



**Village of Bayside  
9075 N Regent Road  
Plan Commission Meeting  
March 8, 2023  
Village Board Room, 5:00 pm**

#### **MEETING AGENDA**

**PLEASE TAKE NOTICE** that a meeting of the Bayside Plan Commission will be held at the Village Hall of the Village of Bayside, 9075 N. Regent Road, Bayside, Wisconsin in addition to virtually. Public can access this meeting of the Village Board by phone or by computer. The phone number is: **+1 309 205 3325**. The Zoom Meeting code is: **834 2714 7201** and the Passcode is: **807344**. <https://bit.ly/3lxcstc> Persons desiring to speak in the remote format should register twenty-four hours in advance by calling (414) 206-3915. 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, November 30, 2022.

**III. BUSINESS**

- A. Discussion/recommendation of Certified Survey Map for 8924 N Mohawk Rd, to combine Tax Parcels 022-0149-000 and 022-015-000.

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

**V. ADJOURNMENT**

Leah Hofer  
Assistant to the Village Manager

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))



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**

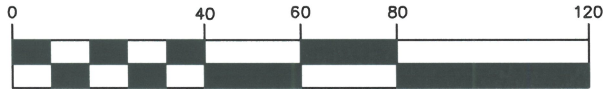
Motion by Trustee Barth, seconded by Mr. Arteaga-Derenne, to adjourn the meeting at 6:30pm.  
Motion carried unanimously.

Respectfully submitted,

Rachel Safstrom  
Administrative Services Director

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

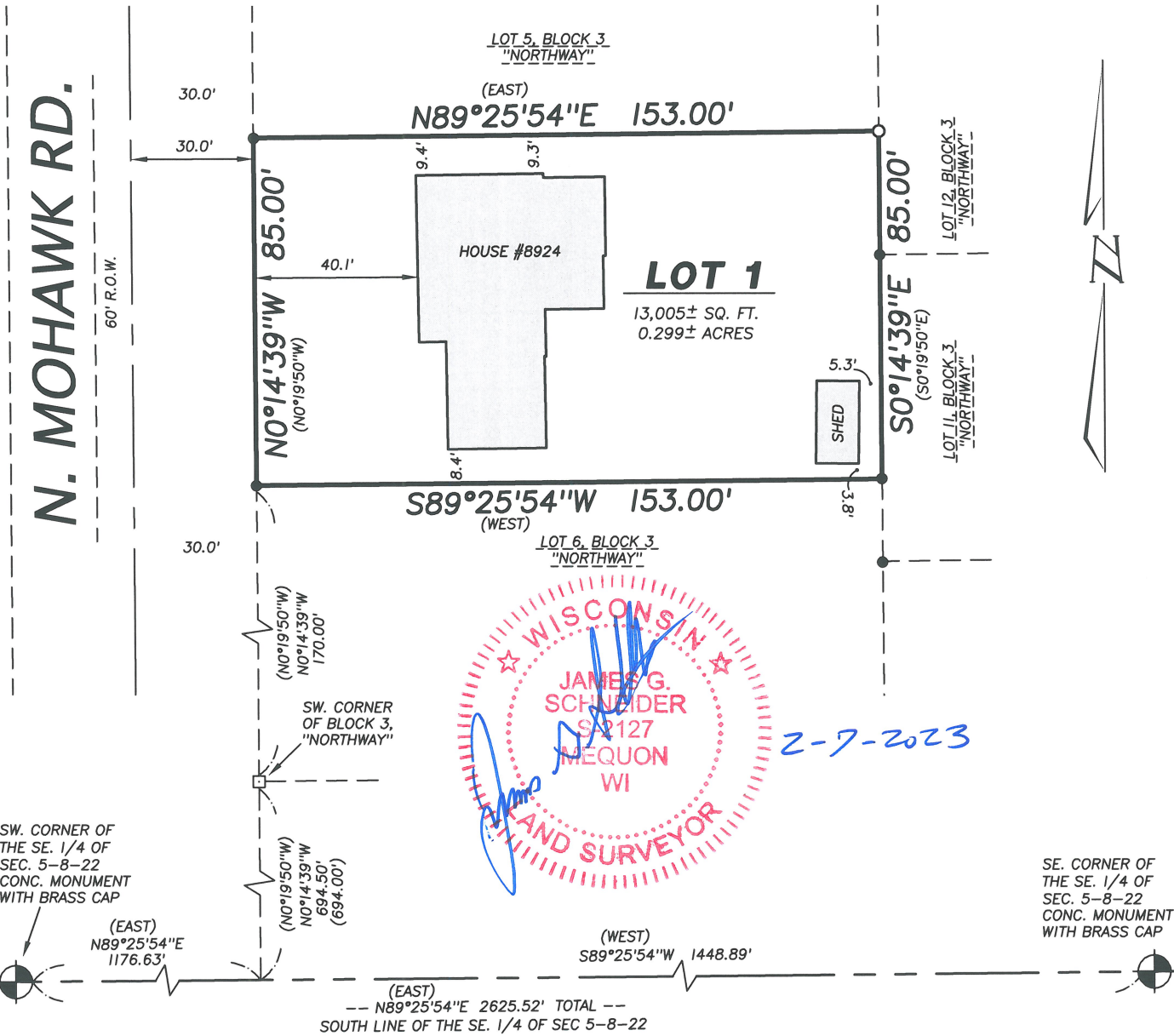
BEING THE SOUTH 30 FEET OF LOT 5 AND THE NORTH 55 FEET OF LOT 6, IN BLOCK 3, IN "NORTHWAY" SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.



