

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

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

**Monday, September 14,
2026
5:45 PM**

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 the minutes of the August 3, 2026 meeting.

C. Agenda Items

- a. Consideration of a conditional use permit application for Play It Again Sports, to allow a retail and consignment sporting goods store at the Riverpoint Shopping Center, 8643B N Port Washington Rd., as required per Village Code Section 745-18.
- b. Consideration of Outdoor Recreational Use Request for Pickleball Play and Construction of Courts on Existing Tennis and Basketball Courts, Located at the Porticos, 500 W Bradley Road, Under Section 745-10 of the Fox Point Municipal Code.

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
August 3, 2026

A meeting of the Fox Point Plan Commission was held on Monday, August 3, 2026. President Symchych called the meeting to order at 5:46 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
 Jay Craig, Commissioner
 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 (via zoom), 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 July 6, 2026 Plan Commission Meeting

Motion by Commissioner Miller seconded by Commissioner Durant, and carried unanimously with a roll call vote, 6-0, the Commission approved the minutes of the July 6, 2026 Plan Commission meeting.

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.

Motion by Commissioner Durant, seconded by President Symchych, and carried unanimously by roll call vote, 6-0, the Commission recommends the Village Board approve the Conditional Use Permit Application following a mandatory public hearing, subject to the following Conditions:

- 1 Hours of operation: 11 a.m. to 9 p.m. daily. Deliveries and removal of trash 8 a.m. to 10 a.m. 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 Temporary food truck:
 - a. Hours of operation: 5 p.m. to 9 p.m. Tuesday to Sunday
 - b. Subject to a site plan, showing location of the truck, and parking areas, being provided to the Village Board prior to the public hearing
 - c. Prohibiting the sale of alcohol, food may only be sold for take-out purposes and must be consumed off-premise, no music, and the expiration of food truck operations after one year or construction completion (whichever comes first).

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- 3 Lighting must meet the requirements of Section 670-55. Details of such shall be submitted to the Director of Public Works.
- 4 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.
- 5 Subject to staff preparation of the standard Conditional Use Permit for the Board's approval.

Adjourn

On motion of President Symchych, seconded by Commissioner Miller, and carried unanimously by roll call vote, 6-0, the Plan Commission meeting adjourned at 6:29 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: September 14, 2026

Re: Consideration of a conditional use permit application for Play It Again Sports, to allow a retail and consignment sporting goods store at the Riverpoint Shopping Center, 8643B N Port Washington Rd., as required per Village Code Section 745-18.

Overview

Ron and Marie Yoder have applied for Conditional Use approval for Play It Again Sports, to allow a retail and consignment sporting goods store at the Riverpoint Shopping Center, 8643B N Port Washington Rd., as required per Village Code Section 745-18.

Background

The proposed tenant space was previously occupied by Kerns Carpet, adjacent to Acquisitions Ltd.

Request

Section 745-18D(1)(i) of the Fox Point Municipal Code identifies retail and service stores as Conditional Use. The applicant has indicated no exterior modifications to the site. Hours of operation are planned for Monday through Friday, 10 AM – 8 PM, Saturdays from 10 AM – 6 PM, and Sundays from 12 Noon - 5 PM. The applicant has indicated no intention to offer outdoor display of merchandise.

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

Recommendation

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:

- Establishing hours of operation
- Establishing whether outdoor display of merchandise is intended for operations, and if

so, making a recommendation to the Village Board on its necessity, per Section 745-18(F)(1)(c)

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

Attachments

1. Play it Again Sports Attachments

Operational Narrative & Statement of Operations

Applicant Business Name: Play It Again Sports

Owner: Ron and Marie Yoder ([REDACTED])

Proposed Location: Fox Point, WI

Property Zoning: D-Business District

Zoning Authority: Village of Fox Point Plan Commission & Village Board

1. Business Description & Activity

Play It Again Sports is a premier value-driven retail business specializing in the buy, sell, trade, and consignment of quality new and used sporting goods and fitness equipment. The core business model serves families, youth athletes, and adult sports enthusiasts by offering affordable equipment across multiple categories, including hockey, golf, baseball/softball, lacrosse, soccer, winter sports, and home fitness.

Services & Daily Operations:

- **Retail Sales:** Direct-to-consumer sale of new and reconditioned sporting goods, apparel, and accessories.
- **Buy/Trade Program:** Customers bring gently used athletic gear into the store during normal operating hours to trade in for store credit or receive direct payment. Reconditioning and intake processing occur within dedicated back-of-house operational zones.
- **Equipment Services:** On-site technical services including skate sharpening, hockey gear fitting, golf club regripping, and minor equipment adjustment/repairs.

