

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

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

**TUESDAY
December 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 INTERIM VILLAGE MANAGER AT manager@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 any matter that is subject to a public hearing, as the appropriate time for such comments will be at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.

3. Committee Reports

a. Plan Commission

1. Acquisitions LLC – Conditional Use
2. WCL Construction – Conditional Use
3. Destin's Childcare and Learning Academy LLC – F Institutional District
4. John Degroote, Brewery/Taproom Concept – Port Washington Overlay

b. Centennial Committee [Page 1-2]

4. Public Hearing

a. Public Hearing on a Resolution to Identify a Single Polling Location

The Village Board will hold a Public Hearing on a resolution to combine the two existing polling locations into one; to be located at Longacre Pavilion.

b. Public Hearing on the Conditional Use Permit Application for Acquisitions LLC

The Village Board will hold a Public Hearing on the conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

c. Public Hearing on the Conditional Use Permit Application for WCL Construction

The Village Board will hold a Public Hearing on the conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

d. Public Hearing on the F Institutional District Use Application for Destin's Childcare and Learning Academy LLC

The Village Board will hold a Public Hearing on the F Institutional District use application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

e. Public Hearing on an Ordinance to rezone property located at 8000 N Port Washington Rd to add the Port Washington Overlay (PWO) Zoning District Designation

The Village Board will hold a Public Hearing regarding a proposed ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation per the application by John Degroote, to establish a brewery/taproom as required per Village Code Section 745-22.5.

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 November 11, 2025 Village Board meeting. [Page 3-5]

b. Approve the minutes of the November 18, 2025 Special Village Board meeting [Page 6-7]

c. Approve payment of the bills in the amount of \$418,291.05 for the period of November 1, 2025 through November 30, 2025 per the report submitted by the Village Manager. [Page 8-9]

d. Appoint Election Inspectors for the two-year term of January 1, 2026 through December 31, 2027, per the Deputy Clerk's memorandum updated December 1, 2025. [Page 20-22]

e. Accept the proposal of Wachtel Tree Science in an amount not to exceed \$55,000 for the 2026 Forestry Services and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated December 3, 2025.

[Page 23-28]

6. Unfinished Business

a. Village Manager Recruitment Update and Discussion

Board members will discuss and may take action on the recruitment process for Village Manager and provide input on various parameters related to qualifications, experience, and compensation.

7. New Business

a. Consideration of an ordinance to amend Chapter 63 of the Village of Fox Point Municipal Code

The Village Board will consider and may act on amendments to Chapter 63 of the Fox Point Municipal Code. [Page 29-32]

b. Consideration of a Resolution to Identify a Single Polling Location [Page 33-35]

The Village Board will discuss and may consider a resolution to combine the two existing polling locations into one; to be located at Longacre Pavilion.

c. Consideration of Conditional Use Permit Application for Acquisitions LLC [Page 36-39]

The Village Board will consider and may take action on the conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

d. Consideration of Conditional Use Permit Application for WCL Construction [Page 40-47]

The Village Board will consider and may take action on the conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

e. Consideration of F Institutional District Use Application for Destin's Childcare and Learning Academy LLC [Page 48-56]

The Village Board will consider and may take action on the F Institutional District use application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

f. Consideration of an Ordinance to rezone property located at 8000 N Port Washington Rd to add the Port Washington Overlay (PWO) District Designation [Page 57-104]

The Village Board will consider and may take action to adopt an ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation, per the application of John Degroote, to establish a brewery/taproom per Village Code Section 745-22.5.

8. Future Agenda Items

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

9. Closed Session, if necessary

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

- a. Upon motion made, seconded and adopted by roll call vote, the Village Board will convene into closed session pursuant to Wisconsin Statute Section 19.85(1)(g), to confer with legal counsel for the government who is rendering oral or written advice concerning strategy to be adopted by the governing body with respect to litigation in which the body is involved; more specifically regarding the Milwaukee County Circuit Court case entitled "The Town Club v. Village of Fox Point". 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.

10. Reconvene into Open Session

The Village Board will reconvene into open session and may take action concerning the litigation, which may include action on the Conditional Use Permit concerning pickleball at the Town Club.

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. Interim Village Manager

12. Adjournment

NEXT REGULAR VILLAGE BOARD MEETING:

January 13, 2026 7:00 P.M.

Published and Posted: December 5, 2025

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."

Centennial Committee Update for December Village Board

Submitted by Emily Silverson

Sunday, February 15, 2026, Longacre Pavilion

- Historical Landmarks Bus Tours (**10am, 11:30am, 2pm**); sign up on Village Centennial page
- 100th Anniversary Ceremony (**1-1:35pm**) – see invitee list below
 - Opening Remarks & Presidential Message
 - Proclamations
 - Acknowledgement of Sponsors
 - Historical Remarks & Dedication of Time Capsule
 - Closing Remarks
- Reception (**1:35-3pm**) - Join the Fox Point community in celebrating its centennial after the presentation with complimentary hot chocolate, treats and ice skating (weather dependent).
- Event will be open to all. Included on next page is a VIP Invite list where a special invitation letter will be sent.
- Marketing
 - www.villageoffoxpoint.com/100years
 - Will send out invites and volunteer requests at beginning of January
 - Will have spotlights in February and May editions of North Shore Living magazine to announcement the upcoming events.
 - Village email blasts
 - Yard signs are available to take
 - Will do additional apparel orders. Limited donated sweatshirts are available or bring your own to get embroidered. If interested, contact Emily Silverson
- Volunteer sign up: <https://www.signupgenius.com/go/4090D4BA9A929A7FC1-59891839-february> (or go to Centennial webpage for link)
- Budget
 - On budget, have a number of sponsors to date to cover a variety of costs for February/June events and in-kind donations.

February 15 Event VIP Invite List – PROPOSED

Christine Symchych	President
Jennie Stoltz	Trustee
Greg Ollman	Trustee
Mark Freedman	Trustee
David Miller	Trustee
Max Barry	Trustee
Elizabeth Aelion	Trustee
David Crowley	Milwaukee County Executive
Anne O'Connor	District 1 Milwaukee County Supervisor
Deb Andraca	23rd Assembly District Representative
Gwen Moore	4th Congressional District Representative
Robert Whitaker	Chief, North Shore Fire Rescue
Christopher Freedy	Fox Point Police Chief
Jodi Habush Sinykin	Senator, District 8
Liz Sumner	County Comptroller, Past Trustee
Ron Johnson	US Senator
Tammy Baldwin	US Senator
Douglas H Frazer	Past Village President
Michael West	Past Village President
Mark Pollack	Past Village President
Eric Fonstad	Past Trustee
Terry McGauran	Past Trustee
Marty Tirado	Past Trustee
William Kravit	Past Trustee
Catie Anderson	Past Trustee
Carl Backus	Past Trustee
Carol Peterson	Past Trustee
Bev Bell	Past Trustee
Terry Rindt	Past Trustee
Jeff Davis	Past Trustee
Don Zien	Past Trustee
William Brash	Past Trustee
Robert Teper	Past Trustee
Louise Petering	Past Trustee
Sandy Garmer	Past Trustee
F.R. Dengel III	son of past village president
Richard Edelman	Little Dancer sculptor
Friends of North Shore Library	Community group
Fox Point Foundation	Community group
Fox Point Garden Club	Community group
North Shore Artists	Community group
LX Club	Community group
Save the Fox Point Pool	Community group
Bayside Trustees	surrounding community
Whitefish Bay Trustees	surrounding community
River Hills Trustees	surrounding community
Glendale Mayor (Bryan Kennedy) & Alders	surrounding community
Media	

VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
November 11, 2025

1
2 A meeting and public hearing of the Fox Point Village Board was held by a combination
3 of in-person and virtual attendance via telephonic and video conferencing on Tuesday,
4 November 11, 2025 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village Trustee
5 Ollman called the meeting to order at 7:00 p.m. and asked the Village Clerk Treasurer to take
6 roll call. Roll Call of the Village Board present included:

7
8 Village President Christine Symchych- Absent
9 Trustee Greg Ollman – Acting Chair
10 Trustee Liz Aelion
11 Trustee Jennie Stoltz
12 Trustee Freedman
13 Trustee Miller
14 Trustee Barry
15

16 Also, present were Village Attorney Eric Larson, Interim Village Manager Mitch Reynolds,
17 Village Clerk Treasurer Sara Bruckman, Assistant Village Manager Kevin Ausman, and Deputy
18 Clerk Teri Repins
19

20 Notice of the meeting was provided to the North Shore Now and to all others as required by
21 State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica
22 Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin
23 Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).
24

25 **Assistant Village Manager Ausman announced Mitch Reynolds as Interim Village**
26 **Manager and Innovative Public Advisors will be conducting the recruitment for**
27 **the Village Manager.**
28

29 **PERSONS DESIRING TO BE HEARD**

30
31 Steve Lubar, 7751 N Santa Monica Blvd, Fox Point; frustrated and angry about the
32 noise from the Town Club. Would like to see a clear and enforceable noise ordinance.
33

34 Charlie Hoffman, 8176 N Seneca Rd, Fox Point; would like the large tree on Seneca
35 Road to be looked at.
36

37 Amy Barth, 7815 N Boyd Way, Fox Point; would like to know when the Town Club will
38 be held accountable for the noise. She noted they are playing past 10:00 p.m. several
39 nights.
40

41 Hearing no other comments, Trustee Ollman closed public comment.
42

43 **CONSENT AGENDA**

- 44
45 a. Approve the minutes of the October 14, 2025 Village Board meeting, October 20, 2025 Special
46 Village Board meeting, and October 27, 2025 Village Board Budget Workshop.
47
48 b. Approve Change Order No.1 from Wachtel Tree Science for additional contract forestry work for
49 the remainder of 2025 in an amount not to exceed \$2,000 pursuant to the Director of Public
50 Works' memorandum dated November 5, 2025.

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
November 11, 2025**

- 51
52 **c.** Approve Change Order No. 3 from Kapur & Associates for the Beach Drive Jetties Repair
53 project in an amount not to exceed \$12,375 pursuant to the Director of Public Works'
54 memorandum dated November 5, 2025.
55
56 **d.** Approve the Reimbursement Agreement for the preliminary engineering services for the Union
57 Pacific Railroad for the railroad crossing improvements at Bradley Road pursuant to the Director
58 of Public Works memorandum dated November 5, 2025.
59
60 **e.** Approve payment of the bills in the amount of \$2,110,072.11 for the period October 1, 2025
61 through October 31, 2025 per the report submitted by the Village Manager.
62

63 *Motion by Trustee Ollman, seconded by Trustee Miller, and carried by roll call*
64 *vote (6-0), to approve the consent agenda.*
65

66 **Unfinished Business**

67
68 **a. Town Club Conditional Use Permit**
69

70 The Village Board will take up this after closed session.
71

72 *Motion by Trustee Stoltz, seconded by Trustee Ollman, and carried by roll*
73 *call vote (6-0), to grant the conditional use order for Pickleball Courts at the Town*
74 *Club as presented at the meeting of November 11, 2025 except the dates shown*
75 *in paragraph 4 shown on page 14 to May 1 to September 30 and subject to the*
76 *Town Club accepting the conditional use order in writing and signing of the full*
77 *and final settlement agreement and release of all claims.*
78

79 **NEW BUSINESS**

80
81 **a. Referral of Port Washington Overlay Zoning District (PWO) Request by New**
82 **Barons Brewing Cooperative on the property located at 8000 N Port Washington**
83 **Road per Section 745-22.5 of the Fox Point Municipal Code to establish and allow a**
84 **brewery with taproom operations.**
85

86 *Motion by Trustee Ollman, seconded by Trustee Miller, and carried by roll call vote*
87 *(6-0), shall refer the Port Washington Overlay Zoning District (PWO) Request by New*
88 *Barons Brewing Cooperative on the property located at 8000 N Port Washington Road per*
89 *Section 745-22.5 of the Fox Point Municipal Code to establish and allow a brewery with*
90 *taproom operations to the Plan Commission.*
91

92 **CLOSED SESSION**

93
94 *Motion made by Trustee Ollman, seconded by Trustee Miller, to convene into*
95 *closed session at 7:25 p.m., Pursuant to State Statutes Sections:19.85(1)(g), confer*
96 *with legal counsel for the government who is rendering oral or written advice*
97 *concerning strategy to be adopted by the governing body with respect to litigation in*
98 *which the body is involved; more specifically regarding the Milwaukee County Circuit*
99 *Court case entitled "The Town Club v. Village of Fox Point". The Village Board may*
100 *invite specific persons to attend the closed session, and if so, the persons invited will*
101 *be announced prior to convening in closed*

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
November 11, 2025**

102
103 Trustee Ollman
104 Trustee Aelion
105 Trustee Stoltz
106 Trustee Freedman
107 Trustee Miller
108 Trustee Barry
109 President Symchych - Absent
110

111 *Carried by roll call vote (6-0).*
112

113 **RECONVENE INTO OPEN SESSION**

114
115 *Motion made by Trustee Ollman, seconded by Trustee Aelion and carried by roll call*
116 *vote (6-0), to reconvene into open session at 8:11 p.m.*
117

118 *See Unfinished Business for motion.*
119

120 **ANNOUNCEMENTS**

121
122 Trustee Aelion thanked the Fox Point Foundation for the bonfire.

123
124 Trustee Barry thanked Fox Point Foundation for the bonfire.
125

126 **ADJOURNMENT**

127
128 *Motion made by Trustee Ollman, second by Trustee Miller, and carried by roll call*
129 *vote (6-0) to adjourn the Village Board meeting at 8:14 p.m.*
130

131
132 Respectfully submitted,

133
134
135 Sara A. Bruckman
136 Village Clerk Treasurer
137
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139

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
November 18, 2025**

1
2 A meeting of the Fox Point Village Board was held by a combination of in-person and
3 virtual attendance via telephonic and video conferencing on Tuesday, November 18, 2025 in
4 Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President Symchych called the
5 meeting to order at 4:01 p.m. and asked the Deputy Village Clerk to take roll call.

6 Roll Call of the Village Board present included:

7
8 Village President Christine Symchych
9 Trustee Greg Ollman
10 Trustee Liz Aelion
11 Trustee Jennie Stoltz
12 Trustee Freedman
13 Trustee Miller
14 Trustee Barry
15

16 Also present were Interim Village Manager Mitch Reynolds, Assistant Village Manager Kevin
17 Ausman, and Deputy Clerk Teri Repins. Village Attorney Eric Larson and Village litigation
18 counsel Remzy Bitar participated in the closed session via zoom.

19
20 Notice of the meeting was provided to the North Shore Now and to all others as required by
21 State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica
22 Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin
23 Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).
24

25 **Village Manager Recruitment Update and Discussion**

26
27 *Board members listened to presentation by Innovative Public Advisors on recruitment process*
28 *and discussed the job description and salary parameters. No formal action was taken.*
29

30 **Interim Clerk/Treasurer Update and Discussion**

31
32 *Board members discussed whether to recruit for an interim clerk/treasurer or post for a*
33 *permanent position. No formal action was taken.*
34

35 **CLOSED SESSION**

36
37 *Motion made by President Symchych, seconded by Trustee Ollman to convene into closed*
38 *session at 5:27 p.m., Pursuant to State Statutes Sections: 19.85(1)(g), to confer with legal*
39 *counsel for the government who is rendering oral or written advice concerning strategy to be*
40 *adopted by the governing body with respect to litigation in which the body is involved; more*
41 *specifically regarding the Milwaukee County Circuit Court case entitled "The Town Club v.*
42 *Village of Fox Point". The following persons are expected to participate in the closed session in*
43 *addition to the Village Board: the Interim Village Manager, the Assistant Village Manager, the*
44 *Village Deputy Clerk, the Village Attorney Larson, and Attorney Remzy Bitar.*
45

46 President Symchych Aye
47 Trustee Ollman Aye
48 Trustee Aelion Aye
49 Trustee Stoltz Aye
50 Trustee Freedman Aye

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES**

November 18, 2025

Trustee Miller Aye
Trustee Barry Aye

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Carried by roll call vote (7-0).

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

Reconvene into Open Session

Motion made by Chair Pro Tem Ollman, seconded by Trustee Barry and carried by roll call vote (6-0), to reconvene into open session at 6:08 p.m.

Adjournment

Motion made by Trustee Ollman, seconded by Trustee Miller and carried by roll call vote (6-0), to adjourn the Village Board meeting at 6:09 p.m.

Respectfully submitted,

Teri Repins
Deputy Clerk

Published and posted December 10, 2025

This is to certify that the attached is true and correct list of bills due for a period from November 1-30, 2025, in the total amount of \$418,291.05. 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.



Mitch Reynolds
Interim 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 December 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: 11/1/2025-11/30/2025

Page: 1

Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-13100 ACCOUNTS RECEIVABLE - SUNDRY						
919	DAVID J. FRANK LANDSCAPE C	83304	102 W CALUMET RD	11/05/2025	421.60	11/07/2025
919	DAVID J. FRANK LANDSCAPE C	84756	8590 N REGENT	11/05/2025	320.00	11/07/2025
Total 10-13100 ACCOUNTS RECEIVABLE - SUNDRY:					741.60	
10-21520 GROUP LIFE						
18	SECURIAN FINANCIAL GROUP I	DECEMBER 2025	LIFE INSURANCE	11/07/2025	1,076.57	11/14/2025
Total 10-21520 GROUP LIFE:					1,076.57	
10-21521 SUPPLEMENTAL PLANS						
18	SECURIAN FINANCIAL GROUP I	12/01/2025	ACCIDENTAL	11/07/2025	76.58	11/14/2025
Total 10-21521 SUPPLEMENTAL PLANS:					76.58	
10-21525 UNION DUES						
185	FOX POINT POLICE PROT. ASS	DECEMBER 2025	POLICE DUES	11/24/2025	630.00	11/25/2025
Total 10-21525 UNION DUES:					630.00	
10-21530 DEFERRED COMPENSATION						
375	NORTH SHORE BANK, FSB	PR1106252	Deferred Comp NORTH SHORE	11/05/2025	1,435.00	11/07/2025
375	NORTH SHORE BANK, FSB	PR1120252	Deferred Comp NORTH SHORE	11/18/2025	1,435.00	11/21/2025
814	GREAT-WEST TRUST COMPAN	PR1106251	Deferred Comp WI DEFER - RO	11/05/2025	1,240.00	11/07/2025
814	GREAT-WEST TRUST COMPAN	PR1106251	Deferred Comp WI DEFER - PRE	11/05/2025	3,372.60	11/07/2025
814	GREAT-WEST TRUST COMPAN	PR1120251	Deferred Comp WI DEFER - PRE	11/18/2025	2,622.60	11/21/2025
814	GREAT-WEST TRUST COMPAN	PR1120251	Deferred Comp WI DEFER - RO	11/18/2025	1,270.00	11/21/2025
Total 10-21530 DEFERRED COMPENSATION:					11,375.20	
10-44120 LIQUOR/TOBACCO LICENSES						
727	WI DEPT. OF JUSTICE	10/31/2025	BARTENDERS	11/13/2025	21.00	11/14/2025
Total 10-44120 LIQUOR/TOBACCO LICENSES:					21.00	
10-45100 FINES/FORFEITURES						
1079	KIMMEL, ALAN OR BETSY	CK#6770	OVERPAYMENT PARKING	11/13/2025	15.00	11/14/2025
2493	FUSSELL, MICHAEL	18.002380	OVERPAYMENT	11/07/2025	187.00	11/14/2025
Total 10-45100 FINES/FORFEITURES:					202.00	
10-46710 PAVILION RENTALS						
950	HARRIGAN, THOMAS OR KATEL	1.061970	PAVILLION DEPOSIT	11/18/2025	250.00	11/21/2025
2029	DIXON, DARIAN	22000204	2 DAY PAVILLION DEPOSIT	10/22/2025	100.00	11/14/2025
2167	FOX POINT BAYSIDE PTO, INC	1.061527	PAVILLION DEPOSIT	11/03/2025	250.00	11/07/2025
2167	FOX POINT BAYSIDE PTO, INC	1.062042	PAVILLION DEPOSIT	11/03/2025	250.00	11/07/2025
2414	VILLANUEVA, LEAH	1.061935	PAVILLION DEPOSIT	11/04/2025	50.00	11/07/2025
2495	PARRISH, JESSICA	1.062038	PAVILLION DEPOSIT	11/17/2025	50.00	11/21/2025
2499	WHITE, BARBARA	1.061730	PAVILLION LESS CANCELLATIO	11/19/2025	240.00	11/21/2025
Total 10-46710 PAVILION RENTALS:					1,190.00	
10-51100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	BOARD	11/04/2025	6.39	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	BOARD	11/04/2025	32.76	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	BOARD	11/04/2025	62.98	11/07/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 2
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-51100-310 SUPPLIES/EXPENSES:					102.13	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	OCTOBER 2025	DRIVER SUR/JAIL FEE	11/04/2025	826.36	11/07/2025
552	WISCONSIN, STATE OF - COUR	OCTOBER2025	OCTOBER	11/04/2025	2,253.20	11/07/2025
Total 10-51200-395 COUNTY COURT FEES:					3,079.56	
10-51300-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	16087	VLG ATTORNEY	11/20/2025	9,511.20	11/21/2025
Total 10-51300-218 VILLAGE ATTORNEY:					9,511.20	
10-51420-322 TRAINING						
57	JPMORGAN CHASE BANK NA	10/27/2025	CLERK	11/04/2025	196.00	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	CLERK	11/04/2025	17.98	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	CLERK	11/04/2025	20.54	11/07/2025
Total 10-51420-322 TRAINING:					234.52	
10-51440-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	ELECTIONS	11/04/2025	129.99	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	ELECTIONS	11/04/2025	119.99	11/07/2025
Total 10-51440-310 SUPPLIES/EXPENSES:					249.98	
10-51530-210 CONTRACT SERVICES						
2706	ASSOCIATED APPRAISAL CON	183572	PROFESSION SERV/ INTERNET	11/24/2025	2,891.81	11/25/2025
Total 10-51530-210 CONTRACT SERVICES:					2,891.81	
10-51600-210 CONTRACT SERVICES						
57	JPMORGAN CHASE BANK NA	10/27/2025	ZOOM	11/04/2025	40.00	11/07/2025
265	GREATAMERICAN FINANCIAL S	40597119	MONTHLY COPIER	11/24/2025	567.51	11/25/2025
405	PITNEY BOWES INC.	3321519986	QUARTERLY FEES	11/04/2025	462.72	11/07/2025
477	TAYLOR COMPUTER SERVICES	28656	MANAGED SERVICES	11/20/2025	1,307.00	11/21/2025
2489	INNOVATIVE PUBLIC ADVISORS	25-122	INTERIM SERVICES	11/10/2025	3,120.00	11/14/2025
Total 10-51600-210 CONTRACT SERVICES:					5,497.23	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	11/03/2025	0702787382-00009	11/07/2025	20.69	11/14/2025
Total 10-51600-221 ELECTRIC UTILITIES:					20.69	
10-51600-222 TELEPHONE UTILITIES						
2691	CENTURYLINK-BUSINESS SVC.	760292589	87619173	11/11/2025	.09	11/14/2025
Total 10-51600-222 TELEPHONE UTILITIES:					.09	
10-51600-234 VILLAGE HALL MAINTENANCE						
327	MENARDS - MILWAUKEE	14191	MISC	11/10/2025	239.52	11/14/2025
742	NELCO ELECTRIC INC	26271	REPAIR	11/18/2025	1,363.76	11/21/2025
892	SPECTRUM	11/07/2025	8348 10 012 0042231 VLG	11/18/2025	16.50	11/21/2025
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					1,619.78	

