



Village of Bayside
Plan Commission Meeting
August 10, 2021

Schlitz Audubon Nature Center Main Auditorium, 6:00 pm
1111 E Brown Deer Road

**PLAN COMMISSION
AGENDA**

PLEASE TAKE NOTICE that a meeting of the Village of Bayside Plan Commission will be held at the Schlitz Audubon Nature Center Main Auditorium, 1111 E Brown Deer Rd, 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. **APPROVAL OF MINUTES**
 - A. Plan Commission meeting minutes, July 27, 2021.
- IV. **BUSINESS**
 - A. Presentation/Discussion on Petition request by Cobalt Partners LLC and La Macchia Holdings LLC for a Planned Unit Development District, generally bounded by N. Port Washington Road, W. Brown Deer Road, W. White Oak Lane, and U.S. Highway Interstate 43 North.
 1. Presentation by Petitioner
 2. Public Comment
 3. Questions/Comments from Plan Commissioners and Village Staff.
- V. **ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**
- VI. **ADJOURNMENT**

Lynn Galyardt
Administrative Services Director

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)



I. CALL TO ORDER AND ROLL CALL

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

ROLL CALL

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

Also present: Village Manager Andy Pederson
Police Chief Doug Larsson
Assistant to the Village Manager Leah Hofer
Trustee Darren Fisher
Trustee Bob Rudman
Trustee Margaret Zitzer
Administrative Services Director Lynn Galyardt
Village Attorney Chris Jaekels
There were 23 people in the audience.

I. APPROVAL OF MINUTES

A. Plan Commission meeting minutes, June 2, 2021.

Motion by Commissioner Harris, seconded by Commissioner Barth, to approve the Plan Commission meeting minutes, June 2, 2021. Motion carried unanimously.

II. BUSINESS

A. Petition Conference Regarding Proposed Planned Unit Development District

1. Overview of process.

Attorney Jaekels outlined the process for the proposed Planned Unit Development District stating the intent was to adjust the zoning to align with the best use of the area.

2. Presentation by Cobalt Partners LLC and La Macchia Holdings LLC for proposed planned unit development generally bounded by N. Port Washington Road, W. Brown Deer Road, W. White Oak Lane, and U.S. Highway Interstate 43 North.

Steve Morales, partner with Rinka, Inc, presented the mixed-use community area proposed for the site noting the focus on a green environment. Scott Yauck, from Cobalt Partners LLC provided a brief overview of potential uses for the area.

3. Questions/Comments from Commissioners, Staff, and Public.

Chairperson Walny stated today's meeting is to present the concept of the proposed planned unit development and is the first meeting in a long process of meetings noting comments should be kept to the presentation only.

Commissioner Barth stated the preliminary concept incorporates the comments received from the Comprehensive Plan public meetings.

The following people spoke at the meeting:

F. Tessa Bartels, 208 E Ravine Baye Rd.

Jeff Wohlfahrt, 1120 E Bay Point Rd.

Chris Marks, 306 W Ellsworth Ln.

Richard Rand, 9458 N Fairway Dr.

Barbara J. Becker, 9745 N Lake Dr.

Geri G. Olson, 9040 N Lake Dr.

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

Chairperson Walny encouraged residents to sign up to the group notifications on the Next Door Development Group website.

IV. ADJOURNMENT

Motion by Commissioner Harris, seconded by Marisa Roberts, to adjourn the meeting at 6:37pm. Motion carried unanimously.

Lynn Galyardt
Administrative Services Director



400 N. Broadway, Suite 100 • Milwaukee, WI 53202 • (414) 271-5000

August 5, 2021

Via Email apederson@baysidewi.gov

Mr. Andy Pederson
Village Manager
Village of Bayside
9075 North Regent Road
Bayside, WI 53217

Project Zoning Submittal: NWC of Brown Deer and Port Washington Roads

Dear Mr. Pederson:

On behalf of a joint venture between La Macchia Holdings, LLC and Cobalt Partners, LLC, this letter constitutes our revised submittal and formal petition for planned unit development zoning at the subject site pursuant to Sections 125-99 and 125-106 of the Bayside Municipal Code.

In support of this request, we have included with this letter the various information required by the above Code sections. Given that there is substantial redundancy in the information required by the respective sections, we have established a single, comprehensive itemization of the required information, which forms the basis for our submittal.

We look forward to working cooperatively with the Village and its representatives through the appropriate approval processes. We would request that this matter be reviewed by staff as appropriate and placed on an upcoming agenda pursuant to the applicable process proscribed by State statute.

Should you require additional information, please advise accordingly.

Respectfully,

A blue ink signature of Scott J. Yauck, consisting of several overlapping loops and a long horizontal stroke.

Scott J. Yauck
President/CEO
Cobalt Partners LLC

A blue ink signature of William E. La Macchia, written in a cursive style.

William E. La Macchia
La Macchia Holdings LLC
Member

Petition for PUD Zoning Pursuant to Sections 125-99 & 125-106

Index of Submittal Information

1. Names and addresses of the owner, architect, planner, engineer, attorney and any other professional advisers who assisted in preparing the proposed development.
2. A legal description of the proposed project area, together with an accurate map showing its relationship to surrounding properties.
3. Names and addresses of all opposite and abutting property owners of record.
4. A statement describing the general character of the intended development along with such other information as would be pertinent to a determination as to the suitability and desirability of granting the proposed overlay use on the particular site.
5. Maps and plans showing the proposed planned unit commercial development, including the pattern of public and private roads, driveways, parking facilities, recreational facilities, private or public parks, and the size, arrangement and location of lots, the location of sewer and possible water facilities, and the existing topography and storm drainage system, showing basic topographic changes.
6. Statistical data on the total size of project area, area reserved for open space, density computation, and proposed number of commercial units.
7. General outline of the manner by which any privately-owned open space will be maintained and by which aesthetic and other similar controls will be enforced, together with the provision for services which may be supplied by a property owner or association of property owners.
8. A general summary of the financial factors, such as total anticipated cost of the development of the project, the estimated selling price for individual properties, the estimated cost of landscaping, and other improvements.
9. The type, size and location of structures.
10. Architectural drawings and sketches illustrating the design and character of proposed structures.
11. Landscape treatment.

