



Village of Bayside
9075 N Regent Road
Joint Plan Commission and Architectural
Review Committee Meeting
March 3, 2026
Village Board Room, 5:00 pm

**JOINT PLAN COMMISSION AND ARCHITECTURAL REVIEW COMMITTEE
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: **+1 646 568 7788**. The Zoom Meeting code is: **851 8527 5175** and the Passcode is: **240279**. 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. **BUSINESS**

- A. Prepetition conference regarding a proposed mixed-use building featuring a fitness club, full-service grocer, and residential apartments on Parcel 022-9990-022.

III. **ADJOURNMENT**

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 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.baysidewi.gov).

Staff Report to Architectural Review Committee and Plan Commission

Proposed Project: Mixed use multifamily building including a health/fitness club, full service grocer, and approximately 142 apartments as part of OneNorth.

Project Summary:

The applicant is appearing before the Architectural Review Committee and Plan Commission as a prepetition conference to gather initial feedback and guidance on the new building project prior to formal submittal. The goal of this conference is to provide early insights from the ARC and Plan Commission.

The purpose of the Architectural Review Committee is to review the aesthetics and exterior appearance of the proposed building.

The purpose of the Plan Commission is to review the use of the proposed building in the Planned Unit Development District Number One. The proposed uses are permitted through Municipal Code Section 125-109.





ONE NORTH

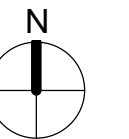
RINKA+ COBALT LA MACCHIA HOLDINGS LLC
PARTNERS

△ Revisions

BUILDING E
CONCEPT REVIEW
BAYSIDE ONE
NORTH

8969 N Port Washington Rd
Date Issued: 02/10/2026
RINKA project #: 210426.06
Sheet Title

NOT FOR CONSTRUCTION

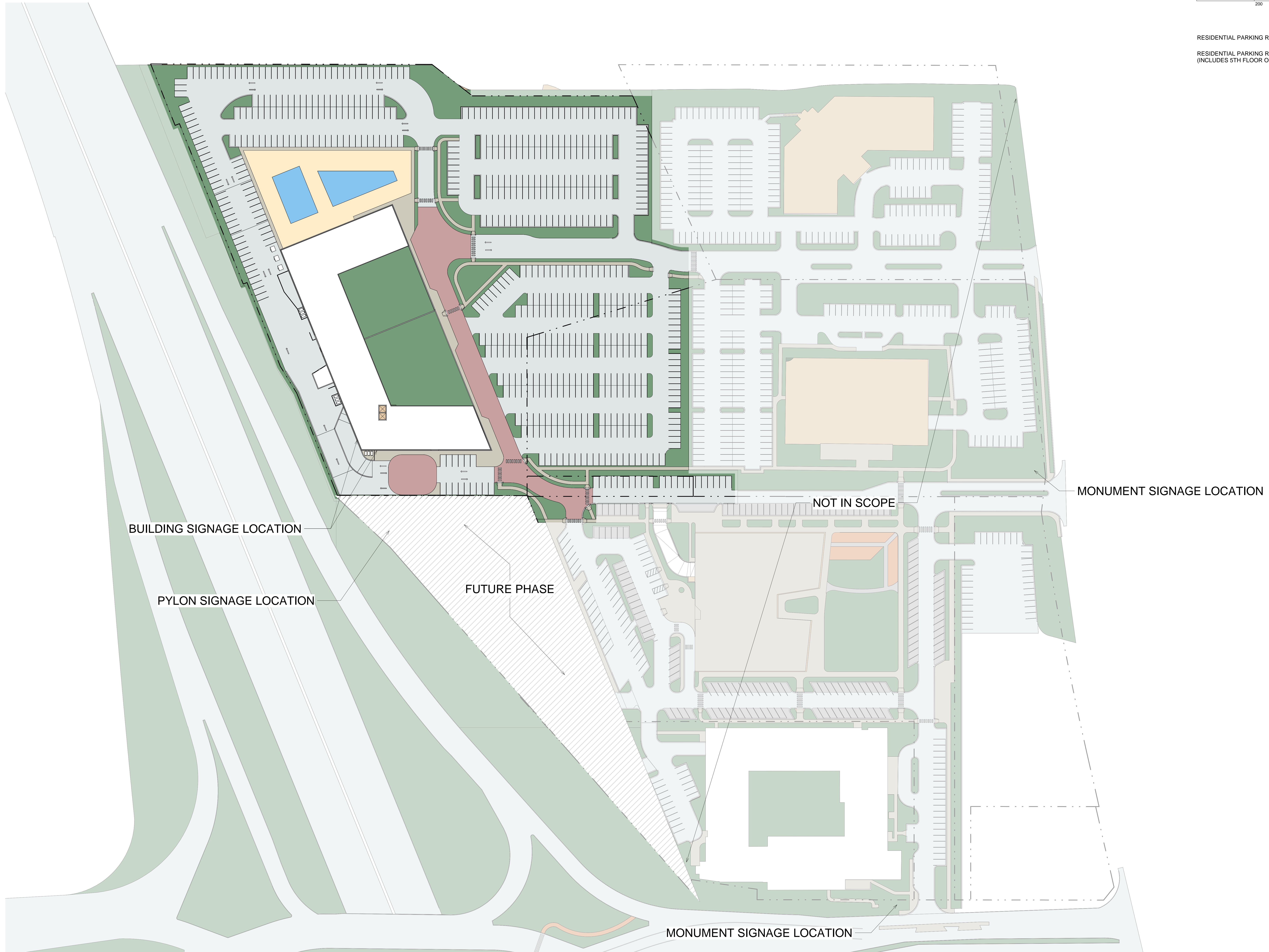


AERIAL RENDER
Sheet # P-10



PARKING SCHEDULE - GROCERY	
GROCERY SURFACE	200
PARKING SCHEDULE - FITNESS	
FITNESS SURFACE	400
PARKING SCHEDULE - RESIDENTIAL	
RESIDENTIAL BASEMENT	182
RESIDENTIAL SURFACE	18
200	

