



Village of Bayside
9075 N Regent Road
Plan Commission Meeting
September 13, 2018
Village Board Room, 5:30 pm

**PLAN COMMISSION
AGENDA**

PLEASE TAKE NOTICE that a meeting of the Village of Bayside Plan Commission will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

- A. The purpose of this hearing is to consider the request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).
- B.
 - 1. Public Discussion
 - 2. Commission Discussion

IV. APPROVAL OF MINUTES

- A. Plan Commission meeting minutes, June 14, 2018.

V. BUSINESS

- A. Discussion/recommendation to the Board of Trustees on the request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).
- B. Discussion/recommendation to the Board of Trustees on a resolution to vacate the right-of-way at the 700 block of E Glencoe Place.

VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

VII. ADJOURNMENT

Lynn Galyardt
Director of Finance and Administration
September 6, 2018

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.bayside-wi.gov)

STATE OF WISCONSIN - VILLAGE OF BAYSIDE - MILWAUKEE & OZAUKEE
COUNTIES

NOTICE OF PUBLIC HEARING

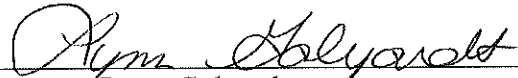
In the Matter of the Request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).

PLEASE TAKE NOTICE that a public hearing will be held before the Plan Commission of the Village of Bayside on September 13, 2018 at 5:30 pm in the Village Hall, 9075 North Regent Road, Bayside, Wisconsin. The purpose of the public hearing is to consider:

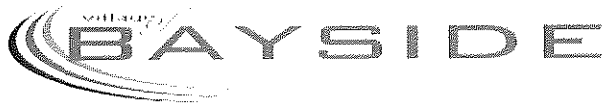
The Request for a Conditional Use Permit for Bina's Bakery, LLC, DBA Nothing Bundt Cakes at 383 W Brown Deer Road, (053-9995-003).

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties may appear in person, or by attorney or agent, and be heard on this matter.

DATED this August 29, 2018.



Lynn Galyardt
Director of Finance/Clerk



I. CALL TO ORDER

President Dickman called the meeting to order at 5:49pm.

II. ROLL CALL

Chairman:	Sam Dickman	Jeff Jubelirer-excused
Commissioners:	Edward Harris	Ari Friedman-excused
	John Krampf	Marisa Roberts
	Robb DeGraff	

Also present: Village Manager Andy Pederson
Director of Finance and Administration Lynn Galyardt
Assistant Village Manger Jake Meshke
Village Attorney Chris Jaekels
There was one person in the audience

III. APPROVAL OF MINUTES

A. January 18, 2018 Plan Commission Public Hearing and Meeting.

Motion by Commissioner DeGraff, seconded by Commissioner Harris, to approve the January 18, 2018 Plan Commission Public Hearing and Meeting minutes. Motion carried unanimously

IV. BUSINESS

A. Discussion/recommendation to the Board of Trustees on the request for an amendment to the Conditional Use Permit for The Mark Travel Corp, 877 W Glencoe Place: Equipment change to remove and replace antennas, remove diplexers and coaxes and add surge protectors, radio heads and hybrid cables.

Rosemary Barrette, on behalf of Verizon, stated the current equipment was being replaced with updated equipment and noted there would be no ground work done.

Motion by Trustee DeGraff, seconded by Commissioner Harris, to recommend to the Board of Trustees on the request for an amendment to the Conditional Use Permit for The Mark Travel Corp, 877 W Glencoe Place: Equipment change to remove and replace antennas, remove diplexers and coaxes and add surge protectors, radio heads and hybrid cables. Motion carried unanimously.

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

VI. ADJOURNMENT

Motion by Commissioner Harris, seconded by Trustee DeGraff, to adjourn the meeting at 5:52pm. Motion carried unanimously.

Lynn Galyardt
Director of Finance and Administration
September 5, 2018

Conditional Use Permit Plan of Operation

Please Answer all questions and attach additional sheets as necessary. If you do not answer a question, provide a justification for why it does not apply to you.

New Conditional Use Permit Amended Conditional Use Permit

Address of Business: 383 W. Brown Deer Rd, Ste 20
Fox Point, WI 53217

Brief overview of specific uses of entire property or lease space and summary of type of business planned: Small retail bakery carry out only. Bake on the premise. Bundt cakes are baked, decorated, and sold. Also carry non-retail food items available for purchase.

A brief description of on-site operations: Bake, decorate, and sell cakes.

Legal description of property: Retail Bakery

Tax Key ID Number/Parcel Number: _____

Zoning of property: _____

Lot size or lease space size (in square feet): 2250

Building dimensions and number of floors: _____

Total floor area (in square feet): _____

Number of shifts and maximum number of employees per shift: 2 shifts, 5-7 employees per shift

Days and hours of operation: 9am to 7pm Mon-Sat

Frequency of deliveries to site and type(s) of vehicles that will deliver: 2 delivery vehicles - VANS/TRUCKS
Two deliveries weekly to store.