1. Names and addresses of the owner, architect, planner, engineer, attorney and any other professional advisers who assisted in preparing the proposed development.

a. Owner: **Affiliates of La Macchia Holdings, LLC & Cobalt Partners, LLC**

La Macchia Holdings, LLC
8907 North Port Washington Road
Bayside, WI 53217

Cobalt Partners, LLC
400 North Broadway, Suite #100
Milwaukee, WI 53202

b. Architect: **Rinka+**
756 N. Milwaukee Street, #250
Milwaukee, WI 53202

c. Planner: **Rinka+**
756 N. Milwaukee Street, #250
Milwaukee, WI 53202

d. Engineer: **JSD Professional Services Inc**
W238 N 1610 Busse Rd, STE100
Waukesha, WI 53188

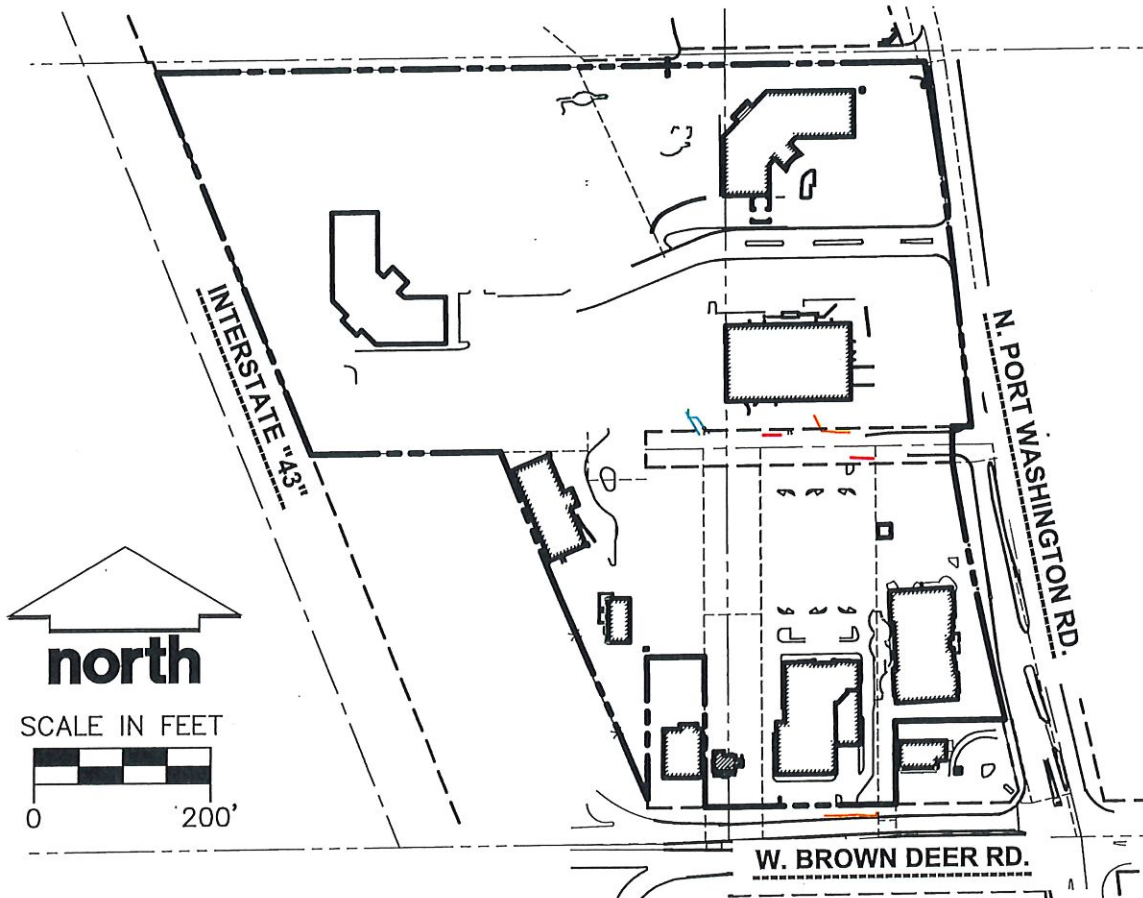
e. Attorney: **Michael J. Dwyer**
Godfrey & Kahn
7711 North Port Washington Road
Glendale, WI 53217

2. A legal description of the proposed project area, together with an accurate map showing its relationship to surrounding properties.

[See following pages]

PROPERTY EXHIBIT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.



LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N00°23'27"W 60.00 FEET TO A POINT ON THE NORTH LINE OF WEST BROWN DEER ROAD, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S89°27'06"W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION 40.16 FEET; THENCE N00°23'27"W 254.03 FEET; THENCE S89°25'54"W 98.41 FEET; THENCE S00°23'27"E 239.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE "43"; THENCE N23°37'57"W ALONG SAID EASTERLY LINE 368.83 FEET; THENCE N22°44'21"W 269.40 FEET; THENCE S89°26'29"W 322.79 FEET; THENCE N22°16'54"W 695.25 FEET; THENCE N89°29'38"E 1308.95 FEET TO A POINT ON THE WEST LINE OF NORTH PORT WASHINGTON ROAD; THENCE S09°03'36"E 108.08 FEET; THENCE SOUTHEASTERLY 257.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 5573.03 FEET AND WHOSE CHORD BEARS S07°44'15"E 257.86 FEET; THENCE S06°24'36"E 253.20 FEET; THENCE S89°26'04"W 32.37 FEET; THENCE S00°33'56"E 60.00 FEET; THENCE SOUTHEASTERLY 359.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 4824.38 FEET AND WHOSE CHORD BEARS S11°20'55"E 359.14 FEET; THENCE S13°28'54"E 83.30 FEET; THENCE S89°25'54"W 186.93 FEET; THENCE S00°34'00"E 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID BROWN DEER ROAD; THENCE S89°25'54"W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 284.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,155,594 SQUARE FEET OR 26.5288 ACRES

File: R:\2017\178314 Project X (Bayside WI)\DWG\178314 Exhibit - Proposed Project Area.dwg Layout: Letter User: dsparanjir Plotted: Aug 04, 2021 - 9:50am

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MILWAUKEE REGIONAL OFFICE
 N238 W1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 262.513.0668 PHONE | 262.513.1232 FAX
 www.jsdinc.com

PROJECT: ONE NORTH
BROWN DEER, WI

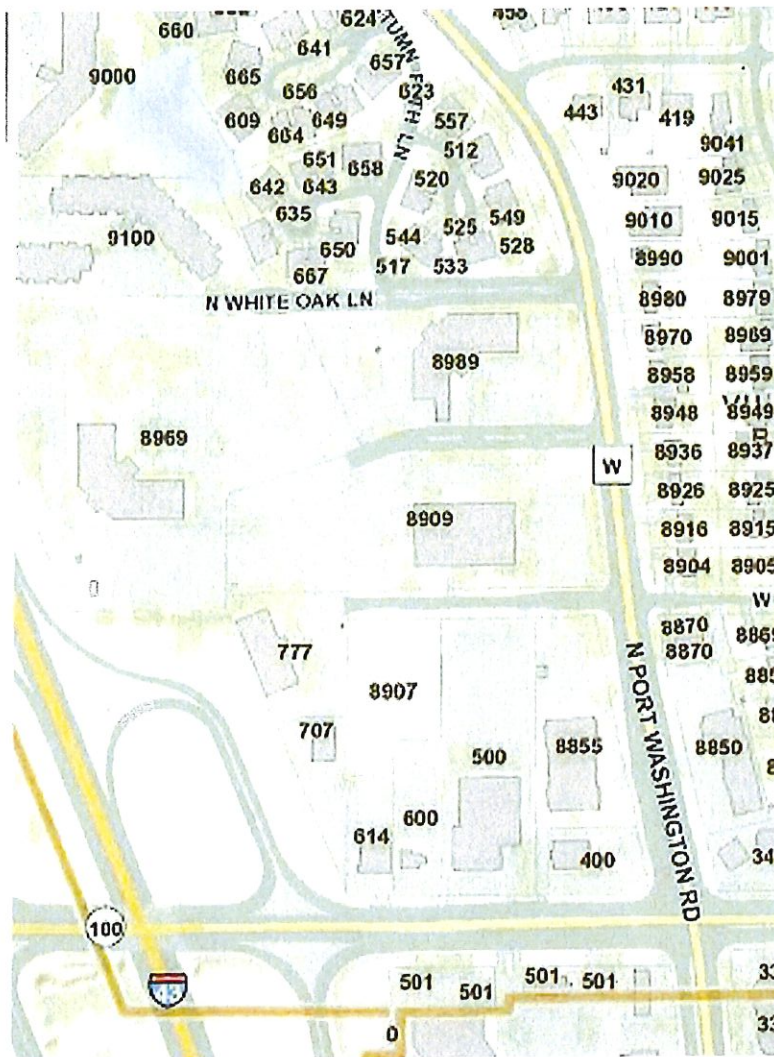
SHEET TITLE: PROPERTY EXHIBIT

JSD PROJECT NUMBER: 17-8314
DRAWN BY: CHECKED BY: DHS AWW
DATE: AUGUST 4, 2021

SHEET NUMBER: 1

3. Names and addresses of all opposite and abutting property owners of record.

[See following pages]



(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**



Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	0239988000	106 - VILLAGE OF BAYSIDE	614 W BROWN DEER	ARCHWAY 614 W BROWN DEER RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary
Bill #: 54684 Not Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	8610.62
3/31/2020	3757.60
5/31/2020	3757.60

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/31/2019	T	16125.82	20295	

Key: Property Type: RE - Real Estate, PP - Personal Property
Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	16494.71	-	-
School Credit	1375.36	-	-
<input checked="" type="checkbox"/> Total	15119.35	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	15030.43	15030.43	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	1095.39	1095.39	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Description	Amount	Paid	Due
		0.00	0.00

(<http://www.co.milwaukee.wi.us/>) **Milwaukee County Web Portal** Search powered by 

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0229980002	106 - VILLAGE OF BAYSIDE	400 W BROWN DEER RD	ATTN: CORPORATE REAL ESTATE-TAX DEPT FIRSTAR BANK 2800 E LAKE STREET MINNEAPOLIS MN 55406

Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Defunct Current

Tax Summary

Bill #: 54566 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	12006.92
3/31/2020	6003.46
5/31/2020	6003.46

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/16/2020	T	24013.84	20643	

Key: Property Type: RE - Real Estate, PP - Personal Property
Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	26295.32	-	-
School Credit	2192.56	-	-
<input checked="" type="checkbox"/> Total	24102.76	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	24013.84	24013.84	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/)

Milwaukee County Web Portal



Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	0229986001	106 - VILLAGE OF BAYSIDE	340 W BROWN DEER RD	BAYSIDE ENTERPRISES AND PLAZA LLC 11518 N PORT WASHINGTON RD STE 103 MEQUON WI 53092

