

**NOTICE OF MEETING
VILLAGE OF FOX POINT
JOINT PLAN COMMISSION AND BUILDING BOARD**

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

MONDAY
April 4 2016
4:30 P.M.

AGENDA

1. Roll Call
2. Approval of the Minutes of the February 1, 2016 Plan Commission Meeting
3. **Consideration by Plan Commission Re:** Proposed rezoning of the property at 1825 East Fox Lane, Fox Point Wisconsin (the portion of Doctors Park located within the Village limits) from A-1 Residence District to F-District (Institutional). **Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed rezoning.**
4. **Consideration by Building Board and Plan Commission Re:** Construction of New Restroom Facility with Attached Pavilion at 1825 East Fox Lane (Doctors Park). **Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed Facility.**
5. **Consideration by Plan Commission and Building Board Re:** Proposed installation of new roof and gutters on office building/rectory and church at St Eugene's Congregation, 7600 North Port Washington Road. **Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed roof and gutters.**
6. **Consideration by Plan Commission RE:** Proposed Conditional Use-Riverpoint Center. Bentley's Pet Stuff 8642 N Port Washington Road. Operation of a pet food and pet products store. **Following, the Plan Commission may make a recommendation to the Village Board regarding the proposed conditional use.**
7. Adjourn

NEXT PLAN COMMISSION MEETING:

May 2, 2016

PLEASE NOTE: 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 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at 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
FEBRUARY 1, 2016

1 A joint meeting of the Fox Point Plan Commission was held in Schwemer Hall, 7200 N. Santa
2 Monica Blvd. on Monday, February 1, 2016 at 4:34 p.m. Chairman West noted there is a quorum of
3 Commissioners present. Hearing no objection roll call was suspended. Those present included:

4
5 Michael A. West, Chairman
6 John Crichton, Commissioner
7 Carol Wilkins, Commissioner
8 Scott Yauck, Commissioner

9 Kareth Servis, Commissioner-Absent
10 Eric Fonstad, Commissioner-Absent

11
12
13 Also present was Village Manager Scott Botcher, Director of Public Works Scott Brandmeier,
14 Village Attorney Eric Larson, and Village Clerk/Treasurer Kelly Meyer.

15
16 Notice of the meeting was provided to the North Shore Now and to all others as required by
17 State open meeting laws and posted on the official bulletin boards.

18
19 **Approval of the Minutes of the January 4, 2016 Joint Plan Commission Meeting**

20
21 On motion of Commissioner Crichton, seconded by Commissioner Wilkins, and carried
22 unanimously, the Commission approved the minutes as drafted of the January 4, 2016 Plan
23 Commission meeting.

24
25 **Conditional Use Permit Review and Recommendation Re: Land's End 8777 N Port Washington**
26 **Road, RiverPoint Village Shopping Center**

27
28 Dave Hansen, Lands End Corporate Office in Dodgeville

29 Mr. Hansen gave a brief explanation of the proposed remodeling changes noted in the
30 Conditional Use Permit application. He commented the remodel would be to the interior customer
31 service area with cabinets, which is an underutilized space at this time. This space will become a sale
32 room or last chance room. In the middle of the store, the ceramic tile will be removed and replaced with
33 carpet. No changes will be made to the structure, entrance, exit, or the exterior of the store.

34
35 There were no questions from the Commission or staff.

36
37 On motion of Commissioner Crichton, seconded by Commissioner Wilkins, and carried
38 unanimously, the Commission to refer the Land's End, 8777 N Port Washington Road conditional use
39 permit application to the Village Board with a recommendation for approval and forward the Conditional
40 Use as drafted.

41
42 **Review and Recommendation Re: Land Division at 6921 North Yates Road, Preliminary**
43 **Certified Survey Map submitted by Applicant John Gleysteen**

44
45 President West gave a brief background of the processes on the consideration of whether the
46 Preliminary CSM is accepted as final, which would take a step out of the process for the applicant.

47
48 John Gleysteen, 3019 N 87th St, Milwaukee

49 Mr. Gleysteen commented that he has inherited the property and would like to split it down the
50 middle. The lots would be 1.28 and 1.1 acres. Both would have street frontage on Yates Road.

VILLAGE OF FOX POINT
PLAN COMMISSION
FEBRUARY 1, 2016

52 Public Works Director Scott Brandmeier commented both lots created would conform to the current
53 zoning district.
54

55 Village Attorney Eric Larson noted the record should be clear regarding the recommendation
56 that it be treated as the final if that is going to be the recommendation. Attorney Larson noted pursuant
57 to 738-8, states that it be unnecessary and undue hardship to require a second submittal under this
58 matter.
59

60 On motion of Commissioner Yauck, seconded by Commissioner Crichton, and carried to
61 recommend the Village Board accept the Preliminary Certified Survey Map submitted by Applicant John
62 Gleysteen for Land Division at 6921 North Yates Road and approved pursuant to section 738-8 the
63 Village Board find that it be unnecessary and undue hardship to require a second submittal under this
64 matter and is so referred.
65

66 **Review and Recommendation Re: Land Combination at 7505 North Beach Drive, Preliminary**
67 **Certified Survey Map submitted by Applicant Ralph Stayer**
68

69 President West gave a brief background and noted the memorandum, dated January 26, 2016.
70 A representative was not present.
71

72 Village Attorney Eric Larson noted after discussion with Director of Public Works Scott
73 Brandmeier, there are no concerns with this proposal. Recommendation by staff is to accept the
74 preliminary CSM as final.
75

76 On Motion of Commissioner Crichton, seconded by Commissioner Yauck, and carried to
77 recommend to the Village Board that the Preliminary Certified Survey Map submitted by Applicant
78 Ralph Stayer for land combination at 7505 North Beach Drive be approved and that the
79 recommendation of the Plan Commission is that the Preliminary Certified Survey Map be accepted as
80 final pursuant to 738-8.
81

82 **Adjourn**
83

84 On motion of Commissioner Yauck, seconded by Commissioner Crichton, and carried
85 unanimously, the Commission adjourned at 4:45 p.m.
86

87 Respectfully submitted,
88

89
90
91 Kelly A. Meyer, WCMC
92 Village Clerk/Treasurer

F INSTITUTIONAL DISTRICT APPLICATION

Name of Property Owner or Institution: Milwaukee County

Address: 901 N. 9th Street Milwaukee, WI 53233

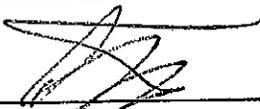
Contact Person: Teig Whaley-Smith

Telephone Number: _____

Email Address: teig.whaley-smith@milwaukeecountywi.gov

- Attach a typed letter describing the project and explaining how the project meets the standards required in 745-20B(2). The standards to be applied are:
 - a. Appropriate in the location proposed
 - b. Compatible with the neighborhood
 - c. Not detrimental to the property values of surrounding property
 - d. In keeping with the residential character and quality of the Village

- Attach building plans, sketches, renderings, and site plans as reasonably necessary for the Village Board to form an opinion.



Signature of Property Owner or Authorized Institutional Representative

Teig Whaley-Smith, Director Department of Administrative Services

Printed Name -Property Owner or Authorized Institutional Representative

02/23/2016

Date

TO BE COMPLETED BY THE VILLAGE OF FOX POINT

Date Received: _____ Receipt No. _____

NOTICE

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 23rd day of February, 2016.



Signature of Property Owner

Teig Whaley-Smith, Director - Dept. Admin Services
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

Milwaukee County Courthouse
Dept of Administrative Services

901 N. 9th St.

Milwaukee, WI 53233

Tax Key No. of Property:

0579999000

Address of Property:

1870 E. Fox Lane

Fox Point, WI 53217

For Village Use Only:
 Original kept on file with Village Clerk.
 Copy provided to Property Owner.
Signature: _____



Date: February 24, 2016
To: Village of Fox Point, Planning Commission
From: Teig Whaley-Smith, Milwaukee County
Subject: Milwaukee County Rezoning Application

Tax Key #
0579999000

Project Summary:

Milwaukee County is undergoing a review of the municipal zoning applied to all County owned Parks. During this review we identified the zoning for tax key #0579999000 as inconsistent with its use as a park. This request is to change the zoning on the aforementioned parcel from its current zoning district to F-Institutional District and add the following text to §745-20 of the Fox Point Village Code:

“E. Any parcel that is owned by Milwaukee County in an F-Institutional District is considered to be zoned as a park for purposes of Wisconsin Statutes 59.17(2)(b)(3).”

All uses of the proposed parcel will remain unchanged from their current use as park and are consistent with “community recreational, cultural and social service purposes” as outlined in §745-20(A)(2)(d) of the Fox Point Village Code.

Pursuant to a successful change to Institutional District, per Section 745-20(B) of the Fox Point Village Code, written application for the construction or enlargement of a building within this district is required. The Milwaukee County Department of Parks, Recreation & Culture requests permission to upgrade the restroom facilities and pavilion at Doctors Park. Please see the included plans for details on the requested improvements.

Doctors Park Restroom/Pavilion

A new restroom facility with an attached pavilion is to replace the existing restroom facility in Doctors Park. The new restroom facility location is on the site of the existing restroom facility.

The restroom portion of the building will provide accessible men's and women's restrooms as well as a utility chase. A roofed picnic pavilion is attached to the restroom facility. The approximate area of the new structure will be 1,216 square feet.

The visible exterior materials will consist of:

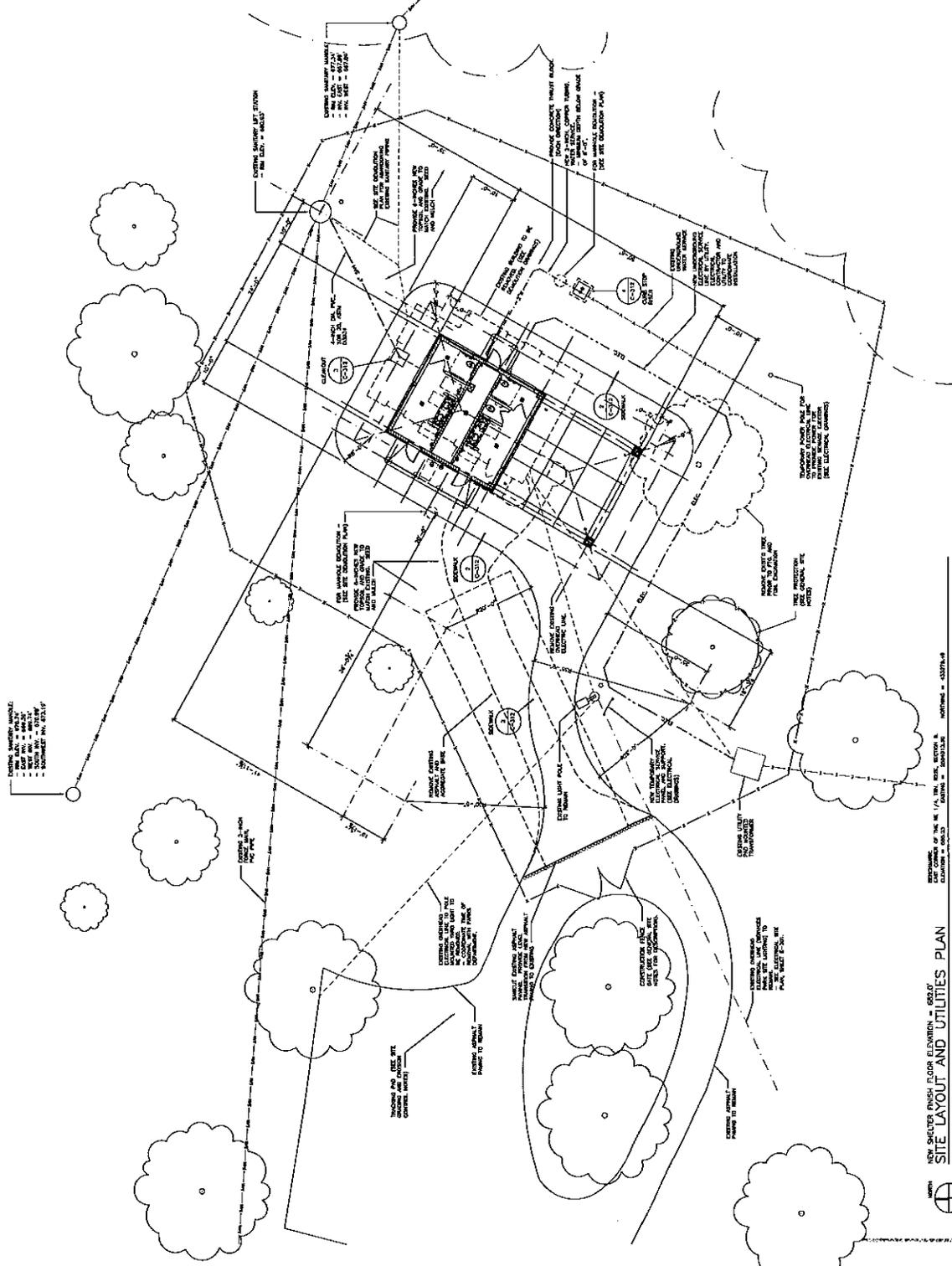
- Prefinished standing seam metal roof.
- Prefinished metal fascia.
- Prefinished fiber cement shingles.
- Obscure glass block.
- Lannon stone wainscot.

