municipal pool facility as a fund-raising tool.

Kate Battle 8689 Seneca Rd, Fox Point, Chair of fundraising board introduced the three new members working on fundraising efforts.

Meg Langley, 8336 N Links Way, Fox Point, Ashley O'Connor 385 E Dafney Rd, Fox Point, and Leah Fiasca 7751 N Fairchild Rd., presented on the potential Friends of the Fox Point Pool naming rights approach.

Attorney Larson will draft a village naming rights policy and pool naming rights policy to be reviewed at the September Village Board Meeting.

Presentation and acceptance of FY 2024 Audit by Wendi Unger (Baker Tilly) to the Village Board

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to accept the FY 2024 Audit.

FUTURE AGENDA ITEMS – None

ANNOUNCEMENTS

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President Symchych announced she attend the Fire Department meeting; they received lots of calls with the flooding. Thanked all staff for their work on the flood issue.

Trustee Freedman announced North Shore Library received grant for \$500,000 borrowing for the municipalities should be less.

Trustee Miller announced his appreciation for staff during flood and how it is being handled compared to other communities.

ADJOURNMENT

Motion made by President Symchych, second by Trustee Ollman, and carried by roll call vote (7-0) to adjourn the Village Board meeting at 9:24 p.m.

Respectfully submitted,

Sara A. Bruckman
Village 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 of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Chris Freedy, Interim Village Manager 

Date: September 3, 2025

Re: Adopt the Authorizing Resolutions for Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Program

At the April 2025 Village Board meeting, the trustees heard a report and request from the Village Forester and the Tree Commission to fund purchases of trees that would be planted on private property. Amongst the questions raised at the meeting was whether the Village has a tree canopy problem and whether this type of program would even be needed.

After the meeting, staff met with the Village Forester, a representative from Wachtel Tree Science and staff members from a consulting firm, Ruekert & Mielke, to discuss options available to the Village should Fox Point evaluate the urban tree canopy. One option presented includes drone flights through the Village to obtain multi-spectral camera imagery of the canopy so that we can determine where and what types of canopy exist in the Village, the overall canopy coverage, and whether gaps exist that could be recipients of additional plantings.

Staff then worked with Wachtel and the Village Forester and determined that a multi-spectral imagery project used to develop and analyze the tree canopy in the Village of Fox Point may be eligible for a DNR Urban Forestry Grant. I am of the opinion the Village should proceed with such a project, contingent on obtaining the DNR grant, before proceeding with any project that may plant trees on private property. However, in order to submit the grant application, the Village board must adopt the authorizing resolution which grants the Director of Public Works the ability to submit the grant application, sign any agreements, and obtain reimbursement, among other things.

While researching the Urban Forestry Grant, staff learned of another grant for which it may be eligible: an Urban Forestry Catastrophic Storm Grant. This grant is for "tree repair, removal or replacement within urban areas following a catastrophic storm event for which the governor has declared a state of emergency." Fox Point experienced a number of trees that fell during

and after the August 9, 2025 catastrophic storm, including during the extreme wind event on August 12, 2025. Fox Point may be eligible for its costs to clear the trees from the roadway and replacement trees, if appropriate, where these trees fell.

Therefore, it is my recommendation that the Village Board adopt the Authorizing Resolutions for Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Programs for performance of a spectral imagery analysis of the tree canopy coverage in the Village of Fox Point and for reimbursement of costs associated with tree removal and replanting activities associated with the August 2025 storm events.

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

RESOLUTION NO. 2025-__

**RESOLUTION AUTHORIZING SUBMITTAL OF A DEPARTMENT OF NATURAL RESOURCES URBAN
FORESTRY CATASTROPHIC STORM PROJECT GRANT**

WHEREAS, the Village of Fox Point is interested in acquiring a cost-share grant from the Wisconsin Department of Natural Resources for the purpose of funding an urban forestry catastrophic storm project specified in Sections 23.097(1g) and (1r), Wis. Stats.; and

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project which includes reimbursement of expenses incurred in removing trees that toppled during the storms in August 2025 in the Village of Fox Point; and

WHEREAS, the Village of Fox Point fully supports the project.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Village of Fox Point hereby authorizes the Director of Public Works to act on behalf of the Village of Fox Point to:

- Sign and submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Sign a grant agreement between the Village of Fox Point (applicant) and the Department of Natural Resources;
- Sign and submit reimbursement claims along with the necessary supporting documentation;
- Sign and submit interim and final reports and other documentation as required by the grant agreement; and
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the Village of Fox Point shall comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of the grant document provisions.

Dated this 9th day of September, 2025.



MEMORANDUM

POLICE DEPARTMENT VILLAGE OF FOX POINT

TO: FOX POINT BOARD OF TRUSTEES

FROM: CHIEF CHRISTOPHER FREEDY

DATE: SEPTEMBER 2, 2025

REGARDING: HVAC REPAIR

The police department received a new facility in 2008 and has conducted preventative maintenance on the mechanicals since that time in an effort to maximize the lifespan of the equipment and ensure proper equipment operation. As with all mechanical equipment, time takes its toll on the parts. The rooftop unit (RTU) for the heating ventilation and air conditioning (HVAC) system has recently encountered an issue that was identified during the preventative maintenance and repairs must be made.

Open Issue

The RTU air conditioning compressor (1 of 2) expansion valve is failing and needs to be replaced. The total cost is dependent upon extent of leak / damage to the unit. The total cost for the repair may be upwards of \$8,100.00.

Quote

Step #1: Need to pull the refrigerant charge from circuit 1 & verify proper amount of refrigerant is in the system. Our price to provide work described above is \$730.00 dollars

Step #2: IF the proper amount of refrigerant is in the system - need to replaced faulty TXV valve, evacuate system, re-charge system back to factory specifications with 24 lbs. R-22 refrigerant, start-up and test operation. Our price to provide work described above is \$5,531.00 dollars

Step #3: Need to replace both compressor contactors, install new OEM compressor board, start-up and test operation. Our price to provide work described above is \$1,797.00 dollars

Total Price of Investment: \$8,058.00 dollars

Request

I am requesting the Village Boad authorize the acting / interim village manager to spend up to \$8,100.00 for the repair of the police department HVAC RTU as outlined in Proposal Number: 25-0307, provided by Conditioned Air Design.

This is to certify that the attached is true and correct list of bills due for a period from August 1-31, 2025, in the total amount of \$1,640,593.40. 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.



Christopher Freedy
Acting 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 September 9, 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
Report dates: 08/01/2025-08/31/2025Page: 1
Aug 27, 2025 10:58AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-21520 GROUP LIFE						
18	SECURIAN FINANCIAL GROUP I	SEPTEMBER 2025	LIFE INSURANCE	08/05/2025	1,064.13	08/08/2025
Total 10-21520 GROUP LIFE:					1,064.13	
10-21521 SUPPLEMENTAL PLANS						
18	SECURIAN FINANCIAL GROUP I	09/01/2025	ACCIDENTAL	08/05/2025	76.58	08/08/2025
Total 10-21521 SUPPLEMENTAL PLANS:					76.58	
10-21525 UNION DUES						
185	FOX POINT POLICE PROT. ASS	AUGUST 2025	POLICE DUES	07/30/2025	630.00	08/01/2025
Total 10-21525 UNION DUES:					630.00	
10-21530 DEFERRED COMPENSATION						
77	MissionSquare - 303753	PR0731251	Deferred Comp ICMA-PRETAX	08/01/2025	1,160.14	08/01/2025
77	MissionSquare - 303753	PR0814251	Deferred Comp ICMA-PRETAX	08/13/2025	1,160.14	08/14/2025
77	MissionSquare - 303753	PR0828251	Deferred Comp ICMA-PRETAX	08/27/2025	1,160.14	08/27/2025
375	NORTH SHORE BANK, FSB	PR0731252	Deferred Comp NORTH SHORE	08/01/2025	1,485.00	08/01/2025
375	NORTH SHORE BANK, FSB	PR0814252	Deferred Comp NORTH SHORE	08/13/2025	1,435.00	08/14/2025
375	NORTH SHORE BANK, FSB	PR0828252	Deferred Comp NORTH SHORE	08/27/2025	1,435.00	08/27/2025
814	GREAT-WEST TRUST COMPAN	PR0731251	Deferred Comp WI DEFER - PRE	08/01/2025	4,122.60	08/01/2025
814	GREAT-WEST TRUST COMPAN	PR0731251	Deferred Comp WI DEFER - RO	08/01/2025	1,240.00	08/01/2025
814	GREAT-WEST TRUST COMPAN	PR0814251	Deferred Comp WI DEFER - PRE	08/13/2025	4,122.60	08/14/2025
814	GREAT-WEST TRUST COMPAN	PR0814251	Deferred Comp WI DEFER - RO	08/13/2025	1,340.00	08/14/2025
814	GREAT-WEST TRUST COMPAN	PR0828251	Deferred Comp WI DEFER - PRE	08/27/2025	4,122.60	08/27/2025
814	GREAT-WEST TRUST COMPAN	PR0828251	Deferred Comp WI DEFER - RO	08/27/2025	1,340.00	08/27/2025
Total 10-21530 DEFERRED COMPENSATION:					24,123.22	
10-46710 PAVILION RENTALS						
999	DANIEL, HEDY	1.061094	REFUND PAVILION DEPOSIT	08/12/2025	50.00	08/14/2025
1040	O'MEARA, ROSALIE	1.061387	REFUND DEPOSIT	08/19/2025	50.00	08/22/2025
1139	LORICCO, MARIA	1.061129	REFUND DEPOSIT PAVILLION	08/04/2025	50.00	08/08/2025
1868	LOCOCO, GRACE	1.061732	PAVILLION DEPOSIT REFUND	08/26/2025	50.00	08/27/2025
2118	ZAMBRANA ARIAS, OLIVIA	1.061520	PAVILLION DEPOSIT	07/31/2025	50.00	08/01/2025
2456	MORRISON, ERIKA	22000112	PAVILLION REFUND	05/14/2025	250.00	08/27/2025
Total 10-46710 PAVILION RENTALS:					500.00	
10-51100-396 VILLAGE OPEN HOUSE						
2454	RITEWAY BUS SERVICE INC.	96777	HISTORICAL TOUR	08/21/2025	1,150.00	08/22/2025
2455	HEARST MARKETING RESOUR	081625-01	CENTENNIAL MAILING/HANDO	08/22/2025	4,293.60	08/27/2025
Total 10-51100-396 VILLAGE OPEN HOUSE:					5,443.60	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	JULY 2025	DRIVER SUR/JAIL FEE	08/01/2025	523.38	08/08/2025
552	WISCONSIN, STATE OF - COUR	JULY 2025	JULY	08/01/2025	1,503.30	08/08/2025
Total 10-51200-395 COUNTY COURT FEES:					2,026.68	
10-51300-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	15138	VLG ATTORNEY	07/30/2025	4,393.30	08/01/2025
535	MUNICIPAL LAW & LITIGATION	15291	VLG ATTORNEY	07/30/2025	7,348.30	08/01/2025