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54570

Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date	Amount
1/31/2020	24175.78
3/31/2020	9045.60
5/31/2020	9045.60

Payments

Status	Payment Date	Type	Amount	Receipt #	Notes
Posted	12/9/2019	T	42266.98	19416	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	39570.82	-	-
School Credit	3299.50	-	-
<input checked="" type="checkbox"/> Total	36271.32	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	36182.40	36182.40	0.00
<input checked="" type="checkbox"/> Special Assessments	6084.58	6084.58	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Total	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	0220212001	106 - VILLAGE OF BAYSIDE	8850 N PORT WASHINGTON RD	OGDEN CENTER LLC 1665 N WATER ST MILWAUKEE WI 53202

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54489 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	15645.64
3/31/2020	7822.82
5/31/2020	7822.82

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/18/2019	T	31291.28	19673	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	34234.77	-	-
School Credit	2854.57	-	-
<input checked="" type="checkbox"/> Total	31380.20	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	31291.28	31291.28	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0220120000	106 - VILLAGE OF BAYSIDE	8904 N PORT WASHINGTON RD	ROBERT F KOHN BERET E BALESTRIERI KOHN 8904 N PT WASHINGTON RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54397

Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date ▲	Amount
1/31/2020	3279.54
3/31/2020	1092.82
5/31/2020	1092.82

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/17/2019	T	5465.18	19725	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	4865.94	-	-
School Credit	405.73	-	-
<input checked="" type="checkbox"/> Total	4460.21	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	4124.57	4124.57	0.00
<input checked="" type="checkbox"/> Special Assessments	612.61	612.61	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0220119000	106 - VILLAGE OF BAYSIDE	8916 N PORT WASHINGTON RD	DONALD J RYTMAN MARGARET P RYTMAN 8916 N PT WASHINGTON RD BAYSIDE WI 53217

Tax Year Legend:

= owes prior year taxes

= not assessed

= not taxed

Delinquent Current

Tax Summary

Bill #: 54396

Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date ▲	Amount
1/31/2020	3289.34
3/31/2020	1404.03
5/31/2020	1404.03

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/17/2019	T	6097.40	19655	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	6224.01	-	-
School Credit	518.97	-	-
<input checked="" type="checkbox"/> Total	5705.04	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	5369.40	5369.40	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Subscriptions	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** powered by **GCS**



Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0220118000	106 - VILLAGE OF BAYSIDE	8926 N PORT WASHINGTON RD	HAI X DINH NINH C LA 8926 N PT WASHINGTON RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54395

Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date	Amount
1/31/2020	3458.19
3/31/2020	1488.44
5/31/2020	1488.44

Payments

Status	Payment Date	Type	Amount	Receipt #	Notes
Posted	12/26/2019	T	6435.07	19949	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	6592.40	-	-
School Credit	549.69	-	-
<input checked="" type="checkbox"/> Total	6042.71	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	5707.07	5707.07	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0220117000	106 - VILLAGE OF BAYSIDE	8936 N PORT WASHINGTON RD	PAYAL V PATEL VIRAL PATEL 8936 N PT WASHINGTON RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54394

Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date	Amount
1/31/2020	3725.07
3/31/2020	1498.52
5/31/2020	1498.52

Payments

Status	Payment Date	Type	Amount	Receipt #	Notes
Posted	12/13/2019	T	6722.11	19545	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	6636.38	-	-
School Credit	553.35	-	-
<input checked="" type="checkbox"/> Total	6083.03	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	5994.11	5994.11	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019 ▾	Real Estate	0220116000	106 - VILLAGE OF BAYSIDE	8948 N PORT WASHINGTON RD	GENNADY IVANOV TATIANA IVANOVA 8948 N PT WASHINGTON RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54393 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date ▲	Amount
1/31/2020	3812.22
3/31/2020	1665.46
5/31/2020	1665.46

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/2/2020	T	7143.14	20319	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	7364.88	-	-
School Credit	614.10	-	-
<input checked="" type="checkbox"/> Total	6750.78	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	6415.14	6415.14	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(<http://www.co.milwaukee.wi.us/>) **Milwaukee County Web Portal** Search powered by **GCS**

(<http://www.gcssoftware.com>)

Billing Address
 EUGENE M RETZER
 BERNADINE RETZER
 8970 N PT
 WASHINGTON RD
 BAYSIDE WI 53217

Tax Year	Prop Type	Parcel Number	Municipality	Property Address
2019	Real Estate	0220114000	106 - VILLAGE OF BAYSIDE	8970 N PORT WASHINGTON RD

Tax Year Legend:

= owes prior year taxes

= not assessed

= not taxed

Delinquent Current

Tax Summary

Bill #: 54391

Net Mil Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date ▲	Amount
1/31/2020	4035.24
3/31/2020	1776.97
5/31/2020	1776.97

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/23/2019	T	7589.18	19847	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	7851.49	-	-
School Credit	654.67	-	-
<input checked="" type="checkbox"/> Total	7196.82	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	6861.18	6861.18	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0220113000	106 - VILLAGE OF BAYSIDE	8980 N PORT WASHINGTON RD	ANDRES AGUILAR OLINDA AYALA 8980 N PT WASHINGTON RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54390

Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	2989.24
3/31/2020	1130.62
5/31/2020	1130.62

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/6/2020	T	5250.48	20516	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	5030.89	-	-
School Credit	419.49	-	-
<input checked="" type="checkbox"/> Total	4611.40	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	4522.48	4522.48	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Paid	Due

(http://www.co.milwaukee.wi.us) **Milwaukee County Web Portal** Search powered by 

