

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

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

**TUESDAY  
APRIL 14, 2026  
7:00 P.M.**

**NOTE: THE VILLAGE BOARD WILL BE MEETING IN PERSON AT VILLAGE HALL, WITH A REMOTE ATTENDANCE OPTION, PER THE HYBRID MEETING PROCEDURES FURTHER DESCRIBED IN SECTION 19-32 D. OF THE VILLAGE CODE. THIS MEETING IS OPEN TO ALL CITIZENS IN PERSON AT VILLAGE HALL, OR THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW, SUBJECT TO THE FOLLOWING: NO ASSURANCE IS PROVIDED TO THOSE GOVERNING BODY MEMBERS AND CITIZENS INTENDING TO ATTEND REMOTELY THAT THE TECHNOLOGY WILL PERFORM SUFFICIENTLY TO ALLOW FOR THEIR PARTICIPATION AND THE MEETING WILL PROCEED REGARDLESS. PUBLIC OFFICIALS AND CITIZENS WISHING TO ENSURE THEY CAN PARTICIPATE ARE ENCOURAGED TO ATTEND IN PERSON. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE VILLAGE MANAGER AT [manager@villageoffoxpoint.com](mailto: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 a pending application for a zoning code amendment, as the appropriate time for such comments will be at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.*

**3. Committee Reports**

- a. Plan Commission

**4. Public Hearing**

- a. **Public Hearing on a Conditional Use Permit application for Las Cazuelas, located at 8617 N Port Washington Road**

The Village Board will hold a public hearing on a conditional use permit application to operate a restaurant, Las Cazeulas, under Section 745-18D(1)(h) of the Village Code. The proposed restaurant is located at 8617 N Port Washington Road (former Jose's Blue Sombrero) in the D Business District.

- 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 March 10, 2026 Village Board meeting. (Pg.1-5)
  - b. Grant the approval for the issuance of a Class "B" fermented malt beverage and "Class B" intoxicating liquor (on or off-premises consumption) for Las Cazuelas Fox Point, LLC, d/b/a Las Cazuelas Chilaquiles and Taco Bar, 8617 N Port Washington Road, Fox Point, WI 53217, Sandy Hurtado, Agent, premises to be licensed: 8617 N. Port Washington Road, Fox Point, WI 53217 per the Village Deputy Clerk's memo dated April 8, 2026, subject to any conditions as noted. (Pg. 6)
  - c. Accept the proposal of Mared Mechanical Contractors in the amount of \$119,730 for the replacement of the Village Hall chiller system, packaged terminal air conditioner (PTAC) unit in the water utility room, and packaged roof top unit and exhaust fan and authorize the Village Manager to sign the proposals per the Director of Public Work's memorandum dated April 7, 2026. (Pg. 7-8)
  - d. Accept the bid of National Power Rodding Corporation in the amount of \$208,715 for the 2026 Sanitary and Stormwater Improvement Project and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated April 7, 2026. (Pg. 9-12)
  - e. Accept the proposal of Kapur & Associates in an amount not to exceed \$28,350 for construction management services associated with the rehabilitation of sanitary sewers in Basin Nos. 3 and 5 and a storm sewer on Beach Drive and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated April 7, 2026. (Pg. 13-16)
  - f. Accept the proposal of Kapur & Associates in the amount of \$17,940 for the design of stormwater improvements in the 7900 block of North Lake Drive and on Fox Lane west of Goodrich Lane and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated April 7, 2026. (Pg. 17-22)
  - g. Adopt the proclamation establishing Friday, April 24, 2026 as Arbor Day in the Village of Fox Point and urge all citizens to support the efforts to protect our trees and woodlands and to support our Village's urban forestry program. (Pg. 23)
  - h. Resolution Adding the Village Manager and Village Clerk as Agents with American Deposit Management LLC for Deposited Village Funds in Existing Account. (Pg. 24)
  - i. Approve payment of the bills in the amount of \$353,187.92 for the period March 1, 2026 through March 31, 2026 per the report submitted by the Village Manager. (pg. 25-37)

**6. New Business**

- a. **Consideration of a Conditional Use Permit application for Las Cazuelas, located at 8617 N Port Washington Road**

The Village Board will consider and may take action on a conditional use permit application to operate a restaurant, Las Cazeulas, under Section 745-18D(1)(h) of the Village Code. The proposed restaurant is located at 8617 N Port Washington Road (former Jose's Blue Sombrero) in the D Business District. (Pg. 38-46)

**b. Discussion and Possible Action on Adding Design Services with The Sigma Group to include the Road and Utility Project on Santa Monica Boulevard between Calumet Road and Green Tree Road. (Pg. 47-68)**

The Village Board will consider the proposal submitted by The Sigma Group to prepare design, bidding and contract documents for the rehabilitation of Santa Monica Boulevard between Calumet Road and Green Tree Road in the amount of \$60,000 and may take action to accept the proposal pursuant to the Director of Public Works' memorandum dated April 7, 2026.

**c. Consideration of acceptance of the quote of Lakeside International for the purchase of the cab and chassis for Truck Numbers 5, 11 and 20 and the quote from Casper's Truck Equipment to retrofit Truck #17.**

The Village Board will consider the acceptance of the quote of Lakeside International for the purchase of the cab and chassis for Truck Numbers 5, 11 and 20. through the State of Wisconsin Source Well Program in the amount of \$397,404, authorize the downpayment of associated body and equipment in the amount of \$142,757 and accept the quote Casper's Truck Equipment in the amount of \$37,872.19 to purchase a Henderson Salt Brine Unit, 925 gallon to retrofit Truck #17 and authorize the Village Manager to execute the purchase orders for the trucks and Salt Brine Unit per the Director of Public Work's memorandum dated April 7, 2026. (Pg. 69-73)

**d. Consideration of an ordinance to amend Article II of Chapter 276 of the Village of Fox Point Municipal Code**

The Village Board will consider and may act on adopting the Department of Natural resources model recycling ordinance which will amend Article II of Chapter 276 of the Village of Fox Point Municipal Code with the final form of the adopting ordinance being approved by the Village Manager.

**e. Chipstone Foundation Electrical Generator - Cultural Overlay Referral**

The Village Board will refer the request of Uihlein Electric, on behalf of the Chipstone Foundation, to allow a backup generator on the property located at 7820 North Club Circle to the Plan Commission. (Pg. 74-81)

**7. Future Agenda Items**

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

**8. Announcements**

The following individuals will be given the opportunity to make announcements at the meeting in regard to (i) actions taken since the previous Village Board meeting on behalf of the Village, (ii) future Village activities and (iii) communications received from citizens. These matters will not be

discussed or acted on, and Board members shall not comment on matters announced by others. Referrals may be made to committees and/or individuals.

- a. Village President Symchych
- b. Trustee Ollman
- c. Trustee Aelion
- d. Trustee Stoltz
- e. Trustee Freedman
- f. Trustee Miller
- g. Trustee Barry
- h. Village Manager

## 9. Adjournment

**NEXT REGULAR VILLAGE BOARD MEETING:**

**May 12, 2026 7:00 P.M.**

PLEASE NOTE:

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

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 February 10, 2026 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President  
5 Symchych called the meeting to order at 7:00 p.m. and asked the Village Deputy Clerk to take  
6 roll call. 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 Village Attorney Eric Larson, Interim Village Manager Mitch Reynolds,  
17 Public Works Director Scott Brandmeier, Village Clerk Jennifer Boehm, Village Deputy Clerk  
18 Teri Repins, and Assistant Village Manager Kevin Ausman  
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](http://www.villageoffoxpoint.com), as per 2015 Wisconsin  
23 Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).  
24

## 25 **PERSONS DESIRING TO BE HEARD**

26  
27 Terry Rindt, 8316 N Indian Creek Pkwy, Fox Point; inquired if the Brew Pub will have a  
28 CUP. Will it be zoned as manufacturing and will parking be enforced?  
29

30 Mike McDonagh, 7425 N Beach Court, Fox Point; stated that he is running for Village  
31 Trustee and wanted to say hello to the Board.  
32

33 Amy Rosenberg, 7815 N Boyd Way, Fox Point; addressed pickleball noise and provided  
34 studies on the matter.  
35

36 *Hearing no other comments, President Symchych closed public comment.*  
37

## 38 **COMMITTEE REPORTS – Plan Commission**

- 39  
40 a. Trustee Miller stated that Plan Commission recommends that the Village Board  
41 approve the parcels located at 7225 n Santa Monica Blvd be combined. The  
42 requirements have been met and staff recommends that the parcels be  
43 combined into one property subject to the applicants submitting the CSM for  
44 signature by the President and Clerk.  
45

## 46 **CONSENT AGENDA**

- 47  
48 a. Approve the minutes of the February 5, 2026 Special Village Board meeting.  
49  
50 b. Approve the minutes of the February 9, 2026 Special Village Board meeting.

- 51  
52 c. Approve the minutes of the February 10, 2026 Village Board meeting.  
53  
54 d. Approve the minutes of the February 11, 2026 Special Village Board meeting.  
55  
56 e. Approve the minutes of the February 27, 2026 Special Village Board meeting.  
57  
58 f. Grant the approval for the issuance of a Class "B" fermented malt beverage and  
59 "Class B" intoxicating liquor (on or off-premises consumption) for Maxfield's, LLC,  
60 d/b/a Maxfield's Pancake House, 333 W. Brown Deer Road, Fox Point, WI 53217,  
61 Nikolia Zarmakoupis, Agent, premises to be licensed: 333 W. Brown Deer Road, Fox  
62 Point, WI 53217 per the Village Deputy Clerk's memo dated March 4, 2026, subject to  
63 any conditions as noted.  
64  
65 g. Accept the agreement with Southeastern Wisconsin Watersheds Trust, Inc. for  
66 Public Education and Outreach activity requirements in an amount not to exceed  
67 \$11,781 and authorize the Interim Village Manager to sign the agreement per the  
68 Director of Public Works' memorandum dated February 27, 2026.  
69  
70 h. Accept the proposal of Wachtel Tree Science & Service in the amount of \$45,000 for  
71 the preparation of a multi-spectral imagery analysis of the canopy layer in the Village  
72 of Fox Point and authorize the Village President and Village Clerk/Treasurer to sign  
73 the agreement per the Director of Public Work's memorandum dated February 27,  
74 2026.  
75  
76 i. Approve the Land Combination and Certified Survey Map (CSM) for the parcels  
77 located at 7225 North Santa Monica Boulevard.  
78  
79 j. Approve the COM2 electronic recycling renewal for five years per the Director of Public  
80 Work's  
81 memorandum dated March 2, 2026.  
82  
83 k. Approve payment of the bills in the amount of \$375,372.26 for the period  
84 February 1, 2026 through February 28, 2026 per the report submitted by the  
85 Village Manager.  
86  
87 l. Proclamation establishing Friday, April 24, 2026 as Arbor Day in the Village of Fox  
88 Point.

89 Trustee Barry requested the removal of consent agenda item h.

90  
91 A motion by President Symchych, seconded by Trustee Freedman and carried by roll  
92 call vote (7-0), to approve the consent agenda with the removal of item h.  
93  
94  
95

96 **NEW BUSINESS**

97  
98 **Consent Agenda Item h**  
99

100 **Accept the proposal of Wachtel Tree Science & Service in the amount of \$45,000 for**  
101 **the preparation of a multi-spectral imagery analysis of the canopy layer in the Village**  
102 **of Fox Point and authorize the Village President and Village Clerk/Treasurer to sign**  
103 **the agreement per the Director of Public Work's memorandum dated February 27,**  
104 **2026.**  
105

106 Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote  
107 (7-0), *Approval of the proposal of Wachtel Tree Science & Service in the amount of*  
108 *\$45,000 for the preparation of a multi-spectral imagery analysis of the canopy layer in the*  
109 *Village of Fox Point and authorize the Village President and Village Clerk/Treasurer to*  
110 *sign the agreement per the Director of Public Work's memorandum dated February 27,*  
111 *2026.*  
112

113 With unanimous consent the Village Board moved item 7a to after item 9a.  
114

### 115 **Presentation of the 2025 Annual DNR Stormwater Report**

116

117 The Village Board received a presentation from the Director of Public Works related to the  
118 2025 DNR Annual Stormwater Report.  
119

### 120 **Accept the proposal of The Sigma Group for the design of the Santa Monica Boulevard** 121 **Road and Utility Project.** 122

123 *Scott Brandmeier will revisit our 5 Year Capital Plan and speak with staff regarding*  
124 *water main breaks and will put together a memo for the Board.*

125 *Motion by Trustee Miller, seconded by Trustee Aelion, and carried by roll call vote*  
126 *(7-0), to accept the proposal of The Sigma Group in the amount of \$45,645 to*  
127 *perform the design of the Santa Monica Boulevard and utility project between*  
128 *Calumet Road and Bradley Road.*  
129

### 130 **Accept the proposal of Ruekert & Mielke Inc. for additional scope of work for planned** 131 **Letter of Map Revision (LOMR) submittal.** 132

133 Director of Public Works, Scott Brandmeier gave a presentation to the Board.

134 Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote  
135 (7-0), to accept the proposal of Ruekert & Mielke Inc. in the amount of \$46,700 to  
136 amend a current agreement and provide additional analysis for planned LOMR  
137 submittal.  
138

### 139 **Accept the proposal of Baxter & Woodman Inc. for pre-submittal peer review of** 140 **Ruekert & Mielke LOMR** 141

142 Motion by President Symchych, seconded by Trustee Barry, and carried by roll call vote  
143 (7-0), to approve a proposal from Baxter & Woodman Inc. in the amount of \$7,500 to  
144 provide peer review of LOMR prepared by Ruekert & Mielke Inc.  
145

### 146 **Approval of a parental leave benefit provision for non-represented Village employees** 147

148 Motion by President Symchych, seconded by Trustee Stoltz, and carried by roll call vote  
149 (7-0), to approve a benefit provision allowing for two weeks of parental leave for non-  
150 represented employees.  
151

152 **Approval of a service agreement with North Shore Inspection Services LLC to provide**  
153 **inspection and building plan review services to the Village of fox Point.**  
154

155 Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote  
156 (7-0), to approve an agreement for North Shore Inspection Services LLC to provide  
157 inspection and building plan review services to the Village of Fox Point.  
158

159 **FUTURE AGENDA ITEMS**  
160

161 President Symchych would like an update on the pool, what we have accomplished so far, and  
162 to invite the Friends of the Fox Point Pool to update on the fundraising progress.  
163

164 With unanimous consent the Village Board moved the announcements before the Closed  
165 Session.  
166

167 **ANNOUNCEMENTS**  
168

169 President Symchych thanked Mr. Renolds for taking good care of the Village and the staff.  
170 Welcomed Ms. Boehm to Fox Point as Clerk and announced that Steve Kreklow will be  
171 starting as Village Manager next week. The North Shore Fire Department meeting was moved  
172 to Tuesday, 3/17 at 8:00am.  
173

174 Trustee Ollman announced - Nothing  
175

176 Trustee Aelion announced - Nothing  
177

178 Trustee Stoltz announced - Nothing  
179

180 Trustee Freedman announced the New North Shore Library grand opening is Saturday, 3/14 at  
181 2:00pm now and invites everyone to attend. On behalf of the Board, interim Village Manager,  
182 Mitch Reynolds was given a letter of appreciation.  
183

184 Trustee Miller announced - Nothing  
185

186 Trustee Barry announce - Nothing  
187

188 Interim Manager Reynolds announced that Assistant Manager Kevin Ausman closed the State  
189 and Local Fiscal funds. Thank you to the staff for their hard work to help orientate the new  
190 Clerk. Leaf collection will continue the spring through 4/10. Residents can rake the leaves to  
191 the road or bag them. In-person absentee voting begins 3/24 through 4/3. The drop box has  
192 been removed until after the election. Absentee ballots will be mailed out as soon as we  
193 receive them. Thank you to the Board and staff for having an Interim Manager.  
194

195 **CLOSED SESSION**  
196

197 Motion made by President Symchych, seconded by Trustee Ollman to convene into closed  
198 session at 8:25p.m., pursuant to Wisconsin Statute Section 19.85(1)(e), deliberating or  
199 negotiating the purchasing of public properties, the investing of public funds, or conducting  
200 other specified public business, whenever competitive or bargaining reasons require a closed  
201 session; the village board will deliberate a proposal from Harmoni Towers LLC to purchase the  
202 Village-owned telecommunications tower located at 7200 N. Santa Monica Blvd.  
203

204 Village President Christine Symchych  
205 Trustee Ollman  
206 Trustee Aelion  
207 Trustee Stoltz  
208 Trustee Freedman  
209 Trustee Miller  
210 Trustee Barry  
211

212 Carried by roll call vote (7-0)  
213

214 **RECONVENE INTO OPEN SESSION**  
215

216 Motion by President Symchych, seconded by Trustee Barry and carried by roll call vote (7-0),  
217 to reconvene into open session at 8:50 p.m.  
218

219 Motion by President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-  
220 0), to reject the offer from Harmoni Towers LLC to provide a lump sum payout for lease of  
221 telecommunications tower at 7200 N. Santa Monica Blvd and extend the lease on the tower.  
222

223  
224 **ADJOURNMENT**  
225

226 Motion made by Trustee Ollman, second by Trustee Barry, and carried by roll call vote  
227 (7-0) to adjourn the Village Board meeting at 8:52 p.m.  
228

229  
230 Respectfully submitted,  
231

232  
233  
234  
235 Jennifer Boehm  
236 Village Clerk  
237

238  
239  
240  
241  
242 Published and posted: March 20, 2026

TO: Village Board

FROM: Teri Repins *TR*  
Village Deputy Clerk

THROUGH: Steve Kreklow *SK*  
Village Manager

DATE: April 8, 2026

RE: New Liquor License Application for Las Cazuelas Fox Point LLC

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### Background and Overview

Attached is the new liquor license application for a Class "B" fermented malt beverage and "Class B" intoxicating liquor (on or off-premises consumption) for Las Cazuelas Fox Point, LLC, d/b/a Las Cazuelas Chilaquiles and Taco Bar, 8617 N Port Washington Road, Fox Point, WI 53217 as published in the North Shore Now on Wednesday, April 1, 2026.

Background investigations have been completed on the entity's agent by the Police Department and all individuals have been recommended for approval by Police Chief Chris Freedy.

Section 125.86 of the Village Code states that no initial or renewal alcohol beverage license shall be granted to any person or premises for which taxes, assessments, utility bills or other claims of the Village are delinquent and unpaid. As of April 1, 2026 all outstanding financial obligations to the Village of Fox Point have been satisfied by the establishment applying for the Class "B" fermented malt beverage and "Class B" intoxicating liquor (on or off-premises consumption) for the period commencing on April 15, 2026 and expiring on June 30, 2026.

### Recommendation:

Staff recommends the Village Board take the following action:

Grant the approval for the issuance of a Class "B" fermented malt beverage and "Class B" intoxicating liquor (on or off-premises consumption) for Las Cazuelas Fox Point, LLC, d/b/a Las Cazuelas Chilaquiles and Taco Bar, 8617 N Port Washington Road, Fox Point, WI 53217, Sandy Hurtado, Agent, premises to be licensed: 8617 N. Port Washington Road, Fox Point, WI 53217.



## VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA  
BLVD.


FOX POINT WI 53217-3505

414-351-8900

FAX 414-351-8909

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Steven Kreklow, Village Manager 

Date: April 7, 2026

Re: Replacement of Chiller, PTAC, and Rooftop Exhaust Fan

During the 2026 capital projects presentation, staff noted that the chiller for Village Hall needed to be replaced in order to provide proper cooling to the building and offices. It was also determined that the packaged terminal air conditioner (PTAC) in the water utility office is not functioning properly and that one of the roof top units and air exchanger no longer is functioning with both needing to be replaced.