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Total 10-51300-218 VILLAGE ATTORNEY:					11,741.60	
10-51300-219 VILLAGE PROSECUTOR						
965	PADWAY & PADWAY LTD	08/11/2025	PROSECUTOR	08/11/2025	5,190.00	08/22/2025
Total 10-51300-219 VILLAGE PROSECUTOR:					5,190.00	
10-51420-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	07/27/2025	CLERK	07/31/2025	49.99	08/01/2025
2450	GOVERNMENT FORMS & SUPP	0355785	SEAL STAMP	08/07/2025	53.45	08/08/2025
Total 10-51420-310 SUPPLIES/EXPENSES:					103.44	
10-51440-233 EQUIPMENT MAINTENANCE						
774	ELECTION SYSTEMS & SOFTW	CD2124631	LICENSE	08/21/2025	351.48	08/22/2025
Total 10-51440-233 EQUIPMENT MAINTENANCE:					351.48	
10-51530-210 CONTRACT SERVICES						
2706	ASSOCIATED APPRAISAL CON	181572	PROFESSION SERV/ INTERNET	07/29/2025	2,891.81	08/01/2025
2706	ASSOCIATED APPRAISAL CON	182069	PROFESSION SERV/ INTERNET	08/26/2025	2,891.81	08/27/2025
Total 10-51530-210 CONTRACT SERVICES:					5,783.62	
10-51600-210 CONTRACT SERVICES						
57	JPMORGAN CHASE BANK NA	07/27/2025	ZOOM	07/31/2025	40.00	08/01/2025
194	BAKER TILLY VIRCHOW KRAUS	BT3268430	PROGRESS BILLING	08/06/2025	525.00	08/08/2025
265	GREATAMERICAN FINANCIAL S	39699709	MONTHLY	07/29/2025	602.10	08/01/2025
265	GREATAMERICAN FINANCIAL S	39915787	MONTHLY COPIER	08/26/2025	662.80	08/27/2025
405	PITNEY BOWES INC.	3321103900	QUARTERLY FEES	08/06/2025	462.72	08/08/2025
477	TAYLOR COMPUTER SERVICES	28262	MANAGED SERVICES	08/19/2025	1,243.50	08/22/2025
789	DO IT NOW CLEANING LLC	947	MONTHLY CLEANING	07/29/2025	1,583.37	08/01/2025
2453	FOSTER & FOSTER INC.	36336	ACTUARIAL VALUATION	08/21/2025	5,650.00	08/22/2025
Total 10-51600-210 CONTRACT SERVICES:					10,769.49	
10-51600-220 GAS-HEAT						
536	WE-ENERGIES	7/28/25	0702787382-00002	07/31/2025	25.67	08/01/2025
Total 10-51600-220 GAS-HEAT:					25.67	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	08/06/2025	0702787382-00009	08/12/2025	20.69	08/14/2025
536	WE-ENERGIES	7/28/25	0702787382-00002	07/31/2025	1,435.37	08/01/2025
Total 10-51600-221 ELECTRIC UTILITIES:					1,456.06	
10-51600-222 TELEPHONE UTILITIES						
2691	CENTURYLINK-BUSINESS SVC.	748312339	87619173	08/12/2025	.10	08/14/2025
Total 10-51600-222 TELEPHONE UTILITIES:					.10	
10-51600-231 ELEVATOR MAINTENANCE						
2156	GUETZKE AND ASSOCIATES	8662	ELEVATOR PHONE	08/12/2025	295.00	08/14/2025
Total 10-51600-231 ELEVATOR MAINTENANCE:					295.00	

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10-51600-234 VILLAGE HALL MAINTENANCE						
57	JPMORGAN CHASE BANK NA	07/27/2025	AMAZON	07/31/2025	56.77	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	AMAZON	07/31/2025	23.77	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	STATE CHEMIC	07/31/2025	452.23	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	STATE CHEMIC	07/31/2025	311.10	08/01/2025
502	VILLAGE HARDWARE - VH	250872/1	MISC HARDWARE	08/11/2025	36.15	08/14/2025
651	AUTOMATED LOGIC CONTR. S	585474	REPAIR	07/25/2025	2,620.00	08/01/2025
892	SPECTRUM	08/07/2025	8348 10 012 0042231 VLG	08/19/2025	16.50	08/22/2025
2014	BASSETT MECHANICAL	301128	SERVICE	08/21/2025	429.00	08/22/2025
4777	BATTERIES PLUS -	P84579071	FLO	08/11/2025	143.40	08/14/2025
5691	CINTAS CORPORATION	5284325203	FIRST AID CABINET VH	08/06/2025	414.44	08/08/2025
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					4,503.36	
10-51600-310 SUPPLIES/MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	07/27/2025	AMAZON	07/31/2025	307.96	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	AMAZON	07/31/2025	71.94	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	CONFLUENCE	07/31/2025	326.70	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	VILLAGE	07/31/2025	13.50	08/01/2025
Total 10-51600-310 SUPPLIES/MISC EXPENSES:					720.10	
10-51700-511 GROUP HEALTH - RETIREES						
433	RESNICK, AMY	67	HEALTH INSURANCE REIMBUR	08/01/2025	327.27	08/01/2025
435	RIES, DANIEL	83	HEALTH	08/01/2025	479.63	08/01/2025
520	WICHMAN, MICHELLE	28	MONTHLY	08/01/2025	397.39	08/01/2025
2194	OBREMSKI, DANIEL	32	SUPPLEMENTAL PAY	08/01/2025	397.39	08/01/2025
Total 10-51700-511 GROUP HEALTH - RETIREES:					1,601.68	
10-52100-180 RECRUITMENT						
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	65.00	08/01/2025
229	ORGANIZATION DEVELOPEME	14315	ASSESSMENT	08/13/2025	2,325.00	08/14/2025
Total 10-52100-180 RECRUITMENT:					2,390.00	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	119.88	08/01/2025
1412	CONDITIONED AIR DESIGNED I	49511	PREVENTATIVE MAINTENANCE	07/30/2025	1,822.00	08/01/2025
2156	GUETZKE AND ASSOCIATES	8699	ANNUAL ALARM	08/13/2025	365.00	08/14/2025
5152	JAMES IMAGING SYSTEMS, IN	1584950	POLICE DEPARTMENT	07/30/2025	352.86	08/01/2025
5152	JAMES IMAGING SYSTEMS, IN	1595290	POLICE DEPARTMENT	08/22/2025	136.11	08/27/2025
5839	LEXISNEXIS	1100131964	MONTHLY FEE	07/30/2025	201.50	08/01/2025
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					2,997.35	
10-52100-220 GAS UTILITIES						
536	WE-ENERGIES	07/28/2025	0702787382-00008	07/31/2025	159.21	08/01/2025
Total 10-52100-220 GAS UTILITIES:					159.21	
10-52100-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	07/28/2025	0702787382-00015	07/31/2025	39.48	08/01/2025
536	WE-ENERGIES	07/28/2025	0702787382-00006	07/31/2025	2,647.75	08/01/2025
Total 10-52100-221 ELECTRIC UTILITIES:					2,687.23	

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10-52100-222 TELEPHONE UTILITIES						
892	SPECTRUM	08132025OTA	8348 10 012 0041845 POLICE	08/13/2025	16.50	08/14/2025
892	SPECTRUM	238770901080125	238770901	08/13/2025	599.00	08/14/2025
2101	IPITOMY COMMUNICATIONS LL	64459	SIP TRUNK 85995	08/07/2025	185.25	08/08/2025
5312	AT & T- VILLAGE	287329447591X071	287329447591-PD	07/30/2025	417.92	08/01/2025
Total 10-52100-222 TELEPHONE UTILITIES:					1,218.67	
10-52100-232 VEHICLE MAINTENANCE						
631	FACTORY MOTOR PARTS	160-255069	POLICE DEPT	07/29/2025	29.76	08/01/2025
976	GORDIE BOUCHER FORD OF M	CM763105	POLICE PARTS	07/28/2025	80.58-	08/01/2025
4777	BATTERIES PLUS -	P83149839	FLOODED	07/30/2025	349.70	08/01/2025
Total 10-52100-232 VEHICLE MAINTENANCE:					298.88	
10-52100-233 EQUIPMENT MAINTENANCE						
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	86.75	08/01/2025
1271	WI DEPT OF FINANCIAL INST.	08152025CH	BOND RENEWAL	08/22/2025	20.00	08/27/2025
Total 10-52100-233 EQUIPMENT MAINTENANCE:					106.75	
10-52100-234 BUILDING MAINTENANCE						
503	VILLAGE HARDWARE - DPS	250698	MISC	08/07/2025	15.43	08/08/2025
1246	SECURE FIRE & SAFETY LLC	52190	ANNUAL POLICE	07/30/2025	73.00	08/01/2025
Total 10-52100-234 BUILDING MAINTENANCE:					88.43	
10-52100-330 CLOTHING ALLOWANCE						
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	6.75-	08/01/2025
473	STREICHER'S	1764527	DUBNICKA	08/07/2025	153.60	08/08/2025
473	STREICHER'S	1769495	BRYANT	07/30/2025	368.94	08/01/2025
473	STREICHER'S	1773421	BONEBRAKE	07/30/2025	275.00	08/01/2025
473	STREICHER'S	1774229	BUKOURAS	07/30/2025	298.99	08/01/2025
473	STREICHER'S	1774231	MORELLI	07/30/2025	850.00	08/01/2025
473	STREICHER'S	1774233	DUBNICKA	07/30/2025	76.00	08/01/2025
473	STREICHER'S	1775255	BUKOURAS	08/07/2025	11.99	08/08/2025
473	STREICHER'S	1775460	BUKOURAS	08/07/2025	84.99	08/08/2025
473	STREICHER'S	1775464	BRYANT	08/07/2025	84.99	08/08/2025
1444	SIG SAUER, INC	5813397	MAGAZINE FUNNEL	07/30/2025	72.00	08/01/2025
1444	SIG SAUER, INC	5815723	MODULE ASSY	07/30/2025	131.00	08/01/2025
2350	POLICE & SHERIFFS PRESS IN	122558	ID CARDS	08/07/2025	40.00	08/08/2025
2452	SYMBOLARTS, LLC	537974	BADGES	08/22/2025	1,985.50	08/27/2025
Total 10-52100-330 CLOTHING ALLOWANCE:					4,426.25	
10-52100-334 JANITORIAL SUPPLIES						
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	48.99	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	53.10	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	POLICE	07/31/2025	95.37	08/01/2025
2241	ITU ABSORB TECH, INC	8565519	113971-005 POLICE TOWELS	08/07/2025	52.00	08/08/2025
2241	ITU ABSORB TECH, INC	8580510	113971-005 POLICE	08/07/2025	98.68	08/08/2025
2241	ITU ABSORB TECH, INC	86816	113971-005 POLICE	08/07/2025	58.66	08/08/2025
2241	ITU ABSORB TECH, INC	87292	113971-006 POLICE TOWELS	07/30/2025	58.66	08/01/2025
2241	ITU ABSORB TECH, INC	M000061111	113971-006 POLICE	07/14/2025	52.00-	08/01/2025
Total 10-52100-334 JANITORIAL SUPPLIES:					413.46	