RESIDENTIAL PARKING RATIO: 1.68 @ -119 UNITS
 RESIDENTIAL PARKING RATIO: 1.40 @ -142 UNITS
 (INCLUDES 5TH FLOOR OF RESIDENTIAL)



1 SITE PLAN
 1" = 50'-0"

△ Revisions

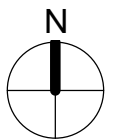
BUILDING E
 CONCEPT REVIEW
 BAYSIDE ONE
 NORTH

8969 N Port Washington Rd
 Date Issued: 02/10/2026
 RINKA project #: 210426.06
 Sheet Title

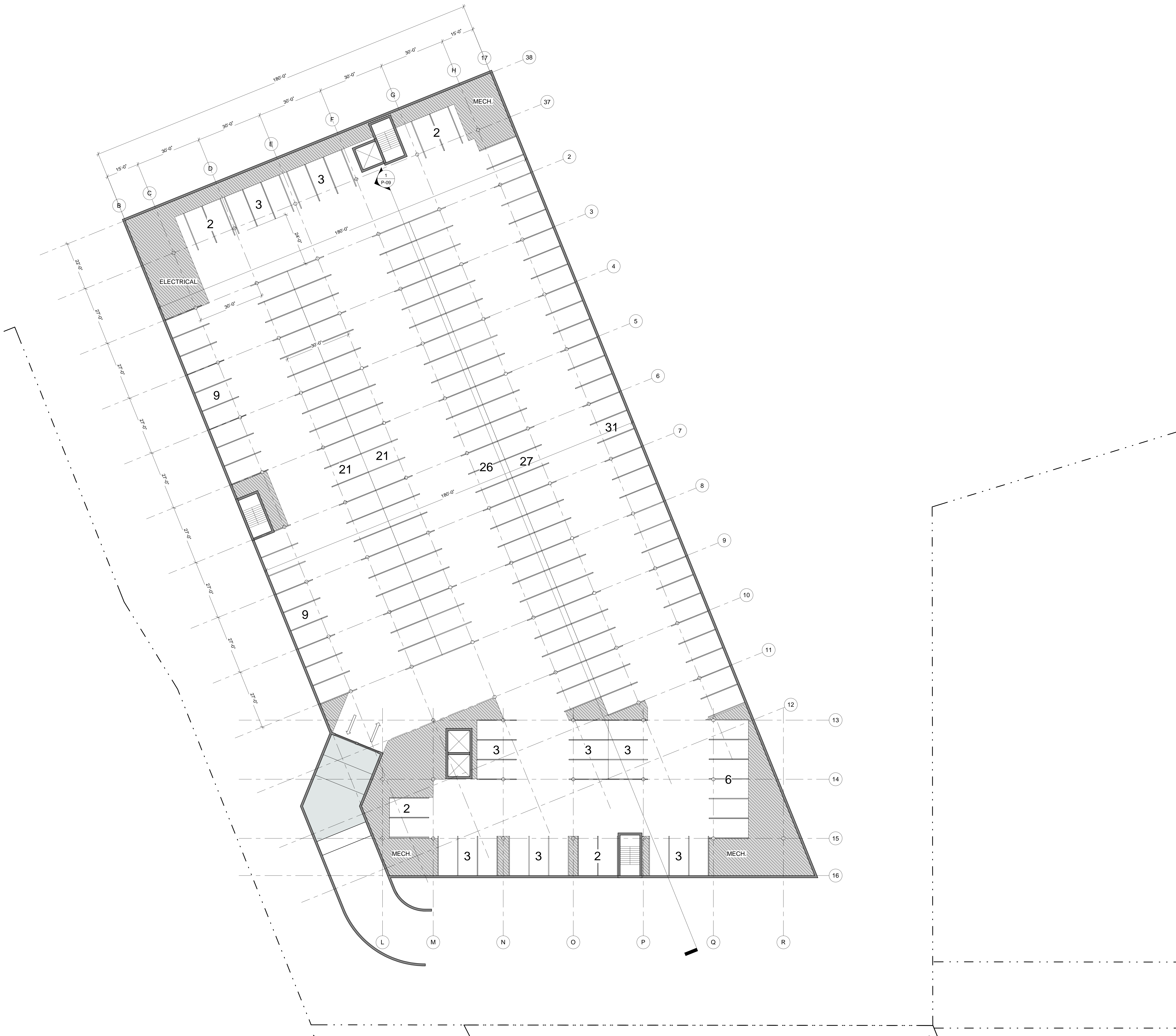
SITE PLAN

Sheet # P-01

NOT FOR CONSTRUCTION



PARKING SCHEDULE - RESIDENTIAL	
RESIDENTIAL BASEMENT	182
RESIDENTIAL SURFACE	18
	200



1 B1
 1/16" = 1'-0"

△ Revisions

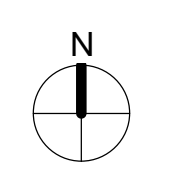
BUILDING E
 CONCEPT REVIEW
 BAYSIDE ONE
 NORTH