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0220276000	106 - VILLAGE OF BAYSIDE	528 W CUMBERLAND CT	JUSTINE C MORRIS 2006 REVOCABLE TRUST 528 W CUMBERLAND CT BAYSIDE WI 53217-1607

Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Delinquent Current

Tax Summary

Bill #: 54546 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date ▲	Amount
1/31/2020	2806.92
3/31/2020	1174.72
5/31/2020	1174.72

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/30/2019	T	5156.36	20077	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	5223.33	-	-
School Credit	435.53	-	-
<input checked="" type="checkbox"/> Total	4787.80	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	4452.16	4452.16	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	704.20	704.20	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Description	Amount	Paid	Due

(<http://www.co.milwaukee.wi.us/>) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	0220281000	106 - VILLAGE OF BAYSIDE	533 W CUMBERLAND CT	PHYLLIS E GORELL 533 W CUMBERLAND CT BAYSIDE WI 53217-1607

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 64551 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date	Amount
1/31/2020	3084.12
3/31/2020	1313.31
5/31/2020	1313.31

Payments

Status	Payment Date	Type	Amount	Receipt #	Notes
Posted	12/5/2019	T	5710.74	19349	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	5828.14	-	-
School Credit	485.96	-	-
<input checked="" type="checkbox"/> Total	5342.18	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	5006.54	5006.54	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	704.20	704.20	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Total	Amount	Paid	Due

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	0220279000	106 - VILLAGE OF BAYSIDE	517 W CUMBERLAND CT	JEFFREY Y RONDEL YELENA E RONDEL 517 W CUMBERLAND CT BAYSIDE WI 53217-1607

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54549 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date	Amount
1/31/2020	3084.12
3/31/2020	1313.31
5/31/2020	1313.31

Payments

Status	Payment Date	Type	Amount	Receipt #	Notes
Posted	12/5/2019	T	5710.74	19347	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

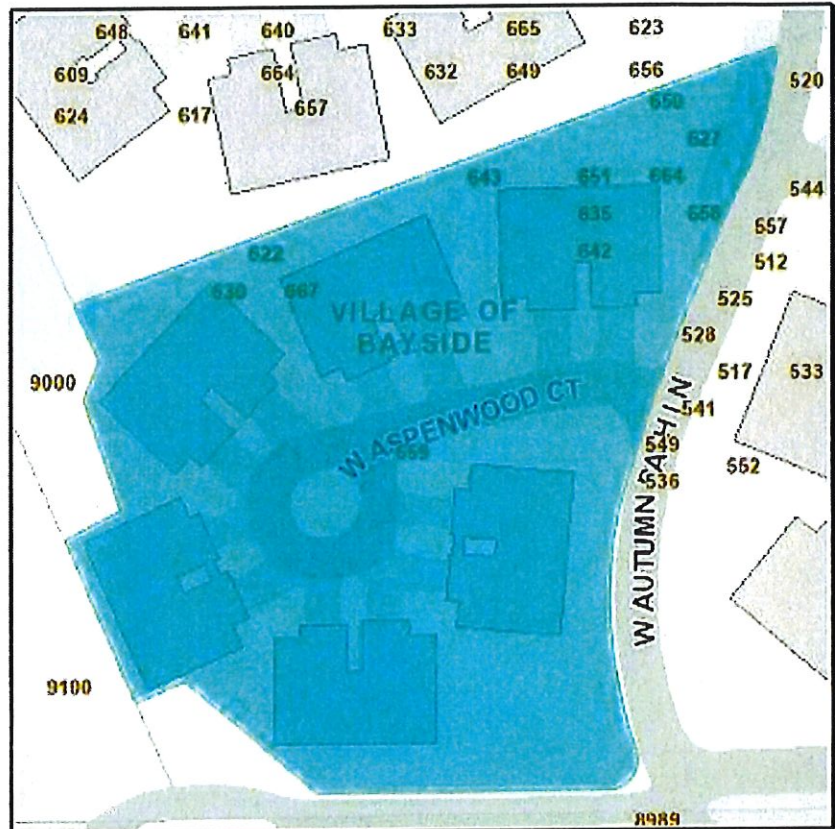
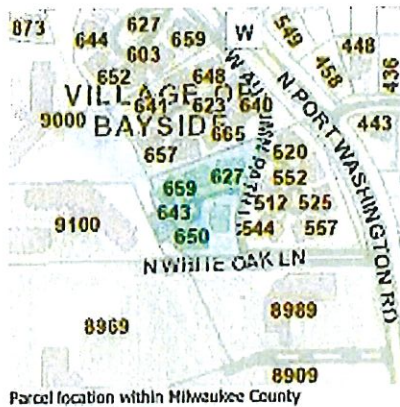
Details

Description	Amount	Paid	Due
Gross Tax	5828.14	-	-
School Credit	485.96	-	-
<input checked="" type="checkbox"/> Total	5342.18	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	5006.54	5006.54	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	704.20	704.20	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Subscriptions	Amount	Paid	Due

Milwaukee County Land Information Parcel Report

TAXKEY: 0220266000

Report generated 8/5/2021 12:06:51 PM



Parcel Information

TAXKEY: 0220266000
Record Date: 12/31/2019
Owner(s): ROSE S HILL SURVIVORS TRUST

Address: 667 W ASPENWOOD CT
Municipality: Bayside
Acres: 0.00

Assessed Value: \$215,000
Land Value: \$60,000
Improvement Value: \$155,000

Parcel Description: RESIDENTIAL
Zoning Description: Commercial or Business Park
Legal Description: BAYSIDE WOODS CONDOMINIUM NO 2 SW & SE 5 8 22 UNIT 76

School District: NICOLET UHS SCHOOL DISTRICT

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

(http://www.co.milwaukee.wi.us/) **Milwaukee County Web Portal** Search powered by **GCS**



Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address (http://www.gcssoftware.com)
2019	Real Estate	0229990015	106 - VILLAGE OF BAYSIDE	9100 N WHITE OAK LN	WHITE OAKS APARTMENTS LLC 614 W BROWN DEER RD BAYSIDE WI 53217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Tax Summary

Bill #: 54573 Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	279902.13
3/31/2020	139667.96
5/31/2020	139667.96

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	12/16/2019	T	559238.05	19607	

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	609589.64	-	-
School Credit	50828.86	-	-
<input checked="" type="checkbox"/> Total	558760.78	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00	-	-
Net Tax	558671.86	558671.86	0.00
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	566.19	566.19	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Description	Amount	Paid	Due

4. A statement describing the general character of the intended development along with such other information as would be pertinent to a determination as to the suitability and desirability of granting the proposed overlay use on the particular site.