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 3

Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-51600-310 SUPPLIES/MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	AMAZON	11/04/2025	23.19	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	AMAZON	11/04/2025	16.94	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	AMAZON	11/04/2025	17.99	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	AMAZON	11/04/2025	113.98	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	AMAZON	11/04/2025	26.39	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	AMAZON	11/04/2025	53.81	11/07/2025
Total 10-51600-310 SUPPLIES/MISC EXPENSES:					252.30	
10-51700-511 GROUP HEALTH - RETIREES						
433	RESNICK, AMY	70	HEALTH INSURANCE REIMBUR	11/01/2025	327.27	11/07/2025
435	RIES, DANIEL	86	HEALTH	11/01/2025	479.63	11/07/2025
520	WICHMAN, MICHELLE	31	MONTHLY	11/01/2025	397.39	11/07/2025
2194	OBREMSKI, DANIEL	35	SUPPLEMENTAL PAY	11/01/2025	397.39	11/07/2025
Total 10-51700-511 GROUP HEALTH - RETIREES:					1,601.68	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	167.99	11/07/2025
5152	JAMES IMAGING SYSTEMS, IN	1627590	POLICE DEPARTMENT	11/19/2025	136.11	11/21/2025
5839	LEXISNEXIS	1100222541	MONTHLY FEE	11/06/2025	206.50	11/07/2025
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					510.60	
10-52100-222 TELEPHONE UTILITIES						
892	SPECTRUM	20251101OTA	8348 10 012 0041845 POLICE	11/11/2025	16.50	11/14/2025
892	SPECTRUM	238770901110125	238770901	11/11/2025	599.00	11/14/2025
2101	IPITOMY COMMUNICATIONS LL	69851	SIP TRUNK 85995	11/03/2025	237.34	11/07/2025
2691	CENTURYLINK-BUSINESS SVC.	760292589	87619173	11/11/2025	.09	11/14/2025
5312	AT & T- VILLAGE	287329447591X111	287329447591-PD	11/20/2025	418.38	11/21/2025
Total 10-52100-222 TELEPHONE UTILITIES:					1,271.31	
10-52100-232 VEHICLE MAINTENANCE						
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	32.09	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	54.41	11/07/2025
631	FACTORY MOTOR PARTS	160-266003	POLICE DEPT	11/05/2025	28.44	11/07/2025
1374	RECON POWER BIKES	1824	PARTS	11/03/2025	133.08	11/25/2025
Total 10-52100-232 VEHICLE MAINTENANCE:					248.02	
10-52100-233 EQUIPMENT MAINTENANCE						
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	164.09	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	85.06	11/07/2025
1762	SOS ELECTRONICS	2510019	REPAIR	11/19/2025	1,494.11	11/21/2025
Total 10-52100-233 EQUIPMENT MAINTENANCE:					1,743.26	
10-52100-234 BUILDING MAINTENANCE						
503	VILLAGE HARDWARE - DPS	253154	MISC	11/03/2025	1.61	11/07/2025
Total 10-52100-234 BUILDING MAINTENANCE:					1.61	
10-52100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	27.96	11/07/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 4
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-52100-310 SUPPLIES/EXPENSES:					27.96	
10-52100-330 CLOTHING ALLOWANCE						
57	JPMORGAN CHASE BANK NA	10/27/2025	POLICE	11/04/2025	154.95	11/07/2025
473	STREICHER'S	1794274	BASTRESS	11/19/2025	329.04	11/21/2025
473	STREICHER'S	1795338	BRYANT	11/20/2025	259.96	11/21/2025
473	STREICHER'S	1795339	BUKOURAS	11/20/2025	115.96	11/21/2025
Total 10-52100-330 CLOTHING ALLOWANCE:					859.91	
10-52100-334 JANITORIAL SUPPLIES						
2241	ITU ABSORB TECH, INC	8625438	113971-006 POLICE TOWELS	11/05/2025	142.34	11/07/2025
Total 10-52100-334 JANITORIAL SUPPLIES:					142.34	
10-52100-335 SCHOOL EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	KALAHARI	11/04/2025	109.00	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	KALAHARI	11/04/2025	109.00	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	KALAHARI	11/04/2025	109.00	11/07/2025
Total 10-52100-335 SCHOOL EXPENSES:					327.00	
10-53100-233 GIS MAINTENANCE						
39	RUEKERT MIELKE, INC.	159993	GIS DATA MAINT	11/06/2025	1,403.50	11/07/2025
Total 10-53100-233 GIS MAINTENANCE:					1,403.50	
10-53100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	ENGINEER	11/04/2025	20.68	11/07/2025
Total 10-53100-310 SUPPLIES/EXPENSES:					20.68	
10-53100-322 TRAINING						
57	JPMORGAN CHASE BANK NA	10/27/2025	ENGINEER	11/04/2025	150.00	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	ENGINEER	11/04/2025	50.00	11/07/2025
Total 10-53100-322 TRAINING:					200.00	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	11/03/2025	0702787382-00001	11/07/2025	212.12	11/14/2025
536	WE-ENERGIES	11/06/2025	0702787382-00013	11/11/2025	16.12	11/14/2025
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					228.24	
10-53310-400 MATERIALS						
4888	CARLIN SALES	3080526-00	MISC	11/18/2025	818.96	11/21/2025
Total 10-53310-400 MATERIALS:					818.96	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	11/06/2025	0702787382-00016	11/11/2025	14.22	11/14/2025
536	WE-ENERGIES	11/7/2025	0702787382-00005	11/13/2025	14.22	11/14/2025
536	WE-ENERGIES	11/7/2025	0702787382-00003	11/13/2025	15.94	11/14/2025
Total 10-53400-221 BUS STOP-ELECTRIC:					44.38	

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 5

Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-53620-400 MATERIALS						
327	MENARDS - MILWAUKEE	14191	MISC	11/10/2025	2.99	11/14/2025
Total 10-53620-400 MATERIALS:					2.99	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-M	0001159-1996-1	MSW	11/11/2025	8,482.61	11/14/2025
Total 10-53630-370 LANDFILL FEES:					8,482.61	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-M	0074236-2286-4	YARDWASTE	11/11/2025	592.05	11/14/2025
1298	WASTE MANAGEMENT OF WI-M	0074375-2286-0	YARDWASTE	11/24/2025	638.40	11/25/2025
Total 10-53642-400 MATERIALS:					1,230.45	
10-53700-300 MISCELLANEOUS EXPENSE						
1074	MATHESON TRI-GAS, INC	52586187	ACETYLENE	11/03/2025	68.65	11/07/2025
2241	ITU ABSORB TECH, INC	8625432	SHOP	11/03/2025	11.56	11/07/2025
2241	ITU ABSORB TECH, INC	8632934	SHOP	11/18/2025	11.56	11/21/2025
Total 10-53700-300 MISCELLANEOUS EXPENSE:					91.77	
10-53700-341 REPAIR PARTS						
591	CUMMINS INC.	10/30/25-CREDITST	CREDIT	11/03/2025	181.16-	11/07/2025
591	CUMMINS INC.	F5-251089491	PARTS	11/03/2025	764.07	11/07/2025
591	CUMMINS INC.	F6-251111315	FILTER	11/05/2025	132.08	11/07/2025
631	FACTORY MOTOR PARTS	160-266003	MISC	11/05/2025	14.22	11/07/2025
631	FACTORY MOTOR PARTS	160-266560	BATTERY LESS CORE	11/13/2025	476.43	11/14/2025
631	FACTORY MOTOR PARTS	160-267244	PARTS	11/18/2025	46.47	11/21/2025
631	FACTORY MOTOR PARTS	50-6387787	PARTS	11/03/2025	236.34	11/07/2025
665	LAKESIDE INTERNATIONAL TR	1467748P	MISC	11/03/2025	87.80	11/07/2025
665	LAKESIDE INTERNATIONAL TR	15010035	REPAIRS	11/04/2025	17,428.72	11/07/2025
931	RAYS TOWING INC	143505	HEAVY DUTY TOWING	11/18/2025	500.00	11/21/2025
1629	CASPER'S TRUCK EQUIPMENT	0065175	SERVICE/PARTS	11/03/2025	837.00	11/07/2025
4141	CUMMINS N POWER, LLC	F6-251111320	PARTS	11/13/2025	752.97	11/14/2025
4389	BOBCAT PLUS, INC.	IB32648A	PARTS	11/03/2025	47.12	11/05/2025
5980	MILWAUKEE TRACTOR & EQUIP	IM18070	PARTS	11/03/2025	53.19	11/07/2025
102169	TRUCK COUNTRY OF WISCON	CR-X207074482:01	CREDIT	11/19/2025	255.00-	11/21/2025
102169	TRUCK COUNTRY OF WISCON	R203190476	DIAGNOSE AND ADVISE	11/19/2025	547.56	11/21/2025
102169	TRUCK COUNTRY OF WISCON	X207081138	MISC PARTS	11/19/2025	63.19	11/21/2025
Total 10-53700-341 REPAIR PARTS:					21,551.00	
10-53700-343 FUEL						
2179	EDWARD H. WOLF & SONS INC	360489	FUEL	11/13/2025	2,640.07	11/14/2025
2179	EDWARD H. WOLF & SONS INC	360551	FUEL	11/13/2025	1,419.23	11/14/2025
Total 10-53700-343 FUEL:					4,059.30	
10-53700-344 OIL						
2103	HARTLAND LUBRICANTS & CH	1013367-00	OIL	11/03/2025	1,804.24	11/07/2025
Total 10-53700-344 OIL:					1,804.24	
10-53800-224 CELL PHONES						
57	JPMORGAN CHASE BANK NA	10/27/2025	APPLE	11/04/2025	.99	11/07/2025
2136	VERIZON WIRELESS	3127440565	787000169-00001	11/17/2025	17.71	11/21/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 6

Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
2136	VERIZON WIRELESS	79250	100000186946 GPS	11/04/2025	47.85	11/07/2025
Total 10-53800-224 CELL PHONES:					66.55	
10-53800-300 MISCELLANEOUS EXPENSE						
451	SCHWAAB, INC.	4911391	SIGN	11/12/2025	29.00	11/14/2025
2241	ITU ABSORB TECH, INC	8625434	TOWELS/MATS	11/03/2025	159.10	11/07/2025
2241	ITU ABSORB TECH, INC	8632936	TOWELS/MATS	11/18/2025	209.79	11/21/2025
Total 10-53800-300 MISCELLANEOUS EXPENSE:					397.89	
10-53800-333 SAFETY PROGRAM						
776	GRAINGER, INC.	97515123213	MISC	11/21/2025	16.52	11/25/2025
Total 10-53800-333 SAFETY PROGRAM:					16.52	
10-53900-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	10/27/2025	INDEED	11/04/2025	270.52	11/07/2025
Total 10-53900-310 SUPPLIES/EXPENSES:					270.52	
10-53900-324 DRUG TESTING						
5247	CONCENTRA MEDICAL CENTE	18692000	DRUG TEST	11/11/2025	181.00	11/14/2025
Total 10-53900-324 DRUG TESTING:					181.00	
10-55400-430 LX CLUB MATERIALS						
890	FOX POINT BAYSIDE LX CLUB	11.12.2025	LX CLUB FEES	11/17/2025	375.00	11/21/2025
Total 10-55400-430 LX CLUB MATERIALS:					375.00	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	11/06/2025	0702787382-00011	11/11/2025	129.78	11/14/2025
Total 10-55440-220 GAS UTILITIES:					129.78	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	11/06/2025	0702787382-00010	11/11/2025	79.62	11/14/2025
Total 10-55440-221 ELECTRIC UTILITIES:					79.62	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	162450	FORESTRY REQUESTS	11/03/2025	5,050.00	11/07/2025
Total 10-56100-125 FORESTRY CONSULTANT:					5,050.00	
10-59000-500 CONTINGENCY FUND						
39	RUEKERT MIELKE, INC.	159541	AUG STORM DAMAGE	11/07/2025	7,500.00	11/14/2025
39	RUEKERT MIELKE, INC.	159992	AUGUST FLOOD	11/06/2025	6,352.25	11/07/2025
256	KAPUR & ASSOCIATES, INC.	136347	AUGUST FLOOD	11/06/2025	5,055.00	11/07/2025
625	MICHAEL BAKER INTERNATION	1267998	STORM INSPECTION	11/21/2025	2,430.00	11/25/2025
1015	BRIDGETOWER OPCO, LLC	745825672	2025AUGSTORM	11/19/2025	667.80	11/21/2025
1247	VISU-SEWER, INC.	39583	AUGUST STORM	11/17/2025	19,625.00	11/21/2025
Total 10-59000-500 CONTINGENCY FUND:					41,630.05	
21-53100-233 GIS MAINTENANCE						
39	RUEKERT MIELKE, INC.	159993	GIS DATA MAINT	11/06/2025	1,865.30	11/07/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 7
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 21-53100-233 GIS MAINTENANCE:					1,865.30	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	11/06/2025	0702787382-00004	11/11/2025	10.03	11/14/2025
Total 21-72000-220 GAS UTILITIES:					10.03	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	11/06/2025	0702787382-00004	11/11/2025	115.77	11/14/2025
536	WE-ENERGIES	11/06/2025	0702787382-00007	11/11/2025	19.03	11/14/2025
Total 21-72000-221 ELECTRIC UTILITIES:					134.80	
21-73000-226 MMSD CHARGES						
290	MMSD	1001273	AUG-OCT	11/07/2025	143,662.82	11/14/2025
Total 21-73000-226 MMSD CHARGES:					143,662.82	
21-73000-310 SUPPLIES/EXPENSES						
415	POSTMASTER	AUG/NOV 2025	AUG-NOV WATER BILLS	11/21/2025	505.79	11/24/2025
Total 21-73000-310 SUPPLIES/EXPENSES:					505.79	
21-73000-400 MATERIALS						
50	BADGER METER, INC.	80216460	HOSTING SERV UNIT	10/30/2025	222.94	11/07/2025
57	JPMORGAN CHASE BANK NA	10/27/2025	APPLE	11/04/2025	.49	11/07/2025
2136	VERIZON WIRELESS	79250	100000186946 GPS	11/04/2025	47.85	11/07/2025
Total 21-73000-400 MATERIALS:					271.28	
21-91000-888 SEWER SYSTEM IMPROVEMENTS						
256	KAPUR & ASSOCIATES, INC.	136346	SANITARY	11/06/2025	6,965.00	11/07/2025
1015	BRIDGETOWER OPCO, LLC	745825619	PUBLIC NOTICE	11/19/2025	693.00	11/21/2025
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					7,658.00	
22-53650-210 CONTRACT SERVICES						
1299	WASTE MANAGEMENT OF WI-M	7441809	RECYCLING	11/10/2025	2,848.23	11/14/2025
Total 22-53650-210 CONTRACT SERVICES:					2,848.23	
22-53800-310 SUPPLIES/EXPENSES						
2136	VERIZON WIRELESS	79250	100000186946 GPS	11/04/2025	47.85	11/07/2025
Total 22-53800-310 SUPPLIES/EXPENSES:					47.85	
24-21545 STREET & SIDEWALK DEPT						
2503	HOLBROOK, PETER L	1.061629	REFUND DEPOSIT	11/25/2025	5,000.00	11/25/2025
Total 24-21545 STREET & SIDEWALK DEPT:					5,000.00	
24-44470 PLUMBING PERMIT						
2494	BALLOWE, ELIZABETH	1.061995	REFUND PERMIT	11/10/2025	60.00	11/14/2025
Total 24-44470 PLUMBING PERMIT:					60.00	

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 8
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
24-52400-210 CONTRACT SERVICES						
2256	SAFEBUILT	2750444	INSPECTIONS	10/31/2025	300.60	11/14/2025
Total 24-52400-210 CONTRACT SERVICES:					300.60	
24-52400-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	16087	VLG ATTORNEY	11/20/2025	219.70	11/21/2025
Total 24-52400-218 VILLAGE ATTORNEY:					219.70	
25-53420-415 MAINTENANCE						
787	PROFESSIONAL GROUNDS MG	66837	DUMP MOWING	11/05/2025	200.00	11/07/2025
Total 25-53420-415 MAINTENANCE:					200.00	
25-53800-210 CONTRACT SERVICES						
2136	VERIZON WIRELESS	79250	100000186946 GPS	11/04/2025	47.85	11/07/2025
Total 25-53800-210 CONTRACT SERVICES:					47.85	
25-53800-232 VEHICLE MAINTENANCE						
57	JPMORGAN CHASE BANK NA	10/27/2025	ENGINEER	11/04/2025	50.00	11/07/2025
Total 25-53800-232 VEHICLE MAINTENANCE:					50.00	
25-55410-310 SUPPLIES/EXPENSES						
415	POSTMASTER	AUG/NOV 2025	AUG-NOV WATER BILLS	11/21/2025	505.79	11/24/2025
Total 25-55410-310 SUPPLIES/EXPENSES:					505.79	
25-91500-800 WPDES COMPLIANCE PROGRAM						
39	RUEKERT MIELKE, INC.	159994	INDIAN CREEK	11/06/2025	2,207.00	11/07/2025
776	GRAINGER, INC.	97515123213	TRASH BAGS	11/21/2025	39.78	11/25/2025
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					2,246.78	
25-91500-833 STORM SEWER SYSTEM IMPROVE.						
535	MUNICIPAL LAW & LITIGATION	16087	VLG ATTORNEY	11/20/2025	79.30	11/21/2025
Total 25-91500-833 STORM SEWER SYSTEM IMPROVE.:					79.30	
40-91100-816 SMALL EQUIPMENT PURCHASES						
2413	LEXIPOL	INVPRA11260018	LMRS	11/03/2025	1,483.14	11/07/2025
Total 40-91100-816 SMALL EQUIPMENT PURCHASES:					1,483.14	
40-91100-818 TELEPHONE SYSTEM						
57	JPMORGAN CHASE BANK NA	10/27/2025	MISC	11/04/2025	1,058.00	11/07/2025
Total 40-91100-818 TELEPHONE SYSTEM:					1,058.00	
40-91200-810 RADAR SPEED SIGNS						
57	JPMORGAN CHASE BANK NA	10/27/2025	MISC	11/04/2025	130.61	11/07/2025
Total 40-91200-810 RADAR SPEED SIGNS:					130.61	
40-91500-801 STREET RESURFACING						
256	KAPUR & ASSOCIATES, INC.	136345	YATES/BELL/THORNE	11/06/2025	805.00	11/07/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 9
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
256	KAPUR & ASSOCIATES, INC.	136350	BEACH	11/06/2025	10,709.56	11/07/2025
2016	BAXTER & WOODMAN INC.	0277946	POST CONSTRUCTION	11/06/2025	2,870.50	11/07/2025
Total 40-91500-801 STREET RESURFACING:					14,385.06	
40-91600-800 STORMWATER ROAD PROJECT						
256	KAPUR & ASSOCIATES, INC.	136345	YATES/BELL/THORNE	11/06/2025	805.00	11/07/2025
256	KAPUR & ASSOCIATES, INC.	136350	BEACH	11/06/2025	10,709.57	11/07/2025
Total 40-91600-800 STORMWATER ROAD PROJECT:					11,514.57	
40-91600-810 BEACH DRIVE PROJECT - MISC						
983	MSA PROFESSIONAL SVCS, IN	022294	SHORELINE REPAIRS	11/06/2025	3,867.25	11/07/2025
Total 40-91600-810 BEACH DRIVE PROJECT - MISC:					3,867.25	
40-91600-811 BEACH DRIVE JETTIES						
256	KAPUR & ASSOCIATES, INC.	136344	JETTIES IMPROV	11/06/2025	280.00	11/07/2025
Total 40-91600-811 BEACH DRIVE JETTIES:					280.00	
40-91600-824 TREE PLANTING						
585	LFGEORGE INC.	lc22338	RENTAL	11/03/2025	1,700.00	11/07/2025
1569	CUTNGO, LLC	7743	TREE CUTTING	11/06/2025	2,853.88	11/14/2025
Total 40-91600-824 TREE PLANTING:					4,553.88	
40-91600-830 SIGN REPLACEMENT						
101685	FASTENAL COMPANY	wlGOV7697	PARTS	11/13/2025	201.44	11/14/2025
Total 40-91600-830 SIGN REPLACEMENT:					201.44	
40-91600-833 TREE REPLACEMENT						
1569	CUTNGO, LLC	7743	TREE CUTTING	11/06/2025	3,096.12	11/14/2025
5933	WACHTEL TREE SCIENCE & SE	162449	EAB	11/03/2025	560.00	11/07/2025
Total 40-91600-833 TREE REPLACEMENT:					3,656.12	
40-91600-849 BEACH DRIVE-SHORELINE EROSION						
2251	MICHELS CORP	pay app 16	BEACH DR SHORELIN	11/24/2025	22,672.82	11/25/2025
Total 40-91600-849 BEACH DRIVE-SHORELINE EROSION:					22,672.82	
50-53100-233 GIS MAINTENANCE						
39	RUEKERT MIELKE, INC.	159993	GIS DATA MAINT	11/06/2025	510.00	11/07/2025
Total 50-53100-233 GIS MAINTENANCE:					510.00	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMMI	115	MONTHLY	11/01/2025	24,574.20	11/07/2025
Total 50-81000-601 SOURCE OF WATER SUPPLY:					24,574.20	
50-81000-640 OPERATIONS LABOR WATER MAINS						
2839	CITY WATER LLC	1279	MONTHLY MANAGEMENT FEE	11/05/2025	6,500.00	11/07/2025
Total 50-81000-640 OPERATIONS LABOR WATER MAINS:					6,500.00	