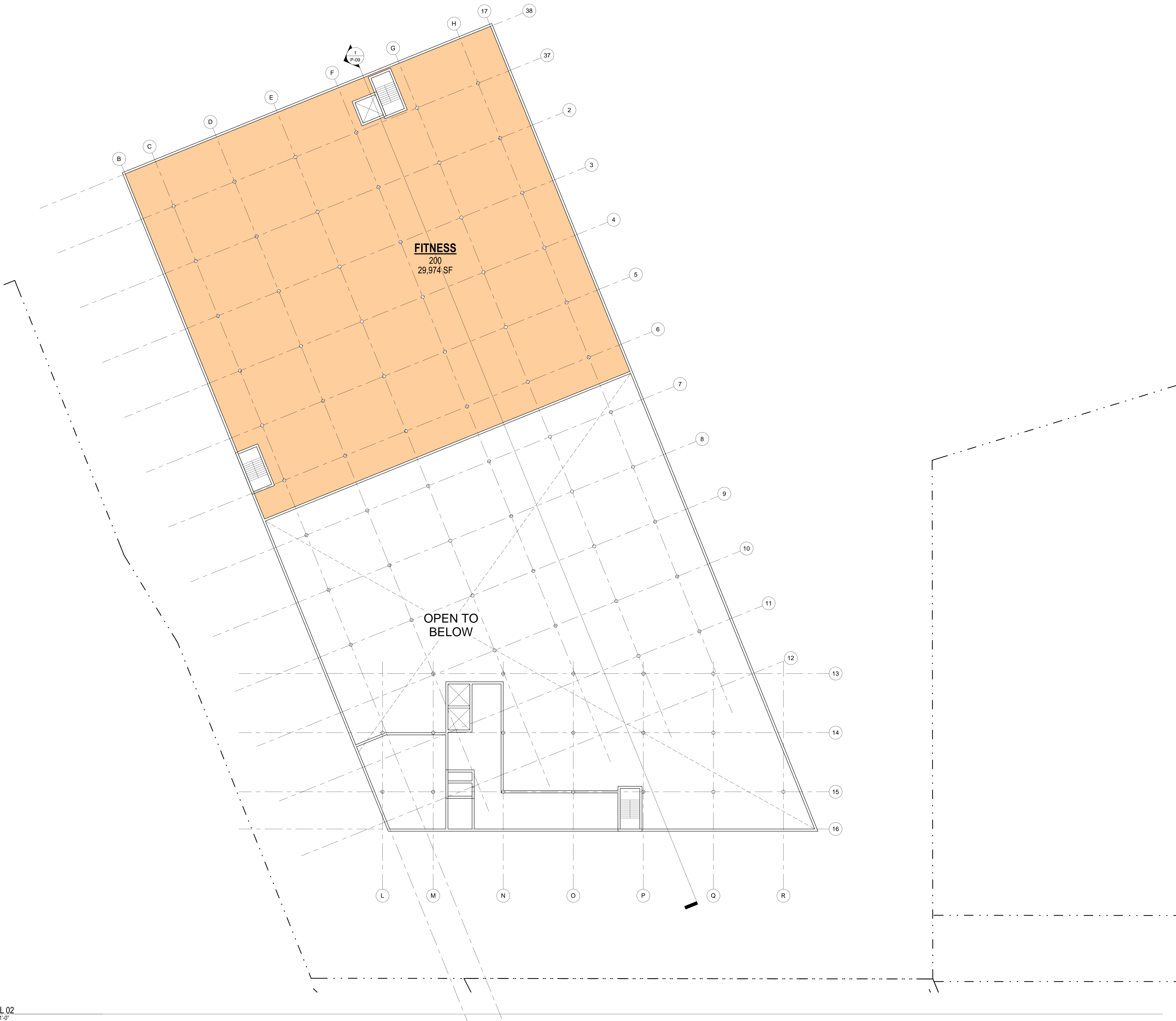
8969 N Port Washington Rd
 Date Issued: 02/10/2026
 RINKA project #: 210426.06
 Sheet Title

