

**NOTICE OF MEETING  
VILLAGE OF FOX POINT  
PLAN COMMISSION**

SCHWEMER HALL - MUNICIPAL BLDG.  
7200 N. SANTA MONICA BLVD  
FOX POINT, WI 53217

**MONDAY**  
SEPTEMBER 13, 2021  
5:45 P.M.

NOTE: THE PLAN COMMISSION WILL BE MEETING ENTIRELY VIRTUALLY VIA TELEPHONIC AND VIDEO CONFERENCING. THE GOVERNING BODY WILL NOT BE PRESENT AT VILLAGE HALL. THIS MEETING IS OPEN TO ALL CITIZENS THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE VILLAGE MANAGER AT [sbotcher@villageoffoxpoint.com](mailto:sbotcher@villageoffoxpoint.com).

Zoom Participant Information  
<https://us02web.zoom.us/j/88963990981>  
Dial: (312) 626-6799  
Meeting ID: 889 6399 0981

**AGENDA**

1. Roll Call.
2. Approval of the minutes of the July 6, 2021 Plan Commission meeting. There was no meeting in August.
3. **Review and Recommendation RE: Land Combination for Julie Waisbren at 1406 E Fox Lane, Fox Point.** The Plan Commission will discuss and may make a recommendation to the Village Board concerning a combination of lots at 1406 E. Fox Lane, Tax Key #058-0004-000 and 8120 North Gray Log Lane, Tax Key #058-0005-000.
4. Adjourn

**NEXT PLAN COMMISSION MEETING:**

**MONDAY, October 4, 2021**

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 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  
PLAN COMMISSION MEETING MINUTES  
JULY 6, 2021**

A Zoom meeting of the Fox Point Plan Commission was held on Monday, July 6, 2021. Chairman Frazer called the meeting to order at 5:45 p.m. and noted there was a quorum of Plan Commission members present.

The Plan Commission roll call was taken by Village Deputy Clerk Treasurer, Jeanne O'Brien:

Eric Fonstad, Acting Chairman  
President Douglas H. Frazer  
Scott Yauck, Commissioner (arrived 5:50 p.m.)  
John Crichton, Commissioner  
Carol Wilkins, Commissioner  
Jay Craig, Commissioner  
William Langhoff, Commissioner

Staff present included Village Manager Scott Botcher, Village Attorney, Eric Larson, and Deputy Clerk Treasurer, Jeanne O'Brien.

Notice of the meeting was provided to the North Shore Now as necessary, 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](http://www.villageoffoxpoint.com), as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

**Approval of the Minutes of the June 7 and June 11, 2021 Plan Commission Meetings**

*On motion of Commissioner Crichton, seconded by Commissioner Craig, and carried unanimously by roll call vote, the Commission approved the minutes of the June 7 and June 11, 2021 Plan Commission meetings, as presented.*

- 1. Review and Recommendation RE: Milwaukee Guitar Collective, 6928 N Santa Monica Blvd., Fox Point.** The Plan Commission will discuss, and may make a recommendation to the Village Board concerning the Conditional Use Permit application of Milwaukee Guitar Collective, 6928 N. Santa Monica Blvd., Fox Point, to consign, buy, sell, trade vintage musical instruments. Products are predominantly sold online and shipped from same facility. Activities also include repairs, photography and by appointment meetings.

*On motion of Commissioner Yauck, seconded by Commissioner Crichton, and carried unanimously by roll call vote, the Commission approved the Conditional Use Permit request of Milwaukee Guitar Collective, LLC, as presented, and recommend the Conditional Use Order and Permit be considered by the Village Board after a public hearing at the next Village Board meeting on July 13, 2021 at 7:00 p.m.*

- 1. Public Hearing and Possible Action RE: Chickens at 8329 N Santa Monica Blvd, Fox Point.** The Plan Commission will conduct a public hearing and may act to approve, deny or conditionally approve the issuance of a chicken permit at 8329 N Santa Monica Blvd., as required by Section 579-17.5(2)(c) of the Village Code.

Attorney Larson explained the ordinance requirements for this public hearing. It is the commission's choice to get sworn testimony or proceed informally. Open comment would

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
JULY 6, 2021**

be adequate. The commission's role is only to consider the four standards as outlined in the packet materials.

Acting Chairman Eric Fonstad opened the public hearing by unanimous consent at 5:55 p.m. The applicants, Jim and Terry Peterson, were present. They stated they are clean people, the yard is clean, the coop is maintained, and they are familiar with the standards of the ordinance. They have been in the Village for 40 years and believe they have been compliant. The complainant's property abuts the corner of the yard. Commissioner Wilkins inquired as to the size of the coop, as the ordinance requires at least 16 sf in size per chicken. Mr. Peterson stated the run and enclosure is a total of 78 sf. There are three locked areas within the coop. Predators were discussed in general, and it would be difficult for them to enter the coop. The public hearing closed at 6:02 p.m. by unanimous consent.