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 10
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
50-81000-651 MAINTENANCE OF MAINS						
474	CORE & MAIN LP	X972372	PARTS	10/22/2025	181.84	11/07/2025
502	VILLAGE HARDWARE - VH	253124/1	WATER DEPT	10/31/2025	17.99	11/07/2025
1273	WOLF PAVING CO. INC.	53596	5LTS	11/05/2025	472.68	11/07/2025
2241	ITU ABSORB TECH, INC	8625433	WATER DEPT	11/03/2025	8.37	11/07/2025
2241	ITU ABSORB TECH, INC	8632935	WATER	11/18/2025	48.60	11/21/2025
Total 50-81000-651 MAINTENANCE OF MAINS:					<u>729.48</u>	
50-81000-800 CAPITAL OUTLAY						
256	KAPUR & ASSOCIATES, INC.	136345	YATES/BELL/THORNE	11/06/2025	805.00	11/07/2025
256	KAPUR & ASSOCIATES, INC.	136350	BEACH	11/06/2025	10,709.57	11/07/2025
535	MUNICIPAL LAW & LITIGATION	16087	VLG ATTORNEY	11/20/2025	60.00	11/21/2025
5986	WSO GRADING & EXCAVATING	4351	MAN HOLE REPAIRS	11/07/2025	10,000.00	11/14/2025
Total 50-81000-800 CAPITAL OUTLAY:					<u>21,574.57</u>	
50-81000-903 SUPPLIES AND EXPENSE						
50	BADGER METER, INC.	80216460	HOSTING SERV UNIT	10/30/2025	222.95	11/07/2025
Total 50-81000-903 SUPPLIES AND EXPENSE:					<u>222.95</u>	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
57	JPMORGAN CHASE BANK NA	10/27/2025	APPLE	11/04/2025	.50	11/07/2025
415	POSTMASTER	AUG/NOV 2025	AUG-NOV WATER BILLS	11/21/2025	505.80	11/24/2025
2136	VERIZON WIRELESS	3127440565	787000169-00001	11/17/2025	17.71	11/21/2025
2136	VERIZON WIRELESS	79250	100000186946 GPS	11/04/2025	47.85	11/07/2025
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					<u>571.86</u>	
50-81000-930 MISC GENERAL EXPENSE						
57	JPMORGAN CHASE BANK NA	10/27/2025	WATER DEPT	11/04/2025	450.00	11/07/2025
Total 50-81000-930 MISC GENERAL EXPENSE:					<u>450.00</u>	
Grand Totals:					<u><u>418,291.05</u></u>	

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report
Report dates: 11/1/2025-11/30/2025

Page: 11
Dec 01, 2025 09:30AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
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Date Approved: _____

Village Manager: _____

Village Board: _____



To: Village Board
From: Teri Repins, Village Deputy Clerk 
Through: Mitch Reynolds, Interim Village Manager
Date: December 1, 2025
Re: Appointment of Election Inspectors

Election Inspectors staff the polling place on Election Day. The duties of the Election Inspectors include preserving order, registering and recording electors, issuing ballots, monitoring voting equipment, counting votes, properly completing the required forms and reconciling results, as required and by Municipal Board of Canvassers when necessary. Election Inspector terms run from January 1 of an even-numbered year through December 31 of the subsequent odd-numbered year; this is a two-year commitment for election inspectors. The terms for currently appointed Election Inspectors will be expiring on December 31, 2025. The new two-year term begins January 1, 2026 and runs through December 31, 2027.

The two top political parties are required to submit a certified nominee listing, confirming each nominee's interest in the position. Both the Republican and Democratic parties submitted lists prior to November 30, 2025. Party nominees are noted on the following Village of Fox Point election inspector list for the 2026-27 two-year election term.

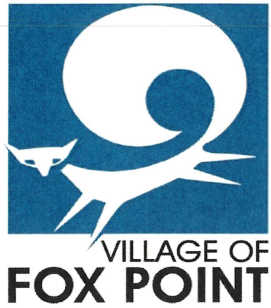
It is my recommendation that the Village Board appoint the comprehensive list of committed individuals to serve Village of Fox Point as election inspectors for the two-year term of January 1, 2026 through December 31, 2027. This will ensure the village has a favorable number of election inspectors leading into the dynamic 2026-27 elections.

Village of Fox Point Poll Workers 2026-2027 2-Year Term

LAST NAME	FIRST NAME
CHIEFS FOR REAPPOINTMENT	
Carlton	Jesse
Gold	Jo Ann
Grady	Mark
Grady	Sandra
Mills	Mary Beth
PARTY NOMINEES FOR APPOINTMENT	
Jacobs	Keona
Lein	Kaare
Lebed	Ruth
Eagleton	Colleen
Reed	Cindy
POLL WORKERS FOR APPOINTMENT	
Avner	Samantha
Baker	Winston
Barshaw	Gale
Benner	Gwen
Berlin	Linda
Booth	Larry
Brenegan	Debra
Coleman	Gayle
Craig	Jay
Cronin	Mary
Crueger-Monterroso	Maria
Czaplewski Jr.	Gary
Dickson	Margaret "Peggy"
Diliberti (Bar)	Jessica (Jessie)
Ebel	Laurie L.
Emory	Mary
Filsinger	Nancy
Fisher	Nicholas
Gordon	Donald
Haraway	Jennifer
Holifeild	Linda
Hurth	Dan
Hussin	Gerald
Irrinki	Sri Ram Tej (Tej)
Johnson	Betty
Joyce	Joan
Karasch	Daniel T.

Village of Fox Point Poll Workers 2026-2027 2-Year Term

Katzban	Patti
Knox	Amy
Kominiarek	Katharyn
Kurutz	Julie
Langerman	Sarah
Lebed	Ruth
Letart	Marianne
Levy	Dessie
Lodh	Nilanjan
Lombardo	Patricia
Macek	Jill Schanon
Mackiewicz	Gail
Manetti	Mary
McGauran*	Terry
Melchert	Timothy
Morrison	Helen
Murphy	Sara
Pasko	Judy
Petersen	Carol
Petersen	Bartlett
Rasansky	Cindy
Rossi	Barbara
Schott	Sarah
Sherman	Francis
Stauder	Tim
Stephens	Linda
Sumner	Liz
Sunderlin	Jeff
Sunderlin	Karen
Tirado	Marty
Toffler	Mike
Vielmetti	Paula
Wolkenstein	Judith
Rivet	Paula



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 Plan Commission and Village Board
From: Scott Brandmeier, Director of Public Works 
Through: Mitch Reynolds, Interim Village Manager 
Date: December 3, 2025
Re: Forestry Services

The Village has retained Wachtel Tree Science to serve as its Village Forester and they have submitted a proposal to provide all necessary forestry services for 2026 including responding to resident requests, coordinating tree planting activities, and participation in the civic and volunteer groups, among others for an amount not to exceed \$55,000. The cost of the proposal is consistent with prior proposals received from Wachtel and reflects a slightly increased hourly rate (from \$140.00/hour to \$150.00/hour) while the proposed number of hours remains relatively consistent (approximately 30 hours/month (366.6 hours)).

Village staff has been very pleased with Wachtel Tree Science's performance in providing Village Forester services for Village. Given the firm's performance and the fact that Wachtel Tree Science was the only firm that expressed an interest in serving as the Village Forester when proposals from qualified applicants were sought in 2008, it is staff's recommendation that the Village Board accept the proposal from Wachtel Tree Science for Village Forester services in 2026 in an amount not to exceed \$55,000 and that the Village President and Village Clerk be authorized to sign the contract on behalf of the Village. Funding is proposed to be allocated from the General Fund.



Mr. Scott Brandmeier
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Mr. Brandmeier:

Thank you for giving us the opportunity to work with you these past 16+ years. I have enjoyed building the rapport with you, Mike and all the staff at the Village of Fox Point. Through this time, I have also been able to gain a better understanding of the needs of the residents and the challenges facing the urban forest of Fox Point.

Below is our proposal to continue the services we have been providing. At the end of the proposal is an hourly rate for our services and an estimate of total hours for the coming calendar year.

All of us here at Wachtel Tree Science look forward to a continued relationship with you and the Village of Fox Point.

[] 1. Consulting

Provide the following services for the Village of Fox Point for the 2026 calendar year:

1. Respond to and resolve citizen requests on a weekly basis in accordance with Village Codes to include:

- Site visit including resolution
- Phone call/letter/email to resident with resolution
- Create work orders for field crews as needed
- Follow up to those issues requiring follow up (especially bluff permits)

2. Perform village-wide "scout" surveys as necessary to check for the presence of Dutch Elm disease (DED), Gypsy Moth (GM) and Emerald Ash Borer (EAB)

3. Coordinate contracts/operations to ensure that village services regarding Forestry are not disrupted, including:

- Tree Planting/Pruning/Removal/Stump Removal operations with DPW

4. Design and implement a tree planting program to include:

- Identify locations for replacement trees where feasible for removed trees
- Provide homeowner input in selection and diversity
- Review Village property for tree planting opportunities

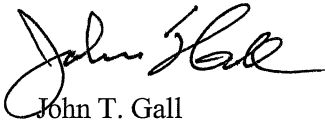
- Work within a defined budget
- 5. Review and coordinate with the Public Works superintendent to keep up to date, as feasible, the Village ward pruning cycle
- 6. Develop a yearly Forestry budget for Village approval
- 7. Lead and participate in the following groups as requested:
 - Tree Commission
 - Indian Creek Stewardship group
 - Fox Point Foundation
- 8. Prepare annual Tree City USA and Bird City Wisconsin applications
- 9. Conduct an Arbor Day celebration with assistance from the Fox Point Federated Garden Club and participate in the annual International Migratory Bird Day celebration held in May
- 10. Assist the Village in any forestry-related grant writing and grant administration

The above work is proposed at an hourly rate of \$150.00 with estimated hours of 366.6 for a yearly total of \$55,000.00

The above-proposed services are not subject to any local, county and state sales taxes.

To accept this proposal once approved by the Village Board, sign and return one copy to Wachtel Tree Science.

Sincerely,



John T. Gall
Special Projects Coordinator
Certified Arborist, WI-0249AM
Certified Municipal Specialist

Village of Fox Point

Date: _____

AGREEMENT BETWEEN THE VILLAGE OF FOX POINT
AND WACHTEL TREE SCIENCE & SERVICE
FOR VILLAGE FORESTRY SERVICES

This contract entered on the last date of execution shown below, between the Village of Fox Point (the "Village") a municipal corporation duly existing in the State of Wisconsin, and Wachtel Tree Science and Service, Inc. ("Wachtel"), a Wisconsin corporation.

In consideration of the mutual promises and covenants described herein, and for other good and valuable consideration, which is duly acknowledged, Village and Wachtel agree that Wachtel shall provide the following services to the Village of Fox Point for the **2026 calendar year**, subject to the following terms and conditions:

1. Respond to and resolve client requests on a weekly basis in accordance with Village codes to include:
 - Site visit including resolution
 - Phone call, letter or electronic mail message to resident with resolution
 - Create a work order for field crews
 - Follow up on resident requests (especially bluff permits)
2. Perform Village-wide "scout" surveys to check for the presence of Dutch Elm disease, Gypsy Moth and Emerald Ash Borer.
3. Coordinate contracts and operations to ensure that Village services in regard to Forestry are not disrupted. Contracts will include tree planting, pruning, removal, and stump removal operations.
4. Design and implement a tree planting program to include:
 - Identify locations for replacement trees where feasible
 - Provide homeowner input in selection and diversity
 - Review Village property for tree planting opportunities
 - Work within a defined budget
5. Review and keep up to date the Village pruning cycle.
6. Develop a yearly Forestry budget for Village approval.
7. Lead and participate in the following groups:
 - Tree Commission
 - Indian Creek Stewardship group
 - Fox Point Foundation

8. Prepare annual Tree City USA and Bird City Wisconsin applications.
9. Conduct an Arbor Day celebration with assistance from the Fox Point Federated Garden Club and participate in the annual International Migratory Bird Day celebration held in May.
10. Assist the Village in any forestry-related grant writing and grant administration.
11. Term. The term of this agreement shall be for the calendar year 2025. Either party can terminate this agreement at any time upon thirty (30) days written notice.
12. Payment Terms. The above work shall be at an hourly rate of \$150.00 with estimated hours of 366 for a yearly total of \$55,000. The parties recognize and agree that charges to the Village shall not exceed \$55,000 for the term of this agreement. Wachtel shall provide written notice to the Village Director of Public Works when the number of hours reaches 320, and if it appears that the work contemplated by this agreement cannot be completed within the 366-hour estimate.
13. Nature of Relationship. It is the mutual intent of the parties that this agreement shall create an independent contractor's agreement as such is defined under all applicable laws of the State of Wisconsin and shall specifically not be construed as an employer/employee relationship. Wachtel shall retain full right and authority to control the methodology in the implementation of their contractual obligations and shall exercise independent discretion in all matters of their professional expertise. Wachtel shall report to the Village Director of Public Works, or his/her designee, periodically as reasonably necessary to apprise the Village of the progress of the projects, and as to any matters of concern.
14. Public Records Responsibilities. Village and Wachtel recognize that applying applicable Wisconsin public records laws to particular records requests can be difficult, in light of copyright and other confidentiality protections. To ensure that applicable laws are followed, both with regard to private rights, and with regard to public records laws, Village and Wachtel agree as follows. When Village receives public records requests for matters that Village believes might be proprietary or confidential information, Village will notify Wachtel of the request. Within three (3) days of such notification (subject to extension of time upon mutual written agreement), Wachtel shall either provide Village with the record that is requested, for release to the requestor; or Wachtel shall advise Village that Wachtel objects to the release of the requested information, and the basis for the objection. If for any reason Village concludes that Village is obligated to provide a record to a requestor that is in Wachtel's possession, Wachtel shall provide such records to Village immediately upon Village's request. Wachtel shall not charge for work performed under this paragraph, except for the "actual, necessary and direct" charge of responding to the records request, as that is defined and interpreted in Wisconsin law.

In addition to, and not to the exclusion or prejudice of, any provisions of this agreement or documents incorporated herein by reference, Wachtel shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any and all legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed upon the Village, its officers, agents, employees and independent contractors growing out of (i) Village's denial of a records request, based upon objections made by Wachtel, or (ii) Wachtel's failure to provide records to Village upon Village's request; or (iii) Village's charges made to a records requestor, based upon reimbursement of costs Wachtel charged to Village in responding to a records request; or (iv) Village's lack of timely response to a records request, following Wachtel's failure to timely respond to Village as required herein; or (v) Village's provision of records to a requestor that were provided to Village by Wachtel in response to a records request. Wachtel's claims of proprietary rights, or any other copyright or confidentiality claims, shall be waived such that Village may provide all requested documents, programs, data, and other records to the requestor, upon failure by Wachtel to defend, indemnify or hold harmless the Village as required herein, and/or upon judgment of a court having jurisdiction in the matter requiring release of such records.

Dated this ____ day of _____, 20__.

VILLAGE OF FOX POINT

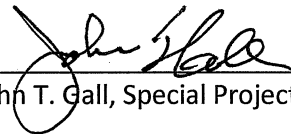
Christine Symchych, Village President

ATTEST:

Sara Bruckman, Village Clerk

Dated this ____ day of _____, 20__.

Wachtel Tree Science & Service, Inc.

By:  _____
John T. Gall, Special Projects Coordinator

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

ORDINANCE NO. _____

AN ORDINANCE TO CREATE AND AMEND VARIOUS FEES IN
CHAPTER 63 OF THE VILLAGE OF FOX POINT VILLAGE CODE

WHEREAS, the Village of Fox Point administers various fees that are set forth in Chapter 63 of the Village of Fox Point Village Code; and

WHEREAS, the Director of Public Works recommended that the Village Board adopt a fee for mailbox post installation; and

WHEREAS, several of the fees listed in Chapter 63, including the public works fees, recycling fee, special pickup fee, culvert permit fee, erosion control permit fee, solid fill permit fee, and grading and drainage plan review fee, have not been updated for many years; and

WHEREAS, the Village of Fox Point Village Board, as part of the annual budget and capital planning process, evaluated several fees within Chapter 63 and determined that updates were necessary to reflect the current costs of administration and service provision; and

WHEREAS, the Village of Fox Point Village Board finds that amending the applicable subsections of Chapter 63 will ensure that these fees more accurately reflect the resources required to provide the corresponding services and will be a benefit to the health, general welfare, and safety of the Village of Fox Point.

NOW, THEREFORE, the Village Board of the Village of Fox Point, Milwaukee County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-5 entitled, "Public works fees," Subsection A entitled, "Applicable fees" is hereby repealed and recreated as follows:

The fees to be charged pursuant to Chapter 292, Streets, Sidewalks and Rights-of-Way, of the Village of Fox Point Municipal Code shall be as follows, with the term "excavation" meaning any location where pipe is placed, whether by open cut or directional drill or other method:

- (1) Gas permit, main (per § 292-3B): ~~\$125~~ \$200 per excavation for up to 100 linear feet; ~~\$0.30~~ \$0.50 per excavation linear foot for each linear foot beyond the first 100 feet; ~~\$75~~ \$100 per excavation for inspection.
- (2) Gas permit, household connection (per § 292-3C): ~~\$125~~ \$200 per excavation; ~~\$75~~ \$100 per excavation for inspection.

SECTION 2: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-5 entitled, "Public works fees," Subsection B entitled, "Permit fees" is hereby repealed and recreated as follows:

There shall be a fee imposed and collected for the review of the proposed installation of

any line, service or equipment in the Village right-of-way for the transmission of electrical service, telephone service or cable service, and for inspection, as follows:

- (1) For overhead electrical, cable or telephone service: ~~-\$125~~ \$250 per plan review (with each plan set being a maximum of 10 drawing sheets); \$100 per pole set.
- (2) For underground electrical, cable or television service excavation, with the term "excavation" meaning any location where pipe is placed, whether by open cut or directional drill or other method: ~~-\$125~~ \$200 per excavation for up to 100 linear feet; ~~\$0.30~~ \$0.50 per excavation linear foot for each linear foot beyond the first 100 feet; ~~-\$75~~ \$100 per excavation for inspection.

SECTION 3: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection Q entitled, "Recycling fee" is hereby repealed and recreated as follows:

There shall be a fee imposed and collected for ~~the collection of residential recyclingables, yard waste, and leaf collection services~~ in the amount of ~~\$78~~ \$210 per year.

SECTION 4: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection R entitled, "Special pickup fee" is hereby repealed and recreated as follows:

There shall be a fee imposed and collected for the collection of items too large or voluminous to be collected as part of the weekly rubbish or yard waste collection in the amount of ~~\$75~~ \$150, except as follows. If the collection of such items takes longer than 15 minutes and includes unusually large items or requires extra equipment, the fee imposed will be the actual cost of hiring a contractor to collect and dispose of the waste, including a reasonable charge for Village administrative costs, and/or of the employee(s) and equipment time to pick up the material and the cost to dispose the material at the landfill/recycling center. Items that are too large or voluminous to be collected as part of the weekly rubbish or yard waste collection include the following:

- (1) Rubbish that totals more than one cubic yard of material.
- (2) Rubbish that includes items that are too large for one person to pick up.
- (3) Yard waste in an amount that the Village Director of Public Works/Village Engineer or his/her designee estimates will take more than one hour to take away from the property.
- (4) Yard waste that includes materials that are larger than six inches in diameter.
- (5) Waste from the removal of diseased trees and shrubs.

SECTION 5: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection S entitled, "Culvert permit fee" is hereby repealed and recreated as follows:

The fee required by § 285-17 of this Code for a permit to cross a watercourse shall be ~~-\$75~~ \$150.