LEVEL B1

Sheet # P-02

NOT FOR CONSTRUCTION





1 LEVEL 02
1/16" = 1'-0"

△ Revisions

BUILDING E
CONCEPT REVIEW
BAYSIDE ONE
NORTH

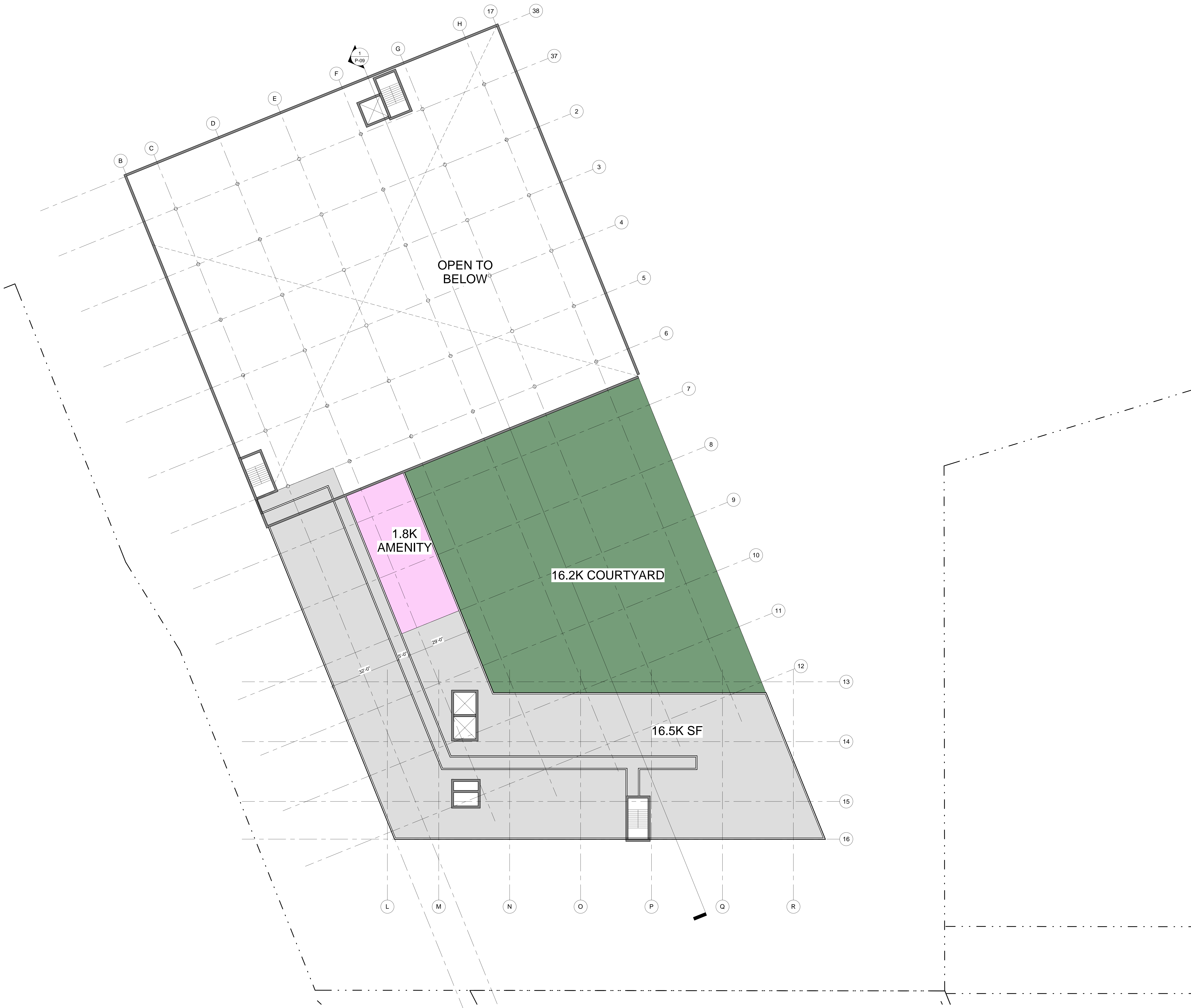
8969 N Port Washington Rd
Date Issued: 02/10/2026
RINKA project #: 210426.06
Sheet Title

