

**VILLAGE OF FOX POINT
JOINT VILLAGE BOARD AND PLAN COMMISSION
PUBLIC HEARING MEETING (CONTINUATION FROM 01/31/2023) MINUTES
FEBRUARY 6, 2023**

A continuation of the joint meeting of the Fox Point Village Board and Plan Commission was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Monday, February 6, 2023 in Schwemer Hall, 7200 N. Santa Monica Boulevard. President Frazer called the meeting to order at 7:00 p.m. and asked the Village Clerk Treasurer to take roll call. Roll Call of the Village Board present included:

Douglas H. Frazer, Village President
Eric Fonstad, Village Trustee
Christine Symchych, Village Trustee
Liz Sumner, Village Trustee (via Zoom)
Greg Ollman, Village Trustee
Catie Anderson Knight, Village Trustee
Liz Aelion, Village Trustee

Douglas H. Frazer, Chairman
Eric Fonstad, Commissioner
Robert Smith, Commissioner
John Crichton, Commissioner
Russ Yale, Commissioner- (Joined via Zoom at 7:11 p.m.)
Jay Craig, Commissioner
Robert Langhoff, Commissioner

Also, present were Village Attorney Eric Larson, Village Assistant Manager Kevin Ausman (via Zoom), Police Officer Codie Bastress, and Village Clerk Treasurer Kelly Meyer.

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

CONTINUATION OF PUBLIC HEARING: CREATION AND PRESERVATION PARTNERS, INC. APPLICATION TO ADD A CULTURAL OVERLAY DISTRICT ZONING DESIGNATION TO THE PROPERTY LOCATED AT 7254 AND 7328 NORTH BEACH DRIVE (AS THE MARY NOHL HOUSE) FROM JANUARY 31, 2023.

President Frazer noted there is a quorum of both the Joint Plan Commission and Village Board.

President Frazer gave a brief synopsis of the rules and order for the public hearing proceedings and application review.

PUBLIC COMMENT(S) FEBRUARY 6, 2023:

Mary Louise Dean, 9299 N Regent Rd, Bayside, WI (formerly of Beach Drive)

Ms. Dean believes the preservation of Mary Nohl's legacy in Fox Point can be achieved through a compromise arrangement with the John Michael Kohler Arts Center.

Commissioner Yale joined the meeting at 7:11 p.m.

Michelle Grabner, 1100 Bywater Lane, Fox Point, WI

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Art Institute of Chicago Professor Michelle Grabner supports the John Michael Kohler Arts Center's application for a Cultural Overlay Zoning District.

Matt Franey, 7306 N Longacre Road, Fox Point, WI

Mr. Franey offered qualified support for the Creation and Preservation Partners, Inc. application for a Cultural Overlay Zoning District. He states this would be a win-win for the village, the residents and the arts community, but creative problem solving might be necessary.

Joan McDonagh, 7425 N Beach Court, Fox Point, WI

Ms. McDonagh is living in the immediate neighborhood of the Mary Nohl home. Ms. McDonagh has concerns of bearing a potential burden, her family's safety and security, and the potential devaluation of the area properties of the Cultural Overlay District designation. She is asking the Village Board and Plan Commissioners to make sure to be fully informed and unbiased in their decision making and funds additional studies.

Mark Levin, 7415 N Beach Drive, Fox Point, WI

Mr. Levin lives a few houses away from the Mary Nohl Home and he is opposed to the Cultural Overlay Zoning District and is concerned about safety for pedestrians and bicyclists.

Ella Kinney, 7575 N Beach Drive, Fox Point, WI

Ms. Kinney is opposed to the Cultural Overlay Zoning District.

Representative for John Kohler Art Center of Reinhart Boerner Van Deuren, Deborah Tomczyk, 1000 Water Street, Milwaukee, WI

Attorney Deborah C. Tomczyk responded to concerns raised in prior public comment.

David Miller, 7401 N Crossway Road, Fox Point, WI

Mr. Miller is opposed to the Mary Nohl House Cultural Overlay Zoning District for a variety of concerns, including the relevance of applicant's traffic study, fundraising in a residential neighborhood, not paying school taxes, and the lack of benefits for Fox Point.

Carl Artman, 6921 N Barnett Lane, Fox Point, WI.

Mr. Artman is opposed to preserving Mary Nohl's home and art in the manner of the Cultural Overlay Zoning District and is opposed to payment in lieu of taxes arrangement. Mr. Artman does support Mary Nohl's art and art education. He suggested it be moved to Doctors Park or Sheboygan.

Deborah Kern, 7710 N Beach Drive, Fox Point, WI

Ms. Kern is in favor of making this partnership work for the Mary Nohl home, one of Wisconsin's and the nation's most original and outstanding art environments.

Bruce Arbit, 7900 N Beach Drive, Fox Point, WI

Mr. Arbit is opposed to the Mary Nohl Cultural Overlay Zoning District. He supports saving the Mary Nohl House and prefers it remain in Fox Point but opposes commercialization that will affect property values.

Moshe Katz, 7718 N Beach Drive, Fox Point, WI

Mr. Katz advocates preserving the home and art, but is opposed to the Cultural Overlay Zoning District.

Jack Hearst, 8050 N Beach Drive, Fox Point, WI

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Mr. Hearst is in favor of the Mary Nohl home, but is not willing to support the proposed cultural overlay zoning district. He asked that the Village Board and Plan Commission to work to protect the character of the neighborhood, while protecting the Mary Nohl home. He feels fundraising would be a significant change to the character of the neighborhood.

