

**NOTICE OF MEETING
VILLAGE OF FOX POINT
BOARD OF APPEALS**

SCHWEMER HALL - MUNICIPAL BLDG.
7200 N. SANTA MONICA BLVD.
FOX POINT, WISCONSIN

WEDNESDAY
MARCH 18, 2026
5:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval Of the Minutes of the January 21, 2026 Meeting.**
- 3. Case 2026-01: 7008 N Lombardy Rd.** The applicant is requesting a variance to allow a second accessory structure (sauna) to be located in the rear yard. The request is made pursuant to 745-7c(3)(a)[2] of the Fox Point Code.
- 4. Adjourn**

Published and Posted: March 12, 2026

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, JANUARY 21, 2026**

A meeting of the Fox Point Board of Appeals was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Wednesday, January 21, 2026 at 5:00 PM.

Chair Mark Grady called the meeting to order at 5:06 PM.

Members present:

Mark Grady, Chair
Thomas Dunst, Member
Scott Ratke, Member
Juliana Javor, Member
Nancy Filsinger, Alternate Member

Staff Present: Attorney Eric Larson and Assistant Village Manager Kevin Ausman.

Suspension of the Board of Appeals Rules Which Specify the Meeting Date of January 28, 2026, and Instead, Proceed with Holding the Board of Appeals Meeting on January 21, 2026

Motion by Dunst, second by Ratke, and adopted by anonymous consent to suspend of the Board of Appeals Rules which specify the meeting Date of January 28, 2026, and instead, proceed with holding the Board of Appeals meeting on January 21, 2026.

Approval of Minutes and Determinations of the November 19, 2025 meeting.

Motion by Ratke, and second by Dunst, to approve the minutes of the November 18, 2025 meeting.

All ayes, motion carried.

Roll call vote:

Mark Grady	Aye
Thomas Dunst	Aye
Scott Ratke	Aye
Juliana Javor	Aye
Alternate Nancy Filsinger	Aye

Consideration and Possible Action to Adopt an Amendment to Section 2(b) of the Fox Point Board of Appeals Rules of Procedure, to Change the Regular Meeting date from the 4th Wednesday to the 3rd Wednesday.

Motion by Ratke, second by Javor, to adopt an amendment to section 2(b) of the Fox Point Board of Appeals Rules of Procedure, to change the regular meeting date from

VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, JANUARY 21, 2026

the 4th Wednesday to the 3rd Wednesday.

All ayes, motion carried.

Roll call vote:

Mark Grady	Aye
Thomas Dunst	Aye
Scott Ratke	Aye
Juliana Javor	Aye
Alternate Nancy Filsinger	Aye

Adjourn

Motion by Grady, and adopted by unanimous consent without objection, to adjourn.
Meeting adjourned at 5:10 PM.

Respectfully Submitted,

Kevin Ausman
Assistant Village Manager



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN
**BOARD OF APPEALS
APPLICATION**

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX
POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

1. Name of Appellant ADAM HUDSON Address of Appellant 7008 N. LOMBARDY RD.
Phone Number [REDACTED] [REDACTED]
Home Work Cell
E-mail Address [REDACTED]

2. Address of Property 7008 N. LOMBARDY RD.
Present Use of Property FAMILY RESIDENCE Proposed Use of Property FAMILY RESIDENCE
Owner's Name and Address if Different than Above _____

3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?
Yes No If Yes, State the Nature of Previous Appeal or Application _____
Disposition of Previous Appeal _____
Date of Decision in Previous Case _____

4. Date of Decision or Order of Administrative Official from which Appeal is Taken _____
Date of Notice of Such Decision Received by Appellant _____

5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:

A. "Appeal Administrative Decision." Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.
1. I have read and I understand **Attachment A**: Yes
2. I have fully answered the questions in **Attachment A** and have attached additional explanations as necessary. Yes

B. "Request Variance." State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.
1. I have read and I understand **Attachment B**: Yes
2. I have fully answered the questions in **Attachment B** and have attached additional explanations as necessary. Yes

C. "Request Special Exception." The Village Code Specifies Situations When a Special Exception May be Granted.
1. I have read and I understand **Attachment C**: Yes
2. I have fully answered the questions in **Attachment C** and have attached additional explanations as necessary. Yes

6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A \$200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

Adam Hudson
Signature of Appellant

2-15-26
Date

For Office Use Only:
Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)
Date Application Received _____ Receipt Number for \$200 Filing Fee _____
Case Number _____ Hearing Date _____
Disposition _____

Attachment B

Variance Authority

The applicant has the burden to prove a sufficient basis for a variance to be granted. The applicable standards have been described in Wisconsin Statutes Section 62.23(7)(e)7., and in decisions of Wisconsin courts, and is summarized as follows:

- I. **Area Variance.** An area variance means a modification to a dimensional, physical or locational requirement, such as setback, frontage, height, bulk, or density.