The replacement of the chiller was also identified in the March 2020 Barrientos facility study in which they proposed replacing the chiller with rooftop units and new duct work. The Barrientos report recommended that the work be done within one to three years and that the costs identified in the report were “to maintain the buildings and site . . . for the next ten years.”

Staff met with mechanical contractors to discuss the chiller replacement and determined that replacement of the chiller would cost less than installing rooftop units and running new duct work. After meeting with the mechanical contractors, staff prepared bid documents for the replacement of the PTAC unit, chiller and roof top unit/exhaust fan. Bids for the work were received from two contractors – Bassett Mechanical and Mared Mechanical Contractors in the amount of \$119,730 and \$160,533, respectively.

Staff evaluated the bids in light of an approximate \$43,000 cost difference between the two contractors for the chiller and determined that Mared has proposed using the existing controls whereas Bassett proposed replacing the controls. Mared noted that the existing controls could likely last four to five years and, given discussions on possible replacement of the Village Hall/DPW facility, staff concurs with the position to use the existing controls.

The Village budgeted \$125,000 to replace the chiller. The bid from Mared to replace all three units (chiller, PTAC unit, roof top unit and exhaust fan) is under budget and,

therefore, it is staff's recommendation that the Village Board accept the bid of Mared Mechanical Contractors in the amount of \$119,730 for the replacement of the chiller, PTAC unit and roof top unit and exhaust fan and authorize the Village Manager to sign the contract.



VILLAGE OF FOX POINT

MILWAUKEE COUNTY  
WISCONSIN

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

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works *SB*

Through: Steven Kreklow, Village Manager *SK*

Date: April 7, 2026

Re: Recommendation for Acceptance of Bid for 2026 Sanitary Sewer Rehabilitation Project

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As part of the Village of Fox Point's ongoing capital improvement program to reduce infiltration and inflow into our sanitary sewers, we worked with our consultant to bid out the sanitary sewer lining of approximately 5,300 linear feet of 8-inch and 10-inch sewers in Basins 3 and 5. Bids were opened on March 25, 2026 and three bids were received: National Power Rodding, Visu-Sewer and Institutform Technologies. National Power Rodding submitted the low bid in the amount of \$208,715.

Kapur & Associates reviewed the bid of National Power Rodding as well as their references and has provided a bid tabulation and recommendation to award the contract to National Power Rodding. Therefore, it is staff's recommendation that the Village Board award the Sanitary Sewer Rehabilitation project to National Power Rodding Corp. in the amount of \$208,715 and authorize the Village President and Village Clerk/Treasurer to sign the contract on behalf of the Village. Please note that a portion of the cost (\$11,375) is related to lining a storm sewer pipe on Beach Drive. The Village has budgeted \$300,000 to perform sanitary sewer rehabilitation services and \$100,000 to perform miscellaneous storm sewer repairs and the work is well within budget.



7711 N. Port Washington Road  
Milwaukee, WI 53217  
T: 414.751.7200 • F: 414.351.4117

March 26, 2026

Mr. Scott Brandmeier  
Village of Fox Point  
7200 North Santa Monica Boulevard  
Fox Point, Wisconsin 53217-3505

RE: 2026 Sanitary and Storm Sewer Rehabilitation Project, Village of Fox Point

Dear Mr. Brandmeier:

Bids were received from three (3) Contractors to complete the 2026 Sanitary Sewer Rehabilitation Project: Visu-Sewer, Inc., Insituform Technologies, LLC. and National Power Rodding Corp.

After review of the bids, it was determined that National Power Rodding Corp. is the apparent low bidder with a total bid amount \$208,715.00

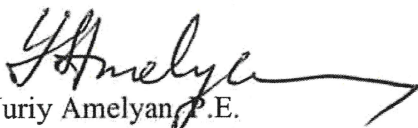
National Power Rodding Corp. has performed this type of work on previous projects, and the firm is qualified to complete the items under this contract.

Kapur & Associates, Inc. recommends the award of this contract to National Power Rodding Corp. in the amount of \$208,715.00.

I have included a bid tabulation of all bidders for your records.

Should you have any comments or need additional information, please call me at (414) 313-4342.

Sincerely,

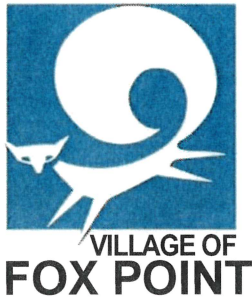
  
Yuriy Amelyan, P.E.  
Associate/Project Manager



**2026 Sanitary and Storm Sewer Rehabilitation Project  
Village of Fox Point, Wisconsin**

**BID OPENING: 1:00 p.m. on Wednesday, March 25, 2026**

A. ITEM #	UNIT PRICE BASE BID ITEM	QTY.	UNIT	National Power Rodding Corp. 2500 W Arthington St Chicago, IL 60612 312-666-7700		Visu-Sewer W230 N4855 Belker Dr Pewaukee, WI 53072 262-695-2340		Insituform Technologies 11948 Longmont Dr Maryland Heights, MO 63043 651-253-0236	
				UNIT'S	TOTAL	UNIT'S	TOTAL	UNIT'S	TOTAL
1	Sanitary Sewer CIPP Lining 8-inch (21 segments)	4680	LF	\$ 37.00	\$ 173,160.00	\$ 38.25	\$ 179,010.00	\$ 47.61	\$ 222,814.80
2	Sanitary Sewer CIPP Lining 10-inch (2 segments)	620	LF	\$ 39.00	\$ 24,180.00	\$ 40.00	\$ 24,800.00	\$ 53.05	\$ 32,891.00
3	Storm Sewer CIPP Liner 8-inch (1 segment)	175	LF	\$ 65.00	\$ 11,375.00	\$ 38.25	\$ 6,693.75	\$ 67.90	\$ 11,882.50
<b>TOTAL BASE BID:</b>					\$ 208,715.00		\$ 210,503.75		\$ 267,588.30



**VILLAGE OF FOX POINT**

MILWAUKEE COUNTY  
WISCONSIN

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

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Steven Kreklow, Village Manager 

Date: April 7, 2026

Re: 2026 Sanitary Sewer Rehabilitation Inspection Services

---

The Village is proposing to rehabilitate approximately 5,300 linear feet of sanitary sewers in Basin Nos.3 and 5 as well as a segment of storm sewer on Beach Drive. The rehabilitation locations were identified based on prior televising events that had been performed and all rehab activities are proposed to be performed via cured in place pipe (CIPP).

Kapur has submitted a proposal to the Village to perform the construction inspection services for this project in an amount not to exceed \$28,350 which is based on an estimated three weeks of rehabilitation activities. I have reviewed the proposal and find it to be reasonable and appropriate.

Therefore, it is staff's recommendation that the Village approve the proposal from Kapur & Associates in an amount not to exceed \$28,350 for construction inspection services associated with this project. It is my further recommendation that the Village President and Village Clerk/Treasurer be authorized to sign the contract on behalf of the Village. Funding is proposed to be allocated from the Sanitary Sewer and Storm Water Funds.



7711 N. Port Washington Road  
 Milwaukee, WI 53217  
 (414) 751-7200  
 kapurinc.com

March 26, 2026

Mr. Scott Brandmeier, PE  
 Director of Public Works  
 Village of Fox Point  
 7200 North Santa Monica Boulevard  
 Fox Point, WI 53217

RE: 2026 Sanitary and Storm Sewer Rehabilitation Construction Management

Dear Scott,

Kapur is pleased to submit this proposed contract to provide construction management services for the 2026 Sanitary and Storm Sewer Rehabilitation project.

**SCOPE OF SERVICES INCLUDES:**

This project will consist of rehabilitation of approximately 5,475 L.F. of sanitary and storm sewer pipe by installation of cured-in-place pipe (CIPP) liner:

- Sanitary Sewer CIPP Lining 8-inch (21 segments) – 4,680 LF
- Sanitary Sewer CIPP Lining 10-inch (2 segments) – 620 LF
- Storm Sewer Liner 8-inch – (one segment) – 175 LF

The scope of construction management services for the 2026 Sanitary and Storm Sewer Rehabilitation project. includes:

- Attend pre-Construction and progress meetings
- Preparation and distribution of letters to affected residents
- Shop drawing/submittals review and approval
- Construction inspection is based on work being completed over fifteen (15) working days at 8 hours per day and will consist of the following:
  - Field coordination between contractor, residents and Village
  - Check traffic control
  - Inspection of pipeline after cleaning and prep-work prior to lining
  - Check the new liner inversion and pressure required to hold flexible tube tight against the existing host pipe during and after inversion and until CIPP curing is completed
  - Check the curing and cool down temperatures
  - Check the number of reinstated active laterals after installation of CIPP liner
  - Check tight seal between pipe/liner at the manhole wall
  - Review videos after preparation work/pipe cleaning and after installation of CIPP liner
  - Review CIPP test report from independent laboratory
  - Payment recommendations
  - Project close out activities, As-Builts & coordination with GIS consultant



**SCHEDULE**

Construction management will be performed in summer/fall 2026

**FEES AND BILLINGS**

The professional fees for the work as described above and in the attached breakdown are estimated to be: \$28,350.00

The fees will be charged as time and materials not to exceed.

**ACCEPTANCE**

If this proposal is acceptable, please sign and date this original copy on Standard General Contract Terms and return it to our office.

Thank you for the opportunity to submit this proposed contract. We look forward to working with you on this project. Should you have any questions, or require further information, please call us at (414) 751-7200.

**COST NOT TO EXCEED  
2026 SANITARY AND STORM SEWER REHABILITATION CONSTRUCTION MANAGEMENT  
VILLAGE OF FOX POINT**

TASK	Project Manager	Construction Inspector	Cad Technician	Total Task Hours	Total Task Cost
1	4	2		6	\$1,030.00
2	4	6		10	\$1,530.00
3	8	120		128	\$16,560.00
4	6	24		30	\$4,170.00
5	2	4		6	\$890.00
6	8	10	8	26	\$3,770.00
7					\$400.00
<b>TOTAL:</b>	<b>32</b>	<b>166</b>	<b>8</b>	<b>206</b>	<b>\$28,350.00</b>



2026 Sanitary and Storm Sewer Rehabilitation Construction Management  
Village of Fox Point





## STANDARD GENERAL CONTRACT TERMS FOR PROFESSIONAL ENGINEER/SURVEY SERVICES

### Article 1 Scope of Services

ENGINEER shall provide CLIENT with services in connection with the Project as described in Scope of Services. ENGINEER shall use the standard of care typically exercised in conducting professional practices outlined in the Scope of Services. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with the ENGINEER's service.

Unless otherwise specifically included in the proposal, ENGINEER's scope of services does not include geotechnical or environmental audits for the identification of hazardous wastes, wetlands, floodplains or any other structural or environmental qualities of the land, air or water.

### Article 2 Schedule of Services

ENGINEER shall start and complete work as set forth in the Scope of Services. ENGINEER shall conduct the work in an expeditious manner subject to limitations such as weather, information acquisition, communications and other factors outside of ENGINEER's control. Both parties recognize that the schedule of services is subject to factors that may be unknown at the time of this Agreement.

### Article 3 CLIENT's Responsibility

CLIENT shall do the following in a timely manner so as not to delay the service of ENGINEER:

- 3.1 Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints.
- 3.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project; all of which the ENGINEER may use and rely upon in performing the services under this Agreement. Verification of the accuracy and completeness of any information provided by the CLIENT is beyond the scope of this agreement.

### Article 4 Payment Terms

CLIENT agrees to pay all fees within 45 days of the date of the invoice. Balances due over 45 days will be assessed an interest rate of 1.5 % per month. CLIENT agrees to pay for any costs of collection including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

CLIENT understands and agrees to pay for all services rendered regardless of CLIENT's ability or inability to proceed with the project for any reason, gain governmental approvals or permits or secure financing for the project.

### Article 5 Term and Termination

ENGINEER's obligation to render services under this Agreement will extend for a period that may reasonably be required for the services to be provided, including extra work and required extensions. If CLIENT fails to give prompt authorization to proceed with any phase of services after completion of the immediately preceding phase, or if ENGINEER's services are delayed or suspended by CLIENT for more than three months for reasons beyond ENGINEER's control, ENGINEER may, after giving seven days' written notice to CLIENT, suspend or terminate services under this Agreement.

If payment is not received within 45 days of the date of invoice, ENGINEER reserves the right, after giving seven days' written notice to CLIENT, to suspend services to the CLIENT or to terminate this Agreement. ENGINEER shall not be liable to CLIENT or any third parties for any damages caused by the suspension or termination of work for non-payment. CLIENT may terminate this Agreement for any reason or without cause upon 30 days' written notice to ENGINEER. If any work covered by this Agreement is suspended, terminated or abandoned for any reason other than ENGINEER'S breach of the Agreement, the CLIENT shall compensate the ENGINEER for

services rendered to the date of written notification of such suspension, termination or abandonment.

### Article 6 Indemnity

CLIENT and ENGINEER each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's negligent or intentional acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of CLIENT and ENGINEER, they shall be borne by each party in proportion to its negligence. Nothing contained within this Agreement is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

### Article 7 Ownership and Copyright of Documents

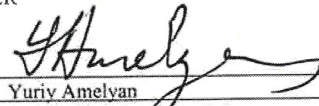
All documents prepared or furnished by ENGINEER pursuant to this Agreement are instruments of ENGINEER's professional service, and ENGINEER shall retain an ownership and property interest therein, including all copyrights. ENGINEER grants CLIENT a license to use instruments of ENGINEER's professional service for the purpose of purchasing or identifying property or constructing the project. Reuse or modification of any such documents by CLIENT, without ENGINEER's written permission, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify and hold ENGINEER harmless from all claims, damages and expenses, including attorneys' fees, arising out of such use by CLIENT or by others acting through the CLIENT.

### Article 8 Electronic Media

Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by ENGINEER. Files in electronic formats, or other types of information furnished by ENGINEER to CLIENT such as text, data or graphics, are only for the convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, ENGINEER makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software applications packages, operating systems or computer hardware differing from those in use by ENGINEER at the beginning of this project.

ENGINEER

Kapur

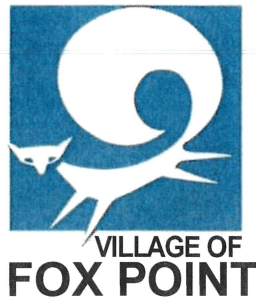
By:   
 Print: Yuriy Amelvan  
 Title: Associate/Project Manager  
 Date: 3/26/2026

The above and foregoing proposal is hereby accepted and ENGINEER is authorized to proceed with the work.

CLIENT

Village of Fox Point

By: \_\_\_\_\_ By: \_\_\_\_\_  
 Print: \_\_\_\_\_ Print: \_\_\_\_\_  
 Title: \_\_\_\_\_ Title: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

**VILLAGE OF FOX POINT**MILWAUKEE COUNTY  
WISCONSINVILLAGE HALL  
7200 N SANTA MONICA BLVD  
FOX POINT 53217-3505  
414,351-8900  
FAX 414-351-8909

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works

Through: Steven Kreklow, Village Manager *SKK*

Date: April 7, 2026

Re: 2026 Storm Sewer Improvements

---

The Village included replacement of two storm sewers in the 2026 capital budget – one located on Fox Lane just west of Goodrich Lane (approximately 200 feet) and the other located along the south side of the property line at 7930 North Lake Drive. Staff requested that Kapur & Associates provide a proposal for the preparation of the design and bid documents as the storm sewer replacement on Lake Drive will include the placement of three manhole structures to better accommodate the storm water flows and reduce velocities entering the ravine along the south side of the property.

Kapur has provided a proposal in the amount of \$17,940 to prepare the contract documents; this work includes survey, design activities, bid document preparation, preparation of a cost estimate and bidding the project. Upon review of the hours and fees, staff finds the proposal to be reasonable and appropriate.

Therefore, it is staff's recommendation that the Village approve the proposal from Kapur & Associates in an amount not to exceed \$17,940 for design services associated with this project. It is my further recommendation that the Village President and Village Clerk/Treasurer be authorized to sign the contract on behalf of the Village. Funding is proposed to be allocated from the Storm Water Fund.



April 3, 2026

Mr. Scott Brandmeier, PE - Director of Public Works  
Village of Fox Point  
7200 North Santa Monica Boulevard  
Fox Point, WI 53217

RE: 2026 Storm Sewer Improvements Project

Dear Scott,

Kapur is pleased to submit this proposed contract to provide professional engineering services for the referenced project.

### **SCOPE OF SERVICES**

The Village of Fox Point intends to improve deteriorated storm sewer pipes and structures at the following locations:

- Site 1 – In the vicinity of 7930 N. Lake Drive (See attached location map-1)
- Site 2 – In the vicinity of 1531 E. Fox Lane (See-attached location map-2)

The scope of work includes design activities as follows:

- Meetings with the Village Staff.
- Design for improvements of storm sewer pipes and structures will also include: field survey work, topo base mapping, agencies coordination (We-Energies, AT&T and other utility companies), traffic and erosion control, checking existing easement documents
- Bidding/Contract documents and engineering cost estimates.
- Assistance with publishing and bid opening. Finalize the bid tab upon review of the bids received and provide an award recommendation of the low bidder to the Village.
- Work-through with prospective bidders and clarify proposed rehabilitation program.

### **SCHEDULE**

2026 Storm Sewer Rehabilitation Project will be completed in May 2026. Published in June 2026 with a bid opening in July 2026 and work to be performed in August/September 2026.

### **FEES AND BILLINGS**

The professional fees for the work described above and in the attached breakdown are estimated to not exceed: \$17,940.00.

### **ACCEPTANCE**

If this proposal is acceptable, please sign and date this original copy on Standard General Contract Terms and return it to our office.

Thank you for the opportunity to submit this proposed contract. We look forward to working with you on this project. Should you have any questions, or require further information, please call us at (414) 751-7200.

## STANDARD GENERAL CONTRACT TERMS FOR PROFESSIONAL ENGINEER/SURVEY SERVICES

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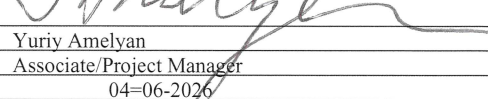
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ENGINEER

**Kapur**

By:   
Print: Yuriy Amelyan  
Title: Associate/Project Manager  
Date: 04-06-2026

The above and foregoing proposal is hereby accepted and ENGINEER is authorized to proceed with the work.

