



Village of Bayside  
9075 N Regent Road  
Plan Commission Meeting  
January 18, 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 Amendment for Bayside Service, LLC, at 310 E Brown Deer Road, (021-9975-000).
- 1.** Public Discussion
  - 2.** Commission Discussion

**IV. APPROVAL OF MINUTES**

- A.** October 12, 2017 Plan Commission Public Hearing and Meeting.

**V. BUSINESS**

- A.** Discussion/recommendation on the request for a Conditional Use Permit Amendment for Bayside Service, LLC, at 310 E Brown Deer Road, (021-9975-000).

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

**VII. ADJOURNMENT**

Lynn Galyardt  
Director of Finance and Administration  
January 2, 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](http://www.bayside.wi.gov))

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

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**NOTICE OF PUBLIC HEARING**

In the Matter of the Request for a Conditional Use Permit Amendment for Bayside Service, LLC,  
at 310 E Brown Deer Road, (021-9975-000).

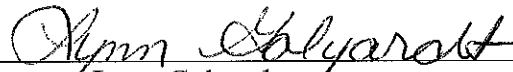
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**PLEASE TAKE NOTICE** that a public hearing will be held before the Plan Commission of the Village of Bayside on January 18, 2018 at 5:30 pm in the Village Hall, 9075 North Regent Road, Bayside, Wisconsin. The purpose of the public hearing is to consider:

The Request for a Conditional Use Permit Amendment for Bayside Service, LLC, at 310 E Brown Deer Road, (021-9975-000).

**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 January 18, 2018.



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Lynn Galyardt  
Director of Finance/Clerk



CONDITIONAL USE PERMIT APPLICATION

PLEASE PRINT OR TYPE

Applicant Name(s) OSCAR MONCADA / SAOR RIVERA

Name of business or development OSCAR MOTORCARS / NORTHSHORE FINEST AUTO DETAILING

Address of proposed business 310 E. BROWN DEER Rd, Bayside, WI 53217

Applicant address 2300 W GOOD HOPE / 8861 N. SENECA RD

Applicant phone number(s) 262-617-2174 / 414-704-0132

Property owner name OSCAR A. MONCADA

Property owner address 2300 W. GOOD HOPE Phone number 262-617-2174

Parcel number 0219975

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 [X]

Brief overview of specific uses of entire property or lease space and summary of type of business planned: AUTO REPAIR / AUTO DETAILING

A brief description of on-site operations: SERVICE, REPAIR, AUTO DETAILING WITH LIMITED PARKING SPACE OF AT LEAST 10 CARS.

Legal description of property:

Tax Key ID Number/Parcel Number: 10219975

Zoning of property: COMMERCIAL

Lot size or lease space size (in square feet): 10204 1204

Building dimensions and number of floors: 1 FLOOR

Total floor area (in square feet): \_\_\_\_\_

Number of shifts and maximum number of employees per shift: 1 SHIFT 3 EMPLOYEES.

Days and hours of operation: MONDAY THROUGH SATURDAY 8:00 - 6:00 PM

Frequency of deliveries to site and type(s) of vehicles that will deliver: 1 - PARTS  
Delivery

Projected traffic circulation: —

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

Describe proposed on-site security measures: \_\_\_\_\_

Describe the noise, odors, glare, dust, potential fire hazards, or smoke resulting from the proposed use: CLEANING PRODUCTS

Status of interior plans requiring State approval: NONE

Status of State License(s) and/or Certificate(s) required for operation: NONE

List the timetable for completion of all building construction or interior construction/remodeling and the anticipated opening date: N/A.

Anticipated maximum number of facility users and visitors at one time (including special events): \_\_\_\_\_

Total number of estimated parking spots needed for operation: TEN SPOTS

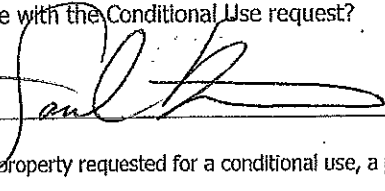
Dumpster enclosure and trash removal: \_\_\_\_\_

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

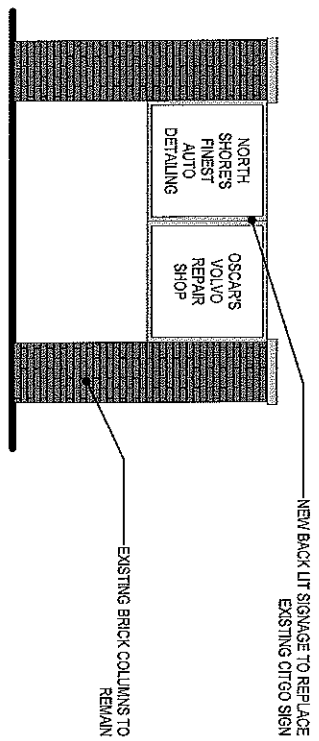
Signature of applicant (s)  Date 12-14-17

\*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.