The applicant bears the burden to prove sufficient cause for a variance. State law imposes the following requirements, with relevant terms highlighted:

*The Board of Appeals shall have the following powers: ... to authorize upon appeal in specific cases such variance from the terms of the ordinance as will **not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.** (62.23(7)(e)7.b., Wisconsin Statutes.)*

State law also provides:

*A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome... **In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.** (62.23(7)(e)7.d., Wisconsin Statutes.)*

These laws require the following (Applicant: Check each box to acknowledge you have read and understand these requirements):

- a) **The hardship must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.** Generally, hardship arises because of some unique property limitation or feature of a parcel, or because the property was created before the passage of the zoning ordinance and will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.
- b) **Loss of profit or pecuniary (financial) hardship and/or additional expense incurred to comply with the zoning ordinance is not sufficient grounds for a variance.**
- c) **Self-imposed hardship** is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are examples of self-imposed hardships.
- d) **Circumstances of Applicant.** Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances.
- e) **Nearby violations.** Nearby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.
- f) **Previous variance requests.** Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOR.
- g) **The hardship cannot be one that would have existed in the absence of a zoning ordinance.** Some properties may not be buildable because of the physical nature of the property. For example, the entire parcel might consist of steep slopes or wetlands. In such cases, the property would not be suitable for development whether or not there was a zoning ordinance regulating development.
- h) **Protection of the Public Interest.** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest. The spirit of the ordinance must be observed.

Fox Point Board of Appeals
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505

Dear Members of the Board of Appeals:

Pursuant to Fox Point Zoning Code §§ 756-36(A)(3) and 745, we respectfully request a variance to permit a second accessory structure on our property.

The proposed structure is a modestly-scaled, electric sauna necessary for ongoing healthcare, medicinal, and recovery purposes. It is intended to support continued health maintenance and therapeutic recovery within our home.

This request is based on an unnecessary hardship arising from conditions unique to the property and not self-created, consistent with the standards set forth in § 745. At the time of purchase, the property included a pre-existing, free-standing shed due to inadequate storage associated with a single-stall carport. The carport was later converted into a non-standard, two-car garage; however, its limited dimensions do not permit safe circulation or adequate storage of large landscaping and snow removal equipment, including a lawnmower, snow blower, and wheelbarrow (as well as other recreational and maintenance items). Accordingly, the existing shed remains necessary for seasonal and maintenance equipment storage.

Strict enforcement of § 756-36 would restrict the functional use of the property given the site's physical limitations and existing structures. The hardship is not based on personal preference or convenience, but on inherent property conditions.

The proposed structure will comply with all applicable provisions of §§ 756-36 and 745, will be architecturally consistent with the principal structure, and will not be contrary to the public interest. It will meet all applicable electrical and fire safety codes and will not adversely affect public health, safety, or welfare. Approval of this variance will not be injurious to neighboring properties nor detrimental to the surrounding neighborhood's character. The structure will be largely screened from view and visible from only one adjacent property.

We respectfully request the Board's consideration and approval.

Sincerely,
Adam & Erin Hudson
7008 N. Lombardy Rd.
[REDACTED]