CLIENT

**Village of Fox Point**

By: \_\_\_\_\_ By: \_\_\_\_\_  
Print: \_\_\_\_\_ Print: \_\_\_\_\_  
Title: \_\_\_\_\_ Title: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

**DESIGN COST NOT TO EXCEED  
2026 STORM SEWER IMPROVEMENTS PROJECT  
VILLAGE OF FOX POINT, WISCONSIN**

TASK	Project Manager	Project Engineer	Project Surveyor	One Main Survey Crew	Cad Technician	Total Task Hours	Total Task Cost	
	\$190.00	\$140.00	\$170.00	\$160.00	\$125.00			
1 Meetings with the Village Staff	2	2				4	\$660.00	
2 On site review and verification of the pipes and structures conditions	2	2				4	\$660.00	
3 Design for the storm sewer Improvements in the vicinities of Fox Lane & E. Goodrich Lane and N. Lake Drive & N Links Circle	8	50	2	8	24	92	\$13,140.00	
4 Bidding Document, Engineering Cost Estimate	4	10				14	\$2,160.00	
5 Publishing, Pre-Bid Walk-Through, Bid Opening, Finalizing the Bid Tab Upon Review of the Bids Received, Award Recommendation to the Low Bidder, Proceed with Construction Contract Documents	4	4				8	\$1,320.00	
<b>TOTAL FOR BASE BID:</b>							<b>122</b>	<b>\$17,940.00</b>





**2026 Storm Sewer Improvements**

Location Map 1

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

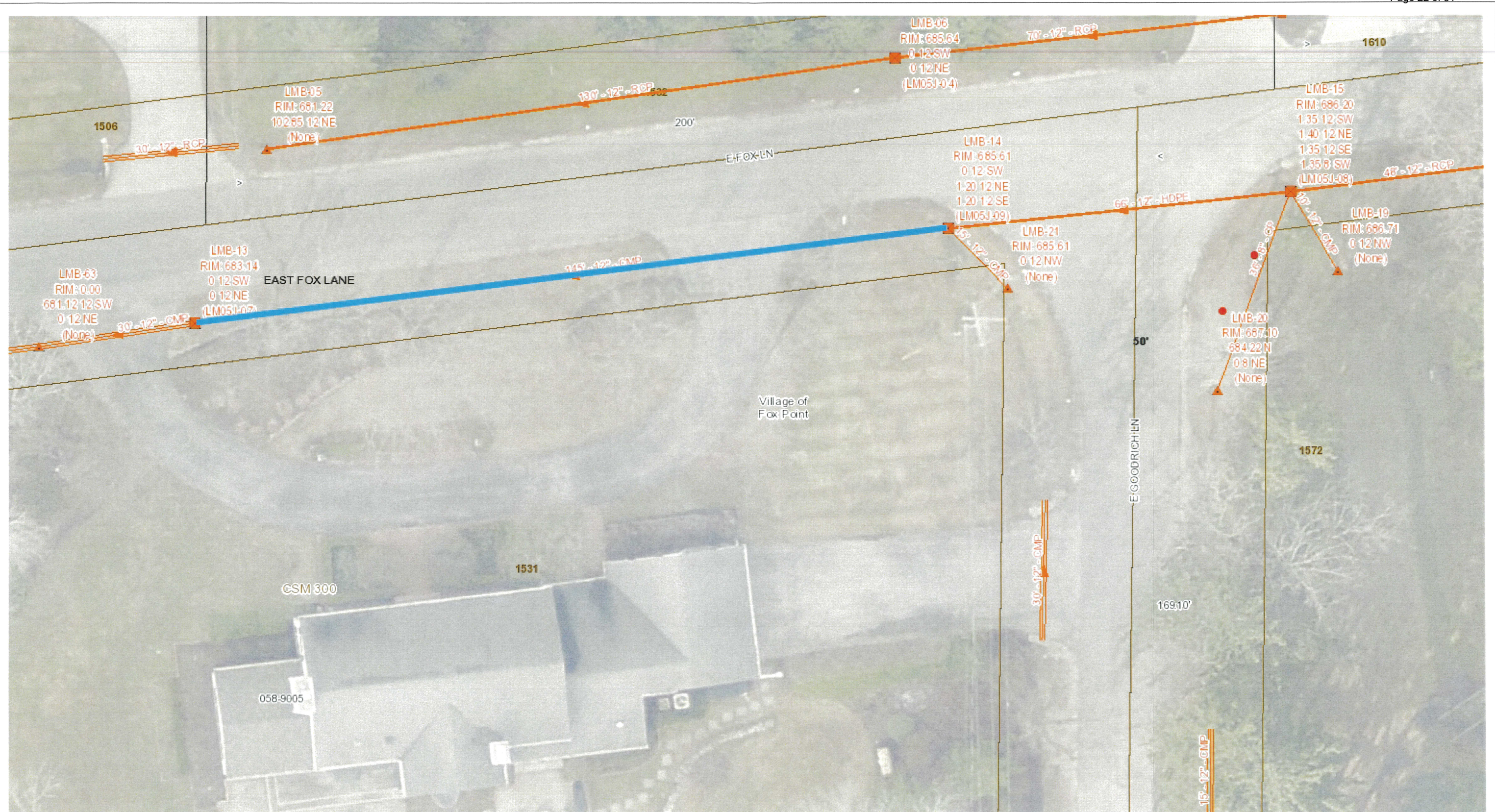


SCALE: 1" = 20'



**VILLAGE OF FOX POINT**  
7200 North Santa Monica Boulevard  
Fox Point, WI 53217  
(414) 351-8900

Print Date: 4/3/2026



**2026 Storm Sewer Improvements**

Location Map 2



SCALE: 1" = 24'



**VILLAGE OF FOX POINT**  
7200 North Santa Monica Boulevard  
Fox Point, WI 53217  
(414) 351-8900

Print Date: 4/3/2026

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

**VILLAGE OF FOX POINT**  
**ARBOR DAY PROCLAMATION**



WHEREAS; April 24, 2026, marks the 154th Anniversary of Arbor Day, the 144th year of celebration by Wisconsin school children; and

WHEREAS; the Village of Fox Point has been recognized as a TREE CITY USA for **37** consecutive years by the National Arbor Day Foundation and desires to continue its tree-planting ways; and

WHEREAS; trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS; trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS; trees in our Village increase property values, enhance the economic vitality of commercial areas, and beautify our community; and

WHEREAS; trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW THEREFORE; The Village Board of Fox Point does hereby proclaim Friday, April 24th, 2026 as



in the Village of Fox Point, and urges all citizens to support the efforts to protect our trees and woodlands and to support our Village's urban forestry program; and

FURTHER; the Village Board urges all citizens to plant and care for trees to gladden hearts and promote the well-being of present and future generations.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_

Village President \_\_\_\_\_  
Christine Symchych

**RESOLUTION XX-X**  
**ALLOWING SUCCESSOR AGENTS FOR VILLAGE**  
**FUNDS WITH AMERICAN DEPOSIT MANAGEMENT**  
**LLC**

**WHEREAS,** VILLAGE OF FOX POINT may deposit funds in one or more financial institutions as approved by the Village Board; AND

**WHEREAS,** THE VILLAGE has designated American Deposit Management LLC (ADM) of Pewaukee, WI as an authorized agent for VILLAGE funds; AND

**NOW THEREFORE, BE IT RESOLVED** that the VILLAGE OF FOX POINT for and on behalf of THE VILLAGE authorizes the continued deposit and withdrawal of monies by American Deposit Management LLC in noninterest-bearing or interest-bearing accounts;

**BE IT FURTHER RESOLVED** that the following Officers/Employees or their Successors are authorized to order the deposit or withdrawal of monies with American Deposit Management LLC until this authority is revoked by action of THE VILLAGE BOARD and written notice of such action is received by American Deposit Management LLC.

VILLAGE MANAGER	STEVE KREKLOW	
_____	_____	_____
Title	Name	Signature

CLERK-TRASURER	JENNIFER BOEHM	
_____	_____	_____
Title	Name	Signature

DATE: \_\_\_\_\_

**APPROVAL:**

_____	_____	_____
Title	Name	Signature

_____	_____	_____
Title	Name	Signature

DATE: \_\_\_\_\_

This is to certify that the attached is true and correct list of bills due for a period from March 1-31, 2026, in the total amount of \$353,187.92. 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.



---

Steven Kreklow  
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 April 14, 2026.

---

Christine Symchych  
Village President



---

Jennifer Boehm  
Village Clerk/Treasurer  
Village of Fox Point

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report  
Report dates: 01/01/2026-12/31/2026

Page: 1

Mar 27, 2026 09:03AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
<b>10-13100 ACCOUNTS RECEIVABLE - SUNDRY</b>						
256	KAPUR & ASSOCIATES, INC.	138790	CELL TOWER	03/13/2026	660.00	03/20/2026
Total 10-13100 ACCOUNTS RECEIVABLE - SUNDRY:					660.00	
<b>10-21520 GROUP LIFE</b>						
18	SECURIAN FINANCIAL GROUP I	APRIL 2026	LIFE INSURANCE	03/10/2026	836.59	03/13/2026
Total 10-21520 GROUP LIFE:					836.59	
<b>10-21521 SUPPLEMENTAL PLANS</b>						
18	SECURIAN FINANCIAL GROUP I	04/01/2026	ACCIDENTAL	03/10/2026	88.28	03/13/2026
Total 10-21521 SUPPLEMENTAL PLANS:					88.28	
<b>10-21525 UNION DUES</b>						
185	FOX POINT POLICE PROT. ASS	APRIL 2026	POLICE DUES	03/20/2026	432.00	03/27/2026
Total 10-21525 UNION DUES:					432.00	
<b>10-21530 DEFERRED COMPENSATION</b>						
375	NORTH SHORE BANK, FSB	PR0312262	Deferred Comp NORTH SHORE	03/11/2026	1,135.00	03/13/2026
375	NORTH SHORE BANK, FSB	PR0326262	Deferred Comp NORTH SHORE	03/25/2026	1,135.00	03/27/2026
814	GREAT-WEST TRUST COMPAN	PR0312261	Deferred Comp WI DEFER - PRE	03/11/2026	4,397.60	03/13/2026
814	GREAT-WEST TRUST COMPAN	PR0312261	Deferred Comp WI DEFER - RO	03/11/2026	1,420.00	03/13/2026
814	GREAT-WEST TRUST COMPAN	PR0326261	Deferred Comp WI DEFER - PRE	03/25/2026	4,497.60	03/27/2026
814	GREAT-WEST TRUST COMPAN	PR0326261	Deferred Comp WI DEFER - RO	03/25/2026	1,681.54	03/27/2026
Total 10-21530 DEFERRED COMPENSATION:					14,266.74	
<b>10-23000 WORKERS COMPENSATION</b>						
1658	R & R INSURANCE SERVICES, I	3367645	WORKERS COMP	03/20/2026	17,547.00	03/27/2026
Total 10-23000 WORKERS COMPENSATION:					17,547.00	
<b>10-44120 LIQUOR/TOBACCO LICENSES</b>						
727	WI DEPT. OF JUSTICE	uusewels	BARTENDER	03/03/2026	7.00	03/06/2026
Total 10-44120 LIQUOR/TOBACCO LICENSES:					7.00	
<b>10-51100-396 VILLAGE OPEN HOUSE</b>						
451	SCHWAAB, INC.	4999822	SIGN	03/26/2026	565.34	03/27/2026
Total 10-51100-396 VILLAGE OPEN HOUSE:					565.34	
<b>10-51200-310 SUPPLIES/EXPENSES</b>						
1072	WISCONSIN SUPREME COURT	680-0000001886	CONTINUING EDUCATION	03/10/2026	800.00	03/13/2026
5645	CNA SURETY	70724682-2026-202	MUNICIPAL JUDGE BOND	03/10/2026	100.00	03/13/2026
Total 10-51200-310 SUPPLIES/EXPENSES:					900.00	
<b>10-51200-395 COUNTY COURT FEES</b>						
330	MILWAUKEE COUNTY TREASU	FEBRUARY 2026	JUNEDRIVERSUR/JAIL	03/04/2026	633.40	03/06/2026
552	WISCONSIN, STATE OF - COUR	FEBRUARY 2026	FEBRUARY	03/04/2026	1,781.95	03/06/2026
Total 10-51200-395 COUNTY COURT FEES:					2,415.35	

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<b>10-51300-211 LABOR ATTORNEY</b>						
1692	VON BRIESEN & ROPER, S. C.	523981	PROFESSIONAL SRVCS	03/26/2026	2,810.50	03/27/2026
Total 10-51300-211 LABOR ATTORNEY:					2,810.50	
<b>10-51300-218 VILLAGE ATTORNEY</b>						
535	MUNICIPAL LAW & LITIGATION	16875	VLG ATTORNEY	03/26/2026	3,741.20	03/27/2026
Total 10-51300-218 VILLAGE ATTORNEY:					3,741.20	
<b>10-51410-321 PROFESSIONAL DUES/MEETINGS</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	CLERK	03/06/2026	350.00	03/09/2026
Total 10-51410-321 PROFESSIONAL DUES/MEETINGS:					350.00	
<b>10-51420-310 SUPPLIES/EXPENSES</b>						
451	SCHWAAB, INC.	709197-022426	NAME PLATE	03/05/2026	20.45	03/06/2026
Total 10-51420-310 SUPPLIES/EXPENSES:					20.45	
<b>10-51420-323 OFFICIAL PUBLICATIONS/NOTICES</b>						
1088	USA TODAY CO.	0007561304	ALCOHOL LICENSE	03/13/2026	30.21	03/13/2026
Total 10-51420-323 OFFICIAL PUBLICATIONS/NOTICES:					30.21	
<b>10-51440-310 SUPPLIES/EXPENSES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	CONFLUENCE	03/06/2026	539.42	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	ELECTIONS	03/06/2026	13.99	03/09/2026
Total 10-51440-310 SUPPLIES/EXPENSES:					553.41	
<b>10-51520-321 PROFESSIONAL DUES/MEETINGS</b>						
2678	MTAW	CARTHELL2026	DUES CARTHELL	03/18/2026	70.00	03/20/2026
Total 10-51520-321 PROFESSIONAL DUES/MEETINGS:					70.00	
<b>10-51530-210 CONTRACT SERVICES</b>						
2706	ASSOCIATED APPRAISAL CON	185066	MONTHLY/REVALUATION	03/05/2026	3,808.48	03/06/2026
Total 10-51530-210 CONTRACT SERVICES:					3,808.48	
<b>10-51600-210 CONTRACT SERVICES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	FINANCE CHARGE	03/06/2026	54.57	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	PITNEY BOWES	03/06/2026	161.01	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	ZOOM	03/06/2026	40.00	03/09/2026
265	GREATAMERICAN FINANCIAL S	41524639	MONTHLY COPIER	03/24/2026	651.15	03/27/2026
477	TAYLOR COMPUTER SERVICES	29191	MANAGED SERVICES	03/18/2026	1,520.75	03/20/2026
789	DO IT NOW CLEANING LLC	1013	MONTHLY CLEANING	03/13/2026	1,583.37	03/13/2026
789	DO IT NOW CLEANING LLC	1024	MONTHLY CLEANING	03/25/2026	1,583.37	03/27/2026
2028	GENERAL CODE	PG000045147	SUPPLEMENT PROJECT	03/24/2026	1,570.50	03/27/2026
2489	INNOVATIVE PUBLIC ADVISORS	25-121	EXECUTIVE RECRUITMENT	03/03/2026	9,000.00	03/06/2026
2489	INNOVATIVE PUBLIC ADVISORS	25-160	INTERIM SERVICES	03/03/2026	12,097.80	03/06/2026
2489	INNOVATIVE PUBLIC ADVISORS	25-169	INTERIM SERVICES	03/17/2026	4,810.00	03/20/2026
Total 10-51600-210 CONTRACT SERVICES:					33,072.52	
<b>10-51600-220 GAS-HEAT</b>						
536	WE-ENERGIES	2/24/2026	0702787382-00002	03/03/2026	1,391.87	03/06/2026

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Total 10-51600-220 GAS-HEAT:					1,391.87	
<b>10-51600-221 ELECTRIC UTILITIES</b>						
536	WE-ENERGIES	03/05/2026	0702787382-00009	03/11/2026	21.39	03/13/2026
536	WE-ENERGIES	2/24/2026	0702787382-00002	03/03/2026	1,503.42	03/06/2026
Total 10-51600-221 ELECTRIC UTILITIES:					1,524.81	
<b>10-51600-223 WATER/SEWER UTILITIES</b>						
186	FOX POINT, VILLAGE OF - W/U	11/1-2/1/26	VH WATER AND SEWER	03/02/2026	859.49	03/06/2026
Total 10-51600-223 WATER/SEWER UTILITIES:					859.49	
<b>10-51600-234 VILLAGE HALL MAINTENANCE</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	16.26	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	56.62	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	STATE CHEMIC	03/06/2026	456.06	03/09/2026
327	MENARDS - MILWAUKEE	19424	MISC	03/09/2026	29.99	03/13/2026
327	MENARDS - MILWAUKEE	19615	MISC	03/09/2026	81.97	03/13/2026
776	GRAINGER, INC.	9836406026	MISC	03/12/2026	33.16	03/20/2026
892	SPECTRUM	03/07/2026	8348 10 012 0042231 VLG	03/17/2026	19.81	03/20/2026
2014	BASSETT MECHANICAL	318486	SERVICE	02/27/2026	2,147.10	03/06/2026
2014	BASSETT MECHANICAL	318500	SERVICE	02/27/2026	1,699.83	03/06/2026
2160	PAUL REILLY COMPANY	135949	DOOR REPAIR	03/11/2026	420.00	03/13/2026
2160	PAUL REILLY COMPANY	135961-C	DOOR REPAIR	03/11/2026	5,456.77	03/13/2026
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					10,417.57	
<b>10-51600-310 SUPPLIES/MISC EXPENSES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	28.99	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	CONFLUENCE	03/06/2026	353.38	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	58.15	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	16.89	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	12.45	03/09/2026
451	SCHWAAB, INC.	4989033	NAME PLATE	03/05/2026	20.45	03/06/2026
451	SCHWAAB, INC.	4994200	NAME PLATE	03/13/2026	20.45	03/13/2026
451	SCHWAAB, INC.	4994222	NAME PLATE	03/13/2026	20.45	03/13/2026
Total 10-51600-310 SUPPLIES/MISC EXPENSES:					531.21	
<b>10-51600-396 VILLAGE OPEN HOUSE</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	FEDEX	03/06/2026	554.73	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	MISC	03/06/2026	554.04	03/09/2026
Total 10-51600-396 VILLAGE OPEN HOUSE:					1,108.77	
<b>10-51700-510 INSURANCE</b>						
1658	R & R INSURANCE SERVICES, I	3356867	RMC ANNUAL FEE	03/09/2026	250.00	03/13/2026
1658	R & R INSURANCE SERVICES, I	3367644	PKG C	03/20/2026	25,101.25	03/27/2026
Total 10-51700-510 INSURANCE:					25,351.25	
<b>10-51700-511 GROUP HEALTH - RETIREES</b>						
433	RESNICK, AMY	74	HEALTH INSURANCE REIMBUR	03/01/2026	391.38	03/06/2026
435	RIES, DANIEL	90	HEALTH	03/01/2026	492.75	03/06/2026
520	WICHMAN, MICHELLE	35	MONTHLY	03/01/2026	408.51	03/06/2026
2194	OBREMSKI, DANIEL	39	SUPPLEMENTAL PAY	03/01/2026	408.51	03/06/2026

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2246	BOTCHER, SCOTT	11/24-3/26	HEALTH REIMBURSEMENT	03/19/2026	1,072.01	03/20/2026
Total 10-51700-511 GROUP HEALTH - RETIREES:					2,773.16	
<b>10-52100-180 RECRUITMENT</b>						
229	ORGANIZATION DEVELOPEME	14429	ASSESSMENT	03/17/2026	1,200.00	03/20/2026
Total 10-52100-180 RECRUITMENT:					1,200.00	
<b>10-52100-210 POLICE MAINTENANCE CONTRACTS</b>						
5152	JAMES IMAGING SYSTEMS, IN	1673572	POLICE DEPARTMENT	03/17/2026	136.11	03/20/2026
5839	LEXISNEXIS	1100279011	MONTHLY FEE	03/05/2026	207.00	03/06/2026
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					343.11	
<b>10-52100-220 GAS UTILITIES</b>						
536	WE-ENERGIES	02/24/2026	0702787382-00008	03/02/2026	1,509.33	03/06/2026
Total 10-52100-220 GAS UTILITIES:					1,509.33	
<b>10-52100-221 ELECTRIC UTILITIES</b>						
536	WE-ENERGIES	02/24/2026	0702787382-00015	03/02/2026	59.13	03/06/2026
536	WE-ENERGIES	02/24/2026	0702787382-00006	03/02/2026	1,564.77	03/06/2026
Total 10-52100-221 ELECTRIC UTILITIES:					1,623.90	
<b>10-52100-222 TELEPHONE UTILITIES</b>						
892	SPECTRUM	20260303OTA	8348 10 012 0041845 POLICE	03/13/2026	19.81	03/13/2026
892	SPECTRUM	238770901030126	238770901	03/13/2026	599.00	03/13/2026
2101	IPITOMY COMMUNICATIONS LL	75247	SIP TRUNK 85995	02/02/2026	.00	03/06/2026
2101	IPITOMY COMMUNICATIONS LL	77027	SIP TRUNK 85995	03/05/2026	238.27	03/06/2026
2101	IPITOMY COMMUNICATIONS LL	77370	RETURN CHECK FEE	03/19/2026	25.00	03/20/2026
5312	AT & T- VILLAGE	287329447591X031	287329447591-PD	03/23/2026	418.52	03/27/2026
Total 10-52100-222 TELEPHONE UTILITIES:					1,300.60	
<b>10-52100-223 WATER/SEWER UTILITIES</b>						
186	FOX POINT, VILLAGE OF - W/U	11/1-2/1/26	POLICE WATER AND SEWER	03/02/2026	1,547.94	03/06/2026
Total 10-52100-223 WATER/SEWER UTILITIES:					1,547.94	
<b>10-52100-232 VEHICLE MAINTENANCE</b>						
503	VILLAGE HARDWARE - DPS	256046	MISC	03/05/2026	3.23	03/06/2026
631	FACTORY MOTOR PARTS	160-278120	WASH PD	02/26/2026	28.68	03/06/2026
2541	NEWMAN CHEVROLET	71111	OIL CHANGE	03/05/2026	93.98	03/06/2026
Total 10-52100-232 VEHICLE MAINTENANCE:					125.89	
<b>10-52100-233 EQUIPMENT MAINTENANCE</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	72.98	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	149.99	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	40.07	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	77.01	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	762.44	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	55.98	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	49.98	03/09/2026
61	BAYSIDE, VILLAGE OF	2600002666	TASERS	03/26/2026	400.00	03/27/2026
5645	CNA SURETY	69165025-R26	BLANKET NOTARY	03/23/2026	81.25	03/27/2026