A new bituminous walkway will encircle the building. Paving under the roofed picnic will be concrete. The grass areas disrupted by construction will be graded and seeded.



GENERAL SITE NOTES

- 1) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 2) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 4) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 5) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 6) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 7) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 8) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 9) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 10) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 11) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 12) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 13) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 14) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 15) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 16) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 17) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 18) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 19) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 20) ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



DATE: 1-27-2016
 PROJECT NO.: 15-00000000000000000000
 SHEET NO.: 685
 DRAWING NO.: 15000000000000000000
 SHEET TITLE: 685
 SCALE: 1" = 10'-0"
 NORTH



ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		WALLS		CEILING		REMARKS				
		MATERIAL	BASE	NORTH	EAST	SOUTH	WEST		DOOR FRAME	PANEL	GRID	HEIGHT
100	Men's Toilet Room	FF-1	BP-1	WFF-1	WFF-1	WFF-1	DFP-1	DFP-1	DFP-1	DFP-1	8'-4"	DFP-1
101	Wife Change	FF-2	None	WFF-1	WFF-1	WFF-1	DFP-1	DFP-1	DFP-1	DFP-1	10'-8 1/2"	DFP-2
102	Woman's Toilet Room	FF-1	BP-1	WFF-1	WFF-1	WFF-1	DFP-1	DFP-1	DFP-1	DFP-1	8'-4"	DFP-1
103	Open-Air Shelter	FF-3	None	None	None	None	None	None	None	None	15'-8 1/2"	DFP-3

ROOM FINISH LEGEND

FLOOR FINISH CODE
 FF-1: POLISHED CONCRETE
 FF-2: POLISHED CONCRETE WITH POLISHED POLYURETHANE FINISH
 FF-3: POLISHED CONCRETE WITH POLISHED POLYURETHANE FINISH AND POLISHED POLYURETHANE FINISH

WALL FINISH CODE
 WFF-1: INTERIOR WALL FINISH
 WFF-2: INTERIOR WALL FINISH WITH POLISHED POLYURETHANE FINISH
 WFF-3: INTERIOR WALL FINISH WITH POLISHED POLYURETHANE FINISH AND POLISHED POLYURETHANE FINISH

DOOR FINISH CODE
 DFP-1: INTERIOR DOOR FINISH
 DFP-2: INTERIOR DOOR FINISH WITH POLISHED POLYURETHANE FINISH
 DFP-3: INTERIOR DOOR FINISH WITH POLISHED POLYURETHANE FINISH AND POLISHED POLYURETHANE FINISH

CEILING FINISH CODE
 CFP-1: INTERIOR CEILING FINISH
 CFP-2: INTERIOR CEILING FINISH WITH POLISHED POLYURETHANE FINISH
 CFP-3: INTERIOR CEILING FINISH WITH POLISHED POLYURETHANE FINISH AND POLISHED POLYURETHANE FINISH

DOOR and FRAME SCHEDULE

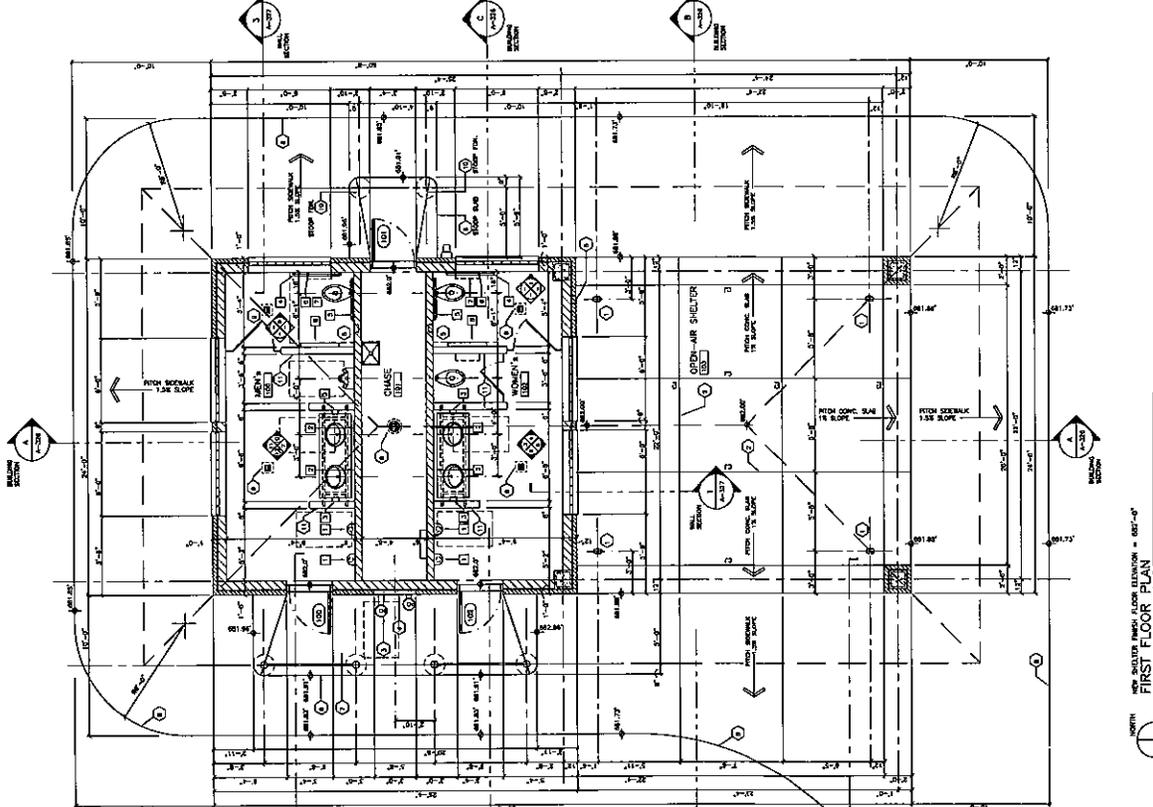
DOOR NO.	DOOR SIZE	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	FINISH	DETAILS			DOOR HARDWARE	REMARKS
							HEAD	JAMB	THRESHOLD		
100	8'-0" x 7'-0"	FRP-1	FRP-1	FRP-1	FRP-1	FRP-1	3 / 4" x 3-1/2"	3 / 4" x 3-1/2"	3 / 4" x 3-1/2"	None	None
101	8'-0" x 7'-0"	FRP-1	FRP-1	FRP-1	FRP-1	FRP-1	3 / 4" x 3-1/2"	3 / 4" x 3-1/2"	3 / 4" x 3-1/2"	None	None
102	8'-0" x 7'-0"	FRP-1	FRP-1	FRP-1	FRP-1	FRP-1	3 / 4" x 3-1/2"	3 / 4" x 3-1/2"	3 / 4" x 3-1/2"	None	None

GENERAL DOOR and FRAME NOTES

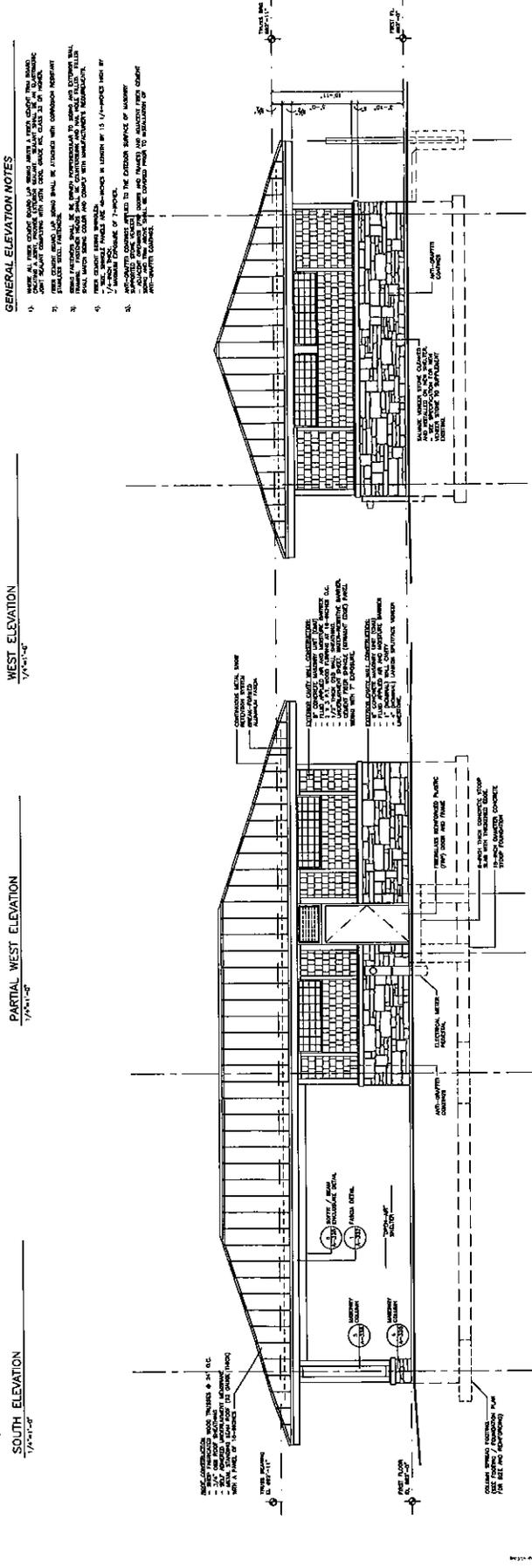
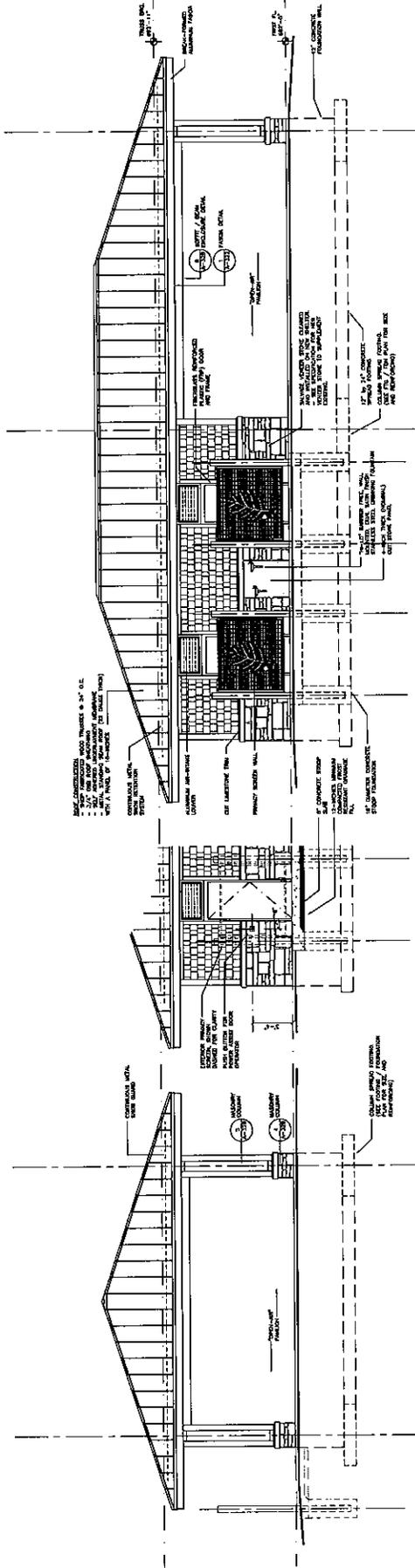
1. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
2. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
3. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
4. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
5. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
6. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
7. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
8. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
9. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.
10. ALL DOOR FINISHES SHALL BE COMPATIBLE TO ANSI A117.1, MEMPHIS ACCORDANCE.

