

**NOTICE OF MEETING
VILLAGE OF FOX POINT
PLAN COMMISSION MEETING**

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

**Monday, July 6, 2026
5:45 PM**

NOTE: the Plan Commission will be meeting in person at Village Hall, with a remote attendance option, per the hybrid meeting procedures further described in section 19-32 d. Of the Village code. This meeting is open to all citizens in person at Village Hall, or through the Zoom participant information shown below, subject to the following: no assurance is provided to those Plan Commission members and citizens intending to attend remotely that the technology will perform sufficiently to allow for their participation and the meeting will proceed regardless. Public officials and citizens wishing to ensure they can participate are encouraged to attend in person. Citizens are encouraged to submit any comments in writing in advance of the meeting to the Village Manager at manager@villageoffoxpoint.com.

Zoom Participant Information
<https://us02web.zoom.us/j/89048465030>
Dial: (312) 626-6799
Meeting ID: 890 4846 5030

AGENDA

A. Roll Call

B. Approval of Minutes

- a. Approval of Minutes of the June 1, 2026 Meeting

C. Agenda Items

- a. Consideration of a Conditional Use Permit amendment application to allow a massage therapist to operate inside of an existing tanning and wellness facility, proposed for 8783 N Port Washington Rd, as required per Village Code Sections 745-18
- b. Consideration of a Conditional Use Permit to construct a commercial multitenant building including a restaurant (coffee shop) with drive-through, located at 8739 N Port Washington Road as required per Village Code Sections 745-18.

D. Adjournment

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at 414-351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES
June 1, 2026**

A meeting of the Fox Point Plan Commission was held on Monday, June 1, 2026. President Symchych called the meeting to order at 5:45 p.m. and noted there was a quorum of Plan Commission members present.

The Plan Commission roll call was taken by Village Deputy Clerk Teri Repins:

Plan Commission: President Christine Symchych, Chair – via Zoom
 Jay Craig, Commissioner - absent
 Ted Durant, Commissioner
 William Langhoff, Commissioner
 David Miller, Commissioner
 Robert Smith, Commissioner
 Jake Wilson, Commissioner - absent

Staff present include Village Manager Steve Kreklow, Village Attorney Eric Larson, and Deputy Clerk Teri Repins.

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

Approval of the Minutes of the May 4, 2026 Plan Commission Meeting

Motion by Commissioner Miller, seconded by Commissioner Durant, and carried unanimously with a roll call vote, 5-0, the Commission approved the minutes of the May 4, 2026 Plan Commission meeting.

Consideration of Conditional Use Permit Application for Donut Zone, Located at 8687 N Port Washington Road

Motion by Commissioner Durant, seconded by Commissioner Miller, and carried unanimously by roll call vote, 5-0, the Commission recommends the Village Board approve the Conditional Use Permit Application to operate a restaurant Donut Zone, under Section 745-18D(1)(h) of the Village Code, subject to hours as requested by the applicant and staff preparation of the standard Conditional Use Permit for the Board's approval.

Consideration of an F Institutional District request by St Eugene Congregation to allow a backup generator under Section 745-20 of the Village Code, on the property located at 7600 N Port Washington Road

Motion by Commissioner Miller, seconded by Commissioner Durant, and carried unanimously by roll call vote, 5-0, the Commission recommends the Village Board approve an F Institutional District request by St Eugene Congregation to allow a backup generator at both sites A and B under Section 745-20 of the Village Code, appropriate in the location propose, compatible with the neighborhood, not detrimental to the property values of surrounding property, and in keeping with the residential character and quality of the Village and Under the conditions that a site plan be submitted with permit application detailing the setbacks to all applicable structures and property lines, the backup generator must be sited on Location A. Location B is provisionally acceptable to locate the backup generator in the event that FEMA does not approve the change to Location A. Documentation of such decision must be provided to Staff before permits are issued.

**VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES**

June 1, 2026

**Consideration of an F Institutional District & Outdoor Recreational Areas and Facilities
Request by the Village of Fox Point Under Sections 745-20 and 745-10 to Allow Pickleball
Play on Existing Village-Owned Tennis Courts**

Motion by Commissioner Miller, seconded by Commissioner Smith, and carried by roll call vote, 3-2 (Commissioner Durant and Commissioner Langhoff voting Nay), the Commission recommends the Village Board deny the F Institutional District & Outdoor Recreational Areas and Facilities request on the public park areas owned by the Village of Fox Point, proposed for existing court areas at Indian Creek Park (generally located east of Indian Creek Parkway and south of Dean Road, on portions of Tax Keys 0969961000 and 0969961000) and Longacre Park (Tax Key 0969961000) because it does not meet the standards of Section 745-10 and Section 745-20.

Adjourn

On motion of Commissioner Miller, seconded by Commissioner Durant, and carried unanimously by roll call vote, 5-0, the Plan Commission meeting adjourned at 7:01 p.m.

Respectfully submitted,

Teri Repins

Village Deputy Clerk

Published and Posted:



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Plan Commission

From: Kevin Ausman, Assistant Village Manager

CC: Steve Kreklow, Village Manager

Date: July 6, 2026

Re: Consideration of a Conditional Use Permit amendment application to allow a massage therapist to operate inside of an existing tanning and wellness facility, proposed for 8783 N Port Washington Rd, as required per Village Code Sections 745-18

Overview

Yan Zhou of Amara Massage, on behalf of Stephanie Fett of Baja Tan, has applied for a conditional use amendment regarding a new user within existing business. The amendment of existing conditional use under Section 745-18D(1)(o) would allow a massage therapist business, Amara Massage, to operate in a portion of the existing Baja Tan, at 8783 N Port Washington Road in the D Business District. The tenant space is located in the Riverpoint Shopping Center.

Background

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

Request

The applicant intends to operate by appointment only within a portion of the existing Baja Tan space offering massage therapy services. Hours of operation are proposed from 9AM – 8PM Monday through Saturday, and 9AM – 3PM on Sunday. Sufficient parking within the Riverpoint Shopping Center exists to accommodate patrons.

Recommendation

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

Attachments

1. Baja Tan Application

Section 4

Applicant's specific interest in site To allow subleasing of Room #8 inside the salon to Yan Zhou of Amara Massage LLC		
Describe in detail the business activity that will take place on site including products & services Professional massage therapy in Baja Tan's Room #8		
Describe all owned fixtures, furniture, and equipment to be used on site N/A		
Describe all leased fixtures, furniture, and equipment to be used on site N/A		
Describe any alterations planned for the site and estimated cost of renovation N/A		
Person responsible for obtaining building permit (if required) Stephanie Fett		
Square footage of site 70	# of employees 1	# of parking spaces to be used 1
Days & hours of operation Monday-Saturday 9am-8pm, Sunday 9am-3pm		Proposed date of occupancy 7/15/2026

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

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

Fee: \$300.00 (non-refundable)

	Stephanie Fett	6/18/2026
Business Owner Signature	Printed Name	Date

Midland Management, LLC

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

June 15, 2026

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

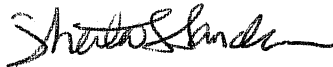
Plan Commission Members:

The purpose of this correspondence is to provide evidence of our authorization for Baja Tan to sublet a portion of their space at 8783 N Port Washington Road to Yan Zhou for massage therapy at the Riverrpoint Village Shopping Center, Fox Point, Wisconsin.

If there should be any questions pertaining to this matter or if any additional information should be needed about the leasing of this space to The Donut Zone, please don't hesitate to contact me at 414-928-3974 or ssanders@midlandmgtllc.com.

Thank you.

Sincerely,



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



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Village Hall
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505
414-351-8900

To: Plan Commission

From: Kevin Ausman, Assistant Village Manager

CC: Steve Kreklow, Village Manager
Scott Brandmeier, DPW Director

Date: July 6, 2026

Re: Consideration of a Conditional Use Permit to construct a commercial multitenant building including a restaurant (coffee shop) with drive-through, located at 8739 N Port Washington Road as required per Village Code Sections 745-18.

