



Village of Bayside  
Plan Commission Meeting  
June 2, 2021  
Remote Teleconferencing, 5:30 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. PUBLIC HEARING**

**A.** The purpose of this hearing is to consider the request for a Conditional Use Permit for Chicago Hearing, LLC at 333 W Brown Deer Road Suite #7, for retail hearing aid sales and services.

1. Public Discussion
2. Commission Discussion

**B.** The purpose of this hearing is to consider the request for a Conditional Use Permit for PowerUp USA, dba Myocyte at 333 W Brown Deer Road, Suite N, for a personal training business.

1. Public Discussion
2. Commission Discussion

**III. APPROVAL OF MINUTES**

**A.** Plan Commission meeting minutes, May 4, 2021.

**IV. BUSINESS**

**A.** Discussion/Recommendation on the request for a Conditional Use Permit for Chicago Hearing, LLC at 333 W Brown Deer Road Suite #7 for retail hearing aid sales and services.

**B.** Discussion/Recommendation on the request for a Conditional Use Permit for PowerUp USA, dba Myocyte, 333 W Brown Deer Road, Suite N, for a personal training business.

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

**VI. ADJOURNMENT**

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/88996134380?pwd=T0ZWcHlad01kbG9RRHo4Zm52L3Q0UT09>

Meeting ID: 889 9613 4380; Password: 034377; 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))

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

**NOTICE OF PUBLIC HEARING**

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In the matter of a request for a Conditional Use Permit for Chicago Hearing, LLC at 333 W Brown Deer Road, Suite #7 for retail hearing aid sales and services; and

In the matter of a request for a Conditional Use Permit for PowerUp USA, dba Myocyte at 333 W Brown Deer Road, Suite N for a personal training business.

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**PLEASE TAKE NOTICE** that a public hearing will be held before the Plan Commission of the Village of Bayside on June 2, 2021 at 5:30 pm via remote teleconferencing (see agenda for details). The purpose of the public hearing is to consider:

The request for a Conditional Use Permit for Chicago Hearing, LLC at 333 W Brown Deer Road Suite #7 for retail hearing aid sales and services.

The request for a Conditional Use Permit for PowerUp USA, dba Myocyte at 333 W Brown Deer Road, Suite N for a personal training business.

**PLEASE TAKE FURTHER NOTICE** that at such time and place, all interested parties will be heard via remote teleconferencing on this matter.

**DATED** this twenty-fifth day of May 2021.

  
\_\_\_\_\_  
Lynn Galyardt  
Administrative Services Director



**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 - Excused  
Edward Harris  
Jeff Jubelirer  
John Krampf  
Marisa Roberts – Arrived at 6:04pm

Also present: Village Manager Andy Pederson  
Administrative Services Director Lynn Galyardt  
Village Attorney Chris Jaekels  
Deputy Clerk Cassie Schmidt  
There was one person in the audience.

**II. PUBLIC HEARING**

- A. The purpose of this hearing is to consider the request for a Conditional Use Permit for R Design at 333 W Brown Deer Road Suite #10 for an interior design office/studio.**

Chairperson Walny read the above notice and called for public discussion at 6:00pm.

**1. Public Discussion**

Debbie Recht appeared on behalf of the project. R Design studio will be renting a suite at the Audubon Center. It will be used as a showroom for clients including materials such as fabrics and tiles. They will be open one (1) day a week and will be by appointment only.

**2. Commission Discussion**

Commissioner Jubelirer stated that he supported the new studio.

Chairperson Walny closed the public hearing at 6:04pm.

**III. APPROVAL OF MINUTES**

- A. Plan Commission meeting minutes, April 7, 2021.**

Motion by Commissioner Barth, seconded by Commissioner Harris, to approve the Plan Commission meeting minutes, April 7, 2021. Motion carried unanimously.

**IV. BUSINESS**

- A. Discussion/Recommendation on the request for a Conditional Use Permit for R Design at 333 W Brown Deer Road Suite #10 for an interior design office/studio.**

Motion by Commissioner Jubelirer, seconded by Commissioner Barth, to recommend to the Village Board the request for a Conditional Use Permit for R Design at 333 W Brown Deer Road Suite #10 for an interior design office/studio. Motion carried unanimously.

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

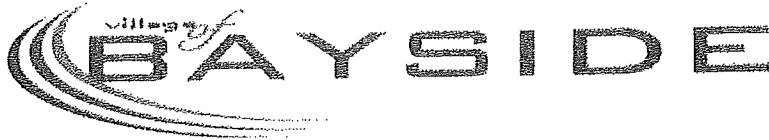
There was none.