NOT FOR CONSTRUCTION

LEVEL 02

Sheet #

P-04



1 LEVEL 03
1/16" = 1'-0"

△ Revisions

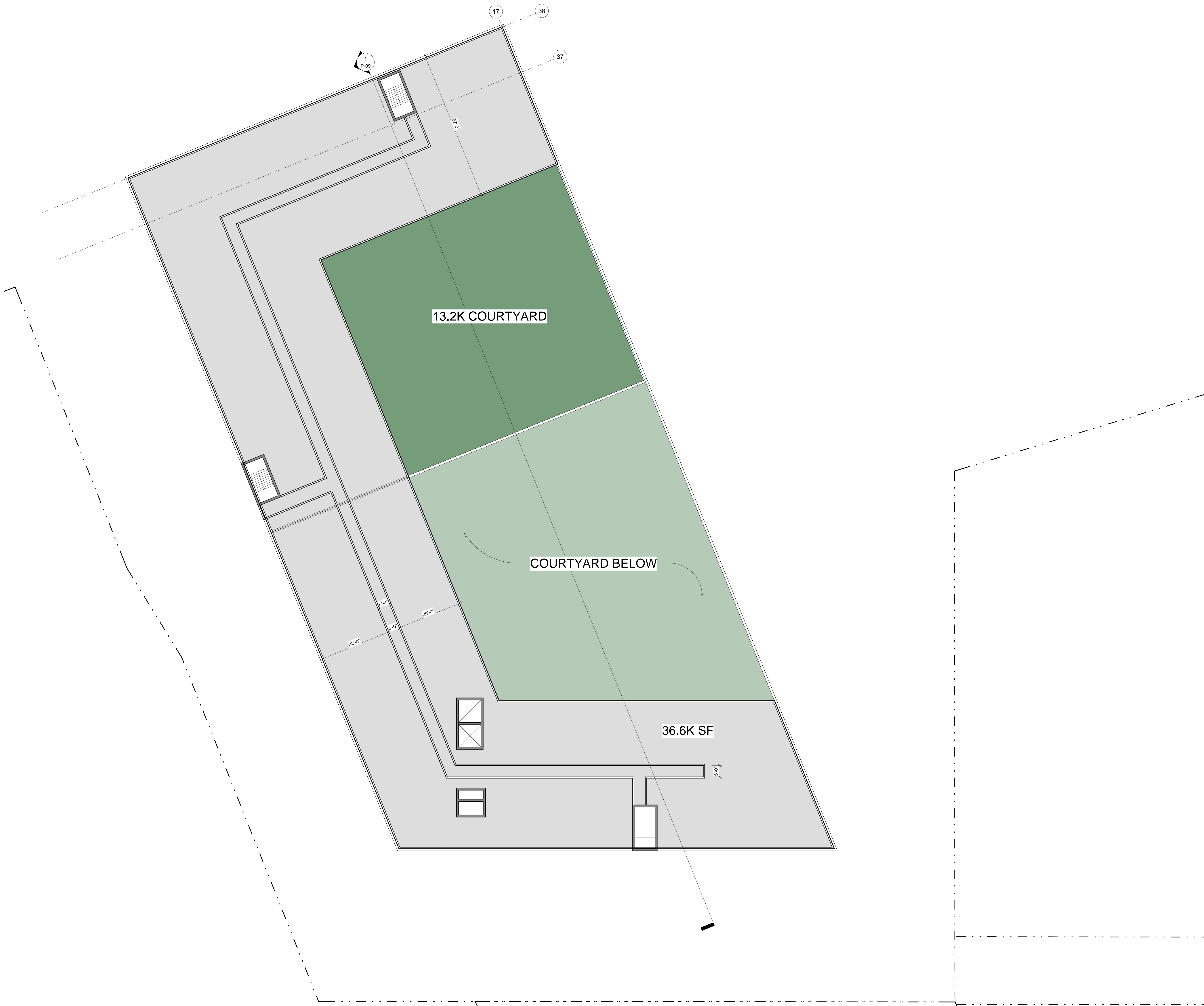
BUILDING E
CONCEPT REVIEW
BAYSIDE ONE
NORTH

8969 N Port Washington Rd
Date Issued: 02/10/2026
RINKA project #: 210426.06
Sheet Title

NOT FOR CONSTRUCTION

LEVEL 03
Sheet #

P-05



1 LEVEL 04
1/16" = 1'-0"

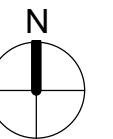
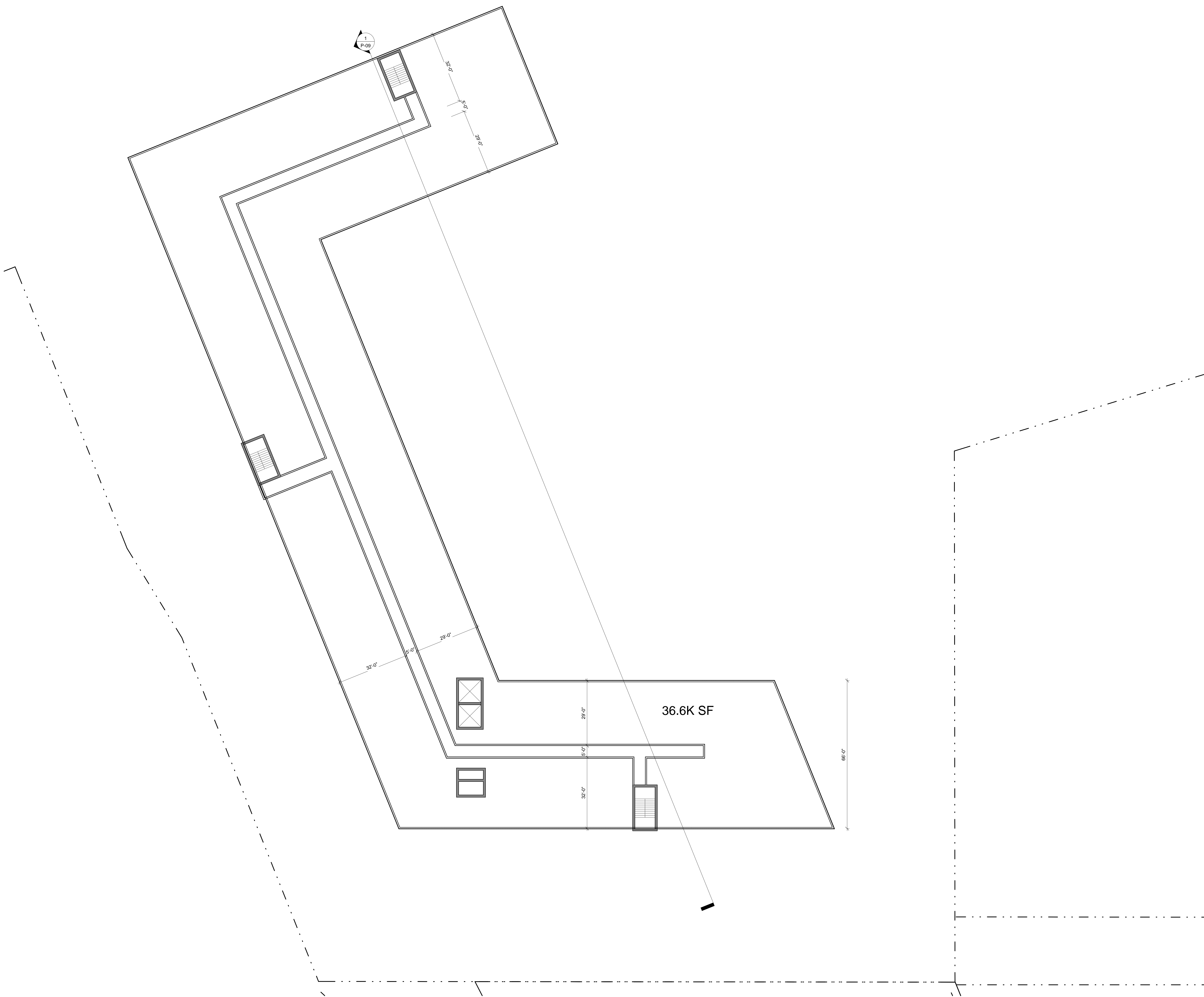
△ Revisions

