



Village of Bayside  
Plan Commission Meeting  
April 7, 2021  
Remote Teleconferencing, 6:00 pm

**PLAN COMMISSION  
AGENDA**

**PLEASE TAKE NOTICE:** Due to the COVID-19 Pandemic, the Plan Commission will be meeting via remote teleconferencing 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 AND ROLL CALL**

**II. APPROVAL OF MINUTES**

A. Plan Commission meeting minutes, March 10, 2021.

**III. BUSINESS**

A. Discussion/overview of Comprehensive Plan update process

B. Discussion/recommendation on Resolution 21-\_\_\_, a Resolution Recommending the Adoption of a Public Participation Plan for the Update of the Comprehensive Plan

C. Public Comment on Comprehensive Plan

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

**V. ADJOURNMENT**

Lynn Galyardt  
Administrative Services Director  
March 31, 2021

The Plan Commission will utilize Zoom videoconferencing software for this meeting. To join the Zoom meeting using a computer or tablet, visit

<https://us02web.zoom.us/j/85252499719?pwd=MkZ5d3VEbVJtS1Z1ZkwxXJYSkVQUT09>

Meeting ID: 852 5249 9719; Password: 319345; Phone: 312-626-6799

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))



**I. CALL TO ORDER AND ROLL CALL**

Chairperson Walny called the meeting to order at 6:00pm via remote teleconferencing.

**ROLL CALL**

**Chairperson:** Eido Walny  
**Commissioners:** Mike Barth  
Ari Friedman  
Edward Harris  
Jeff Jubelirer  
John Krampf  
Marisa Roberts

Also present: Village Manager Andy Pederson  
Administrative Services Director Lynn Galyardt  
Village Attorney Chris Jaekels  
Village Trustee Josh Roling  
Village Trustee Bob Rudman  
There was one person in the audience.

**II. PUBLIC HEARING**

- A. The purpose of this hearing is to consider the request by White Oaks Apartments, LLC, for the property located at 9009 N White Oak Lane, to build a 56-unit, 3 story apartment building.**

Chairperson Walny read the above notice and called for public discussion at 6:03pm.

**1. Public Discussion**

Brett Roge, attorney for Katz Properties, provided a brief overview of the proposal.

**2. Commission Discussion**

The Commissioners commented that the plan has not changed since its first review on February 17, 2021.

Manager Pederson outlined the process to date stating the project appeared before the Architectural Review Committee on March 1, 2021 and the Board of Zoning Appeals on March 3, 2021. All committees had unanimously approved the proposal. Upon review of the Plan Commission the Village Board would consider the recommendations from the Plan Commission and the Board of Zoning Appeals.

**III. APPROVAL OF MINUTES**

- A. Plan Commission meeting minutes, February 17, 2021**

Motion by Commissioner Harris, seconded by Commissioner Barth, to approve the Plan Commission meeting minutes, February 17, 2021. Motion carried unanimously.

**IV. BUSINESS**

**A. Discussion/Recommendation on proposed Seventh Amendment to 1978 Development Agreement between the Village and Bayside Woods Company Partnership regarding White Oaks Apartment, to construct a replacement apartment building at 9009 N White Oak Lane.**

Motion by Commissioner Friedman, seconded by Commissioner Jubelirer, to recommend to the Board of Trustees the proposed Seventh Amendment to the 1978 Development Agreement between the Village and Bayside Woods Company Partnership regarding White Oaks Apartment, to construct a replacement apartment building at 9009 N White Oak Lane. Motion carried unanimously.

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

Manager Pederson stated the Village's Comprehensive Plan is required to be updated in 2021 and the Plan Commission will soon be requested to take action on a Community Engagement Program, as well as consider the updated Comprehensive Plan.

**VI. ADJOURNMENT**

Motion by Commissioner Barth, seconded by Commissioner Harris, to adjourn the meeting at 6:11pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt  
Administrative Services Director

**PUBLIC PARTICIPATION PLAN  
VILLAGE OF BAYSIDE  
COMPREHENSIVE PLAN UPDATE  
MARCH 30, 2021**

Introduction

A key required component of Wisconsin's comprehensive planning legislation, Section 66.1001 of Wisconsin Statutes, is actively involving community stakeholders as the local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the Village of Bayside to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation, update, or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to guide the required ten-year update to the Village's Comprehensive Plan, which was adopted on September 10, 2009.

Major Goals of Public Participation Strategy

- Provide opportunities for members of the public to participate in processes to consider and adopt an updated comprehensive plan.
- Adopt an updated plan that reflects the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin's comprehensive plan legislation.
- Utilize the Village's Plan Commission to guide the plan update process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan update within a reasonable timeframe.

Selected Public Participation Techniques

The Village will, at a minimum, use the following techniques to obtain public input during the plan update process:

- Hold one public meeting to provide an overview of the planning process and collect input on the Comprehensive Plan update, particularly related to the community's vision and priorities. This meeting will be conducted online, open to the public, and advertised in advance.

- Hold one public open house to review the draft plan. This meeting may be conducted online, held in-person, or through a hybrid model. The meeting will be open to the public and advertised in advance.
- Assure that all Plan Commission and Village Board meetings to consider and adopt the updated plan will be open to the public and noticed as required by State open meeting regulations.
- Provide an opportunity at each public meeting held on the Comprehensive Plan update for public comment.
- Hold at least one formal public hearing on the proposed Comprehensive Plan update and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

#### Opportunities for Comments/Responses on Draft Comprehensive Plan

The Village will have copies of draft plan materials available on its website and at Village Hall and the North Shore Library during normal business hours. The Village will also provide copies of the final plan to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the public as requested. The Village may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to, as appropriate and as time permits, at every stage of the plan update process. Written comments on the comprehensive plan update may also be delivered, mailed, or emailed to the Village Manager.



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

**RESOLUTION NO: 21-\_\_\_**

**A Resolution Recommending the Adoption of a Public Participation Plan for the Update of  
the Comprehensive Plan**

**WHEREAS**, the Village of Bayside on September 10, 2009, adopted the Village of Bayside Comprehensive Plan under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

**WHEREAS**, that Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the Village's consideration of potential amendments and updates where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

**WHEREAS**, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or update process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

**WHEREAS**, the Village of Bayside believes that meaningful public involvement in processes designed to consider and update its Comprehensive Plan is important to assure that the resulting Plan meets the wishes and expectations of the public; and

**WHEREAS**, the attached "Public Participation Plan: Village of Bayside Comprehensive Plan Update" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

**NOW THEREFORE, BE IT RESOLVED** that the Plan Commission of the Village of Bayside hereby recommends that the Village Board adopt a resolution to constitute official Village approval of the attached "Public Participation Plan: Village of Bayside Comprehensive Plan Update" as required under §66.1001(4)(a), Wisconsin Statutes.

VILLAGE OF BAYSIDE

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Eido M. Walny  
Village President

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Lynn Galyardt  
Administrative Services Director/Clerk/Treasurer