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10-52100-335 SCHOOL EXPENSES						
1072	WISCONSIN SUPREME COURT	08042025EM1	REGISTRATION FEE	08/07/2025	40.00	08/08/2025
5846	WILDERNESS RESORT	08042025EM2	LODGING	08/07/2025	196.00	08/08/2025
Total 10-52100-335 SCHOOL EXPENSES:					236.00	
10-52200-377 2% FIRE DUES(NSFD)						
54	NORTH SHORE FIRE DEPARTM	2025 FIRE DUES	FIRE DUES	08/12/2025	54,267.12	08/14/2025
Total 10-52200-377 2% FIRE DUES(NSFD):					54,267.12	
10-52520-400 MATERIALS						
102241	CROWLEY CONSTRUCTION CO	13853	STRIPPING	07/29/2025	5,290.00	08/01/2025
Total 10-52520-400 MATERIALS:					5,290.00	
10-53100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	07/27/2025	ENGINEER	07/31/2025	129.99	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	ENGINEER	07/31/2025	38.73	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	ENGINEER	07/31/2025	29.24	08/01/2025
451	SCHWAAB, INC.	4825215	STAMP	08/22/2025	17.50	08/27/2025
Total 10-53100-310 SUPPLIES/EXPENSES:					215.46	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	08/06/2025	0702787382-00001	08/12/2025	212.05	08/14/2025
536	WE-ENERGIES	08/11/2025	0702787382-00013	08/14/2025	16.62	08/22/2025
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					228.67	
10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS						
502	VILLAGE HARDWARE - VH	250592/1	MISC	07/29/2025	17.99	08/01/2025
502	VILLAGE HARDWARE - VH	250975/1	MISC HARDWARE	08/14/2025	23.02	08/22/2025
Total 10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS:					41.01	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	08/11/2025	0702787382-00016	08/14/2025	15.75	08/22/2025
536	WE-ENERGIES	08/12/2025	0702787382-00005	08/19/2025	15.75	08/22/2025
536	WE-ENERGIES	08/12/2025	0702787382-00003	08/19/2025	17.64	08/22/2025
Total 10-53400-221 BUS STOP-ELECTRIC:					49.14	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-M	0001131-0	MSW	08/05/2025	8,737.06	08/08/2025
Total 10-53630-370 LANDFILL FEES:					8,737.06	
10-53641-400 MATERIALS						
281	LINCOLN CONTRACTORS SUP	R55267	RENTAL	08/11/2025	866.55	08/14/2025
Total 10-53641-400 MATERIALS:					866.55	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-M	0073450-2286-2	YARDWASTE	08/05/2025	1,244.02	08/08/2025
Total 10-53642-400 MATERIALS:					1,244.02	

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10-53700-300 MISCELLANEOUS EXPENSE						
57	JPMORGAN CHASE BANK NA	07/27/2025	SHOP	07/31/2025	67.99	08/01/2025
631	FACTORY MOTOR PARTS	160-257013	MISC	08/16/2025	86.56	08/22/2025
631	FACTORY MOTOR PARTS	160-257228	MISC	08/18/2025	14.53	08/22/2025
1074	MATHESON TRI-GAS, INC	0052546583	ARGON	08/06/2025	56.10	08/08/2025
2241	ITU ABSORB TECH, INC	8573055	SHOP	07/24/2025	11.56	08/01/2025
2241	ITU ABSORB TECH, INC	8580504	SHOP	08/11/2025	11.56	08/14/2025
2241	ITU ABSORB TECH, INC	8588054	SHOP	08/25/2025	11.56	08/27/2025
4554	TERMINAL SUPPLY CO.	47490	MISC	08/11/2025	58.88	08/14/2025
Total 10-53700-300 MISCELLANEOUS EXPENSE:					318.74	
10-53700-341 REPAIR PARTS						
89	FABICK CAT	PIMK0421524	COUPLING	08/05/2025	66.89	08/08/2025
89	FABICK CAT	PIMK0421525	COUPLING	08/05/2025	263.85	08/08/2025
172	Gordie Boucher Ford	805703	PART	08/11/2025	11.24	08/14/2025
368	MID-STATE EQUIPMENT	h42658	BLADE	08/16/2025	128.84	08/22/2025
547	ROLAND MACHINERY	40137055	LUBE SPIN	08/25/2025	92.51	08/27/2025
591	CUMMINS INC.	F6-250896660	REPAIR	08/05/2025	1,335.60	08/08/2025
631	FACTORY MOTOR PARTS	13-1773522	PARTS	08/21/2025	16.26	08/22/2025
631	FACTORY MOTOR PARTS	160-255157	FILTER	08/04/2025	37.20	08/08/2025
631	FACTORY MOTOR PARTS	160-256284	FILTER	08/07/2025	3.53	08/14/2025
631	FACTORY MOTOR PARTS	160257014	FILTER	08/16/2025	7.06	08/22/2025
631	FACTORY MOTOR PARTS	160-257228	PARTS	08/18/2025	19.25	08/22/2025
631	FACTORY MOTOR PARTS	160-257516	MISC	08/21/2025	38.56	08/22/2025
631	FACTORY MOTOR PARTS	160-257899	MISC	08/25/2025	12.10	08/27/2025
631	FACTORY MOTOR PARTS	50-6243645	BATTERY LESS CORE	08/14/2025	104.70	08/22/2025
665	LAKESIDE INTERNATIONAL TR	1461461P	MISC	08/21/2025	112.75	08/22/2025
931	RAYS TOWING INC	142706	HEAVY DUTY TOWING	08/05/2025	500.00	08/08/2025
976	GORDIE BOUCHER FORD OF M	547520	MISC PARTS	08/25/2025	162.70	08/27/2025
976	GORDIE BOUCHER FORD OF M	785631*	MISC PARTS	07/28/2025	20.00	08/01/2025
976	GORDIE BOUCHER FORD OF M	803019	MISC PARTS	07/26/2025	1,558.44	08/01/2025
1042	EJ EQUIPMENT INC	p17356	MISC	08/21/2025	307.60	08/22/2025
1099	HYDROTEX	556579	ACCULUBE	08/25/2025	343.72	08/27/2025
1178	R.N.O.W., INC	2025-76134	HOSE	08/04/2025	158.79	08/08/2025
1405	JX PETERBUILT- WAUKESHA	11AS559116	FINANCE	08/08/2025	20.69	08/14/2025
1405	JX PETERBUILT- WAUKESHA	12322550P	PARTS	08/07/2025	166.28	08/14/2025
4777	BATTERIES PLUS -	P84696537	BACK UPS	08/14/2025	209.90	08/22/2025
4836	REINDERS, INC.	6076982	PARTS	07/26/2025	204.52	08/01/2025
102169	TRUCK COUNTRY OF WISCON	X2070787793	MISC PARTS	08/25/2025	137.79	08/27/2025
Total 10-53700-341 REPAIR PARTS:					6,040.77	
10-53700-342 TIRES						
3234	WALDSCHMIDT'S TOWN & COU	904198	TIRES	07/23/2025	439.30	08/01/2025
Total 10-53700-342 TIRES:					439.30	
10-53700-343 FUEL						
57	JPMORGAN CHASE BANK NA	07/27/2025	FUEL	07/31/2025	42.08	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	FUEL	07/31/2025	41.00	08/01/2025
631	FACTORY MOTOR PARTS	160-255070	DEF	07/29/2025	74.16	08/01/2025
631	FACTORY MOTOR PARTS	160-257228	DEF	08/18/2025	74.16	08/22/2025
631	FACTORY MOTOR PARTS	160-257899	DEF	08/25/2025	98.88	08/27/2025
2179	EDWARD H. WOLF & SON'S INC	256554	FUEL	08/04/2025	1,569.56	08/08/2025
2179	EDWARD H. WOLF & SON'S INC	256568	FUEL	08/04/2025	1,894.74	08/08/2025
2179	EDWARD H. WOLF & SON'S INC	272841	FUEL	08/18/2025	1,975.16	08/22/2025
2179	EDWARD H. WOLF & SON'S INC	272858	FUEL	08/18/2025	2,576.12	08/22/2025

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Total 10-53700-343 FUEL:					8,345.86	
10-53700-344 OIL						
631	FACTORY MOTOR PARTS	160-256284	OIL	08/07/2025	44.16	08/14/2025
Total 10-53700-344 OIL:					44.16	
10-53700-346 MISC DPW SHOP TOOLS						
52	BRAKE & EQUIPMENT	844064	MISC	07/10/2025	43.17	08/01/2025
Total 10-53700-346 MISC DPW SHOP TOOLS:					43.17	
10-53800-220 GAS UTILITIES						
536	WE-ENERGIES	7/28/25	0702787382-00002	07/31/2025	25.66	08/01/2025
Total 10-53800-220 GAS UTILITIES:					25.66	
10-53800-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	7/28/25	0702787382-00002	07/31/2025	1,435.37	08/01/2025
Total 10-53800-221 ELECTRIC UTILITIES:					1,435.37	
10-53800-222 TELEPHONE UTILITIES						
2691	CENTURYLINK-BUSINESS SVC.	748312339	87619173	08/12/2025	.10	08/14/2025
Total 10-53800-222 TELEPHONE UTILITIES:					.10	
10-53800-224 CELL PHONES						
57	JPMORGAN CHASE BANK NA	07/27/2025	APPLE	07/31/2025	.99	08/01/2025
2136	VERIZON WIRELESS	308000074915	100000186946 GPS	07/01/2025	47.85	08/14/2025
2136	VERIZON WIRELESS	386000069520	100000186946 GPS	08/01/2025	47.85	08/14/2025
5312	AT & T- VILLAGE	7152025	287334403697 VLG	07/28/2025	140.38	08/01/2025
Total 10-53800-224 CELL PHONES:					237.07	
10-53800-300 MISCELLANEOUS EXPENSE						
2005	BADGER CDL, LLC	1451	CDL TRAINING	07/25/2025	768.75	08/01/2025
2241	ITU ABSORB TECH, INC	8573057	TOWELS/MATS	07/24/2025	208.17	08/01/2025
2241	ITU ABSORB TECH, INC	8580506	DPW	08/11/2025	5.59	08/14/2025
2241	ITU ABSORB TECH, INC	85880586	TOWELS/MATS	08/25/2025	361.68	08/27/2025
Total 10-53800-300 MISCELLANEOUS EXPENSE:					1,344.19	
10-53900-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	07/27/2025	INDEED	07/31/2025	529.56	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	INDEED	07/31/2025	193.55	08/01/2025
Total 10-53900-310 SUPPLIES/EXPENSES:					723.11	
10-53900-324 DRUG TESTING						
5247	CONCENTRA MEDICAL CENTE	18481283	DRUG TEST	08/12/2025	128.00	08/14/2025
Total 10-53900-324 DRUG TESTING:					128.00	
10-54100-215 CONTRACT - HEALTH						
619	MADACC	APR-JULY 2025	DOG/CAT LICENSE	08/01/2025	2.35	08/08/2025

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Total 10-54100-215 CONTRACT - HEALTH:					2.35	
10-55200-435 PLAYGROUND MATERIALS						
57	JPMORGAN CHASE BANK NA	07/27/2025	STATE CHEMIC	07/31/2025	452.23	08/01/2025
Total 10-55200-435 PLAYGROUND MATERIALS:					452.23	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	08/11/2025	0702787382-00011	08/14/2025	27.63	08/22/2025
Total 10-55440-220 GAS UTILITIES:					27.63	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	08/11/2025	0702787382-00010	08/14/2025	121.77	08/22/2025
Total 10-55440-221 ELECTRIC UTILITIES:					121.77	
10-55440-450 SKATE RINK MATERIALS						
57	JPMORGAN CHASE BANK NA	07/27/2025	SKATE	07/31/2025	56.78	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	SKATE	07/31/2025	23.78	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	STATE CHEMIC	07/31/2025	452.23	08/01/2025
776	GRAINGER, INC.	9605250951	BAGS	08/21/2025	19.89	08/22/2025
Total 10-55440-450 SKATE RINK MATERIALS:					552.68	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	157171	FORESTRY REQUESTS	07/31/2025	4,200.00	08/01/2025
Total 10-56100-125 FORESTRY CONSULTANT:					4,200.00	
10-56100-465 TREE MAINTENANCE						
2192	EGELHOFF LAWN MOWER SER	337318	SAW PARTS	07/29/2025	428.78	08/01/2025
2192	EGELHOFF LAWN MOWER SER	337754	BLOWER	08/14/2025	299.99	08/22/2025
Total 10-56100-465 TREE MAINTENANCE:					728.77	
21-71000-400 MATERIALS						
2260	PORT A JOHN	1384334	PORT A JOHN	07/28/2025	113.00	08/01/2025
Total 21-71000-400 MATERIALS:					113.00	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	08/11/2025	0702787382-00004	08/14/2025	13.17	08/22/2025
Total 21-72000-220 GAS UTILITIES:					13.17	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	08/11/2025	0702787382-00004	08/14/2025	84.59	08/22/2025
536	WE-ENERGIES	08/11/2025	0702787382-00007	08/14/2025	30.71	08/22/2025
Total 21-72000-221 ELECTRIC UTILITIES:					115.30	
21-72000-400 MATERIALS						
863	ENERGENECS, INC.	0049651	SERVICE	08/05/2025	1,210.00	08/08/2025
Total 21-72000-400 MATERIALS:					1,210.00	

