

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

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

TUESDAY
JUNE 7, 2022
5:45 P.M.

NOTE: THE PLAN COMMISSION WILL BE MEETING IN PERSON AT VILLAGE HALL, WITH A REMOTE ATTENDANCE OPTION, PER THE HYBRID MEETING PROCEDURES FURTHER DESCRIBED IN SECTION 19-32 D. OF THE VILLAGE CODE. THIS MEETING IS OPEN TO ALL CITIZENS IN PERSON AT VILLAGE HALL, OR THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW, SUBJECT TO THE FOLLOWING: NO ASSURANCE IS PROVIDED TO THOSE PLAN COMMISSION AND BUILDING BOARD MEMBERS AND CITIZENS INTENDING TO ATTEND REMOTELY THAT THE TECHNOLOGY WILL PERFORM SUFFICIENTLY TO ALLOW FOR THEIR PARTICIPATION AND THE MEETING WILL PROCEED REGARDLESS. PUBLIC OFFICIALS AND CITIZENS WISHING TO ENSURE THEY CAN PARTICIPATE ARE ENCOURAGED TO ATTEND IN PERSON. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE VILLAGE MANAGER AT sbotcher@villageoffoxpoint.com

Zoom Participant Information
<https://us02web.zoom.us/j/89235901811>

Dial: (312) 626-6799
Meeting ID: 892 3590 1811

AGENDA

- 1. Roll Call.**
- 2. Approval of the minutes of the May 2, 2022 Plan Commission meeting.**
- 3. Review and Recommendation RE: Land Combination for Matthew and Renee Kirchner at 7250 N Beach Dr., Fox Point.**
The Plan Commission will discuss, and may make a recommendation to the Village Board concerning a combination of two adjoining parcels located the southwest ¼ of the fractional southeast ¼ of section 16, town 8 North, Range 22 East, 7250 N Beach Dr., Tax Key #095-9963-000
- 4. Adjourn**

NEXT PLAN COMMISSION MEETING:

TUESDAY, July 5, 2022

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
MAY 2, 2022**

A meeting of the Fox Point Plan Commission was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Monday, May 2, 2022. Commissioner Fonstad called the meeting to order at 5:45 p.m. and noted there was a quorum of Plan Commission and Building Board members present.

The Plan Commission roll call was taken by Deputy Clerk Treasurer Sara Bruckman:

Plan Commission:	President Douglas H. Frazer - Absent
	Eric Fonstad, Commissioner, Chairman
	Robert Smith, Commissioner
	John Crichton, Commissioner
	Russ Yale, Commissioner
	Jay Craig, Commissioner
	William Langhoff, Commissioner

Building Board:	Justin Racinowski, Building Board Member
	Jeff Weber, Building Board Member
	Kristin Dufek, Building Board Member

Staff present included Village Manager Scott Botcher AND Deputy Clerk Treasurer, Sara Bruckman. Also present was Village Attorney, Eric Larson.

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, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

Approval of the Minutes of the April 4, 2022 Plan Commission Meeting

On motion of Commissioner Langhoff, seconded by Commissioner Crichton, and carried unanimously by roll call vote, the Commission approved the minutes of the April 4, 2022 Plan Commission meeting, as presented.

Consideration of Request from New Barons for a Temporary Beer Garden Near the Fox Point Pool on Specified Dates Throughout the Summer. The Plan Commission and Building Board will discuss, and may make a recommendation to the Village Board concerning the request from New Barons Brewing for a Temporary Beer Garden Near the Fox Point Pool on Specified Dates Throughout the Summer.

On motion of Commissioner Fonstad, seconded by Commissioner Crichton, and carried 5 - 1 by roll call vote with Commissioner Yale voting nay, the Commission finds that all four standards of the zoning code are met and referred to the Village Board to approve the request from New Barons Brewing for a Temporary Beer Garden Near the Fox Point Pool on Specified Dates Throughout the Summer.

Adjourn

On motion of Commissioner Crichton, seconded by Commissioner Smith and carried unanimously by roll call vote, the Plan Commission meeting adjourned at

VILLAGE OF FOX POINT
PLAN COMMISSION MEETING MINUTES
MAY 2, 2022

50 6:13 p.m.