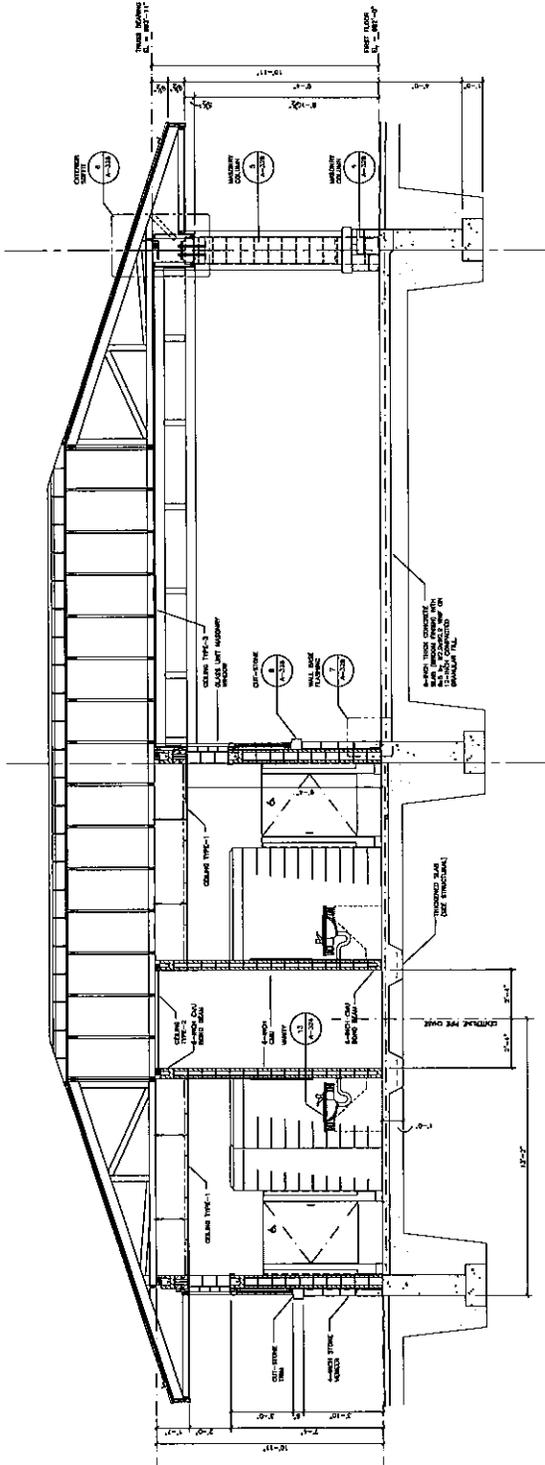
KEYED FLOOR PLAN NOTES

1. SEE KEY PLAN FOR ROOM NUMBERS.
2. SEE KEY PLAN FOR ROOM NUMBERS.
3. SEE KEY PLAN FOR ROOM NUMBERS.
4. SEE KEY PLAN FOR ROOM NUMBERS.
5. SEE KEY PLAN FOR ROOM NUMBERS.
6. SEE KEY PLAN FOR ROOM NUMBERS.
7. SEE KEY PLAN FOR ROOM NUMBERS.
8. SEE KEY PLAN FOR ROOM NUMBERS.
9. SEE KEY PLAN FOR ROOM NUMBERS.
10. SEE KEY PLAN FOR ROOM NUMBERS.
11. SEE KEY PLAN FOR ROOM NUMBERS.
12. SEE KEY PLAN FOR ROOM NUMBERS.
13. SEE KEY PLAN FOR ROOM NUMBERS.
14. SEE KEY PLAN FOR ROOM NUMBERS.
15. SEE KEY PLAN FOR ROOM NUMBERS.
16. SEE KEY PLAN FOR ROOM NUMBERS.
17. SEE KEY PLAN FOR ROOM NUMBERS.
18. SEE KEY PLAN FOR ROOM NUMBERS.
19. SEE KEY PLAN FOR ROOM NUMBERS.
20. SEE KEY PLAN FOR ROOM NUMBERS.

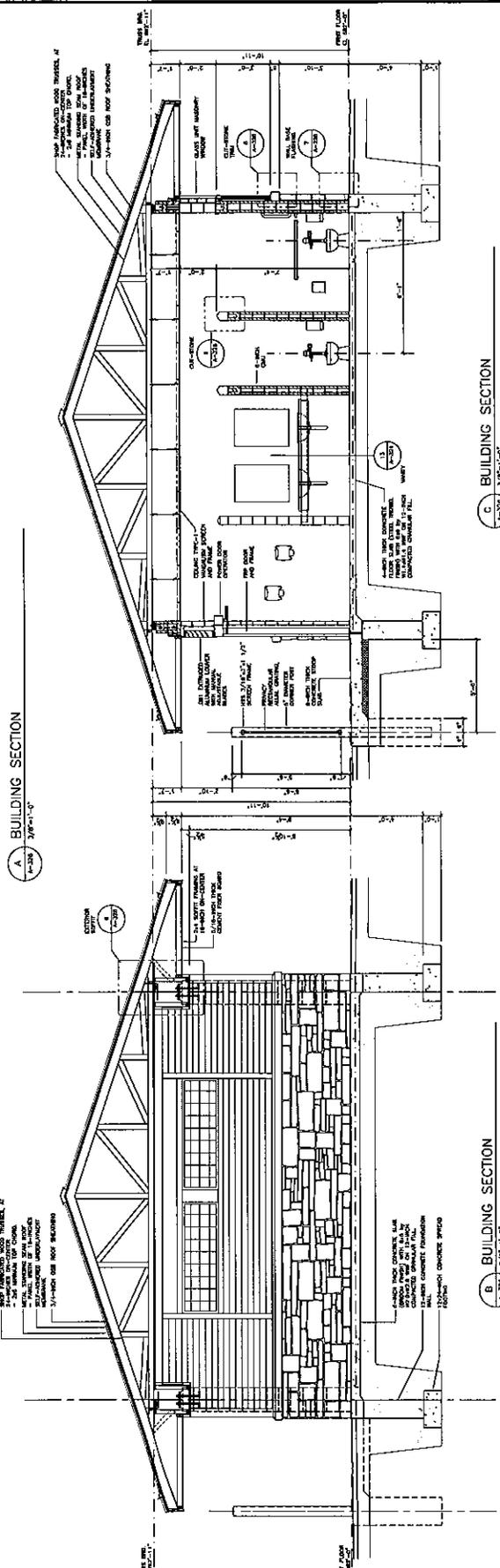


NEW RESTROOM FACILITY FLOOR ELEVATION - 08'-0"
FIRST FLOOR PLAN
 7/4" = 1'-0"





A BUILDING SECTION
 A-326 3/8"=1'-0"



B BUILDING SECTION
 B-326 3/8"=1'-0"

C BUILDING SECTION
 C-326 3/8"=1'-0"

ORDINANCE NO. _____

AN ORDINANCE TO REZONE CERTAIN LANDS FROM "A RESIDENTIAL DISTRICT"
TO "F-INSTITUTIONAL DISTRICT" AND TO CREATE SECTION 745-20(F)
OF THE VILLAGE OF FOX POINT VILLAGE CODE
TO ZONE DOCTOR'S PARK AS "PARK" IN THE F-INSTITUTIONAL DISTRICT

WHEREAS, Doctor's Park in the Village of Fox Point heretofore has been zoned A Residential District; and

WHEREAS, the State of Wisconsin has recently created Wisconsin Statutes Section 59.17(2)(b)(3) which empowers the County Executive to take numerous actions regarding County owned lands, including acquisition and sale, except that the Milwaukee County Board continues to have the authority to control land that is zoned as Park on or after July 14, 2015; and

WHEREAS, in order to ensure that Milwaukee County parks that are located within the Village of Fox Point will continue to be subject to the control of the Milwaukee County Board, the County Executive has asked the Village of Fox Point to enact a zoning ordinance to designate Milwaukee County Doctor's Park as F-Institutional which allows parks, and specifically to zone Doctor's Park as Park; and

WHEREAS, the Petitioner has supplied all required data pursuant to the Village of Fox Point Zoning Ordinance, and a public hearing was conducted by the Village Board of the Village of Fox Point on _____, 20____, upon Class 2 notice and other due notice as required by Wisconsin Statutes Section 62.23(7)(d); and

WHEREAS, the Village of Fox Point hereby intends to rezone certain lands that heretofore have been used for park purposes to Park, in the F-Institutional District.

NOW, THEREFORE, the Village Board of the Village of Fox Point, Milwaukee County, Wisconsin, DOES HEREBY ORDAIN as follows:

SECTION 1: The property identified in Exhibit A, which is attached hereto and incorporated herein by reference, is hereby rezoned from A Residential District to F-Institutional District.

SECTION 2: The Village Engineer is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Fox Point.

SECTION 3: Chapter 745 of the Village of Fox Point Village Code entitled "Zoning," Section 745-20 entitled "F-Institutional District," subsection F entitled "Doctor's Park," is hereby created as follows:

F. DOCTOR'S PARK.

Milwaukee County Doctor's Park, which is identified as Parcel No. _____, is located in the F-Institutional District and is hereby zoned as a park, to the full extent and meaning of the words "zoned as a park" in Wisconsin Statutes Section 59.17(2)(b)(3).