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Total 10-52100-233 EQUIPMENT MAINTENANCE:					1,689.70	
<b>10-52100-234 BUILDING MAINTENANCE</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	5.05	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	22.74	03/09/2026
503	VILLAGE HARDWARE - DPS	256570	MISC	03/23/2026	10.79	03/27/2026
1412	CONDITIONED AIR DESIGNED I	50816	REPAIR	03/24/2026	1,438.47	03/27/2026
1412	CONDITIONED AIR DESIGNED I	50893	REPAIR	03/24/2026	1,611.50	03/27/2026
1762	SOS ELECTRONICS	2603012	REPAIR	03/17/2026	75.00	03/20/2026
Total 10-52100-234 BUILDING MAINTENANCE:					3,163.55	
<b>10-52100-310 SUPPLIES/EXPENSES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	85.43	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	41.29	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	22.99	03/09/2026
Total 10-52100-310 SUPPLIES/EXPENSES:					149.71	
<b>10-52100-330 CLOTHING ALLOWANCE</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	VISTAPRINT	03/06/2026	280.54	03/09/2026
473	STREICHER'S	1808160	WALKER	03/13/2026	4.99	03/13/2026
473	STREICHER'S	1813962	DUBNICKA	03/05/2026	160.00	03/06/2026
473	STREICHER'S	1813963	JOHNSON	03/05/2026	49.99	03/06/2026
473	STREICHER'S	1817223	WALKER	03/23/2026	12.98	03/27/2026
473	STREICHER'S	1817227	JOHNSON	03/23/2026	60.97	03/27/2026
2542	SALS TAILOR, LLC	24195	SEWING	03/05/2026	638.00	03/06/2026
Total 10-52100-330 CLOTHING ALLOWANCE:					1,207.47	
<b>10-52100-334 JANITORIAL SUPPLIES</b>						
2241	ITU ABSORB TECH, INC	8699406	113971-006 POLICE TOWELS	03/24/2026	135.40	03/27/2026
Total 10-52100-334 JANITORIAL SUPPLIES:					135.40	
<b>10-52100-335 SCHOOL EXPENSES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	KALAHARI	03/06/2026	24.02	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	KALAHARI	03/06/2026	75.00	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	KALAHARI	03/06/2026	73.98	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	POLICE	03/06/2026	69.99	03/09/2026
511	WAUKESHA COUNT TECH. COL	0887403	SCHOOL	03/05/2026	89.00	03/06/2026
Total 10-52100-335 SCHOOL EXPENSES:					135.99	
<b>10-53200-400 MATERIALS</b>						
502	VILLAGE HARDWARE - VH	256496/1	MISC	03/19/2026	50.17	03/20/2026
502	VILLAGE HARDWARE - VH	256561/1	MAILBOX	03/23/2026	28.79	03/27/2026
Total 10-53200-400 MATERIALS:					78.96	
<b>10-53300-221 STREET LIGHTS - ELECTRIC</b>						
536	WE-ENERGIES	03/05/2026	0702787382-00001	03/11/2026	182.75	03/13/2026
536	WE-ENERGIES	03/11/2026	0702787382-00013	03/17/2026	16.20	03/20/2026
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					198.95	

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<b>10-53310-400 MATERIALS</b>						
2830	COMPASS MINERALS	1631887	SEASONAL FILL	02/27/2026	15,668.22	03/06/2026
2830	COMPASS MINERALS	1635095	SEASONAL FILL	03/04/2026	7,096.96	03/06/2026
2830	COMPASS MINERALS	1635925	SEASONAL SALT	03/09/2026	1,741.38	03/13/2026
Total 10-53310-400 MATERIALS:					24,506.56	
<b>10-53400-221 BUS STOP-ELECTRIC</b>						
536	WE-ENERGIES	03/11/2026	0702787382-00016	03/17/2026	14.73	03/20/2026
536	WE-ENERGIES	03/11/2026	0702787382-00005	03/17/2026	14.73	03/20/2026
536	WE-ENERGIES	03/11/2026	0702787382-00003	03/17/2026	16.70	03/20/2026
Total 10-53400-221 BUS STOP-ELECTRIC:					46.16	
<b>10-53630-370 LANDFILL FEES</b>						
1298	WASTE MANAGEMENT OF WI-M	0001196-1996-3	MSW	03/10/2026	8,261.39	03/13/2026
Total 10-53630-370 LANDFILL FEES:					8,261.39	
<b>10-53642-400 MATERIALS</b>						
1298	WASTE MANAGEMENT OF WI-M	0075210-2286-8	YARDWASTE	03/10/2026	245.91	03/13/2026
1298	WASTE MANAGEMENT OF WI-M	0075332-2286-0	YARDWASTE	03/24/2026	333.35	03/27/2026
Total 10-53642-400 MATERIALS:					579.26	
<b>10-53700-300 MISCELLANEOUS EXPENSE</b>						
327	MENARDS - MILWAUKEE	19615	MISC	03/09/2026	187.84	03/13/2026
631	FACTORY MOTOR PARTS	13-1792487	MISC	02/27/2026	31.98	03/06/2026
631	FACTORY MOTOR PARTS	13-1792489	MISC	02/27/2026	10.50	03/06/2026
631	FACTORY MOTOR PARTS	160-278363	MISC	02/27/2026	19.98	03/06/2026
1074	MATHESON TRI-GAS, INC	0033036010	ARGON	03/23/2026	49.00	03/27/2026
2241	ITU ABSORB TECH, INC	8692118	SHOP	03/09/2026	11.56	03/13/2026
2241	ITU ABSORB TECH, INC	8699403	SHOP	03/19/2026	11.56	03/27/2026
Total 10-53700-300 MISCELLANEOUS EXPENSE:					322.42	
<b>10-53700-341 REPAIR PARTS</b>						
281	LINCOLN CONTRACTORS SUP	J84949	PARTS	03/19/2026	67.96	03/20/2026
286	BOB LURIE GLASS CORP.	92684	GLASS	03/04/2026	1,296.00	03/06/2026
631	FACTORY MOTOR PARTS	160-278120	PARTS	02/26/2026	145.21	03/06/2026
631	FACTORY MOTOR PARTS	160-279138	PARTS	03/09/2026	31.08	03/13/2026
1405	JX PETERBUILT- WAUKESHA	23117315P	PARTS	03/18/2026	172.20	03/20/2026
2609	GRAYS INC.	39516	BLADES/CUTTING EDGE	03/10/2026	710.00	03/13/2026
3234	WALDSCHMIDTS TOWN & COU	918931	PARTS	02/26/2026	11.03	03/06/2026
4194	JOHN M. ELLSWORTH CO., INC.	1285440	PART	02/26/2026	77.26	03/06/2026
4194	JOHN M. ELLSWORTH CO., INC.	1287779	PART	03/02/2026	102.60	03/06/2026
4777	BATTERIES PLUS -	P90037034	BATTERY	03/03/2026	17.90	03/06/2026
4777	BATTERIES PLUS -	P90556129	12VOLT	03/24/2026	184.95	03/27/2026
5980	MILWAUKEE TRACTOR & EQUIP	*IM18842	PARTS	03/10/2026	30.00	03/13/2026
5980	MILWAUKEE TRACTOR & EQUIP	WM05824	PARTS	03/19/2026	833.89	03/27/2026
101685	FASTENAL COMPANY	WIGOV7927	MISC PARTS	03/24/2026	134.72	03/27/2026
101685	FASTENAL COMPANY	wigov7928	MISC PARTS	03/24/2026	197.40	03/27/2026
102169	TRUCK COUNTRY OF WISCON	X207084531:01	MISC PARTS	03/19/2026	141.91	03/20/2026
Total 10-53700-341 REPAIR PARTS:					4,154.11	
<b>10-53700-342 TIRES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	TIRES	03/06/2026	792.00	03/09/2026

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Total 10-53700-342 TIRES:					792.00	
<b>10-53700-343 FUEL</b>						
631	FACTORY MOTOR PARTS	160-278363	DEF	02/27/2026	107.88	03/06/2026
2179	EDWARD H. WOLF & SONS INC	470868	FUEL	03/04/2026	2,018.39	03/06/2026
2179	EDWARD H. WOLF & SONS INC	470890	FUEL	03/04/2026	1,592.81	03/06/2026
2179	EDWARD H. WOLF & SONS INC	485480	FUEL	03/18/2026	2,108.60	03/20/2026
2179	EDWARD H. WOLF & SONS INC	485533	FUEL	03/18/2026	2,324.51	03/20/2026
Total 10-53700-343 FUEL:					8,152.19	
<b>10-53700-344 OIL</b>						
631	FACTORY MOTOR PARTS	160-278363	OIL	02/27/2026	35.88	03/06/2026
631	FACTORY MOTOR PARTS	160-279138	OIL	03/09/2026	161.82	03/13/2026
631	FACTORY MOTOR PARTS	160-281252	OIL	03/24/2026	44.16	03/27/2026
631	FACTORY MOTOR PARTS	50-6609198	OIL	03/09/2026	71.82	03/13/2026
Total 10-53700-344 OIL:					313.68	
<b>10-53700-346 MISC DPW SHOP TOOLS</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	SHOP	03/06/2026	150.47	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	SHOP	03/06/2026	22.99	03/09/2026
5528	TODD A GAULKE AUTHORIZE D	031726146147	SMALL TOOLS	03/18/2026	59.00	03/20/2026
Total 10-53700-346 MISC DPW SHOP TOOLS:					232.46	
<b>10-53800-220 GAS UTILITIES</b>						
536	WE-ENERGIES	2/24/2026	0702787382-00002	03/03/2026	1,391.87	03/06/2026
Total 10-53800-220 GAS UTILITIES:					1,391.87	
<b>10-53800-221 ELECTRIC UTILITIES</b>						
536	WE-ENERGIES	2/24/2026	0702787382-00002	03/03/2026	1,503.41	03/06/2026
Total 10-53800-221 ELECTRIC UTILITIES:					1,503.41	
<b>10-53800-223 WATER/SEWER UTILITIES</b>						
186	FOX POINT, VILLAGE OF - W/U	11/1-2/1/26	VH WATER AND SEWER	03/02/2026	859.48	03/06/2026
Total 10-53800-223 WATER/SEWER UTILITIES:					859.48	
<b>10-53800-224 CELL PHONES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	APPLE	03/06/2026	.99	03/09/2026
2136	VERIZON WIRELESS	081638	100000186946 GPS	03/03/2026	47.85	03/06/2026
2136	VERIZON WIRELESS	6137470639	787000169-00001	03/11/2026	17.69	03/13/2026
Total 10-53800-224 CELL PHONES:					66.53	
<b>10-53800-300 MISCELLANEOUS EXPENSE</b>						
451	SCHWAAB, INC.	4996507	SIGN	03/11/2026	31.99	03/13/2026
2241	ITU ABSORB TECH, INC	8692120	TOWELS/MATS	03/09/2026	208.17	03/13/2026
2241	ITU ABSORB TECH, INC	8699405	TOWELS/MATS	03/19/2026	64.25	03/27/2026
Total 10-53800-300 MISCELLANEOUS EXPENSE:					304.41	
<b>10-53800-333 SAFETY PROGRAM</b>						
3240	FEHR GRAHAM ENGINEERING	138375	ANNUAL SAFETY	03/23/2026	1,462.50	03/27/2026

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5691	CINTAS CORPORATION	5323517906	FIRST AID CABINET	03/17/2026	518.10	03/20/2026
Total 10-53800-333 SAFETY PROGRAM:					1,980.60	
<b>10-53900-310 SUPPLIES/EXPENSES</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	INDEED	03/06/2026	529.76	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	INDEED	03/06/2026	331.94	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	INDEED	03/06/2026	530.08	03/09/2026
Total 10-53900-310 SUPPLIES/EXPENSES:					1,391.78	
<b>10-53900-322 TRAINING</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	MISC	03/06/2026	185.00	03/09/2026
Total 10-53900-322 TRAINING:					185.00	
<b>10-53900-324 DRUG TESTING</b>						
2040	AURORA MEDICAL GROUP, INC	232810	NEW HIRE	03/17/2026	388.50	03/20/2026
Total 10-53900-324 DRUG TESTING:					388.50	
<b>10-55200-435 PLAYGROUND MATERIALS</b>						
776	GRAINGER, INC.	9836406026	BAGS	03/12/2026	71.10	03/20/2026
Total 10-55200-435 PLAYGROUND MATERIALS:					71.10	
<b>10-55200-445 TENNIS COURT MAINTENANCE</b>						
776	GRAINGER, INC.	9851313131	CABLE TIE	03/24/2026	155.50	03/27/2026
Total 10-55200-445 TENNIS COURT MAINTENANCE:					155.50	
<b>10-55440-220 GAS UTILITIES</b>						
536	WE-ENERGIES	03/11/2026	0702787382-00011	03/17/2026	664.97	03/20/2026
Total 10-55440-220 GAS UTILITIES:					664.97	
<b>10-55440-221 ELECTRIC UTILITIES</b>						
536	WE-ENERGIES	03/11/2026	0702787382-00010	03/17/2026	132.88	03/20/2026
Total 10-55440-221 ELECTRIC UTILITIES:					132.88	
<b>10-55440-450 SKATE RINK MATERIALS</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	16.25	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	AMAZON	03/06/2026	56.62	03/09/2026
57	JPMORGAN CHASE BANK NA	02/27/2026	STATE CHEMIC	03/06/2026	230.06	03/09/2026
186	FOX POINT, VILLAGE OF - W/U	11/1-2/1/26	LONGACRE PAVILION	03/02/2026	1,110.96	03/06/2026
186	FOX POINT, VILLAGE OF - W/U	11/1-2/1/26	L, ICE RINK	03/02/2026	260.97	03/06/2026
502	VILLAGE HARDWARE - VH	256589/1	MISC	03/23/2026	14.39	03/27/2026
Total 10-55440-450 SKATE RINK MATERIALS:					1,689.25	
<b>10-56100-125 FORESTRY CONSULTANT</b>						
5933	WACHTEL TREE SCIENCE & SE	163838	FORESTRY REQUESTS	02/27/2026	3,840.00	03/06/2026
Total 10-56100-125 FORESTRY CONSULTANT:					3,840.00	
<b>10-59000-500 CONTINGENCY FUND</b>						
256	KAPUR & ASSOCIATES, INC.	138789	FLOOD DAMAGE	03/13/2026	660.00	03/20/2026

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Total 10-59000-500 CONTINGENCY FUND:					660.00	
<b>21-72000-220 GAS UTILITIES</b>						
536	WE-ENERGIES	03/11/2026	0702787382-00004	03/17/2026	10.81	03/20/2026
Total 21-72000-220 GAS UTILITIES:					10.81	
<b>21-72000-221 ELECTRIC UTILITIES</b>						
536	WE-ENERGIES	03/11/2026	0702787382-00004	03/17/2026	229.49	03/20/2026
536	WE-ENERGIES	03/11/2026	0702787382-00007	03/17/2026	24.11	03/20/2026
Total 21-72000-221 ELECTRIC UTILITIES:					253.60	
<b>21-72000-400 MATERIALS</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	STATE CHEMIC	03/06/2026	3,093.55	03/09/2026
2544	SABEL MECHANICAL LLC	260040	REPAIR	03/17/2026	4,638.60	03/20/2026
Total 21-72000-400 MATERIALS:					7,732.15	
<b>21-73000-400 MATERIALS</b>						
50	BADGER METER, INC.	80229426	METER HOUSE	02/26/2026	241.41	03/13/2026
2136	VERIZON WIRELESS	081638	100000186946 GPS	03/03/2026	47.85	03/06/2026
3252	MIDWEST METER INC.	0186484-IN	PARTS	03/04/2026	44.00	03/13/2026
101806	USA BLUEBOOK	INV00980628	GASKET	03/04/2026	99.00	03/27/2026
Total 21-73000-400 MATERIALS:					432.26	
<b>21-91000-871 TELEVISIONING</b>						
256	KAPUR & ASSOCIATES, INC.	138791	SANITARY	03/13/2026	825.00	03/20/2026
Total 21-91000-871 TELEVISIONING:					825.00	
<b>21-91000-888 SEWER SYSTEM IMPROVEMENTS</b>						
256	KAPUR & ASSOCIATES, INC.	138792	SANITARY	03/13/2026	14,025.00	03/20/2026
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					14,025.00	
<b>22-53650-210 CONTRACT SERVICES</b>						
1299	WASTE MANAGEMENT OF WI-M	7889985	RECYCLING	03/09/2026	2,258.52	03/13/2026
Total 22-53650-210 CONTRACT SERVICES:					2,258.52	
<b>22-53800-310 SUPPLIES/EXPENSES</b>						
2136	VERIZON WIRELESS	081638	100000186946 GPS	03/03/2026	47.85	03/06/2026
Total 22-53800-310 SUPPLIES/EXPENSES:					47.85	
<b>23-55420-223 WATER/SEWER UTILITIES</b>						
186	FOX POINT, VILLAGE OF - W/U	11/1-2/1/26	POOL WATER AND SEWER	03/02/2026	435.75	03/06/2026
Total 23-55420-223 WATER/SEWER UTILITIES:					435.75	
<b>24-44470 PLUMBING PERMIT</b>						
2543	PATHWAY DESIGN BUILD	22.000000253	7230 N LONGACRE	02/12/2026	150.00	03/13/2026
Total 24-44470 PLUMBING PERMIT:					150.00	