Nancy Coil, 7525 N Boyd Way, Fox Point, WI

Ms. Coil agrees with the prior speakers in favor of the Cultural Overlay Zoning District. She is in favor of preserving the Mary Nohl home where it is.

Meg Kinney, 7575 N Beach Drive, Fox Point, WI

Ms. Kinney has serious concerns with the Kohler proposal for a Cultural Overlay Zoning District, especially the proposal to use the second parcel to build a parking lot and another building.

Representative for John Kohler Art Center Reinhart Boerner Van Deuren, Deborah Tomczyk, 1000 Water Street, Milwaukee, WI

Attorney Deborah C. Tomczyk responded to concerns raised in prior public comment.

Roy Wagner, 6831 N Barnett, Fox Point, WI

Mr. Wagner generally came here to applaud the application and noted there are two well-meaning groups of people here. He asked that some middle ground be found. Mr. Wagner has concerns regarding the community being open, welcoming, and diverse if the proposal doesn't get resolved.

Plan Commissioner Yale

Commissioner Yale directed an inquiry to the representative for the John Michael Kohler Arts Center, Reinhart Boerner Van Deuren Deborah Tomczyk.

Representative for John Michael Kohler Arts Center of Reinhart Boerner Van Deuren, Deborah Tomczyk, 1000 Water Street, Milwaukee, WI

Attorney Deborah C. Tomczyk responded specifically to Commissioner Yale's question regarding telling her superiors that the Beach Drive property owners are upset, stating she would do so.

Eric Witkowski, 7629 N Seneca Rd, Fox Point, WI

Mr. Witkowski noted his support of the Cultural Overlay Zoning District due to the home's purpose and the unique and special artistic presence it encapsulates.

Wendy and Thomas Simeone, 8045 N Beach Drive, Fox Point, WI

Mr. and Mrs. Simeone fully support preserving the Mary Nohl House, but does not support the Cultural Overlay Zoning District from the John Michael Kohler Arts Center.

Steve Westphal, 3903 Birchwood Rd, Saukville, WI

Mr. Westphal stated he was present to speak on behalf of the Board of Directors and the Executive Committee of the John Michael Kohler Arts Center. He thanked the Village Board of Trustees, the members of the Plan Commission, staff, and counsel. He stated this is a multi-step process. Some of the neighbors gave them a proposal, which they are currently reviewing and considering. The dialogue and exchange is part of a healthy process.

Barbara Hussin, 1016 E Quarles Place, Fox Point, WI

Ms. Hussin is in support of the Cultural Overlay Zoning District and supports what Mr. Wagner said previously.

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John Laundrie, 5825 N Santa Monica Blvd, Whitefish Bay, WI

Mr. Laundrie is in favor of the Cultural Overlay Zoning District for the Mary Nohl property.

Kelly Levin, 7234 N Beach Drive, Fox Point, WI

Ms. Levin stated she loves the Mary Nohl House; she wants it preserved. She is not in favor of the Cultural Overlay Zoning District. The street is not conducive to this proposal unlike Chipstone, the Mary Nohl is right next to the road.

Philip Schultz, 7861 N Fairchild Road, Fox Point, WI

Mr. Schultz is in favor of the proposed Cultural Overlay Zoning District, but he understands the concerns and sympathizes with everyone involved.

Judy Shirley, 8235 N Mohawk Road, Fox Point, WI

Ms. Shirley is in favor of the Cultural Overlay Zoning District for the Mary Nohl site, but asked that it be open to a certain number of village residents on a potential once a month basis.

Jonas Karvelis, 3222 N Cambridge Avenue, Milwaukee, WI

Mr. Karvelis stated the Cultural Overlay Zoning District for Mary Nohl is an opportunity and suggested things to do to slow down traffic.

Ruth Lebed, 7536 N Boyd Way, Fox Point, WI

Ms. Lebed is in favor of the overlay and agrees wholeheartedly with Mr. Karvelis and several other speakers who are basically imploring everyone to be reasonable. The matter is in the nature of a discussion and negotiation.

Representative for John Kohler Art Center of Reinhart Boerner Van Deuren, Deborah Tomczyk, 1000 Water Street

Attorney Deborah C. Tomczyk responded to concerns raised in prior public comment.

William Kravit, 7230 N Longacre Road, Fox Point, WI

Mr. Kravit stated there is room for common ground on both sides; Mr. Kravit offered to help assist both sides.

President Frazer asked if there were any further comments; there were no further comments.

President Frazer reminded everyone the Joint Plan Commission and Village Board would continue to take written comments through February 20, 2023 at 11:59 p.m. At that time, the record will be closed. The matter will then go before the Plan Commission. The Plan Commission will take this up possibly at the March meeting and will make a recommendation presumably to the Village Board. The Village Board will then take the matter up.

On motion of Trustee Fonstad, seconded by Trustee Anderson Knight, and carried by the Joint Plan Commission and the Village Board by roll call vote (12-0), to close the oral portion of the public hearing at this time (8:38 p.m.), and to hold the hearing open for the purpose of receiving additional written comments for two weeks, and to fully close the hearing on February 20, 2023 at 11:59 p.m., after which no further comments or other submittals will be received in the record of this hearing.

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelly A. Meyer". The signature is written in a cursive style with a large, stylized initial "K".

Kelly A. Meyer, WCMC/CMC/CMTW
Village Clerk Treasurer