SECTION 4: SEVERABILITY.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 5: EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this ____ day of _____, 2016.

VILLAGE OF FOX POINT

Michael West, Village President

ATTEST:

Kelly Meyer, Village Clerk/Treasurer

Published and/or posted this ____ day of _____, 2016.

B:\MyFiles\JPM\Fox Point\P Park District Rezoning Ordinance.VOG.03-09-16

APPLICATION FOR SITE PLAN APPROVAL

**This application must be fully completed to be considered by the Village.
A \$300.00 fee (non-refundable) must accompany this application.**

Name of Business: DOCTORS PARK - New Restroom Facility with Attached Pavilion

Fox Point Business Address: 1825 East Fox Lane; Bayside, Wisconsin 53217

(located in Doctors Park; within the Village of Fox Point limits)

Local Telephone Number: Applicant: Milwaukee County AE&ES - (414) 278-3922

Email Address: william.banach@milwaukeecountywi.gov

Contact Person: William Banach - (architect of record)

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):

Property Owner: Milwaukee County - Department of Parks, Recreation and Culture

Property Owner Address: 9480 Watertown Plank Road; Wauwatosa, Wisconsin 53226

Contact person for the Parks Department: Sarah Toomsen

Property Owner Telephone Number: (414) 257-7275

Email Address: sarah.toomsen@milwaukeecountywi.gov

Property Dimensions: see attached Plat of Survey

Describe site and attach site plan: Note -- please review the Application for Site Plan Approval Directions.

Construction site, disturbed land area is less than one acre, see attached Plat of Survey.

Number of parking spaces to be used by business for:

Employees: Full-Time: N/A Part-Time: N/A

Customers/clients: Park patrons, the new restroom facility with attached pavilion shall be of seasonal use (summer).

Describe alterations planned for the site including, but not limited to, changes to topography, buildings, structures, landscaping, signage, exterior lighting, parking, loading, fences, and/or traffic flow.

Demolition of the existing restroom building to occur, with the location of the new restroom facility with attached pavilion to occur approximately in the same location. The new building has a perimeter footing / foundation wall with slab-on-grade construction. Exterior masonry bearing walls are enclosing the Men's and Women's toilet rooms. A perimeter structural steel frame supports the pavilion roof framing system of shop-fabricated wood trusses with OSB roof sheathing. The immediate site area around the building shall be graded to sheet drain away from the new building, across lawn area.

The land disturbed by construction activities shall be restored turf, to it's original condition.

Exterior lighting (park pathway lighting) shall remain unchanged. New exterior lighting (security lighting at night) shall be located on the building's soffit. No new parking will be added with this project, existing parking lot is to remain unchanged.

PERSON RESPONSIBLE FOR OBTAINING A BUILDING PERMIT:

Name: to be determined, project is currently out for public bidding.

Company Name: Once the project is awarded, it is the responsibility of the General Contractor to obtain a building permit.

Address: _____

Telephone Number: _____

Email Address: _____

Anticipated Occupancy Date under Building Permit: 180 calendar days from "notice-to-proceed". Approx 10/1/16

NOTE:

The following information must be submitted for Village approval:

1. Definition of the project
2. Landscape plan
3. Plat of survey
4. Parking plan (including parking computations) per Chapter 745 of the Fox Point Village Code
5. Drainage plan (including drainage computations) - see attached letter of wavier.
6. Lighting plan (including photometrics) - park lighting to remain unchanged.
7. Traffic plan - unchanged
8. Proposed location and connection to the sanitary sewer and water mains - see attached site layout and utility plan.
9. All elevations
10. Any additional information as determined by Village staff

The Applicant is responsible for applying for an obtaining such other permits as may be applicable including but not limited to, an Occupancy Permit, Food Dealers License, Sign Permit, Building Permit, Electrical Permit, and Plumbing Permit.


Business Owner – Signature

GREG HIGH - MILWAUKEE COUNTY
Business Owner – PRINTED Name

3/2/2016
Date

TO BE COMPLETED BY THE VILLAGE OF FOX POINT

Has sufficient site plan been submitted? (If not, what is needed?) _____

No, survey is being @ 3/25/16

What is the category of proposed use? _____

Does the parking meet code requirements? Parking is provided in an existing parking lot which presumably meets the requirements. SJB 03/21/16

Is there proper exterior lighting? Outdoor lighting shall comply with § 670 Article XII. SJB 03/21/16

Are there any existing code violations? No @ 3/25/16

Additional Comments? _____

Letter of Consent received from owner? _____

Comments/Date

Date application/materials received: _____

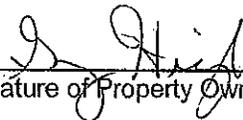
Fee Paid: \$300.00 Receipt No. 1.051766

NOTICE

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 2 day of MARCH, 2016.



Signature of Property Owner

Greg High - Milwaukee County

Name of Property Owner - PRINTED

Mailing Address of Property Owner:

Milwaukee County Courthouse

901 North 9th Street

Milwaukee, Wisconsin 53233

Tax Key No. of Property:

057-9999

Address of Property:

1870 East Fox Lane

Fox Point, WI 53217

For Village Use Only:
 Original kept on file with Village Clerk.
 Copy provided to Property Owner.
Signature: _____

F INSTITUTIONAL DISTRICT APPLICATION

Name of Property Owner or Institution: ST. EUGENE CONGREGATION

Address: 7600 N. PORT WASHINGTON

Contact Person: TERRANCE O'NEILL

Telephone Number: 414-228-8845

Email Address: terrance99@hotmail.com

- Attach a typed letter describing the project and explaining how the project meets the standards required in 745-20B(2). The standards to be applied are:
 - a. Appropriate in the location proposed
 - b. Compatible with the neighborhood
 - c. Not detrimental to the property values of surrounding property
 - d. In keeping with the residential character and quality of the Village
- Attach building plans, sketches, renderings, and site plans as reasonably necessary for the Village Board to form an opinion.

Terrance O'Neill
Signature of Property Owner or Authorized Institutional Representative

Terrance O'Neill
Printed Name -Property Owner or Authorized Institutional Representative

2-24-16
Date

TO BE COMPLETED BY THE VILLAGE OF FOX POINT

Date Received: 2/29/16 Receipt No. 8.000833

To: Village of Fox Point, Village Board

From: Building & Grounds Committee, St. Eugene Congregation

This proposal is for the installation of a new roof and gutters on the office building/rectory and church on the St. Eugene campus at 7600 N. Port Washington Road. The roof will be a standing seam metal roof, medium bronze in color. A snow retention system will be incorporated onto both roofs. The project will also include the removal of the canopy connecting the office building/rectory to the garage. Enclosed is a letter of scope from our contractor describing this project.

Metals roofs are currently being used throughout the village on residences and institutions such as Cardinal Stritch University and Maple Dale Elementary School. Metal roofs are compatible and appropriate to the neighborhood and will enhance the value of the property. The physical improvement of the structure will also add value to the property. The use of the same color, which is currently on the school, will unite the campus and increase the visual appeal.

This project is in keeping with the residential character and quality of the village. It will result in an attractive improvement utilizing quality materials combined with reputable workmanship.



9638 N Paradise Road, Kewaskum, WI 53040 · 262-707-9977 · www.highergroundroofing.com

Date: February 22, 2016

To: St Eugene's Parish
7600 Port Washington Road

Re: Scope of work and submittal for detailing of new roof system

Terry, below see attached a scope of work along with the working details of the new roof system. If there are any discrepancies please feel free to let me know.

Thanks, Mark D.

Scope of work: At upper church roof and lower west entry roof areas.

1. Remove all gutters and save for parish to recycle .
2. Tear off entire roof area to expose existing wood plank deck. Inspect deck to insure it is clean and in good condition. Any deteriorated deck will be replaced at a time and material rate.
3. Install three and one half inches of nailers at all eave edges and gable edges.
4. Mechanically attach one layer of 1.5 inch iso and one layer of 2" iso to the existing wood deck.
5. Install one layer of ½ inch osb over the top of the R=20 insulation.
6. Install high temp ice and water shield across the entire roof deck, extending a minimum of 5 inches over all perimeter edges.
7. Supply and install pac clad 18 inch standing seam snap lock panels with all associated eave, gable and ridge metal. (Pre finished in standard color)
8. Install new 6" run off seamless gutter and 4 x 5 downspouts at all areas with existing gutters.
9. Clean up and remove all roofing associated debris from site.

Alt #1: Supply and install new 24 gauge prefinished fascia metal behind gutter to completely cover existing wood fascia board.

Office Building:

Includes:

1. Remove existing roof and trim metal to expose existing roof deck. Save all copper to be recycled by the parish.
2. Install high temp ice and water shield across entire roof deck, extending up and over all exterior edges.
3. Install new pac clad 16 inch standing seam snap lock panel with all associated trim metal at all roof areas including new vented ridge.(Pre finished in a standard color)



9638 N Paradise Road, Kewaskum, WI 53040 · 262-707-9977 · www.highergroundroofing.com

4. Install new 6" run off gutters and 3 x 4 downspouts at all eave edges where they currently exist.
5. Clean up and remove all roofing related debris.

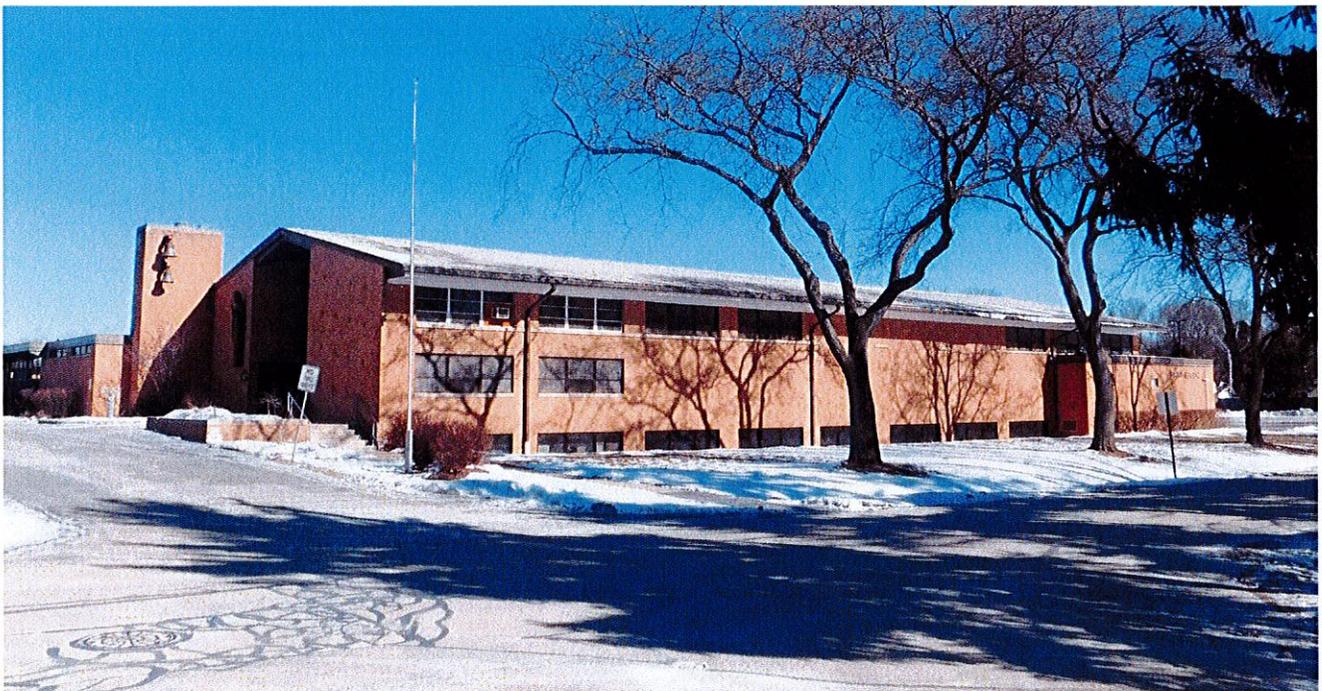
Alternate #1:

At office roof area, remove existing built in gutters, cut back existing overhang, supply and install new 2 x 8 fascia board and new 1 x 8 fascia. At the 4 ends of the upper office roof area install 18' long microlams to pull end sagging rafters back into position. Install additional 8 x 16 soffit vents (1 every 4 lineal feet of soffit) install new baffles extending from attic into the soffit to allow for proper attic venting (one baffle in every other rafter spacing.)