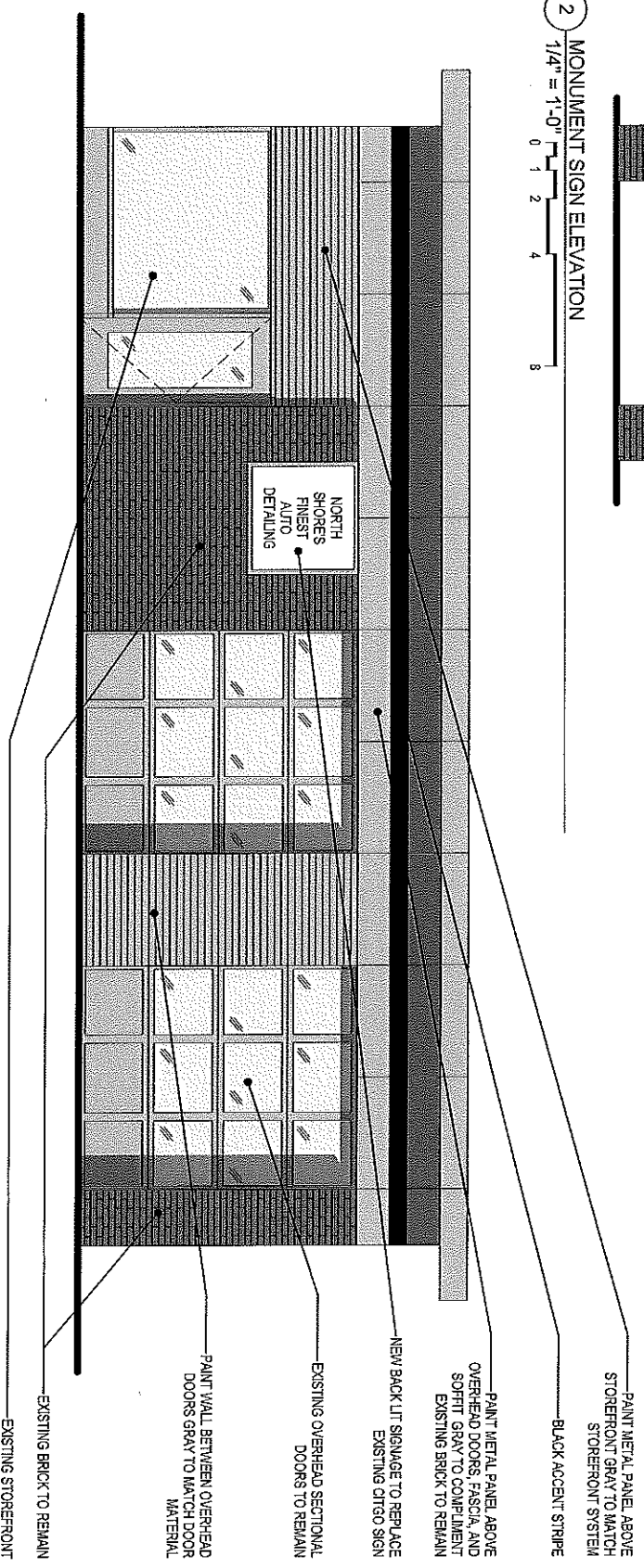
**OFFICE USE ONLY:**

Application received by:	_____	\$300.00 application fee:	_____
Public Hearing date:	_____	\$85.00 occupancy permit fee:	_____
Board of Trustees Meeting:	_____	Approved by Board of Trustees:	_____
Occupancy Permit Issued?:	_____	NSFD Permit Issued?:	_____