Overview

Midland Management LLC, owner of Riverpoint Village Shopping Center, has submitted plans for a new multi-tenant retail building at 8739 Port Washington Road. The proposal involves the demolition of the former McDonald's freestanding restaurant and construction of a new approximately 4,485 square foot, single-story, two-tenant commercial building. The restaurant use is identified as a Starbucks, and the second tenant has not been identified.

Background

The subject site is located within Riverpoint Village Shopping Center, a commercial development operating under a Brown Port Shopping Center Amended and Restated Development Agreement from 1994, between North Shore Centers Partners and the Village of Fox Point.

The Development Agreement and its recorded Memorandum constitute covenants running with the land, binding on all successors and assigns having an interest in the property. The signage standards applicable to the center were further developed through the Riverpoint Village master sign plan.

Process

Both proposed uses, a restaurant with drive-thru and a future commercial tenant, are considered Conditional Uses under Section 745-18(D)(1)(h) and (i) of the D Business District. The Plan Commission will study and investigate the application and make a recommendation to the Village Board. The Village Board will hold a public hearing prior to making a determination and issuing a Conditional Use Permit. At this time, the second tenant has not been identified; that user will need to return in the future for an amended CUP for its operations.

Request

The applicant proposes to demolish the existing vacant freestanding McDonald's building and construct a new two-tenant commercial building on the similar footprint area, oriented to face Port Washington Road. The building is designed as a single-story structure with a flat roof. Two tenant spaces are proposed:

- Restaurant (2,211 SF): Identified as Starbucks. Includes a drive-thru window on the south elevation, a drive-thru lane with queuing stacking through the site and a patio with outdoor seating.
- Retail (2,274 SF): General retail tenant space. Faces the shared parking area on the east elevation.

Operations

The Starbucks proposes general hours of operation from 5AM – 8 PM and includes an automobile drive-through, mobile order pickup, indoor seating area, and outdoor patio seating area.

Details of the drive through operations are not defined in the application such as volume of speaker box, and size and illumination of menu boards located along the north facade. Two directional signs, at the Northwest and Southeast entrances, state Stop/Do Not Enter. A formal sign package was not submitted with the application; however, the Riverpoint master sign plan does regulate some of the signage such as wall signs on the structure.

Drive-thru stacking indicates a queue line of eleven (11) automobiles with additional paved area in the parking lot. The Chief of Police does not have any concerns with the automobile queue and internal circulation.

Zoning Analysis

A single-story development is compliant with Section 745-18(F)(2). Both the restaurant use (Starbucks) and retail user require conditional use approval under Sections 745-18(D)(1)(h) and 745-18(D)(1)(i). The retail tenant will need to return in the future for any site plan alterations and for review of operations. The trash enclosure is screened per Section 745-18(F)(1)(c).

Setbacks

- Per the Section 745-18(F)(4), buildings must be set back from the centerline of each adjoining street not less than 15 feet plus one-half the width of the abutting road or area reserved for highway purposes. The submitted site plan shows the building set back substantially from the Port Washington Road right-of-way, with parking located between the building and the street, indicating the setback requirement is likely met.
 - The applicant should be required to provide an amended site plan noting the precise centerline dimension. Until such site plan is submitted, Staff cannot confirm the street setback, however, the indicated distance does appear compliant.
- Per the Section 745-18(F)(3), no building may be closer than 10 feet to any lot line. The subject site is located within the Riverpoint Village shopping center. The rear and side

yard lot line setbacks appear to be met at the internal lot lines within the shopping center.

Parking

- Per Section 745-18(F)(7), 5 parking stalls are required for every 1,000 sqft of non-storage area. The applicant has not identified storage space within the tenant spaces; absent further information, the development (4,485 total sqft) would be required to provide 23 stalls. Only 19 stalls and an ADA loading zone are accounted for. Given the transient nature of drive-through coffee and the availability of parking within the Riverpoint shopping center, a parking reduction may be permissible.
- Additional parking is shared with the rest of the development. Section 745-18(F)(7)(d) allows the Plan Commission to recommend a lesser number of stalls by taking into consideration the location, type and use of the building, and other parking areas available in close proximity, subject to Village Board approval.
- Loading area: the applicant should provide operational details of where/when loading and unloading will occur for both tenants.

Exterior Lighting

- Under the Exterior Upgrade portion of the Developer Agreement, Riverpoint shall “provide uniform exterior lighting for the building and parking lot.” Section 670-58(C) provides for development agreements prior to May 21, 2008 whereby lighting may deviate from the Municipal Code. The proposal indicates the reuse of existing parking light poles (including the relocation of one pole which exceeds the 12 foot maximum height) as opposed to new poles lowering the height to 12 feet which would be allowed under the development agreement.
- Under Section 670-55, “In no case shall illuminance level from any outdoor light fixture(s), individually or combined, measure above 0.2 footcandle at any location beyond the property line.”
 - Sheet E102 describes light trespass above this limitation in a number of locations. The property owner should be required to meet the requirement of Section 670-55. The pole heights appear to be permissible. Under the development agreement however, some fixtures may need to be shielded or angled to meet the light trespass requirement of the Municipal Code.

Consideration for Plan Commission

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

Operations

- Hours: Restaurant operations include an outdoor component. The Plan Commission may wish to discuss the appropriateness of proposed hours of operation for outdoor seating and outdoor dining, any heating elements, or amplified music.
- Deliveries: The Plan Commission may wish to discuss the applicant’s plans for

deliveries of materials and goods to/from the site.

- Drive-Through: The Plan Commission may wish to discuss typical peak-hour(s) circulation and how conflicts between drive-through traffic and parking lot will be managed. Is proposed queue depth adequate to prevent backup into shared Riverpoint shopping center or onto Port Washington Road?

Parking

- Minimum Stalls: The Plan Commission may wish to discuss with the applicant whether a parking reduction is justified.
 - Submitted parking estimates supply a lesser amount of parking (19 stalls) than the municipal code requires (see calculations above within Zoning Analysis).
- The Plan Commission may wish to discuss with the applicant whether inclusion of bicycle parking may be included to alleviate automobile parking during certain times of the year.
 - Inclusion of bicycle parking may encourage bicycle/pedestrian attendance; a goal of the Comprehensive Plan.

Recommendation

Should the Plan Commission address any issue that may be raised during discussion, Staff recommends that the Plan Commission recommend the Village Board approve the Conditional Use Permit following a mandatory public hearing, subject to the following conditions, in addition to any conditions raised during discussion:

Conditions

1. Establishing hours of operation. If noise complaints or early morning/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. Establishing whether a greater or lesser amount of parking is required on the site, and justification for that determination.
5. Establishing whether bicycle parking is appropriate on the site. Such plans will be submitted to the Director of Public Works.
6. Submitting an amended site plan noting the street yard precise centerline dimension.
7. A full sign plan shall be submitted to the Village Manager for review and approval, and must adhere to both Chapter 540 (Signs), and the approved Riverpoint master sign program.
8. Details of the drive-through speaker volume shall be submitted to the Village Manager.
9. Lighting must meet the requirements of Section 670-55. Details of such shall be submitted to the Director of Public Works.
10. The second tenant must return for Conditional Use approval.
11. Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Milwaukee County or State of Wisconsin

approvals, and right-of-way agreements.