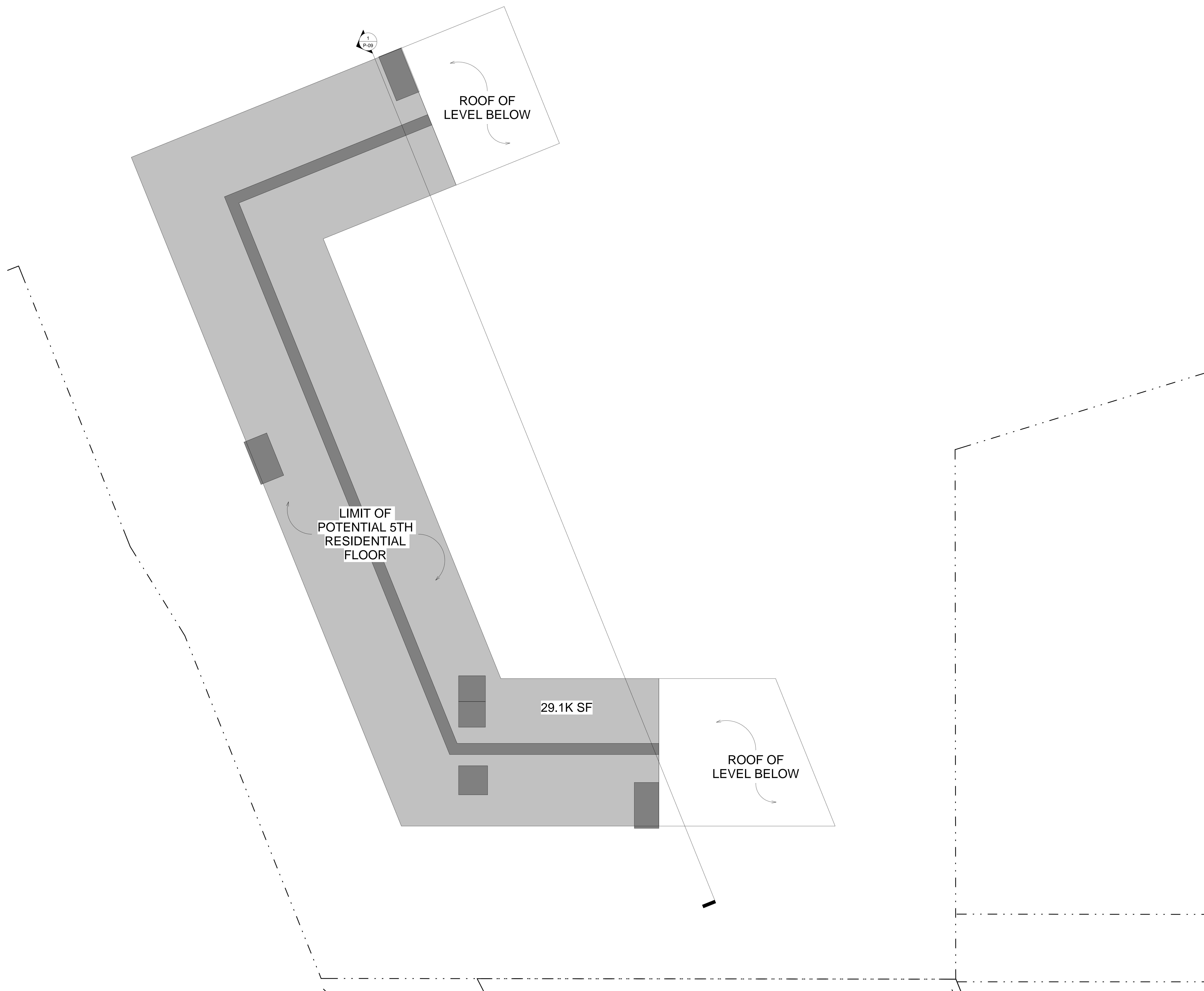
BUILDING E
CONCEPT REVIEW
BAYSIDE ONE
NORTH