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21-73000-226 MMSD CHARGES						
290	MMSD	1000579	MAY 01-JULY 31	08/08/2025	143,562.95	08/14/2025
Total 21-73000-226 MMSD CHARGES:					143,562.95	
21-73000-310 SUPPLIES/EXPENSES						
415	POSTMASTER	MAY-AUG 2025	MAY-AUG WATER BILLS	08/19/2025	510.27	08/22/2025
Total 21-73000-310 SUPPLIES/EXPENSES:					510.27	
21-73000-400 MATERIALS						
50	BADGER METER, INC.	80206926	SERVICE UNIT	07/29/2025	823.07	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	APPLE	07/31/2025	.49	08/01/2025
2136	VERIZON WIRELESS	308000074915	100000186946 GPS	07/01/2025	47.85	08/14/2025
2136	VERIZON WIRELESS	386000069520	100000186946 GPS	08/01/2025	47.85	08/14/2025
5312	AT & T- VILLAGE	7152025	287334403697 VLG	07/28/2025	70.22	08/01/2025
Total 21-73000-400 MATERIALS:					989.48	
21-75000-210 CONTRACT SERVICES						
2005	BADGER CDL, LLC	1451	CDL TRAINING	07/25/2025	768.75	08/01/2025
Total 21-75000-210 CONTRACT SERVICES:					768.75	
21-75000-312 BORROWING EXPENSE						
125	MOODY'S INVESTORS SERVIC	P0505984	PROFESSIONAL SERVICES	08/06/2025	501.90	08/08/2025
253	HUSCH BLACKWELL LLP	3767538	GENERAL OBLIGATION	08/06/2025	669.20	08/08/2025
806	ROBERT W. BAIRD & CO	PF-25016317	GENERAL OBLIGATION	08/06/2025	956.00	08/08/2025
Total 21-75000-312 BORROWING EXPENSE:					2,127.10	
21-91000-802 VEHICLES						
57	JPMORGAN CHASE BANK NA	07/27/2025	MISC	07/31/2025	350.00	08/01/2025
Total 21-91000-802 VEHICLES:					350.00	
21-91000-866 STREET RECONSTRUCTION						
535	MUNICIPAL LAW & LITIGATION	15138	VLG ATTORNEY	07/30/2025	190.00	08/01/2025
Total 21-91000-866 STREET RECONSTRUCTION:					190.00	
21-91000-888 SEWER SYSTEM IMPROVEMENTS						
256	KAPUR & ASSOCIATES, INC.	134087	SANITARY	07/30/2025	4,620.00	08/14/2025
1247	VISU-SEWER, INC.	7.18.25	SANITARY SEWER REHAB	07/24/2025	9,550.13	08/01/2025
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					14,170.13	
22-53800-310 SUPPLIES/EXPENSES						
2136	VERIZON WIRELESS	308000074915	100000186946 GPS	07/01/2025	47.85	08/14/2025
2136	VERIZON WIRELESS	386000069520	100000186946 GPS	08/01/2025	47.85	08/14/2025
5312	AT & T- VILLAGE	7152025	287334403697 VLG	07/28/2025	39.85	08/01/2025
Total 22-53800-310 SUPPLIES/EXPENSES:					135.55	
24-52400-210 CONTRACT SERVICES						
2647	KWK ELECTRIC INC	50407	INSPECTION	08/04/2025	300.00	08/14/2025

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Total 24-52400-210 CONTRACT SERVICES:					300.00	
24-52400-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	15138	VLG ATTORNEY	07/30/2025	96.30	08/01/2025
Total 24-52400-218 VILLAGE ATTORNEY:					96.30	
24-52400-224 CELL PHONES						
5312	AT & T- VILLAGE	7152025	287334403697 VLG	07/28/2025	29.92	08/01/2025
Total 24-52400-224 CELL PHONES:					29.92	
25-53420-415 MAINTENANCE						
2844	SWEEP-ALL LLC	31502	BEACH HILL/DPW/ VLG HALL	08/04/2025	405.00	08/08/2025
Total 25-53420-415 MAINTENANCE:					405.00	
25-53420-483 LANDSCAPING						
280	LIESENER SOILS INC.	0232253	SOIL	08/05/2025	860.00	08/08/2025
Total 25-53420-483 LANDSCAPING:					860.00	
25-53640-400 MATERIALS						
5986	WSO GRADING & EXCAVATING	4334	TRUCKING	08/11/2025	1,137.11	08/14/2025
Total 25-53640-400 MATERIALS:					1,137.11	
25-53800-210 CONTRACT SERVICES						
2005	BADGER CDL., LLC	1451	CDL TRAINING	07/25/2025	768.75	08/01/2025
2136	VERIZON WIRELESS	308000074915	100000186946 GPS	07/01/2025	47.85	08/14/2025
2136	VERIZON WIRELESS	386000069520	100000186946 GPS	08/01/2025	47.85	08/14/2025
5312	AT & T- VILLAGE	7152025	287334403697 VLG	07/28/2025	70.21	08/01/2025
Total 25-53800-210 CONTRACT SERVICES:					934.66	
25-55410-310 SUPPLIES/EXPENSES						
415	POSTMASTER	MAY-AUG 2025	MAY-AUG WATER BILLS	08/19/2025	510.27	08/22/2025
Total 25-55410-310 SUPPLIES/EXPENSES:					510.27	
25-91500-800 WPDES COMPLIANCE PROGRAM						
776	GRAINGER, INC.	9605250951	PET WASTE BAGS	08/21/2025	287.49	08/22/2025
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					287.49	
25-91500-834 STORM SEWER. MANOR/INDIAN CRK						
256	KAPUR & ASSOCIATES, INC.	134136	MANOR LN	07/31/2025	990.00	08/14/2025
Total 25-91500-834 STORM SEWER. MANOR/INDIAN CRK:					990.00	
25-91500-835 STORM SEWER SYSTEM (MISC)						
535	MUNICIPAL LAW & LITIGATION	15138	VLG ATTORNEY	07/30/2025	712.50	08/01/2025
535	MUNICIPAL LAW & LITIGATION	15291	VLG ATTORNEY	07/30/2025	3,276.50	08/01/2025
5986	WSO GRADING & EXCAVATING	4333	LAKE DR CULVERT	08/08/2025	40,000.00	08/14/2025
Total 25-91500-835 STORM SEWER SYSTEM (MISC):					43,989.00	

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40-58100-680 DEBT ISSUANCE COST						
125	MOODY'S INVESTORS SERVIC	P0505984	PROFESSIONAL SERVICES	08/06/2025	13,143.90	08/08/2025
253	HUSCH BLACKWELL LLP	3767538	GENERAL OBLIGATION	08/06/2025	17,525.20	08/08/2025
806	ROBERT W. BAIRD & CO	PF-25016317	GENERAL OBLIGATION	08/06/2025	25,036.00	08/08/2025
Total 40-58100-680 DEBT ISSUANCE COST:					55,705.10	
40-91100-805 VILLAGE HALL IMPROVEMENTS						
2014	BASSETT MECHANICAL	296692	REZNOR UNIT	07/30/2025	57,477.50	08/01/2025
Total 40-91100-805 VILLAGE HALL IMPROVEMENTS:					57,477.50	
40-91100-816 SMALL EQUIPMENT PURCHASES						
57	JPMORGAN CHASE BANK NA	07/27/2025	CAPITAL	07/31/2025	368.71	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	CAPITAL	07/31/2025	13.89	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	CAPITAL	07/31/2025	175.00	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	CAPITAL	07/31/2025	4.69	08/01/2025
Total 40-91100-816 SMALL EQUIPMENT PURCHASES:					562.29	
40-91200-801 SQUAD CARS						
2006	10-33 VEHICLE SERVICES LLC	3911	SET UP	07/30/2025	16,344.04	08/01/2025
Total 40-91200-801 SQUAD CARS:					16,344.04	
40-91400-806 PICKUP TRUCK - W/PLOW						
57	JPMORGAN CHASE BANK NA	07/27/2025	MISC	07/31/2025	349.99	08/01/2025
Total 40-91400-806 PICKUP TRUCK - W/PLOW:					349.99	
40-91500-801 STREET RESURFACING						
256	KAPUR & ASSOCIATES, INC.	134086	BEACH	07/30/2025	330.00	08/14/2025
1073	WI DEPT. OF TRANSPORTATIO	395-0000406454	CROSSWALK	08/01/2025	1,998.24	08/14/2025
Total 40-91500-801 STREET RESURFACING:					2,328.24	
40-91500-825 PROJECT MANAGEMENT						
256	KAPUR & ASSOCIATES, INC.	134088	GENERAL PROF	07/30/2025	980.00	08/14/2025
Total 40-91500-825 PROJECT MANAGEMENT:					980.00	
40-91600-800 STORMWATER ROAD PROJECT						
256	KAPUR & ASSOCIATES, INC.	134085	LAKE DR	07/30/2025	1,100.00	08/14/2025
256	KAPUR & ASSOCIATES, INC.	134086	BEACH	07/30/2025	330.00	08/14/2025
1247	VISU-SEWER, INC.	7.18.25	SANITARY SEWER REHAB	07/24/2025	4,614.00	08/01/2025
Total 40-91600-800 STORMWATER ROAD PROJECT:					6,044.00	
40-91600-810 BEACH DRIVE PROJECT - MISC						
2824	MAREK LANDSCAPING	6007	ANNUAL	08/06/2025	2,850.32	08/14/2025
Total 40-91600-810 BEACH DRIVE PROJECT - MISC:					2,850.32	
40-91600-811 BEACH DRIVE JETTIES						
256	KAPUR & ASSOCIATES, INC.	134084	JETTIES IMPROV	07/30/2025	6,682.50	08/14/2025
535	MUNICIPAL LAW & LITIGATION	15138	VLG ATTORNEY	07/30/2025	65.00	08/01/2025