Attachments

1. River Point Starbucks - Application
2. Fox Point Starbucks - Renderings
3. Site and Civil
4. Drawings

Section 4

Applicant's specific interest in site Starbucks will be leasing their space from North Shore Centers Partners		
Describe in detail the business activity that will take place on site including products & services The facility will sell coffee, coffee flavored drinks, espresso and espresso-based drinks, tea or tea based drinks, blended beverages, pastries, and breakfast sandwiches. The facility will have a small warming and prep kitchen and will have seating for customers. There will be a drive through.		
Describe all owned fixtures, furniture, and equipment to be used on site Coffee brewing equipment, espresso equipment, warming ovens, refrigeration appliances, service counters, tables and chairs.		
Describe all leased fixtures, furniture, and equipment to be used on site 		
Describe any alterations planned for the site and estimated cost of renovation The project is proposing to demolish the existing McDonald's and build a new structure for Starbucks. The estimated cost is \$1.5 million.		
Person responsible for obtaining building permit (if required) Dan Beyer Architects		
Square footage of site 1,950 sf	# of employees Approximately 6	# of parking spaces to be used 20 Stalls
Days & hours of operation 5:00 am - 8:00 pm	Proposed date of occupancy March of 2027	

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

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

Fee: \$300.00 (non-refundable)

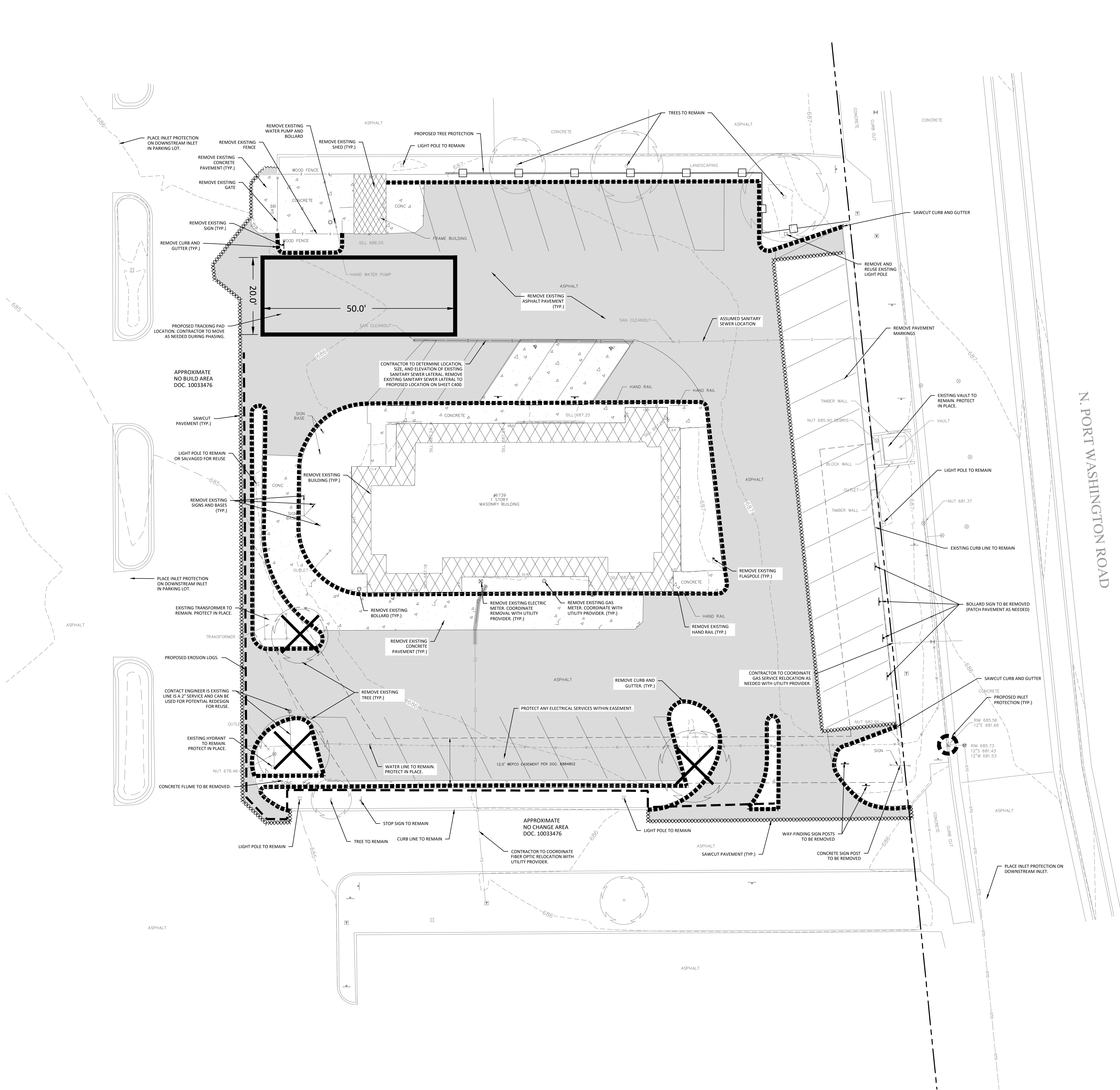
Business Owner Signature	Printed Name	Date











PROPERTY LINE

DEMO CURBS & GUTTER

SAW CUT PAVEMENT

EROSION LOGS

TREE PROTECTION

UTILITY TO BE REMOVED

EXISTING CONTOUR

EXISTING CATCH BASIN

INLET PROTECTION

TREE REMOVAL

EXISTING CONCRETE PAVEMENT TO BE REMOVED

EXISTING ASPHALT PAVEMENT TO BE REMOVED

EXISTING BUILDING/STRUCTURE TO BE REMOVED

1. EXISTING TOPOGRAPHY OBTAINED BY RASMIITH ON AUGUST 26
2. EXISTING ITEMS IN BOLD ARE TO BE REMOVED, DUE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
3. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
4. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROTECT SAFETY PLAN, ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO BE IN PLACE AT ALL TIMES. AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES, CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND OPEN TO THE PUBLIC. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY AND WATER MAINS, AND PEDESTRIAN AND VEHICULAR TRAFFIC.
6. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
7. BEFORE PROCEEDING WITH ANY UTILITY STRUCTURE, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND CONDITION OF EACH. CONTRACT THE CONTRACTOR WHETHER IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWING FOR POSSIBLE REDESIGN.
8. THE EROSION CONTROL PLAN IS IN ACCORDANCE WITH THE VILLAGE OF FOX POINT, WI MUNICIPAL AND STATE CODE, WHICHEVER IS MOST STRINGENT.
9. IF THE EROSION CONTROL PLAN IS REVISED DURING CONSTRUCTION, A COPY OF THE UPDATED PLAN SHALL BE PROVIDED TO THE TOWN WITHIN 48 HOURS OF EACH DATE OF THAT CHANGE.
10. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR SIX TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

2. INSTALL SILT FENCE.
3. INSTALL TRACKING PAD. THIS IS THE ONLY EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES. CONTRACTOR MAY ADJUST LOCATIONS TO FACILITATE CONSTRUCTION, ANY SEDIMENT TRAPPING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY.
4. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING IDENTIFIED STORM INLETS.
5. REMOVE BUILDING AND PAVEMENT STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES LISTED ABOVE.
6. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
7. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
8. PREPARE BUILDING FOUNDATION.
9. CONSTRUCT BUILDING.
10. PREPARE PARKING LOT SUBGRADE, INSTALL CURB AND GUTTER AND PAVE SITE.
11. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
12. FLUSH STORM SEWER.
13. CONSTRUCTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN ALL DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSIONS.
14. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN CALENDAR DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES,
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R.A.SMITH, INC.

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MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION
OF R.A.SMITH, INC.

RIVERPOINT VILLAGE - MULTI-TENANT RETAIL BUILDING

8739 N PORT WASHINGTON
FOX POINT, WI 53217

PLAN COMMISSION

07/06/2026

DBA PROJECT # 2603-005

OWNER:
MIDLAND MANAGEMENT LLC
555 W. BROWN DEER ROAD, SUITE 220
MILWAUKEE, WI 53127

ARCHITECT:
DAN BEYER ARCHITECTS

CONTACT: DANIEL BEYER
507 S. 2ND STREET, SUITE 125
MILWAUKEE, WI 53204
TEL. (414) 239-8267

CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
RASMITH

CONTACT: CHRISTOPHER WHITE
16745 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
TEL. (262) 781-1000

SITE LIGHTING:
KORNACKI AND ASSOCIATES INC.

CONTACT: DAVID KORNACKI
5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
TEL. (262) 784-3323

SHEET INDEX

T000 TITLE SHEET

CIVIL
SEE INDIVIDUAL SUBMITTAL

LANDSCAPE
SEE INDIVIDUAL SUBMITTAL

ARCHITECTURAL
A200 NEW WORK PLAN AND ROOF PLAN
A400 EXTERIOR ELEVATIONS AND BUILDING SECTIONS
A500 BUILDING SECTION AND EXTERIOR WALL SECTIONS

SITE LIGHTING
E100 ELECTRICAL SITE PLAN
E101 PHOTOMETRIC SITE PLAN
E102 PROPERTY LINE PHOTOMETRIC SITE PLAN
E200 SYMBOLS & NOTES



3 SOUTHEAST AXON
FOR REFERENCE ONLY



2 NORTHEAST AXON
FOR REFERENCE ONLY



1 SITE LOCATOR PLAN
Scale: 1" = 50'-0"

DAN BEYER ARCHITECTS
507 S. 2ND STREET, STE 125
MILWAUKEE WI, 53204
414-239-8267

CONSULTANTS:

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR
DESIGN DEVELOPMENT PURPOSES
ONLY. THEY ARE NOT TO BE USED FOR
REGULATORY APPROVAL, PERMIT, OR
CONSTRUCTION PURPOSES.