51
52 Respectfully Submitted,

53
54
55 Sara Bruckman
56 Deputy Clerk Treasurer
57

DRAFT



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

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

To: Village of Fox Point Plan Commission
From: Scott Brandmeier, Director of Public Works
Through: Scott Botcher, Village Manager
Date: May 18, 2022
Re: Land Combination – 7250 North Beach Drive

An application was submitted by Matthew and Renee Kirchner (Applicants), owners of the property at 7250 North Beach Drive, to combine the parcels that exist on their property. The Applicants are requesting that the two parcels as shown on the Plat of Survey (Parcels 1 and 2 – Exhibit A) be combined and that one lot be created as shown on the Certified Survey Map (CSM – Exhibit B). The Applicants have 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 of Fox Point
Plan Commission
7200 North Santa Monica Boulevard
Fox Point, WI 53217

May 17, 2022

Subject: Homeowner Letter of Intent – Purpose of Merger

Dear Plan Commission Members:

We are submitting the following CSM for the location at 7250 North Beach Drive for your review and approval. The property consists of 2 parcels which we desire to combine into one parcel to facilitate our property improvement needs.

On August 19, 2021 we obtained Building Board approval to raze the existing detached garage, move the existing out building, and build a new detached garage with storage and bathroom. Following the approval, the Building Inspection Department denied the permit due to setback restrictions resulting solely from the fact that the property was comprised of two parcels.

We appealed the denial and the Board of Appeals heard the case on February 10, 2022 at which time the board affirmed the Building Inspection Department determination. The board also gave us direction on a clear path forward for meeting the setback requirements by creating a CSM combining the 2 parcels.

As we have been assured that all other requirements have been met, we are now requesting your approval of the CSM to allow this Building Board approved property improvement to be achieved.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew & Renee Kirchner". The signature is written in a cursive, flowing style with a long horizontal line extending from the end.

Matthew & Renee Kirchner

Exhibit A
Plat of Survey

PARCEL 1:

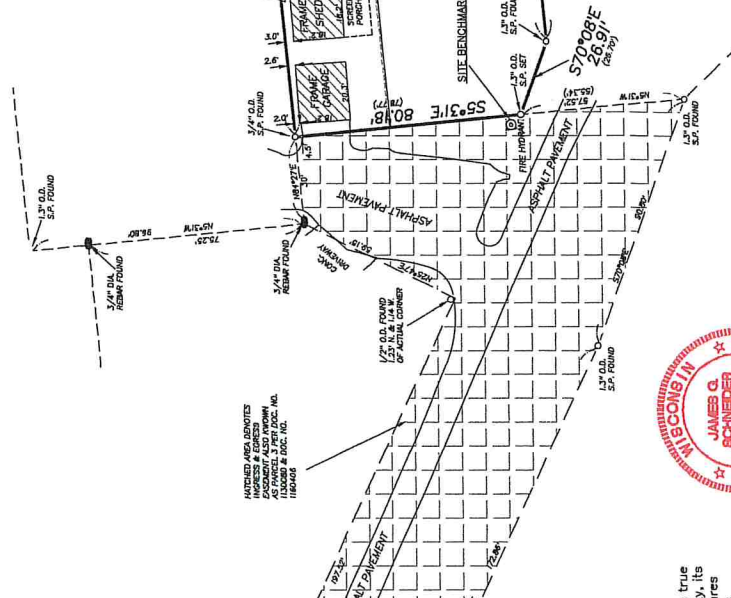
[illegible][illegible]

Said Parcel containing 23.889.3 sq. ft/0.548 acres of land, more or less;

PARCEL 3:

“Easement for the benefit of Parcel as created by deed from Amelia Roberts to RJ, Willets, dated December 15, 1921 and recorded on January 26, 1922 in Volume 922 of Deeds on Page 475, as Document No. 130080 and for the benefit of Parcel II as created by deed from Amelia Roberts to RJ, Willets, dated, July 25, 1922 and recorded on August 7, 1922 in Volume 948 of Deeds, Page 194, as Document No. 1160408, for increase and across over, under, and across the premises described as follows:

Coordinates of a point (which point is described as follows):
 Sturdling at the intersection of the center line of a North and South road and the center line of an East West Road, said intersection being 1559.89 feet South 0°42' West of and 577.55 feet South 89°57' East of the center of said Section; thence South 5°31' East along the centerline of said road, 253.00 feet to a point; thence North 84°27' East, 25 feet to the center line of said road, running thence North 5°31' West, 95.41 feet to a point; thence South 64°23' East, 197.52 feet to a point; thence North 25°47' East, 59.15 feet to a point; thence South 64°23' East, 30 feet to a point; thence South 57°31' East, 134.70 feet to a point; thence North 70°08' West, 90.80 feet to a point; thence North 64°23' West, 172.86 feet to a place of beginning."



SLIPVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

8-18-2020
Date

James G. Schneider
Survivor - S-2127

THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

NOTES:

1. SITE BENCHMARK ON NORTH UPPER FLANGE BOLT OF FIRE HYDRANT ADJACENT TO SUBJECT PROPERTY. ELEV. = 594.98
2. () DENOTES BEARING OR DISTANCE PER DEED
3. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF N. BEACH DR., WHICH BEARS S5°31'E, PER LEGAL DESCRIPTION OF PARCEL

NOTES:

"PROPERTY SURVEY"

for
Matthew Kirchner

7250 N. Beach Dr.
Fox Point, WI

DATE:	August 18, 2020	DRAWN BY:	A.L.H.
FIG D CREW:	F.A.I. & S.E.Z.	Plot No.	LS-4795-20

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Menasha, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5357
www.northshore-engineering.com

NSE

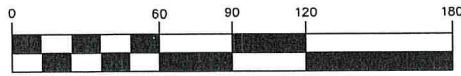
Exhibit B
Certified Survey Map

CERTIFIED SURVEY MAP NO. _____

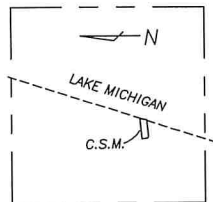
PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net



SCALE 1" = 60'



OWNER:
MATTHEW & RENEE KIRCHNER
7250 N. BEACH DRIVE
FOX POINT, WI 53217

LOCATION MAP

SOUTHEAST FRACTIONAL 1/4 SEC. 16-8-22
(SCALE 1"=2000')

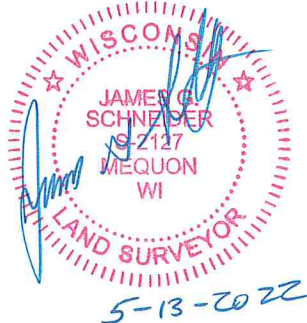
LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- - DENOTES REBAR (FOUND)

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SE. 1/4 OF SECTION 16-8-22 WHICH BEARS S0°08'30"W)

NOTES:

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.



NW CORNER OF THE SE. 1/4 OF SECTION 16-8-22 CONC. MON. WITH BRASS CAP



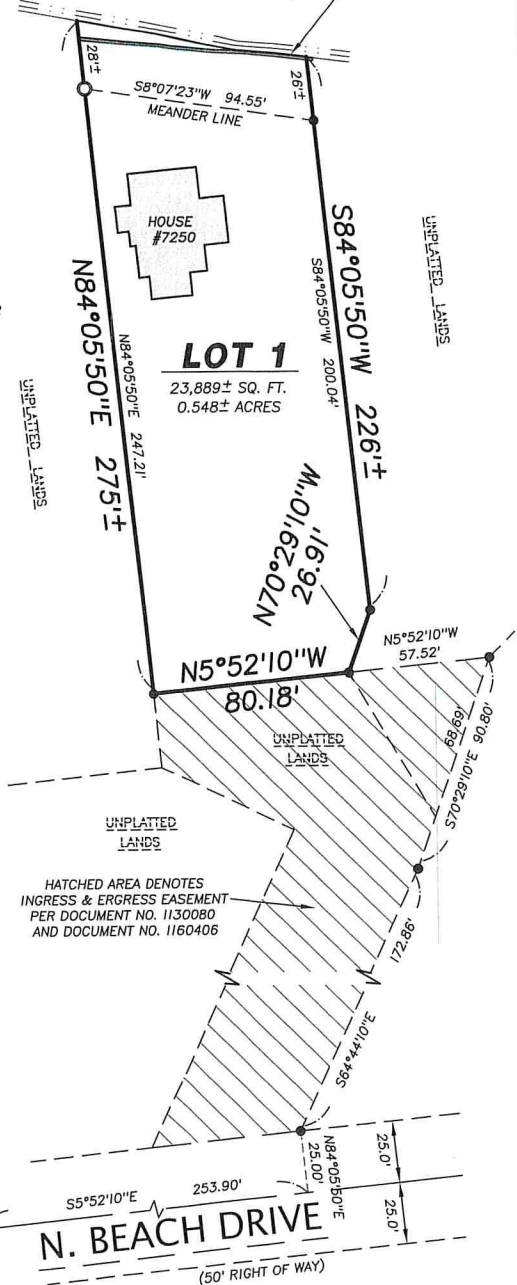
S0°08'30"W 1559.89'

