

VILLAGE OF FOX POINT
VILLAGE BOARD MEETING MINUTES
August 18, 2026

1. 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, August 18, 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 Attorney Remzy Bitar, Village Manager Steve Kreklow, 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).

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.

Amy Barth, 7815 N Boyd Way, spoke about using the pickleball CUP's before creating an Ordinance. She also asked the Board to review documents from experts on noise from pickleball and the effect it has on residents.

3. Committee Reports

a. Plan Commission

Trustee Miller gave a Plan Commission report. The Plan Commission recommends approval of the Conditional Use Permit for Chucho's Red Taco. A representative from Chucho's Red Taco stated the truck would not be on site until the demolition is complete. The truck will be kept on site. Hours of operation will be Monday - Sunday, 11am-9pm and garbage removal will be between 8am-10am. The food truck is temporary, only used on site during construction, 5pm-9pm Tuesday - Sunday. The food is take out only and there will be no alcohol. The temporary food truck operation will expire after 1 year following approval of a CUP or completion of construction, whichever comes first.

b. Centennial Committee (Pg. 4)

Emily Silverson was present and gave a brief report on the upcoming Centennial Committee events.

4. Public Hearing

- a.** Public Hearing on a Conditional Use Permit application by Chucho's Red Tacos to operate a restaurant with drive-through, located at 310 W Bradley Road, as required per Village Code Section 745-18.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to open the public hearing for a Conditional Use Permit for Chucho's Red Tacos at 7:12pm.

Written comments were not read aloud, but are included in the minutes.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing for Chucho's Red Tacos at 7:13pm.

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 July 14, 2026 Village Board meeting. (Pg. 5-11)

- b. Approve payment of the bills in the amount of \$569,341.31 for the period July 1, 2026 through July 31, 2026 per the report submitted by the Village Manager. (Pg. 12-24)
- c. Approve Change Order No. 2 from Kapur & Associates in the amount of \$21,075 for additional storm sewer design associated with the stormwater channel located east of Lake Drive between Links Circle and Bradley Road. (Pg. 25-34)
- d. Approve Change Order No. 2 from Kapur & Associates in the amount of \$35,890 for the incorporation of pedestrian paths on Bell Road and Yates Road. (Pg. 35-38)
- e. Approve Change Order No. 4 from All-Ways Contractors in the amount of \$66,242 for additional storm sewer and bluff stabilization work as well as pavement striping along Beach Drive. (Pg. 39-43)
- f. Approve the construction management contract from Kapur & Associates in the amount of \$20,730 for the Fox Lane storm sewer improvement project. (Pg. 44-48)
- g. Cooperation Agreement Between Milwaukee County and the Village of Fox Point Related to the Application, Eligibility and Use of Community Development Block Grant Funds. (Pg. 49-55)
- h. Adopt the proclamation declaring September 19 through September 27 as Wisconsin Stormwater week in Fox Point. (Pg. 56-57)

Trustee Aelion requested the removal of Consent agenda item d.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve the consent agenda, absent consent agenda item d.

6. Unfinished Business

None

7. New Business

Consent agenda d. Approve Change Order No. 2 from Kapur & Associates in the amount of \$35,890 for the incorporation of pedestrian paths on Bell Road and Yates Road.

Trustee Aelion spoke against paths on Bell and Yates Road. The Board had discussion regarding paths and getting resident input.

Motion by Trustee Aelion, seconded by Trustee Ollman and carried by roll call vote (4-3) to deny the Change Order No. 2 from Kapur & Associates in the amount of \$35,890 for the incorporation of pedestrian paths on Bell road and Yates Road.

Ayes: Trustee Ollman, Trustee Aelion, Trustee Freedman, and Trustee Barry

Nays: Village President Symchych, Trustee Miller, and Trustee McDonagh

- a. Consideration of a Conditional Use Permit application by Chucho's Red Tacos to operate a restaurant with drive-through, located at 310 W Bradley Road, as required per Village Code Section 745-18. (Pg. 58-89)

Motion by Village President Symchych, seconded by Trustee Freedman and carried by roll call vote (7-0), to approve a CUP for Chucho's Red Tacos located at 310 W Bradley Road, as required per Village Code.