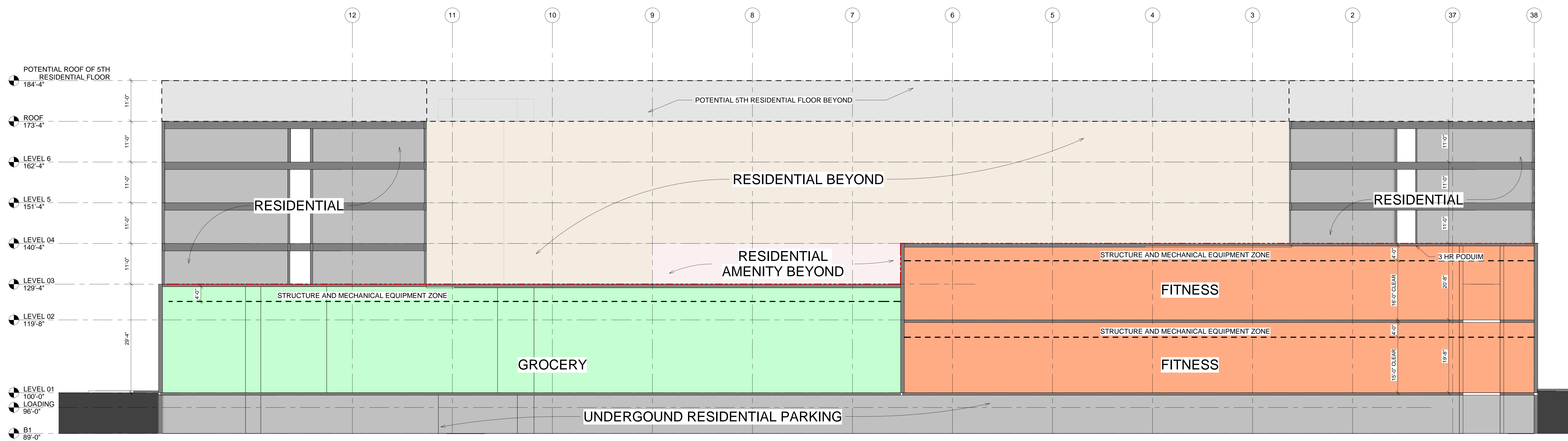
8969 N Port Washington Rd
Date Issued: 02/10/2026
RINKA project #: 210426.06
Sheet Title

NOT FOR CONSTRUCTION

LEVEL 04
Sheet # P-06







1 N/S SECTION
 3/2" = 1'-0"

△ Revisions

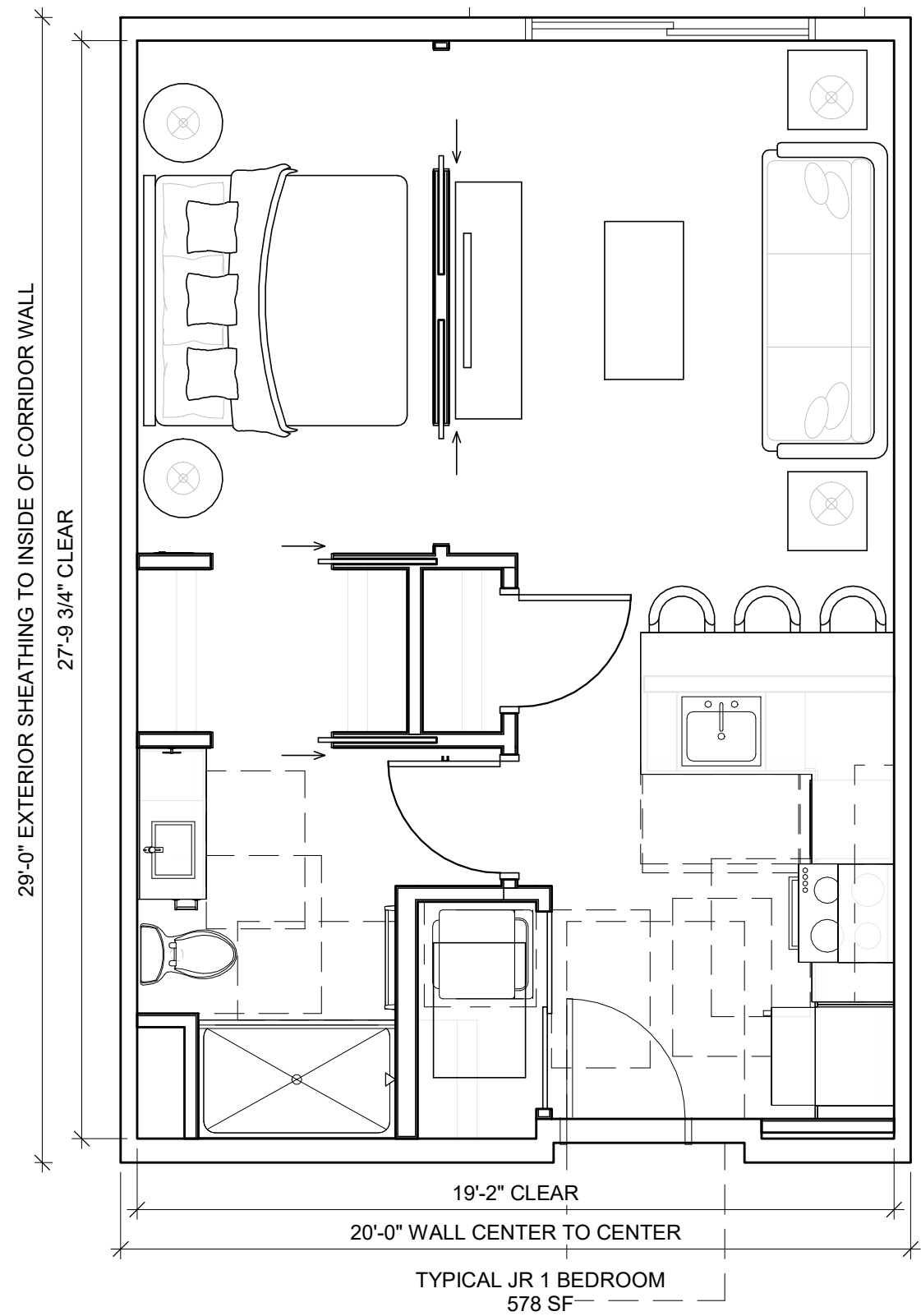
BUILDING E
 CONCEPT REVIEW
 BAYSIDE ONE
 NORTH