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<b>24-52400-210 CONTRACT SERVICES</b>						
2256	SAFEBUILT	3438893	INSPECTIONS	02/28/2026	617.47	03/06/2026
2647	KWK ELECTRIC INC	51516	INSPECTION	03/09/2026	475.00	03/13/2026
Total 24-52400-210 CONTRACT SERVICES:					1,092.47	
<b>24-52400-218 VILLAGE ATTORNEY</b>						
535	MUNICIPAL LAW & LITIGATION	16875	VLG ATTORNEY	03/26/2026	68.10	03/27/2026
Total 24-52400-218 VILLAGE ATTORNEY:					68.10	
<b>24-52400-322 TRAINING</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	INSPECTOR	03/06/2026	300.00	03/09/2026
Total 24-52400-322 TRAINING:					300.00	
<b>25-52400-397 PUBLIC EDUCATION PROGRAM</b>						
1499	SE WI WATERSHEDS TRUST, IN	R1821	EDUCATION	03/12/2026	11,781.00	03/20/2026
Total 25-52400-397 PUBLIC EDUCATION PROGRAM:					11,781.00	
<b>25-53420-483 LANDSCAPING</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	STATE CHEMIC	03/06/2026	800.06	03/09/2026
Total 25-53420-483 LANDSCAPING:					800.06	
<b>25-53800-210 CONTRACT SERVICES</b>						
2136	VERIZON WIRELESS	081638	100000186946 GPS	03/03/2026	47.85	03/06/2026
Total 25-53800-210 CONTRACT SERVICES:					47.85	
<b>25-91500-833 STORM SEWER SYSTEM IMPROVE.</b>						
535	MUNICIPAL LAW & LITIGATION	16875	VLG ATTORNEY	03/26/2026	922.90	03/27/2026
Total 25-91500-833 STORM SEWER SYSTEM IMPROVE.:					922.90	
<b>40-91500-801 STREET RESURFACING</b>						
256	KAPUR & ASSOCIATES, INC.	138787	BEACH	03/20/2026	3,464.54	03/27/2026
Total 40-91500-801 STREET RESURFACING:					3,464.54	
<b>40-91600-800 STORMWATER ROAD PROJECT</b>						
256	KAPUR & ASSOCIATES, INC.	138787	BEACH	03/20/2026	3,464.54	03/27/2026
1033	ALL-WAYS CONTRACTORS INC.	pay 6 (2025)	LAKE DR	12/31/2025	19,167.83	03/06/2026
Total 40-91600-800 STORMWATER ROAD PROJECT:					22,632.37	
<b>40-91600-821 BUILDING REPAIRS-GARAGE DOOR</b>						
2160	PAUL REILLY COMPANY	135961-A	DOOR REPAIR	03/11/2026	1,895.06	03/13/2026
2160	PAUL REILLY COMPANY	135961-B	DOOR REPAIR	03/11/2026	6,035.06	03/13/2026
2160	PAUL REILLY COMPANY	136156	DOOR REPAIR	03/18/2026	4,535.28	03/20/2026
Total 40-91600-821 BUILDING REPAIRS-GARAGE DOOR:					12,465.40	
<b>40-91600-833 TREE REPLACEMENT</b>						
1569	CUTNGO, LLC	08093	1536 E GOODRICH	03/19/2026	2,400.00	03/20/2026

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Total 40-91600-833 TREE REPLACEMENT:					2,400.00	
<b>40-91600-851 DISEASED TREE REMOVAL</b>						
1569	CUTNGO, LLC	08573	TREE CUTTING	03/05/2026	5,500.00	03/13/2026
Total 40-91600-851 DISEASED TREE REMOVAL:					5,500.00	
<b>50-81000-601 SOURCE OF WATER SUPPLY</b>						
378	NORTH SHORE WATER COMMI	119	MONTHLY	03/01/2026	26,519.25	03/06/2026
Total 50-81000-601 SOURCE OF WATER SUPPLY:					26,519.25	
<b>50-81000-640 OPERATIONS LABOR WATER MAINS</b>						
2839	CITY WATER LLC	1327	MONTHLY MANAGEMENT FEE	03/04/2026	6,500.00	03/06/2026
Total 50-81000-640 OPERATIONS LABOR WATER MAINS:					6,500.00	
<b>50-81000-651 MAINTENANCE OF MAINS</b>						
502	VILLAGE HARDWARE - VH	255924/1	WATER DEPT	02/24/2026	76.48	03/06/2026
776	GRAINGER, INC.	9823084794	WATER DEPT	02/26/2026	95.99	03/06/2026
1670	GRUNAU	20006772	WATERMAIN	02/24/2026	9,643.73	03/13/2026
2241	ITU ABSORB TECH, INC	8692119	WATER	03/09/2026	48.60	03/13/2026
2241	ITU ABSORB TECH, INC	8699404	WATER DEPT	03/19/2026	8.37	03/27/2026
5506	HANKE TERMINALS	209517A	STONE	03/03/2026	2,006.01	03/06/2026
5506	HANKE TERMINALS	209518A	STONE	03/03/2026	2,879.46	03/06/2026
5506	HANKE TERMINALS	209523A	STONE	03/03/2026	2,357.26	03/06/2026
Total 50-81000-651 MAINTENANCE OF MAINS:					17,115.90	
<b>50-81000-653 MAINTENANCE OF METERS</b>						
3252	MIDWEST METER INC.	0186484-IN	PARTS	03/04/2026	44.00	03/13/2026
101806	USA BLUEBOOK	INV00980628	GASKET	03/04/2026	99.01	03/27/2026
Total 50-81000-653 MAINTENANCE OF METERS:					143.01	
<b>50-81000-800 CAPITAL OUTLAY</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	CONFLUENCE	03/06/2026	98.78	03/09/2026
256	KAPUR & ASSOCIATES, INC.	138787	BEACH	03/20/2026	3,464.55	03/27/2026
Total 50-81000-800 CAPITAL OUTLAY:					3,563.33	
<b>50-81000-844 NSWC CAPITAL PROJECTS</b>						
378	NORTH SHORE WATER COMMI	03/19/2026	BASIN 5	03/20/2026	877.80	03/27/2026
378	NORTH SHORE WATER COMMI	03/19/2026	BENDE	03/20/2026	295.31	03/27/2026
Total 50-81000-844 NSWC CAPITAL PROJECTS:					1,173.11	
<b>50-81000-903 SUPPLIES AND EXPENSE</b>						
50	BADGER METER, INC.	80229426	METER HOUSE	02/26/2026	241.41	03/13/2026
Total 50-81000-903 SUPPLIES AND EXPENSE:					241.41	
<b>50-81000-921 OFFICE SUPPLIES AND EXPENSE</b>						
57	JPMORGAN CHASE BANK NA	02/27/2026	APPLE	03/06/2026	.99	03/09/2026
2136	VERIZON WIRELESS	081638	100000186946 GPS	03/03/2026	47.85	03/06/2026
2136	VERIZON WIRELESS	6137470639	787000169-00001	03/11/2026	17.69	03/13/2026

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Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					66.53	
<b>70-12100 TAXES RECEIVABLES</b>						
2545	MATTHEWS, GEORGE	42531	OVERPAYMENT OF TAXES	03/23/2026	7,030.54	03/27/2026
Total 70-12100 TAXES RECEIVABLES:					7,030.54	
Grand Totals:					353,187.92	

Date Approved: \_\_\_\_\_

Village Manager: \_\_\_\_\_

Village Board: \_\_\_\_\_

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VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA BLVD.

FOX POINT WI 53217-3505

414-351-8900

FAX 414-351-8909

**To:** Plan Commission  
**From:** Kevin Ausman, Assistant Village Manager  
**CC:** Steve Kreklow, Village Manager; Scott Brandmeier, DPW Director  
**Date:** April 6, 2026  
**Re:** Las Cazuelas - CUP

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**Overview**

Sandy Hurtado has applied for conditional use to operate a restaurant, Las Cazeulas, under Section 745-18D(1)(h) of the Village Code. The proposed restaurant is located at 8617 N Port Washington Road (former Jose’s Blue Sombrero) in the D Business District, and in the southwest corner of the Riverpoint Shopping Center, adjacent to Interstate 43.

**Background**

Jose’s Blue Sobrero closed in October of 2025 after more than a decade of operation, leaving the building vacant.

**Request**

The applicant has indicated hours of operation are planned for 11AM – 10PM Monday through Thursday, Friday 11AM – 12AM, Saturday 9AM – 12 AM, and Sunday 9AM – 9PM. Staff have reviewed the application and determined sufficient parking within the Riverpoint Shopping Center to accommodate restaurant patrons and employees.

The applicant has indicated an intention to offer seasonal outdoor dining. Existing outdoor dining is currently limited to the area immediately along the north façade of the building. Additionally, the applicant has indicated an intention to alter the site by replacing the existing landscaped garden area on the east façade with a concrete patio. However, no site plan has been submitted under Section 745-18(E). Prior to issuance of a Building Permit, the Village Board shall review and approve all conditional use site plans including fences, walls, signs, lighting, and landscaped areas.

The applicant has further noted plans to include live acoustic music/entertainment. Given that the subject property is adjacent to single-family residential to the south, Staff recommends that the Plan Commission discuss all music/entertainment with the applicant and include conditions regarding hours of operation for outdoor dining/seating separate from indoor operations along with establishing hours, location, amplification, and direction of any music.

The Village DPW Director has indicated that the request will require a lighting plan which conforms to Sections 670-49 through 670-58 in order to prevent light spillage onto adjacent properties. Further,

depending on calculations within a submitted site plan, the applicant may be required to apply for erosion control due to disturbed area and the inclusion of impervious surface for outdoor dining.

### **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. Hours of operation limited to 11AM – 10PM Monday through Thursday, Friday 11AM – 12AM, Saturday 9AM – 12 AM, and Sunday 9AM – 9PM. 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. Establishing hours of operation for outdoor dining/seating separate from indoor operations.
3. Establishing hours, location, amplification, and direction of any music.
4. Refuse containers must be fully screened in compliance with §745-18(F)(6).
5. Exterior modifications to the site require site plan approval by the Village Board under §745-18(E) and §745-18(F).
6. Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, and Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Building Inspector, and Health Department.

# Midland Management, LLC

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

March 12, 2026

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

Plan Commission Members:

The purpose of this correspondence is to provide evidence of our intention to lease restaurant space at the Riverpoint Village Shopping Center, Fox Point, Wisconsin, to Las Cazuelas, and to provide our approval of the anticipated existence of the restaurant at the Center.

Las Cazuelas will occupy the space previously occupied by Jose's Blue Sombrero at 8617 N Port Washington Road.

If there should be any questions pertaining to this matter or if any additional information should be needed about the leasing of this space to Las Cazuelas, please don't hesitate to contact me at 414-928-3974 or [ssanders@midlandmgtllc.com](mailto:ssanders@midlandmgtllc.com).

Thank you.

Sincerely,



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

# Occupancy Permit Information Sheet

**Business Name:** Las Cazuelas – Chilaquiles & Taco Bar

**Location:** Fox Point, Wisconsin

**Proposed Occupancy Load:** Up to 200 persons

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## Hours of Operation

- **Monday – Thursday:** 11:00 AM – 10:00 PM
  - **Friday:** 11:00 AM – 12:00 AM
  - **Saturday:** 9:00 AM – 12:00 AM
  - **Sunday:** 9:00 AM – 9:00 PM
- 

## Type of Business

Full-service restaurant offering dine-in, carry-out, private events, and seasonal outdoor seating.

## Outdoor Seating

- Outdoor seating will be included and expanded.
- Current capacity: approximately 5 tables.
- Planned expansion: removal of garden area to allow for an additional 6 tables.
- Total projected outdoor seating: approximately 10–11 tables (40–44 guests).
- Outdoor seating will operate seasonally and comply with all local regulations.

## Outdoor Music / Entertainment

- Occasional live acoustic music will be offered.
- Performances will be low-volume and limited in frequency.
- Mariachi performances will occur only on special occasions, such as:
  - Cinco de Mayo
  - Mother’s Day
  - Restaurant anniversaries or similar celebrations

- No DJs or high-amplified sound systems are planned.
- All music and entertainment will comply with local noise ordinances.

### **Parking**

- Parking will be provided in accordance with local zoning requirements.
- Adequate parking will be available to support the proposed occupancy load.

### **Number of Employees (Estimated)**

- The restaurant will operate with approximately 20 employees during peak hours.
- Staffing levels will vary based on business volume and time of day.
- Adequate staffing will be maintained to ensure safe operations and customer service.

### **Interior Modifications**

- A non-structural wall is proposed to be removed to create a private event room.
- This modification will improve space functionality while maintaining safe occupancy flow and required egress.
- All construction will be completed with proper permits and in compliance with applicable codes.

### **Additional Notes**

- The establishment will comply with all health, fire, safety, and building regulations.
- Occupancy limits and safe egress will be maintained at all times.
- Staff will be trained in food safety and emergency procedures.

### Conditional Use Order

WHEREAS, an application has been filed by **Las Cazuelas** (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 **8617 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. The Applicant shall operate a restaurant with limited outdoor seating subject to the following conditions.
  - a. **Hours of operation limited to 11AM – 10PM Monday through Thursday, Friday 11AM – 12AM, Saturday 9AM – 12 AM, and Sunday 9AM – 9PM. 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.**
  - b. **Hours of operation, outdoors. The outdoor hours of operation are limited to 10 p.m., 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.**
  - c. **Outdoor Music. Outdoor music be limited to small portable amplifiers directed away from nearby residences. 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.**
  - d. **Refuse containers must be fully screened in compliance with §745-18(F)(6).**
  - e. **Additional outdoor seating shall include additional screening. Details of such shall be submitted to the Village Manager for approval.**
  - f. **Exterior modifications to the site require site plan approval by the Village Board under §745-18(E) and §745-18(F).**
  - g. **Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, and Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Building Inspector, and Health Department.**
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 \_\_\_\_\_, 2026, *nunc pro tunc* the \_\_\_\_ day of \_\_\_\_\_, 2026.

BY THE FOX POINT VILLAGE BOARD:

\_\_\_\_\_  
Christine Symchych, Village President

Attest:

\_\_\_\_\_  
Jennifer Boehm, 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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

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 of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works

Through: Steven Kreklow, Village Manager *SAC*

Date: April 6, 2026

Re: Discussion and possible action to accept the proposal for the design of Santa Monica Boulevard from Green Tree Road to Calumet Road

---

At the March Village Board meeting, staff presented a proposal from The Sigma Group to perform design services for the replacement of the road and water main on Santa Monica Boulevard from Bradley Road to Calumet Road. This section of Santa Monica was proposed to be advanced in construction from 2032 (based on the CIP presented to the Board last fall) to 2027 due to the number of water main breaks that have occurred in this approximate half mile stretch (eleven in about five years).

The Village Board approved The Sigma Group's proposal for design services but asked if we could also look at advancing another section of Santa Monica road and utility work in an effort to possibly obtain more favorable bids when the work is done. Staff evaluated three sections of Santa Monica:

1. Yates Road (on the south end) north to Green Tree Road. This totals about 2,400 feet, was last paved in 1988 and has a PASER rating of 2 (out of 10). This section of water main dates back to 1951 and has also experienced five breaks on the 6-inch main (none on the 8-inch main) with the most recent break occurring in January 2024. This section of road is currently proposed to be reconstructed in 2031.
2. Green Tree Road north to Calumet Road. This section of road totals about 4,000 feet, was last paved in 1997 and has an average PASER rating of 5.33. The water main dates back to 1931, has had seventeen breaks on the mains (twelve on the 6-inch main and five on the 4-inch main), and has about 1,300 feet of the main located approximately eight to ten feet east of the foundation walls of homes located between Yates and Bell Roads (refer to the attached figure). This section of road is currently proposed to be reconstructed in 2031.
3. Bradley Road north to Dean Road. This section of road totals about 3,100 feet, was last paved in 2000 and has an average PASER rating of 6. The water main dates to

approximately 1940 and has experienced four breaks with the most recent occurring in 2022. This section of road is currently proposed to be reconstructed in 2034.

The section of Santa Monica from Yates Road on the south end north to Green Tree is older and has a lower PASER rating but the water main is newer than the other two sections and is not recommended to be advanced. Nor is it recommended to advance the Bradley to Dean section of roadway.

However, given the age of the water main between Green Tree and Calumet (95 years old), the proximity of the water main relative to a number of homes between Yates and Bell, and the contiguousness of this section of roadway to the Calumet to Bradley section, staff recommends the Board consider advancing this section of roadway and water main. The Sigma Group submitted a proposal to design the water main, storm sewer features and roadway in the amount of \$60,000 which is similar to the cost estimate received to undertake the design of the Calumet to Bradley section of road.

Another consideration in evaluating whether to advance projects is determining which, if any, projects should be postponed. The proposed construction schedule is reflected on the attached table and, after discussing the various factors with staff, have the following points for the Board to consider:

- A. In 2027, the Village had proposed to pave/reconstruct only Thorne Lane – a shorter road in the Village but one which has experienced a number of water main breaks. Both sections of Santa Monica are currently being proposed for construction in 2027 (Green Tree to Calumet and Calumet to Bradley). The Board could consider shifting Thorne Lane to 2028 understanding that it may experience more water main breaks and deterioration of the road (currently rated a 3). Based on 2025 cost estimates, this would shift approximately \$1.2 million to 2028 (Thorne Lane) and move approximately \$6.0 million in projects to 2027 (Santa Monica from Calumet to Bradley – about \$2.5 million and Green Tree to Calumet – about \$3.5 million). In doing so, this would also balance the road projects to about 6,400 feet in 2027 and 5,800 feet in 2028.
- B. Staff does not recommend postponing Bell or Yates (currently scheduled for 2028) any further as these have been postponed multiple times since 2024. However, the Board could consider eliminating replacement of the water main on Yates Road in 2028 (approximately 1,300 feet) based on the study performed on the main in 2019. Namely, three sections of the 12-inch main on Yates were recommended for replacement due to thinning of the inner walls of the pipe. However, this section of water main has only experienced five water main breaks since 1998, the most recent of which occurred in 2020. Eliminating the water main could result in savings of approximately \$1,000,000 though there is no guarantee this area will not experience an increase in water main breaks.

Based on the foregoing, it is staff's recommendation that the Board consider advancing Santa Monica Boulevard road and utility project from Green Tree Road to Calumet Road to 2027, that the proposal from The Sigma Group for the design of be approved in the amount of \$60,000 and that the Village President and Village Clerk/Treasurer be authorized to sign the proposal. It is staff's further recommendation that Thorne Lane be postponed until 2028 and that the water main in Yates Road from Green Tree south to Santa Monica not be replaced.



February 27, 2026

Project Reference #24996

Mr. Scott Brandmeier, P.E.  
Director of Public Works  
Village of Fox Point  
7200 N. Santa Monica Boulevard  
Fox Point, Wisconsin 53217

Re: Proposal to Provide Survey and Civil Engineering Services  
Santa Monica Water Main and Road Improvements - Fox Point, Wisconsin

Dear Scott,

The Sigma Group, Inc. (Sigma) appreciates this opportunity to submit our firm's proposal to provide the Village of Fox Point, Wisconsin (Village) with professional engineering design services for the proposed water main improvements in North Santa Monica Boulevard.

Sigma is well positioned to provide the Village with dependable service delivery. Sigma's extensive breadth of history with public infrastructure design, permitting, and survey experience makes this the perfect fit for us. Our team's experience and applied expertise enable our designers to notice, understand, and offer knowledge-based solutions to any issue that may come up during a project, and to communicate in a positive and solution-based manner while advocating on behalf of the Village. Our Sigma Project Team understands not only the scope of the project but the desires of the Fox Point Public Works Department staff that the design be complete and accurate to minimize as many issues during the construction phase as possible.

### ***So why choose Sigma?***

**Seasoned Personnel with a Deep Bench** | You will see from our proposal that we have brought together a diverse team of professionals with extensive expertise in project management, municipal roadway, utility and stormwater green infrastructure design, quality control, communication and public involvement. This project work effort will take a collaborative approach, with our project team respectfully obtaining input throughout the project duration from Village staff and all stakeholders.

**John Edlebeck, PE**, Sigma's Municipal Services Group Leader will serve as the Project Manager for the Village throughout this contract. With over 40 years of both Public Works Director and Municipal Engineer experience, John is uniquely positioned to provide superior service to the Village on a cost-effective basis. John has designed and managed over 100 municipal roadway / utility projects throughout his career. He is intricately knowledgeable of the municipal roadway / utility design and construction process. John will be the single point-of-contact for the management, administration, technical analysis and design, regulatory coordination, permitting, and will provide overall support to the Village for this important project. John also has substantial experience in successfully obtaining municipal grant funding which will be of benefit to the Village.

