

NO NOHL MUSEUM
INFO@NONOHLMUSEUM.COM

Dear Neighbors:

On Tuesday, December 13, 2022 at the Fox Point Village Hall, the Village Board referred to the Village Plan Commission the application of Kohler for a Cultural Overlay District, despite:

1. All residents in attendance and on Zoom that were allowed to speak making clear their opposition,
2. All residents who waited to provide comments following Kohler's turn to speak, being denied the opportunity to speak.
3. The application being grossly deficient.

Action is needed by all concerned Fox Point residents, and promptly, to stop Kohler from steamrolling its commercial enterprise over our residential neighborhood. To that end, *PLEASE, PLEASE:*

1. **SUBSCRIBE to OUR NEW NEIGHBORHOOD website:**

<https://nonohlmuseum.com/>

It is important that you subscribe, so that we can coalesce into a cohesive group TO PROTECT OUR RESIDENTIAL COMMUNITY. Through the website we can communicate more timely and efficiently. WE NEED OUR NEIGHBORS WORKING WITH EACH OTHER TO STOP KOHLER FROM CHANGING THE VERY NATURE OF FOX POINT.

The plan is to try to speak with a unified voice to Village Board Members and Plan Commission Members in opposition to Kohler's intent to expand its commercial enterprise into Fox Point.

2. **CONTACT Village Board Members and Plan Commission Members** with your opposition to Kohler's intent to expand its commercial enterprise into Fox Point.

KOHLER'S PROPOSAL CANNOT MEET ZONING REQUIREMENTS:

Kohler's proposal, set forth in its submittal to the Village, and it is also on the Kohler website (<https://www.jmkac.org/marynohl/>):

- *Is contrary to the general welfare and economic prosperity of the Village and the immediate neighborhood.*
- *Would cause material depreciation in property values in the immediate neighborhood and materially adversely affect the use and enjoyment of property in the immediate neighborhood.*
- *Would create traffic beyond the capacity of the street system to reasonably serve it.*
- *Would remove two very valuable residential parcels from the residential real estate tax rolls of the Village.*

- *KOHLERS PLAN PUTS AT RISK THE QUIET ENJOYMENT OF OUR HOMES, PUTS AT RISK OUR FAMILIES, CHILDREN AND PETS WITH UNWANTED INCREASES IN TRAFFIC, AND PUTS AT RISK PUBLIC SAFTY WITH INCREASED CRIME AND VANDALISM.*

KOHLER’S APPLICATION IS GROSSLY DEFICIENT:

Kohler’s application is grossly incomplete – the zoning code is specific - the application for a Cultural Overlay District is allowed for ONLY 3 uses:

Art Gallery or Museum or Library

Kohler is very clear that this is NOT any of the 3, and specifically NOT a museum (But – what is it?) So, case closed – there is no ability to apply for a Cultural Overlay District!

Further, the zoning code is specific that the application *must* include specific details that are obviously missing, including:

- “A statement describing the general character of the intended use under this section, including the days of the week and the hours of day that people will be permitted in the premises.”

Kohler’s application is open-ended as to days and time limits for a number of activities and events that it expects to conduct.

- “Statistical data on total size of project area, area of open space, and impact on municipal services.”

Kohler has provided nothing on the impact on municipal services. With groups of 80+ for parties, and buses of school children, the impact on services can be nothing less than significant, yet Kohler is silent on this required point.

- “If a new building or addition or remodeling to an existing building is considered, then also architectural drawings and sketches illustrating the design and character of such proposed new building or addition or changes.”

Kohler provided: NONE.

- “Estimated financial factors, such as estimated cost of maintenance and operation and estimated source or sources of income.”

Kohler provided: NONE, *except*, Kohler says that it wants to be able to hold “fundraisers”. What does that mean – more parties at the property???

**BECAUSE THE APPLICATION WAS GROSSLY DEFICIENT, THE VILLAGE BOARD WAS WITHOUT AUTHORITY TO REFER IT TO THE PLAN COMMISSION.
THE PLAN COMMISSION SHOULD REJECT THE APPLICATION AS DEFICIENT.**

Please lend support to this neighborhood group, and please contact Village Board and Plan commission members, and voice your concern:

Village Board	Plan Commission
Douglas Frazer, President 414-810-8220 cell dhfrazer@villageoffoxpoint.com 6405 N Berkley Blvd	Douglas H. Frazer, Chair 414-810-8220 cell dhfrazer@villageoffoxpoint.com 6405 N Berkley Blvd
Eric Fonstad, Trustee 414-540-0288 efonstad@villageoffoxpoint.com 7405 N. Beach Drive	Eric Fonstad, Commissioner 414-540-0288 efonstad@villageoffoxpoint.com 7405 N. Beach Drive
Elizabeth Aelion, Trustee 414-507-2074 eaelion@villageoffoxpoint.com 210 W Bergen Court	John Crichton, Commissioner 7014 N Barnett Ln (414) 247-1815
Greg Ollman, Trustee 414-531-1551 gollman@villageoffoxpoint.com 7525 N Fairchild Rd	Russell Yale, M.D., Commissioner 7150 North Barnett Lane (262) 719-1706 russell.yale@att.net
Liz Sumner, Trustee 312-420-2949 cell lsumner@villageoffoxpoint.com 7720 N Fairchild Road	Robert Smith, Commissioner c/o Fox Point Village Hall 722 N Santa Monica Blvd
Christine Symchych, Trustee 414-403-7729 csymchych@villageoffoxpoint.com 7240 N Barnett Lane	Jay Craig, Commissioner 7950 N Regent Rd jaycraig@juno.com (414) 326-0461 cell
Catie Anderson Knight, Trustee 414-374-2518 cknight@villageoffoxpoint.com 7057 N. Fairchild Cir.	William Langhoff, Commissioner 426 E Apple Tree Rd (414) 962-5697

PLEASE - THE TIME IS NOW JOIN US IN STOPPING KOHLER FROM RE-INVENTING FOX POINT, DESTROYING THE RESIDENTIAL NATURE OF FOX POINT BY CREATING A BUSINESS AND EVENT SPACE AND MUSEUM COMPLEX IN THE HEART OF OUR COMMUNITY!

ADD YOU NAME AND SUPPORT TO OUR WEBSITE WWW.NONOHLMUSUEM.COM