



Village of Bayside
9075 N Regent Road
Plan Commission Meeting
November 17, 2021
Village Hall, 6:00 pm

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 – Arrived at 6:03pm
Edward Harris
Jeff Jubelirer - Excused
John Krampf
ARC Chairperson Marisa Roberts

Also present: Village Manager Andy Pederson
Assistant to the Village Manager Leah Hofer
Trustee Dan Rosenfeld
Trustee Bob Rudman
Trustee Darren Fisher
Trustee Josh Roling
Trustee Margaret Zitzer
Police Chief Doug Larsson
Village Attorney Chris Jaekels
Deputy Clerk Amanda Gronemeyer
Todd Taves, Ehlers
Joe Murray, Ehlers
There were 41 people in the audience.

II. PUBLIC HEARING

A. Public Hearing regarding the proposed creation of Tax Incremental District No. 1, its proposed boundaries and its proposed Project Plan.

Todd Taves provided an overview of the proposed district, the conceptual details of the redevelopment including the valuation. The Municipal Revenue Obligation was reviewed indicating that the developer assumes all risk.

The following people spoke at the meeting:

Elizabeth Levin, 825 E Donges Rd
Herb Zien, 825 E Donges Rd
Karen Siegal, 9260 N Pelham Pkway
Mark McCormick, 809 E Ellsworth Ln
Michael Holzman, 130 W Ellsworth Ln
Jeff Wohlfahrt, 1120 E Bay Point Rd
Gerald Feldman, 133 E Glencoe Pl
Barbara Becker, 9745 N Lake Dr
Rebecca Troeller, 8894 N Malibu Dr
Henry Troeller, 8894 N Malibu Dr
Rita Hulstedt, 9724 N Lake Dr
Richard Rand, 9458 N Fairway Dr

III. APPROVAL OF MINUTES

A. Plan Commission meeting minutes, September 21, 2021.

Motion by Commissioner Roberts, seconded by Commissioner Harris, to approve the Plan Commission meeting minutes from September 21, 2021. Motion carried unanimously.

IV. BUSINESS

A. Consideration and possible action on Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 1, Village of Bayside, Wisconsin.

Commissioner Barth stated the County has no part in the creation of the library and that the North Shore Library is owned by the four communities of Bayside, River Hills, Fox Point, and Glendale. He stated that traffic studies will address increased traffic concerns.

President Walny stated that the retail would not be proposed if the developers suspected that the units would remain vacant.

Todd Taves clarified how the tax increment works and that the ten percent that the Village would receive could be used for infrastructure effected due to the development.

Commissioner Krampf noted the positives of the project including the fact that the community is becoming younger, and it would be a great area for families to go.

Commissioner Harris questioned the Library agreement between the four communities and the impact that the development has on the agreement. President Walny stated that without the development, there is no North Shore Library.

Commissioner Friedman stated he thinks meetings should have a Zoom option.

Motion by Commissioner Barth, seconded by Chairperson Walny, to approve and recommend to the Village Board the boundaries, Project Plan, draft Development Agreement and creation of Tax Incremental District No. 1 as presented. Motion carried unanimously.

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

None.

VI. ADJOURNMENT

Motion by Commissioner Barth, seconded by Commissioner Krampf, to adjourn the meeting at 7:03pm. Motion carried unanimously.

Respectfully submitted,

Leah Hofer
Assistant to the Village Manager