WEST LINE OF THE SE. FRACTIONAL 1/4 OF SECTION 16-8-22
-- S0°08'30"W 2645.79' TOTAL --

SW CORNER OF THE SE. 1/4 OF SECTION 16-8-22 CONC. MON. WITH BRASS CAP



LAKE MICHIGAN
100 YEAR FLOODPLAIN LINE LANDS ALONG THE EAST FACE OF THE SEAWALL ELEVATION = 584.3



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF
SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT,
MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of the Southwest 1/4 of the Fractional Southeast 1/4 of Section 16, Town 8 North,
Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and
described as follows:

Commencing at the Northwest corner of the Fractional Southeast 1/4 of said Section 16;
thence S0°08'30"W along the West line of said Southeast 1/4, 1559.89 feet; thence
N89°56'39"E, 587.38 feet to the intersection of the centerline of north-south and east-
west N. Beach Drive; thence S5°52'10"E along said centerline, 253.90 feet; thence
N84°05'50"E, 25.00 feet to a point in the East right of way line of said N. Beach Drive;
thence S64°44'10"E, 172.86 feet; thence S70°29'10"E, 90.80 feet; thence N5°52'10"W,
57.52 feet to the point of beginning of lands to be described; thence continuing
N5°52'10"W, 80.18 feet; thence N84°05'50"E, 247.21 to a meander point 28± feet from
the West edge of Lake Michigan; thence S8°07'23"W along a meander line, 94.55 feet to
a meander point 26± feet from the West edge of Lake Michigan; thence S84°05'50"W,
200.04 feet; thence N70°29'10"W, 26.91 feet to the point of beginning.

Said lands containing 0.548 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Matthew
Kirchner and Renee S. Kirchner, OWNERS of said lands.

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

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and the Village of
Fox Point Municipal Code.


James G. Schneider S-2127

5-13-2022



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF
SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT,
MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

We, Matthew Kirchner and Renee S. Kirchner, OWNERS, do hereby certify: THAT We
have caused the lands described in the foregoing certificate of James G. Schneider,
Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this 16 day of

May, 2022

Witness

Witness

Matthew Kirchner

Renee S. Kirchner

STATE OF WISCONSIN)
MILWAUKEE COUNTY)^{ss}

PERSONALLY came before me on this 16 day of May, 2022
the above named Matthew Kirchner and Renee S. Kirchner to me known to be the
persons who executed the foregoing certificate and acknowledged the same.

Carly

Notary Public

My Commission expires 4/10/23

CONSENT OF MORTGAGEE

JOHNSON BANK, existing under and by virtue of the laws of the State of Wisconsin,
mortgagee of the above-described land does hereby consent to the surveying, dividing
and mapping of the land described on this Certified Survey Map and does hereby
consent to the above certificate of Matthew Kirchner and Renee S. Kirchner, OWNERS.

In witness whereof, the said JOHNSON BANK has caused these presents to be signed
by Matthew & Renee Kirchner's owners at
Wisconsin, this 16th day of May, 2022

IN THE PRESENCE OF:

JOHNSON BANK

Brittany Liebnor

By: Brittany Liebnor

STATE OF WISCONSIN)
MILWAUKEE COUNTY)^{ss}

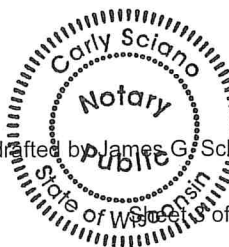
PERSONALLY came before me on this 16 day of May, 2022
the above named by Brittany Liebnor, to me known to be the person who
executed the foregoing certificate and acknowledged the same.

Carly

Notary Public

My Commission expires 4/10/23

This instrument was drafted by James G. Schneider
State of Wisconsin of 4 Sheets



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHEAST 1/4 OF
SECTION 16, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT,
MILWAUKEE COUNTY, WISCONSIN.

VILLAGE OF FOX POINT PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the Village of
Fox Point on this _____ day of _____, 2022.

Douglas Frazer, Chair

Date

VILLAGE OF FOX POINT BOARD APPROVAL

This Certified Survey Map, being a division of part of SE. 1/4 of Section 16, Township 8
North, Range 22 East, Village of Fox Point, Milwaukee County, Wisconsin, having been
approved by the Plan Commission being the same, is hereby approved and accepted by
the Village Board of the Village of Fox Point on this _____ day of
_____, 2022.

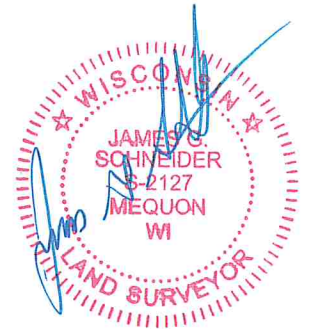
Douglas Frazer, Village President

Date

Kelly Meyer, Village Clerk

Date

This instrument was drafted by James G. Schneider



5-13-2022