**Jim Hensel, PE**, Senior Engineer will serve on the Project Team and provide quality control review for this project throughout this contract. With Jim's civil engineering career spanning over 42 years, including work in the Village of Fox Point, he will be a valuable asset.

Village of Fox Point  
February 27, 2026  
Page 2

**Competitive Billing Rates** | Our proposal presents value-oriented billing rates for all our personnel. We will work to be as efficient as possible in our service delivery and will continually pursue potential savings for the Village. This model holds true for both design and construction inspection services.

### **PROJECT UNDERSTANDING**

Based on our review of the Request for Proposal email on January 27, 2026, and subsequent emails, the project involves the replacement of approximately 2,600 lineal feet of 8-inch water main on Santa Monica Boulevard from Calumet Road to Bradley Road. The replacement will also include service replacement, hydrants, and valves. See attachment titled “2026-2027 Santa Monica Boulevard Scope of Services” for clarification on included scope as provided by the Village.

The following are a list of key items and assumptions that were made for this proposal:

- Sigma will provide a full topographic survey of the project limits. We assume the Village will provide available GIS information including property lines and utilities.
- We have included initial analysis of existing cross culverts along the alignments. If the pipes are in poor condition, we will design replacements.
- Sigma will prepare and submit required WDNR permitting.
- Sigma has included a \$5,000 allowance for geotechnical borings and report.
- Any fees paid directly by Sigma will be invoiced at cost.
- Sigma has included road design and traffic control plan preparation.
- Our scope does not include any services during construction. Support can be provided as an Additional Service as required.

### **SCOPE OF WORK**

See attachment titled “2026-2027 Santa Monica Boulevard Scope of Services” for clarification on included scope as provided by the Village.

#### **Water Main Replacement**

- Meet with Village Staff (Assume 5)
- Complete topographic survey along the project alignment.
- Complete limited geotechnical borings along the project alignment.
- Prepare two preliminary alignments for review by Village.
- Provide alternatives for implementation of green infrastructure into the project including analysis of available grants.
- Review existing cross culverts
- Prepare civil drawings for approval by Owner and City to include:
  - Site Survey
  - Site Preparation and Erosion Control Plan
  - Site Utility Plan
  - Road Plans with Green Infrastructure
  - Site Details
  - Technical Specifications
- Prepare cost estimate
- Coordinate completion of Project Manual and bidding process.
- Review bids and provide final recommendation letter.

Village of Fox Point  
February 27, 2026  
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**COST ESTIMATE**

Our proposed fee for the services outlined above is presented below. See attached breakdown of assumed hours and rates.

**Water Main Replacement and Road Improvements** **\$ 45,645**

In the meantime, please call us if you have any questions or need additional information.

Respectfully submitted,

**THE SIGMA GROUP, INC.**



John Edlebeck, PE  
Municipal Group Leader



Jim Hensel, PE  
Senior Engineer

Attachment: Cost Proposal

CC: Christopher Carr – Sigma  
Kevin Slotke – Sigma



**Village of Fox Point - Santa Monica Water Main Replacement and Road Improvements**

**COST PROPOSAL - Total Fee and Hour Breakdown**

	SIGMA					Total Fee
	QA/QC Project Manager John Edlebeck, P.E.	Project Manager Jim Hensel, P.E.	Project Engineer	Project Surveyor	Subconsultant	
	\$ 170.00	\$ 170.00	\$ 125.00	\$ 115.00		
<b>TASK ONE - Project Management</b>						
Prepare design schedule / key milestones		2				\$ 340.00
Project management / oversight		2				\$ 340.00
Meetings (5)		16				\$ 2,720.00
Topographic Survey				40		\$ 4,600.00
Limited Geotechnical Analyses					\$ 5,000.00	\$ 5,000.00
Green Infrastructure Analysis and Grant Alternatives	2	6	12			\$ 2,860.00
Culvert condition analysis		2	8			\$ 1,340.00
Evaluate water main alignments		2	6			\$ 1,090.00
Preliminary Plan Set		8	65			\$ 9,485.00
Cost Estimate		2	2			\$ 590.00
Project Manual and Bidding	2	20	6			\$ 4,490.00
Final Plan Set		4	80			\$ 10,680.00
Permitting		4	2			\$ 930.00
Review Bids and final recommendation letter		4				\$ 680.00
Reimbursables					\$ 500.00	\$ 500.00
<b>Subtotal Hours</b>	<b>4</b>	<b>72</b>	<b>181</b>	<b>40</b>	<b>\$ 5,500.00</b>	<b>\$ 45,645.00</b>

## 2026-2027 Santa Monica Boulevard

### Scope of Services

Pursuant to the Request for Proposals identified in e-mail correspondence dated January 27, 2026 and January 28, 2026 along with the response to questions posed by the consultants in an e-mail dated February 17, 2026, the Scope of Services for the replacement of the 8-inch water main and water service laterals, storm water improvements and road reconstruction includes the following items in addition to those items identified in the Agreement.

1. Meetings:
  - a. Consultant anticipates five (5) project meetings which includes a predesign meeting to discuss logistics (placement of the water main, issues along the road, traffic control, etc.).
  - b. This task does not include meetings with the public.
2. Design:
  - a. Prepare design of water main replacement in an alignment that meets all DNR specifications and code requirements.
  - b. Prepare design of water service lateral replacement up to the curb stop for all connected properties (estimated at 20) plus three possible laterals that need to be replaced into the adjacent structure (unknown material and, if lead, will need to be replaced in its entirety).
  - c. Road reconstruction to include 5-inches of asphalt and appropriate subbase materials. A minimum of two borings shall be obtained.
  - d. Topographic survey to capture the necessary property lines, grade, inverts, utility locations, etc. in order to complete the design.
  - e. Reestablish storm water grade along the ditches, recommend replacement of culverts, and design appropriate green infrastructure components into the design. Consultant shall also assist Village in the preparation of the green infrastructure grant applications to be submitted to MMSD.
  - f. Replacement of the sanitary sewer manhole seals with external seals.
3. Preparation of all bidding documents associated with the project including the front end documents, special provisions, plans, specifications and details. Consultant shall coordinate the bids for the project, assist the Village in opening bids and make a recommendation for the award of the project.
4. Preparation of detailed construction cost estimates so that the Village can budget accordingly for the 2027 project.
5. Anticipated Schedule:
  - a. March 2026 – Award project design to selected consultant

- b. March 2026 – Project kick-off meeting
- c. April 2026 – December 2026 – Design activities
- d. August 2026 – Construction cost estimate provided to Village
- e. December 2026 - January 2027 – Bid project
- f. January 2027 – Open bids
- g. February 2027 – Award project to contractor

### Response to Questions

1. **Shall consultant perform a full topographic survey within the project limits including the grass area located between the northbound and southbound lanes?** The short answer is yes; the long answer is that, as the consultant, you should plan to provide the Village with ample data (property corners, topographic contours, etc.) that you as a consultant can use to properly design the work and give the Village enough information to make reasoned decisions on what design options are best for the Village.
2. **Shall survey team capture property corners within the project limits, check the invert elevations of each driveway culvert and two to three ditch shots between driveway culverts (that will include bottom of ditch, fore slope and backslope), locate the water curb boxes?** See above. While the original intent with my first message was to just replace the water main and the road and not worry about the ditching, the realization is that the number of water main breaks we've experienced on the west side of the road has likely impacted the drainage. As a result, it is a good idea to capture this information across the entire road (see my notes below as well). In particular, if we incorporate GI along the west ditch and/or the boulevard area, having this data will be important to prepare the appropriate design.
3. **What type of analysis does the Village expect for sizing of the storm sewer or shall they be replaced in kind (if necessary)?** Again, a bit of a qualified response but you should plan accordingly – if we are incorporating GI, then one typically designs for a 100-year storm and you will have to address the storm sewer pipes and drainage. So, to push back on the consultant (if you will), where do you think the Village will get more bang for its buck in incorporating GI and what will be done along the other areas? In essence, plan to perform an analysis and, if an area will not need it, then those dollars just won't be spent.
4. **Assuming that there are some lead water services, shall consultant prepare required application/documents for DNR for further reimbursement?** We have not submitted a request to the DNR for lead service lateral cost share funding (in part because it is our

understanding that there are socio-economic factors associated with this) so the answer to this question is no. However, for the unknown service laterals, the consultant should anticipate designing replacement of the entire lateral into the house (including all the fittings).

5. **Is the Village planning to install surge suppressors on the water main within the project limits?** We have in the past and will rely on the consultant's recommendation.
6. **For the pavement analysis, will the Village be requiring the consultant to perform traffic counts or will the Village be performing them for the consultant to use during the design?** The answer is neither. WisDOT provides a Traffic Count map (TCMap) that identifies the traffic along various Village streets, including Santa Monica and the traffic count between Bradley and Calumet is 1,700 vehicles per day as of July 2023. I believe this is fairly representative of the traffic we see along Santa Monica. I had noted increasing the pavement thickness to 5-inches to accommodate the traffic loads (though not significant) but to plan for the future and hopefully get more longevity out of the road.
7. **Please confirm the entire Santa Monica roadway pavement will be replaced on both sides of the boulevard regardless of the water main location.** That is correct. Originally, I thought we would only replace the southbound lanes but, considering we are possibly incorporating GI in the boulevard and that I don't want to come back to the board in 5-8 years and ask to do the northbound lanes (the question will be – why didn't we do both in 2027), we decided internally to include both the northbound and southbound lanes. This means looking at the topo across the entire road.
8. **What information does the Village have on the existing roadway base course for thickness?** The asphalt is 4-inches thick but we do not have any documentation on the thickness of the subbase. It was pulverized the last time the road was repaved. I suspect that the borings you conduct will confirm the subbase thickness.
9. **Does the Village have standard Front End documents, Division 01 and Village Technical Specifications for the project manual? If so, will the Village provide these documents for the consultant to use?** We do have standard front end documents we can share. The Division 01 and technical specifications seem to be specific to the project and I suspect each consultant has their own general requirements for these provisions.
10. **Will consultant manage bidding process or will Village post bidding documents to platforms and manage?** Consultant should plan to manage this part of the work as well.

**11. Other notes:**

- a. Please plan to coordinate all activities with other utilities. I know that telecommunications lines exist on the west side of the road, amongst other things.
- b. Grant opportunities:
  - i. Last week I received an email from the DNR noting that the Urban Nonpoint Source and Storm Water Construction Grant Application process is now open. Consultant should recommend whether our GI would be a potentially eligible project for DNR funding and, if so, plan to submit a grant application on behalf of the Village.
  - ii. I also received an email from the DOT (yesterday) regarding a grant opportunity for Local Small Structures Improvement Program (LSSIP). Fox Point undertook a small structures inventory in 2024 and identified the area at Fairchild and Santa Monica as being a small structure (see screen shot below). Consultant should consider submitting a grant application to the DOT for the replacement of these structures as part of the project.
- c. Borings. Consultant should plan an appropriate number of borings for the project and staff will rely on their recommendations for the number of borings.

## THE SIGMA GROUP, INC. SERVICES AGREEMENT

Project Reference No. 24996

THIS AGREEMENT is entered into on this 7<sup>th</sup> day of April 2026 by and between The Sigma Group, Inc. (hereinafter called "Sigma") and Village of Fox Point (hereinafter called the "Client").

### WITNESSETH:

WHEREAS, Client desires that Sigma perform professional consulting services as described in this Agreement; and

WHEREAS, Sigma agrees to perform such services in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained herein, the parties hereto agree as follows:

#### 1. Site.

"Site" means the location on which the Services will be performed or to which they relate. The Site is defined in the Work Authorization, which is attached hereto as Exhibit A and is incorporated herein by this reference.

#### 2. Services.

(a) Services. Services mean those services to be performed by Sigma pursuant to Agreement. The scope of the Services is set forth in the Work Authorization. Additional Work Authorizations may be issued pursuant to this Agreement if agreed to by the Parties. Under such circumstances, this Agreement shall be expressly incorporated by reference into each subsequent Work Authorization and the services pursuant to each Work Authorization shall be performed pursuant to this Agreement and the applicable Work Authorization. To the extent any term of this Agreement conflicts with a term of any Work Authorization, then the terms of this Agreement shall control.

(b) Standard of Care. Sigma shall exercise that degree of care, skill and judgment that is usually exercised by a professional person or firm in the performance of services similar to the Services at the same time, under similar circumstances and conditions and in the same or similar locality.

(c) Permits and Licenses. Except as required by the scope of Services, Client shall obtain all permits and licenses that are necessary for the performance of the Services. If the scope of Services includes Sigma obtaining on behalf of Client any such permits or licenses, then Client shall fully cooperate with Sigma in obtaining any such permits and licenses. Client shall pay all costs and fees required for such permits and licenses.

(d) Safety. Sigma is not responsible for safety precautions and programs at the Site except as it relates to the Services and then only to the extent of its own personnel.

(e) Regulatory Matters. Except as required by the scope of Services, Sigma will not meet or confer with any member of any federal, state or local regulatory agency concerning the Services without obtaining the prior consent of Client.

(f) Compliance with Law. Sigma shall substantially comply with all laws and regulations, which to its knowledge, information and belief; apply to its obligations under this Agreement. If any change in laws or regulations applicable to the Services after the execution of this Agreement results in a change in the scope of Services, then Client is responsible to Sigma for any increased cost or expense relating to the same.

(g) Warranty. Other than any express warranty contained in this Agreement, Sigma makes no warranty with respect to the Services. All other warranties, express or implied, are hereby disclaimed.

#### 3. Contract Time.

Sigma shall commence and complete the Services within a reasonable time following the execution and delivery of this Agreement or at such later time as otherwise agreed to by the Parties in writing.

#### 4. Alterations of Instruments of Service.

Client agrees that designs, plans, specifications, reports, and similar documents prepared by Sigma are instruments of professional service and, as such, no matter who owns or uses them, they may not under any circumstances be altered by any party except Sigma. Client warrants that Sigma's instruments of service will be used only and exactly as submitted by Sigma. Accordingly, Client shall waive any claim against Sigma, and shall, to the fullest extent permitted by law, indemnify, defend, and hold Sigma harmless from any claim or liability for injury or loss arising from unauthorized alteration of Sigma's instruments of service by Client, its employees, agents and contractors. Client also shall compensate Sigma for any time spent or expenses incurred by Sigma in defense of any such claim. Such compensation shall be based upon Sigma's prevailing fee schedule and expense reimbursement policy.

#### 5. Compensation and Payment.

(a) Compensation. Client shall pay Sigma compensation for the Services. The compensation shall be based on a fixed fee or time and materials basis based on those rates contained in the Hourly Rate Fee Schedule, which, if applicable, is attached to the Work Authorization, or as otherwise agreed to by the Parties. The method for determining the amount of compensation is prescribed in the Work Authorization. Any proposed charges or time to complete the Services represents only an estimate of the possible charges and/or time required to perform the Services.

(b) Payments. Sigma shall submit progress invoices to Client on a monthly basis showing the Services performed during the invoice period and the charges, therefore. Payments shall be due and owing upon Client's receipt of each invoice. Interest of 1% per month shall accrue on any invoice balance not paid within thirty (30) days when due. All payments received will first apply to accrued interest and then principal balances. Client shall be responsible to Sigma for any and all costs Sigma may incur in collecting any outstanding invoices or enforcing any term of this Agreement. Timely and full payments of invoices are of the essence of this Agreement.

#### 6. Change in Services.

Any service performed by Sigma outside the scope of the Services shall constitute an additional service, which, unless otherwise agreed in writing, shall be performed on a time and materials basis. Client may request that Sigma perform services outside the scope of the Services by a written change order. The change order shall set forth the change in services, compensation for the change in services and an extension of time the Services.

**7. Site Access, Information and Conditions.**

(a) Site Access. Client shall provide Sigma and its consultants, contractors and agents with access to the Site, any facilities located on the Site and any adjacent lands thereto so that Sigma can properly and timely perform the Services. Client shall obtain, at its own expense, any and all permits, licenses, easements, rights-of-way, agreements and permission necessary for such access.

(b) Site and Other Information.

(i) Client represents and warrants that prior to the execution and delivery of this Agreement, Client has supplied to Sigma all information and documents in its possession, custody or control that are material to the Site or necessary for the proper and timely performance of the Services, including, but not limited to: surveys describing the physical characteristics and any legal limitations of the Site; a legal description of the Site; and reports, surveys, drawings or tests concerning the conditions of the Site, including the presence of Hazardous Waste, as defined herein, or the location of subterranean structures and conditions ("Site Information").

(ii) Client shall promptly supply to Sigma Site Information through the performance of the Services if such information or documents become known to Client. Client shall obtain, at its cost and expense, any Site Information as reasonably requested by Sigma if such Site Information is not required to be obtained by Sigma in the scope of Services.

(iii) Client shall give prompt notice to Sigma whenever it becomes aware of any development, event or condition that materially or adversely affects the Site or scope, timing or cost of the Services.

(iv) Client shall cooperate fully with Sigma in the performance of its Services. Client's obligations with respect to cooperation, compliance with laws and obtaining permits, licenses, access and Site Information are of the essence of this Agreement.

(c) Diggers Hotline. Sigma shall contact Digger's Hotline prior to any underground drilling, excavation or intrusion by Sigma. Sigma shall not be liable for damage or injury to any subterranean structures or conditions, or the consequences of such damage or injury, that were not identified by Digger's Hotline or the Client supplied information prescribed in subparagraph (b) above.

(d) Changed Conditions. The discovery of any hazardous or toxic substance, waste, material, pollutant or contaminant included under or regulated by Resource Conservation and Recovery Act ("RCRA"), Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") or any other similar federal, state or local law, regulation or ordinance or that would pose a health, safety or environmental hazard ("Hazardous Waste"), concealed physical conditions or underground obstructions, conditions or utilities at or around the Site that were not brought to the attention of Sigma prior to the date of this Agreement, or any subsequently issued Work Authorization, will constitute a materially different site condition entitling Sigma, at its option, to terminate the Agreement (and to receive payment for all Services performed up to and including the date of such termination) or to receive an extension of time to complete the Services in a duration at least equal to the delay caused by such condition(s) and an adjustment in the compensation for the Services in an amount at least equal to the costs and expenses Sigma incurs because of such condition(s).

**8. Hazardous Materials.**

(a) Presence and Disposal of Contaminated Materials. Sigma is not responsible for Hazardous Wastes that may exist at the Site. Sigma assumes no possession or control for Hazardous Waste that may be present at the Site. Client acknowledges that Sigma has played no part in and assumes no

responsibility for generation or creation of any Hazardous Waste that may exist at the Site. Nothing in this Agreement shall be construed or interpreted as requiring Sigma to assume the status of, and Client acknowledges that Sigma does not act in the capacity nor assume responsibilities of Client or others, as an owner, handler, generator, operator, transporter or arranger in the treatment, storage, disposal or transportation of any Hazardous Waste. Sigma shall have no responsibility for the transportation, storage, treatment or disposition of contaminated or potentially contaminated Hazardous Waste, whether directly or indirectly generated from Sigma's performance of the Services hereunder. Client shall be responsible for the disposal of any such waste materials and shall be the named party on any such waste manifests. Notwithstanding anything to the contrary in this Agreement, Client shall defend, indemnify and hold Sigma and its officers, directors, employees, agents, consultants, contractors, successors and assigns harmless from any and all claims arising out of or relating to the presence of Hazardous Wastes at the Site or the treatment, storage, transportation or disposition of the same.

(b) Samples. If samples collected by Sigma or received by Sigma on behalf of Client contain Hazardous Waste, Sigma shall, after testing and analysis, return the samples to Client for final disposal or treatment. Client shall complete all forms necessary and pay all costs for storage, transport and disposal or treatment of samples. Client acknowledges and agrees that Sigma is acting as a bailee and at no time assumes title to such samples.