*On motion of President Frazer, seconded by Commissioner Yauck, and carried unanimously by roll call vote, the Commission approved the request for a chicken permit renewal for chickens at 8329 N Santa Monica Blvd., as the applicants satisfy the four standards as set forth in the ordinance; that being the coop is appropriate in the location proposed; it is compatible with the neighborhood; not detrimental to the property values of surrounding property; and in keeping with the residential character and quality of the Village.*

**Adjourn**

*On motion of President Frazer, seconded by Commissioner Yauck and carried unanimously by roll call vote, the Plan Commission meeting adjourned at 6:09 p.m.*

Respectfully Submitted,



Jeanne O'Brien  
Deputy Clerk/Treasurer



**To:** Village of Fox Point Plan Commission  
**From:** Scott Brandmeier, Director of Public Works  
**Through:** Scott Botcher, Village Manager  
**Date:** August 23, 2021  
**Re:** Land Combination – 1406 East Fox Lane

SB

SB

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An application was submitted by Julie Waisbren (Applicant), owner of the property at 1406 East Fox Lane, to combine the lots on their properties (1406 East Fox Lane and 8120 North Gray Log Lane). The Applicant is requesting that the two parcels as shown on the Plat of Survey (Attachment A) be combined and that one lot be created as shown on the Certified Survey Map (CSM) (Attachment B). The Applicant has submitted this application in accordance with Section 738 of the Village Code.

Based upon correspondence from the Village Attorney, it is my understanding that the application requires a filing fee (\$300) and the appropriate CSM but does not require an appraisal as it is a land combination nor notice to property owners within 500 feet of the proposed land combination. As the filing fee has been paid and the Plat of Survey and CSM have been submitted depicting the land combination, it appears that the requirements for the land combination have been met and, therefore, is referred to the Plan Commission for action on the matter.

**VILLAGE HALL**

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7200 North Santa Monica Blvd.  
Fox Point, Wisconsin 53217-3505  
414-351-8900 | Fax 414-351-8909

August 5<sup>th</sup>, 2021

Julie B. Waisbren  
619 N. Segoe Road  
Apartment 815  
Madison, WI 53705

Village of Fox Point  
Attn: Scott Brandmeier, P.E.  
720 North Santa Monica Boulevard  
Fox Point, WI 53217

Dear Village of Fox Point,

In January of 2021, I purchased 1406 Fox Lane and 8120 Gray Log Lane, which are two adjacent lots in the Village of Fox point. I am requesting a combination of these lots with the intent to build a home. Please see attached Certified Survey Map submitted by Don Chaput and our \$300.00 filing fee. Please feel free to contact me with any questions at 414-651-0760.