Alternate #2: remove canopy roof section along with beam the runs through opening and repair and replace siding at either end where structure ties into existing buildings:

Not included: No price consideration for the cost of the permit or the approval process of having the new roof system approved by the Village board. The permit can be pulled by Higher Ground Roofing, and the cost associated added to the final contract amount.

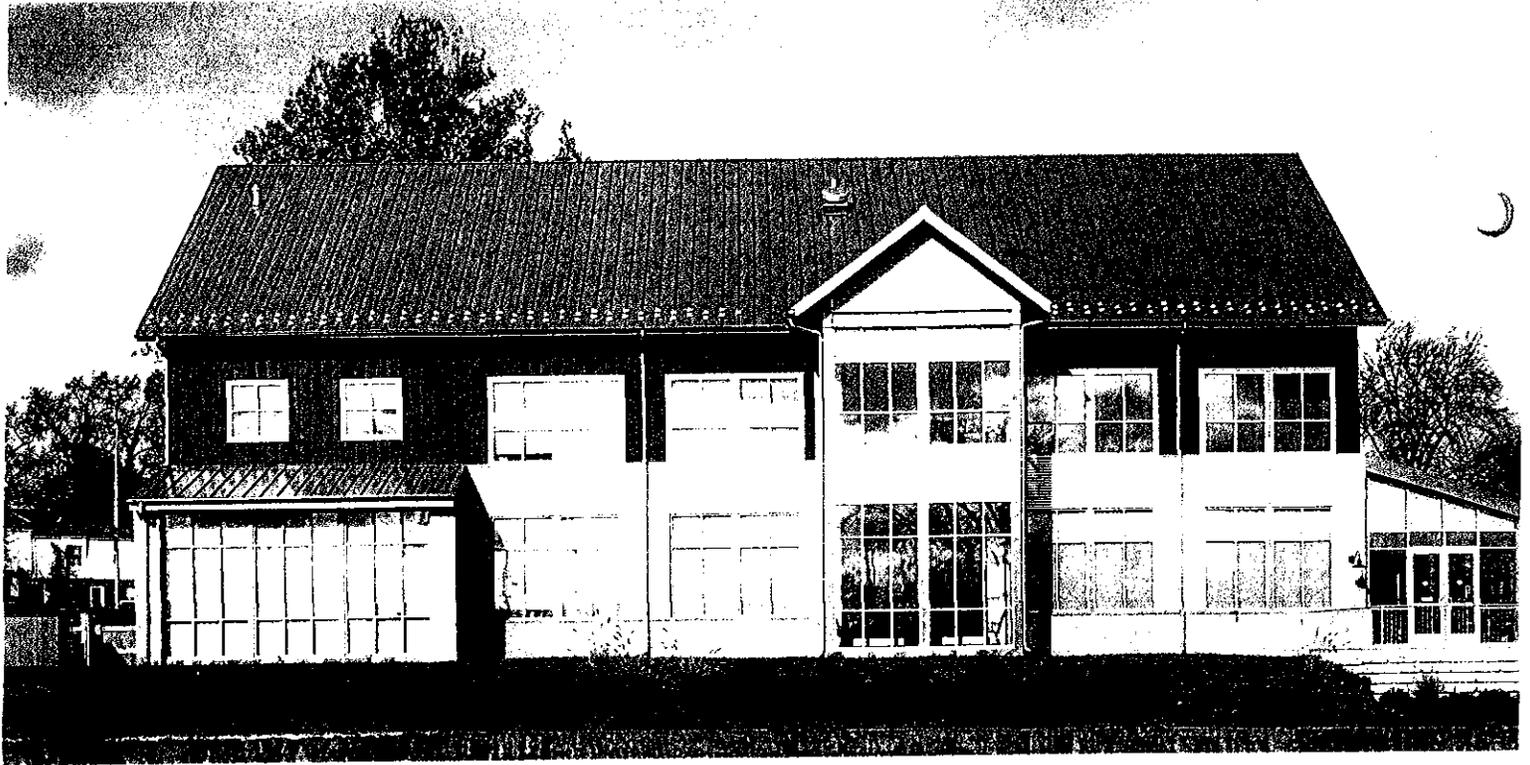
CURRENT



PROPOSED







SNAP-CLAD™ PANELS

SNAP-CLAD Panels feature architectural panel aesthetics as well as structural panel performance. SNAP-CLAD Panels, produced in continuous lengths, are corrective leveled to provide superior flatness and feature an optional factory-applied sealant bead for improved weather resistance. Maximum panel length is 64 feet and minimum panel length is 4 feet.

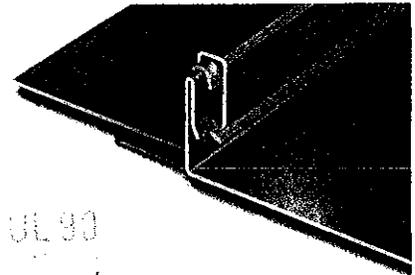
SNAP-CLAD Panels feature a 1-3/4" leg height and a continuous interlock for improved structural performance and wind resistance. A concealed fastener clip system allows for thermal expansion/contraction while providing extraordinary hold-down strength. Two clips are available: a standard clip for most mansard and fascia applications and a high-performance clip for roofing application and UL 90 rated assemblies.

TRIM

All flashing and trim will be fabricated by manufacturer or qualified fabricator. Flashing shall be PAC-CLAD aluminum (.032-.063 gauge as specified) or PAC-CLAD steel (24 ga. or 22 ga. as specified). A 20 year, non-prorated finish warranty can be supplied covering finish performance.

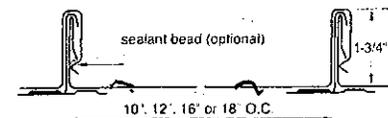
INSTALLATION

SNAP-CLAD Panels are intended for use in roofing, mansard, and fascia applications. Substrates may include 5/8" (min.) plywood, nailboard insulation or equal with an underlayment of ice and water shield or 30# (min.) roofing felt applied horizontally from eave to ridge. Other substrates may include metal decking, purlins or rigid insulation in conjunction with bearing plates. A minimum 2:12 pitch is recommended in most applications. Contact Petersen for detail assistance on projects requiring lower slopes. For coastal applications, aluminum panels along with stainless steel clips must be used for warranty. Consult a local architect/engineer for compliance with local codes and conditions.



SNAP-CLAD™

- SPECS:** 10", 12", 16" OR 18" O.C.
1-3/4" HIGH
- MATERIALS:** .032 ALUMINUM
.040 ALUMINUM
24 GAUGE STEEL
22 GAUGE STEEL
16 OZ. COPPER



A complete specification is available online at www.pac-clad.com.

PRODUCT FEATURES

Distributor: JGA Southern Roof Center/Beacon Sail
 Architect: KRA Architecture In
 Roofing Contractor: Southern Roof & Wood Ca
 Color: Forest Green
 Profile: Snap-Clad

- > Architectural/structural panels
- > Herr-Voss corrective leveled
- > Factory applied sealant available
- > Continuous interlock
- > Labor-saving one-piece design
- > Stiffener beads available
- > Striations available
- > Factory eave notching available
- > 20 year non-prorated finish warranty
- > Maximum panel length of 64 feet

Material

- > 37 stocked colors (24 gauge steel)
- > 13 stocked colors (22 gauge steel)
- > 36 stocked colors (.032 aluminum)
- > 19 stocked colors (.040 aluminum)
- > Panels available in Galvalume Plus and 16 oz. copper
- > Stucco embossed can be specified

UL Classification

- > UL-580 Class 90 wind uplift

- > UL-1897 wind uplift
- > UL-790 Class A fire rated
- > UL-263 fire resistance rated
- > UL-2218 impact resistance rated
- > UL-90 rated aluminum panel up to 16" O.C.

ASTM Tests

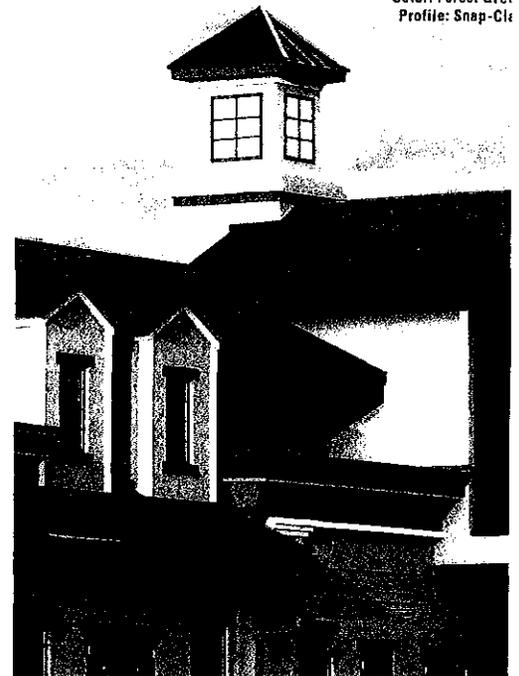
- > ASTM E1592 tested
- > ASTM E283/1680 tested
- > ASTM E331/1646 tested

Florida Building Product Approvals

- > .032 Aluminum; FL Prod. Approv. #5569
- > 24 ga. Steel; FL Prod. Approv. #5569
- > 16 oz. Copper; FL Prod. Approv. #8310
- > .040 Aluminum; FL Prod. Approv. #10277

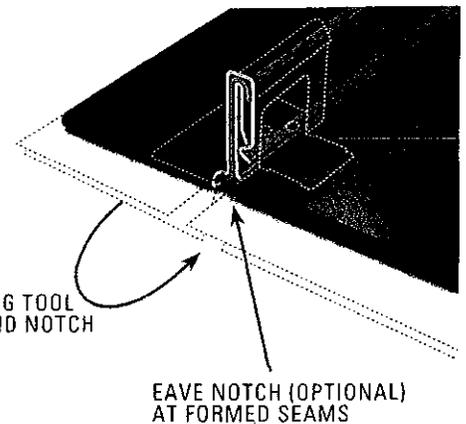
Miami-Dade Product Approvals

- > .032 Aluminum; NOA No.: 07-0320.05
- > .040 Aluminum; NOA No.: 07-0320.06
- > 24 ga. Steel; NOA No.: 07-0301.01



EAVE NOTCHING

Factory-produced eave notching is now available at nominal additional cost on SNAP-CLAD Panels and Redi-Roof Standing Seam Panels. Factory eave notching saves on labor cost by eliminating the need for field cutting to produce a properly trimmed eave detail.