**9. No Third Party Reliance.**

This Agreement shall not create any rights or benefits to parties other than Client or Sigma. Client shall not under any circumstances permit such reliance except with Sigma's express written consent. Sigma may withhold consent if the third party does not agree, in writing, to: (i) be bound by the terms of this Agreement including without limitation, any provision limiting Sigma's liability, (ii) use such information only for the purposes contemplated by Sigma in performing its services, and (iii) be bound by the qualifications and limitations expressed in the opinions, conclusions, certificate, or report produced.

**10. Ownership of Instruments of Professional Service.**

Plans, specifications, reports, boring logs, calculations, field data, field notes, laboratory test data, estimates, training materials and similar documents and materials (other than samples) prepared by or for Sigma as instruments of professional service are Sigma's property. Sigma shall retain these instruments of professional service for seven (7) years following submissions of final project deliverables, during which period Sigma's instruments of professional service will be made available for Client's review at any reasonable time.

**11. Indemnification.**

(a) Client shall indemnify, defend and hold Sigma and its directors, officers, employees, agents, successors and assigns harmless from and against any and all loss, damage, injury, claim, liability, demand, cost or expense, including, but not limited to attorneys fees, attributable to personal injury, bodily injury or property damage, including loss of use thereof, arising out of or relating to this Agreement, the Site or the Services, but only to the extent caused by Client's breach of this Agreement or the negligence or willful acts or omissions of Client or anyone for whose acts or omissions Client may be liable.

(b) Sigma shall indemnify, defend and hold Client and its directors, officers, employees, agents, successors and assigns harmless from and against any and all loss, damage, injury, claim, liability, demand, cost or expense, including, but not limited to attorneys fees, attributable to personal injury, bodily

injury or property damage, including loss of use thereof, arising out of or relating to the Services, but only to the extent caused by Sigma's breach of this Agreement or the negligence or willful acts or omissions of Sigma or anyone for whose acts or omissions Sigma may be liable.

**12. Limitation of Liability and Waiver of Consequential Damages.** To the fullest permitted by law, Sigma's liability under this Agreement shall not exceed the limits of Sigma's insurance.

**13. Insurance.**

Sigma shall maintain in connection with the Services, until the earlier of the completion of the Services or termination of this Agreement, one or more insurance policies with the following coverage and limits:

Worker's Compensation	Statutory
Employer's Liability:	\$1,000,000 per accident \$1,000,000 per employee (disease)
Commercial General Liability:	\$2,000,000 per occurrence \$2,000,000 aggregate
Pollution Coverage:	\$2,000,000 each pollution condition \$2,000,000 policy aggregate
Professional Liability Errors & Omissions:	\$2,000,000 each claim \$2,000,000 aggregate
Automobile Liability:	\$1,000,000 per occurrence

**14. Suspension and Termination.**

(a) Client may terminate this Agreement for cause if Sigma breaches a material term of this Agreement and fails to commence and continue action to cure the breach within seven (7) days of Sigma's receipt of Client's written notice of termination, which termination notice shall describe with particularity the breach all other material information relating thereto.

(b) Sigma may suspend the Services, in whole or in part, under any Work Authorization if payment on any invoice is not made in full within thirty (30) days when due or in the event of a Force Majeure condition, as prescribed in Section 15 below. Sigma will return to work within a reasonable time after payment of the outstanding invoice(s) giving rise to the suspension or resolution of the event or cause giving rise to the Force Majeure.

(c) Sigma may terminate this Agreement and any outstanding Work Authorization if (i) the Services under any Work Authorization are suspended for more than thirty (30) consecutive days, (ii) Sigma reasonably believes, in Sigma's sole decision, that Client is withholding information from Sigma, is not cooperating with Sigma or is hindering Sigma's performance of its obligations under this Agreement or is in violation of laws and is not willing to take appropriate or sufficient corrective action, (iii) if a payment on an invoice is not made in full within thirty (30) days when due or (iv) Client breaches a material term of this Agreement. Sigma shall give Client seven (7) days' written notice of Sigma's intent to terminate the Agreement and any outstanding Work Authorization. Client shall have an opportunity to fully cure the alleged condition, default or breach giving rise to the termination within said seven (7) day period.

**15. Force Majeure.**

Sigma shall not be responsible for any suspension, delay or failure to perform if such suspension, delay or failure is caused by an occurrence beyond Sigma's reasonable control, including, but not limited to, Site conditions, Hazardous Wastes, acts of God, acts or omissions of Client or anyone for whose acts or omissions Client may be responsible, Client's breach of this Agreement, government or other regulatory orders, changes in the Services, changes in applicable law, war, legal disputes, rebellion, sabotage or riots, theft or floods, weather, fires, explosions, or other catastrophes. Sigma shall be entitled to an extension of time to perform the Services in a duration at least equal to the length of any suspension or delay caused by a foregoing type of condition. Client shall pay Sigma all costs and damages attributable to any suspension or delay not caused by Sigma.

**16. Sigma As Independent Contractor.**

Sigma, in performing the Services, shall be deemed to be an independent contractor and not an agent or employee of Client.

**17. Assignment of Agreement.**

Client shall not assign this Agreement in whole or in part without the prior written consent of Sigma, which consent shall not be unreasonably withheld. Any assignment not made in accordance with this Agreement shall be void.

**18. Subcontracts.**

Sigma may subcontract any part of the Services without the prior written approval of Client, but such subcontracting shall not relieve Sigma of any of its obligations to Client under this Agreement.

**19. Survival of Obligations.**

Obligations of the parties under this Agreement shall survive termination or suspension of the Services or of this Agreement.

**20. Entire Agreement.**

This Agreement constitutes the entire Agreement between the parties and supersedes all prior negotiations, representations or agreements relating thereto, written or oral, except to the extent they are expressly incorporated herein. Unless otherwise provided for herein, no amendments, changes, alterations or modifications of this Agreement shall be effective unless in writing signed by Client and Sigma. There are no third party rights or benefits under this Agreement, except as explicitly noted in this Agreement.

**21. Successors and Assigns.**

This Agreement shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties.

**22. Notices.**

Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed duly given if delivered by facsimile, commercial delivery services, in person or deposited in the United States mail, first-class certified or registered mail, postage prepaid, return receipt requested.

**23. Governing Law.**

This Agreement and any disputes arising thereunder shall be governed by the laws of the State of Wisconsin without giving effect to provisions of law that would result in the application of the substantive law of any other state.

**24. Severability.**

The various terms, provisions and covenants herein contained shall be deemed to be separable and severable, and the invalidity or unenforceability of any of them shall in no manner affect or impair the validity or enforceability of the remainder hereof.

**25. Reports and Ownership of Documents.**

Upon payment in full to Sigma for all Services, Sigma shall furnish one (1) copy of each report required to be produced by Sigma to Client. Additional copies shall be furnished for the cost of copying. With the exception of such report(s) to Client, all other documents and information relating to the preparation of the report(s), including, but not limited to, notes, support data, text data, memoranda and other preparation materials are and remain the property of Sigma.

**26. Wisconsin Construction Lien Law.**

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, SIGMA HEREBY NOTIFIES CLIENT THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON CLIENT'S LAND MAY HAVE LIEN RIGHTS ON CLIENT'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO SIGMA, ARE THOSE WHO CONTRACT DIRECTLY WITH THE CLIENT OR THOSE WHO GIVE THE CLIENT NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, CLIENT PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. SIGMA AGREES TO COOPERATE WITH CLIENT AND THE CLIENT'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

**27. Counterparts.**

This Agreement may be signed in two or more counterparts, each of which shall be treated as an original but which, when taken together, shall constitute one and the same instrument.

**28. Further Assurances.**

Sigma and Client each covenant and agree to sign, execute and deliver, or cause to be signed, executed and delivered, and to do or make, or cause to be done or made, upon written request of the other Party, all agreements, instruments, papers, deeds, acts or things, supplemental, confirmatory or otherwise, as may be reasonably required by either Party hereto for the purpose of or in connection with consummating the Services described herein.

**29. Dispute Resolution.**

(a) All claims, disputes, controversies or matters in question arising out of, or relating to this Agreement or any breach thereof, shall be, at Sigma's sole discretion, subject to binding arbitration. If arbitration is elected by Sigma, then such arbitration shall be held in accordance with, at Sigma's sole discretion, Wis. Stats. Chapter 788 before an arbitrator mutually agreeable to either parties or the Construction Industry Arbitration Rules of the American Arbitration Association then

in effect. The award rendered, if any, by the arbitrator(s) shall be final and binding on both parties and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

(b) The forum and venue for any arbitration or litigation shall be Milwaukee County, Wisconsin. Sigma's preservation and/or perfection of its lien rights, including the commencement of a foreclosure action relating the same, shall not be deemed a waiver of Sigma's right to arbitration.

(c) In no event shall a demand for arbitration or commencement of litigation be made more than two (2) years from the date the party making demand knew or should have known of the dispute or six (6) years from the date of substantial completion of Services, whichever date shall occur earlier.

**30. Testimony.**

Sigma agrees that, at the request of Client, the persons performing the Services under this Agreement shall be made available as consultants or witnesses, at 2.0 times the Hourly Rate Schedule, in any litigation, hearing or proceeding to explain or defend, as appropriate, any aspect of methods used by Sigma, or results or conclusions developed in connection with Sigma's Services described in this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of Sigma and on behalf of Client as of the date first above written.

Firm: Village of Fox Point

Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_

Title (please print): \_\_\_\_\_

Date: \_\_\_\_\_

THE SIGMA GROUP, INC.

Signature: \_\_\_\_\_

Name (please print): Christopher Carr, PE

Title (please print): Vice President

Date: \_\_\_\_\_

Project Reference No. 24996

**EXHIBIT A  
WORK AUTHORIZATION NO. 1**

Project Reference No.: 24996

This Work Authorization is entered into by and between The Sigma Group, Inc. ("Sigma") and Village of Fox Point ("Client"). This Work Authorization incorporates by reference the Agreement entered into by the Parties dated April 7, 2026 (the "Agreement"). The Agreement is hereby amended and supplemented as follows:

Site: Santa Monica Water Main and Road Improvements - Fox Point, Wisconsin

**General Description of Basic Services.**

Client hereby authorizes Sigma to perform and complete the following Service(s):

1. Those Services contained in Sigma's proposal dated February 27, 2026, which is attached hereto and incorporated herein by this reference #24996.

2.

**Compensation.**

- |   |          |
|---|----------|
| 1. Water Main Replacement and Road Improvements | \$45,645 |
|---|----------|

2.

3.

4.

5.

6.

7.

8.

9.

10.

**Other Terms.** [Insert any other terms specific to the work authorization, i.e., dates of performance.]

1.

Firm: Village of Fox Point

Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_

Title (please print): \_\_\_\_\_

Date: \_\_\_\_\_

THE SIGMA GROUP, INC.

Signature: \_\_\_\_\_

Name (please print): Christopher Carr, PE

Title (please print): Vice President

Date: \_\_\_\_\_

**Fox Point Paving Program**  
**Worksheet prepared August 23, 2012**

**Updated: Oct 30, 2013    Nov 2015    March 2019    Nov 2019    Sept 2020    April 2021    Jan 2022    Oct 2023    Oct 2024    Feb 2025**

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Year	Roads Paved	LF Paved
1988	Barnett (Lake - Green Tree) (Repaved in 2020) Poplar (Repaved in 2018) Santa Monica (Yates - Green Tree)	7,022
1989	Blackhawk Fairchild (Seneca-Blackhawk) Regent (Bradley-Dean) (Will be repaving in 2021) Whitney (Repaved 2013)	7,342
1990	Crossway Good Hope (Repaved in 2017) Regent (Calumet-Bradley) Santa Monica bridge approaches (Repaved 2004)	8,235
1991	Bradley (Poplar-Port Washington) (Repaved Lake to Port in 2024) Calumet (Santa Monica-Lake) (Repaved in 2019) Foxcroft Court	4,437
1992	Calumet (Port Washington-Santa Monica) (2019) Fairchild (Calumet-Seneca) Green Tree (W. limits - Lake) (Repaved in 2012) Santa Monica (S. limits - Daphne) (Repaved in 2021) Seneca (Calumet-Fairchild)	5,967
1993	Cherokee Club Circle (Repaved in 2018) Coleman Dean (Regent - Lake) Indian Creek (Manor - Dean)	7,870
1994	Clair Ct. Longacre (Santa Monica-Yates) Spooner (Indian Creek-Regent) Yates	5,596
1995	Beach Hill (to be done 2026) Links Circle	3,115
1996	Beach (south end) (Repaved in 2025 and 2026) Bell (Calumet - Lake) Fairchild (Blackhawk-Santa Monica) Longacre (Yates - Santa Monica (N)) School (Paved with WFB in 2017)	6,917
1997	Mohawk (Dunwood-Bradley) Santa Monica (Green Tree-MacArthur)	6,415
1998	Acacia (Repaved in 2020 and 2021)	10,931

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	<ul style="list-style-type: none"> <li>Apple Tree</li> <li>Bywater</li> <li>Lake Drive (repaved with storm imp. 2025)</li> <li>Clovernook</li> <li>Daisy</li> <li>Daphne</li> <li>Hyde</li> <li>Links (Portage-Hyde)</li> <li>Point</li> </ul>	
1999	<ul style="list-style-type: none"> <li>Birch Hill Court</li> <li>Fox Lane (Dean to Gray Log)</li> <li>Goodrich Court</li> <li>Goodrich Lane (paved from Lake to Ct. 2018)</li> <li>Gray Log Lane</li> <li>Green Tree Road (east of Lake)</li> <li>Lilac Lane (Paved in 2018)</li> <li>Portage Road</li> <li>Santa Monica (MacArthur-Bradley)</li> <li>View Place (Paved in 2020)</li> <li>Winkler Lane</li> </ul>	16,422
2000	<ul style="list-style-type: none"> <li>Bayfield Road</li> <li>Bell Road (Calumet to MacArthur)</li> <li>Boyd Way</li> <li>Dean (Port Washington-Regent)</li> <li>Fox Lane (Gray Log to Bywater)</li> <li>MacArthur</li> <li>Navajo (Bradley to Cherokee)</li> <li>Regent (Dean-N. Village limits)</li> <li>Regent Court (8600 block)</li> <li>Santa Monica (Bradley-Dean)</li> <li>Seneca (Bradley-Cherokee)</li> <li>Van Dyke</li> <li>Willow Road (Mohawk-Santa Monica - (Regent to Santa Monica repaved in 2013)</li> </ul>	19,430
2001	<ul style="list-style-type: none"> <li>Allen Lane</li> <li>Bradley (Poplar to Lake) (repaved in 2024)</li> <li>Churchill Place</li> <li>Dean (Lake to Fox)</li> <li>Dunwood Road</li> <li>Fox Lane (Bywater to Poplar)</li> <li>Links Way (Bradley to Spooner)</li> <li>Lombardy Court</li> <li>Lombardy Road</li> <li>Mohawk (Mall to Calumet)</li> <li>Port Washington Court</li> <li>Quarles Place</li> <li>Spooner (Regent to Santa Monica)</li> </ul>	19,612

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	Suburban Court Suburban Drive	
2002	Barnett Lane (Green Tree to termini) Belmont Lane Bergen Drive (Port Washington west to termini) Berkeley Blvd. Bradley Road (Port Washington west to termini) Bridge Lane Dean Court Dean Road (Port Washington to Dean Court) Fairchild Circle Fox Croft Lane Foxdale Road (Village limits to Yates) Indian Creek Court Indian Creek Parkway (Port Washington to Manor) Nokomis Court (repaved in 2024) Regent Road (horseshoes) (Paved in 2021) Seneca Court Seneca Road (Indian Creek north to Village limits)	20,064
2003	Beach Court Beach Drive (7106-N. Cul de sac) Greenvale Road Links (Churchill-N. Village limits) Private road off Barnett Spooner (Lake-Poplar) Thorn Lane	11,487
2004	Bergen Drive (Port Washington to Seneca) Holly Court Iroquois Road Lake Drive Service Road Santa Monica (Daphne to Yates) (Paved in 2021) Santa Monica (horseshoes) Wye Lane	6,494
2005	No roads paved	
2006	Mohawk (Willow-Indian Creek)	950
2007	Beach Drive (from 7120 south to termini) (repaved 2025) Mohawk (Willow-Bradley)	1,236
2008	Mall Road Manor Court Manor Lane	2,745
2009	Fairchild (Calumet-Crossway) Juniper Lane	1,267

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2010	Fox Dale Court Fox Dale Road Reynard Road	2,481
2011	No roads paved	
2012	Green Tree Road (Village limits-Lake)	2,059
2013	Regent Road (Regent Ct #3 to Willow) Santa Monica Blvd (S.M. Ct #1 to Willow) - Northbound - Southbound Whitney Road (Dean to Bradley) Willow Road (Regent to Santa Monica) Beach Drive (Willets Road) Total 2013 Paving	476 497 293 2,641 951 300 5,158
2014	Barnett Lane (termini toward Belmont 175 feet) Bridge Lane (from 135 feet west of Daisy to termini) Daisy Lane (from Bridge Lane toward Lake) Total 2014 Paving	175 260 110 545
2015	Bergen Court	581
2016	Dean Road (intersection of Dean and Santa Monica) Santa Monica (intesection of Dean Road) Lake Dr. (patching around manholes) Total 2016 Paving	325 300 625
2017	Good Hope Road Crossway (Good Hope Road intersection) Navajo (Glendale limits to Calumet) Seneca (Glendale limits to Calumet) School Road (WFB coordinated the work) Lake Dr. (patching around manholes) Quarles (patch - from path to 1015 E. Quarles) Total 2017 Paving	422 115 1,800 1,850 690 130 5,007
2018	Poplar (Bradley to Dean) Club Circle Lilac (Lake to Club) Gray Log Lane (Winkler - Goodrich - patch/pave) Goodrich Lane (Gray Log to Goodrich Ct.) Lake Dr. (patching around manholes) Bell Road (patch west of Longacre) Total 2018 Paving	2,640 3,330 1,160 300 450 7,880
2019	Goodrich (Gray Log to Lake) Calumet Road (Port Washington to Lake Drive)	650 4,100

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	Bergen (Port Washington to 360 West Bergen)	300	
	Total 2019 Paving	5,050	
2020	Barnett Lane (Lake Drive to Green Tree)	1,953	
	View Place	370	
	Acacia (Lake Drive to 150 feet +/- east of S.M.)	700	
	Green Tree Road (Barnett west 140 feet +/-)	140	
	Total 2020 Paving	3,163	
2021	Santa Monica (School to Yates)	1,848	
	Acacia (Santa Monica to 150 feet +/- east of S.M.)	150	
	Regent horseshoes (all three)	2,270	
	Regent (Bradley to Dean)	2,642	
	Total 2020 Paving	6,910	
2022	Wye Lane (Lake Drive to termini)	950	
2023	Beach Drive (8003 to 8050)	1,460	
	Beach Drive (7328 to 7600)	2,450	
2024	Bradley (Lake Dr to Port Washington)	5,176	
	Nokomis Ct	686	
2025	Beach Dr (7328 south to termini)	2,044	
	Lake Dr	14,000	
		16,044	
	<b>Proposed Construction Schedule (Updated December 2025)</b>		
2026	Beach Dr (Hill)	1531	
		1531	
2027	Thorne Lane (PASER = 3)	1213	2028?
		1213	
2028	Bell (Lake to Calumet) (PASER = 2-3)	2429	
	Yates (Santa Monica north to Green Tree) (PASER = 2)	2165	No water main?
		4594	
2029	Daisy & Bridge (PASER = 3 for both sections)	1743	
	Dean (Lake to Fox) & Allen (PASER = 3/5 for Dean, 3 for Allen)	3538	
		5281	
2030	Yates (Green Tree north to Santa Monica) (PASER = 5)	1795	
	Claire Court (PASER = 6)	211	
	Green Tree Rd (UPRR west to Village limits) (PASER = 5)	1918	
		3924	

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2031	Santa Monica (Yates north to Green Tree) (PASER = 2)	2429
	Santa Monica (Green Tree north to Calumet) (PASER = 5.33)	3960
		6389
2032	Santa Monica (Calumet to Bradley) (PASER = 5)	2640
	Regent (Calumet to Bradley) (PASER = 5)	2903
		5543
2033	Crossway (Calumet to Yates) (PASER = 4-5)	3590
2034	Santa Monica (Bradley to Dean) (PASER = 6)	2693
	Santa Monica Horseshoes 1, 2 & 3 (PASER = 6)	1162
		3855
<b>NOTES:</b>		
1. Between 1988 and 1997, the Village paved an average of approximately 6,300 feet of roadway each year.		
2. Between 1998 and 2003, the Village paved an average of approximately 16,300 feet of roadway each year with the largest amount (4 to 5 miles worth of road) occurring in 1999, 2000, 2001, and 2002.		
3. In 2004, the Village paved 6,494 feet of roadway.		
4. Between 2005 and 2015, the Village paved an average of 1,550 feet of roadway each year, with two years (2005 and 2011) not having any paving work performed.		
5. Between 2017 and 2021, the Village began a more aggressive paving and road reconstruction schedule and have paved between 2/3 and 1-1/2 miles of roadway each year.		



