

**VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
June 9, 2026**

A. Roll Call

A meeting and public hearing of the Fox Point Village Board was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Tuesday, June 9, 2026 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President Symchych called the meeting to order at 7:00 PM and asked the Village Clerk to take roll call. Roll Call of the Village Board present included:

Village President Christine Symchych
Trustee Greg Ollman
Trustee Elizabeth Aelion
Trustee Mark Freedman
Trustee David Miller
Trustee Max Barry
Trustee Mike McDonagh

Also present were Village Attorney Eric Larson, Village Manager Steve Kreklow, Public Works Director Scott Brandmeier, Village Clerk/Treasurer Jennifer Boehm, and Assistant Village Manager Kevin Ausman.

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

B. 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.

a. Sharon Madnek, 8671 North Seneca Road, supports opportunities for enjoyment and recreational gatherings in the community.

b. Carol and Thomas Eling, 7405 North Seneca Road, spoke about their house flooding and options to resolve the problem.

c. Margaret Keehn, 8650 North Manor Court, spoke in favor of the pool.

d. Trey Harnden, 7060 North Yates Road, spoke in favor of the pool.

e. Olivia Zambrana Arias, 818 East Portage Road, spoke in support of the proposed use, noting that being outside makes people healthier and happier.

f. Jeanine Talsky, 7515 North Links Way, spoke in favor of the pool.

g. Beverly Riche, 8675 North Links Way, spoke in favor of the pool.

- Written comments were not read aloud, but are included with these minutes.

C. Committee Reports

a. Plan Commission

Trustee Miller reported that there were 3 items on the Plan Commission agenda. A Conditional Use Permit for Donuts Zone located at 8687 N Port Washington Road was recommended to the Village Board for approval. A request by St. Eugene's Congregation located at 7600 N Port Washington Road was recommended to the Village Board for approval. A motion was denied (3-2) to allow pickleball play at Longacre and Indian Creek because it was determined that not all the standards in the municipal code were met.

b. Centennial Committee (Pg. 6)

D. Public Hearing

a. Public Hearing on 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 Village President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to open the public hearing at 7:24p.m. regarding the Conditional Use Permit for St. Eugene Congregation located at 7600 N Port Washington Road, to allow a backup generator.

Public Comment - None

Motion by Village President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to close the public hearing at 7:26p.m. regarding the Conditional Use Permit for St. Eugene Congregation.

b. Public Hearing on the Conditional Use Permit request for Donut Zone to operate a restaurant located at 8687 N Port Washington Road as required per Village Code Section 745-18

Motion by Village President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to open the public hearing at 7:26p.m. for Donut Zone located at 8687 N Port Washington Road for a Conditional Use Permit.

Public Comment

Beth Gregg, 7414 North Boyd Way, spoke in favor of Donut Zone.

Motion by Village President Symchych, seconded by Trustee Aelion, and carried by

roll call vote (7-0), to close the public hearing at 7:27p.m. for Donut Zone.

- c. Public Hearing on an F Institutional District & Outdoor Recreational Areas and Facilities Request by the Village of Fox Point Under Sections 745-20 and 745-10 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 0600121000 and 0600122000, and Longacre Park (Tax Key 0969961000).

Motion by Village President Symchych, seconded by Trustee Aelion, and carried by roll call vote (7-0), to open the public hearing at 7:28p.m. for an F Institutional District & Outdoor Recreational Areas and Facilities Request by the Village of Fox Point Under Sections 745-20 and 745-10 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 0600121000 and 0600122000, and Longacre Park (Tax Key 0969961000).

Public Comment

Steven Lubar, 7751 North Santa Monica Boulevard, spoke in opposition of the application at the public hearing due to the noise caused by pickleball play and the concern he has with the quiet enjoyment of his property.

Sharon Madnek, 8671 North Seneca Road, was neutral of the application at the public hearing. She supports opportunities for enjoyment and recreational gatherings in the community, but suggests further study is needed.

Amy Barth, 7815 North Boyd Way, spoke in opposition due to the noise caused by the courts, the decrease in home values, and the physical and mental health problems associated with the noise from pickleball play.