Our vision is to create a vibrant, mixed-use community that offers the richness of village living with the comfort of an intimate neighborhood. We propose to achieve that vision through a mix of neighborhood uses, including a new North Shore Library, office and small scale retail/restaurant uses, and a diversity of residential building types that are adaptable to a variety of lifestyles. As shown, the conceptual master plan represents an overall development value in excess of \$110 million.

5. Maps and plans showing the proposed planned unit commercial development, including the pattern of public and private roads, driveways, parking facilities, recreational facilities, private or public parks, and the size, arrangement and location of lots, the location of sewer and possible water facilities, and the existing topography and storm drainage system, showing basic topographic changes.

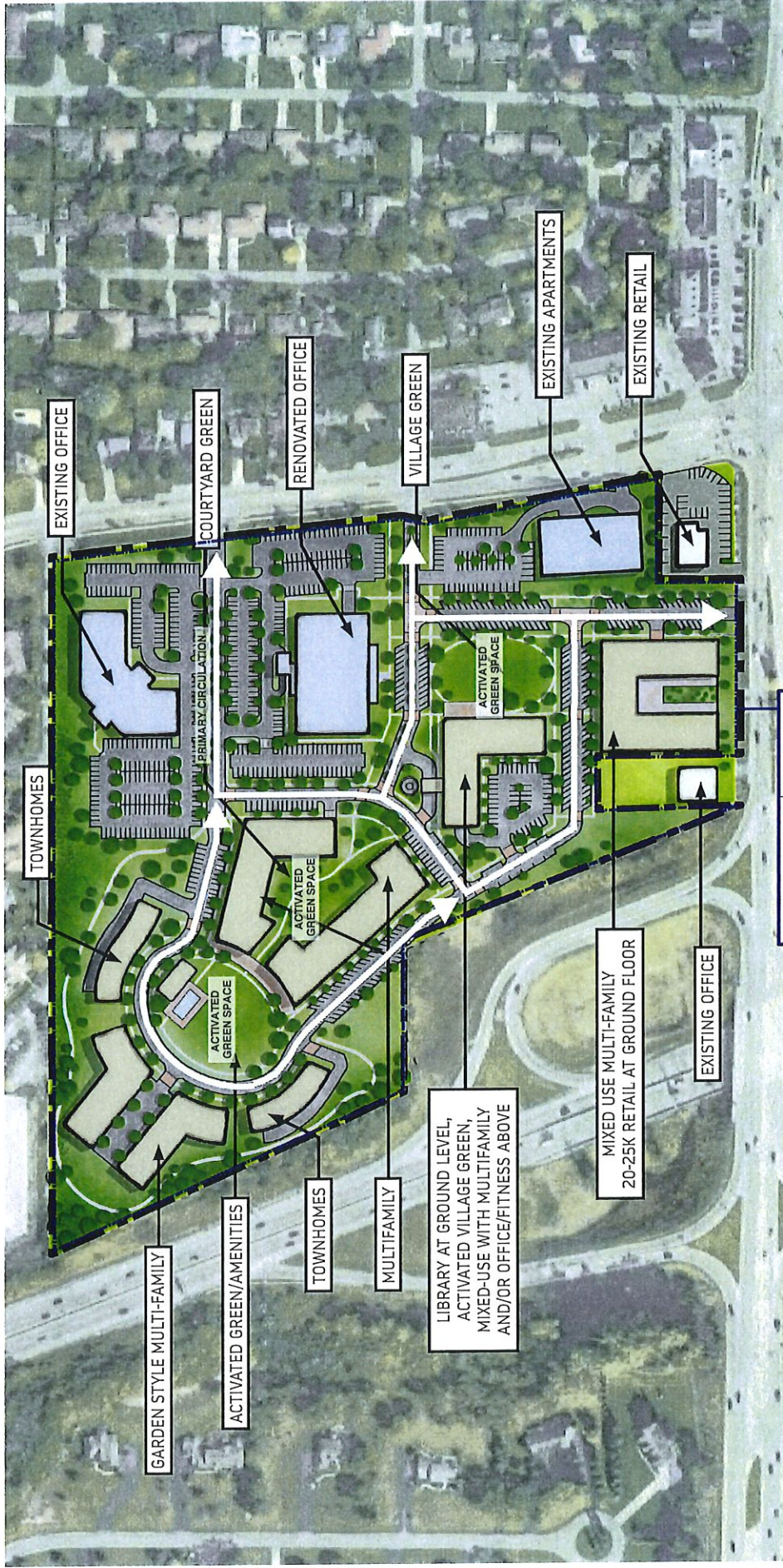
[See following pages]

BAYSIDE REDEVELOPMENT



PRECEDENT IMAGERY

BAYSIDE REDEVELOPMENT



USE	Max Floors ¹
Office/Medical	5
Civic	3
Retail/Fitness	2
Restaurant	2
Residential (Multi-Family) ²	5
Residential (Townhome) ³	3
Hospitality	4
Structured Parking	