option 1

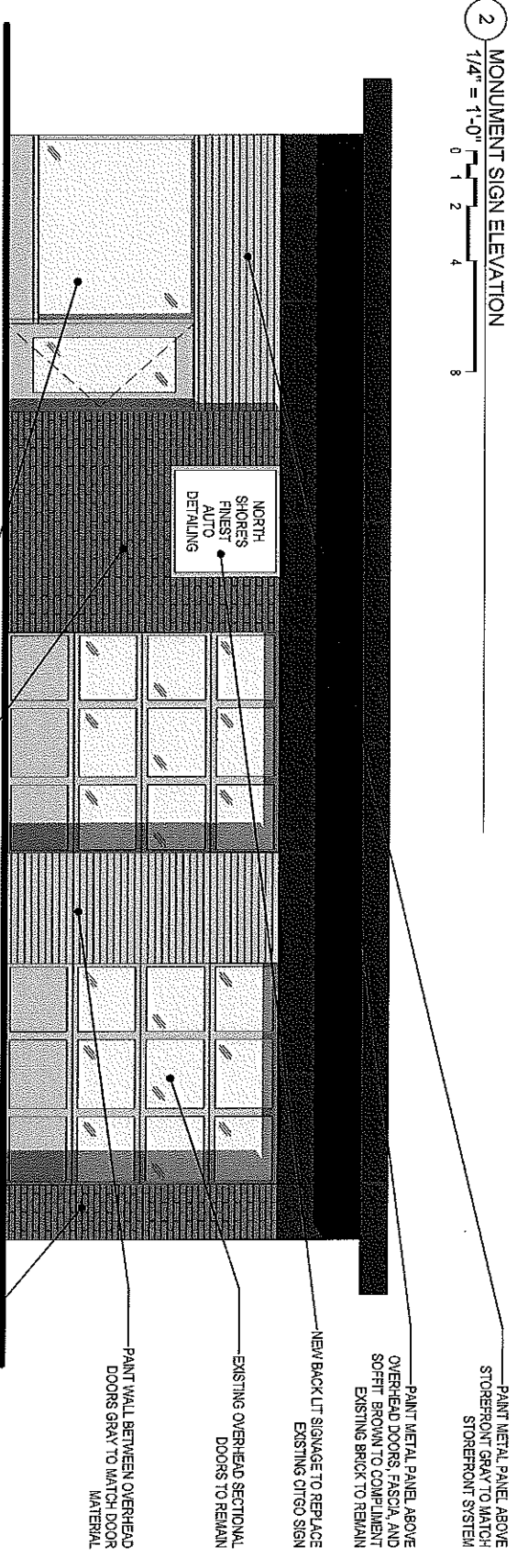
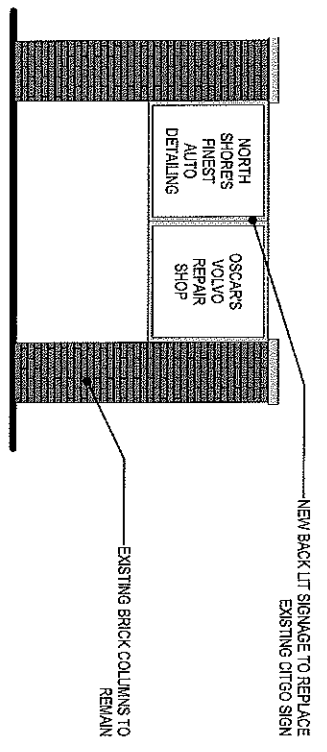


2 MONUMENT SIGN ELEVATION  
1/4" = 1'-0"  
0 1 2 4 8



1 SOUTH BUILDING ELEVATION - PROPOSED CHANGES  
1/4" = 1'-0"  
0 1 2 4 8

NORTH SHORES FINEST AUTO DETAILING  
310 BROWNDIYER ROAD BAYSIDE, WISCONSIN 53217



NORTH SHORES FINEST AUTO DETAILING  
310 BROWNDER ROAD BAYSIDE, WISCONSIN 53217

CITY OF BAYSIDE  
BOARD OF DIRECTORS.

I WOULD LIKE TO MAKE SOME CHANGES TO THE  
PRESENT CONDITIONAL USE PERMIT:

1. NO MORE GAS SALES. THE PUMPS, TANKS, CANOPIES  
WILL ALL BE REMOVED BY JULY, 2018.
2. ABLE TO OPERATE CAR DETAILING. NORTHSHORE finest.
3. ADDED PARKING SPACE, MINIMUM OF 10 CARS  
PAZIL AT ALL TIMES.

THANK YOU.

OSCAR MONCADA.