Village of Fox Point GIS

Hudson 7008 N. Lombardy Rd. .25 Acre Parcel



VILLAGE OF FOX POINT

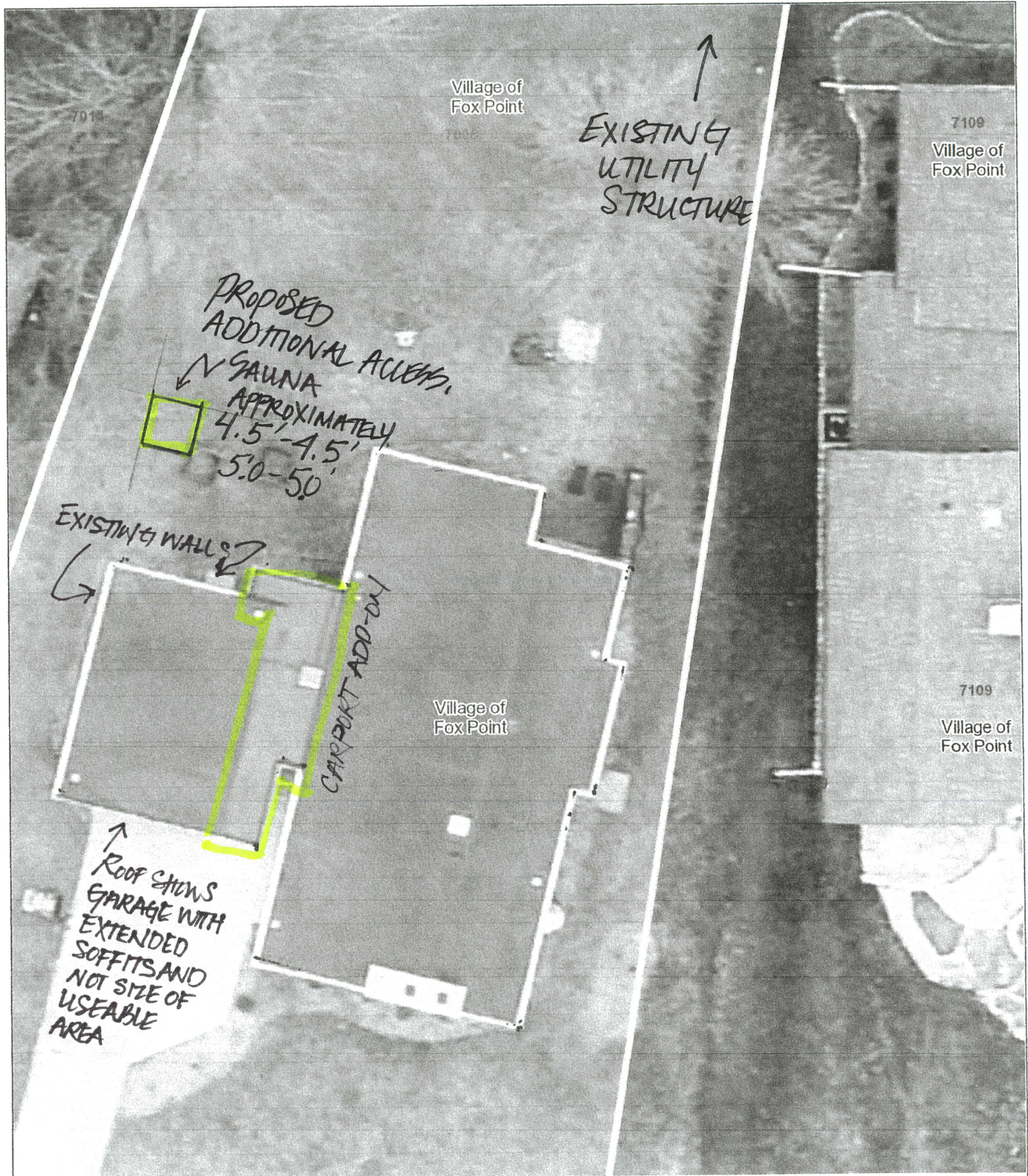
7200 North Santa Monica Blvd
 Fox Point, WI 53217
 (414) 351-8900

DISCLAIMER: The Village of Fox Point Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" =

94'