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Total 40-91600-811 BEACH DRIVE JETTIES:					6,747.50	
40-91600-833 TREE REPLACEMENT						
516	M & M TREE CARE LLC	49546	TREE INJECTIONS	07/31/2025	38,883.98	08/14/2025
1569	CUTNGO, LLC	07494-I	TREE CUTTING	07/25/2025	7,000.00	08/14/2025
5933	WACHTEL TREE SCIENCE & SE	157170	EAB	07/31/2025	140.00	08/01/2025
Total 40-91600-833 TREE REPLACEMENT:					46,023.98	
40-91600-851 DISEASED TREE REMOVAL						
1569	CUTNGO, LLC	07494-I	TREE CUTTING	07/25/2025	2,310.00	08/14/2025
Total 40-91600-851 DISEASED TREE REMOVAL:					2,310.00	
40-91800-801 NSL - CAPITAL EXPENSE						
61	BAYSIDE, VILLAGE OF	2500002354	LIBRARY CAPITAL	08/14/2025	643,185.00	08/22/2025
Total 40-91800-801 NSL - CAPITAL EXPENSE:					643,185.00	
50-81000-312 BORROWING EXPENSE						
125	MOODY'S INVESTORS SERVIC	P0505984	PROFESSIONAL SERVICES	08/06/2025	7,354.20	08/08/2025
253	HUSCH BLACKWELL LLP	3767538	GENERAL OBLIGATION	08/06/2025	9,805.60	08/08/2025
806	ROBERT W. BAIRD & CO	PF-25016317	GENERAL OBLIGATION	08/06/2025	14,008.00	08/08/2025
Total 50-81000-312 BORROWING EXPENSE:					31,167.80	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMM	112	MONTHLY	08/01/2025	24,574.20	08/01/2025
Total 50-81000-601 SOURCE OF WATER SUPPLY:					24,574.20	
50-81000-640 OPERATIONS LABOR WATER MAINS						
2839	CITY WATER LLC	1243	HOURLY	08/05/2025	202.50	08/08/2025
2839	CITY WATER LLC	1243	MONTHLY MANAGEMENT FEE	08/05/2025	6,400.00	08/08/2025
Total 50-81000-640 OPERATIONS LABOR WATER MAINS:					6,602.50	
50-81000-641 OPERATIONS SUPPLY AND EXPENSE						
57	JPMORGAN CHASE BANK NA	07/27/2025	WATER DEPT	07/31/2025	18.28	08/01/2025
57	JPMORGAN CHASE BANK NA	07/27/2025	WATER DEPT	07/31/2025	8.29	08/01/2025
Total 50-81000-641 OPERATIONS SUPPLY AND EXPENSE:					26.57	
50-81000-651 MAINTENANCE OF MAINS						
57	JPMORGAN CHASE BANK NA	07/27/2025	WATER DEPT	07/31/2025	148.00	08/01/2025
281	LINCOLN CONTRACTORS SUP	J57461	PARTS	07/17/2025	602.60	08/01/2025
281	LINCOLN CONTRACTORS SUP	J60304	WATER DEPT	08/05/2025	73.56	08/22/2025
474	CORE & MAIN LP	X273988	PARTS	07/03/2025	985.03	08/01/2025
502	VILLAGE HARDWARE - VH	250204/1	WATER DEPT	08/21/2025	17.99	08/22/2025
1273	WOLF PAVING CO. INC.	51815	5LTS	08/04/2025	312.00	08/08/2025
1304	MIDAMERICAN TECHNOLOGY, I	19542	REPAIR	07/21/2025	575.00	08/08/2025
2241	ITU ABSORB TECH, INC	8573056	WATER	07/24/2025	48.60	08/01/2025
2241	ITU ABSORB TECH, INC	8580505	WATER DEPT	08/11/2025	8.37	08/14/2025
2241	ITU ABSORB TECH, INC	8588055	WATER	08/25/2025	48.60	08/27/2025
101806	USA BLUEBOOK	INV00756478	PARTS	07/02/2025	36.51	08/01/2025

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Total 50-81000-651 MAINTENANCE OF MAINS:					2,856.26	
50-81000-655 MAINTENANCE OF OTHER PLANT						
57	JPMORGAN CHASE BANK NA	07/27/2025	WATER DEPT	07/31/2025	9.97	08/01/2025
Total 50-81000-655 MAINTENANCE OF OTHER PLANT:					9.97	
50-81000-800 CAPITAL OUTLAY						
256	KAPUR & ASSOCIATES, INC.	134086	BEACH	07/30/2025	330.00	08/14/2025
256	KAPUR & ASSOCIATES, INC.	134089	LAKE DR	07/30/2025	30,312.20	08/14/2025
535	MUNICIPAL LAW & LITIGATION	15138	VLG ATTORNEY	07/30/2025	100.00	08/01/2025
535	MUNICIPAL LAW & LITIGATION	15291	VLG ATTORNEY	07/30/2025	707.20	08/01/2025
1073	WI DEPT. OF TRANSPORTATIO	395-0000406455	LAKE DR	08/01/2025	298,700.00	08/14/2025
Total 50-81000-800 CAPITAL OUTLAY:					330,149.40	
50-81000-903 SUPPLIES AND EXPENSE						
50	BADGER METER, INC.	80206926	SERVICE UNIT	07/29/2025	823.06	08/01/2025
2005	BADGER CDL., LLC	1451	CDL TRAINING	07/25/2025	768.75	08/01/2025
Total 50-81000-903 SUPPLIES AND EXPENSE:					1,591.81	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
57	JPMORGAN CHASE BANK NA	07/27/2025	APPLE	07/31/2025	.50	08/01/2025
415	POSTMASTER	MAY-AUG 2025	MAY-AUG WATER BILLS	08/19/2025	510.28	08/22/2025
2136	VERIZON WIRELESS	308000074915	100000186946 GPS	07/01/2025	47.85	08/14/2025
2136	VERIZON WIRELESS	386000069520	100000186946 GPS	08/01/2025	47.85	08/14/2025
5312	AT & T- VILLAGE	7152025	287334403697 VLG	07/28/2025	132.73	08/01/2025
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					739.21	
50-81000-928 REGULATORY COMMISSION EXPENSE						
175	PUBLIC SERVICE COMM. OF WI	2507-I-02090	PSC DIRECT ASSESSMENT	08/26/2025	594.27	08/27/2025
Total 50-81000-928 REGULATORY COMMISSION EXPENSE:					594.27	
Grand Totals:					1,640,593.4	

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Date Approved: _____

Village Manager: _____

Village Board: _____

Municipal LAW

& L I T I G A T I O N G R O U P

DALE W. ARENZ (1935-2022)
DONALD S. MOLTER, JR. (Retired)
JOHN P. MACY
H. STANLEY RIFFLE (Court Commissioner)
ERIC J. LARSON
REMZY D. BITAR

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PAUL E. ALEXY
LUKE A. MARTELL
SAMANTHA R. SCHMID
CHRISTOPHER R. SCHULTZ
LUCAS C. LOGIC
GREGORY M. PROCOPIO
BENJAMIN T. CROCKETT
ADAM J. MEYERS
SAVANNA M. GAIN
JAIME L. STAFFARONI
HAILEY R. LIPINSKI

STEPHEN J. CENTINARIO, JR.

August 26, 2025

Kevin Ausman, Assistant Village Manager
Village of Fox Point
7200 N Santa Monica Blvd.
Fox Point, WI 53217

**Re: Village Board Naming Rights Policy
First Draft**

Dear Mr. Ausman:

I received the Village Board's direction to propose a Naming Rights Policy for the Village Board to use going forward. I have had an opportunity to carefully consider this matter.

Enclosed please find the first draft of two Naming Rights Policies I prepared in this regard. The first is a general policy for the Village, while the second relates directly to the Fox Point Pool. I believe you will find the enclosed to be self-explanatory. I note the following comments, questions, concerns and recommendations in this regard.

1. I used the draft North Shore Library's Naming Rights Policy as a model. That policy has not been approved, but this is the version I received from Sandy Grady.
2. Comments Applicable to Both Policies. In Section 2, please carefully review the definitions for "Gift" and "Naming Rights" to ensure these are consistent with the Village's intent. We can add or remove certain items that may be considered a "gift," and other facilities/equipment may be eligible to receive "Naming Rights" depending upon the Village's intent.
3. Fox Point Pool Policy. For this policy, I created a process in Section 7 that relates to any Gifts the Friends of the Fox Point Pool may solicit on the Village's behalf. This is based upon the process the Friends presented to the Village Board recently in their PowerPoint. For these donors, the Friends and the donor would enter into a letter of intent outlining the terms of the Gift and the Naming Rights. The Friends would then submit this to the Village Manager, following the procedure for all Naming Rights. I noted that the Gifts that are directly solicited by the Friends, and which the donor enters an LOI with the Friends, will be counted towards the Friends fundraising goal. Please ensure this is consistent with the Village's intent.

MUNICIPAL LAW & LITIGATION GROUP, S.C.

Kevin Ausman
August 26, 2025
Page 2

If you should have any questions or concerns regarding these matters, please do not hesitate to contact me.

Very truly yours,
MUNICIPAL LAW & LITIGATION GROUP, S.C.

Eric J. Larson

Eric J. Larson

EJL/BTC/jd
Enclosure:

- *First Draft of Naming Rights Policy*
 - *First Draft of Fox Point Pool Naming Rights Policy*
- cc: Chris Freedy, Acting Village Manager
Sara Bruckman, Village Clerk

VILLAGE OF FOX POINT NAMING RIGHTS POLICY

1. Purpose of Naming Rights Policy

It is the policy of the Village Board of the Village of Fox Point from time to time to recognize the generosity of individuals, corporations, foundations or other donors by choosing to create a specific naming designation in the Village. Naming opportunities are also available to honor a person's significant service to the Village, the community, or to society at large. The Village Board holds the right to decline any gift to the Village or to reject any naming proposal. More specific policies may apply to naming rights for specific Village facilities, which shall be in addition to the policies expressed herein.

2. Definitions

- a. *Village Board*: The Village Board of Trustees for the Village of Fox Point
- b. *Gift*: A voluntary and irrevocable pledge paid to the Village in the form of a one-time contribution, or in multiple contributions over a period of several years. This can take the form of cash, bequests, annuities, charitable remainders, and tangible and intangible personal property. Stocks can also be provided as a gift. In-kind gifts may be accepted should those gifts be convertible to cash or have a value to the Village.
- c. *Village*: The Village of Fox Point
- d. *Naming Rights*: Naming Rights can be applied to any of the following, including but not limited to: Meeting spaces, special use areas, interior and exterior equipment, vegetation such as trees or other plants, and other interior or exterior spaces, in honor or memory of an individual, corporation, foundation or organization as grateful recognition of the donor's gift. This is not an all-encompassing list and other facilities, areas, or equipment may be eligible for Naming Rights, in the sole discretion of the Village Board.
For new facilities only: In the event a new facility is being constructed, a donor who requests Naming Rights for the entire facility must contribute a minimum of 51% of the total project cost, including construction, equipment, and furnishings for the building.
- e. *Naming Rights Donor Agreement*. The Agreement outlining the terms of the Naming Rights being designated, including, but not limited to the following:
 - i. The proposed name/language of the Naming Rights;
 - ii. The amount donated in the Gift;
 - iii. The payment schedule for the Gift;
 - iv. The intent and purpose for the Gift;
 - v. The process to address any default by the donor; and
 - vi. Any other relevant or otherwise required terms.

3. Policy Guidelines

- a. The Village Board has the sole and absolute discretion in granting any Naming Rights.

- b. No Village building or space shall be named in honor of any living person.
- c. All Naming Rights and opportunities are considered on a first-come, first-served basis and are subject to Village Board approval.
- d. Naming Rights will only be granted if the Gift is paid directly to the Village of Fox Point.
- e. Naming Rights will be memorialized in the Naming Rights Donor Agreement which will grant the donor specified Naming Rights, subject to acceptance of the donor's Gift and approval of such Naming Rights by the Village Board and consistent with this policy. Naming Rights shall be granted for a period of 10-years.
- f. No permanent signage recognizing a donor will be put into place until 51% of the donor's pledged funds are received by the Village. All pledges must be paid in full within 3 years from the initial pledge. Failure to complete the terms of the Naming Rights Donor Agreement may result in the removal of any signage and the Village Board may discontinue use of the donor's name, at the Village Board's sole discretion.
- g. The Village Board reserves the right to terminate or alter a Naming Rights' designation under any circumstances, including if an individual or organization name comes into disrepute, in the sole discretion of the Village Board. Should the Naming Rights Donor Agreement be terminated, the Village Board shall have no further obligation or liability to the donor and shall not be required to return any portion of the Gift that has already been paid. In its sole discretion, the Village Board may choose an alternative recognition for any portion of the Gift which has been received, or choose to terminate the Naming Rights altogether.
- h. No Naming Rights will be granted if there is any potential conflict of interest with the donor.
- i. The granting of Naming Rights by the Village Board does not constitute any endorsement of the donor by the Village of Fox Point.
- j. The Village Board shall consider any restrictions on a Gift from a donor on a case-by-case basis.