2. Physical Space & Facilities

- **Total Square Footage:** 3,886 sq. ft.
- **Interior Space Allocation:**
 - Sales Floor & Product Displays: ~2,800 sq. ft.
 - Customer Service & Trade-In Intake Counter: ~350 sq. ft.
 - Back-of-House Storage, Processing, & Service Area: ~550 sq. ft.
 - Employee Break Room / Restroom / Utility: ~186 sq. ft.

3. Employee Counts & Staffing Structure

- **Total Employee Count:** 10 Employees
 - **Full-Time Employees (FT):** 2 (General Manager & Assistant Manager)
 - **Part-Time Employees (PT):** 8 (Sales Associates & Service Technicians)
- **Peak Operational Shift Staffing:** 3–5 team members during peak weekday evening hours and weekend traffic.

4. Days and Hours of Operation

- **Monday through Friday:** 10:00 AM – 8:00 PM

- **Saturday:** 10:00 AM – 6:00 PM
- **Sunday:** 12:00 PM – 5:00 PM

5. Furniture, Fixtures, & Equipment (FF&E)

- **Owned Fixtures & Equipment:** Commercial retail gondola shelving, perimeter slatwall retail displays, customer service counters, Point of Sale (POS) register hardware, security camera system, and commercial skate sharpening machine.
- **Leased Equipment:** Commercial POS printer/copier unit and store security monitoring hardware.

6. Planned Site Alterations & Tenant Improvements

Interior work will focus on retail fit-out and cosmetic enhancements, including:

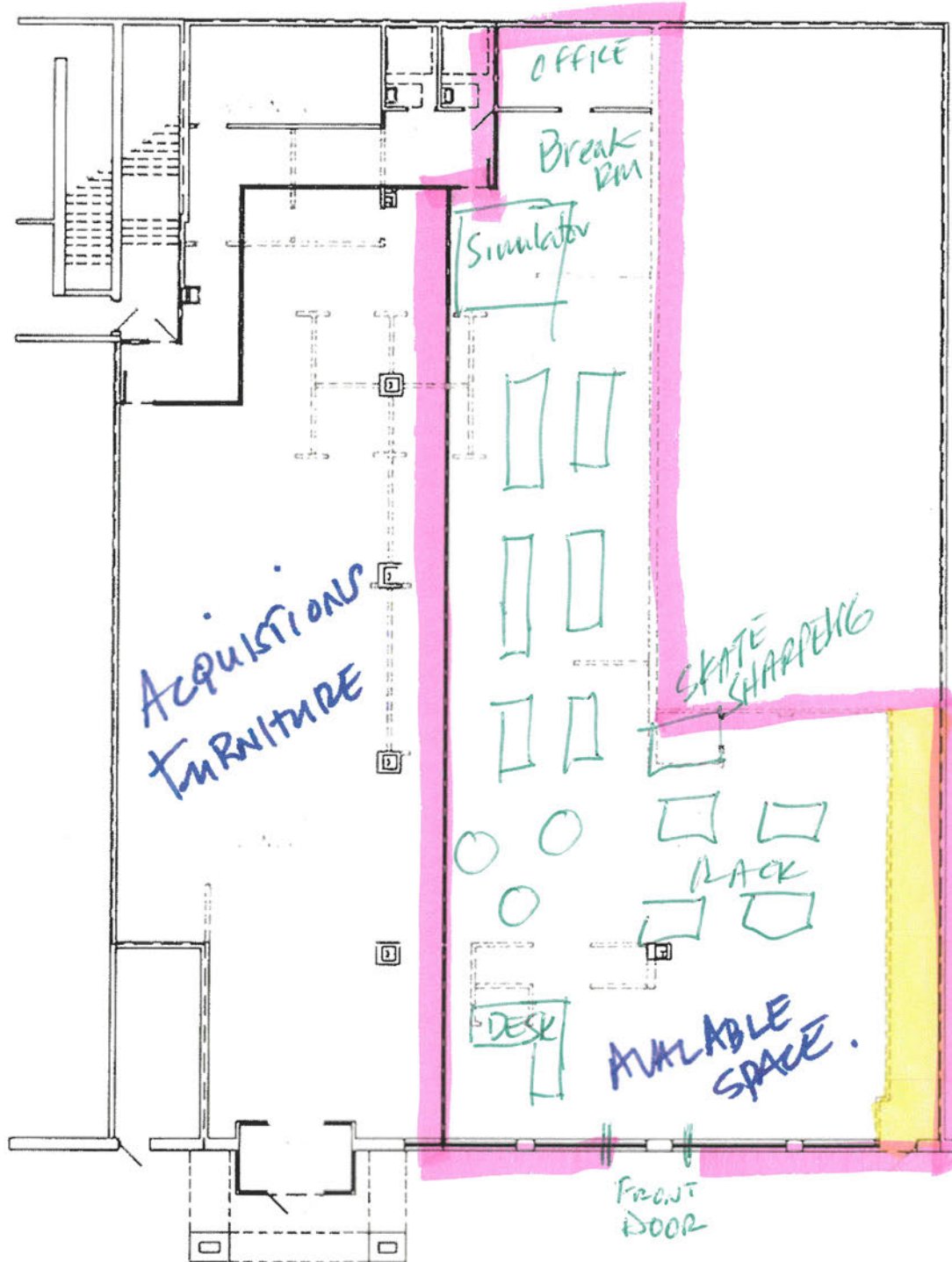
- Installation of non-structural retail display fixtures, perimeter slatwall, and checkout counters.
- Interior cosmetic finishes (paint, branding signage, and updated floor coverings).
- Minor electrical work for POS stations, service counter, and retail display lighting.
- Minor plumbing adjustments if required for rest room accessibility compliance.
- *Estimated Renovation Cost:* ~\$100,000 – \$150,000.
- *Permit Responsibility:* Building permit application and construction oversight will be handled by the designated Licensed General Contractor.