Print Date: 2/5/2026



Village of Fox Point GIS

Hudson 7008 N. Lombardy Rd. .25 Acre Parcel



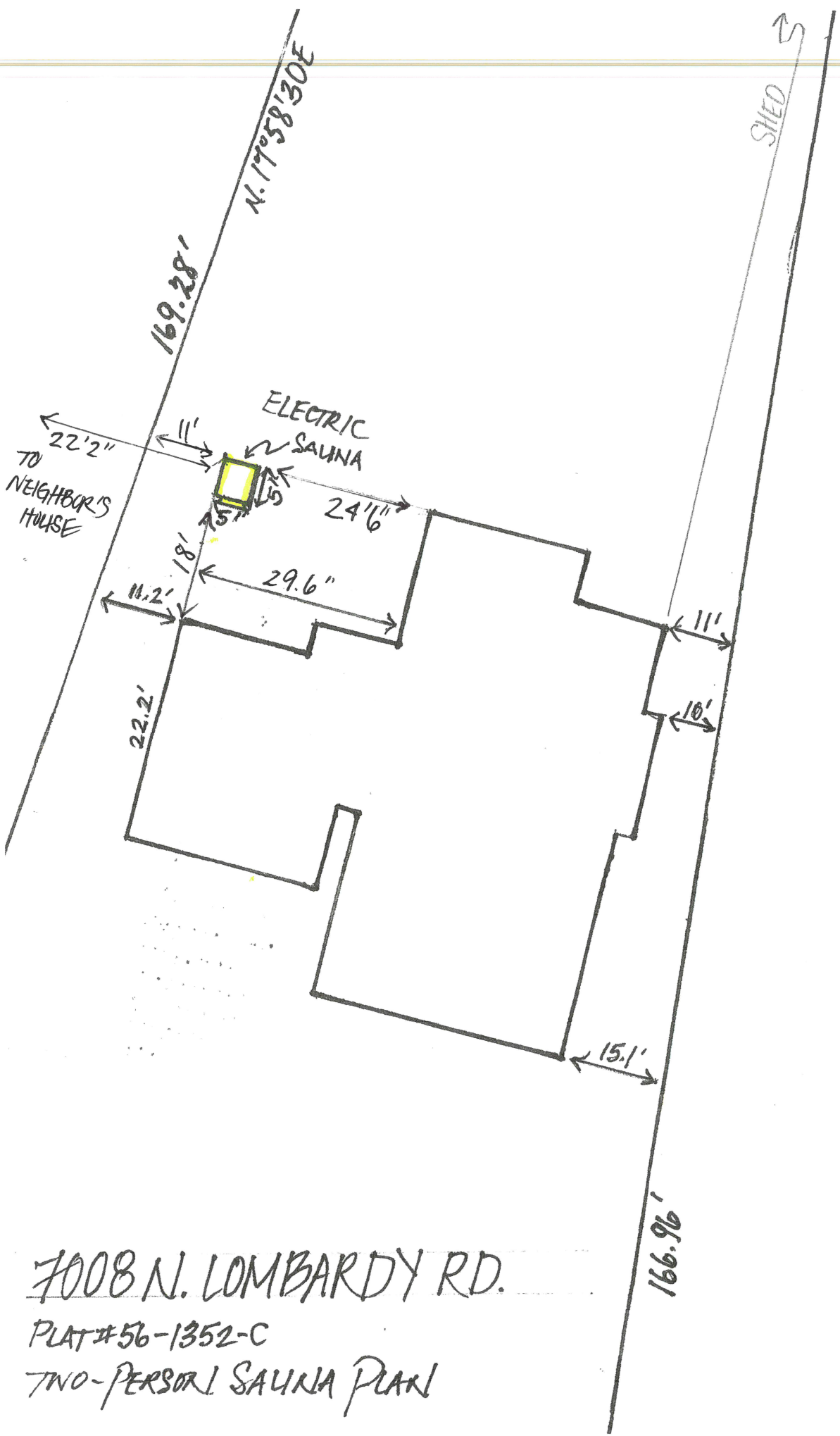
VILLAGE OF FOX POINT

7200 North Santa Monica Blvd
 Fox Point, WI 53217
 (414) 351-8900

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SCALE: 1" = 20'