4. Request Procedure

- a. All requests for Naming Rights shall be submitted to the Village Manager in writing. The terms of the proposed Naming Rights Agreement shall be based upon the definitions and guidelines outlined in this policy. The Village Manager shall review and make recommendations to the Village Board on any requests for Naming Rights.
- b. Requests for Naming Rights will be brought to the Village Board by the Village Manager for action within 60 days of receipt. The donor will be notified within 14 days of the Village Board's decision.
- c. The Village Board shall vote to approve or deny all Naming Rights requests. The Village Board may deny a Naming Rights request for any reason.

- d. Upon approval, the final Naming Rights Donor Agreement shall be signed by the Village President and the individuals, corporations, foundations or other donors who have proposed the Naming Rights.
- e. No publicity shall be given to the Naming Rights until approved by the Village Board.

5. Recognition

- a. Upon approval of the Naming Rights by the Village Board, the Village Board may, in their sole discretion, hold a dedication ceremony. The Village Board will not hold a dedication ceremony if the donor does not want to participate in a dedication ceremony. A dedication plaque or comparable marking may be established at the ceremony.
- b. The Village Board reserves the right to choose wording, size, location and style of recognition. Visual recognition of a named space will adhere to Village standards, including exterior and interior signage, logos, letterhead and all other representations of the Village's identity. The Village Board reserves all rights related to any visual recognition.
- c. The Village Board has sole discretion to choose to use the Naming Rights in any communications or other publications of the Village.

6. Renaming and/or Modification

- a. Any request to rename, add, or remove the Naming Rights shall be made to the Village Board. The Village Board reserves the right to grant or deny any request to rename, add, or remove the Naming Rights. In the event the Naming Rights must be removed for new construction, or in the event the facility is destroyed by natural disaster and is rebuilt to be used for its original purpose, the Naming Rights shall be replaced per the original Naming Rights Donor Agreement.
- b. In the event a building or area is drastically altered through construction, the Village Board shall reserve the right to add/alter the Naming Rights. Any donor plaques or other recognition displaced as a result of this may be rededicated in an alternative location in accordance with the time frame developed for the original Gift and Naming Rights.
- c. When a named space or other recognition for the Naming Rights has reached the end of its useful life and will be replaced or substantially renovated, the replaced or renovated space may be renamed in recognition of a new donor or honoree. Appropriate recognition of earlier donors or honorees may be included in, or adjacent to, the replaced or renovated space, at the sole discretion of the Village Board.

Approved by the Village Board for the Village of Fox Point

VILLAGE OF FOX POINT FOX POINT POOL NAMING RIGHTS POLICY

1. Purpose of Naming Rights Policy

The Village of Fox Point has adopted a Naming Rights Policy. The purpose of this Fox Point Pool Naming Rights Policy is to supplement the general Village Naming Rights Policy with terms that specifically relate to the Fox Point Pool.

2. Definitions

All terms defined in the Village Naming Rights Policy apply to this Policy. In addition, the term “Friends” is defined as follows:

Friends: The Friends of the Fox Point Pool is a 501(c)(3) independent organization run by volunteer community members who care about the Fox Point Pool and whose mission is to support the Fox Point Pool by advocacy and raising funds to provide enhanced programs and services for the community.

3. Friends of Fox Point Pool Involvement

- a. The Friends may solicit Gifts on behalf of the Village. The Friends may enter into a letter of intent (LOI) with the donor, outlining the general terms of the Gift and the payment schedule.
- b. The Friends will then submit the request for Naming Rights to the Village Manager, following the procedure outlined in Section 4 of this Policy. The Village Board shall still have sole discretion for whether to approve or deny the Gift and the Naming Rights.
- c. A donor entering an LOI with Friends does not guarantee that the Village Board will accept the Gift and Naming Rights. The Village Board reserves all rights and decision-making authority regarding Gifts solicited by Friends.
- d. If a Gift solicited by Friends is accepted by the Village Board, the donor will make payment/the Gift to Friends, who will then immediately transfer all payments/the Gift to the Village.
- e. Any Gifts directly solicited by Friends, in which the donor enters an LOI with the Friends, shall be counted towards the fundraising goal set by the Village for the Friends.
- f. All terms and conditions of this Policy apply to any Gifts that the Friends may solicit on behalf of the Village.

4. Pool Facilities Eligible

Fox Point Pool Naming Rights	Amount
Full Naming Rights (entire facility)*	TBD
Community Room (4 season)	TBD
Snack Bar /Concession Area	TBD
Children's Pool	TBD

Diving Board / Diving Well	TBD
6 Lap Lanes	TBD
Snack Bar table (inside pool area) – <i>4 available</i>	TBD
Beer Garden Table (Outside Pool Area) – <i>4 available</i>	TBD
Shade Structure (Umbrella) - <i>10 available</i>	TBD
Playground - Slide	TBD
Playground - Swings	TBD
Playground - Climbing Structure	TBD
Playground - Teeter Totter	TBD
Playground - Bench/Seating - <i>2 available</i>	TBD

*Facility name/amount must be approved by the Village Board.

Approved by the Village Board for the Village of Fox Point



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: Chris Freedy, Interim Village Manager 

Date: September 3, 2025

Re: Adopt the Authorizing Resolutions for Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Program

At the April 2025 Village Board meeting, the trustees heard a report and request from the Village Forester and the Tree Commission to fund purchases of trees that would be planted on private property. Amongst the questions raised at the meeting was whether the Village has a tree canopy problem and whether this type of program would even be needed.

After the meeting, staff met with the Village Forester, a representative from Wachtel Tree Science and staff members from a consulting firm, Ruekert & Mielke, to discuss options available to the Village should Fox Point evaluate the urban tree canopy. One option presented includes drone flights through the Village to obtain multi-spectral camera imagery of the canopy so that we can determine where and what types of canopy exist in the Village, the overall canopy coverage, and whether gaps exist that could be recipients of additional plantings.

Staff then worked with Wachtel and the Village Forester and determined that a multi-spectral imagery project used to develop and analyze the tree canopy in the Village of Fox Point may be eligible for a DNR Urban Forestry Grant. I am of the opinion the Village should proceed with such a project, contingent on obtaining the DNR grant, before proceeding with any project that may plant trees on private property. However, in order to submit the grant application, the Village board must adopt the authorizing resolution which grants the Director of Public Works the ability to submit the grant application, sign any agreements, and obtain reimbursement, among other things.

While researching the Urban Forestry Grant, staff learned of another grant for which it may be eligible: an Urban Forestry Catastrophic Storm Grant. This grant is for "tree repair, removal or replacement within urban areas following a catastrophic storm event for which the governor has declared a state of emergency." Fox Point experienced a number of trees that fell during

and after the August 9, 2025 catastrophic storm, including during the extreme wind event on August 12, 2025. Fox Point may be eligible for its costs to clear the trees from the roadway and replacement trees, if appropriate, where these trees fell.

Therefore, it is my recommendation that the Village Board adopt the Authorizing Resolutions for Urban Forestry Grant and Urban Forestry Catastrophic Storm Grant Programs for performance of a spectral imagery analysis of the tree canopy coverage in the Village of Fox Point and for reimbursement of costs associated with tree removal and replanting activities associated with the August 2025 storm events.

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

RESOLUTION NO. 2025-__

**RESOLUTION AUTHORIZING SUBMITTAL OF A DEPARTMENT OF NATURAL RESOURCES URBAN
FORESTRY GRANT**

WHEREAS, the Village of Fox Point is interested in acquiring a cost-share grant from the Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects specified in Sections 23.097(1g) and (1r), Wis. Stats.; and

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project which includes drone flights and multi-spectral imagery to determine canopy coverage in the Village of Fox Point; and

WHEREAS, the Village of Fox Point fully supports the project.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Village of Fox Point hereby authorizes the Director of Public Works to act on behalf of the Village of Fox Point to:

- Sign and submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Sign a grant agreement between the Village of Fox Point (applicant) and the Department of Natural Resources;
- Sign and submit reimbursement claims along with the necessary supporting documentation;
- Sign and submit interim and final reports and other documentation as required by the grant agreement; and
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the Village of Fox Point shall comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of the grant document provisions.

Dated this 9th day of September, 2025.



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 *SAB*

Through: Chris Freedy, Interim Village Manager *Chris Freedy*

Date: September 3, 2025

Re: Accept the quote of Energenecs for the replacement of the pumps at Lift Station No. 2.

The Board may recall that, during the presentation of the capital budget at the August 2025 meeting, an item that was included in the 2026 CIP was replacement of the pumps and other upgrades to Lift Station No. 1 (located at 8000 North Beach Drive). A placeholder had been included for both design activities (if needed) and construction activities totaling \$200,000. These items had been included in the CIP because one of the pumps failed in late July and staff was trying to coordinate with a vendor to obtain more detailed estimates to replace the pump(s) and possibly determine a root cause failure for the pump that had given out.

After the August 9-10 flooding event and the bypass pumping that was required in Lift Station No. 1, in large part due to the absence of one of the pumps as well as to the infiltration and inflow into the system, staff was able to meet with the vendor (Energenecs) who has performed work on the Lift Stations in the past (which includes the original pumps, and pump and panel controls) and develop a list of problems with the lift station including the following:

- Neither staff nor Energenecs can determine why the pump failed in late July. The bearings failed and it could be because the check valve in the lift station seized up and caused the pump to fail or it could be related to the age of the pumps (both pumps were replaced in 2012).
- In order to replace the pump, new brackets and mounting hardware would be needed because the old brackets and hardware have either failed (rusted through completely or partially) or is in the process of failing from the sewer gases and water in the lift station. Additionally, the current brackets cannot support the weight of a new pump.
- The check valve in the lift station may also be bad (see note above) and, based on the site visit, it is recommended that it be replaced.

While staff was thinking this project could be done in 2026, the August flood event indicates otherwise. At present, the lift station is down one pump and, given the age and condition of the brackets and pumps, we run the risk of having the second pump fail in the lift station. Rather than have the one pump replaced with the necessary hardware (as well as ancillary items such as the check valve), staff requested a quote to replace both pumps, the check valve, hardware and brackets and to raise the manhole structure (to alleviate inflow into the system) from Energenecs. Replacing both pumps at the same time will result in cost savings because the vendor will only have to be in the lift station once to replace both pumps rather than replacing the failed pump now and the other pump in 2026. Additionally, the vendor has to work in dry conditions so the lift station will be continually pumped out and, if both pumps are replaced now, the pumping will happen only once.

I will note that a second quote was not obtained because (a) Energenecs has performed work on the lift station in the past (as noted above) and (b) we do not want to run the risk of additional bypass pumping should the second pump fail. Additionally, staff from Energenecs evaluated another improvement that was proposed (lining the lift station) and noted that it would be a waste of money to do so. Energenecs has submitted a quote in the amount of \$84,264.86 to preform the work and, given their forthrightness and past experience in our lift stations, it is my recommendation that the Village Board accept the quote of Energenecs in an amount not to exceed \$84,264.86 for the replacement of the pumps in Lift Station No.