RIVERPOINT VILLAGE - MULTI-TENANT RETAIL
BUILDING

8739 N PORT WASHINGTON
FOX POINT, WI 53217

SHEET TITLE
TITLE SHEET

REVISIONS:

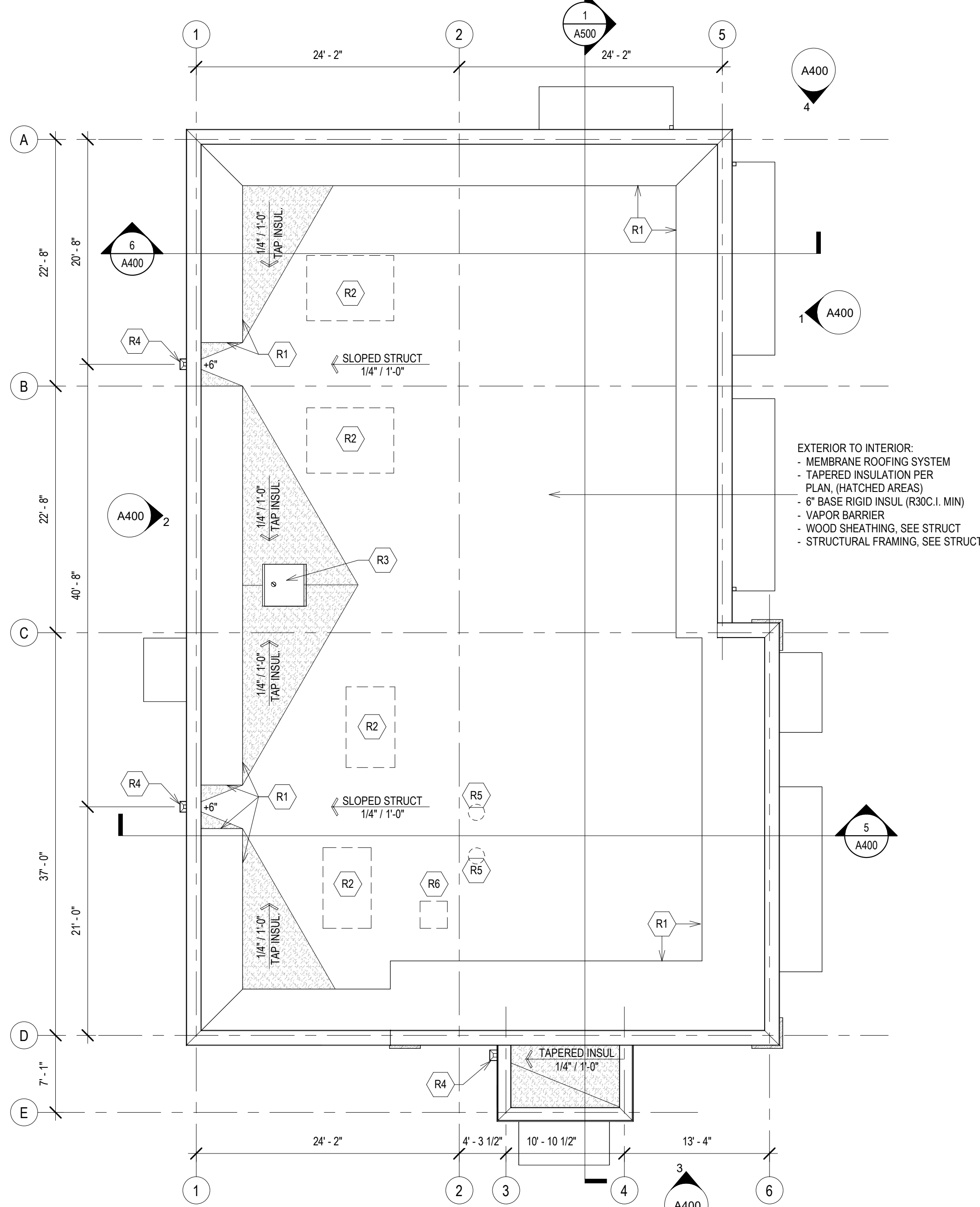
SCALE VARIES

PROJECT NUMBER 2603-005

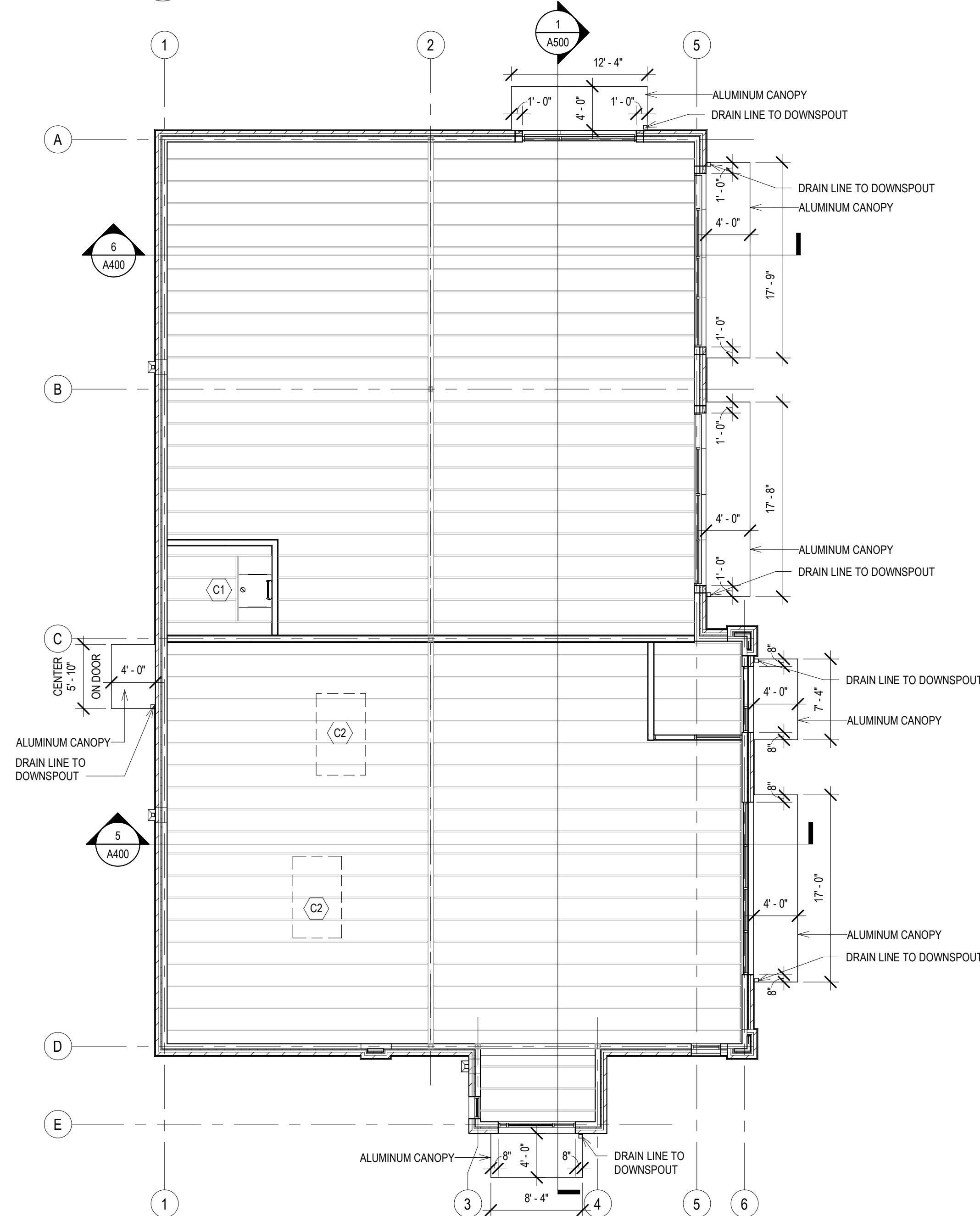
SET TYPE PLAN COMMISSION

DATE ISSUED 07/06/2026

SHEET NUMBER T000



3 NEW WORK PLAN - ROOF
Scale: 1/8" = 1'-0"



2 REFLECTED CEILING PLAN - LEVEL 01
Scale: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES TO CONTRACTOR

1. ROOFING CONTRACTOR TO PROVIDE FLASHINGS AND CRICKETS AT ALL EXTERIOR EQUIPMENT PENETRATIONS AND SUPPORT POSTS, ETC. REFER TO MECHANICAL DRAWINGS FOR DETAILS AND EXTENTS.
2. ROOFING CONTRACTOR TO PROVIDE MAINTENANCE WALK-OFF PADS AT ALL EXTERIOR EQUIPMENT LOCATIONS. REFER TO MECHANICAL DRAWINGS FOR EXTENTS.

NEW WORK ROOF PLAN LEGEND

RD	ROOF DRAIN
OD	OVERFLOW DRAIN
	OVERFLOW SCUPPER. SEE DETAIL XA000.
	DIRECTION OF DOWNWARD DRAINAGE FLOW
+X	INDICATES INSULATION THICKNESS ABOVE ROOF DECK
	TAPERED INSULATION

(RX) NEW WORK ROOF KEYNOTES

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES. ROOF PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

R1	LINE OF OUTRIGGERS AT PARAPET. SEE STRUCTURAL.
R2	ROOF TOP UNIT. GC TO COORDINATE SIZE AND LOCATION. PROVIDE CRICKETS AT EQUIPMENT AS REQUIRED FOR POSITIVE DRAINAGE.
R3	STEEL ROOF HATCH AND LADDER.
R4	OVERFLOW SCUPPER AND DOWNSPOUT. SEE CIVIL DRAWINGS FOR TERMINATION.
R5	EXHAUST FAN. GC TO COORDINATE SIZE AND LOCATION. PROVIDE CRICKETS AT EQUIPMENT AS REQUIRED FOR POSITIVE DRAINAGE.
R6	ICE MACHINE CONDENSER. GC TO COORDINATE SIZE AND LOCATION. PROVIDE CRICKETS AT EQUIPMENT AS REQUIRED FOR POSITIVE DRAINAGE.

GENERAL REFLECTED CEILING PLAN NOTES TO CONTRACTOR

1. THIS PLAN SHALL BE USED TO ESTABLISH THE LOCATIONS OF THE MAJOR CEILING PENETRATIONS INCLUDING: LIGHTING, H/VAC, ACCESS PANEL, SPRINKLERS, SPEAKERS, ETC. SEE M.E.P. DRAWINGS FOR MORE SPECIFIC INFORMATION REGARDING EACH DISCIPLINE. IF CONFLICTS ARE DISCOVERED REGARDING LOCATION OF CEILING PENETRATIONS, CONTACT ARCHITECT FOR FURTHER INFORMATION.
2. ALL DEVICES SHOWN IN CEILING TILE SHALL BE LOCATED IN THE CENTER OF THAT TILE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CEILING FIXTURES ARE TO CENTER OF FIXTURE.

REFLECTED CEILING PLAN KEY

GYPSUM WALL BOARD CEILING SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION	EXIT SIGN
2X2 ACOUSTICAL CEILING TILE SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS FOR MORE INFORMATION	SUPPLY MECH DIFFUSER SEE MECHANICAL DRAWINGS
EXPOSED CEILING SEE ROOM FINISH SCHEDULE	MECH RETURN DIFFUSER SEE MECHANICAL DRAWINGS
	MECH EXHAUST SEE MECHANICAL DRAWINGS

(CX) REFLECTED CEILING PLAN KEYNOTES

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES. REFLECTED CEILING PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

C1	PROVIDE ROOF HATCH.
C2	ROOF TOP UNIT. GC TO COORDINATE SIZE AND LOCATION.

LIGHT FIXTURE SCHEDULE

SCHEDULE IS GENERIC LIGHTING LAYOUT TO BE USED FOR DESIGN INTENT ONLY. ELECTRIC DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING THE LIGHTING WITH ADEQUATE LIGHT LEVELS, AND FIXTURES THAT ARE APPROVED BY OWNER.

GENERAL FLOOR PLAN NOTES TO CONTRACTOR

1. THIS DRAWING IS FURTHER SUPPORTED BY INFORMATION CONTAINED IN THE SPECIFICATIONS.
2. THE CIVIL AND STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INFORMATION CONTAINED IN ALL THE DRAWINGS BEFORE THE INSTALLATION OF ALL WORK.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF THE FINISHED FLOOR MATERIAL UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL JOINTLY PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACKING PLATES, WALL BLOCKING AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, TOILET ACCESSORIES, PARTITIONS, MILLWORK, AND ALL WORK MOUNTED OR SUSPENDED BY ALL TRADES.
6. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK IS DESIGN BUILD BY GENERAL CONTRACTOR. GC IS RESPONSIBLE FOR COORDINATING WORK OF ALL SUB CONTRACTORS.