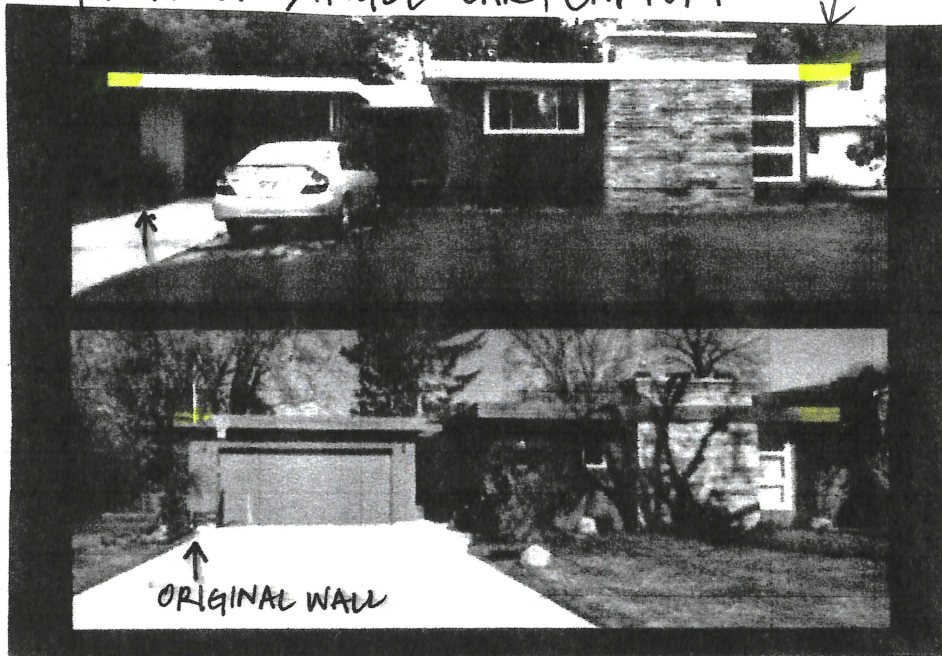
Print Date: 2/5/2026



7008 N. LOMBARDY RD.
 PLAT #56-1352-C
 TWO-PERSON SAUNA PLAN

PHOTO OF SINGLE-CAR, CARPORT

EXTENDED
SOFFITS



EXTENDED
SOFFIT
FRONT VIEW

2 CAR GARAGE CONVERSION WITH
EXISTING EXTERIOR WALLS. THE INTERIOR
WALLS WERE BROUGHT IN, CLOSURE TO
THE LIVING STRUCTURE.

Outdoor Sauna – Project Specification Summary

1. General Description

Structure Type: Prefabricated outdoor sauna
Use: Personal wellness / sauna bathing
Occupancy: 1–2 persons
Assembly: Delivered as prefabricated panels and assembled on-site

2. Dimensions

Overall Footprint: 53.1 in (L) × 53.1 in (D) (approx. 4'-5" × 4'-5")
Overall Height: 82.7 in (H) (approx. 6'-11")
Total Area: Approximately 19.6 sq ft

3. Exterior Construction

Exterior Finish: Vertical wood siding (dark-stained or painted)
Trim Accents: Natural wood accent at roofline
Windows: One small fixed window
Roof Type: Sloped shed-style roof
Roof Material: Standing seam metal

4. Foundation / Placement

Installation Method: Placed on compacted gravel pad, concrete pavers, or concrete slab
Permanent Footings: Not required
Anchoring: Can be anchored to prevent movement if required by code
Setbacks: To comply with all local zoning and accessory structure requirements

5. Electrical Specifications

Voltage: 220–240V, single-phase
Heater Type: Electric sauna heater
Heater Certification: ETL-certified
Estimated Heater Load: 4.5–6.0 kW (final model to be confirmed prior to permit)
Dedicated Circuit: Yes
Disconnect: Exterior disconnect installed within sight if required by local code
Lighting: Interior sauna-rated light fixture
Installation: All electrical work to be completed by a licensed electrician with permit and inspection

6. Mechanical / Ventilation

Ventilation: Passive sauna ventilation (intake and exhaust vents)
Fans: None required

7. Utilities

Plumbing: None
Water: None
Sewer: None
Gas: None

8. Noise & Operation

Noise: No mechanical noise during operation
Operating Temperature: Typical sauna range (160–190°F)
Hours of Use: Residential use only

9. Safety & Code Compliance

ETL-certified electric heater
Sauna-rated wiring, lighting, and components
Installed per manufacturer specifications
Complies with applicable residential electrical and zoning codes

SIMILAR DESIGN EXAMPLE:
FROM BUILDER

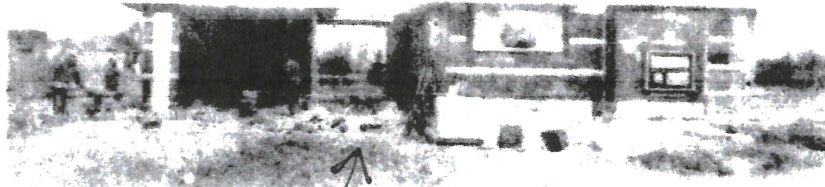


Board & Batten as well as structure color and mid-century design will be consistent with the current home.