BAYSIDE REDEVELOPMENT





JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

NATIONAL HEADQUARTERS
PENNSYLVANIA | CALIFORNIA | WISCONSIN
MELVILLE DESIGN OFFICE
100 WEST 40TH STREET, SUITE 200
MELVILLE, NY 11767-1000
TEL: 631-437-1000 FAX: 631-437-1001
WWW.JSDPS.COM

CLIENT ADDRESS:

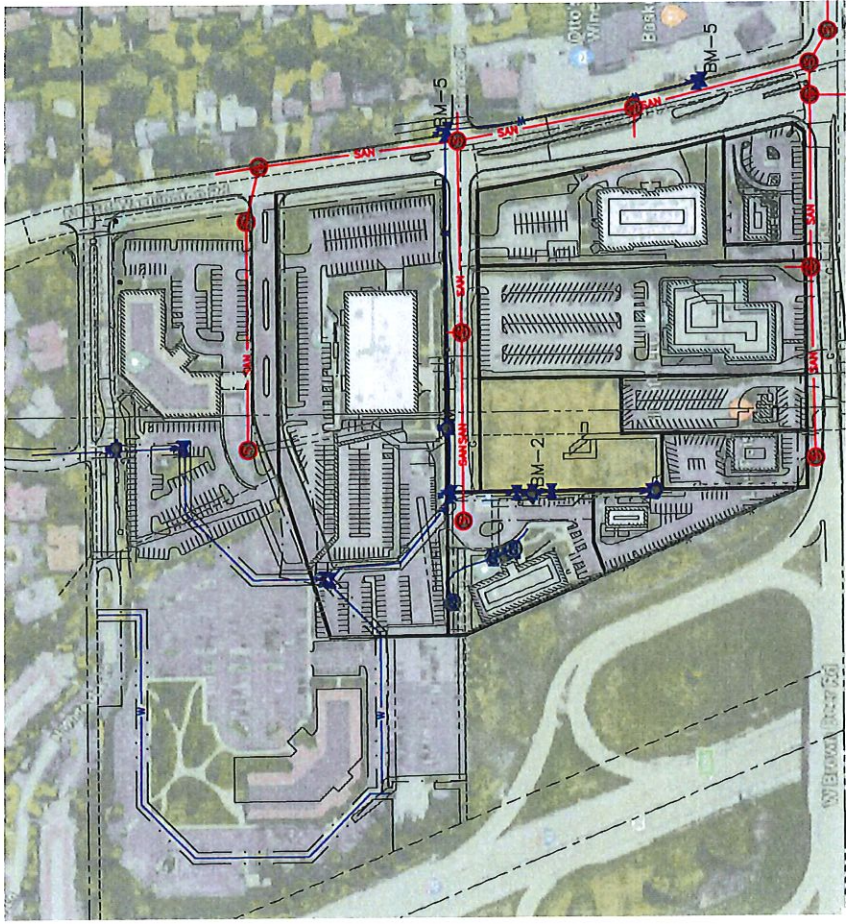
PROJECT:

PROJECT LOCATION:

NO.	DATE	DESCRIPTION	BY	CHECKED
1				
2				
3				
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9				
10				
11				
12				
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28				
29				
30				

SHEET TITLE:
EXISTING UTILITY
EXHIBIT

SHEET NUMBER:
EXH.
JOB PROJECT NO:

