

## **NO NOHL MUSEUM**

[INFO@NONOHLMUSEUM.COM](mailto:INFO@NONOHLMUSEUM.COM)

### **IMMEDIATE ATTENTION REQUESTED!**

Dear Neighbors:

On Tuesday, December 13, 2022 at the Fox Point Village Hall, will be heard the proposal from Kohler, the owners of the Mary Nohl property (7254 N. Beach Dr.) and the adjacent parcel (7328 N. Beach Dr.) purchased (together, the “Nohl Property”) to seek to have both parcels rezoned from an A-1 Residence District to a Cultural Overlay District, to allow public use of the property. Your immediate attention is requested.

If nothing is done, neighbors and other village residents may see a very significant negative threat to the residential character of the neighborhood, negative impacts on both the use and enjoyment of the Beach Drive area, and negative impacts on property values of all homes along Beach Drive. Additionally, there are also

obviously safety concerns with the increased traffic expected in the neighborhood.

Kohler's proposal is set forth in its submittal to the Village, and it is also on the Kohler website ([jmka.org/marynohl/](http://jmka.org/marynohl/)) to do the following:

1. Bring in groups of up to 20 people, 3 times a week, during business hours.
2. Bus in school groups, in an unlimited amount, at any time, assumed to be during school hours.
3. Bring in 80 people for parties, twice a year, for big events with no time limits.
4. Create a parking lot to facilitate most of all the vehicles, including buses, allowed that access.
5. Construct an additional building on the adjacent property to house artists and support public access.
6. Allow overflow parking up and down Beach Drive (Please see the Memo provided the Village that parking is allowed along Beach Drive – a very timely obtained Memo, given the Kohler plan to bring in lots more traffic).

Kohler's submission is vague in a number of respects about plans for additional buildings, the numbers of people coming to the property, and impact on local residents and municipal services.

The process Kohler is using is to present its plan to the Village Board, which is then supposed to submit it to the Village Plan Commission for its recommendation. The Plan Commission considers, among other things, whether:

(1) That the proposed development is *consistent with the spirit and intent of this chapter; is in conformity with the general character of the Village, and would not be contrary to the general welfare and economic prosperity of the Village or the immediate neighborhood.*

(2) That the contemplated use will not:

(a) Cause material depreciation in property values in the immediate neighborhood, nor

(b) Materially adversely affect the use and enjoyment of property in the immediate neighborhood.

(3) That the project will *not create traffic beyond the capacity of the street system to reasonably serve it,* and that there will be adequate off-street parking based upon the need generated by the proposed project.

In addition, Kohler is a non-profit, and such a rezoning would remove two very valuable residential parcels from the real estate tax rolls of

the Village. Some non-profits make *voluntary* payments in lieu of taxes (PILOT), which are rarely made at the level that residential real estate is taxed. In its proposal, Kohler says that it intends to make the voluntary payments, of about \$13,000/year – a paltry amount and a significant loss in tax revenue for the Village if both were used as residential housing.

The Village has an existing example of the foregoing loss of tax revenue: the 11+ acres on which sits the Chipstone Mansion as well as another significant building on N. Club Circle was rezoned a Cultural Overlay District some years ago. The Chipstone Foundation voluntarily makes a PILOT payment, which is believed to be a fraction of what would otherwise be paid in residential real estate taxes.

Many of Fox Point residents are very concerned that request to rezone, if granted, it would have very significant negative impacts on both the use and enjoyment as well as the property values of most all homes along Beach Drive. There are also obviously safety concerns with the increased traffic (and now parking!) and increased exposure of the neighborhood to people coming and going

– there is already a steady stream of people who drive down to see the Nohl house, and this would likely increase its profile (and thus traffic) exponentially.

We are asking you to lend your voice to this cause, and to the protection of our neighborhood and Village. Please attend the Meeting on **Tuesday December 13, 2022 at Village Hall**, contact the Village on your own and express your concern, and please submit your name and to the growing group effort in opposition by contacting us at No [INFO@NONOHLMUSEUM.COM](mailto:INFO@NONOHLMUSEUM.COM) ASAP.

Please feel free to submit any questions you have as well.

Thank you for your review and consideration of this letter.

Sincerely,

**COMMUNITY SUPPORT**

[INFO@NONOHLMUSEUM.COM](mailto:INFO@NONOHLMUSEUM.COM)

[WWW.NONOHLMUSEUM.COM](http://WWW.NONOHLMUSEUM.COM)