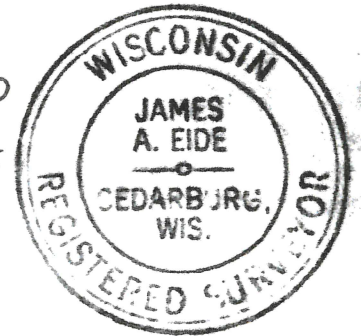


ORIGINAL LAYOUT AT TIME OF PURCHASE

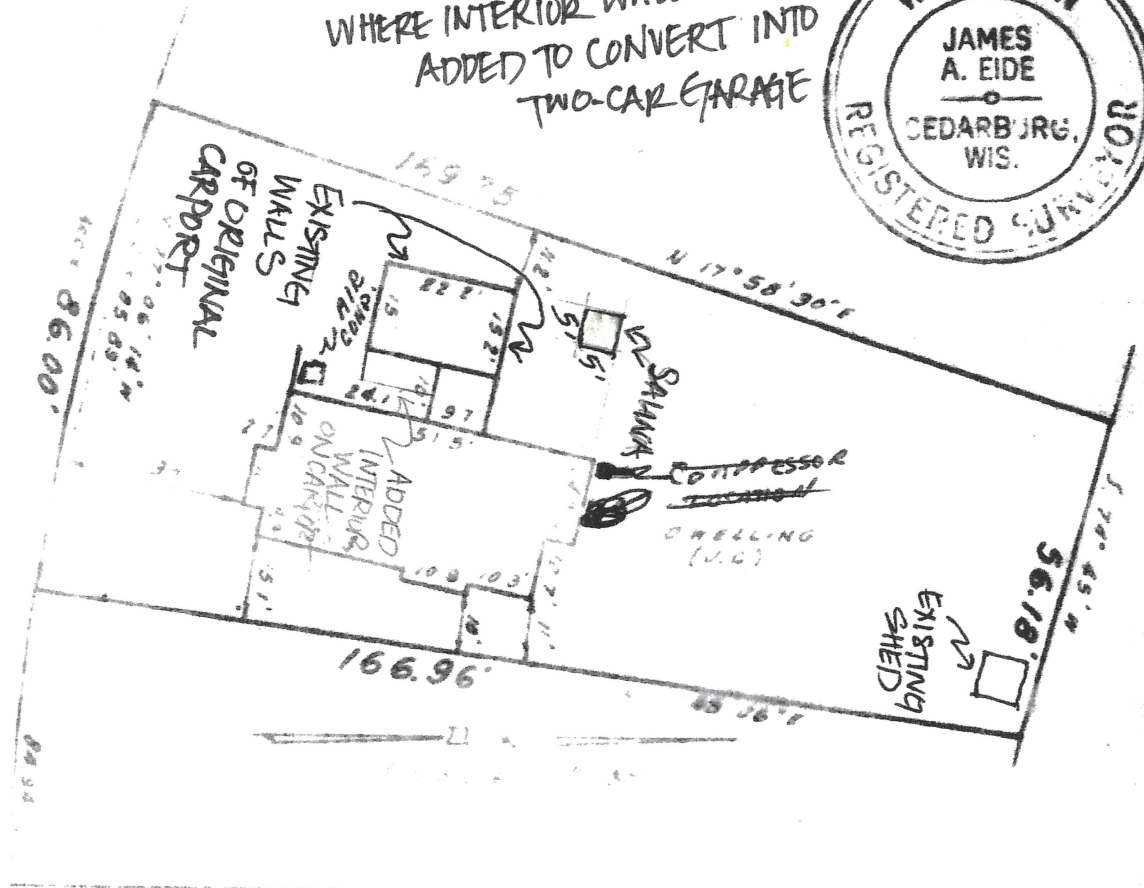
ORIGINAL EXTERIOR CARPORT WALL



PASS THROUGH / OPEN AIR
TO BACKYARD
WHERE INTERIOR WALL WAS
ADDED TO CONVERT INTO
TWO-CAR GARAGE



N. LOMBARDY



N. SANTA MONICA BLVD.

Prepared for JORDAN - JEFFERSON INC.

State of Wisconsin, }
County of Milwaukee } ss.

I hereby certify that on the 4TH day of MARCH, 1957, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 56-1352-C

Signed *James A. Eide*
Surveyor

Reg. No. 5-3

VILLAGE OF FOX POINT

7200 N. SANTA MONICA BLVD

FOX POINT WI 53217

414-351-8900

Receipt No: 1.000062390

Feb 17, 2026

7008 n lombardy Rd

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	

Total:	200.00
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CHECK	Check No: 1183	200.00
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Payor: HUDSON

Total Applied:	200.00
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Change Tendered:	.00
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Duplicate Copy

02/17/2026 11:13 AM