Jan Risnick, 7125 North Lombardy Road, spoke in support of the proposed use, stating that pickleball will be a joy and a gain to the community. She recommends that one-half of the court should be dedicated to pickleball and one-half dedicated to tennis.

Alan Babbitz, 1482 East Lilac Lane, spoke in support of the proposed use, stating that he is an avid pickleball player and would like pickleball courts in the community.

Mike Hupfauf, 503 Dean Road, spoke in support of the proposed use, stating that pickleball has grown by 23% and is one of the fastest-growing activities. The Village should expand its recreational activities to meet the growing demand.

Judy Perola, 7125 North Lombardy Road, spoke in support of the proposed use, noting that she enjoys watching people utilize the park and supports the use of recreational facilities such as pickleball.

Bruce Winter, 120 West Indian Creek Court, spoke in support of the proposed use, stating that it is great to see people outside enjoying themselves. Pickleball will help support outdoor activity.

Richard Winter, 7110 North Yates Road, spoke in support of the proposed use, as he

is an avid tennis and pickleball player. Pickleball supports an active and healthy lifestyle.

Mary Backus, 7221 North Lombardy Road, spoke in support of the proposed use and is a pickleball player. She explained that pickleball is for all ages and brings the community together.

Olivia Zombrana, 818 East Portage Road, spoke in support of the proposed use, noting that being outside makes people healthier and happier.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing at 7:58p.m. regarding pickleball play at Longacre and Indian Creek.

E. Consent Agenda

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

- a. Approve the minutes of the May 12, 2026 Village Board meeting. (Pg. 7-13)
- b. Approve payment of the bills in the amount of \$1,005,612,89 for the period May 1, 2026 through May 31, 2026 per the report submitted by the Village Manager. (Pg. 14-29)

- c. Grant the renewals for two "Class A" Beer and Intoxicating Liquor Licenses; Walgreen Co, d/b/a, Walgreens #03125, PO Box 901, Deerfield, IL 60015, Amy Dean, premises to be licensed: 8615 N Port Washington Road, Fox Point, WI 53217; Wisconsin CVS Pharmacy, LLC, d/b/a, CVS Pharmacy #8770, One CVS Drive, M/C 1160, Woonsocket, RI 02895, Christine Fritch, Agent, premises to be licensed: 8661 N Port Washington Road, Fox Point, WI 53217, renewals for five "Class B" Beer and Intoxicating Liquor Licenses, Las Cazuelas Fox Point, d/b/a, Las Cazuelas Chilaquiles & Taco Bar, 8617 N Port Washington Rd, Sandy Hurtado, Agent, premises to be licensed: 8617 N Port Washington Road, Fox Point, WI 53217. The Town Club, d/b/a, The Town Club, 7950 N Santa Monica Blvd, Fox Point, WI 53217, Corrine L. Kuester, Agent, premises to be licensed: 7950 N Santa Monica Blvd, Fox Point, WI 53217. Ginza II Fox Point Inc, d/b/a, Ginza Sushi, 333 W Brown Deer Road, Suite O, Fox Point, WI 53217, Feidi Yang, Agent, premises to be licensed: 333 W Brown Deer Road, Suite O, Fox Point, WI 53217. Fazarri Hospitality Group, LLC, d/b/a, Calderone Club, 8001 N Port Washington Road, Fox Point, WI 53217, Carmelo Fazzari, Agent, premises to be licensed: 8001 N Port Washington Road, Fox Point, WI 53217. Maxfields, LLC d/b/a, Maxfields Pancake House, 333 W Brown deer Rd, Suite D, Fox Point, WI 53217, and renewal for one Class "B" fermented malt beverage license Wheel & Sprocket, Inc., d/b/a, Wheel & Sprocket, 6940 N Santa Monica Blvd, Fox Point, WI 53217, Amelia Lukic-Kegel, Agent, premises to be licensed: 6940 N Santa Monica Blvd, Fox Point, WI 53217, per the Village Deputy Clerk's memo dated June 9, 2026, subject to any conditions as noted. (Pg. 30-31)
- d. Grant the Cigarette and Tobacco Product Retail License to the establishment Walgreen Co, d/b/a, Walgreens #03125, located at 8615 North Port Washington Road per the Village Deputy Clerk's memo dated June 9, 2026, subject to any conditions as noted. (Pg. 32)
- e. Adopt Resolution 2026-08 Approving of and Authorizing Submittal of the Compliance Maintenance Annual Report (CMAR) to the Department of Natural Resources for the 2025 Sanitary Sewer Activities.