7. Proposed Occupancy & Opening Timeline

- **Proposed Target Occupancy Date:** October 1, 2026 (*or insert your targeted lease possession date*)
- **Target Retail Grand Opening:** November 1, 2026

8. Neighborhood & Traffic Impact Statement

The business operation generates standard commercial retail foot traffic. Peak customer arrivals align with traditional after-school and weekend leisure hours. Deliveries of inventory will take place via standard commercial parcel carriers (UPS, FedEx, local freight) during off-peak morning hours using established commercial loading zones. Noise levels, waste management, and lighting will remain fully compliant with all Fox Point municipal codes and commercial shopping center guidelines.





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: September 14, 2026

Re: Consideration of Outdoor Recreational Use Request for Pickleball Play and Construction of Courts on Existing Tennis and Basketball Courts, Located at the Porticos, 500 W Bradley Road, Under Section 745-10 of the Fox Point Municipal Code.

Overview

Munson Inc, on behalf of the Porticos, is requesting Outdoor Recreational Use Approval for the property located at 500 W Bradley Road, to reconstruct and allow pickleball courts on the existing tennis and basketball courts.

The Village Attorney has determined that the addition and operation of pickleball courts constitutes a public outdoor recreational use requiring formal approval under [Section 745-10 \(Outdoor Recreational Areas and Facilities\) of the Municipal Code \(LINK\)](#).

Background

The Porticos is a multifamily development located at 500 W Bradley Road, which was constructed in the 1970s. The subject property is bound by Interstate 43 on the west, the Willows apartments and Congregation Sinai on the east, open space owned by Mapledale School to the north, and Bradley Road to the south. The Fox Point Village Board designated the subject property with PDO Planned Development Overlay zoning district in 1971 via ordinance No. 394.

Request

The applicant is requesting to alter the existing sport courts; five tennis courts and one basketball court. If approved, the proposal indicates that the rough area of one tennis court and the basketball court would be removed, leaving less total paved area. Four pickleball courts towards the west of the existing area (nearest to the interstate) would be constructed, and 2 existing tennis courts would remain.

No game court may be located closer than 100ft to an adjoining property line under Section 745-10F(2); the proposed pickleball courts would be located roughly 300ft to the property line

for the nearest Willows apartment to the east.

Under Section 745-10F(4), the Plan Commission must consider:

- Appropriateness in location;
- Compatibility with the neighborhood;
- Protection of surrounding property values;
- Consistency with the residential character of the Village.

Process

Under Section 745-10E, private noncommercial group facilities may be permitted subject to the procedure set forth in Section 745-10F. The required process includes:

1. Referral by the Village Board to the Plan Commission for study and recommendation.
2. Plan Commission recommendation back to the Village Board.
3. Village Board shall hold a public hearing and may take action.