Projected traffic circulation: _____

Signage (type, lighting, size, location, existing or new etc.) *All signs must be approved by the ARC: _____

Describe proposed on-site security measures: Security Cameras and alarm system.

Describe the noise, odors, glare, dust, potential fire hazards, or smoke resulting from the proposed use: No hazards, just very ~~loud~~ tasty smelling cakes.

Status of interior plans requiring State approval: _____

Status of State License(s) and/or Certificate(s) required for operation: In progress

List the timetable for completion of all building construction or interior construction/remodeling and the anticipated opening date: Begin construction in October anticipate completion by end of November. Opening first week of December 2018

Anticipated maximum number of facility users and visitors at one time (including special events): 15-20

Total number of estimated parking spots needed for operation: 5-15

Dumpster enclosure and trash removal: _____

Does the applicant have the legal authority to act for and obligate the company or corporation? Yes No _____

Does the applicant have the legal authority to act for and obligate the property owner? Yes No _____

Is the property owner(s) knowledgeable of the request for a Conditional Use? Yes No _____

Does the property owner agree with the Conditional Use request? Yes No _____

Signature of applicant (s) _____



Date _____

8/28/2018

*Attach a legal description of the property requested for a conditional use, a plat of survey of the property, and a drawing of any proposed development.

OFFICE USE ONLY:

Application received by: lg

\$300.00 application fee:

pd 8/28/18

Public Hearing date: _____

\$100.00 occupancy permit fee:

pd 8/29/18

Board of Trustees Meeting: _____

Approved by Board of Trustees: _____

Occupancy Permit Issued?: _____

NSFD Permit Issued?: _____

Midland Management, LLC

555 W. Brown Deer Road, Suite 220, Milwaukee, Wisconsin 53217

August 29, 2018

Village of Bayside
9075 N Regent Road
Bayside, WI 53217

To Whom It May Concern:

The purpose of this correspondence is to indicate our intent to rent space at Audubon Court to Bina's Bakery, LLC d/b/a Nothing Bundt Cakes.

Bina's Bakery will be leasing 2,193 square feet previously occupied by Bruegger's, located at 383B West Brown Deer Road, a space that has been vacant since January of 2018.

If there are any questions regarding this matter or Midland Management's intent to lease space to this tenant, please direct them to our office.

Thank you for your kind consideration of this matter.



Sheila S. Sanders
Asset Manager
Midland Management, LLC
Managing Agent to North Shore Centers Partners

**STATE OF WISCONSIN
MILWAUKEE AND OZAUKEE COUNTIES
VILLAGE OF BAYSIDE**

RESOLUTION NO: 18-__

**Resolution Declaring Intent to Vacate a Part of Glencoe Place Located
in the Village of Bayside, Milwaukee and Ozaukee Counties**

The Village Board of the Village of Bayside, Milwaukee and Ozaukee Counties, Wisconsin, does ordain as follows:

WHEREAS, the Village Board, in accordance with the authority granted pursuant to Wis. Stat. § 66.1003(4), introduced this Resolution on _____, 2018, for the purpose of declaring that the public interest no longer requires the continued use of the 700 block of East Glencoe Place, as depicted more particularly on the drawing which is appended hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Village Board has conducted a public hearing as required by Wis. Stat. § 66.1003(4), prior to the adoption of this Resolution, and has provided notice of the introduction and proposed adoption of this Resolution to all property owners whose properties abut the public right of way sought to be vacated;

NOW THEREFORE, BE IT RESOLVED, in accordance with the provisions of Wis. Stat. § 66.1003, the Village Board of the Village of Bayside, Wisconsin, determines as follows:

1. That the public interest no longer requires the use of a public right of way described on Exhibit A of this resolution; and
2. That the Village's right, title and interest in the use of the public right of way is hereby vacated and discontinued; and
3. That all legal title, right and interest in the public right of way being vacated by adoption of this resolution shall revert to the adjoining property owners in accordance with the provisions of Wis. Stat. § 66.1005(1).

BE IT FURTHER RESOLVED, that the Village of Bayside reserves an easement over, across, and upon that portion of the public right of way of Glencoe Place being vacated for the purpose of constructing, operating and maintaining municipal utilities and services, including sanitary sewer, water and stormwater mains and appurtenances.

BE IT FURTHER RESOLVED, that the Village Clerk is directed to record this resolution in the office of the Register of Deeds for Milwaukee County.

PASSED AND ADOPTED by the Village Board of Trustees of the Village of Bayside
this _____ day of _____, 2018.

VILLAGE OF BAYSIDE

Samuel D. Dickman, Village President

Attest

Lynn A. Galyardt, Director of Finance and
Administration/Village Clerk/Treasurer