



Village of Bayside  
Plan Commission Meeting  
November 30, 2022  
Village Board Room, 6:00 pm

**PLAN COMMISSION  
MEETING MINUTES**

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

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

**Chairperson:** Eido Walny  
**Commissioners:** Mike Barth  
Ari Friedman - Excused  
Ed Harris  
Roger Arteaga-Derenne  
Tom Houck  
**ARC Chairperson:** John Krampf

**Also Present:** Village Manager, Andy Pederson  
Administrative Services Director, Rachel Safstrom  
Assistant to Village Manager, Leah Hofer  
Village Attorney, Chris Jaekels  
Police Chief, Tom Liebenthal  
Operations Superintendent, Shane Albers  
Village Engineer, Mustafa Emir  
Village Planner, Jackie Mich  
17 people were in the audience  
4 people logged in on Zoom meeting

**II. PUBLIC HEARING**

- A.** In the matter of a request to amend the zoning of Tax Key 0239988001 located at 614 W. Brown Deer Road from "D" Business District to Planned Unit Development District Number One (PUDD1).

Chairperson Walny read the above notice and called for public discussion at 6:00pm. No one spoke on the issue. The public hearing was closed at 6:01 p.m.

**1. Public Discussion**

Liz Levins, 825 E Donges Rd stated her opposition to the rezoning if the funding for the purchase came from TIF funding.

Closed public discussion at 6:02 p.m.

**2. Commission Discussion**

Closed commission discussion at 6:02 p.m.

**III. APPROVAL OF MINUTES**

**A. Plan Commission meeting minutes, April 20, 2022.**

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to approve the Plan Commission meeting minutes, April 20, 2022. Motion carried unanimously.

**IV. BUSINESS**

- A. Discussion/recommendation on the request to amend the zoning of Tax Key 0239988001 located at 614 W. Brown Deer Road from "D" Business District to Planned Unit Development District Number One (PUDD1).

Jackie Mich, Lead Associate Planner, Vandewalle & Associates, gave a brief overview of the rezoning of 614 W. Brown Deer Road. The rezoning will give the developer an opportunity to fully utilize the land for the development. Ms. Mich stated she is recommending the Village approve the rezoning.

Dr. Mustafa Emir, Clark Dietz, stated he had no concerns with the proposal.

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to recommend the Village Board approve the re-zoning of Tax Key 0239988001 located at 614 W. Brown Deer Road from "D" Business District to Planned Unit Development District Number One (PUDD1).

- B. Discussion/recommendation on the Resolution to Vacate and Discontinue Certain Portions of Glencoe Place In The Village of Bayside.

Jackie Mich, Lead Associate Planner, Vandewalle & Associates, reviewed the proposal to discontinue the right-of-way for a portion of Glencoe Place. This will essentially make the road private and will be split between the parcels surrounding the road. This is the first step in reconfiguring the parcels within the development.

Dr. Mustafa Emir, Clark Dietz, stated he had no concerns with the proposal.

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to recommend the Village Board approve the Resolution to Vacate and Discontinue Certain Portions of Glencoe Place In The Village of Bayside. Motion carried unanimously.

- C. Discussion/recommendation on Certified Survey Map for part of vacated W. Glencoe Place and lands located in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin, formerly Tax Keys 0229970000, 0229984000, 0229985002, 0239988001, 0239990002, 0229990020, and Outlet 1 of West Glencoe Place.

Jackie Mich, Lead Associate Planner, Vandewalle & Associates, stated the proposed Certified Survey Map will combine six lots into two lots with frontage on W. Brown Deer Road. There will also be an additional outlet.

Dr. Mustafa Emir, Clark Dietz, stated as Engineer, he will ensure the Certified Survey Map meets all state regulations.

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to recommend the Village Board approve the Certified Survey Map for part of vacated W. Glencoe Place and lands located in the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 5, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin, formerly Tax Keys 0229970000, 0229984000, 0229985002, 0239988001, 0239990002, 0229990020, and Outlet 1 of West Glencoe Place. Motion carried unanimously.

- D. Discussion/recommendation on OneNorth "Building C" site and building plan on lot 1 of proposed Certified Survey Map.

Steve Morales, Rinka Architect, reviewed the project design for OneNorth. This building is the central destination for the development. The site plan presented includes a 5-story building with 98 multi-family units and 3 tenant spaces. There are 187 total parking spaces identified for the development.

Mr. Morales reviewed the landscape plan which includes native plants. The exterior of the building materials were identified showing the masonry products as well as the metal panel and wood look fiber cement accents.

President Walny questioned if there would be a separate entrance for the North Shore Library from the residential area. Mr. Morales stated there would be separate entrances.

Village Manager Pederson stated the plans were unanimously approved by the Architectural Review Committee. President Walny stated all public comments he has received have been positive comments.

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to recommend the Village Board approve OneNorth "Building C" site and building plan on lot 1 of proposed Certified Survey Map. Motion carried unanimously.

- E. Discussion/recommendation on Library/Apartment/Small Scale Retail Building Development Public Improvement Agreement on lot 1 of proposed Certified Survey Map.

Attorney Jaekels gave a brief overview of the agreements being presented this evening. These agreements, though reviewed as to the templates, the specifics still need to be reviewed and approved by the Plan Commission and the Village Board. The agreements are recommended for approval as negotiated.

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to recommend the Village Board approve Library/Apartment/Small Scale Retail Building Development Public Improvement Agreement on lot 1 of proposed Certified Survey Map. Motion carried unanimously.

- F. Discussion/recommendation on Site Development Phase Public Improvement Agreement.

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to recommend the Village Board approve Site Development Phase Public Improvement Agreement. Motion carried unanimously.

G. Discussion/recommendation on OneNorth Master Signage Plan.

This item has been withdrawn by the applicant.

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

None.

**VI. ADJOURNMENT**

Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to adjourn the meeting at 6:30pm.  
Motion carried unanimously.

Respectfully submitted,

Rachel Safstrom  
Administrative Services Director