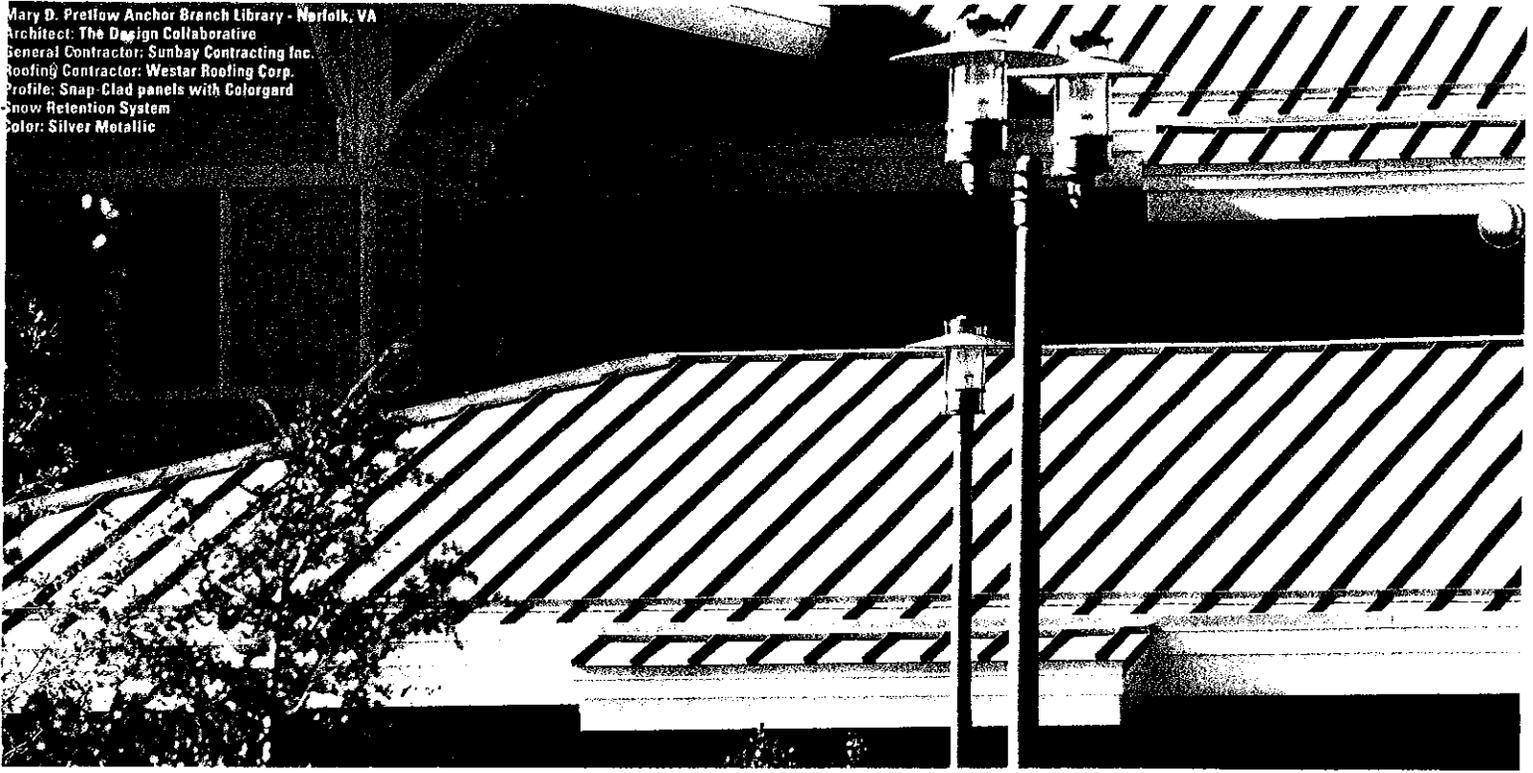
1. Contact Petersen Aluminum Corporation for complete UL construction assemblies.
2. For complete information regarding appropriate purlin spacing, contact Petersen Aluminum Corporation directly.
3. Insulation thickness varies between 1" and 4 1/2" according to R-value desired. Refer to UL Roofing Materials Directory.
4. See roof deck construction in Underwriter Laboratories roofing materials and systems directory.
5. Please consult Petersen Aluminum for projects specifying open purlins.

UL CONSTRUCTION CODE

MAXIMUM CLIP SPACING

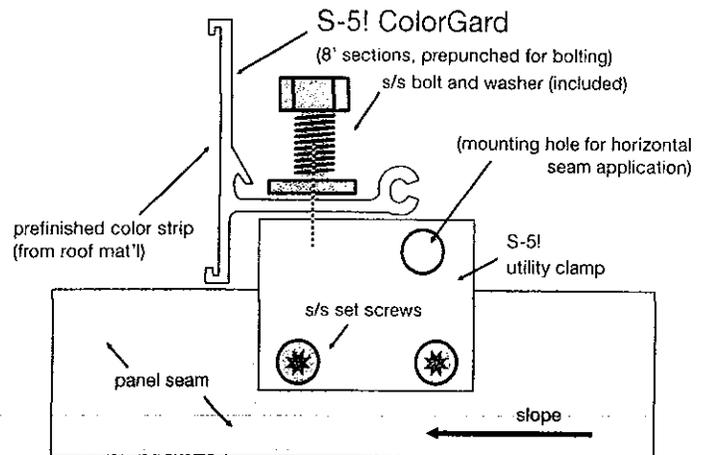
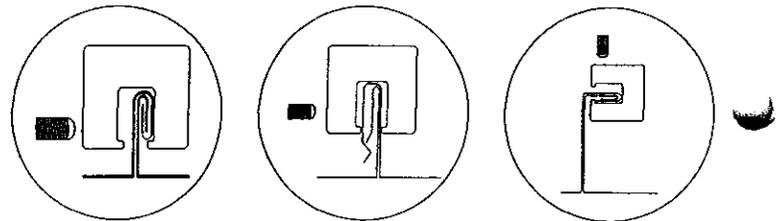
		SUBSTRATES		
22 ga.	10"	UL 261 (5'-0")		
	18", 16", 12", 10"			UL 508A (3'-0")
	18", 16", 12", 10"	UL 255 (4'-0")	UL 343 (3'-0")	UL 303 (4'-0")
24 ga.	10"	UL 261 (4'-0")		
	12", 10"	UL 254 (4'-0")		
	18", 16", 12", 10"	UL 255 (4'-0")	UL 343 (3'-0")	UL 303 (4'-0")
0.032	10"	UL 261 (3'-0")		
	16", 12", 10"			UL 303 (1'-6")
	16", 12", 10"		UL 508 (1'-6")	UL 508A (1'-6")
0.040	10"	UL 261 (3'-0")		
	16", 12", 10"			UL 303 (1'-6")
	16", 12", 10"		UL 508 (1'-6")	UL 508A (1'-6")
16 oz. copper	16", 12", 10"		UL 614 (2'-0")	

Mary D. Petteff Anchor Branch Library - Norfolk, VA
 Architect: The Design Collaborative
 General Contractor: Sunbay Contracting Inc.
 Roofing Contractor: Westar Roofing Corp.
 Profile: Snap-Clad panels with Colorgard
 Snow Retention System
 Color: Silver Metallic



Petersen Aluminum Corporation is stocking the patented ColorGard Snow Retention System. ColorGard is the only product available which will precisely match the color of the roof. ColorGard achieves this by utilizing a strip of the actual roof material, which is then mounted directly into ColorGard for a perfect match. This strip can be cut in the field or at our factory. An architectural alternative to ColorGard is SnoFence, which uses posts and continuous rods.

ColorGard utilizes the patented S-5 Clamp for its strength. The S-5 technology involves gripping the seam in such a way that there is no penetration to the panel material. S-5 utilizes round-point set screws for attachment which are specially made for the S-5 ColorGard or SnoFence™ Snow Retention System. These systems eliminate minimum temperature installation requirements and messy adhesives to apply. ColorGard and SnoFence can be installed at any temperature. For more information regarding ColorGard or SnoFence please contact your local Petersen representative.



APPLICATION FOR CONDITIONAL USE PERMIT

This application must be fully completed to be considered by the Village. A \$300.00 fee (non-refundable) must accompany this application.

Section I

Name of Business: Bentley's Pet Stuff

Fox Point Business Address: 8643 N. Port Washington Road,
Fox Point, WI 53217

Local Telephone Number: 773-991-7404

Email Address: Lisa@bentleyspetstuff.com ; keth@bentleyspetstuff.com

Contact Person: Lisa Senafe

Name of Former Tenant (if known): _____

Section II: If the business is a corporation, please complete the following section. If not, skip to the next section.

Legal name of the Corporation: Pet Stuff Wisconsin LLC

Address of the Corporate Headquarters: 250 Parkway Suite 270 Lincolnshire IL 60069

Telephone Number of Corporate Headquarters: 312-255-1955

Email Address for Corporate Headquarters: Giovanni@bentleyspetstuff.com

Names and addresses of all Corporate Officers: Lisa Senafe;

250 Parkway Suite 270 Lincolnshire IL 60069

Giovanni Senafe;

250 Parkway Suite 270 Lincolnshire IL 60069

Name and address of the Corporate Agent: _____

Section III: If the applicant(s) is an individual or partnership, please complete the following section.

Names, home and business addresses and home and business telephone numbers of all Applicants

Lisa Senafe ~~Senafe~~ 773-991-7404

Giovanni Senafe 708-214-4197

Address for BOTH - 250 Parkway
Lincolnshire IL 60009

Names, addresses and phone numbers of all owners if different from Applicant: _____

Same as above

Section IV: All applicants must complete the remaining section.

Applicant's specific interest in site: operation of a pet food and
pet products store.

Square footage of site: 1,611 SF

Describe site and attach plan: See directions for the Conditional Use Permit. The site plan must include a
layout of the inside of the store. _____

Describe in detail the business activity that will take place on site, including products and services:

sale of natural pet foods, pet products, and
pet supplies

Describe all owned fixtures, furniture, and equipment to be used on site: _____

Cashwrap, Slatwall, Shelving, Slatwall Displays
Tables, (2) computers

Describe all leased fixtures, furniture, and equipment to be used on site: Not Applicable

Number of actual or anticipated employees: 3-4

Number of parking spaces to be used by business (employees and customers/clients): 6-7

or what is allowed by Management Company

Proposed days and hours of operation: Monday - Friday 10-8

Saturday 10-5 Sunday 10-5

Describe any alterations planned for the site: Not Applicable

Person responsible for obtaining a building permit (if required):

Sven Mollberg

Proposed date of occupancy: May 15, 2014

Lisa Senate
Business Owner - Signature

3/22/16
Date

LISA Senate
Business Owner - PRINTED Name

TO BE COMPLETED BY THE VILLAGE OF FOX POINT

Has sufficient site plan been submitted? (If not, what is needed?) _____

What is the category of proposed use? Retail Sales 3/25/14

Does the parking meet code requirements? Yes 3/25/14

Is there proper exterior lighting? Yes 3/25/14

Are there any existing code violations? No 3/25/14

Additional Comments? _____

Letter of Consent received from owner? _____

Comments/Date

Date application/materials received: _____

Fee Paid: \$300.00 Receipt No. 8.000867

NOTICE

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 23rd day of March, 2016.