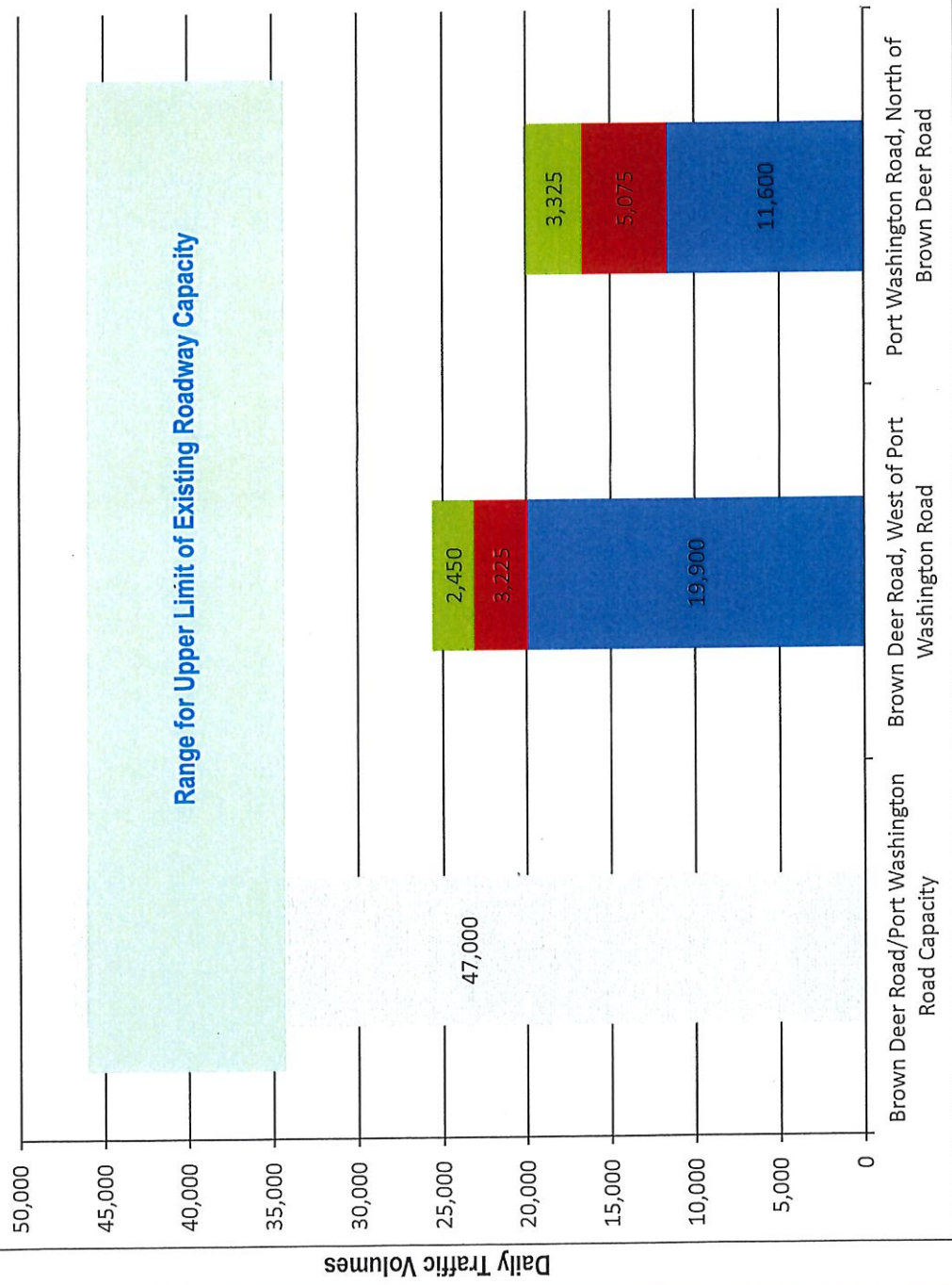


LEGEND

- W — EXISTING WATERMAIN
- W EXISTING WATERMAIN VALVE, HYDRANT
- SAN — EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY STRUCTURE



NOTE:
 INFORMATION PROVIDED FOR REFERENCE ONLY. TO BE UPDATED AS REQUIRED BY MUNICIPALITY. STUDY SHOWN REFERENCES A CONDITION WITH HIGHER DENSITY THAN PROPOSED.



**EXISTING AND FUTURE DAILY TRAFFIC VOLUMES
 BROWN DEER ROAD AND PORT WASHINGTON ROAD
 MIXED-USE DEVELOPMENT
 BAYSIDE, WISCONSIN**

6. Statistical data on the total size of project area, area reserved for open space, density computation, and proposed number of commercial units.

70-75% of proposed land reserved for construction of streets, parking, residential and mixed-use structures, or other impervious surfaces.

[See following pages]



N. PORT WASHINGTON ROAD / COUNTY TRUNK W

W. BROWN DEER ROAD / STATE HWY 100 AND 32

INTERSTATE 43 AND STATE HWY 32

SCALE: NTS
MAY 24, 2019

© 2019 RINKA+

Land Use / Zoning Plan

1) **Parameters.** The following table sets forth the material parameters that serve as the basis for creation of the proposed zoning overlay district. References herein are to the attached zoning map that establishes the project boundary. Based on final design and location of rights-of-way, final area and configuration of the project boundary may vary slightly and the parties intend that the zoning district will allow for such variations without need for further zoning amendments or approvals.

2) **Maximums.** Note that the parameters specified below represent maximum sizes/units, floor areas, and heights for each category of use. As a practical matter, due to parcel size constraints, parking requirements, and height limitations, the ultimate development within the district would not accommodate the maximum limits of all uses, but would represent a balanced combination of several of such uses based on prudent planning and market demands.

3) **Mixed-Use.** Because the proposed zoning district is intended to encourage and function as a mixed-use development, any of the following uses may be combined provided that the maximum number of floors for such combined uses shall not exceed the number of floors permitted for the use that allows the greatest number of floors. For example, a mixed-use building comprising first-floor civic or retail uses could include up to five floors of multi-family residential above the first floor, with the maximum combined number of floors not to exceed six.¹

4) **Master Signage.** TBD

USE	Max/Zone	Max/Floor	Max Floors ¹
Office/Medical	300,000 SF	50,000 SF	5
Civic	60,000 SF	30,000 SF	3
Retail/Fitness	120,000 SF	40,000 SF	2
Restaurant	30,000 SF	10,000 SF	2
Residential (Multi-Family) ²	550 units	N/A	5
Residential (Townhome) ²	100 units	N/A	3
Hospitality	100 rooms	N/A	4
Structured Parking	Per parking ratios		

Notes:

1. Any use within 300 feet of the centerline of North Port Washington Road shall be limited in height to 4 stories above grade.

2. Residential uses shall be primarily market-rate housing, but may include ancillary independent senior living, assisted living, memory care, nursing homes, or similar types of uses.

7. General outline of the manner by which any privately-owned open space will be maintained and by which aesthetic and other similar controls will be enforced, together with the provision for services which may be supplied by a property owner or association of property owners.

The central green space will be owned by the ownership group, which will maintain and program activities in a first-class manner and may partner with community groups, including potentially the North Shore library, for certain activities. Programming may include:

- Village/community events
- Holiday events
- Farmers' market
- Art festival
- Food trucks
- Beer garden
- Movies in the Plaza
- Outdoor yoga
- Ice rink
- Outdoor gameboards

8. A general summary of the financial factors, such as total anticipated cost of the development of the project, the estimated selling price for individual properties, the estimated cost of landscaping, and other improvements.

[See pages in response to item 4 above]

9. The type, size and location of structures.

[See pages in response to Item 5 above]

10. Architectural drawings and sketches illustrating the design and character of proposed structures.

[See pages in response to Item 5 above]

11. LANDSCAPE TREATMENT:

Landscaping throughout site will be executed at village standards or better with the primary source of plants being native species unless conditions call for alternative options.

[See pages in response to Item 5 above]