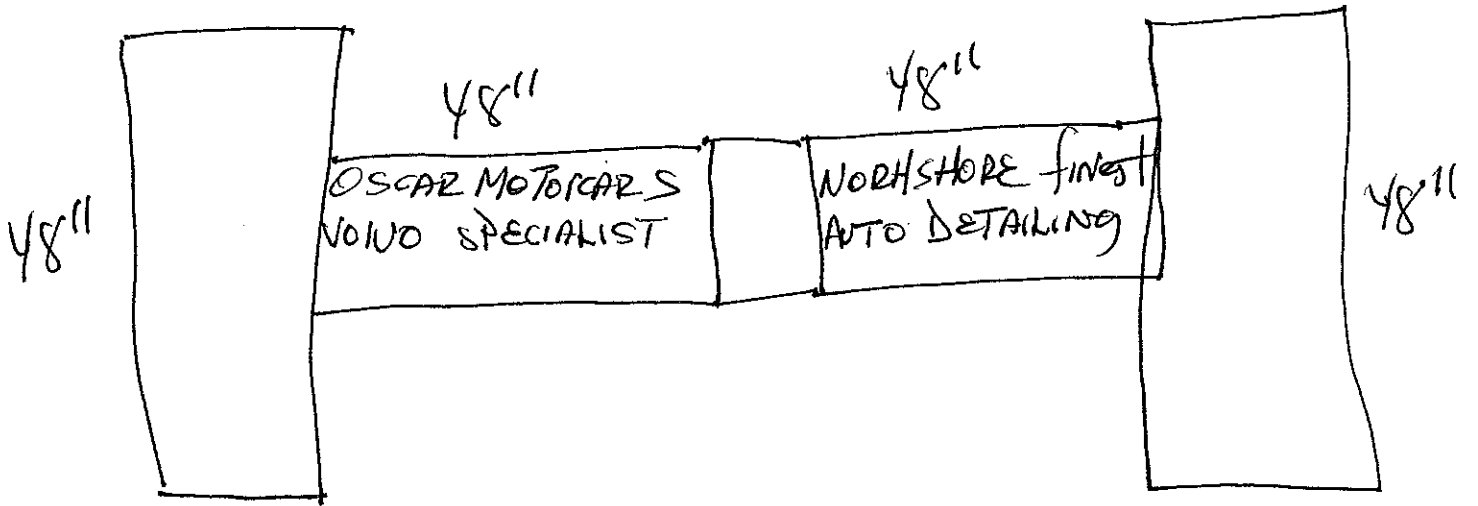
262-617-2174

SAM RIVERA.

414-704-0132



# PROPOSED SIGN





**I. CALL TO ORDER**

President Dickman called the meeting to order at 6:00pm.

**II. ROLL CALL**

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

Also present: Village Manager Andy Pederson  
Assistant Village Manger Jake Meshke  
Village Attorney Chris Jaekels  
There were two people in the audience

**III. PUBLIC HEARING**

**A. The purpose of this hearing is to consider the request for a Conditional Use Permit for Elvia's**

President Dickman read the above notice and called for public discussion at 6:02pm.

**1. Public Discussion**

Elvia Savage stated she was requesting to open an art gallery.

**2. Commission Discussion**

There was no commission discussion.

President Dickman closed the public hearing at 6:03pm.

**B. The purpose of this hearing is to consider the request for the proposed Certified Survey Map for Daniel J Katz, for the purpose of re-division of Lot 1, Lot 3 and Outlot 1 to combine the parcels into one parcel located at 9348 N Lake Drive.**

President Dickman read the above notice and called for public discussion at 6:03pm.

**1. Public Discussion**

Manager Pederson stated this request was to combine the properties into one parcel.

**2. Commission Discussion**

There was no commission discussion.

President Dickman closed the public hearing at 6:03pm.

**IV. APPROVAL OF MINUTES**

**A. July 20, 2017 Plan Commission Public Hearing and Meeting.**

Motion by Edward Harris, seconded by John Krampf, to approve the July 20, 2017 Plan Commission Public Hearing and Meeting minutes. Motion carried unanimously

**V. BUSINESS**

**A. Discussion/recommendation on the request for a Conditional Use Permit for Elvia's Arte Gallery, at 333 W Brown Deer Road, (053-9994-001).**

Motion by Edward Harris, seconded by Jeff Jubelirer, to recommend approval to the Village Board of Trustees on the request for a Conditional Use Permit for Elvia's Arte Gallery, at 333 W Brown Deer Road, (053-9994-001). Motion carried unanimously.

**B. Discussion/recommendation on the request for the proposed Certified Survey Map for Daniel J Katz, for the purpose of re-division of Lot 1, Lot 3 and Outlot 1 to combine the parcels into one parcel located at 9348 N Lake Drive.**

Motion by Edward Harris, seconded by Trustee DeGraff, to recommend approval to the Village Board of Trustees on the request for the proposed Certified Survey Map for Daniel J Katz, for the purpose of re-division of Lot 1, Lot 3 and Outlot 1 to combine the parcels into one parcel located at 9348 N Lake Drive. Motion carried unanimously.

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

**VII. ADJOURNMENT**

Motion by Edward Harris, seconded by John Krampf, to adjourn the meeting at 6:05pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt  
January 2, 2018