Recommendation

As long as all issues which arise during discussion are addressed, Staff recommend that the Plan Commission recommend the Village Board to approve the Outdoor Recreational Use request, following a public hearing, subject to the following conditions and any others which may have arisen during discussion:

1. Pickleball use is limited to the residents of the Porticos and their guests only. Pickleball use is not allowed for commercial enterprise.
2. Establishing hours of the day where pickleball play is allowed.
3. Establishing days of the week where pickleball play is allowed.
4. Establishing months of the year where pickleball play is allowed.
5. No amplification of music is allowed.
6. Courts may not be illuminated.

Attachments

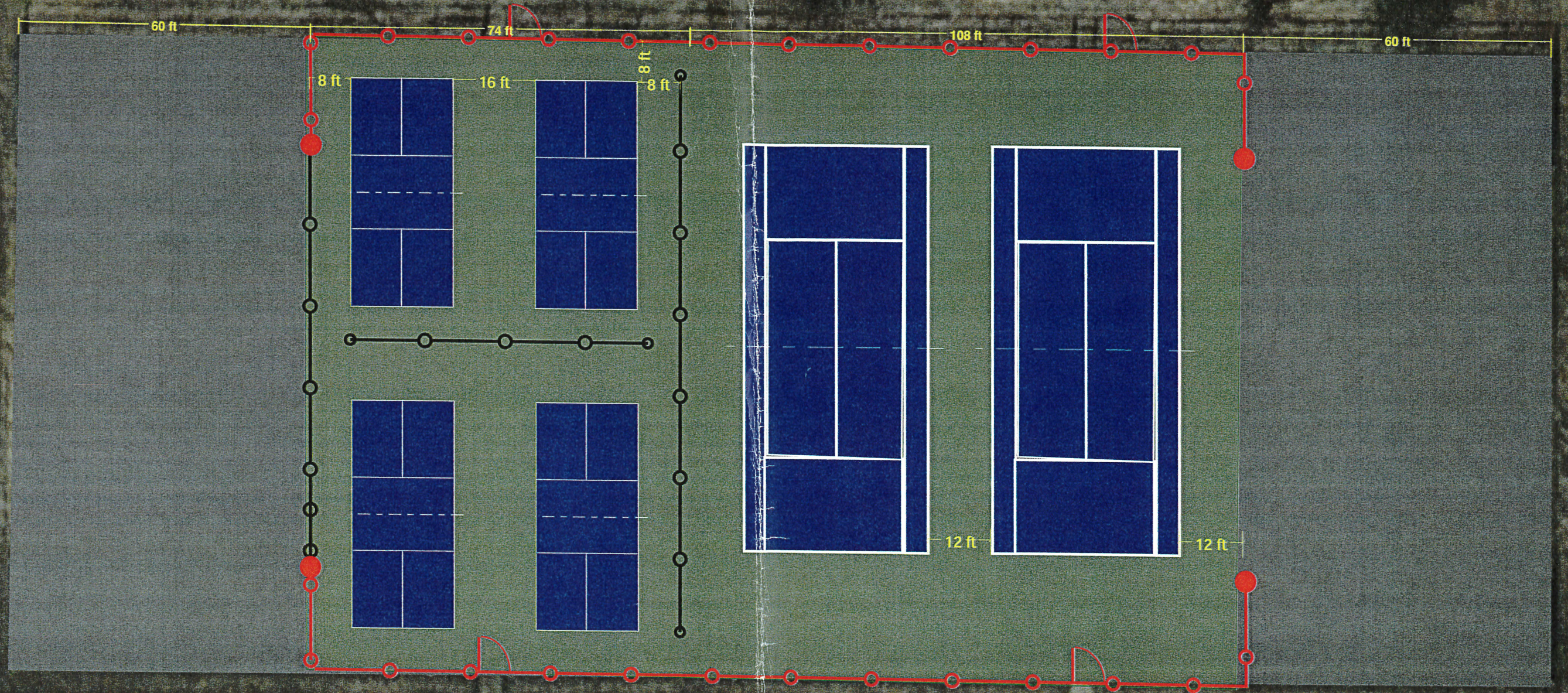
1. Existing Courts
2. Proposed Courts
3. GIS Distance



Katz Properties - Portico's, Fox Point

Legend

500 W Bradley Rd



350 FEET OF 10' HIGH FENCE

254 FEET OF 4' HIGH FENCE



Village of Fox Point GIS

Distance from Proposed Pickleball Courts to Residential Property Line

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" = 94'



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

Print Date: 9/11/2026