

**VILLAGE OF FOX POINT
JOINT VILLAGE BOARD AND PLAN COMMISSION
PUBLIC HEARING MEETING MINUTES
JANUARY 31, 2023**

A 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 Tuesday, January 31, 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 (via Zoom)
Jay Craig, Commissioner
Robert Langhoff, Commissioner

Also, present were Village Attorney Eric Larson, Village Manager Scott Botcher, Assistant Village Manager Kevin Ausman (via the Police Department), Village Deputy Clerk Treasurer Nathan Schafer, 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).

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 (THE MARY NOHL HOUSE)

President Frazer stated there is a quorum of both the Plan Commission and the Village Board; therefore, they can proceed to business.

President Frazer gave a brief overview of the order and rules for the Joint Plan Commission and Village Board public hearing, which is being held to gather public comment regarding the application of the Creation and Preservation Partners, Inc. to establish a Cultural Overlay District zoning designation to the property located at 7254 and 7328 North Beach Drive (the Mary Nohl House).. President Frazer clarified that the Plan Commission or Village Board will take no action on this tonight. The record for the public hearing will remain open for two weeks, specifically until February 14, 2023 at 11:59 p.m. The hearing would then be closed, and no further evidence would be received.

Trustee Fonstad gave a brief statement for the record, regarding his participation in the Village Board Meetings and tonight's joint public hearing on the subject of the application. He

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stated he has not decided at this time whether he will recuse himself from the quasi-judicial decision in this matter when it comes before the Village Board. He understands there may be legislative aspects of the issue, however, so he will participate in his role as a Village Board member today, at least to hear the evidence and argument on legislative issues arising in the hearing, if any.

APPLICANT CREATION AND PRESERVATION PARTNERS, INC. PRESENTATION

Creation and Preservation Partners, Inc. Director Amy Horst, Mary Nohl Program Director, Site Steward Artist Alex Gartelmann, and Representative for John Kohler Art Center of Reinhart Boerner Van Deuren, Deborah Tomczyk gave presentations regarding the application to add a Cultural Overlay District Zoning Designation to the property located at 7254 and 7328 North Beach Drive (known as the Mary Nohl House) and responded to questions from members of the Board and Plan Commission.

OPEN PUBLIC HEARING

On motion of President, seconded by Trustee Fonstad, and carried by roll call vote of the joint Village Board and Plan Commission (12-0,), the Board opened the Public Hearing at 8:43 p.m.

President Frazer asked for public input and comment.

PUBLIC COMMENT(S) JANUARY 31, 2023:

Mallery Law Firm Attorney John Wirth, Representing 34 Beach Drive Residents

Mr. Wirth commented on behalf of 34 residents who are not in support the Mary Nohl Cultural Overlay Zoning District Designation.

Therese Gripentrog, 8145 N Navajo Rd, Fox Point, WI

Ms. Gripentrog commented she and her husband are fully supportive of the Cultural Overlay Zoning District Designation and a potential "in lieu of tax payment."

Mike Stoessl, 8000 N Beach Drive, Fox Point, WI

Mr. Stoessl is opposed to the Mary Nohl Cultural Overlay Zoning District and supports a continuation of taxes paid to the local school districts.

Michael Tarney, 7308 N Beach Drive, Fox Point, WI

Mr. Tarney stated he is opposed to the Mary Nohl Cultural Overlay Zoning District and turning the site into an events space.

Tim Lemont, 7475 N Beach Drive, Fox Point, WI

Mr. Lemont stated he opposed the Mary Nohl Cultural Overlay Zoning District and 90% of the twenty homes closest to the site are opposed.

**Robert Cozzolino, Curator of the Minneapolis Institute of the Art, 3515 45th Ave S
Minneapolis, MN**

Minneapolis Institute of Art Curator Robert Cozzolino is in support of the Mary Nohl Cultural Overlay Zoning District for preservation of the art.

Without objection and by unanimous consent, President Frazer, announced the Joint Plan Commission and Village Board will take a brief recess until 9:15 p.m.

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Without objection and by unanimous consent of the Joint Plan Commission and Village Board, President Frazer called the meeting to order at 9:16 p.m.

Without objection and by unanimous consent, President Frazer suspended the rules of the Joint Village Board and Plan Commission, to allow two school-aged children who were present, to come up with their parents to be heard.

April Zucchi and Son Woods, 7619 N Beach Drive, Fox Point, WI

Ms. Zucchi is opposed to the Cultural Overlay Zoning District, but supports the preservation of the Mary Nohl House.

Amy Levin and Daughter Taylor, 7415 N Beach Drive, Fox Point, WI

Ms. Levin stated she strongly opposes this proposal. Taylor Levin asked that Beach drive be kept safe for her brothers, friends and for herself.

Lisa Stone, W5447 Cumberland Ln, Neshkoro, WI 54960

Ms. Stone stated she is supportive and feels it will be a positive change with the Cultural Overlay Zoning District.

Representative for John Michael Kohler Arts 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

Kathy Lake, 7471 N Beach Court, Fox Point, WI

Ms. Lake stated she does not support the Cultural Overlay Zoning District and using the site for fundraising.

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

Mr. McDonagh is opposed to the Cultural Overlay Zoning District and commercialization of the Mary Nohl home.

Brad Killian, 1100 E Bywater Lane, Fox Point, WI

Mr. Killian is in favor of the John Michael Kohler Arts Center Overlay Zoning District and encouraged neighbors to come together with Creation and Preservation Partners, Inc. to make this work.

Ceil Grabner, 1100 E Bywater Lane, Fox Point, WI

Ms. Grabner is a student representing 55 Nicolet High School students [and has placed in the record those students' signatures] in favor of Creation and Preservation Partners, Inc., proposed Cultural Overlay Zoning District and the preservation of the Mary Nohl home.

Barb Paulini, 8224 N Lake Drive, Fox Point, WI

Ms. Paulini stated Ms. Grabner stated it beautifully and she also is in support of the proposed Cultural Overlay Zoning District.

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

Mary Louise Dean began her public comment, but technical difficulties made it difficult to continue.

President Frazer called a recess at 9:48 p.m. due to Zoom technical difficulties.

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President Frazer reconvened the meeting at 10:10 p.m. and stated Zoom capabilities had been lost. This meeting will be adjourned to February 6, 2023 at 7 p.m. to allow for virtual and in-person participation. President Frazer encouraged all those interested to come to Village Hall and join the reconvened public hearing set for Monday Feb. 6, 2023 at 7:00 p.m.

Without objection and by unanimous consent at 10:12 p.m. and on behalf of the Joint Plan Commission and Village Board, President Frazer adjourned the public hearing to the date of Monday, February 6, 2023, beginning at 7:00 p.m. regarding 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 (the Mary Nohl House).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelly A. Meyer". The signature is fluid and cursive, with a large loop at the end.

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