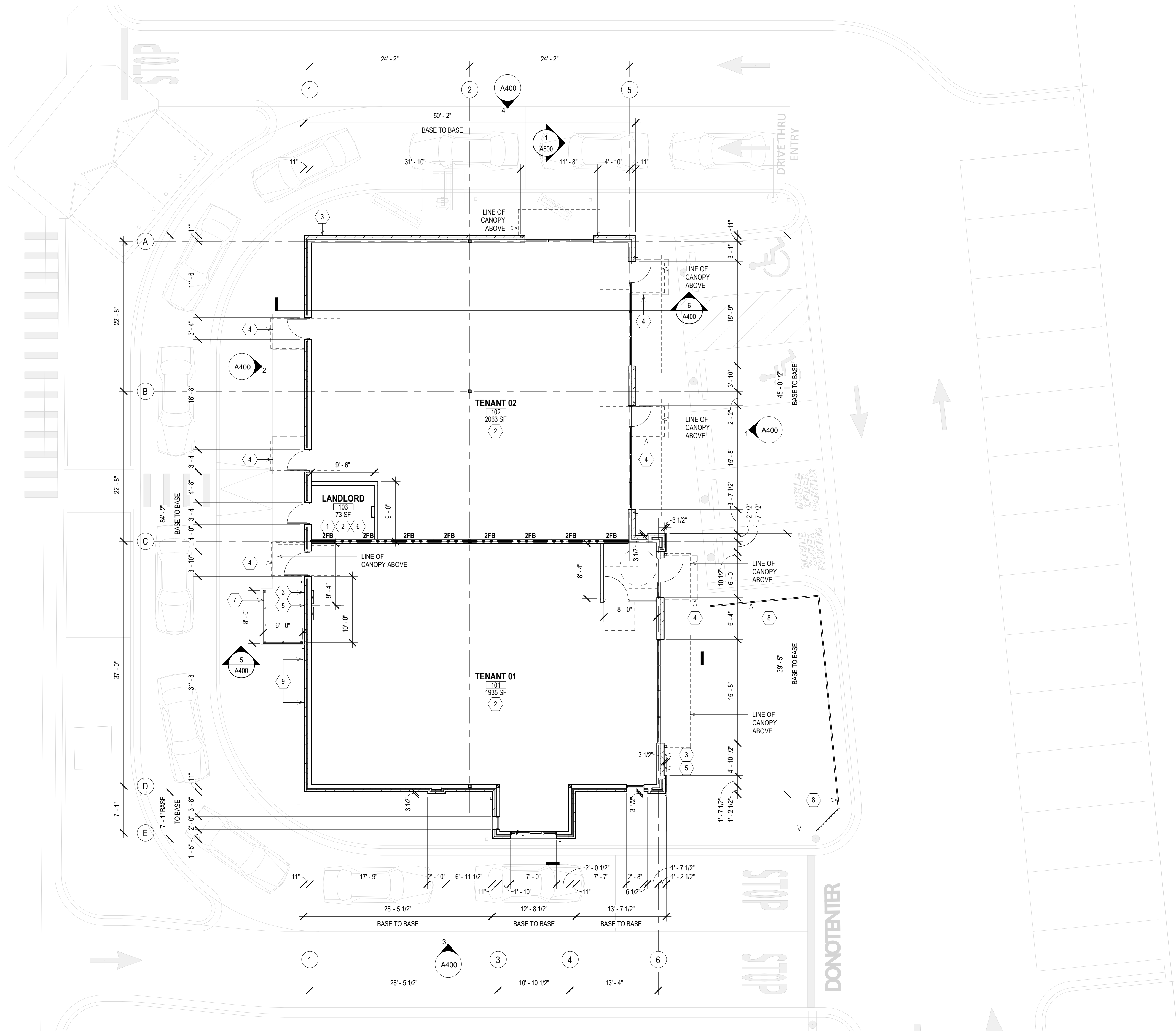
NEW WORK PLAN LEGEND

	EXISTING, TO REMAIN
	MASONRY PARTITION, SEE PARTITION TYPES FOR DETAILS
	METAL STUD PARTITION, SEE PARTITION TYPES FOR DETAILS

(X) NEW WORK PLAN KEYNOTES

SEE PROJECT GENERAL CONDITIONS AND SPECIFICATIONS THAT ARE USED IN ASSOCIATION WITH THESE NOTES. NEW WORK PLAN KEY NOTES APPLY TO ALL NEW WORK DRAWINGS AND MAY NOT BE USED ON EVERY SHEET.

1	METERS AND BUILDING EQUIPMENT LOCATED IN LANDLORD ROOM.
2	PROVIDE CONCRETE SLAB.
3	PROVIDE LOCKABLE, RECESSED, FROST FREE HOSE BIBB.
4	PROVIDE CONCRETE STOOP.
5	PROVIDE COVERED EXTERIOR GFCI ELECTRICAL OUTLET.
6	PROVIDE WALL MOUNTED LADDER TO ROOF HATCH, EAST PARTITION.
7	4'-0" HIGH SCREEN WALL.
8	3'-6" HIGH METAL GUARDRAIL.
9	PROPOSED LOCATION OF ELECTRICAL SERVICE, GAS SERVICE, AND WATER METER.



1 NEW WORK PLAN - LEVEL 01
Scale: 1/8" = 1'-0"

DAN BEYER ARCHITECTS
507 S. 2ND STREET, STE 125
MILWAUKEE WI, 53204
414-239-8267

CONSULTANTS:

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

RIVERPOINT VILLAGE - MULTI-TENANT RETAIL BUILDING
8739 N FORT WASHINGTON
FOX POINT, WI 53217

SHEET TITLE: NEW WORK PLAN AND ROOF PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	2603-005
SET TYPE	PLAN COMMISSION
DATE ISSUED	07/06/2026
SHEET NUMBER	A200

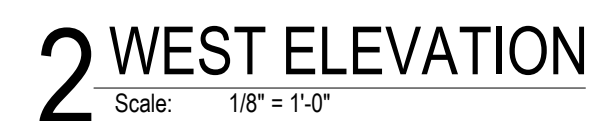
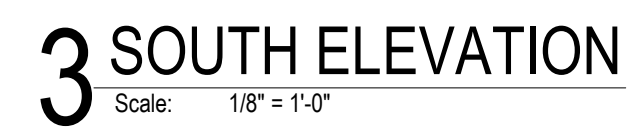
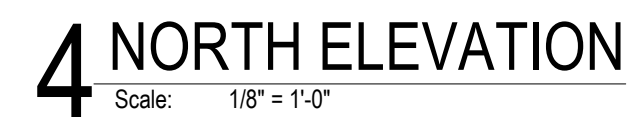
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EXTERIOR ELEVATIONS AND BUILDING SECTIONS

SHEET
NUMBER

A400



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RIVERPOINT VILLAGE - MULTI-TENANT RETAIL
BUILDING

8739 N PORT WASHINGTON
FOX POINT, WI 53217

SHEET TITLE
BUILDING SECTION AND EXTERIOR WALL SECTIONS

REVISIONS:

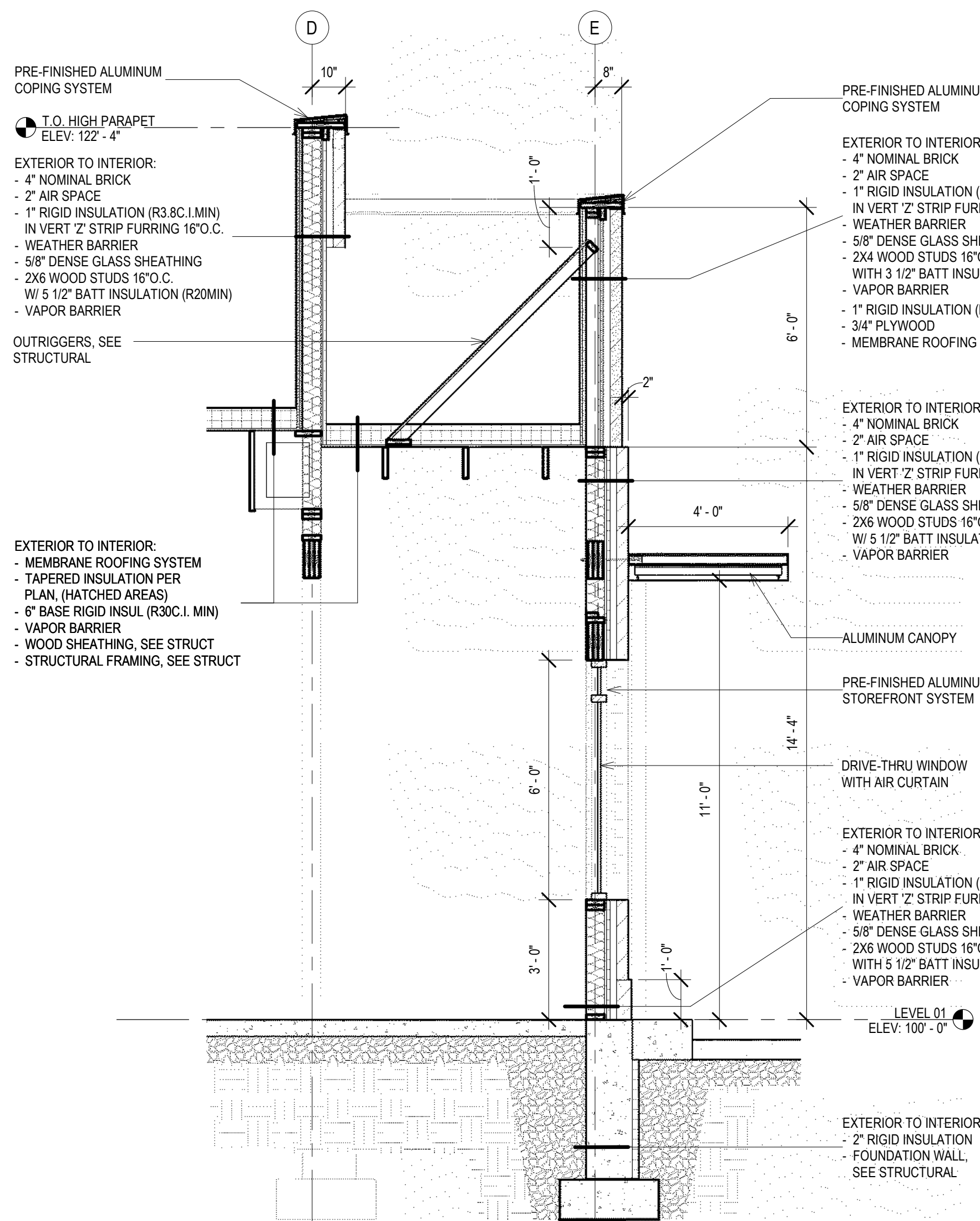
SCALE VARIES

PROJECT NUMBER 2603-005

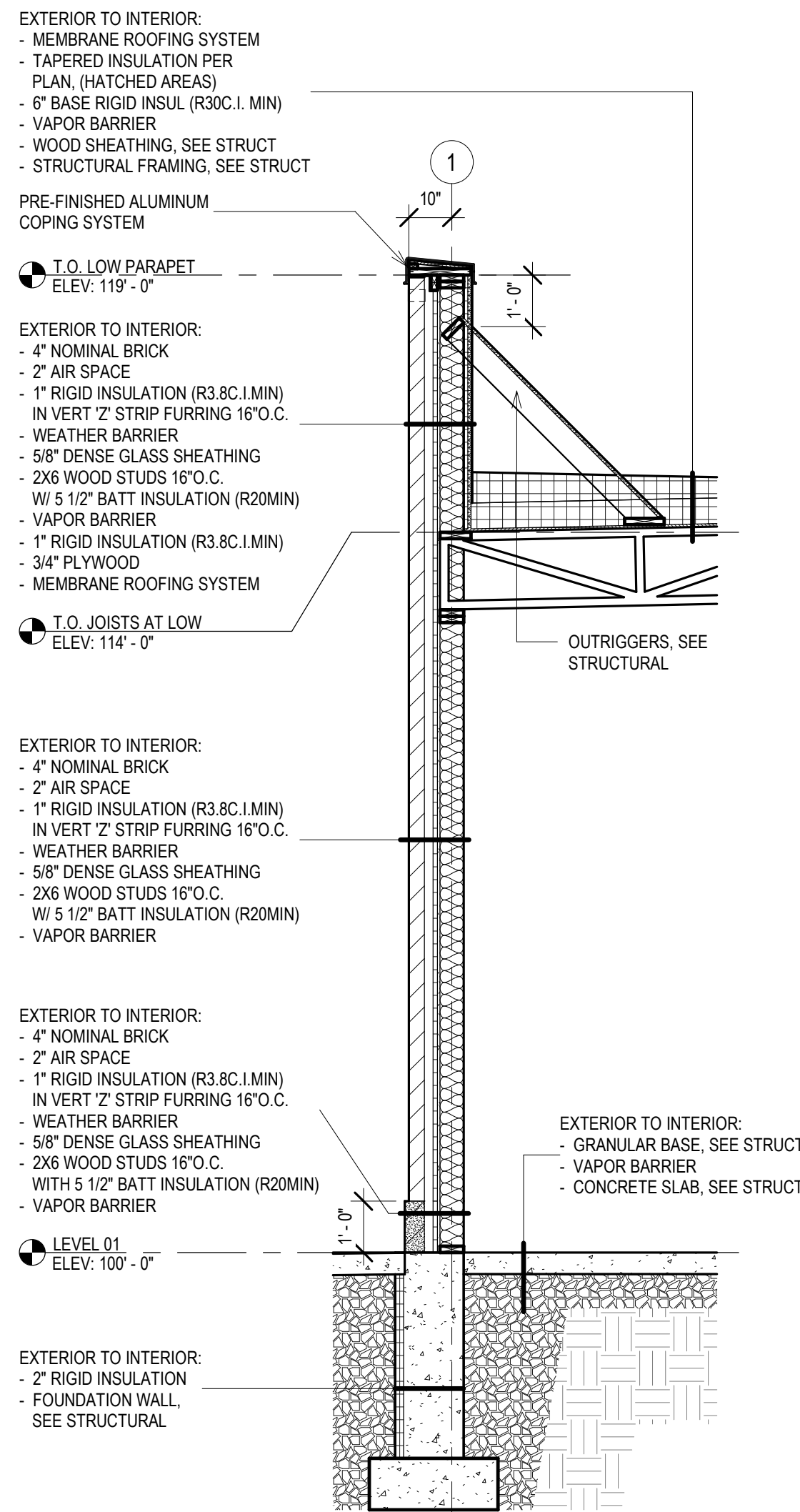
SET TYPE PLAN COMMISSION

DATE ISSUED 07/06/2026