SCALE 1" = 40'



**NORTH SHORE ENGINEERING, INC.**  
Consulting Engineers & Land Surveyors  
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092  
(262) 241-9400 • FAX: (262) 241-5337  
www.northshoreengineering.net



2-7-2023

**LEGEND**

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES STEEL PIPE (FOUND)
- - DENOTES STONE MONUMENT (FOUND)
- ( ) - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

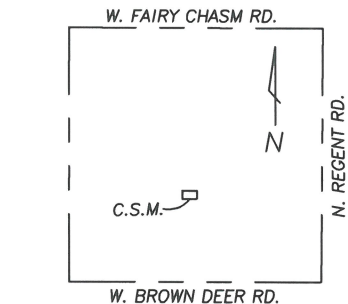
ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (SOUTH LINE OF THE SE. 1/4 OF SECTION 5-8-22 WHICH BEARS N89°25'54"E)

**NOTES :**

- CURRENT ZONING: "C" (RESIDENCE DISTRICT)
- THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.

**OWNERS :**

YUFA TRUST DATED DECEMBER 16, 2002  
TRUSTEES MIKHAIL & INNA YUFA  
8924 N. MOHAWK RD.  
BAYSIDE, WI. 53217



**LOCATION MAP**

SOUTHEAST 1/4 SEC. 5-8-22  
(SCALE 1"=2000')

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

*BEING THE SOUTH 30 FEET OF LOT 5 AND THE NORTH 55 FEET OF LOT 6, IN  
BLOCK 3, IN "NORTHWAY" SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4  
AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8  
NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY,  
WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, and mapped the following parcel of land:

The South 30 feet of Lot 5 and the North 55 feet of Lot 6, in Block 3, in "NORTHWAY" subdivision, being a subdivision of part of the Southwest 1/4 and Southeast 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:

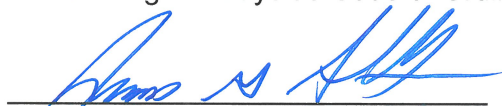
Commencing at the Southwest corner said Southeast 1/4; thence N89°25'54"E along the South line of said Southeast 1/4, 1176.63 feet to a point in the Southerly extension of the East right of way line of N. Mohawk Road; thence N0°14'39"W along said East right of way line, 694.50 feet to stone monument at the Southwest corner of Block 3, "Northway" subdivision; thence continuing N0°14'39"W along said East right of way line, 170.00 feet to the point of beginning of lands to be described; thence continuing N0°14'39"W along said East right of way line, 85.00 feet; thence N89°25'54"E, 153.00 feet to a point in the West line of Lot 12, Block 3, "Northway" subdivision; thence S0°14'39"E along the West line of said Lot 12 and Lot 11, Block 3, "Northway" subdivision, 85.00 feet; thence S89°25'54"W, 153.00 feet to the point of beginning.