**Water Main Location Map**  
Yates Road to Bell Road

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

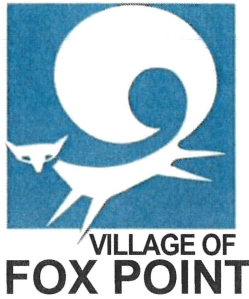


SCALE: 1" = 200'



**VILLAGE OF FOX POINT**  
7200 North Santa Monica Boulevard  
Fox Point, WI 53217  
(414) 351-8900

Print Date: 4/6/2026



## VILLAGE OF FOX POINT

MILWAUKEE COUNTY  
WISCONSIN

VILLAGE HALL  
7200 N SANTA MONICA BLVD  
FOX POINT 53217-3505  
414.351-8900  
FAX 414-351-8909

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works *SB*

Through: Steven Kreklow, Village Manager *SK*

Date: April 7, 2026

Re: Truck Nos. 5, 11 and 20 Equipment Purchase and Retrofit of Truck No. 17

During the 2025 budget session and capital presentation, staff proposed purchasing replacement trucks for Truck Nos. 5 and either 11 or 20 in 2026 and the third truck (11 or 20) in 2027. Each of these are used for plowing and salting (Trucks 5 and 11 have tailgate salters and Truck 20 has a V-box salter). Trucks 5 and 11 are also used for leaf collection activities while Truck 20 is used for shouldering and asphalt patching. These trucks are also used for tree planting activities.

Staff began researching the cost of the trucks through the State of Wisconsin Source Well Program. This program works with multiple vendors to obtain the best price on materials and equipment, often at a discounted rate. Quotes are received from two different vendors – one to provide the cab and chassis and the other to provide the body and associated equipment. The quotes received for the cab and chassis is approximately \$133,000 for each truck and between \$187,000 and \$198,000 for the body and equipment on each truck (or approximately \$320,000 to \$330,000 for each truck). This cost is about \$60,000 to \$70,000 more than what we budgeted for each truck.

Upon receiving the quotes through the state program, staff began evaluating our purchase options and are recommending the following:

1. Order the cab and chassis for each truck in 2026. The cost for all three is approximately \$405,000. By ordering the cab and chassis in 2026 for all three of the trucks, the Village will avoid an expected price increase of approximately \$20,000 to \$30,000 in 2027 related to additional emissions related equipment required to be installed on models in 2027 and later.
2. Budget for and purchase the bodies and associated equipment in 2027 estimated cost of approximately \$580,000. While the order would be placed in 2026, it is expected that we would only be required to pay a 25% deposit on the body and associated equipment this year with the balance due and owing in 2027. The expected down payment on the bodies and associated

equipment is approximately \$144,000.

3. Keep Truck 17 and make the necessary repairs to the engine then retrofit the truck to equip it with a salt brine tank. This will allow the Village to undertake brine operations on Village roads prior to winter storm events. The estimated cost to undertake the necessary repairs and retrofit the truck is approximately \$54,000.

The cost for truck numbers 5, 11, and 20 is approximately \$550,000 in 2026, about \$30,000 over the budgeted amount. Nonetheless, given the age of the equipment (12 to 14 years old when we take delivery of each truck in 2027), it is staff's recommendation to make the aforementioned purchases. Purchasing the cab and chassis in 2026 also avoids an expected price increase of \$60,000 to \$90,000 if we were to delay the purchases to 2027. Staff further recommends retrofitting Truck 17 to accommodate a brine tank at a additional cost of approximately \$54,000.

Therefore, it is staff's recommendation to purchase the cab and chassis for Truck Nos. 5, 11 and 20, make the downpayment on the associated bodies and equipment, and retrofit Truck No. 17 to accommodate brine tank. It is staff's further recommendation that the Village Manager be authorized to sign the purchase orders for the trucks and associated equipment. Finding is proposed to be allocated from the Capital Projects fund and savings in other projects or the unappropriated fund balance.

**Truck #5****Cab & Chassis**

2025 International HV607	\$125,668.00
Extended Warranty Engine and Aftertreatment and Electrical	<u>\$6,800.00</u>

**Cab & Chassis Total \$132,468.00****Equipment**

Force America Hydraulics	\$61,285.52
Henderson Mark E 10' Stainless Steel Dump Body	\$44,543.57
Henderson TGS-6 Stainless Steel Under Tailgate Spreader	\$7,624.48
Universal CST-11-40 Plow and Pin & Loop Hitch	\$27,104.13
Universal AHW/UTF Front Mount 8' Wing	\$27,045.17
Varitech Curbside Prewet Kit	\$7,855.38
Additional Equipment	<u>\$11,300.52</u>

**25% Deposit \$47,000.00****Equipment Total \$186,758.77****Chassis & Equipment Total \$319,226.77****Truck #11****Cab & Chassis**

2025 International HV607	\$125,668.00
Extended Warranty Engine and Aftertreatment and Electrical	\$6,800.00

**Cab & Chassis Total \$132,468.00****Equipment**

Force America Hydraulics	\$61,285.52
Henderson Mark E 10' Stainless Steel Dump Body	\$44,543.57
Henderson TGS-6 Stainless Steel Under Tailgate Spreader	\$7,624.48
Universal CST-11-40 Plow and Pin & Loop Hitch	\$27,104.13
Universal AHW/UTF Front Mount 8' Wing	\$27,045.17
Varitech Curbside Prewet Kit	\$7,855.38
Additional Equipment	<u>\$11,300.52</u>

**25% Deposit \$47,000.00****Equipment Total \$186,758.77****Chassis & Equipment Total \$319,226.77**

**Truck #20**

**Cab & Chassis**

2025 International HV607	\$125,668.00
Extended Warranty Engine and Aftertreatment and Electrical	<u>\$6,800.00</u>

**Cab & Chassis Total \$132,468.00**

**Equipment**

Force America Hydraulics	\$61,285.52
Henderson 10' Stainless Steel Muni Body with Prewet	\$70,775.24
Universal CST-11-40 Plow and Pin & Loop Hitch	\$27,104.13
Universal AHW/UTF Front Mount 8' Wing	\$27,045.17
Additional Equipment	<u>\$11,300.52</u>
<b>25% Deposit</b>	<b>\$50,000.00</b>
<b>Equipment Total</b>	<b>\$197,510.58</b>

**Chassis & Equipment Total \$329,978.58**

**Old Truck #17**

**Parts to Fix Truck**

Parts for fixing the truck, Air Tanks, Particulate Filters, Mounts for the Tair tanks and exhaust filters.	<u>\$15,559.53</u>
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**It may take more parts after you get into it.**

**Parts Total \$15,559.53**

**Equipment**

Henderson Salt Brine Unit 925 Gallon	<u>\$37,872.19</u>
<b>25% Deposit</b>	<b>\$9,500.00</b>
<b>Equipment Total</b>	<b>\$37,872.19</b>

**Parts and Equipment Total \$53,431.72**



**Appleton**  
 700 Randolph Drive  
 Appleton, WI 54913  
 Phone: (920) 687-1111  
 Fax: (920) 687-1122

**Milwaukee**  
 12655 W. Silver Spring Rd  
 Butler, WI 53007  
 Phone: (262) 544-5404  
 Fax: (800) 261-0383

Quote #: 306864986841  
 Account: Village of Fox Point  
 Name: Glenn Hofmeister  
 Address: 7200 N. Santa Monica Blvd  
 Fox Point, WI 53217

Date: 3-9-2026  
 Email: [ghofmeister@villageoffoxpoint.com](mailto:ghofmeister@villageoffoxpoint.com)  
 Phone: 414-550-6763  
 Submitted By: Tony Myslicki  
 Notes:

<b>Year:</b>	<b>Make:</b>	<b>Model:</b>	<b>Color:</b>	<b>VIN:</b>
<b>Single/Dual:</b>	<b>Cab-Axle:</b>	<b>Wheelbase:</b>	<b>Truck #:</b>	<b>Cab Type:</b>

**Henderson LAS Unit 925 Gallon**

- 925 gallon tank
- 4" ratchet strap hold down kit
- Stainless Steel trunnion latch kit
- Body Wheel guide kit Stainless Steel
- Leg Kit Stainless Steel
- Stainless Steel hoop kit
- LAS Frame 201SS
- Electric stainless steel 65GPM centrifugal pump
- Flowmeter
- 24 Gal/ Lane Nozzles
- 1-lane spray boom
- Baffling surgebusters
- Electric Control mounted in cab
- Installed

**Total: \$42,948.17**

**Source Well Total: \$37,872.19**

**Estimated Equipment Arrival Date: 130 Days**

**Estimated Chassis Arrival Date: Customer Has Chassis**

**Optional Equipment:**

- Delete leg kit also delete's trunnion latch kit

**Deduct: \$2,084.25**

This quote does not include any applicable Sales Tax, Tariffs, or Federal Excise Tax. Unless previously arranged, quotes exceeding \$5,000.00 require 25% deposit payment. Credit card payments are subject to a 3% fee, please submit payment via ACH or check. By signing below, I agree that I have read, understood, and will comply with the terms of this quote.

Quote accepted by: \_\_\_\_\_ Title: \_\_\_\_\_ Date Accepted: \_\_\_\_\_ PO# \_\_\_\_\_



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:** Steve Kreklow, Village Manager  
**Date:** April 14, 2026  
**Re:** Chipstone Electrical Generator – Cultural Overlay

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**Overview**

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

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

**Background**

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

**Request**

The property owner is requesting to add a backup generator on the east facade of the principal structure, immediately adjacent to the rear of the building, and located 151ft from the north property line and 96ft from the rear property line.

**Process**

Under Section 745-22, the Village Board shall refer the request to the Plan Commission for study and investigation. The Plan Commission will then make findings, before the Village Board holds a public hearing and makes a determination.

**Recommendation**

Staff recommends that the Village Board refer request to the Plan Commission for study and recommendation per Sections 745-22.

THE CHIPSTONE FOUNDATION

February 11, 2026

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

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

To Whom It May Concern:

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

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

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

Sincerely,  
The Chipstone Foundation



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

## Statement of Intended Use – Backup Generator Installation

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

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

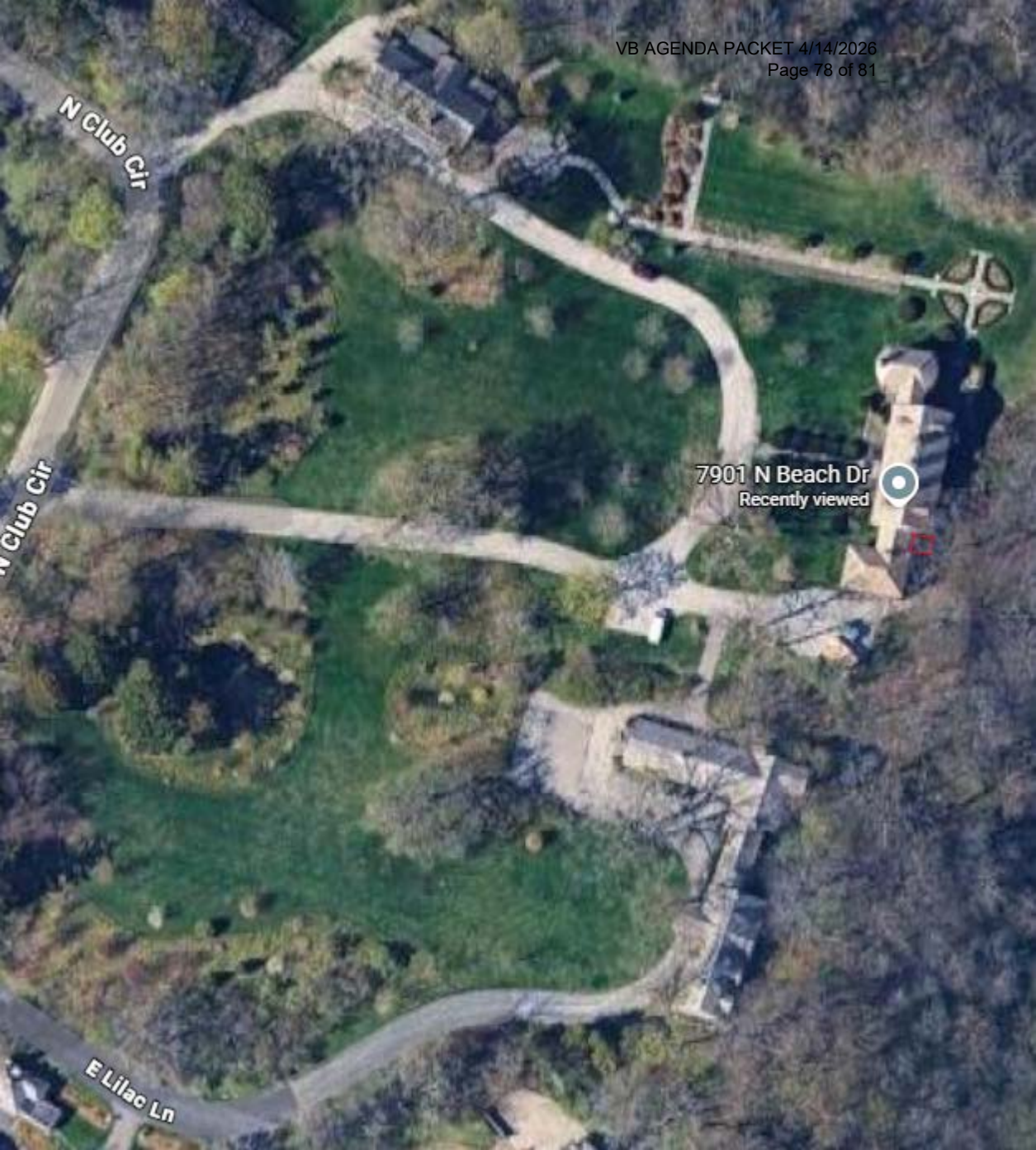
All installation, testing, and related labor activities will be conducted during normal weekday business hours. Work is anticipated to occur Monday through Friday, unless otherwise approved. No regular evening, overnight, weekend, or public access use is proposed as part of this installation.

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



7901 N Beach Dr  
Recently viewed





7901 N Beach Dr  
Recently viewed



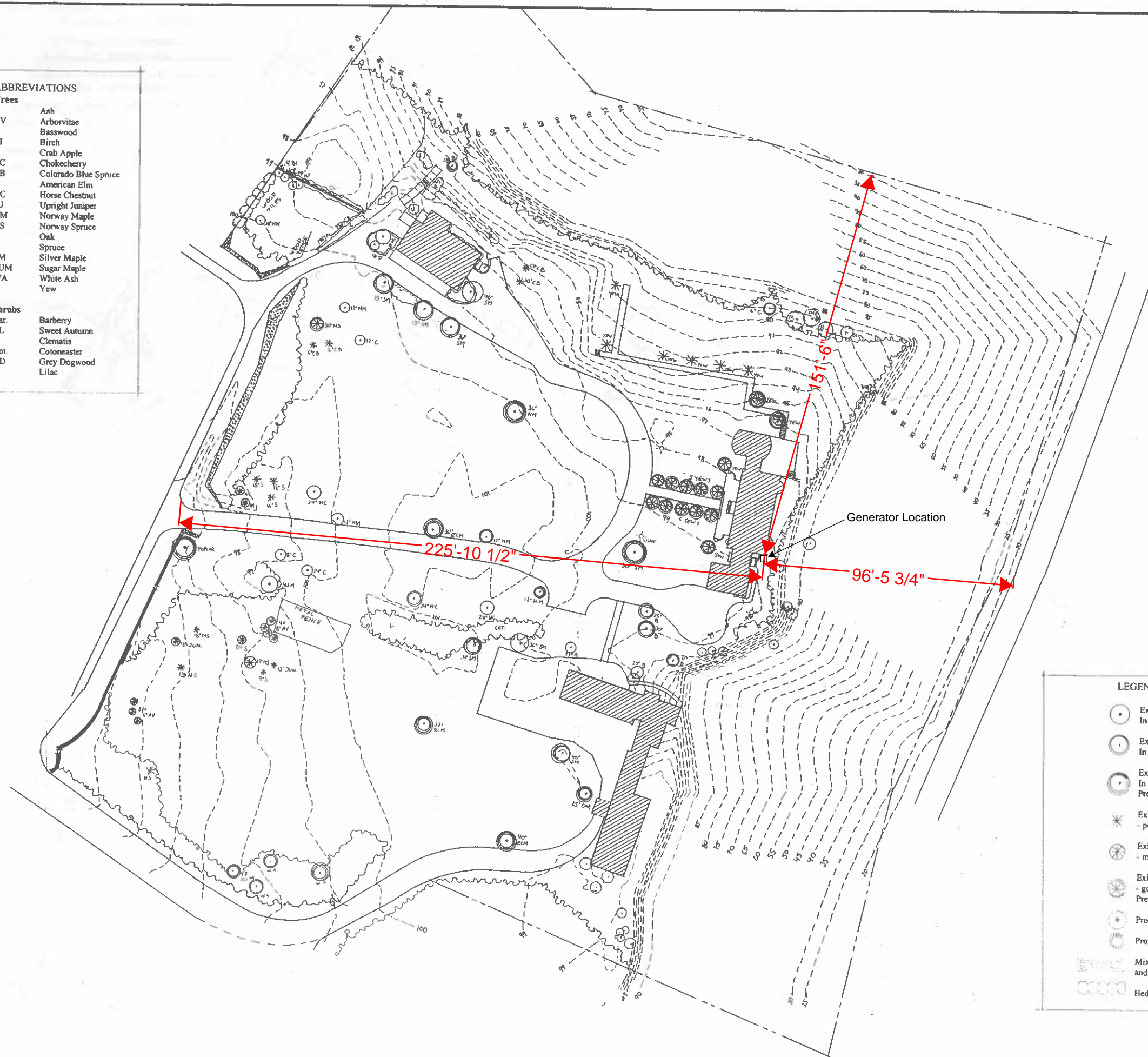
**ABBREVIATIONS**

**Trees**

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

**Shrubs**

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



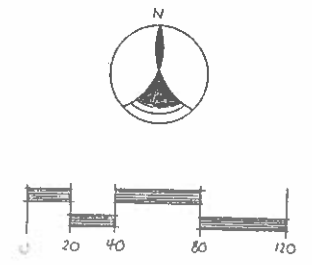

**MARGARETE HARVEY**  
Reg. Landscape Architect, ASLA

1470 E. BAY POINT ROAD  
MILWAUKEE, WI 53217

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

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

SHEET: **1**



**LEGEND**

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

**LANDSCAPE PROPOSAL**

FOR THE

**CHIPSTONE STUDY CENTER**

7820 N. CLUB CIRCLE  
MILWAUKEE, WI 53217

**EXISTING CONDITIONS**