SECTION 6: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection T entitled, "Erosion control fees" is hereby repealed and recreated as follows:

The fee required by § 285-43 of this Code for an erosion control permit shall be:

- (1) Residential: ~~\$150~~ \$500 for initial application review plus ~~\$250~~ \$300 for inspection; total fee due with permit application: ~~\$400~~ \$800. In the event an additional review is required, subsequent to the initial application review, an additional fee of ~~\$150~~ 75 shall be paid with each additional submittal.
- (2) Nonresidential: ~~\$250~~ \$1,000 plus \$150 per acre for initial application review plus ~~\$250~~ \$500 for inspection; total fee due with permit application: ~~\$500~~ \$1,500 plus ~~\$250~~ 150 per acre. In the event an additional review is required, subsequent to the initial application review, an additional fee of ~~\$250~~ 150 shall be paid with each additional submittal.

SECTION 7: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection U entitled, "Solid fill permit fee" is hereby repealed and recreated as follows:

The fee required by § 272-3 of this Code for a filling permit shall be: every calendar year, a nonrefundable initial fee of ~~\$400~~ \$1,000 shall accompany the application for filling permit. A non-refundable fee of \$40 per truck or vehicle hauling fill materials to the fill area shall be paid. Applicant shall also pay all out-of-pocket expenses incurred by the Village for its review and issuance of the filling permit or renewal permit. In the event an additional review is required, subsequent to the initial application review, an additional fee of \$250 shall be paid with each additional submittal. Renewal permits shall cost \$20 per renewal.

SECTION 8: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection BB entitled, "Grading/drainage/stormwater management plan review" is hereby repealed and recreated as follows:

There shall be a fee imposed and collected for submission of grading and/or drainage and/or stormwater management plans pursuant to § 756-7E or 285-30 or other sections of this Code for which a grading or drainage or stormwater management plan is required, which shall be in the amount of ~~\$400~~ \$800. Applications shall not be deemed complete until the fee is paid.

SECTION 9: Chapter 63 of the Village of Fox Point Village Code entitled, "Fees," Section 63-6 entitled, "Miscellaneous fees," Subsection NN entitled, "Mailbox post installation fee" is hereby created as follows:

(NN) Mailbox post installation fee. There shall be a mailbox post installation fee imposed and collected in the amount of \$200.

SECTION 10: CONTINUATION OF EXISTING PROVISIONS.

The provisions of this ordinance, to the extent that they are substantively the same as those of

the ordinances in force immediately prior to the enactment of this ordinance, are intended as a continuation of such ordinances and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior ordinances. In addition, the adoption of this ordinance shall not affect any action, prosecution or proceeding brought for the enforcement of any right or liability established, accrued or incurred under any legislative provision prior to the effective date of this ordinance for the time that such provision was in effect, and the repeal of any such provisions is stayed pending the final resolution of such actions, including appeals.

SECTION 11: SEVERABILITY

Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 12: EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this ____ day of _____, 2025.

Village of Fox Point

Christine Symchych, Village President

ATTEST:

Sara Bruckman, Village Clerk/Treasurer



MEMORANDUM

POLICE DEPARTMENT
VILLAGE OF FOX POINT

TO: FOX POINT BOARD OF TRUSTEES

FROM: CHIEF CHRISTOPHER FREEDY

DATE: DECEMBER 2, 2025

REGARDING: POLLING LOCATION CHANGES

As the emergency manager and police chief, I have worked with the Municipal Clerk to identify emergency response procedures related to election procedures and the polling locations. These procedures are reviewed each year before the elections to ensure the election process will proceed with minimal interruptions in the event of an emergency.

With the addition of polling “central count” at the Village Hall in recent years, Clerk / Treasurer Bruckman and I identified an issue with our emergency response plan given all municipal locations were now dedicated to poll activities on election day. As we explored options and developed contingency plans, the most logical solution was the combination of the two polling places, Longacre and the Police Department, into one location at Longacre Pavilion.

The polling location combination became the logical choice after evaluating the polling data from the recent elections and discussing the operational issues;

- During the most recent presidential election (a high turnout / politically contentious event) data showed upwards of 70% of residents participated in early absentee voting.
- Multiple polling locations require twice the election / polling staff; a financial burden as well as a staffing / personnel challenge.
- Recruitment of polling staff continues to be a challenge for all municipalities as volunteers retire / resign.
- Utilizing all municipal facilities removes local options for emergency planning and response
- Parking and access at the Police Department is less than ideal

Recommendation

After meeting with the Clerk / Treasurer, we identified the Longacre Pavilion as the primary polling location for Fox Point would allow for more efficient staffing with the current staff, provide access to all residents, and provide a contingency plan for the police department to serve as either a polling location or central count in the event of an emergency involving elections. We recommend that the Village Board consider this change and adopt Longacre Pavilion (7343 N. Longacre Rd, Fox Point) as the primary (and only) polling location for the Village of Fox Point.

STATE OF WISCONSIN VILLAGE OF FOX POINT MILWAUKEE COUNTY

RESOLUTION NO. 2025-__

**RESOLUTION IDENTIFYING SINGLE POLLING PLACE FOR THE
VILLAGE OF FOX POINT**

WHEREAS, the Village of Fox Point currently has polling sites at the Fox Point Police Department building at 7300 North Santa Monica Boulevard (Wards 1-4) and at the Longacre Pavilion at 7343 North Longacre Road (Wards 5-8); and

WHEREAS, because of ongoing increases in absentee voting, the numbers of voters who cast votes on election day for all elections has demonstrably declined to the point where one polling location provides ample capacity for members of the community to easily exercise their right to vote; and

WHEREAS, the utilization of the Police Department as a polling location could be impacted by unforeseen and emergency events; and

WHEREAS, the Village seeks to serve community members in the most effective way possible while maintaining exceptionally high level of services; and

WHEREAS, adoption of certain advances and improvements in polling such as Badger Books create a more efficient process for all voters; and

WHEREAS, upon due notice the Village Board held a public hearing on _____ at which the public had an opportunity to present testimony on the proposed discontinuation of the polling place previously located at the Village Police Station, as required by Wisconsin Statutes Section 5.25(3)(c), Wisconsin Statutes, and the Village Board has carefully considered all testimony received, along with the best interests of the health, safety and welfare of the Village of Fox Point and its residents and the general goals of conducting free and fair elections in the Village, and being duly advised, has determined to proceed as described herein.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Village Board of VILLAGE OF FOX POINT, Wisconsin AS FOLLOWS:

SECTION 1: Effective on January 1, 2026, the polling place for all Wards in the Village of Fox Point shall be located at the Longacre Pavilion at 7343 North Longacre Road.

SECTION 2: The Village Clerk is authorized to give adequate publicity of such changes prior to the next election.

SECTION 3: Effective date. This resolution shall take effect immediately upon passage and posting or publication as provided by law.

ADOPTED THIS _____ day of _____, 202__.

VILLAGE OF FOX POINT

Christine Symchych,
Village President

ATTEST

Sara 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 Board
From: Kevin Ausman, Assistant Village Manager
CC: Mitch Reynolds, Interim Village Manager
Date: December 9, 2025
Re: Acquisitions LLC - CUP

Overview

Barbara Gallagher has applied for conditional use approval under Section 745-18D(1)(i) would allow a retail consignment shop, Acquisitions LLC, to operate at 8643 N Port Washington Road in the D Business District. The tenant space is located in the Riverpoint Shopping Center.

Background

Acquisitions LLC is an existing retail store located at 8003 N Port Washington Road. The applicant intends to relocate the business to the Riverpoint Shopping Center.

Request

Section 745-18D(1)(i) of the Fox Point Municipal Code identifies retail and service stores as Conditional Use. The applicant has indicated no exterior modifications to the site. Hours of operation are planned for Tuesday through Friday, 10 AM – 4 PM, and Saturdays from 10 AM – 2 PM. The applicant has indicated no intention to offer outdoor display of merchandise.

Staff have determined sufficient parking within the Riverpoint Shopping Center to accommodate the single employee and any patrons to the establishment.

Recommendation

Staff recommends that the Village Board approve the conditional use order.

Conditional Use Order

WHEREAS, an application has been filed by **Acquisitions LLC** (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 **8643 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.** **Acquisitions LLC will operate a retail consignment establishment. The hours of operation shall be limited to Tuesday through Friday, 10 AM – 4 PM, and Saturdays from 10 AM – 2 PM.**
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: Village Board
From: Kevin Ausman, Assistant Village Manager
CC: Mitch Reynolds, Interim Village Manager
Date: December 9, 2025
Re: WCL Construction - CUP

Overview

WCL Construction has applied for conditional use approval to establish a contractor trade office and indoor storage sub-tenant space at 8035 N Port Washington Road (currently occupied by Billy Goat Roofing). The application under Section 745-18 would allow for contractor administrative offices, and construction material storage, within the D Business District.

Background

Billy Goat Roofing received CUP approval on the subject site in October of 2025. During Plan Commission investigation, Billy Goat stated an intent to sub-lease a portion of the space. Any new use would require CUP approval, as well as to satisfy the requirements of the approved Conditional Use Order. 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:

- Hours of operation Monday – Friday, from 8:30 AM – 5 PM
- Storage and Warehouse Use: construction materials including lumber, sheetrock, and other materials
- Office Space: 300 sqft of office space is proposed. No retail activity is included in application materials.

Under Section 745-18(C)(4), offices of licensed trade professionals are a permitted use by right in the D Business District.

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

- §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 not indicated outdoor storage or equipment.

Recommendation

Staff recommends that the Village Board approve the conditional use order.

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 work vehicles. 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, subject to approval by the DPW Director. Fleet parking may not interfere with required customer/employee parking. Any overflow or future demand must be met on the site.
4. Hours of operation limited to Monday – Friday, from 8:30 AM – 5 PM, including any outdoor vehicle activity. No idling of vehicles overnight.
5. Refuse containers must be fully screened in compliance with §745-18(F)(6).
6. Any additional tenant must be separately reviewed for compliance with §745-18.
7. 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

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: Mitch Reynolds, Interim Village Manager
Date: December 1, 2025
Re: WCL Construction - CUP

Overview

WCL Construction has applied for conditional use approval to establish a trade office and indoor storage sub-tenant space at 8035 N Port Washington Road (currently occupied by Billy Goat Roofing). The application under Section 745-18 would allow for contractor administrative offices, and construction material storage, within the D Business District.

Background

Billy Goat Roofing received CUP approval on the subject site in October of 2025. During Plan Commission investigation, Billy Goat stated an intent to sub-lease a portion of the space. Any new use would require CUP approval, as well as to satisfy the requirements of the approved Conditional Use Order. 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:

- Hours of operation Monday – Friday, from 8:30 AM – 5 PM
- Storage and Warehouse Use: construction materials including lumber, sheetrock, and other materials
- Office Space: 300 sqft of office space is proposed. No retail activity is included in application materials.

Under Section 745-18(C)(4), offices of licensed trade professionals are a permitted use by right in the D Business District. **WCL Construction must provide a professional Wisconsin trade license in order to allow the office component compliant as a permitted use.**

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

- §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 not indicated outdoor storage or equipment.

Plan Commission Review

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

Confirmation of Storage

- Applicant has stated that all material storage will be indoors.
 - Material delivery details include shipments from Amazon, Menards, and Home Depot.

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. However, application materials detail 300 sq ft of rented office space and a total of 3 employees.

Previous applications for this site have detailed 15-20 parking stalls. Of which, Billy Goat planned for 12 stalls and received a parking reduction. Given that there appears to be plenty of parking for employees of Billy Goat and WCL Construction, as well as possible visitors, Staff recommends that the Plan Commission accept the proposed 3 stalls for this tenant, **conditioning the approval on submittal of a formal parking plan, subject to review by the DPW Director prior to issuance of the CUP.**

Neighborhood Compatibility

- Confirm hours of operation to ensure residential compatibility.
 - Stated hours of operation in the application are Monday – Friday, from 8:30 AM – 5 PM.
- Ensure garbage and recycling containers are screened per code.
- Determine whether work vehicles contain backup alarms

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. An issued State of Wisconsin professional trade license must be submitted to the Village under Section 745-18(C)(4)
2. All tools, materials, and equipment must be stored indoors. No outdoor storage of materials, equipment, or trailers is permitted.
3. Vehicle parking limited to work vehicles. No semi-truck or trailer storage is allowed on site.
4. Applicant must submit and maintain a parking plan identifying stalls for employees, clients, and company vehicles, subject to approved by the DPW Director. Fleet parking may not interfere with required customer/employee parking. Any overflow or future demand must be met on the site.
5. Hours of operation limited to Monday – Friday, from 8:30 AM – 5 PM, 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).

Conditional Use Order

WHEREAS, an application has been filed by **WCL Construction** (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.** **WCL Construction will operate a licensed contractor administrative office, along with equipment and material storage. Conditions of approval are as follows:**
 1. An issued State of Wisconsin professional trade license must be submitted to the Village under Section 745-18(C)(4)
 2. All tools, materials, and equipment must be stored indoors. No outdoor storage of materials, equipment, or trailers is permitted.
 3. Vehicle parking limited to work vehicles. No semi-truck or trailer storage is allowed on site.
 4. Applicant must submit and maintain a parking plan identifying stalls for employees, clients, and company vehicles, subject to approval by the DPW Director. Fleet parking may not interfere with required customer/employee parking. Any overflow or future demand must be met on the site.
 5. Hours of operation limited to Monday – Friday, from 8:30 AM – 5 PM, 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).
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 _____, 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: Village Board
From: Kevin Ausman, Assistant Village Manager
CC: Mitch Reynolds, Interim Village Manager
Date: December 9, 2025
Re: Destin's Childcare and Learning Academy LLC - Daycare

Overview

Shawntel Walton is proposing a daycare center, Destin's Childcare and Learning Academy LLC, in the lower level of Congregation Sinai, 8223 N Port Washington Rd.

Background

Congregation Sinai is a house of worship, built in the 1950s, located at 8223 N Port Washington Rd.

In the 1970s, the Children's Activity and Achievement Center, and in the 1990-2000s, the North Shore Children's center, were located on the site providing childcare services, in addition to the primary use as a house of worship.

Request

The applicant's submitted materials propose a daycare center, operating Monday – Friday, from 8 AM – 5 PM, servicing 40 children. However, during the Plan Commission meeting on December 1, the applicant noted hours of operation of 6AM – 6PM and will not be in operation during Jewish High Holidays.

10 employees are proposed for the daycare. No external modifications to the site are proposed.

Institutional uses are governed by Section 745-20 of the Fox Point Municipal Code. A daycare is not explicitly listed as a permitted institutional use. However, the code provides flexibility through Section 745-20(A)(2)(e) for accessory and community-service provisions. Houses of worship commonly operate early-childhood programs, preschools, and daycares across the country; further evidence exists childcare uses which have operated on the site. A childcare center located in the lower level of the synagogue could reasonably be considered accessory given the historical precedent, that the use is located within the same building, that the mission of a house of worship is to service the needs of the community, and that the service could be provided to both congregation families and members of the public.

Findings

The Plan Commission found that the standards have been met and that the proposed use is:

- Appropriate in the location proposed;
- Compatible with the neighborhood;
- Not detrimental to the property values of surrounding property; and
- In keeping with the residential character and quality of the Village.

Recommendation

Staff recommends that the Village Board approve the F Institutional District Use subject to the following conditions:

- Establish hours of operation
- Supply a parking plan which satisfies the Municipal Code
- Obtaining other required licenses, permits, and approvals. This includes but is not limited to building permits, permits completed to the satisfaction of the Director of Public Works, and/or Milwaukee County and State of Wisconsin approvals.



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA BLVD.

FOX POINT WI 53217-3505

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Date: December 9, 2025
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Background

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In the 1970s, the Children's Activity and Achievement Center, and in the 1990-2000s, the North Shore Children's center, were located on the site providing childcare services, in addition to the primary use as a house of worship.

Request

The applicant is proposing a daycare center, operating Monday – Friday, from 8 AM – 5 PM, servicing 40 children. 10 employees are proposed for the daycare. No external modifications to the site are proposed.

Institutional uses are governed by Section 745-20 of the Fox Point Municipal Code. A daycare is not explicitly listed as a permitted institutional use. However, the code provides flexibility through Section 745-20(A)(2)(e) for accessory and community-service provisions. Houses of worship commonly operate early-childhood programs, preschools, and daycares across the country; further evidence exists childcare uses which have operated on the site. A childcare center located in the lower level of the synagogue could reasonably be considered accessory given the historical precedent, that the use is located within the same building, that the mission of a house of worship is to service the needs of the community, and that the service could be provided to both congregation families and members of the public.

The applicant has not submitted a parking plan. Per application materials, 10 parking stalls will be assigned to the daycare employees by the property owner. Per section 745-20(D)(2)(b), the user must supply the following:

- One parking space for employees, including teachers (part- and full-time), administrators (part- and full-time), and support staff (part- and full-time)
- One and one-half parking spaces shall be provided per classroom to allow for visitor parking
- One space shall be provided for every five students 16 years and older

The applicant has not detailed the ages of children to attend the daycare; however, it is unlikely that children aged 16 or older will attend. Given that assumption, the daycare must provide adequate parking stalls for employees, as well as visitor parking. Application materials detail 10 employees, which each require one parking stall each, and 5 classrooms, which equates to 7.5 parking stalls. Given the transient nature of daycare attendees, long-term parking should not be necessary for operations besides employees and visitors; by code 18 stalls. Since no new parking areas are proposed, any stalls allocated by the synagogue would come from the total number of stalls already on site.

The application materials do not detail information on any outdoor activities for children attending the daycare.

Process

§745-20 of the Fox Point Municipal Code regulates use of institutional districts. The Plan Commission will study the presentation from the applicant and make a recommendation to the Village Board, who will hold a public hearing and determination.

The Plan Commission shall study such application and make its report to the Village Board advising the Village Board whether or not the Plan Commission considers that the standards have been met. The standards to be applied are whether the proposed project is;

- Appropriate in the location proposed;
- Compatible with the neighborhood;
- Not detrimental to the property values of surrounding property; and
- In keeping with the residential character and quality of the Village.

Recommendation

Should the Plan Commission have studied the proposal and wish to make a recommendation to the Village Board, Staff recommend the following findings and conditions:

Findings

The Plan Commission finds that the standards have been met and that the proposed use is:

- Appropriate in the location proposed;
- Compatible with the neighborhood;
- Not detrimental to the property values of surrounding property; and
- In keeping with the residential character and quality of the Village.

Conditions

Staff recommend the following conditions:

- Establish hours of operation
- Supply a parking plan which satisfies the Municipal Code
- Establish whether any outdoor operations will occur

- Obtaining other required licenses, permits, and approvals. This includes but is not limited to building permits, permits completed to the satisfaction of the Director of Public Works, and/or Milwaukee County and State of Wisconsin approvals.

VILLAGE OF FOX POINT
F INSTITUTIONAL DISTRICT APPLICATION

PAGE 2

F INSTITUTIONAL DISTRICT APPLICATION

Name of Property Owner or Institution: CONGREGATION SINAI
 Address: 8023 N FORT WASHINGTON RD FOX POINT
 Contact Person: KAREN BERK
 Telephone Number: 414 352 2970
 Email Address: kberk@congregation-sinai.org

- Attach a typed letter describing the project and explaining how the project meets the standards required in 745-20B(2). The standards to be applied are:
 - a. Appropriate in the location proposed
 - b. Compatible with the neighborhood
 - c. Not detrimental to the property values of surrounding property
 - d. In keeping with the residential character and quality of the Village
- Attach building plans, sketches, renderings, and site plans as necessary to describe the proposed use. The Plan Commission may require further submittals at a subsequent meeting if it determines more building plans, sketches, renderings and site plans are reasonably necessary to form an opinion.

Karen Berk
 Signature of Property Owner or Authorized Institutional Representative

KAREN BERK
 Printed Name -Property Owner or Authorized Institutional Representative

10/23/2025
 Date

TO BE COMPLETED BY THE VILLAGE OF FOX POINT

Date Received: 11/18/25 Receipt No. 22.000000218

Shawntel Walton
Destin' s Childcare and Learning Academy LLC
Milwaukee, WI
Email: Shawntelrw@gmail.com
Phone: 262-444-1860

October 23, 2025

To Whom It May Concern,

I, Shawntel Walton, am writing to formally advise of my intent to lease the space located at 8223 N Port Washington Rd, Fox Point, WI 53217, for the purpose of operating a licensed daycare facility under the name Destin' s Childcare and Learning Academy LLC. The daycare will operate Monday through Friday, from 8:00 AM to 5:00 PM, with the intention of servicing approximately 40 children.

Areas Demised

The following areas will be dedicated to the Tenant (Destin' s Childcare and Learning Academy LLC):

- Classrooms 7, 9, 11, 17, and 18
- The Multi-Purpose Room
- One office

(ten staff)

The Art Room, Library, playground, and middle-level bathrooms will be designated as shared spaces to be used by both the Tenant and Congregation Sinai. Detailed space-sharing procedures will be outlined in the lease agreement.

The front entrance (viewed from the parking lot) will serve as the main and sole entrance for the daycare. The daycare will also be allotted up to ten (10) parking spaces in the parking lot.

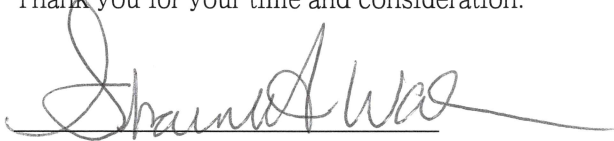
Responsibilities

1. The Tenant will provide all necessary security measures in accordance with industry standards for daycare operations. This includes controlled entry and visitor management systems, surveillance monitoring, and strict child release procedures to ensure children are only released to authorized adults.
2. Janitorial cleaning of the dedicated daycare spaces will be the responsibility of the Tenant. Cleaning of shared spaces will remain the responsibility of Congregation Sinai.
3. The Tenant' s owner will be on-site at least 75% of the time to oversee personnel, operations, security, and liability management.
4. The Tenant will be responsible for obtaining and maintaining all required licensing, occupancy permits, teaching staff management, and liability insurance for the operation.
5. Congregation Sinai will consider reasonable and mutually agreed building improvements necessary to ensure that the entrance from the parking lot is suitable for exclusive daycare entry. Sinai will also

bring any building deficiencies up to code to meet local inspection requirements, up to an amount equal to one month's rent.

