

January 4, 2023

Scott Botcher
Village Manager
Village of Fox Point
7200 N Santa Monica Blvd
Fox Point WI 53217

Re: Cultural Overlay District for the Mary Nohl House

Dear Mr. Botcher:

We write in opposition to the proposed Cultural Overlay District for the Mary Nohl House on Beach Drive. We are neighbors who would be directly affected by the proposed changes and are concerned with changes to the existing neighborhood – as are our neighbors. We are also concerned about the impact increased public access will have on our property value.

By way of background, we bought our house on Beach Court about two years ago. We were living in a condo on the Riverwalk in the City of Milwaukee. I grew up in Whitefish Bay, raised a family in Shorewood and then moved downtown to be closer to work and enjoy a walkable neighborhood with many attractions. After living there for 13 years, we decided that we needed a change for the next phase of our life and wanted a ranch instead of a three story townhouse. Fox Point had a lot to offer and I was familiar with it from growing up in the area.

We engaged a broker to search for our next home and eventually focused on Beach Court. We found a ranch house with the features we wanted in a great quiet neighborhood with a tremendous view of the lake. It was more expensive – a third more than comparable ranch houses we looked at on Grey Log Lane which was also in a nice quiet neighborhood.

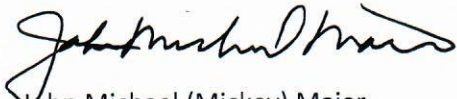
Our due diligence concerned two items not directly covered by the house inspection report. One was the erosion on Beach Drive caused by rising lake levels. The second was the prospect of the Mary Nohl House becoming a public site with increased traffic. Conversation with Scott Brandmeier helped us get confident that the former was not an unmanageable risk. Research on past unsuccessful attempts to put in a parking lot on the Nohl property and amplify public access and traffic as reported online and in conversation helped convince us that what we saw as a nice quiet, walkable neighborhood with stunning views of the lake was worth the premium. Restrictions on parking in the local zoning laws also reassured us.

The past municipal court and police complaints about increased traffic from fundraising and touring activities at the Nohl House seemed to have been resolved in favor of quiet enjoyment for everyone. This was a small interesting residential plot, unlike the Bradley Sculpture Gardens with facilities to host crowds for events and fundraisers. There are facilities in Sheboygan to accommodate this if the John Michael Kohler Art Museum so desires.

So we bought in and are happy residents of Fox Point and appreciate the amenities and services. We support the school referenda and are willing to increase taxes for the school system even though our kids are long past school age because we believe strong communities need strong schools. We also think that like other North Shore Communities subject to state caps on local taxation, that Fox Point needs to protect the property tax base. Non-profit PILOT payments are not prudent long term alternatives. Are you going to ask me what amount I would like to or can afford to pay for property tax? We don't think non-profits should have that discretion either.

We would appreciate it if you would forward this letter to members of the Village Board and the Plan Commission in advance of their next scheduled meeting. We plan to attend online but will limit our remarks if we are confident that we have been heard by the powers that be.

Sincerely,



John Michael (Mickey) Maier



Jane A. Lewis

7433 N Beach Court