Signature of Property Owner

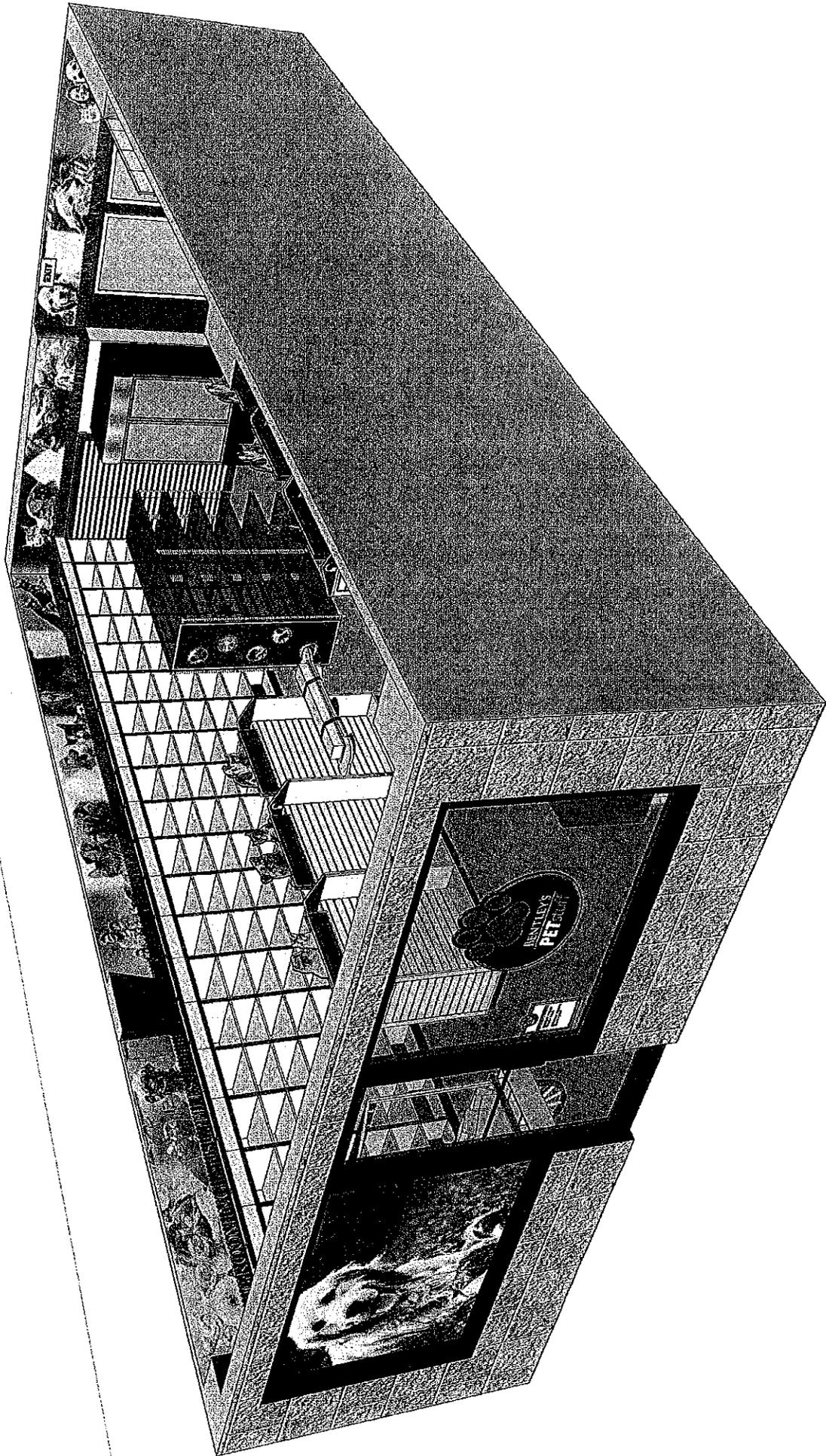
North Shore Centers Partners
Name of Property Owner - PRINTED

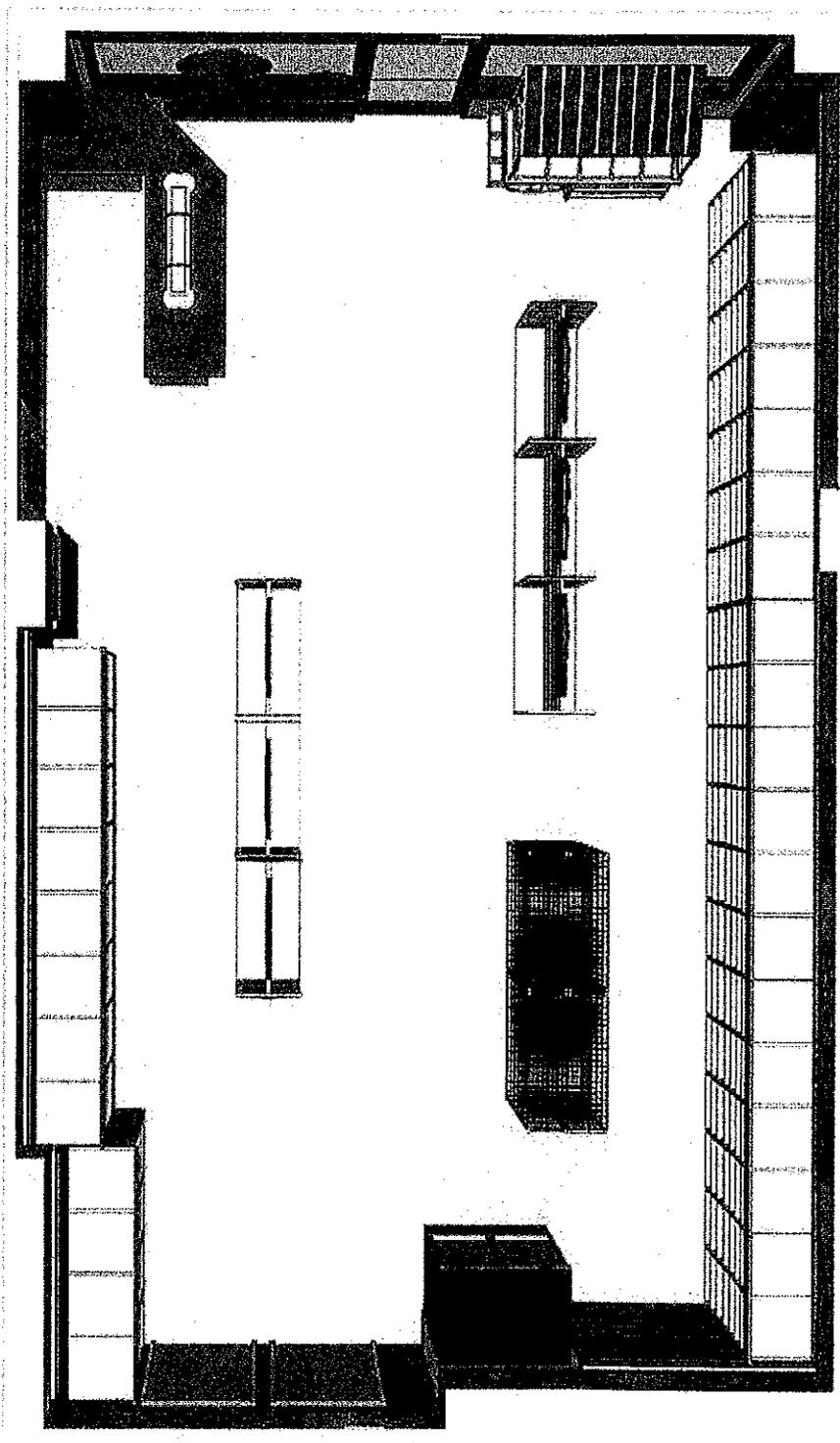
Mailing Address of Property Owner: 555 W. Brown Deer Road
Suite 220
Fox Point, WI 53217

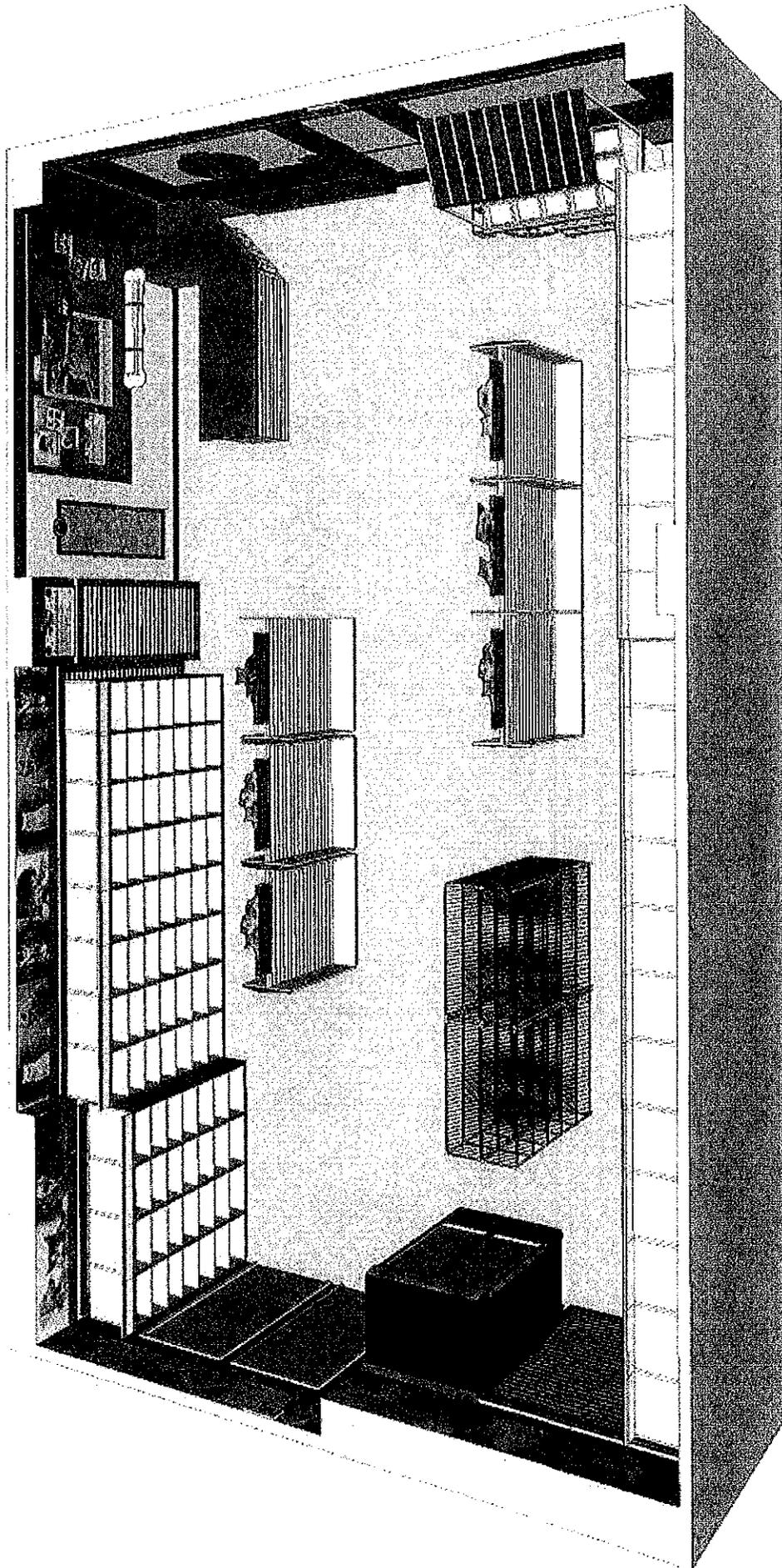
Tax Key No. of Property: 053 8989 001

Address of Property: 8629-8799 N. Port Washington Road
Fox Point, WI 53217

For Village Use Only:
 Original kept on file with Village Clerk.
 Copy provided to Property Owner.
Signature: _____







Midland Management, LLC

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

March 15, 2016

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 support the Conditional Use Order application of Bentley's Pet Stuff Fox Point, LLC, d/b/a Bentley's Pet Stuff, relative to their anticipated occupancy of space at the Riverpoint Village Shopping Center.