I look forward to finalizing the lease terms and establishing a successful partnership that benefits both Destin's Childcare and Learning Academy LLC and Congregation Sinai.

Thank you for your time and consideration.

A handwritten signature in cursive script, appearing to read "Shawntel Walton", written in black ink. The signature is fluid and extends to the right with a long horizontal stroke.

Shawntel Walton
Owner & Director
Destin's Childcare and Learning Academy LLC

Receipt No: 22.000000218 Nov 18, 2025

8223 n port wash rd

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

Total: 300.00

ONLINE - CREDIT CARD 300.00

Payor:
congregation sinai
Total Applied: 300.00

Change Tendered: .00

11/18/2025 9:35 AM

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



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA BLVD.

FOX POINT WI 53217-3505

414-351-8900

FAX 414-351-8909

To: Village Board
From: Kevin Ausman, Assistant Village Manager
CC: Mitch Reynolds, Interim Village Manager
Date: December 9, 2025
Re: Brewery/Taproom Concept – PWO Approval

Overview

John Degroote has applied for Port Washington Overlay (PWO) zoning approval at 8000 N Port Washington Road. The application under Section 745-22.5 would allow for an addition and adaptive reuse of the existing principal structure on the site to establish and allow a brewery with taproom operations.

Process

[Section 745-22.5 \(PDF\)](#) specifies the approval procedure for a PWO request. Following submission of a complete application, the request initially appeared at the November 11, 2025 Village Board meeting where the application was referred to the Plan Commission.

The Plan Commission met on December 1, 2025 to study and investigate the feasibility of the project for appropriateness and desirability. The Plan Commission made a unanimous recommendation back to the Village Board who will hold a mandatory public hearing prior to making a determination. Public hearing mailers were sent to all properties within 500 feet of the subject property.

Plan Commission Action – December 1, 2025

The Plan Commission unanimously made the following findings, conditions, and recommendations to the Village Board:

Findings (per Section 745-22.5(E)(2))

- That the proposed development will be adequately served by off-street parking and truck service facilities.
- That the locations for entrances and exits have been designed to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets.
- That the architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with the surrounding neighborhood.

Conditions

- Establishing hours of operation. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
- Establishing hours of operation for outdoor dining/seating separate from indoor operations.
- Establishing hours, location, amplification, and direction of any music.
- Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin approvals, right-of-way agreements, and recording the final PWO Development Agreement with the Village Board.

Recommendations to Village Board

- That the Village Board approve the PWO project subject to conditions.
- That the Village Board find the project meets the intent of Section 745-22.5 and the adopted Comprehensive Plan.
- That the Village Board accept the Plan Commission's determination that structural conditions exist on the site which support deviation of the Built-to Line requirement under Section 745-22.5(D)(1)(b).

Recommendations and Action

Staff recommends that the Village Board approve the Port Washington Overlay zoning ordinance subject to adopting the findings, conditions, and recommendations of the Plan Commission, in addition to any condition raised during discussion, and direct the Interim Village Manager and Village Attorney to execute a development agreement per Section 745-22.5(F)(3).



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: Mitch Reynolds, Interim Village Manager
Scott Brandmeier, DPW Director

Date: December 1, 2025

Re: Brewery/Taproom Concept – PWO Approval

Overview

John Degroote has applied for Port Washington Overlay (PWO) zoning approval at 8000 N Port Washington Road. The application under Section 745-22.5 would allow for an addition and adaptive reuse of the existing principal structure on the site to establish and allow a brewery with taproom operations.

Background

The former Northpoint Service Center is a vacant property which has been in a state of abandonment and underutilization, subject to code compliance enforcement, and for sale for periods of time in the last twenty years. The [Small Area Planning Study \(PDF\)](#) in 2015 identified feasibility of redevelopment at Port Washington and Bradley Road.

John Degroote, a Fox Point resident and CEO of New Barons Brewing Cooperative, has been operating the Fox Point beer garden partnership with the Village since early 2022.

To assist with the redevelopment of the Port Washington Road commercial corridor, Village Staff drafted the [Port Washington Overlay Zoning District \(PDF\)](#) which was unanimously adopted by the Village Board in January of 2025 as Section 745-22.5. Compared to Conditional Use approval, the Village Board maintains more regulatory authority over a planned development utilizing a zoning overlay.

Process

[Section 745-22.5 \(PDF\)](#) specifies the approval procedure for a PWO request. Following submission of a complete application, the request initially appeared at the November 11, 2025 Village Board meeting where the application was referred to the Plan Commission.

Once referred, the Plan Commission will study and investigate the feasibility of the project for appropriateness and desirability. The Plan Commission will then make a recommendation back to the Village Board who will hold a mandatory public hearing, including mailers sent to all properties within 500 feet of the subject property, prior to making a determination.

Request

The applicant is proposing to create a retail space and production facility for a Brewery/Taproom concept. The PWO allows Conditional Uses based off of the underlying zoning district, [Section 745-18 D Business District \(LINK\)](#), such as premises which sell alcoholic beverages, retail and service stores, restaurants, and other similar uses.

While the proposed use of a Brewery/Taproom and related principal structure addition could be considered a Conditional Use under the D Business District, the applicant's proposal for an addition to the principal structure requires flexibility in setbacks which the Village Board may grant within the PWO. The flexible setbacks allow the proposed addition to be situation in a manner which allows for more parking, green space/plantings, and better site circulation than may be possible within the D Business District regulations.

The brewery is a proposed adaptive reuse of the 1,671 sqft existing service station with a principal structure addition expanding to the north and west, adding retail area of 2,188 sqft. Parking for food truck service along the west façade of the new addition is provided for to allow for a rotating menu. Indoor seating and a serving area is proposed in addition to outdoor seating both adjacent to the taproom and in the grassy area near Bradley Road. Removable bollards will be placed along the pervious paved walking area to protect outdoor guests from automobile circulation in the parking areas.

Operations

The proposal specifies two main functions of the business: beer production, and a retail taproom for patrons.

Brewery

Per application documents, the brewery function will employ two individuals who will brew and primarily produce beer when the retail portion of the business is not in operation, identified as Monday-Friday from 9AM – 5PM. The brew space, located within the existing gas station building, will be separate from the retail area which would be located in the proposed addition. Brewery operations such as refuse collection, deliveries, or administrative business work will occur when the taproom is not open.

Taproom

The second main function of the proposal would add a taproom in the newly created space adjacent to the existing gas station service center and would be regularly staffed by 1-2 employees, and an additional as required seasonally or on weekends. Proposed taproom operations are as follows: Tuesdays 5PM – 9PM, Wednesdays and Thursdays 5PM – 10PM, Fridays 3PM – 11PM, Saturdays 11AM – 11PM, and Sundays 11AM – 6PM.

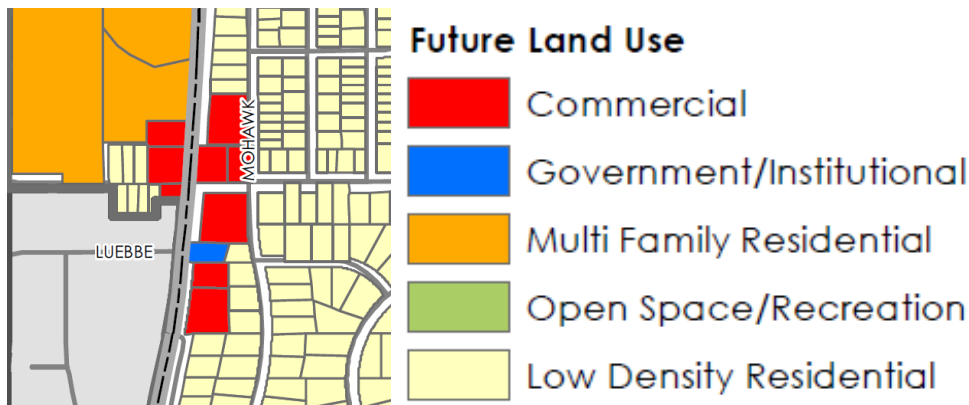
No commercial kitchen is proposed for the space, however, a semi-permanent rotation of food trucks are intended to park along the west façade of the new addition facing Port Washington Road. Submitted taproom concept drawings detail both indoor and outdoor seating for patrons; the indoor addition contains a bar, in addition to two-top and four-top tables. Outdoor seating is proposed adjacent to the structure and within the painted pedestrian walkway, protected by removable bollards. Submitted narrative documents detail the intention for live music.

Land Use

Fox Point's Comprehensive Plan (or Land Use Plan) is the guiding document and long-term idealized vision of the Village. State law requires an update to this plan every 10 years; Fox Point most recently updated its [Comprehensive Plan \(PDF\)](#) in 2021. The Comp Plan requires public input and adoption by the Village Board. The document identifies issues within the community, such as Economic Development, and opportunities to address those issues.

Public input within the Comp Plan process indicated a desire for more socializing opportunities at local shopping centers and retail along Port Washington Road. The Village's commercial areas, specifically along Port Washington Road, were identified as opportunities for retail, new experiences, and places to gather. As a policy document, the Comprehensive Plan adopted a goal to support and facilitate economic development in the Village's commercial areas by encouraging the redevelopment of underutilized parcels in the Village.

The Comprehensive Plan document also details the official land use map of the Village. While amending the land use map is permitted under state law, the brewery/taproom request meets the long-term vision laid out in the Comp Plan. Every parcel in Fox Point is classified in the land use map; the intersection of Port Washington Road and Bradley Road is below (Ex. 1) which identifies the subject property, located at 8000 N Port Washington Road, as commercial.



(Ex. 1 Adopted Land Use Map)

Applicability of the PWO

The Assistant Village Manager, Chief of Police, and DPW Director have reviewed the application and determined that the project narrative, associated site plans, and project details have been appropriately submitted under 745-22.5(C)(a).

In order to be eligible for PWO rezoning, an applicant must abut Port Washington Road and currently be zoned D Business District, which describes the subject property. The applicant's proposed adaptive reuse and building addition request PWO approval due to the overlay's flexibility in site orientation and setbacks which make the project feasible on the site.

Intent

The intent of the PWO is to enhance economic vitality, and permits greater flexibility in site orientation and use than the base district may allow.

- Flexibility in land use regulations within the PWO is intended to accommodate a variety of building types and sizes, fostering innovation, entrepreneurship, and economic growth.
- The PWO encourages the revitalization and redevelopment of underutilized or blighted properties along the Port Washington Road corridor. Redevelopment efforts may reuse existing structures where feasible.

Zoning Analysis

The proposed project is an adaptive reuse of the existing structure, which has existed since the 1960s, by building an addition to the gas/service station on the site. While the proposed use of a Brewery/Taproom could be approved through the Conditional Use approval process under the D Business District, the applicant's proposal for an addition to the principal structure requires flexibility in setbacks which are allowed within the PWO at the discretion of the Village Board. Orienting the addition to the north of the property utilizes area of the site more effectively, given the adjacent WE Energies substation, and allowing more area for parking, outdoor seating, and landscape plantings.

- Use: The PWO allows Conditional Uses which are stated within the underlying zoning district, such as the following; premises which sell alcoholic beverages, retail and service stores, restaurants, and other similar uses.
- Build-to Line & Landmark Orientation: Under the PWO, no more than 50% of the front façade for a new principal structure may be set back more than 10ft from Port Washington Road. A landmark building located at a street intersection may not be set back more than 5ft from the property line.
 - The proposal utilizes the existing principal structure which is set back towards the rear of the property and that overhead electrical lines, their associated easement, and WE Energies guidance prevent such construction along Port Washington Road, the Plan Commission may allow deviation from this requirement under 745-22.5(D)(1)(b) and the Village Board further may allow deviation under 745-22.5(B)(2).
- Landmark Buildings: Structures located at an intersection require incorporation of unique features which emphasize the importance of such a location.
 - The inclusion of unique patterning and façade treatment, murals, and large panel windows, by the applicant meet this requirement.
- Rear and Side setbacks: Compared to the base zoning district, the PWO allows a reduction to 5ft rear and side yard setbacks when not abutting residential districts for new principal structures.
 - The reduction in side and rear yard setbacks from 20ft within the base district makes this project feasible for the proposed addition. The Village Board may allow deviation under 745-22.5(B)(2) from the base zoning district to allow the proposed setbacks.
 - The property does not abut residential zoning districts. Orienting the principal structure addition as proposed allows more parking, site circulation, and green space/plantings.
- Height: Structures must be constructed with a minimum of two stories within the PWO.
 - The subject proposal is an existing principal structure and not new construction.
- Parking: Parking minimums default to the requirements of the D Business District but may be reduced by the Plan Commission with sufficient justification. Per 745-18(7)(a), the applicant must provide 5 stalls per 1000 sqft of gross building area, exclusive of storage area.
 - The applicant is proposing 22 parking stalls on the site. However, three of the proposed stalls lie within the proposed painted pedestrian walkway which would be protected by

removable bollards and unavailable at certain times of the year. When the pedestrian walkway is in use, the property would allow 19 stalls.

- The proposed principal structure, when complete, is submitted at 3,859 sqft. The applicant describes 1,880 sqft of that area as storage.
 - If the entire structure (3,859 sqft) is included for calculation, the parking minimum calculation is 19.29 parking stalls.
 - If the 1,880 sqft storage area is removed, per code, the parking minimum calculation becomes 9.89 parking stalls.
- In addition to the required parking stalls, adequate driveways or space required for movement of automobiles within the parking area shall be provided.
- A lesser or greater number of parking stalls may be recommended by the Plan Commission on taking into consideration the location of the parking area, the type and use of building which the parking area is to serve, and other parking areas available in close proximity to the area being considered. Such greater or lesser recommendation on parking requirements will be effective only on approval by the Village Board.
- Refuse: Garbage and recycling collection will be serviced by a third party; not Village services. Refuse containers will be screened behind the building and wheeled around to the front façade for collection.

DPW Comments

The Director of Public Works has reviewed the application and has indicated the following:

- The applicant will be disturbing more than 4,000 square feet in the process of the redevelopment and will have to address pre- and post-development flows, erosion control, and possibly fill, as part of the permitting process. Further details on the location of sewer and water facilities will be required.
- Application materials show that the rendered debris from the mash tun will be disposed of in the dumpster. Are there odors associated with this disposal?
- Full topographical and drainage patterns will be required.
- Parking and Circulation:
 - The stalls immediately adjacent to the removable bollards may not offer enough room for a visitor to back out of the stall and leave the site without hitting one of the bollards.
 - Width of the driving area between the stalls must be identified.
 - The applicant should detail steps being taken to ensure that visitors shall not use off-site parking (i.e. parking on Mohawk or Bradley), nor any parking in the adjacent lot
 - Truck facilities must be adequately served. DPW recommends that all deliveries be required to use Port Washington Road given the narrowness of Bradley Road.
- DPW requests that a third-party engineer reviews the application materials (if approved by the Village Board) related to storm and sanitary runoff and discharges. Additional details on sanitary discharges and whether any sort of pretreatment is needed for the wastewater being produced, and whether any special discharge permits are needed for a taproom. DNR and MMSD permits may be required for discharges.
- Calculations should be provided noting that the pipe sizes have been sized appropriately for the discharges expected from the site. The application identifies discharges from the brewery process but not from anticipated restroom or other use.

- A general concept lighting plan is provided but the information identified in Chapter 670 must be addressed if approved by the Village Board.

Consideration for Plan Commission

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

Operations

- Hours: Retail operations include an outdoor component. The Plan Commission may wish to discuss the appropriateness of proposed hours of operation for outdoor seating and outdoor dining.
 - Adjacent structures to the north and east are vacant which indicates that noise will likely not affect direct adjacency.
- Noise: Submitted narrative documents indicate live music. However, the location, direction, and amplification of music is not discussed. The Plan Commission may wish to discuss music, whether live or recorded, will be played outdoors, whether it will be amplified, and the location on the site for such music.
 - The applicant is additionally proposing vegetation plantings to screen and beautify the development which should further lessen the impact of the proposed use. The nearest residential property is roughly 170ft away (to the nearest property line).
- Deliveries: The Plan Commission may wish to discuss the applicant's plans for deliveries of materials and goods to/from the site, what type of trucks will be making deliveries, whether delivery trucks can appropriately circulate, and determine appropriateness of including ingress and egress from both Port Washington and Bradley Roads.

Parking

- Minimum Stalls: The Plan Commission may wish to discuss with the applicant whether enough off-street parking on the site is available for employees, patrons, and a food truck.
 - Submitted parking estimates supply a greater amount of parking (22 stalls) than the municipal code requires (see calculations above within Zoning Analysis).
 - The operational plan would utilize between 1-4 of proposed total parking stalls for employee and food truck parking at any given time.
 - 3 of the 22 stalls lie within the pedestrian walkway protected by removable bollards, rendering them unusable during certain times of the year.
 - Based on these operational proposals, of a 22 possible number of parking stalls, 7 stalls may be utilized, leaving a total of 15 stalls for patron parking.
- The Plan Commission may wish to discuss with the applicant whether the inclusion of bollards for a dedicated pedestrian walkway allow for appropriate site circulation.
- The Plan Commission may wish to discuss with the applicant whether inclusion of bicycle parking may be included to alleviate automobile parking during certain times of the year
 - Inclusion of bicycle parking may encourage bicycle/pedestrian attendance; a goal of the Comprehensive Plan.

Site and Area

- Build-to Line: The Plan Commission may wish to discuss whether the structural limitations (overhead electrical wires and easement) on the site justify deviation from 745-22.5(D)(1)(b) to allow the new addition to be located 34ft back from the street yard property line.

Recommendations and Action

Should the Plan Commission address any issue that may be raised during discussion, Staff recommends that the Plan Commission make the following findings, conditions, and recommendations, in addition to any condition raised during discussion:

Findings (per Section 745-22.5(E)(2))

- That the proposed development will be adequately served by off-street parking and truck service facilities.
- That the locations for entrances and exits have been designed to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets.
- That the architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with the surrounding neighborhood.

Conditions

- Establishing hours of operation. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
- Establishing hours of operation for outdoor dining/seating separate from indoor operations.
- Establishing hours, location, amplification, and direction of any music.
- Establishing whether a greater or lesser amount of parking is required on the site, and justification for that determination.
- Establishing whether bicycle parking is appropriate on the site. Such plans will be submitted to the Director of Public Works.
- Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin approvals, right-of-way agreements, and recording the final PWO Development Agreement with the Village Board.

Recommendations to Village Board

- That the Village Board approve the PWO project subject to conditions.
- That the Village Board find the project meets the intent of Section 745-22.5 and the adopted Comprehensive Plan.
- That the Village Board accept the Plan Commission's determination that structural conditions exist on the site which support deviation of the Built-to Line requirement under Section 745-22.5(D)(1)(b).

October 22, 2025

John Degroote
6439 N Santa Monica Blvd.
Fox Point, WI 53217

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

RE: Petition to rezone 8000 N. Port Washington Rd. Fox Point, WI 53217 in accordance with Village Code Section 745-22.5, the Port Washington Overlay District & request for Plan Commission Approval

Dear Fox Point Village Board:

I am pleased to present you with this development plan for the parcel located at 8000 N. Port Washington Rd. The proposal is to create a retail space and production facility for a Brewery/Taproom concept. The project will improve upon existing infrastructure as well as introduce new construction on a prominent street corner in the village.

Enclosed are renderings and details of this Taproom concept for your consideration. Per Ch 175-22.5 this proposal includes the materials needed to consider rezoning of the property. Please refer to the Village Plan Commission for review and let me know if you have any questions.

Sincerely,

John Degroote

November 4, 2025

BREWERY & TAPROOM PROPOSAL

8000 N. Port Washington Rd. Fox Point, WI 53217

Prepared
for:

**Village of Fox Point
Plan Commission**

7200 N Santa Monica Blvd.
Fox Point, WI 53217

Prepared by: **John Degroote
Brian Wolff**

Johnd@newbaronsbrewing.com
314-705-0016

briarch@icloud.com
414-839-3040

6439 N Santa Monica Blvd.
Fox Point, WI 53217



**Brewery and Taproom Proposal
8000 N Port Washington Road
Fox Point, WI 53217**

Executive Summary

Attached and enclosed is a comprehensive look at a proposed Brewery and Taproom concept for the village of Fox Point, located at the corner on North Port Washington Road and West Bradley Road.

Fox Point serves as a prime spot for this concept. According to the Brewer's Association Trade Group, Craft Beer has a core demographic of Millennials reaching middle age, living in the suburbs and starting families. Local school enrollment data suggest that Fox Point fits this profile and will continue to do so in the years to come. Additionally, hard data from the summer beer garden series located in the village shows that residents have a real interest in such products and services. Finally, Fox Point currently has limited to no options to fulfill this consumer need, implying that a project/development that meets this need could be successful.

The proposed brewery will occupy existing infrastructure on the parcel, a former gas/service station of approximately 1,671 square feet. The proposed taproom will be new construction that will be built adjacent and around the north and west corners of the brewery, creating a retail space of approximately 2,188 square feet. From there, various pervious/impervious outdoor spaces, parking and landscaping will be constructed to compliment the facilities. Those details are the focus of this proposal.

Proposing this project is Fox Point resident and entrepreneur, John Degroote, who fits the demographic described earlier in this summary and is passionate about bringing this concept to the neighborhood. John has a decade of experience managing and operating a brewery and has witnessed firsthand the community of residents eager for this type of business through the beer gardens he currently operates in the village. The intent of this project is to build something fun and unique for this community.