1. Funding is proposed from the sanitary sewer fund balance as this project was not contemplated for 2025.

Quote



Order Date: 8/19/2025
Confirmation Date: 8/20/2025
Order Number: 0041732
Customer Number: FOX005
PO Number:
Ship VIA UPS GROUND
Terms of Payment: Net 30 Days
Estimated Delivery: 8/28/2025

Delivery Address:

Fox Point, Village of
7200 North Santa Monica Blvd.
Fox Point, WI 53217-3505

Customer Address:

Fox Point, Village of
7200 North Santa Monica Blvd.
Fox Point, WI 53217-3505

Shipping Instructions:

Line	Item Code / Description	Qty	Unit Price	Net Amount USD
	QUOTE: New Pump			
2	/LABOR Labor This is an estimate of hours for Craig to wire up these pumps as this will be invoiced on a T&M basis	8.00	\$150.00	\$1,200.00
3	/ZONE 1 Trip Charge	1.00	\$85.00	\$85.00
4	084629-MBM 4SE7534L, 7.5 HP, 240/3/60 power supply, 1750 rpm, 4 inch discharge, 7 inch / cast iron / open impeller, carbon/ceramic/buna Lead time = 4-6 weeks	2.00	\$9,261.15	\$18,522.30
5	800H-QRTH2G Pilot, light, Green 12-130V Stock at "E"	1.00	\$137.98	\$137.98
6	128281 BAF,4x4 Base Elbow Assembly Barnes Lead time = 4-6 weeks	2.00	\$3,261.53	\$6,523.06
7	131307 Intermediate SS Support Bracket Used w/ 2" pipe Barnes	2.00	\$721.56	\$1,443.12
8	/MISC-PARTS Misc Items - Parts Sub Contractor - Sabel Mechanical	1.00	\$54,540.69	\$54,540.69
9	/FREIGHT Freight and Handling-SRV Surcharge from Manufacturer	1.00	\$1,812.71	\$1,812.71

Continued

10	/FREIGHT Freight and Handling-SRV TBD	1.00	\$0.00	\$0.00
TOTAL:				\$84,264.86

Prices do not include any charges for freight, tax, duties, shipping and packaging, or process fees that may be applicable unless otherwise noted.

Conditional Use Order

WHEREAS, an application has been filed by **Baja Tan** (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 the property located at **8783 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.** **Baja Tan will operate a tanning and wellness facility. All business operations will occur in the interior of the tenant space. The hours of operation shall be limited to 9:00 AM until 7:00 PM, Monday 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 _____, 2025.

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 _____, 2025.

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: Chief Chris Freedy, Acting Village Manager

Date: September 2, 2025

Re: Baja Tan - CUP

Overview

Stephanie Fett has applied for conditional use approval regarding relocation of an existing business to a new tenant space. The change of tenant space under Section 745-18D(1)(o) would allow a tanning and wellness facility, Baja Tan, to operate at 8783 N Port Washington Road in the D Business District. The tenant space is located in the Riverpoint Shopping Center.

Background

Baja Tan is an existing business located at 8667 N Port Washington Road which received CUP approval (CUP #2025-06) for change of ownership in July 2025.

Request

The applicant has indicated no changes to existing business operations. Hours of operation are proposed from 9AM – 7PM Monday through Saturday.

Sufficient parking within the Riverpoint Shopping Center exists to accommodate patrons.

Recommendation

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



VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

Section 1

Trade Name of Business Baja Tan	Phone # 414-540-0000	Name of former tenant (if known) Ideal Image
Fox Point Business Address 8783 N Port Washington Rd, Fox Point, WI 53217		
Email fetteroni@gmail.com	Contact Person Stephanie Fett	

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 Baja Tan Fox Point	Corporate email fetteroni@gmail.com
Corporate headquarters address 8783 N Port Washington Rd, Fox Point, WI 53217	Corporate phone # 414-540-0000
Name and addresses of all corporate officers	
Name of corporate agent Stephanie Fett	Address of corporate agent 857 E Glenbrook Rd, Bayside, WI 53217

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 #
Stephanie Fett	857 E Glenbrook Rd Bayside, WI 53217	8783 N Port Washington Rd Fox Point, WI 53217	262-366-0143
Michael Sheppard	857 E Glenbrook Rd Bayside, WI 53217	111 E Kilbourn Ave, Ste 1750 Milwaukee, WI 53202	262-391-8917

All applicants must complete the following section.

Section 4

Applicant's specific interest in site Relocation of Baja Tan and updating space for tanning and wellness amenities		
Describe in detail the business activity that will take place on site including products & services We have recently purchased Baja Tan in Fox Point, WI. I have been owner as of 7/1/2025. Our intensions are to transform Baja Tan into a premier tanning and wellness facility, offering traditional tanning methods such as UVA and UVB tanning beds, red light therapy, spray tans, hydromassage bed, and a cold plunge tub. We would like to provide the greater Northshore area with a premier destination for tanning and wellness services. We will be selling tanning bed lotions, red light therapy lotions, self-tanning products, and other various tanning salon items. We would also like to host events in the salon that promote wellness for self care.		
Describe all owned fixtures, furniture, and equipment to be used on site UVA and UVB tanning beds (stand up and laydown), red light therpy laydown bed, spray tan equipment, hydromassage bed, cold plunge tub, and front lobby items such as chairs, tables, check-in computer, and front desk.		
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 Full build out with a total of 10 rooms. Approximately \$100,000 in cost.		
Person responsible for obtaining building permit (if required) Stephanie Fett		
Square footage of site 2,207	# of employees 3	# of parking spaces to be used 3
Days & hours of operation Mon-Sat 9am-7pm	Proposed date of occupancy 10/1/2025	

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	Stephanie Fett Printed Name	7/30/2025 Date
---	---------------------------------------	--------------------------

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 30 day of July, 2025

[Signature]
Signature of Property Owner

North Shore Center Partners
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

555 W Brown Deer Rd #220
Milwaukee WI 53217

Tax Key No. of Property:

053-8989-001

Address of Property:

(8783) 8705 N Port Washington Rd

Fox Point, WI 53217

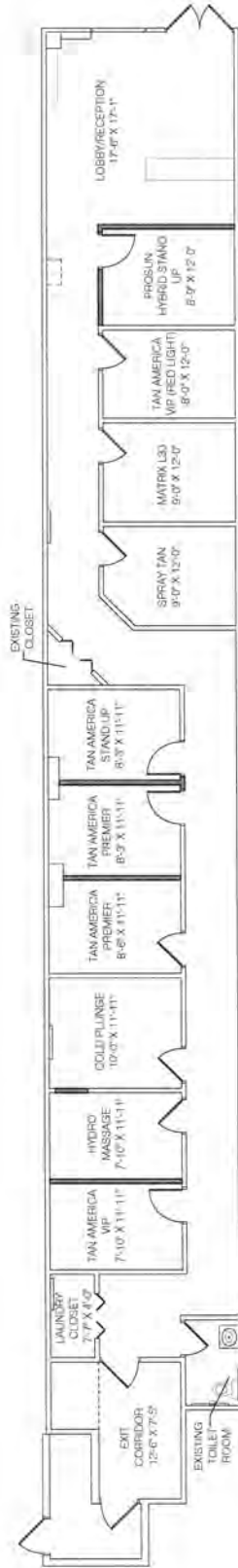
For Village Use Only:

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

Signature: _____

JULY 28, 2022

PROPOSED SPACE PLAN
SCALE: 3/32" = 1'-0"



BAJA TAN
8753 N PORT WASHINGTON ROAD
FOXPOINT, WI 53217

LEGEND
EXISTING WALL
NEW WALL
NEW DOOR
EXISTING DOOR

in.studio
architecture
833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

Midland Management, LLC

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

July 30, 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 support the Conditional Use Order application of Baja Tan, relative to their anticipated occupancy of space located at 8783 N Port Washington Road in the Riverpoint Village Shopping Center.

It is North Shore Centers Partners' intent to lease space to Baja Tan that has been dark since the previous tenant (Ideal Image) closed its doors on October 31, 2023.

The subject space consists of approximately 2,275 square feet.

Baja Tan will provide tanning services and related uses.

If there should be any questions regarding this future tenant, please don't hesitate to contact our office at (414) 928-3974.

Thank you in advance for your consideration of and attention to this matter.

Sincerely,



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

Receipt No: 22000160 Jul 31, 2025

8783 N PORT RD

Previous Balance:	.00
LICENSES & PERMITS	
CONDITIONAL USE PERMIT	300.00

Total:	300.00
=====	

ONLINE - CREDIT CARD	300.00
----------------------	--------

Payor:	
BAJA TAN	
Total Applied:	300.00
=====	

Change Tendered:	.00
=====	

07/31/2025 11:19 AM

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Conditional Use Order

WHEREAS, an application has been filed by **Billy Goat Roofing** (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.** **Billy Goat Roofing will operate a licensed contractor administrative offices, along with tool and vehicle storage. Conditions of approval are as follows:**
 - a. All tools, materials, and equipment must be stored indoors. No outdoor storage of materials, equipment, or trailers is permitted.
 - b. Overnight outdoor vehicle parking limited to automobile and pickup trucks. No semi-truck or trailer storage is allowed outdoors.
 - c. Applicant must submit and maintain a parking plan identifying stalls for employees, clients, and company vehicles. Fleet parking may not interfere with required customer/employee parking. A parking reduction may be allowed from the requirements of Section 745-18(F)(7) subject to approval of the Director of Public Works. Any overflow or future demand must be met on the site.
 - d. Applicant must submit a lighting plan subject to review and approval of the Director of Public Works
 - e. Hours of operation limited to 7:00 AM – 7:00 PM, Monday through Saturday, including any outdoor vehicle activity. No idling of vehicles overnight.
 - f. Refuse containers must be fully screened in compliance with §745-18(F)(6).
 - g. Any additional tenant must be separately reviewed for compliance with §745-18.
 - h. Any exterior modifications to the site (landscaping, parking lot, lighting, signage) require site plan approval by the Village Board under §745-18(E).
 - i. Prior to commencing operations, the applicant must satisfy conditions #3 and #4 related to the parking and lighting plans.
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.

DRAFT

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: Chief Chris Freedy, Acting Village Manager
Scott Brandmeier, DPW Director

Date: September 2, 2025

Re: Billy Goat Roofing - CUP

Overview

Billy Goat Roofing, a licensed dwelling contractor, has applied for conditional use approval to establish a trade office and indoor storage space at 8035 N Port Washington Road (former Logan Productions building). The application under Section 745-18 would allow for contractor administrative offices, tool and vehicle storage, and related business operations within 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 the following:

- A contractor's office for sales, administrative, and management staff.
- Indoor storage of tools and surplus roofing materials not returned to vendors.
- Parking for pickup trucks, primarily stored indoors with some in outdoor stalls.
- No outdoor material storage, as confirmed in writing by the applicant.

Under Section 745-18(C)(4), offices of licensed trade professionals are a permitted use by right in the D Business District. Billy Goat Roofing holds a Wisconsin Dwelling Contractor license, making the office component compliant as a permitted use.

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

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

Outdoor storage is prohibited unless expressly permitted by the Plan Commission and Village Board under §745-18(F)(6), (F)(9). The applicant has confirmed there will be no outdoor storage of materials or equipment.

Plan Commission Review

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

Confirmation of Storage and Work Vehicles

- Applicant has stated that all material storage will be indoors. Materials are delivered directly to jobsites and excess materials would return the storage area.
- Work trucks will be stored indoors in the shop where possible, with some in outdoor parking stalls.
- Applicant confirmed vehicles are not equipped with backup beepers, reducing noise concerns.

Parking Requirements

The applicant has not supplied a parking plan. Per Section 745-18(F)(7), this project requires 5 parking stalls per 1,000 sq ft of office space. The submitted application details the site containing 14,512 square feet but does not identify office space versus storage space.