The Village Board may discuss and approve Resolution 2026-08, a resolution to approve and authorize submittal of the Compliance Maintenance Annual Report (CMAR) to the Department of Natural Resources for the 2025 Sanitary Sewer Activities. (Pg. 33-43)

- f. Accept Change Order No. 1 of Kapur & Associates for additional storm structure improvements
The Village Board will consider and may act on a proposal from the engineering firm Kapur & Associates in the amount of \$7,940 for additional design of storm sewer improvements at Fox Lane (west of Gray Log). (Pg. 44-47)
- g. Affirm agreement with Sunbelt Rentals for installation of temporary air conditioning units. (Pg. 48-49)

A motion by President Symchych, seconded by Trustee Barry, and carried by a role call vote (7-0) to approve the consent agenda.

F. Unfinished Business

- a.** Consideration and possible action on a request from the North Shore Environmental Health Consortium to Update Chapter 375, Food, Lodging and Recreational Safety and Licensing Code to align local code with current operational costs. (Pg. 50-54)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to adopt the Ordinance to update Chapter 375, Food, Lodging and Recreational Safety and Licensing Code to align local code with current operational costs.

- b.** Consideration and Possible Action on a Resolution to Adopt Food, Lodging and Recreational Safety and Licensing Fees for the Village of Fox Point (Pg. 55-59)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to adopt a Resolution to adopt Food, Lodging and Recreational Safety and Licensing Fees for the Village of Fox Point.

G. New Business

- a.** Resolution 2026-07 of Commendation and Appreciation – Village Forester John Gall

The Village Board will consider and may act on the adoption of the Resolution of Commendation and Appreciation for John Gall, Village Forester. (Pg. 60)

Motion by Village President Symchych, seconded by Trustee Barry, and carried by roll call vote (7-0), to Approve a Resolution of Commendation and Appreciation for Village Forester John Gall.

- b.** Consideration of a Conditional Use Permit Application for Donut Zone, Located at 8687 N. Port Washington Road. (Pg. 61-63)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to Approve a Conditional Use Permit for Donut Zone located at 8687 N Port Washington Road.

- c.** 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. (Pg. 64-67)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve a backup generator under Section 745-20 of the Village Code on the property located at 7600 N. Port Washington Road per the ringings made by the Plan Commission that it meets our core standards.

With unanimous consent the Village Board moved up item i.

- d. Consideration, in proprietary capacity, of whether to proceed with a proposal to allow pickleball at Indian Creek Park (generally located east of Indian Creek and South of Dean Road, on portions of Tax Keys 0600121000 and 0600122000), and Longacre Park (Tax Key 09699610000). (Pg. 68-69)

Motion by Trustee Freedman, seconded by Trustee Aelion, and carried by roll call vote (6-1, Ollman opposed), to approve the submittal of the application to allow pickleball at Indian Creek Park and Longacre Park.

- e. 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 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 0600121000 and 0600122000, and Longacre Park (Tax Key 0969961000). (Pg. 70-82)

A motion by President Symchych, seconded by Trustee Aelion and carried by roll call vote (7-0) to direct staff to get cost estimates for striping the courts, nets, and a timeline and prepare a Conditional Use Permit to include the following: The Conditional Use approval is limited to the Petitioner for the property located at Longacre and Indian Creek for the following uses: construction and maintenance of pickleball courts, in accordance with plans, documents, and specifications presented to the Village of Fox Point on June 9, 2026, which must comply with the Village Recreational Facilities Ordinance.

The Conditional Use approval is subject to the hours of operation for pickleball activities being restricted to: 9:00 a.m. to 12:00 p.m. at Longacre and 4:00 p.m. to 7:00 p.m. at Indian Creek.

Pickleball play at Longacre and Indian Creek is prohibited on Wednesdays and Sundays.

Four pickleball courts are allowed at Longacre.

Two pickleball courts are allowed at Indian Creek.

Signage must be posted and the pickleball rules must be approved by the Village Board.