Operations Plan

The business will function in two main capacities. The first use of the premises will be to produce beer, or fermented malt beverages. This function of the business is not consumer facing and is planned to be conducted almost entirely when the adjacent consumer facing retail space (taproom) is closed. 2 employees are planned to be on site during these hours, including the site owner/operator. Roughly, hours will be 9 AM – 5 PM Monday thru Friday

for these employees to produce beer. During these hours, the site will also take delivery of raw materials, collection of garbage and to receive shipping trucks for finished goods. Most other office and/or administrative work will be conducted during these hours as well. Site visits from professionals, contractors or solicitors seeking to do business with the establishment may occur during these times.

The second main function of the business will be consumer facing and to provide a taproom experience in the proposed retail spaces of this document. The taproom hours and accompanying staffing are presented below. Employees are reasonably expected to arrive 30-45 minutes ahead of opening and to stay 30-45 minutes after closing for preparation, set-up, clean-up and closing duties.

Taproom Hours	Day	Hours Open	# of people staffed	Hours (w/ opening and closing)
5:00- 9:00 PM	Tuesday	4	1	5.25
5:00- 10:00 PM	Wednesday	5	1	6.25
5:00- 10:00 PM	Thursday	5	1	6.25
3:00 - 11:00 PM	Friday	8	2	9.25
11:00 - 11:00	Saturday	12	2	13.25
11:00 - 6:00 PM	Sunday	7	2	8.25

In the summer months, one additional employee may be added on the weekends (Friday, Saturday Sunday) to handle larger crowds and for the outdoor arrangements welcoming customers. They may be cut from work early at the discretion of staffing.

Beer will be the main product served at this establishment, but the taproom will also be offering a full-service bar with wine and cocktails. The space has plans to be available for private rentals and special events as well.

No food services will be offered directly by the business. However, arrangements with food trucks and/or local establishments are planned to have a semi-permanent presence at the premises to ensure food is available for patrons.

In the summer months, outdoor crowds and attractions are expected. Live music, pop-up vendors and food trucks will be frequent. All outdoor attractions are planned to end no later than 11 PM.

Assumptions and Description of Materials

Per Section 745-22.5 PWO Port Washington Overlay District Subsection C of the village code, enclosed are the following materials to be considered by the Village Plan Commission and Board along with a summary and assumptions for each.

C001- Existing Pervious/Impervious: Current site condition showing present topography and current pervious and impervious areas

C002- Proposed Pervious/Impervious: Proposed site condition showing changes to pervious and impervious areas with proposed flow of storm drainage. All flow is to be directed either to the south of the site or to the west, preventing pooling in any one area. One exception is flow to the rear of the buildings on the northeast corner, which will be directed north and east.

C003- Easements: Proposed site condition with updated setbacks from PWO overlay re-zone and from the overhead power line existing on the lot and confirmed by WE energies. Not shown are vertical elevations of power lines, which are currently about 20'. Screen shot from WE energies is below to confirm setbacks

Gerena-Gonzalez, Haydee <Haydee.Gerena-Gonzalez@we-energies.com>

Mon, Oct 6, 8:15 AM



to me ▾

John

My apologies for the delay, I wanted the designer to give you the exact information for the clearance and he requested a couple of days to provide the information

Here is what he provided to me below:

In general, the customer needs to maintain 10' from our overhead lines while working as they are energized. That's OSHA ruling. Otherwise, our horizontal clearances from primary wires are 7.5' of separation from buildings, walls, windows, balconies. Our secondary wires can be reduced to 5' of separation for those same items. They still have to maintain the 10' OSHA clearance though, since we are built up first here, unless we can de-energize the lines while they build (can be a large challenge sometimes). Vertical clearances get a little more specific depending on what we are working over or under but in general primary wires need to be at least 13.5' above roads without truck traffic and 18.5' above roads without truck traffic. Secondary needs to be 11' above roads without truck traffic and 16' above roads with truck traffic. Secondary typically drives these vertical clearance rules since the wires are lower on the pole.

If you have any questions, feel free to let me know

Thanks

HAYDEE GONZALEZ
SALES REPRESENTATIVE
WE-ENERGIES
NORTH SERVICE CENTER
OFFICE: 414-540-5313
MOBILE: 414-852-2109

P001 - Site Plumbing: Reference the attached "Sanitary Plan Production Load" document regarding the brewing production assumptions (influencing the pink line). Sanitary and water service are also shown with pipe dimensions and description of connections to mainlines.

E001- Site Photometric: Shows the proposed 8 light structures with Luminaire Schedule. The 5 single pole electric switch (S1) light configurations are mounted 12 feet above ground which will straddle the patio pavers that traverse the site from the southwest to the northeast. This provides lighting for customers on our patio in the evening hours. The 3 pole lights situated in the parking lot mounted 12 feet above ground are high output lights for customers to navigate the parking lot in the evening hours. Grid of footcandles superimposed in red show that outside property lines the proposed lighting doesn't exceed 0.2 foot candles per village code Article IX sec 670-55.

G301- Site Utilization: Proposed site condition showing square footage of facilities & outdoor arrangements - including grass/turf, parking lot and pervious outdoor patio/terrace areas. None of the outdoor areas are planned to be screened in. Some natural shading provided by the landscaping and/or with umbrellas will be implemented.

A100 - Landscape Plan: Our outdoor areas will include native and noninvasive species. Aspen, Arborvitae and flower beds are called out in the drawing

A101 - Architectural Site Plan: Assumptions for parking are laid out. With 5 stalls required by the village per 1000 square feet of indoor retail space exclusive of storage areas, our plan has a stall requirement of 10 stalls. While the total building is 3,859 square feet, production areas and storage account for 1,880 square feet of that, leaving 2,070 square feet leftover for assembly. Our proposal will always have 19 stalls available, with the option to create 3 more stalls for a total of 22 in the winter when the patio isn't in use. During operation, we will need 2 of those stalls for Staff. Food trucks on site could also take 1-2 stalls at any given time. The 12 removable bollards planned for our patio are also called out in this rendering. These bollards slide into place on a concrete mount, are constructed with steel and can be padlocked into place. They are ~3 feet in height and made with thick gauge steel with an option to fill with concrete.

A102 - Asphalt/Paver art Examples: A101 shows the proposed area(s) and pavers available for painting. Local artist(s) to be commissioned for the project. This may grow over time, phasing in and changing. Areas/pavers not painted could be available for kids to draw chalk on.

A103 - Additional Parking: Showcasing the addition of 3 extra spots if/when bollards are removed at the discretion of the business.

A104 - Site circulation: Proposed site condition highlighting access considerations. Food truck parking in the northwest corner of the site shows the suggested route food truck should take to back up into the designating landing area. Trash collection is also considered. Waste management, which services the Fox Point area, will have 2-yard commercial dumpster(s) on site with casters. Staff will be able to wheel these dumpsters from the service area on the northeast side of the lot, to the edge of the parking lot either just to the south of the existing infrastructure or to the west of the proposed taproom by the food truck landing. These routes are highlighted in the drawing. Finally, the driveways/entrances to the parking lot on both N Port Washington Road and Bradley Road are called out. Both are set at 24 feet across. Per the Milwaukee County Department of Transportation (MCDOT) the access from Port Washington must not exceed 24 feet unless by special written permission. The table below from MCDOT illustrates the driveway terms.

Driveway Dimensions			Single Family Residential - Field Entrance		Multi-Family Residential- Commercial - Industrial	
			Urban	Rural	Urban	Rural
Width	(W)	Min.	12'	12'	12'	18'
		Max.	24'	24'	35 *	35 *

* Driveway widths greater than 24 feet will be permitted only by special written permission of the Director of Transportation.

MCDOT had no other comments on the site when showed the proposed site layout, with nothing pertaining to the easements or otherwise. As one last note, the removable bollards and removable patio furniture make vehicle pass through of the site possible in special circumstances, should the scenario or need arise.

A201 - Floor Plan: Shows both the inside floor plan for the taproom and the production brewing area. The taproom shows the seating arrangements for the taproom, which has 11 bar seats and 54 table seats. The 2 bathrooms (one men’s, one women’s) have 2 stalls each. The walk-in cooler can be accessed from both the bar and the production area for ease of access for the staff. The vestibule entering the taproom will serve as a wind block for climate control, with two doors separating inside from out. The vestibule and part of the taproom will have line of sight to the production area via windowpanes for aesthetic value but cannot be accessed by customers. All exits and access points to the taproom are shown.

The production area, meanwhile, highlights where the main stainless-steel tanks will reside. Adequate clearance of tanks that produce heat (located near the center of the production floor, labeled BK, HLT and MT) from the walls was considered. 6 fermentation vessels housing 10BBL each of beer will be under low pressure environments (less than 15psi) and range between 33- and 85-degrees Fahrenheit. A 6-inch-wide floor drain that will service those fermenters is shown as well. The boiler room on the eastern corner is projected to house a 10 HP low pressure steam boiler generating less than 400K BTU/hr. The bathroom on the southeast corner of the production area, can serve as a unisex bathroom for consumers outside to avoid a surplus of people having to walk through the taproom in warmer weather. The service area on the northeast corner of the taproom will serve as storage for dumpsters and as a landing for a 5x5HP 230V 3 phase pump and glycol chiller that will serve to keep fermentation vessels in the production area cold.

A300 - Elevations: Heights above ground from the perspective of the south and west of the buildings are shown. Some information on the materials being used for the sides of the building and roof are lightly touched upon.

A301, A302, A303 Perspectives: Multiple 3-D perspectives of the project for aesthetic and functional consideration.

Summary of Financial Factors

The current value of the real estate at 8000 N Port Washington Road sits at about \$250,000 based off the value it was purchased at in 2023. Negotiations for the sale price of the property to the project organizers is ongoing. The existing infrastructure to be renovated as a production brewery space is projected to receive \$480,000 in improvements. Additionally, a \$920,000 investment in new construction for the taproom is proposed. Landscaping and special features including the patio, parking lot and outdoor gathering areas is currently valued at \$620,000. This places the total anticipated development cost of the project at \$2,020,000.

Commerce Street Holdings, LLC

260 N Highland Ave, Suite 401
Milwaukee, WI 53202
tlo@barrettlo.com
414-418-8068

October 29, 2025

Village of Fox Point

Planning & Development Department
7200 N Santa Monica Blvd
Fox Point, WI 53217

Re: Authorization to Apply for PWO Rezoning – 8000 N Port Washington Road, Fox Point, WI 53217

To Whom It May Concern,

I, **Tan Lo**, as the authorized representative of **Commerce Street Holdings, LLC**, the legal owner of the property located at **8000 N Port Washington Road, Fox Point, WI 53217**, hereby grant formal authorization to **Mr. John Degroote** and his associated group to apply for **Planned Unit Development (PWO) rezoning** for the above-referenced property.

This authorization is provided for the purpose of allowing Mr. Degroote and his team to pursue the necessary applications, filings, and discussions with the Village of Fox Point and its staff during the **due diligence period** under the current purchase agreement.

Commerce Street Holdings, LLC acknowledges that this authorization does not convey any ownership rights or obligations beyond permitting the applicant to proceed with the rezoning process as part of their due diligence review.

Please accept this letter as our formal consent for Mr. Degroote and his representatives to engage with the Village of Fox Point on all matters related to the rezoning application for this property.

Sincerely,



Tan Lo

Authorized Representative
Commerce Street Holdings, LLC
Owner – 8000 N Port Washington Road, Fox Point, WI 53217



8000 N Port Washington
Fox Point, WI
53217

TAP ROOM

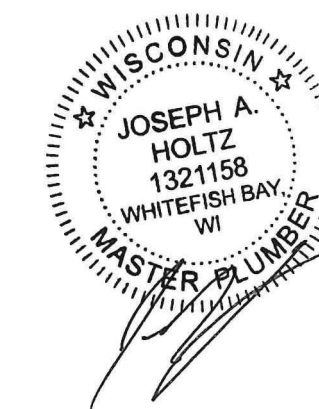
Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI

Concept
Documents for
Village Review

Date: 10/22/2025

Sheet Index

- C001 - Existing Pervious/Impervious Conditions
- C002 - Proposed Pervious/Impervious Conditions
- C003 - Site Easements
- P001 - Site Utility / Plumbing
- E001 - Site Lighting / Calculations
- G301 - Site Utilization
- A100 - Landscape Plan
- A101 - Architectural Site Plan
- A102 - Asphalt / Paver Art Examples
- A103 - Architectural Site Plan - Additional Parking Plan
- A104 - Site Circulation
- A201 - Floor Plan
- A300 - Elevations
- A301 - Perspectives
- A302 - Perspectives
- A303 - Perspectives



Site Location

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



Existing Pervious /
Impervious

Concept
Documents
for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



PROPOSED PERVIOUS VS. IMPERVIOUS AREAS		
	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	23739.00 SQUARE FEET	0.54 ACRES
IMPERVIOUS AREAS		
BUILDING / ALTERNATE BUILDING AREA	3921.08 SQUARE FEET	0.09 ACRES
DRIVEWAY / ROADWAY AREA	7208.48 SQUARE FEET	0.16 ACRES
SIDEWALK / PEDESTRIAN AREAS	5123.13 SQUARE FEET	0.12 ACRES
TOTAL PROPOSED IMPERVIOUS AREA	16,252.69 SQUARE FEET	0.37 ACRES
PERVIOUS AREAS		
TOTAL PROPOSED PERVIOUS AREA	7,486.31 SQUARE FEET	0.17 ACRES

LEGEND
--- SWMP LIMITS

Proposed
Pervious/Impervious

Concept
Documents
for Village Review

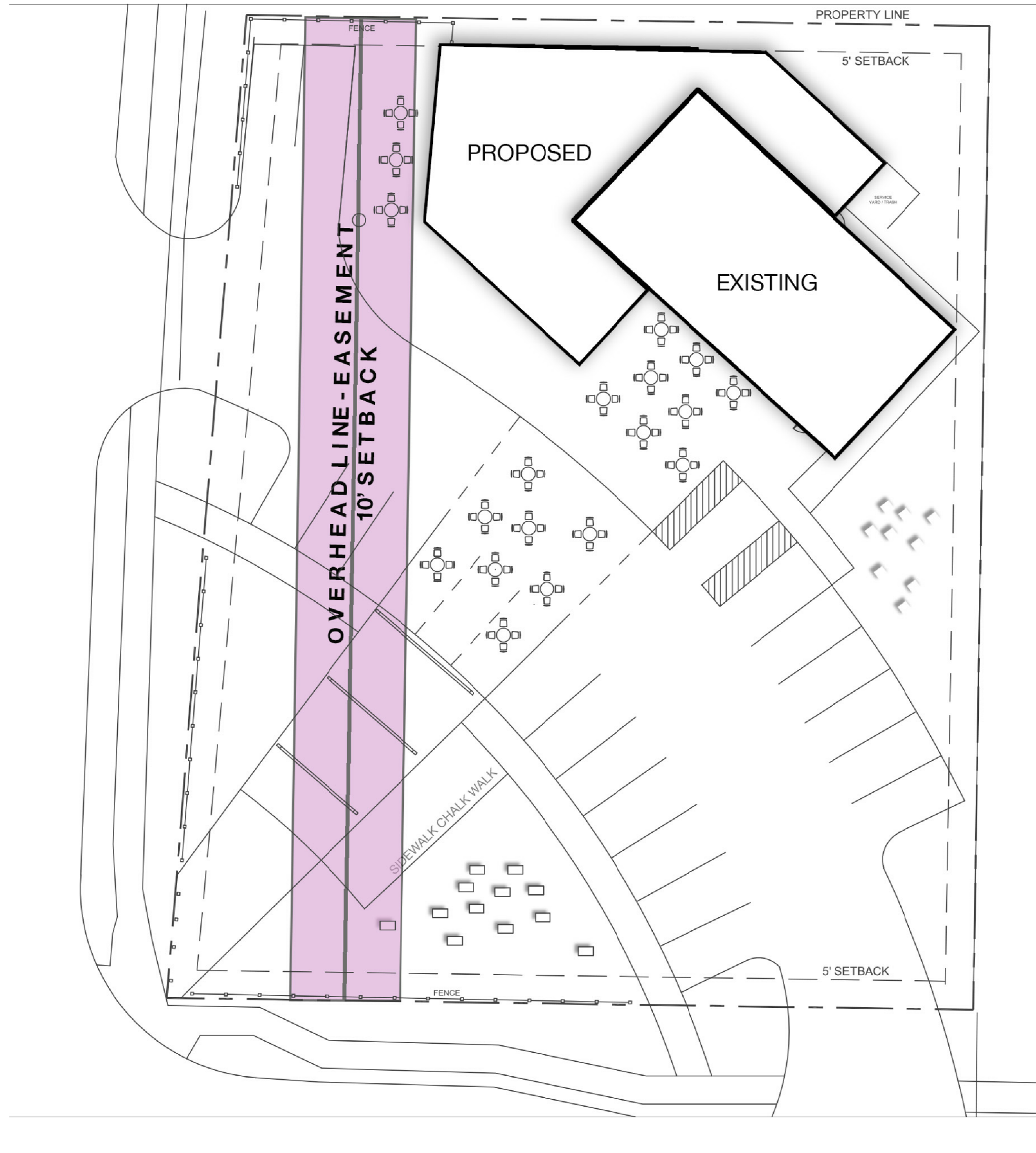
Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
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7528 N Links Way
Fox Point, WI



Easements

Concept Documents for Village Review

Date: 10/22/2025

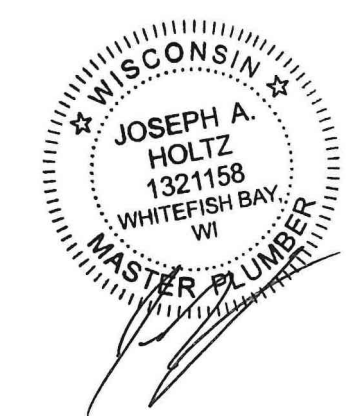
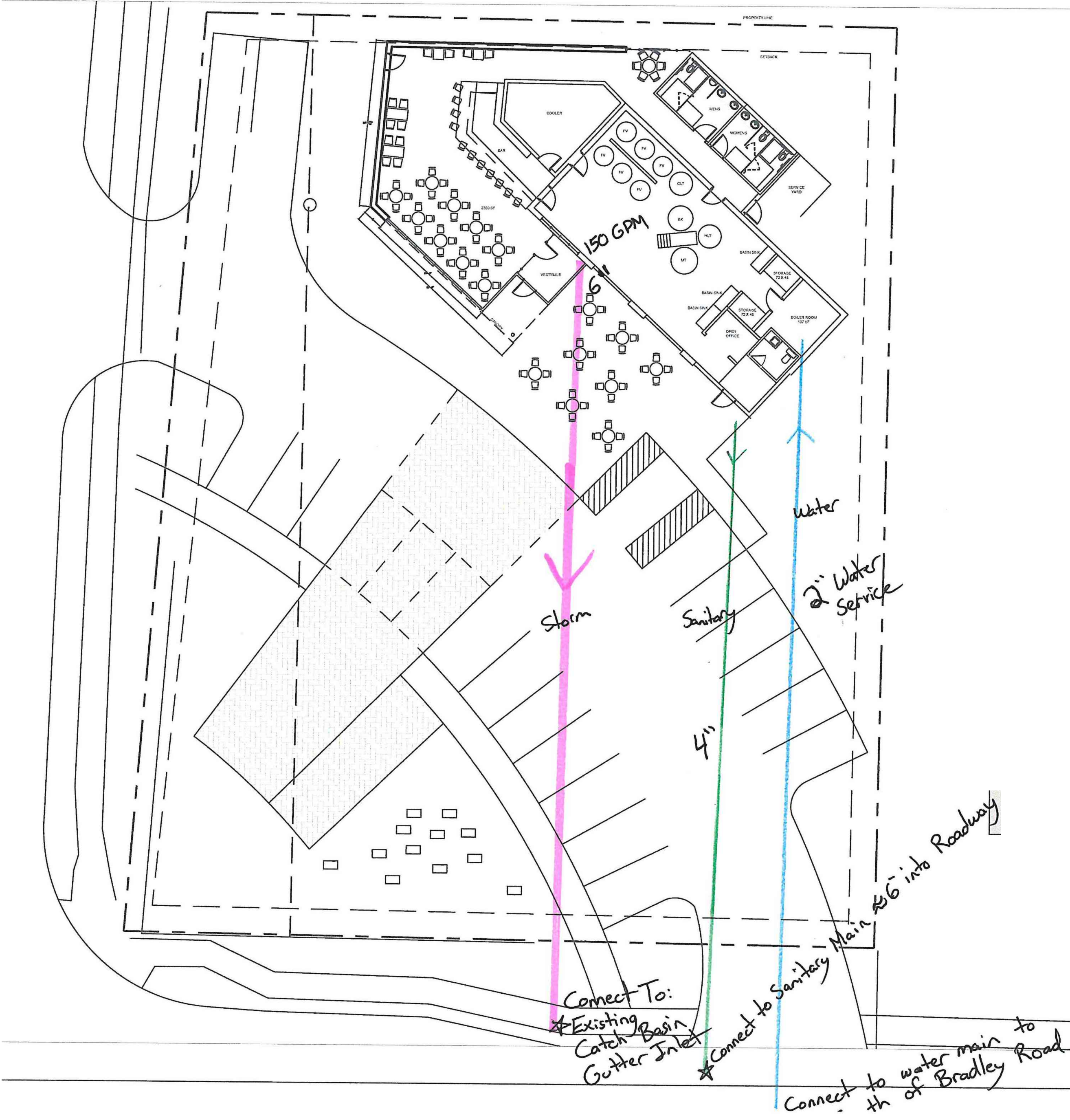
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C003

