

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
MAY 3, 2021**

1 A Zoom meeting of the Fox Point Plan Commission was held on Monday, May 3, 2021. Chairman  
2 Frazer called the meeting to order at 5:45 p.m. and noted there was a quorum of Plan Commission  
3 members present.

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5 The Plan Commission roll call was taken by Village Deputy Clerk Treasurer, Jeanne O'Brien:

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7 President Douglas H. Frazer, Chairman  
8 Scott Yauck, Commissioner  
9 Eric Fonstad, Commissioner  
10 John Crichton, Commissioner  
11 Jay Craig, Commissioner  
12 William Langhoff, Commissioner

13  
14 Absent: Carol Wilkins, Commissioner

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16 Staff present included Village Manager Scott Botcher and Village Attorney Representative, Luke  
17 Martell.

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

23  
24 **Approval of the Minutes of the April 5, 2021 Plan Commission Meeting**

25  
26 *On motion of President Frazer, seconded by Commissioner Fonstad, and carried*  
27 *5-0-1 (Yauck abstained) by roll call vote, the Commission approved the updated*  
28 *minutes of the April 5, 2021 Plan Commission meeting, as presented.*

29  
30 **Review and Recommendation RE: Nhi Le Nails, 6924 N Santa Monica Blvd., Fox Point.** The  
31 Plan Commission will discuss, and may make a recommendation to the Village Board concerning  
32 the Conditional Use Permit application of If Salem Magical, LLC, d/b/a Nhi Le Nails, 6924 N. Santa  
33 Monica Blvd., Fox Point, to conduct a nail spa operation pursuant to Section 745-18 of the Village  
34 Code.

35  
36 Suabna Xiong was present for Nhi Le Nails. Commissioner Langhoff stated that this is an  
37 existing nail salon and this retail establishment is services oriented.

38  
39 There was clarification by the Deputy Clerk Treasurer for Attorney Martel that the business name  
40 is Salem Magical, LLC d/b/a Nhi Le Nails.

41  
42 *On motion of Commissioner Fonstad, seconded by Commissioner Yauck, and carried*  
43 *unanimously by roll call vote, the Commission approved the Conditional Use Permit*  
44 *request of Salem Magical, LLC, d/b/a Nhi Le Nails, as presented, and recommend the*  
45 *Conditional Use Order and Permit be considered by the Village Board after a public*  
46 *hearing at the next Village Board meeting on May 11, 2021 at 7:00 p.m.*

47  
48 **Review and Recommendation RE: Wheel & Sprocket, 6940 N Santa Monica Blvd., Fox**  
49 **Point.** The Plan Commission will discuss, and may make a recommendation to the Village  
50

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51 Board concerning an amendment to their existing Conditional Use Permit to provide for sale of  
52 alcoholic beverages at the Café, located within the establishment.

53

54 Leslie Peckman and Jesse Kuester were present. Leslie is the café manager.

55

56 Jesse Kuester stated the reason they seek an alcoholic license is that this is a nice amenity for  
57 their customers. They are looking to serve only beer and wine products at this location. It has  
58 worked well at their Bay View location to date, with no incidents occurring relating to the sales of  
59 alcohol. This is a way for them to get to know their customers and keep them in the store longer.  
60 The alcohol sales hours will coincide with the retail hours, not going past 8 p.m. The Conditional  
61 Use in effect has hours of 8 a.m. until 8 p.m., but the hours were reduced during COVID. They  
62 would like to provide for outdoor seating in the sidewalk area under the overhang.

63

64 Leslie mentioned that there are food items/snacks available at the café as well. There is no intent  
65 to serve alcohol in the morning. Mr. Langhoff pointed out to the applicant that special events  
66 outside the normal hours need approval of the Village Manager, therefore, they could ask for  
67 alcohol sales outside the establishment's normal hours as well.

68

69 *On motion of Commissioner Langhoff, seconded by Commissioner Yauck, and*  
70 *carried unanimously by roll call vote, the Commission approved the Amended*  
71 *Conditional Use Permit request of Wheel & Sprocket, as presented, to include*  
72 *sales of alcoholic beverages, and recommend the Conditional Use Order and*  
73 *Permit be considered by the Village Board after a public hearing at the next Village*  
74 *Board meeting on May 11, 2021 at 7:00 p.m.*

75

76 **Adjourn**

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78 *On motion of President Frazer, seconded by Commissioner Crichton and carried*  
79 *unanimously by roll call vote, the Plan Commission meeting adjourned at 6:07 p.m.*

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Respectfully Submitted,

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*Jeanne O'Brien*  
Jeanne O'Brien  
Deputy Clerk/Treasurer