It is North Shore Centers Partners' intent to lease space to Bentley's that has sat vacant since the previous Learning Shop space was divided in 2011 to accommodate the space needs of the Shopping Center and of The Milwaukee Ballet.

The subject space consists of approximately 1,611 square feet and is located between MyYoMy Frozen Yogurt and Diamond Nails on the south end of the Shopping Center.

Bentley's will be selling natural pet food, a variety of pet treats, toys and other pet supplies. The operation has been described as a purveyor of natural food products and a pet boutique.

If there should be any questions regarding this future tenant, please don't hesitate to contact our office at (262) 643-4430.

Thank you in advance for your consideration of and attention to this matter.

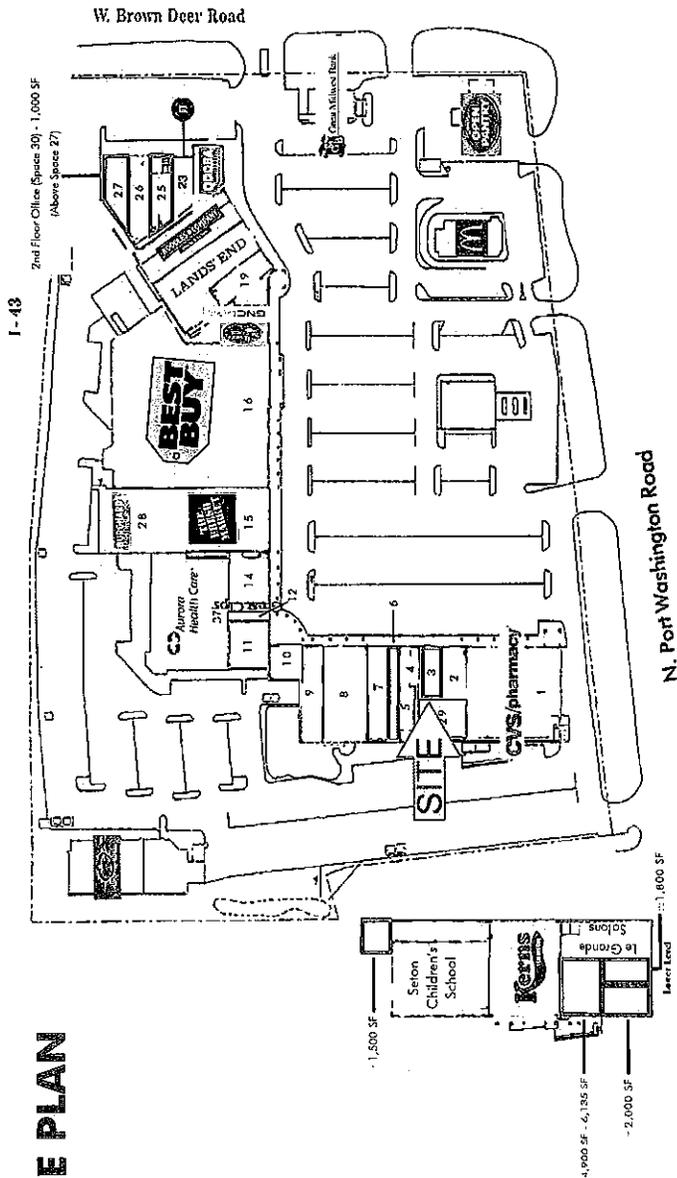
Sincerely,



William Steele, Jr.
Midland Management, LLC
Managing Agent to North Shore Centers Partners



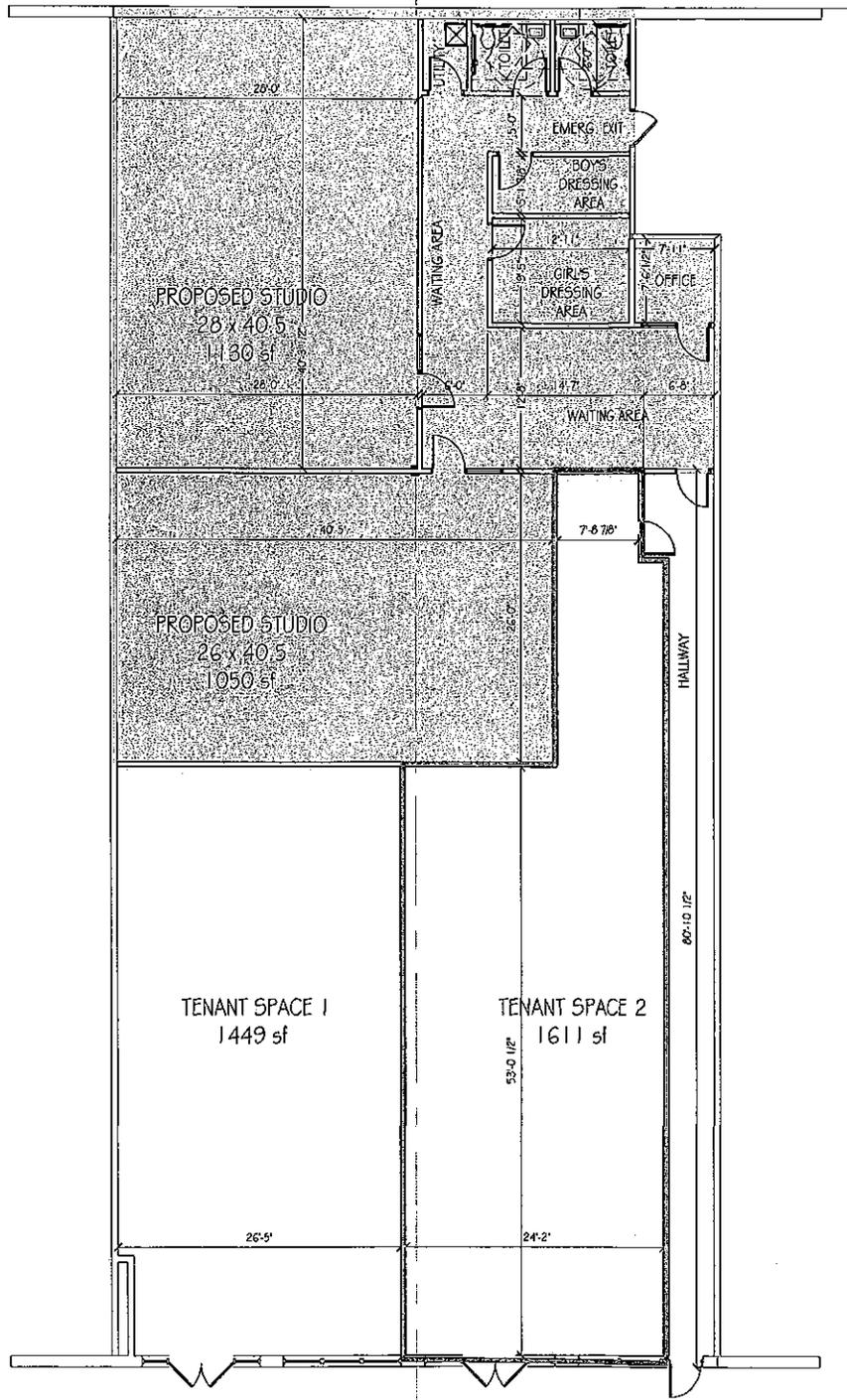
SITE PLAN



AVAILABLE SPACE

LEGEND	TENANT
1	CVS
2	MY YO' MY FROZEN YOGURT
4	DIAMOND NAILS
5	BAJA TANNING
7	PEKING CHEF
8	VITA FITNESS & PHYSICAL THERAPY
9	STEFAN'S SOCCER
10	BENGI'S DELI
11	GIGI'S PLAYHOUSE
12	SALLY BEAUTY
13	GREAT CLIPS
14	PREMIER VISION
15	FRESH MARKET
16	BEST BUY
17	ATHLETE'S FOOT
18	GNC
19	COSI'S
20	LANDS END OUTLET
21	NOODLES & COMPANY
22	IDEAL IMAGE
23	QDOBA MEXICAN GRILL
24	JIMMY JOHN'S
26	KANG'S BLACK BELT ACADEMY
28	BURGHARDT SPORTING GOODS
29	MILWAUKEE BALLET

PROPOSED MILWAUKEE BALLET
3257 sf



EXISTING PLAN
3/32" = 1'-0"
08-25-11

MILWAUKEE BALLET SCHOOL

RIVERPOINT MAIN LEVEL - FORMER LEARNING SHOP - 3257 S.F. AS SHOWN
FOX POINT, WI

BRIOHN
DESIGN GROUP, LLC
www.briohn.com PHONE: 262.790.0500

Conditional Use Order

WHEREAS, an application has been filed by Bentley's Pet Stuff (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 land described as 8643 N Port Washington Road, (RiverPoint Shopping Center) Fox Point, Wisconsin, as further described on Exhibit A attached hereto and incorporated herein (hereinafter "Subject Property").

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. Bentley's Pet Stuff currently operates a retail Pet Food and Pet Products store from this location. Current hours of operation are Monday through Friday 10AM-8PM; Saturday 10AM-5PM; Sunday 10AM-5PM.
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 conditions 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.

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 April, 2016, *nunc pro tunc* the 1st day of April, 2016.

BY THE FOX POINT VILLAGE BOARD:

Michael A. West, Village President

Attest:

Kelly A. Meyer, 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 _____, 2016.

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 _____, 2016.

APPLICANT:

By: _____
Authorized Signatory

Title: _____

Conditional Use Order

WHEREAS, an application has been filed by Bentley's Pet Stuff (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 land described as 8643 N Port Washington Road, (RiverPoint Shopping Center) Fox Point, Wisconsin, as further described on Exhibit A attached hereto and incorporated herein (hereinafter "Subject Property").

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. Bentley's Pet Stuff currently operates a retail Pet Food and Pet Products store from this location. Current hours of operation are Monday through Friday 10AM-8PM; Saturday 10AM-5PM; Sunday 10AM-5PM.
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 conditions 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.

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 April, 2016, *nunc pro tunc* the 1st day of April, 2016.

BY THE FOX POINT VILLAGE BOARD:

Michael A. West, Village President

Attest:

Kelly A. Meyer, 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 _____, 2016.

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 _____, 2016.

APPLICANT:

By: _____
Authorized Signatory

Title: _____