Said lands containing 0.299 acres of land, more or less.

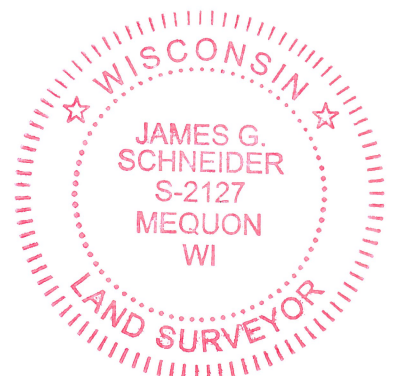
That I have made such survey, land division, and plat at the direction of YUFA TRUST DATED DECEMBER 16, 2002, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and Section 119-8 of the Village of Bayside Code of Ordinances.

  
James G. Schneider S-2127

2-7-2023



This instrument was drafted by James G. Schneider



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING THE SOUTH 30 FEET OF LOT 5 AND THE NORTH 55 FEET OF LOT 6, IN  
BLOCK 3, IN "NORTHWAY" SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4  
AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8  
NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY,  
WISCONSIN.

OWNER'S CERTIFICATE

We, Mikhail Yufa and Inna Yufa, Trustees of the YUFA TRUST DATED  
DECEMBER 16, 2002, OWNER, do hereby certify: THAT I have caused the  
lands described in the foregoing certificate of James G. Schneider, Surveyor, to  
be surveyed, divided and mapped.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Mikhail Yufa, Trustee

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Inna Yufa, Trustee

WITNESS the hand and seal of said OWNER on this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_.

STATE OF WISCONSIN)  
OZAUKEE COUNTY )<sup>ss</sup>

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Mikhail Yufa and Inna Yufa, to me known to be the persons who executed the  
foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

VILLAGE OF BAYSIDE PLAN COMMISSION APPROVAL

APPROVED by the Village of Bayside Plan Commission on this \_\_\_\_\_ day of  
\_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Eido Walny, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Andy Pederson, Village Manager

\_\_\_\_\_  
Date

VILLAGE OF BAYSIDE BOARD APPROVAL

APPROVED by the Village Board of the Village of Bayside in accordance with a  
resolution adopted on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Eido Walny, Village President

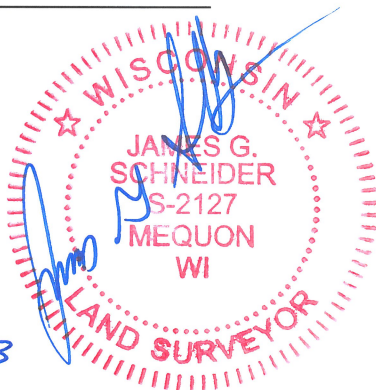
\_\_\_\_\_  
Date

\_\_\_\_\_  
Andy Pederson, Village Manager

\_\_\_\_\_  
Date

This instrument was drafted by James G. Schneider

2-7-2023  
REV 3-2-2023





N MOHAWK RD

8940

8924

8924

8914

## Memo

**To:** Leah Hofer, Assistant to the Village Manager  
**From:** Brandon Flunker P.E. CFM  
**Date:** March 3, 2023  
**Subject:** Yufa Trust CSM  
**Copies:** **Mustafa Emir, PE – Village Engineer**

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Our office has reviewed the CSM submitted by North Shore Engineering, prepared by James Schneider, PLS. The CSM is approved with the following conditions:

1. The CSM shall be recorded with the Milwaukee County Register of Deed's Office within 12 months after the date of this approval. Immediately after recording of the CSM document, provide a pdf copy of the recorded CSM document to the Assistant to the Village Manager, Leah Hofer at [lhofer@baysidewi.gov](mailto:lhofer@baysidewi.gov).
2. All monuments shall be erected, corners, and other points established in the field in their proper places

-Brandon Flunker, PE CFM  
414-831-2864  
brandon.flunker@clarkdietz.com