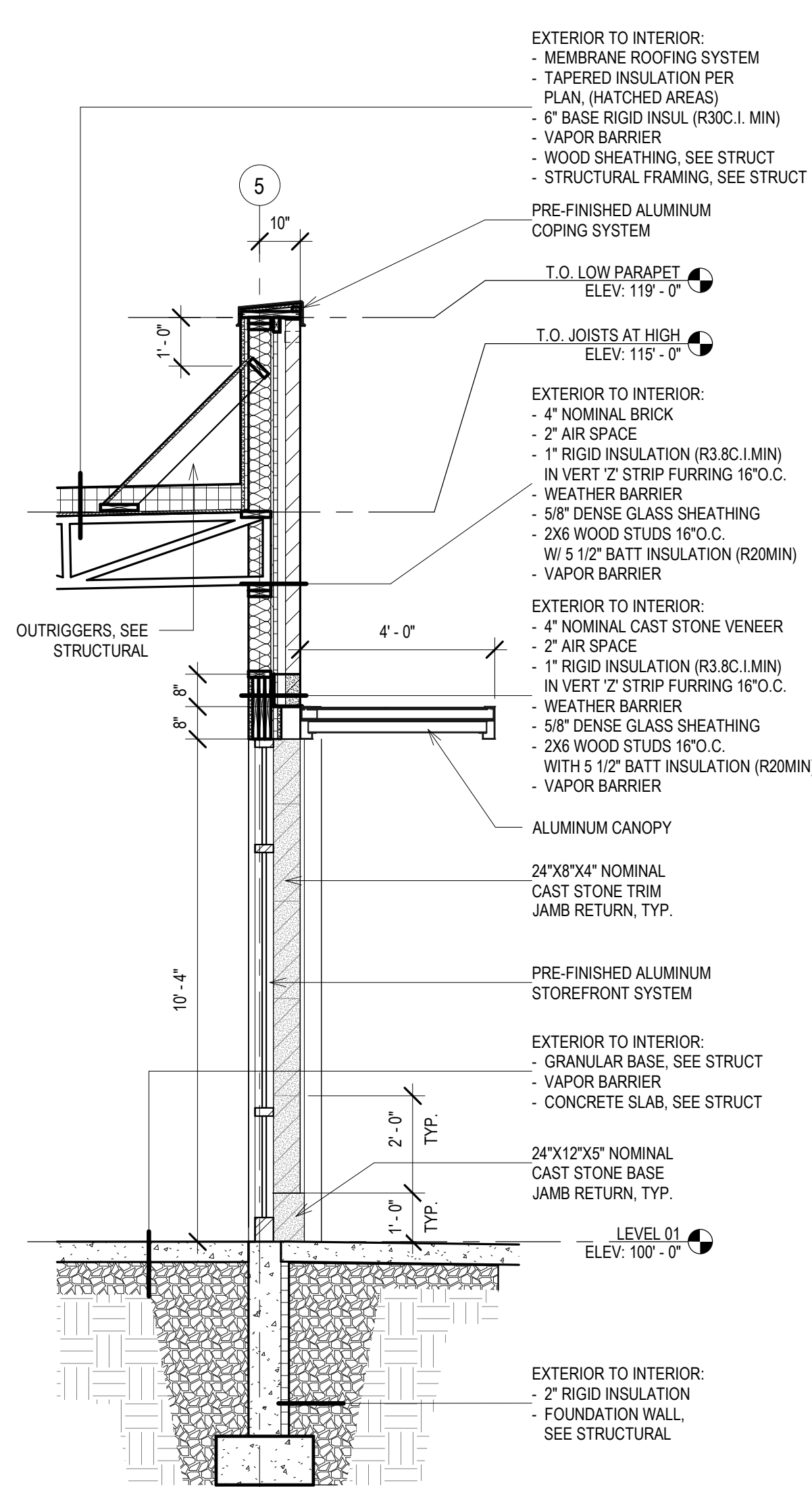
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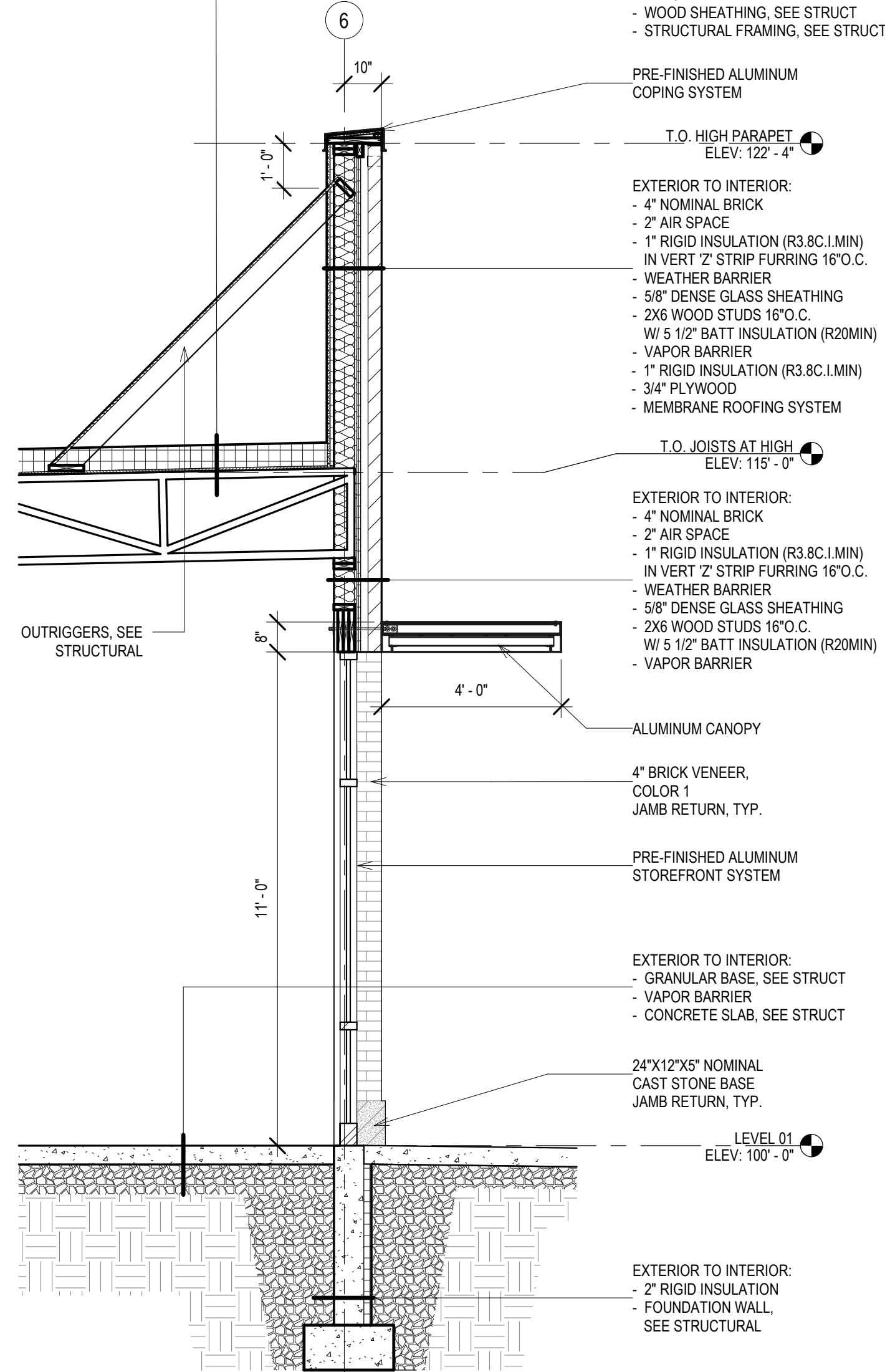
5 SECTION AT DRIVE-THRU WINDOW
Scale: 3/8" = 1'-0"