Sincerely,



Julie B. Waisbren

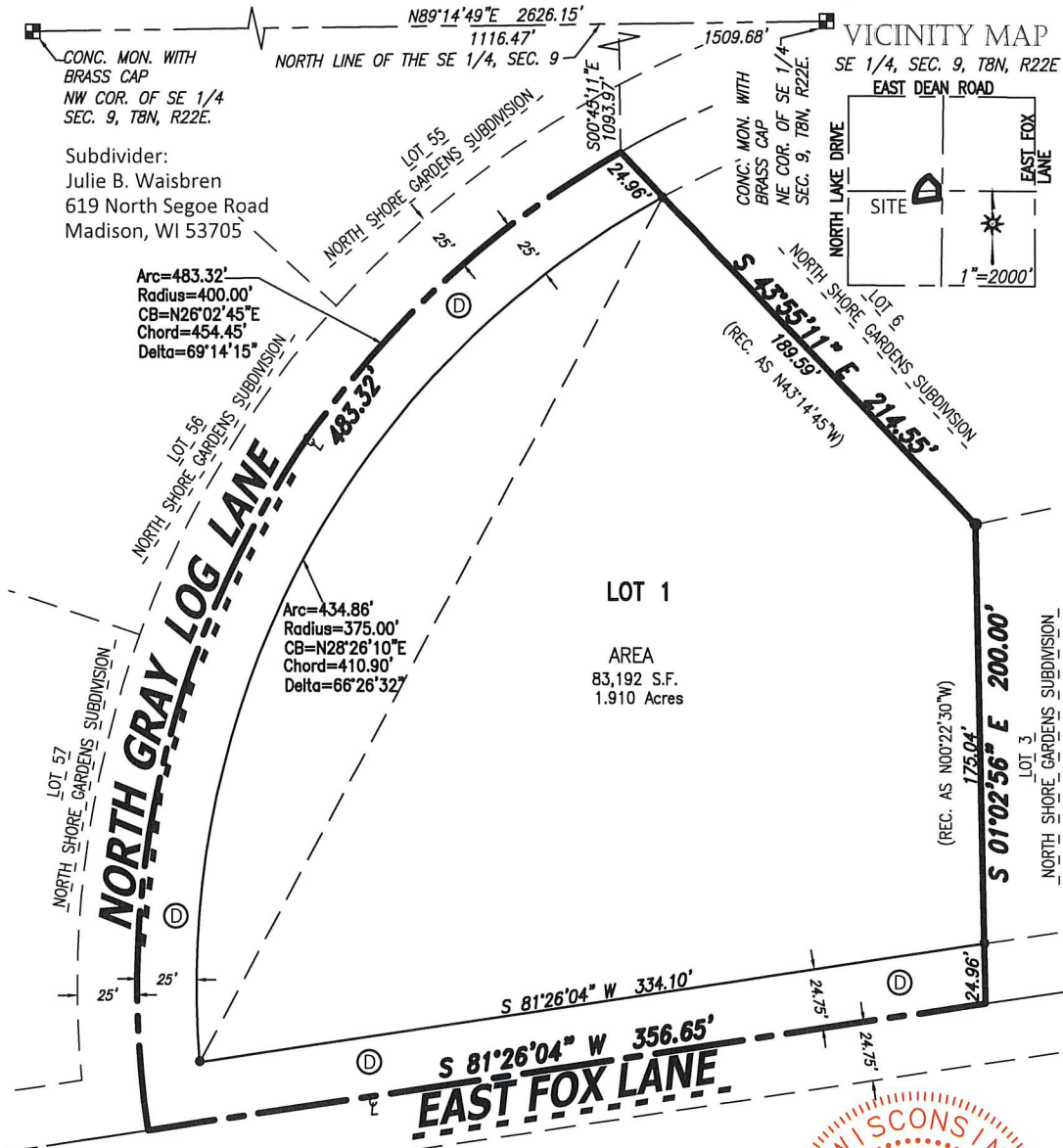
Exhibit A  
Plat of Survey



Exhibit B  
Certified Survey Map

# CERTIFIED SURVEY MAP NO.

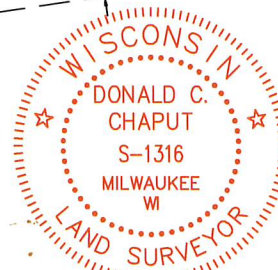
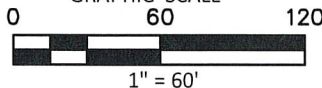
All of Lots 1 and 2 of Certified Survey Map No. 53, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin.



Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Southeast 1/4 of Section 9 bears N89°14'49"E.

- Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- Indicates found 1" iron pipe.
- ⓓ Dedicated for public R.O.W.

GRAPHIC SCALE



*Donald C. Chaput*

Date: July 16, 2021.

Drawing No. 2011  
Sheet 1 of 3 Sheets

**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

## CERTIFIED SURVEY MAP NO.

All of Lots 1 and 2 of Certified Survey Map No. 53, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin.

### SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
:SS  
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Lots 1 and 2 of Certified Survey Map No. 53, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows:

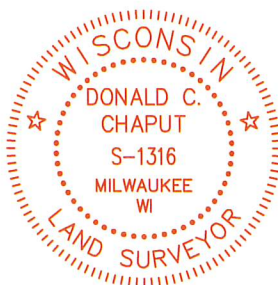
COMMENCING at the Northwest corner of said 1/4 Section; thence North 89°14'49" East along North line of said 1/4 Section 1116.47 feet to a point; thence South 00°45'11" East 1093.97 feet to a point in center line of North Gray Log Lane and the point of beginning of the lands hereinafter described; thence South 43°55'11" East 214.55 feet to northwest corner of Lot 3 in North Shore Gardens Subdivision; thence South 01°02'56" East along West line of said Lot 3 a distance of 200.00 feet to a point in center line of East Fox Lane; thence South 81°26'04" West along said center line 356.65 feet to a point in center line of North Gray Log Lane; thence Northeasterly 483.32 feet along said center line and arc of a curve whose center lies to the Southeast, whose radius is 400.00 feet, and whose chord bears North 26°02'45" East 454.45 feet to the point of beginning. Said lands contains 103,221 square feet, or 2.370 acres.

THAT I have made the survey, land division and map by the direction of Julie B. Waisbren, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Village of Fox Point Code in surveying, dividing and mapping the same.

July 16, 2021.



DONALD C. CHAPUT  
REGISTERED LAND SURVEYOR S-1316

## CERTIFIED SURVEY MAP NO.

All of Lots 1 and 2 of Certified Survey Map No. 53, in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin.

### OWNER'S CERTIFICATE

Julie B. Waisbren, as owner, hereby certify that she caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the Village of Fox Point in surveying, dividing and mapping the same.

\_\_\_\_\_  
Julie B. Waisbren

STATE OF WISCONSIN}  
:SS  
COUNTY}

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, Julie B. Waisbren, as owner of said land, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Signature: \_\_\_\_\_

Print Notary Name: \_\_\_\_\_

Notary Public, State of Wisconsin.

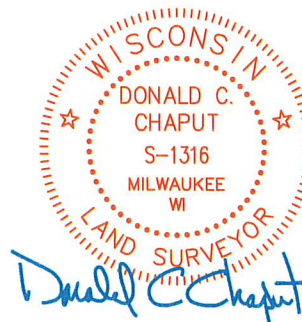
My commission expires: \_\_\_\_\_ (Notary Seal)

### VILLAGE BOARD APPROVAL

Approved by the Village Board of Fox Point on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Douglas H. Frazer, President

\_\_\_\_\_  
Kelly Meyer, Village Clerk/Treasurer



Date: July 16, 2021.

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 2011  
Sheet 3 of 3 Sheets