**VI. ADJOURNMENT**

Motion by Commissioner Harris, seconded by Commissioner Krampf, to adjourn the meeting at 6:07pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt  
Deputy Clerk



**CONDITIONAL USE PERMIT APPLICATION**

PLEASE PRINT OR TYPE

Applicant Name(s) Ricky L. Frasier

Name of business or development Chicago Hearing LLC

Address of proposed business 333 W. Brown Deer Rd, Bayside, WI 53217

Applicant address 131 Enterprise Road Johnstown, NY 12095

Applicant phone number(s) (518) 736-2284

Property owner name Northshore Center partners Sheila Sanders

Property owner address 555 W. Brown Deer Rd Phone number 414.928.3974

Parcel number \_\_\_\_\_

### 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: 333 W. Brown Deer Rd Milwaukee

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

Retail hearing aid sales and services

A brief description of on-site operations: Servicing seniors in the community with hearing health care

Legal description of property: 333 W. Brown Deer Rd

Tax Key ID Number/Parcel Number: \_\_\_\_\_

Zoning of property: Commercial

Lot size or lease space size (in square feet): 940

Building dimensions and number of floors: Unknown, Single Story

Total floor area (in square feet): 940 rented

Number of shifts and maximum number of employees per shift: \_\_\_\_\_

1 shift 2-3

Days and hours of operation: M-F 9am - 5pm

Frequency of deliveries to site and type(s) of vehicles that will deliver: \_\_\_\_\_

Fedex and UPS

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: none

Describe the noise, odors, glare, dust, potential fire hazards, or smoke resulting from the proposed use: none

Status of interior plans requiring State approval: none  
was a formerly a hearing aid center

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

List the timetable for completion of all building construction or interior construction/remodeling and the anticipated opening date: complete  
as of today

Anticipated maximum number of facility users and visitors at one time (including special events): staff plus 2 patients at most

Total number of estimated parking spots needed for operation:

Dumpster enclosure and trash removal: has dumpster provided by landlord

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) Yonna G. John, Controller Date 5/3/2021

\*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: \_\_\_\_\_

\$100.00 occupancy permit fee: \_\_\_\_\_

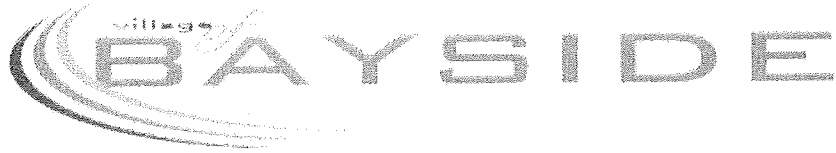
Board of Trustees Meeting: \_\_\_\_\_

Approved by Board of Trustees: \_\_\_\_\_

Occupancy Permit Issued?: \_\_\_\_\_

NSFD Permit Issued?: \_\_\_\_\_





**CONDITIONAL USE PERMIT APPLICATION**

PLEASE PRINT OR TYPE

Applicant Name(s) Johanna + Jonas Rolf

Name of business or development Power Up USA, dba Myocyte

Address of proposed business 333 W Brown Deer Road, Suite N, Bayside, WI 53217

Applicant address 2724 Kohler Memorial Dr., Sheboygan WI 53081

Applicant phone number(s) 920-489-7387 / 920-489 / 73~~87~~ 98

Property owner name Ned Bickman

Property owner address 555 W Brown Deer Rd, Suite 220 Phone number 262.643.4430

Parcel number NA

## 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: no specific location because we are mobile,  
officially applied under N6582 Riverview Rd, Plymouth, WI 53073

Brief overview of specific uses of entire property or lease space and summary of type of business planned: Personal training using Electro Muscle Stimulation (EMS). Proven concept for over 15 years in Germany, beginning to expand on the East + West Coast in US. We would be the first EMS studio in Wisconsin! We do whole body EMS.

A brief description of on-site operations: EMS trainings, personal training, health + fitness coaching, personal merch, etc. Generally we can have two clients per 30 min, w/ appointment only.

Legal description of property: Not sure

Tax Key ID Number/Parcel Number: 86-169 10 68

Zoning of property: Not sure

Lot size or lease space size (in square feet): approx. 837 sq. ft.

Building dimensions and number of floors: Not sure, only ground floor

Total floor area (in square feet): approx. 837 sq. ft.

Number of shifts and maximum number of employees per shift: 1 and 1 or 2, subject to change over time, 2 and 2-3 employees

Days and hours of operation: Mon - Sat, 8/10am - 8 pm

Frequency of deliveries to site and type(s) of vehicles that will deliver: Not frequent

Projected traffic circulation: 4 clients / hour (max training / hr possible)

Signage (type, lighting, size, location, existing or new etc.) \*All signs must be approved by the ARC: similar signage as other stores in complex

Describe proposed on-site security measures: Standard security systems and locks.

Describe the noise, odors, glare, dust, potential fire hazards, or smoke resulting from the proposed use: music to motivate customers (not too loud because they still need to hear us in training).

Status of interior plans requiring State approval: in progress

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: In progress of lease agreement, once signage 90 days, sooner if possible! Depending on material delay/timeline.

Anticipated maximum number of facility users and visitors at one time (including special events): Daily usage, 2-4. For opening / special event... 30? Not sure.

Total number of estimated parking spots needed for operation: 4, max.

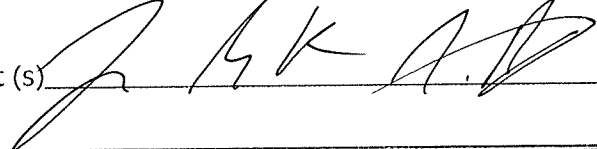
Dumpster enclosure and trash removal: in progress, will be less than normal household trash.

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 5/19/21

\*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:

Cassie Ryan

\$300.00 application fee:

\$ 300

Public Hearing date:

6/2/2021

\$100.00 occupancy permit fee:

\$ 100

Board of Trustees Meeting:

\_\_\_\_\_

Approved by Board of Trustees:

\_\_\_\_\_

Occupancy Permit Issued?:

\_\_\_\_\_

NSFD Permit Issued?:

\_\_\_\_\_