The Petitioner shall not install or use outdoor lights on the pickleball courts.

The pickleball courts shall only be used from May 1 through September 30 of each year.

With the exception of emergencies (such as storm warnings), there will be no sound amplification system used on or near the pickleball courts.

- f. The Village Board will receive a report from the Director of Public Works on a proposal to evaluate storm water flooding and improvements throughout the Village and may authorize staff to proceed with solicitation of proposals to undertake the analysis. (Pg. 83-87)

Director of Public Works Scott Brandmeier gave a stormwater report.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to direct staff to move forward to evaluate stormwater flooding and improvements throughout the Village and proceed with solicitation of proposals to undertake the analysis.

- g. Accept the proposal of Kapur & Associates in an amount not to exceed \$30,150 for the televising of approximately 5,000 linear feet of storm sewers and 50 structures and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated June 1, 2026. (Pg. 88-91)

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve the proposal of Kapur & Associates in an amount not to exceed \$30,150 for the televising of approximately 5,000 linear feet of storm sewers and 50 structures and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated June 1, 2026.

- h. Report on Updated Pool Cost Estimates and Potential Property Tax Impact of Pool, and Consideration and Possible Action Concerning Next Steps. (Pg. 92-98)

Village Manager Steve Krewlow gave a report regarding the cost of the pool. Kate Battle asked for a referendum regarding funding the pool.

Citizen Comments:

Larry Booth, 220 East Clovernook Lane, spoke against the pool.

David Petering, 7229 North Santa Monica Blvd, spoke in favor of the pool.

Ben Seigel, 548 East Fox Dale Court, spoke in favor of the pool and asked for resources to be used year round as well.

Amy Barth, 7815 North Boyd Way, spoke against the pool.

Mary Beth Mills, 1811 East Dean Road, spoke in favor of the pool.

Kendra Angarola, 7111 North Lombardy Road, spoke in favor of the pool.

Ashley O'Connor, 385 East Daphne Road, spoke in favor of the pool.

The Board had a discussion about the pool. They conducted a straw vote on:

1. Reconsider lower-cost pool options. All voted no.
2. Analyze potential pool operating costs and revenues and calculate the associated property tax impact. All voted yes.
3. Explore possible partnerships for operation of a pool and identify financial implications. All voted yes.
4. Develop a plan for Village facilities on Santa Monica Boulevard, including analysis of logistics and staging for Village Hall replacement or expansion and pool construction to identify potential cost savings. Barry, Ollman, Aelion, Freedman voted no. Miller, Symchych, McDonagh voted yes.

5. Identify alternative recreational uses for the available space and develop conceptual cost estimates. Symchych, McDonagh voted yes. Barry, Ollman, Miller, Aelion, Freedman voted no.
6. Review the impact of a pool project, along with several upcoming large capital projects, on Village debt levels and the debt service levy. Aelion voted maybe. Barry, Ollman, Miller, Freedman, McDonagh, Symchych voted yes.

The Board would like to know the cost savings of eliminating up the drive garbage pick up and what would it cost to enhance the community center portion of the pool plan.

- i. Review and Possible Approval of a Site Plan for Exterior modifications at Las Cazuelos Restaurant at 8617 Port Washington Road. (Pg. 99-105)

Motion by Trustee Miller, seconded by Trustee Freedman, and carried by roll call vote (7-0), to approve a site plan for exterior modifications without string lighting at Las Cazuelos Restaurant located at 8617 Port Washington Road.

H. Future Agenda Items

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

None

I. 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

President Symchych meet President Bill Clinton and he thanked her for her service.

- b. Trustee Ollman

Nicolet High School varsity baseball team is going to the state championship game.

- c. Trustee Aelion

- d. Trustee Freedman

The NorthShore Library has retained an interim COO.

- e. Trustee Miller

Thanked the Board for a good discussion during the meeting.

- f. Trustee Barry

He is excited about the Centennial on Saturday. There will be a farmers market and

free trees.

g. Trustee McDonagh

h. Village Manager Kreklow

The Fox Point Foundation was covered on What's Brewing Milwaukee Channel 4.

J. Adjournment

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to adjourn the meeting at 11:22p.m.