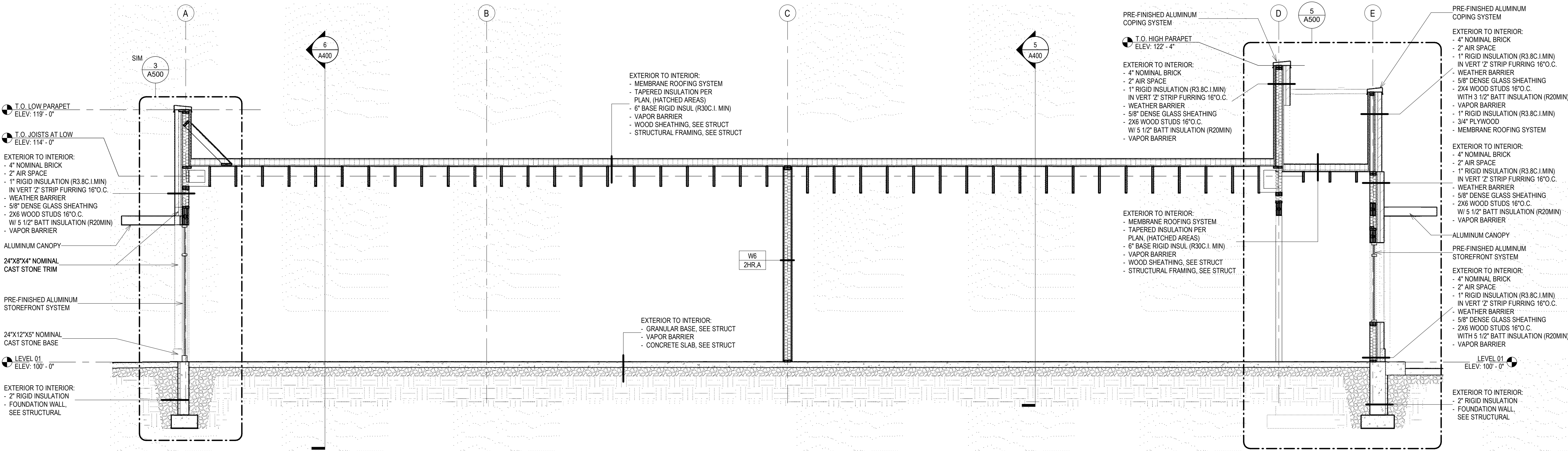
4 SECTION AT BRICK - LOW
Scale: 3/8" = 1'-0"



3 SECTION AT ALUMINUM CANOPY
Scale: 3/8" = 1'-0"



2 SECTION AT STOREFRONT - HIGH
Scale: 3/8" = 1'-0"

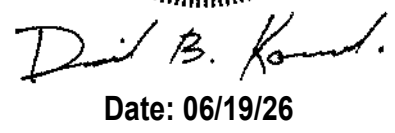


1 N/S BUILDING SECTION
Scale: 1/4" = 1'-0"



- DAN BEYER ARCHITECTS**
225 E. ST. PAUL AVE, STE 303
MILWAUKEE WI, 53202
414-239-8267


KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151
Corporation Registration #33120-6-1K10672



8739 N PORT WASHINGTON
FOX POINT, WI 53217

SHEET TITLE:
ELECTRICAL SITE PLAN

E100

Date: 06/19/26

PHOTOMETRIC SITE PLAN

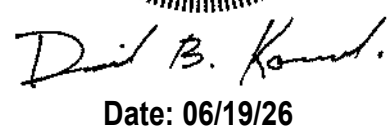
SCALE	AS NOTED
PROJECT NUMBER	2603-005 (26101)
SET TYPE	PLAN COMMISSION SUBMITTAL
DATE ISSUED	06/19/2026
SHEET NUMBER	E101



FOX POINT REQUIREMENTS:

- 1. MAXIMUM MOUNTING HEIGHT 12'-0"**
- 2. LIGHTS TO BE TURNED OFF WHEN THE LAST PERSON LEAVES THE BUILDING**


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LIGHTING ANALYSIS NOTES:

1. LIGHTING AT THE PROPERTY LINE IS EXISTING TO REMAIN. THE LIGHT LEVELS WILL REMAIN UNCHANGED FROM CURRENT CONDITIONS ON SITE TODAY.

LIGHTING ANALYSIS NOTES:

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8739 N PORT WASHINGTON
FOX POINT, WI 53217

SHEET TITLE:
PROPERTY LINE PHOTOMETRIC SITE PLAN

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