- b. Consideration of an Ordinance to Amend Chapter 573 of the Village of Fox Point Code to Impose a Tax on Residential Dwelling Short Term Rentals. (Pg. 90-94)

Assissant Village Manager Kevin Ausman spoke about the Ordinance amendment.

Sarah Gilday, 191 W Suburban Drive, spoke against the Ordinance.

Motion by Trustee Freedman, seconded by Trustee Aelion, and carried by roll call vote (7-0), to table the item until there is more clarification.

- c. Consideration of an Ordinance to Amend Chapter 745 of the Fox Point Municipal Code to Clarify Regulations of Accessory Structures in Irregular Circumstances. (Pg. 95-98)

Assistant Village Manager Kevin Ausman spoke on the proposed amendment.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to approve an Ordinance to Amend Chapter 745 of the Fox Point Municipal Code to clarify regulations of accessory structures in irregular circumstances.

- d. Village Board will consider and may act upon an ordinance to regulate the play of pickleball in the Village. (Requested by Trustee Aelion.) (Pg. 99)

Trustee Aelion spoke in favor of creating a pickleball Ordinance. The Board had a discussion regarding the Ordinance.

Motion by Village President Symchych, seconded by Trustee Miller, and carried by roll call vote (6-1), to table the item to a future date to be determined after we have gathered data from our existing conditions.

Ayes: Village President Symchych, Trustee Ollman, Trustee Freedman, Trustee Miller, Trustee Barry, Trustee McDonagh

Nays: Trustee Aelion

- e. Discussion and Possible Action Re: FY 2025 Draft Village Audit. (Pg. 100-211)

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

8. Future Agenda Items

Upon motion made and seconded, the Village Board will act on any Trustee requests to place additional matters on an upcoming agenda, without discussion.

9. 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 attended a Library meeting and is excited to meet the new Library Director.

- b. Trustee Ollman

None

- c. Trustee Aelion

Trustee Aelion would like to thank Terry Rindt for his long-standing service to our Audit Committee.

- d. Trustee Freedman

Trustee Freedman would like to thank the Centennial Committee for all of their hard work.

- e. Trustee Miller

None

- f. Trustee Barry

Trustee Barry has enjoyed all the Centennial Committee's events and looks forward to more.

g. Trustee McDonagh

None

h. Village Manager Kreklow

Village Manager Kreklow would like to thank the Board for their patience and understanding for the lack of air conditioning. All of the pickleball materials have been ordered. We are waiting for the portable nets, and we are in the queue to get lines painted.

10. Adjournment

Motion by Village President Symchych, seconded by Trustee Freedman, and carried by roll call vote (7-0), to adjourn the meeting at 8:45p.m.

Respectfully Submitted,

Jennifer Boehm
Village Clerk/Treasurer

Dear Village Staff and Board,

We are writing regarding the proposed Chuchos Restaurant because we are not able to make tonight's meeting. Our comments and questions about the proposed restaurant are:

- * Nice idea to have another restaurant choice in Fox Point
- * Appreciate that it is locally owned
- * Wondering why the drive-thru is proposed. A sit-down, carry-out restaurant at this location, within a few hundred feet of a residential neighborhood seems like a better option. The only drive-thru restaurant we've seen in Fox Point was the McDonald's. A drive-thru restaurant seems better suited to the Riverpoint area and a sit-down/carry-out restaurant seems better suited for this location.
- * Will there be a speaker associated with the drive-thru and, if so, how loud will it be
- * Please require that the applicants provide a full, completed professional landscape plan before approving. It is important for residents to know how the property will be landscaped, especially on the Mohawk Road/residential side of the property
- * Please require properly sized trash dumpsters for a restaurant of this size and type. Wauwatosa, for instance, has a large rat problem because of the number of restaurants they have. We do not want a rat problem in Fox Point!
- * Please consider requiring that the restaurant be open no more than 5 or 6 days per week. None of the other commercial businesses in this immediate area are open 7 days/week. We think being open 7 days per week is quite extensive and disruptive for a property so close to a residential neighborhood.

Thank you for your consideration of our comments.

Best,

Therese Gripentrog
Scott Mittelstadt
8145 N. Navajo Rd
Fox Point