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



Site Utility / Plumbing

Concept Documents
for Village Review

Date: 10/22/2025

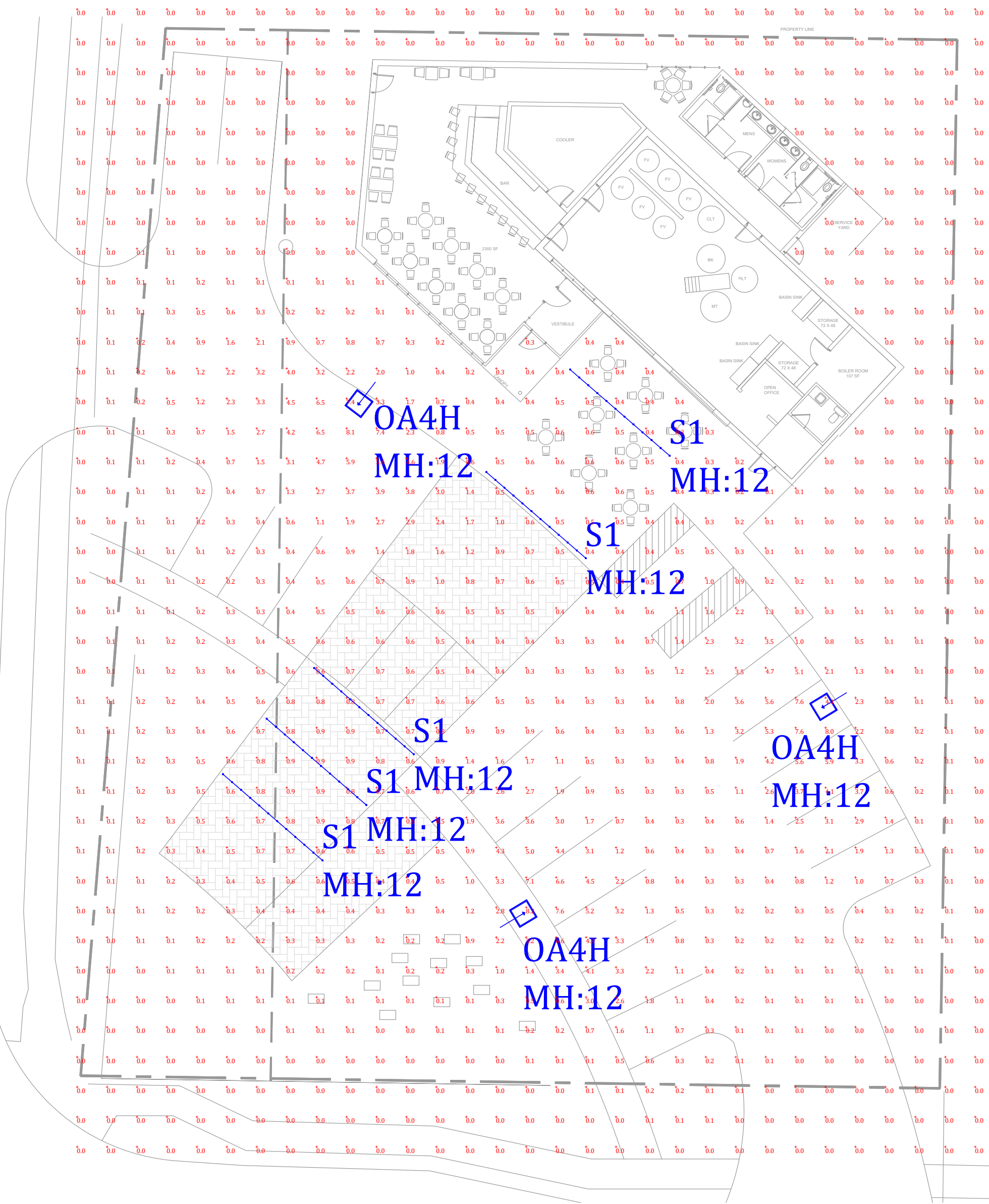
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TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI

Luminaire Schedule				LLF
QTY	TYPE	MFR	PART NUMBER	
3	OA4H	Lithonia	RSX1 LED P1 xxK R4 (volt) (mount) HS (finish) + POLE + BASE (12' OAH)	0.950
5	S1	Satco	S8030	0.950



Site Lighting

Concept Documents
for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

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Fox Point, WI



27%	Grass/Turf - 6591 SF	OPEN SPACE - 39%
12.6%	Pervious Outdoor Terrace - 3012 SF	

Site Utilization

Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

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- Populus Tremuloides (Quaking Aspen)
- Thuja occidentalis 'Pyramidalis' (Pyramidal Arborvitae)
- Ground Shrubs and Flowers (Non-Invasive Species)

Landscape Plan

Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI

Parking

- 5 Stalls per 1,000 sf exclusive of storage areas
- Total Building SF = 3859
- Total Storage (S2&S1) = 1880SF
- Total Assembly SF= 2,070 SF
- Total Stalls Req = 10+

Total Stalls Provided = 19-22 Stalls



Architectural Site Plan

Concept Documents for Village Review

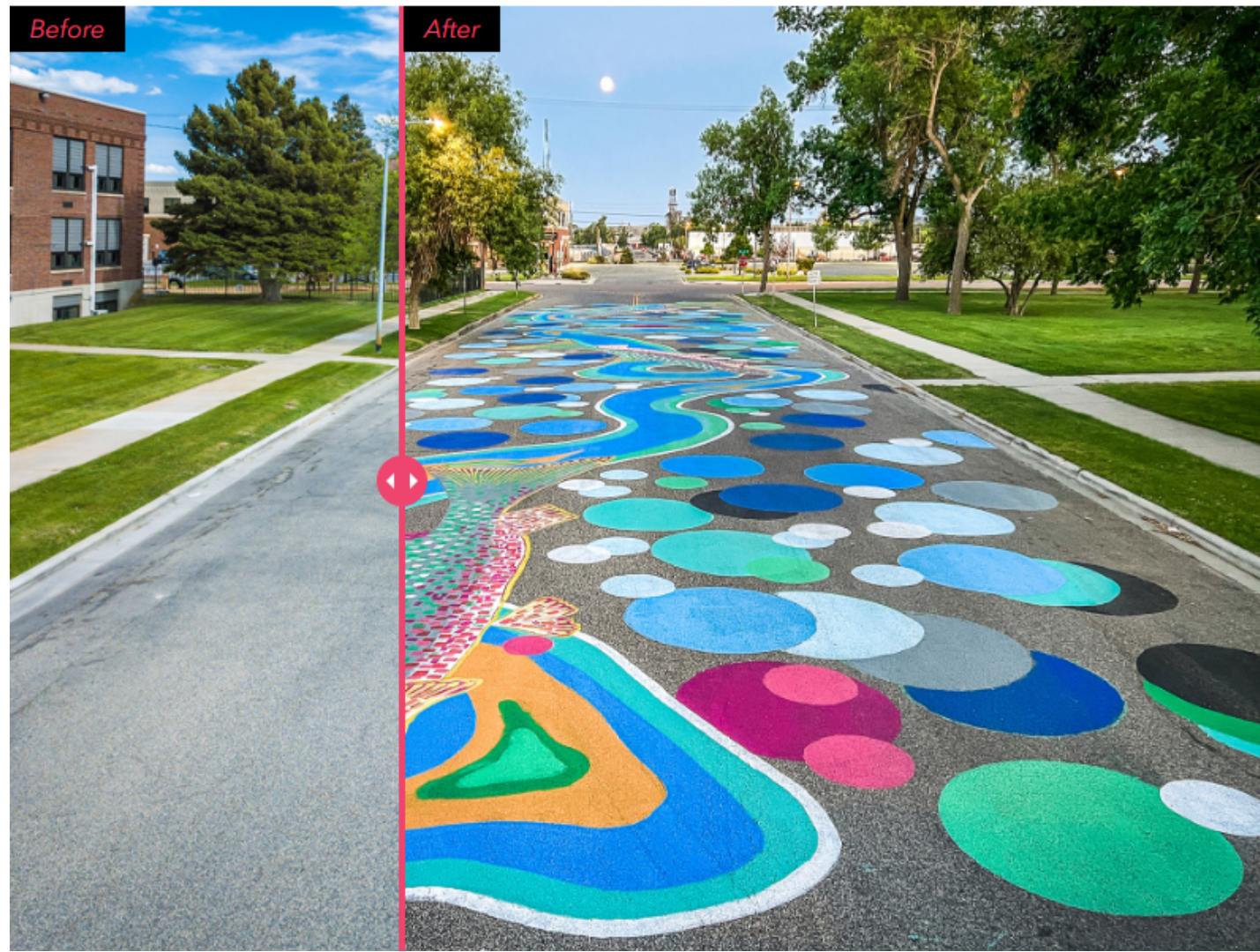
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TAP ROOM

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Fox Point, WI
53217

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Brian Wolff
7528 N Links Way
Fox Point, WI



EXAMPLE OF A PAINTED ASPHALT ROAD



EXAMPLE OF THE 'CHALK WALK' (A PLACE FOR CHILDREN TO EXPLORE ART)



EXAMPLE OF A PAINTED TERRACE



EXAMPLE OF PAINTED PAVER

Asphalt / Paver Art Examples

Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



Parking

5 Stalls per 1,000 sf exclusive of storage areas

- Total Building SF = 3859
- Total Storage (S2&S1) = 1880SF
- Total Assembly SF= 2,070 SF
- Total Stalls Req = 10+

Total Stalls Provided @ Max Capacity = 22 Stalls

Architectural Site Plan - Additional Parking

Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
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7528 N Links Way
Fox Point, WI

Site Circulation

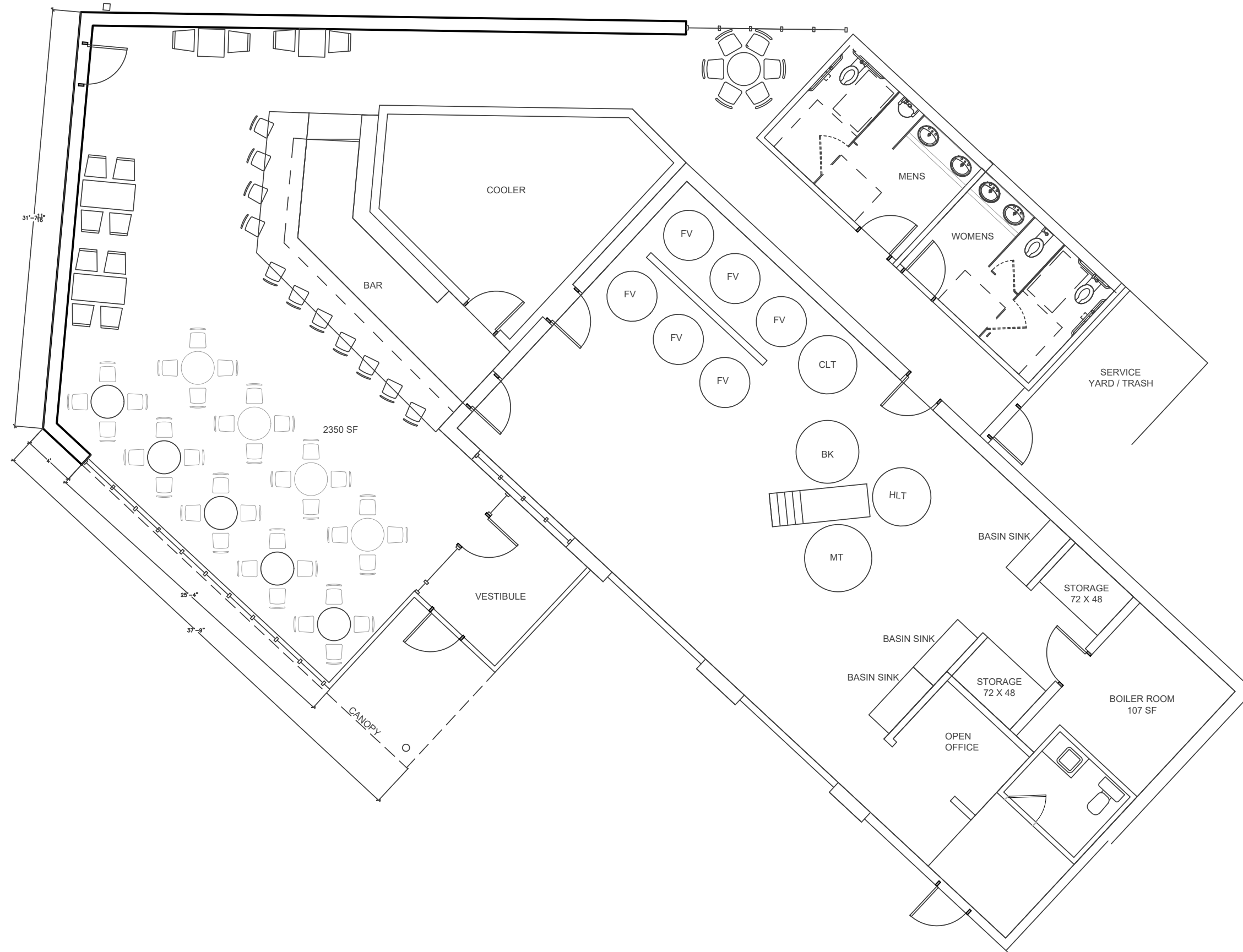
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for Village Review

Date: 10/22/2025

Village Planning Approval



▲N



8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI

Floor Plan
Concept Documents
for Village Review

Date: 10/22/2025

Village Planning Approval

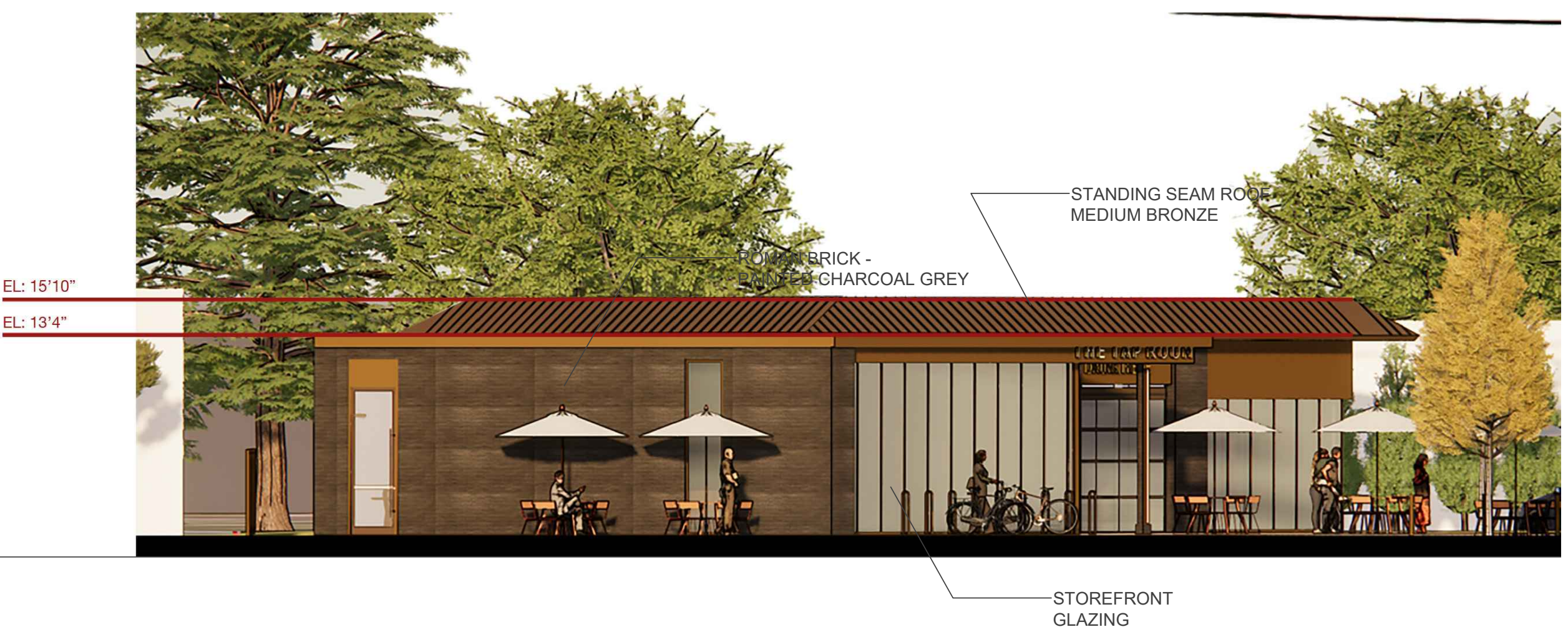
TAP ROOM

8000 N Port Washington
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53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Elevations Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



SITE AERIAL



VIEW FROM INTERSECTION OF PORT WASHINGTON AND BRADLEY

Perspectives

Concept
Documents
for Village Review

Date: 10/22/2025

Village Planning Approval

TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

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Brian Wolff
7528 N Links Way
Fox Point, WI



VIEW OF OUTDOOR TERRACE AND CHALK WALK AREA



VIEW FROM WEST SIDEWALK FACING TAP ROOM

Perspectives

Concept
Documents
for Village Review

Date: 10/22/2025

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TAP ROOM

8000 N Port Washington
Fox Point, WI
53217

Architect :
Brian Wolff
7528 N Links Way
Fox Point, WI



VIEW FROM BRADLEY ENTERING SITE FROM SOUTH

Perspectives

Concept Documents for Village Review

Date: 10/22/2025

Village Planning Approval



October 22nd, 2025

Scott Brandmeier
Director of Public Works/Village Engineer
7200 North Santa Monica Blvd.
Fox Point, WI 53217

RE: Tap Room Brew Pub SWM Memo

Dear Mr. Brandmeier,

This memo is being provided to confirm that the proposed Tap Room Brew Pub development located at Port Washington Road and Bradley Road, Fox Point, Wisconsin is under one acre and does not increase impervious area by 5,000 square and thus does meet the applicability standards of the Village of Fox Point, WDNR, and MMSD stormwater codes.

The parcel is located in part of the W ½ of SE ¼ of Section 8, Township 8 North, Range 22 East, Fox Point, Wisconsin. The parcel area of the site is approximately 0.54 acres (23,739 sq.ft.). The existing project site is an existing one-story building development with parking lots and grass areas. The proposed improvements include the construction of a new building addition including new parking lots and drive aisles, landscape improvements, and utility installation.

Per Village of Fox Point Code of Ordinance Chapter 285-25 storm water quality applies to a project disturbing more than 1 acre and water quantity applies to projects adding more than ½ acre of impervious surfaces. Since the parcel size is 0.54 acres and will be adding less than ½ acres of impervious surfaces, the project is exempt from the Village of Fox Point's storm water management requirements. See attached Table 1 Land Use Summary and SWMP figures for more information.

Per NR 151.121(2), stormwater performance technical standards are applicable to sites with over one acre of land disturbance. Since the site is less than an acre, it does not meet the applicability standards of NR 151 post-construction stormwater technical standards. See attached Table 1 Land Use Summary and SWMP figures for more information.

Per Milwaukee Metropolitan Sewerage District Chapter 13.301(2), runoff management is required for any development or redevelopment that includes a net increase of 5,000 square feet of impervious surface or includes two acres or more of land disturbing activity during construction. As previously mentioned, since the site is 0.54 acres it does not meet the two acres of land disturbing activity. The site has a net increase of 2,619 square feet, meaning it does not meet the applicability standards of MMSD Chapter 13 requirements. See attached Table 1 Land Use Summary and SWMP figures for more information.

Since the site fails to meet the applicability of the Village of Fox Point, WDNR, and MMSD stormwater management codes/ordinances, no additional stormwater management BMPs are required.