- Staff have determined a total of 12 employees (5 sales members, 2 production managers, 3 administrative members, and 2 management members) based on conversation with the applicant.
 - However, the applicant has stated that only 3 employees are regularly present at the office as most employees are off-site at job sites; and that no more than 10 parking spaces would be used.
- Staff have identified the possibility for 15-20 parking spaces in previous applications for this property (depending on size of stalls).

Given that there appears to be plenty of parking for employees and possible visitors, Staff recommends that the Plan Commission discuss justifications for reduction in parking with the applicant.

Should the Plan Commission feel comfortable with a parking reduction, **Staff recommends conditioning the approval with submittal of a formal parking plan, subject to review by the Village Engineer prior to issuance of the CUP.** If a parking reduction is not recommended by the Plan Commission, tabling the item until a subsequent meeting until a parking plan is submitted, would be necessary.

Neighborhood Compatibility

- Confirm hours of operation to ensure residential compatibility.
 - Stated hours of operation in the application are Monday-Saturday, 7AM-7PM.
- Ensure garbage and recycling containers are screened per code.
- The applicant has stated intention to lease a portion of the building in the future.
 - Any proposed tenants or changes in use require a separate CUP.

Lighting

The Municipal Code also requires a lighting plan which has not been submitted. Under 670-49 and subsequent sections, CUP applications must be reviewed for new and existing lighting to determine whether a site meets code. The applicant has stated that no external modifications would be made to the building. It is the determination of the Village Engineer that a lighting plan showing existing fixtures must be submitted in order to determine whether alterations will be required to meet current code.

Staff recommends that a lighting plan be submitted and **conditioning approval with a lighting plan that meets the requirements of the Municipal Code, subject to review by the Village Engineer prior to issuance of the CUP.**

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 tools, materials, and equipment must be stored indoors. No outdoor storage of materials, equipment, or trailers is permitted.
2. Vehicle parking limited to pickup trucks. No semi-truck or trailer storage is allowed on site.
3. Applicant must submit and maintain a parking plan identifying stalls for employees, clients, and company vehicles. Fleet parking may not interfere with required customer/employee parking. A parking reduction may be allowed from the requirements of Section 745-18(F)(7) subject to approval of the Village Engineer. Any overflow or future demand must be met on the site.
4. Applicant must submit a lighting plan subject to review and approval of the Village Engineer
5. Hours of operation limited to 7:00 AM – 7:00 PM, Monday through Saturday, including any outdoor vehicle activity. No idling of vehicles overnight.
6. Refuse containers must be fully screened in compliance with §745-18(F)(6).
7. Any additional tenant must be separately reviewed for compliance with §745-18.
8. Any exterior modifications to the site (landscaping, parking lot, lighting, signage) require site plan approval by the Village Board under §745-18(E).



VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

Section 1

Trade Name of Business <i>Billy Goat Roofing LLC</i>	Phone # <i>414 426 7885</i>	Name of former tenant (if known)
Fox Point Business Address <i>8035 N Port Washington Rd. Fox Point, WI 53217</i>		
Email <i>thebillygoatoffice@gmail.com</i>	Contact Person <i>Dominic Fazio</i>	

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 <i>Billy Goat Roofing LLC</i>	Corporate email <i>thebillygoatoffice@gmail.com</i>
Corporate headquarters address <i>4825 N Ludell Ave Glendale, WI 53217</i>	Corporate phone # <i>414-426-7885</i>
Name and addresses of all corporate officers <i>Dominic Fazio - 4825 N Ludell Ave Glendale, WI 53217</i>	
Name of corporate agent <i>Dominic Fazio</i>	Address of corporate agent <i>4825 N Ludell Ave Glendale, WI 53217</i>

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 #
<i>Dominic Fazio</i>	<i>4825 N Ludell Ave</i>	<i>4825 N Ludell Ave</i>	<i>262-226-7856</i>

All applicants must complete the following section.

Section 4

Applicant's specific interest in site <i>Occupy - run business</i>		
Describe in detail the business activity that will take place on site including products & services <i>office / storage</i>		
Describe all owned fixtures, furniture, and equipment to be used on site <i>9 work trucks computers desks</i>		
Describe all leased fixtures, furniture, and equipment to be used on site <i>none at this time</i>		
Describe any alterations planned for the site and estimated cost of renovation <i>none at this time</i>		
Person responsible for obtaining building permit (if required) <i>Dominic Fazio</i>		
Square footage of site <i>14,512</i>	# of employees <i>7-8</i>	# of parking spaces to be used <i>unsure - no more than 10</i>
Days & hours of operation <i>Mon-Sat. 7AM-7PM</i>	Proposed date of occupancy <i>9-30-2025</i>	

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)

[Signature]

Business Owner Signature

Dominic Fazio

Printed Name

8-18-25

Date



To whom it may concern,

We are writing to obtain a conditional use permit for our roofing business. We operate weekly Monday to Friday 7AM to 5PM. We have been in business for a few years now and in order to accommodate our growing business we have decided to purchase the building for sale at 8035 N Port Washington Rd. In this building we intend to set up our main headquarters offices. We intend to use the building for any and all team meetings, client meetings. As of this moment we do intend to lease the remaining office space.

Thank you for your time and consideration,

Dominic Fazio
Billy Goat Roofing LLC
Owner
262-226-7456

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

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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 18 day of August, 2025.



Signature of Property Owner

Dominic Fazio
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

4825 N Lydell Ave
Glendale, WI 53217

Tax Key No. of Property:

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
7200 N SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1 061788

Aug 18, 2025

8035 N PORT WASHINGTON

Previous Balance:	.00
LICENSES & PERMITS - CONDITIONAL USE PERMIT	300.00
24-44550 CONDITIONAL USE PERMIT	

Total:	300.00
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CHECK	Check No: 416	300.00
-------	---------------	--------

Payor: BILLY GOAT ROOFING

Total Applied:	300.00
----------------	--------

Change Tendered:	.00
------------------	-----

Duplicate Copy

08/18/2025 3:54 PM

Kevin Ausman

From: Billy Goat <thebillygoatoffice@gmail.com>
Sent: Monday, August 25, 2025 8:07 AM
To: Kevin Ausman
Subject: Re: Further Explanation

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Kevin,

I replied to your last email on Wednesday August 20th. Incase it did not come through I copy and pasted it into this email as well.

1. Yes we are licensed in the state of Wisconsin as Dwelling contractors.
- 2a. I can confirm that there will be no outdoor storage of materials. When we get materials our vendor delivers them directly to the jobsite. The materials are delivered to job sites via semi trucks
- 2b. As for vehicle storage; the only vehicles that will be stored will be trucks that are not in use. We intend to store those vehicles in the shop area with maybe leaving one or two in parking spots outside. The vehicles are NOT equipped with reverse beepers/alarms.
3. When it comes to parking, each of our employees are not at the office daily. The most people that will be at the building on a daily basis is 3 employees. We intend to have the employees that are in the office on a daily basis park in front of the garage doors. As for clients that need to come into the building we plan to designate parking for them near the front door so they have easy access. If we need to we will have additional parking at the edge of the parking lot where no entrances to our building will be blocked.

I hope that's an okay explanation. If there is more needed please don't hesitate to reach out!

Thank you,
Hannah Beyer
Office Manager

On Mon, Aug 25, 2025 at 8:05 AM Kevin Ausman <kausman@villageoffoxpoint.com> wrote:

Good morning Hannah:

Following up from last week. We are working on our staff reports and intend to get the agenda out on Wednesday. I will need responses no later than tomorrow in order to get the agenda packet completed on time due to the holiday weekend.

Thanks. Let me know if you have any questions.

Respectfully,

Kevin Ausman

Assistant Village Manager

Village of Fox Point

414.351.8900



From: Billy Goat <thebillygoatoffice@gmail.com>
Sent: Wednesday, August 20, 2025 1:22 PM
To: Kevin Ausman <kausman@villageoffoxpoint.com>
Subject: Re: Further Explanation

Thank you Kevin. I will connect with Dom regarding these few things and get back to you with an answer!

Thanks!

Hannah

On Wed, Aug 20, 2025 at 1:19 PM Kevin Ausman <kausman@villageoffoxpoint.com> wrote:

Hannah:

Thank you for following up. I have a few questions as I prepare your application for Plan Commission.

1. Is Billy Goat licensed by the state of Wisconsin and if so, which licenses?
 - a. Our code specifically identifies "Offices of trade and professions licensed by a governmental agency... trade offices are the use of a tenant space or building by an electrician, plumber, carpenter **or person in a similar building or construction trade** that provides licensed services off site within the Village and its environs" for the D Business District.
2. Storage
 - a. Can you confirm that there will be no outdoor storage of materials? When materials are delivered, what is the method of delivery (i.e. semi vs box truck vs pickup)?
 - b. How many vehicles will be stored indoors and outdoors? Are vehicles equipped with reverse alarms/beepers?
3. The property will require a parking plan. My count of employees in your email is 12, with an additional hiring of 1-2 employees. Taken together with parking of work vehicles and possible clients visiting the site, a parking plan will be required for the CUP.

As to the PC and VB appearances; it is absolutely permissible for you to attend. A representative is required but that representative is up to you to decide.

Let me know if you have any other questions.

Respectfully,

Kevin Ausman

Assistant Village Manager

Village of Fox Point

414.351.8900



From: Billy Goat <thebillygoatoffice@gmail.com>
Sent: Tuesday, August 19, 2025 11:01 AM
To: Kevin Ausman <kausman@villageoffoxpoint.com>
Subject: Further Explanation

Good Morning Kevin,

I hope I explain this well. Please let me know if anything else needs to be added.

What we intend to use the building for:

We at Billy Goat Roofing are looking to occupy the building at 8035 N Port Washington Rd. Within the last few years of being in business we have grown exponentially. Along with growing our revenue, our team has grown. We currently have 5 sales members (with plans to hire 1 or 2 more in the upcoming year), 2 production managers (with plans to hire at least one more for the upcoming year), 3 administrative members, and 2 management members. Currently we are outgrowing our office space that we currently rent in a coworking space. Upon the talks of expansion we have come to the conclusion that we will be adding desks for each sales member equipped with computers for them to complete their day to day operations that used to have to be done in their work vehicles. At this time we have roughly 9 trucks in our vehicle fleet with plans to store them both inside the shop as well as in the parking lot should space allow. We intend to use the shop for storing our access roofing materials that can not be returned to our vendor. Our vendor (ABC Supply) drops our materials that we order at our job sites and once a job is completed they come to collect any access materials that have not been partially used. The partially used materials then will come back to the shop as a portion of our surplus that we are able to then use on other jobs when needed in a pinch. As of this moment, we do NOT have any plans to expand the building with an addition or make any large changes to the building. We do plan to lease the portions of the building that we are not using, however we will not know how large that portion is until we move ourselves in and see what is left for workable space. We intend to use this building solely for commercial functions such as operating our business and renting out office space to other companies that may be in need.

Also, I did have a question. Dom is wondering if I am able to go to the board meetings instead of him to answer questions. Is that allowed or does he still need to be present.

Thank you, and please let me know if I need to add anything!

Hannah Beyer

Office Manager

Kevin Ausman

From: Beth Logan <beth@loganproductions.com>
Sent: Friday, August 15, 2025 2:03 PM
To: Kevin Ausman
Cc: Jim Logan; Will Klumb
Subject: Occupancy permit approval for Dominic Fazio

Hi Kevin,

Jim and I give Dominic Fazio permission to apply for an occupancy permit to purchase our building. Is there any other approvals that you need from us?

Thanks,
Beth

Beth Logan
414-870-3424