Thanks,



Ryan Birschbach, P.E.
Kapur

Attachments:

- C102 – SITE LAYOUT PLAN
- SWMP-1 PRE DEVELOPED SITE CONDITIONS
- SWMP-2 POST DEVELOPED SITE CONDITIONS

Table 1 – Land Use Summary			
Project Name: Tap Room Brew Pub		Parcel Size: 0.54 acres	Project Type: Commercial Development
Project Watershed Area (including off-site runoff traveling through project area): 0.54 acres			
Public Land Survey Location: part of the W 1/2 of SE ¼ of Section 8, Township 8 North, Range 22 East, Fox Point, Wisconsin			
Summary Data Elements	Existing Conditions	Proposed Conditions	Net Difference
Building	1,672 ft ²	3,921 ft ²	+2,249 ft ²
Pavement	11,763 ft ²	7,208 ft ²	-4,555 ft ²
Sidewalk	199 ft ²	5,123 ft ²	+4,924 ft ²
Total Impervious Area	13,634 ft ²	16,253 ft ²	+2,619 ft ²
Total Pervious Area	10,105 ft ²	7,486 ft ²	-2,619 ft ²

PROJECT:
TAP ROOM

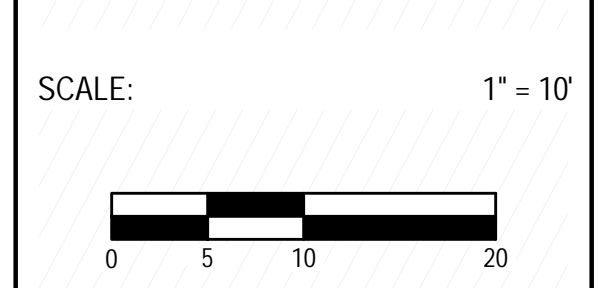
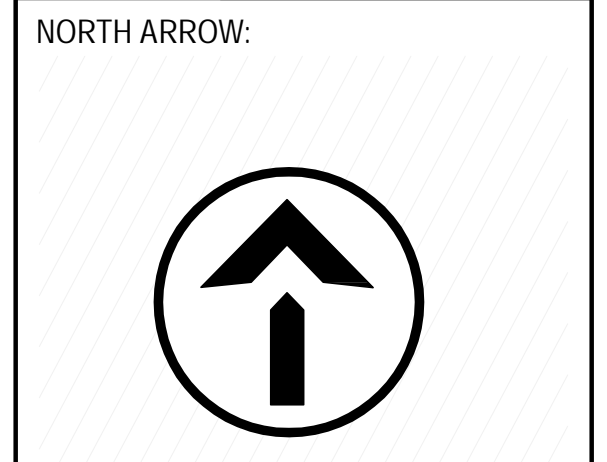
LOCATION:
**8000 N. PORT WASHINGTON RD.
FOX POINT, WI 53217**

CLIENT:

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



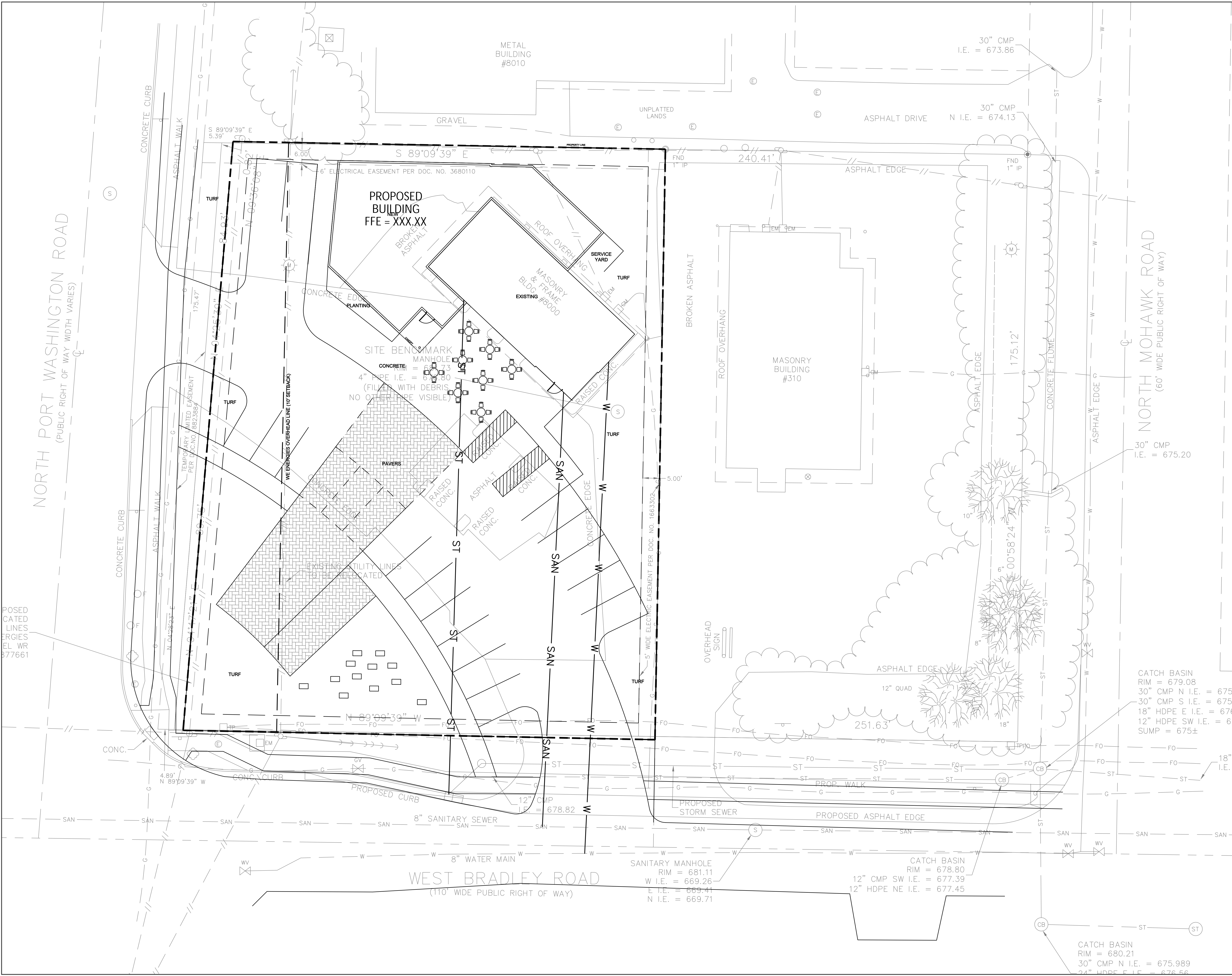
SEAL:

all in

SHEET:
SITE LAYOUT PLAN

PROJECT MANAGER: RB
PROJECT NUMBER: 251009.01
DATE: 10/22/2025

SHEET NUMBER:
C102



PROJECT:
TAP ROOM

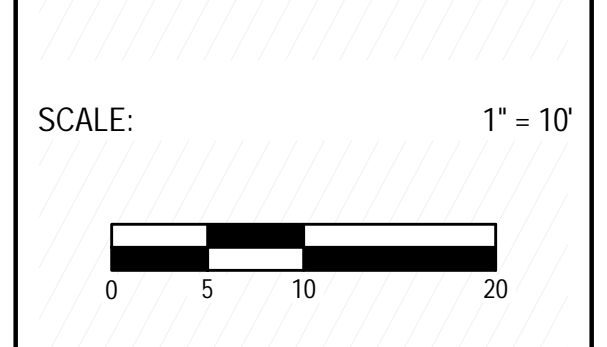
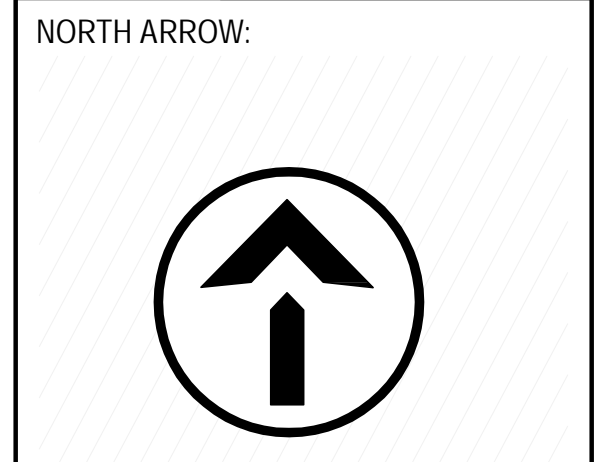
LOCATION:
8000 N. PORT WASHINGTON RD.
FOX POINT, WI 53217

CLIENT:

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SEAL:

all in

SHEET:
PRE-DEVELOPED SITE CONDITIONS

PROJECT MANAGER: RB
PROJECT NUMBER: 251009.01
DATE: 10/22/2025

SHEET NUMBER:
SWMP-1



EXISTING PERVIOUS VS. IMPERVIOUS AREAS

	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	23739.00 SQUARE FEET	0.54 ACRES
IMPERVIOUS AREAS		
BUILDING / ALTERNATE BUILDING AREA	1672.14 SQUARE FEET	0.04 ACRES
DRIVEWAY / ROADWAY AREA	11762.73 SQUARE FEET	0.27 ACRES
SIDEWALK / PEDESTRIAN AREAS	199.17 SQUARE FEET	0.01 ACRES
TOTAL EXISTING IMPERVIOUS AREA	13,634.04 SQUARE FEET	0.32 ACRES
PERVIOUS AREAS		
TOTAL EXISTING PERVIOUS AREA	10,104.96 SQUARE FEET	0.22 ACRES

PROJECT:
TAP ROOM

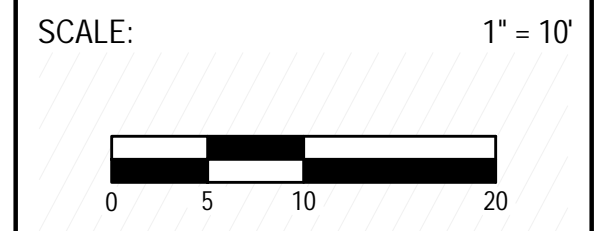
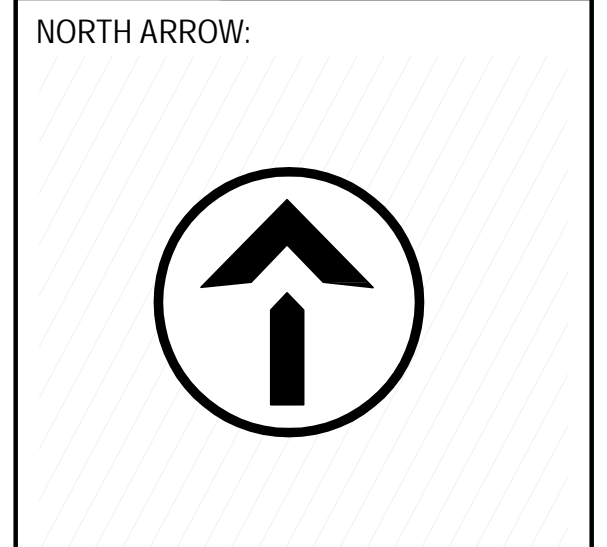
LOCATION:
**8000 N. PORT WASHINGTON RD.
FOX POINT, WI
53217**

CLIENT:

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SEAL:

all in

SHEET:
**POST-DEVELOPED
SITE CONDITIONS**

PROJECT MANAGER: RB
PROJECT NUMBER: 251009.01
DATE: 10/22/2025

SHEET NUMBER:
SWMP-2



CATCH BASIN
RIM = 679.08
30" CMP N I.E. = 675
30" CMP S I.E. = 675
18" HDPE E I.E. = 675
12" HDPE SW I.E. = 675
SUMP = 675±

LEGEND
--- SWMP LIMITS

PROPOSED PERVIOUS VS. IMPERVIOUS AREAS

	SQUARE FEET	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	23739.00 SQUARE FEET	0.54 ACRES
IMPERVIOUS AREAS		
BUILDING / ALTERNATE BUILDING AREA	3921.08 SQUARE FEET	0.09 ACRES
DRIVEWAY / ROADWAY AREA	7208.48 SQUARE FEET	0.16 ACRES
SIDEWALK / PEDESTRIAN AREAS	5123.13 SQUARE FEET	0.12 ACRES
TOTAL PROPOSED IMPERVIOUS AREA	16,252.69 SQUARE FEET	0.37 ACRES
PERVIOUS AREAS		
TOTAL PROPOSED PERVIOUS AREA	7,486.31 SQUARE FEET	0.17 ACRES

Brewery wastewater plan

Our production facility will be pushing one batch of beer through our process weekly. This involves three main steps in the production process, each with expanded discussion below: Cleaning (CIP), Brewing, Packaging

Cleaning (CIP):

Each batch of beer will require a full Clean in Process (CIP) of stainless-steel tanks associated with each batch, between use. This includes the Mash kettle, Boil Kettle, and 2 Fermentation vessels (FVs) for a total of 4 tanks per batch.

Each tank requires a cycle of caustic brewery cleaner (Sodium Hydroxide - NaOH) at no more than 4% concentration in water.

The volume of solutions will be as follows for each cycle based on the tank

FV - 10 gallons

Boil Kettle - 20 gallons

Mash Tun - 20 gallons

After each caustic cycle, approximately 20 gallons of rinse water will be used. In total, this leads to a use of 140 total gallons of water per week associated with caustic washes and rinsings.

From there, the FVs will require an additional cycle of passivate solution containing phosphoric and nitric acids. The solutions will be at no more than 1% concentration in water. Each solution will require 10 gallons of water and 10 gallons of rinse water for a total of 20 gallons of water per tank or 40 gallons of total water per week.

Finally, the FVs will require a third cycle of sanitizer. Peroxyacetic acid with a concentration of <0.2% of water will be used. Approximately 10 gallons per cycle per tank will be used with no associated rinse. This will require, in total, another 20 gallons of water per week in production.

Total CIP wastewater will be 200 gallons per week

Brewing:

One brew day a week will require roughly an input of 540 gallons of water. Of that, 310 gallons will become consumable beer, leaving 230 gallons of wastewater per week from production. Half of this 230 gallons will be retained and absorbed by the malted barley used for production, leaving only 115 gallons of rinse water that will go down the drain per week. This rinse water will contain some debris from organic materials used in the brew process (Malted Barley/other grain, hops and yeast). Those 3, and their impact on the wastewater is explored below.

Malted Barely/other grain - Approximately 98% of the barley/grain mass will be kept from going down the drain. Our mash tun has filtration screens that will remove this debris associated with this raw material. After the process is complete, the rendered debris will be disposed of in a dumpster on site. Some residual barley on the screens may pass through from rinsing. Spent barley from the process consists mostly of limited broken down starches/sugar, denatured proteins and husk material

Hops - Virtually 100% of hop materials will end up in the wastewater. Hops in the brewing industry are pelletized into a fine powder that breaks up when it gets wet. Approximately 20-30 pounds of hops per week will end up in the wastewater

Yeast - Virtually 100% of yeast materials will end up in the wastewater. Yeast is a living organism (*Saccharomyces Cerevisiae*) that breaks down sugar to make alcohol. Much of the yeast going down the drain will be dead, but vitality of 10-20% is common. On average, about 1500-3000 grams of yeast will be sent down with the wastewater per week.

Packaging:

Some light rinsing on the outside of our kegs and cans used for packaging is common. Per batch we expect no more than ~10 gallons of wastewater per week.

In addition to keg filling is keg washing between use. Each keg wash from our Keg Washer will take 1 gallon of water total among various caustic and sanitation cycles that will go down the drain. Each batch of beer will require 20 half barrel kegs to be cleaned, for a total of 20 gallons of wastewater per batch. We estimate one batch packaged per week.

Total:

Total wastewater per week is approximated at 345 gallons. The table below summarizes the descriptions above.

Process	Tank	Volume H2O per Turn (gallons)	Weekly	Monthly
CIP	Fermentation	50	100	433
CIP	Mash Tun	40	40	173
CIP	Boil Kettle	40	40	173
Sanitize	Fermentation	10	20	87
Brewing	Boil Kettle/Mash Tun	115	115	498
Packaging	Kegs	10	10	43
Keg Cleani	Kegs	20	20	87
Total			345	1495

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

ORDINANCE _____

**An Ordinance to amend the Zoning Map of the Village of Fox Point to Add
a Port Washington Overlay (PWO) District Designation on Property
Located at 8000 N. Port Washington Road, Village of Fox Point, Milwaukee County Wisconsin**

WHEREAS, a petition has been filed by John Degroote, (“Petitioner”) on behalf of the owner of certain lands in the Village of Fox Point, to rezone certain property located generally 8000 N. Port Washington Road, as further described in Exhibit A attached hereto and incorporated herein (“Subject Property”); and

WHEREAS, said rezoning petition was submitted to rezone the Subject Property by adding to the underlying D-Business District designation, a Port Washington Overlay (PWO) district designation; and

WHEREAS, the Petitioner has supplied all required data pursuant to Section 74-22.5C.(1) of the Village of Fox Point Zoning Code, and the Village Board referred the matter to the Village of Fox Point Plan Commission pursuant to Section 74-22.5C.(2) of the Village of Fox Point Zoning Code; and

WHEREAS, a public hearing was conducted by the Village Board of the Village of Fox Point on December 9, 2025 as required by Section 74-22.5C.(3) of the Village of Fox Point Zoning Code, upon due notice as required by Section 74-22.5C.(3) of the Village of Fox Point Zoning Code; and

WHEREAS, the Village Board finds that this change to the Village of Fox Point Zoning Code is not a down zoning ordinance because it does not decrease the development density of land and it does not reduce the permitted uses of land, and it was requested by the property owner, and therefore the super majority requirement of Section 66.10015, Wisconsin Statutes, does not apply to this ordinance; and

WHEREAS, the Village Board finds the following, as required by Section 74-22.5E.(2):

- a) That the proposed development will be adequately served by off-street parking and truck service facilities.
- b) That the locations for entrances and exits have been designed to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets.
- c) That the architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with the surrounding neighborhood.

WHEREAS, the Village Board of the Village of Fox Point having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety and welfare of the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others, hereby determine that the rezoning will not violate the spirit or intent of the Zoning Code for the Village of Fox Point will not be contrary to the public health, safety or general welfare of the Village of Fox Point, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions

and in strict compliance with the same and the rezoning is consistent with the Village of Fox Point Comprehensive Plan.

NOW, THEREFORE, the Village Board of Village of Fox Point, Milwaukee County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1:

The Subject Property is hereby conditionally rezoned to add to the existing D-Business District designation a Port Washington Overlay (PWO) District designation, and the Zoning Map of the Village of Fox Point is hereby conditionally amended to change the zoning of the Subject Property accordingly, if the conditions stated in Section 2 of this ordinance are complied with.

Section 2:

The above rezoning and Zoning Map amendment is conditioned upon the following conditions, which must be complied with or this ordinance is null and void:

1. Hours of operation, generally. The hours of operation for the brewery are 9:00 a.m. to 5:00 p.m., as requested with the application; the hours of operation for the taproom are limited to Tuesdays 5:00 p.m. – 9:00 p.m., Wednesdays and Thursdays 5:00 p.m. – 10:00 p.m., Fridays 3:00 p.m. – 11:00 p.m., Saturdays 11:00 a.m. – 11:00 p.m., and Sundays 11 a.m. – 6 p.m., as requested in the application; and all such hours are subject to the following. Additional hours may be approved in writing by the Village Manager from time to time, upon application to the Village Manager for specific purposes on specific dates. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
2. Hours of operation, outdoors. The outdoor hours of operation are limited to _____, unless additional hours are approved in writing by the Village Manager from time to time. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
3. Outdoor Music. The applicant shall submit to the Village Manager a plan describing the hours, location, amplification, and direction of any outdoor music, which shall be subject to the approval of the Village Manager. This plan, upon approval, shall apply to all outdoor music activities, and may not be changed unless a new plan is submitted and approved in the manner described herein.
4. Parking. In the event the parking provided on the Subject Property is inadequate to serve the proposed use, the applicant may arrange for off-site off-street parking, but parking on the street is prohibited. The applicant shall ensure that there is no on-street parking associated with the operation within the Village of Fox Point.
5. Permitting. The applicant shall obtain all required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin approvals, right-of-way agreements.
6. Financial Guarantee (if applicable) and Agreement. Subject to the applicant submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to amount from the Village Engineer, a letter of credit or cash (if required) and subject to the applicant submitting to and receiving from the Village Attorney and the Village Board, approval of a Developer's Agreement for the improvements (including all public, private and site development improvements), prior to commencing construction of any improvement, whether public or private, or site development, whichever is earlier. Upon approval and execution, the

Developer's Agreement shall be recorded against the Subject Property in the office of the Milwaukee County Register of Deeds.

7. Standard conditions:
 - a) Regulatory Compliance. Subject to the Petitioner and owner fully complying with all Village of Fox Point, Milwaukee County, State of Wisconsin and federal government codes, ordinances, statutes, rules, regulations and orders regarding the premises as determined by Village staff, including but not limited to the Milwaukee County Stormwater Management and Sediment and Erosion Control Ordinance.
 - b) Professional Fees. Petitioner shall, on demand, reimburse the Village of Fox Point for all costs and expenses of any type that the Village of Fox Point incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village of Fox Point (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 rezoning ordinance due to a violation of these conditions.
 - c) Payment of Charges. Any unpaid bills owed to the Village of Fox Point by the owner of subject property or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village of Fox Point; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Village of Fox Point, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional rezoning ordinance, that is subject to all remedies available to the Village of Fox Point, including possible cause for termination of the conditional rezoning ordinance.
 - d) Subject to Acceptance. Subject to the Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.
 - e) Three Years to Satisfy Conditions. Subject to the Petitioner satisfying all of the aforementioned conditions within three years of the Village Board adopting this conditional rezoning ordinance, unless extended by the Village Board.
 - f) Plan Revisions. Any subsequent change or addition to an approved plan shall first be submitted for approval to the Plan Commission, and if in the Commission's opinion such change or addition is not substantial, it may recommend approval to the Village Board. If such change or addition is construed to be substantial, a public hearing shall be held prior to affirmative action by the Village Board on such recommendation.
 - g) Termination. Failure to comply with the conditions and regulations as herein established and as specifically made applicable to a specific project development shall be cause for termination of the approval for said project. At least 15 days' notice shall be given to the developer to appear before the Plan Commission and answer any such charge of noncompliance. If the Plan Commission finds the charges substantiated, they shall then submit to the Village Board recommendations as to specific steps to be taken to terminate the development as rapidly as possible if the situation is not satisfactorily adjusted within a specific period. Such a termination should be in a manner which will achieve the maximum degree of the intended development objectives consistent with environmental compatibility with the neighborhood and with the general welfare of the community.

Section 3:

The Village Director of Public Works is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Fox Point upon successful development of the subject property and satisfaction of all conditions in Section 2 of this ordinance.

Section 4:

The subject property owner is hereby put on notice that the Village of Fox Point may rezone the lands or portions thereof subject to this conditional rezoning ordinance to remove the Port Washington Overlay (PWO) District if the conditions of this ordinance are not fully complied with.

Section 5: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 6: Effective Date.

This ordinance shall be in full force and effect from and after its passage and publication subject to the conditions stated in Section 2, and this ordinance is null and void and the Port Washington Overlay designation shall not be in effect if said conditions are not complied with on the terms and conditions stated herein.

Passed and adopted this ____ day of _____, 20__.

BY THE VILLAGE BOARD OF THE
VILLAGE OF FOX POINT:

Christine Symchych, Village President

ATTEST:

Teri Repins, Village Deputy Clerk