8969 N Port Washington Rd
 Date Issued: 02/10/2026
 RINKA project #: 210426.06
 Sheet Title

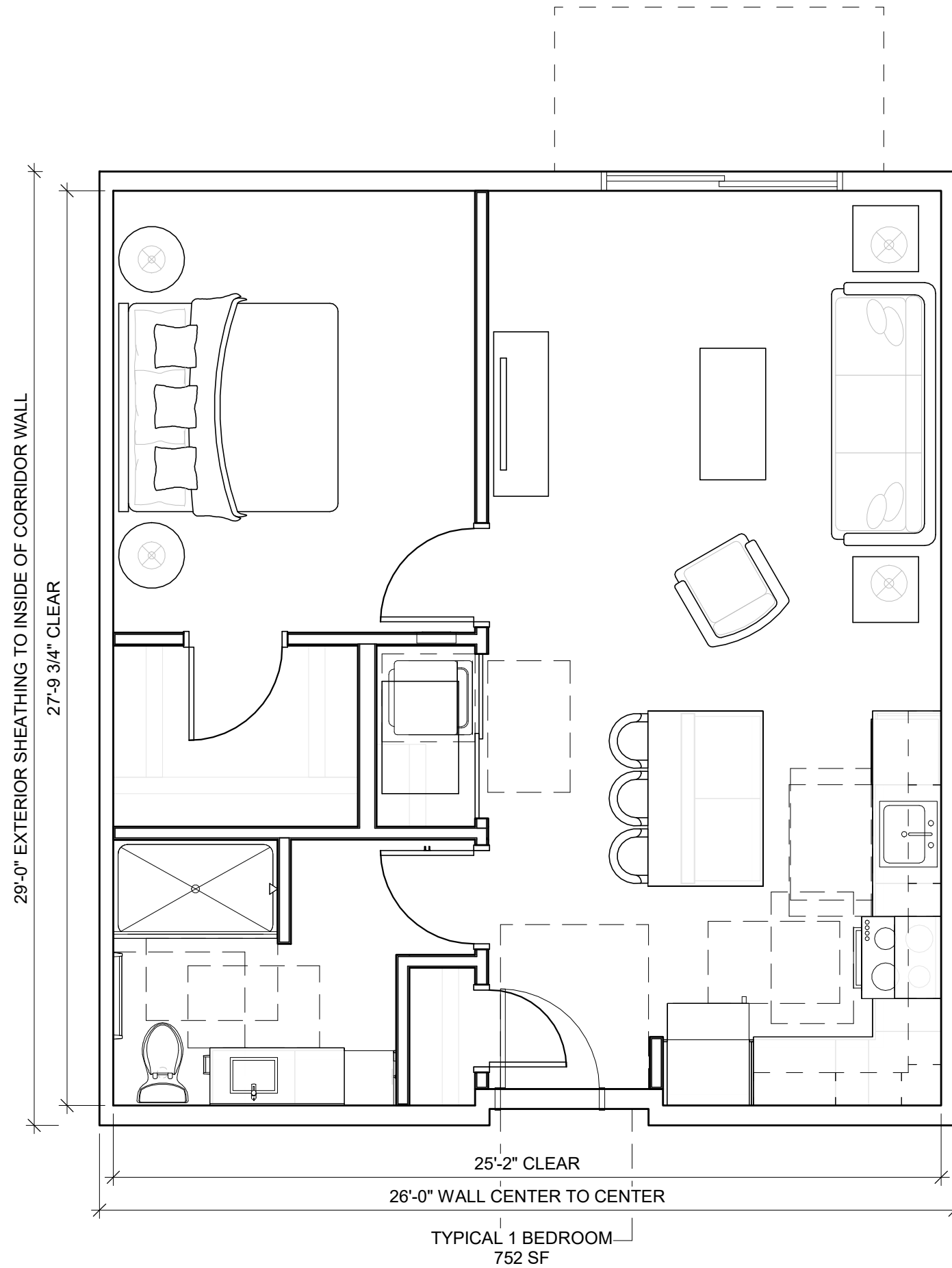
BUILDING E
 SECTION

Sheet # P-09

NOT FOR CONSTRUCTION



JR ONE BED
SCALE: 1/4" = 1'-0"

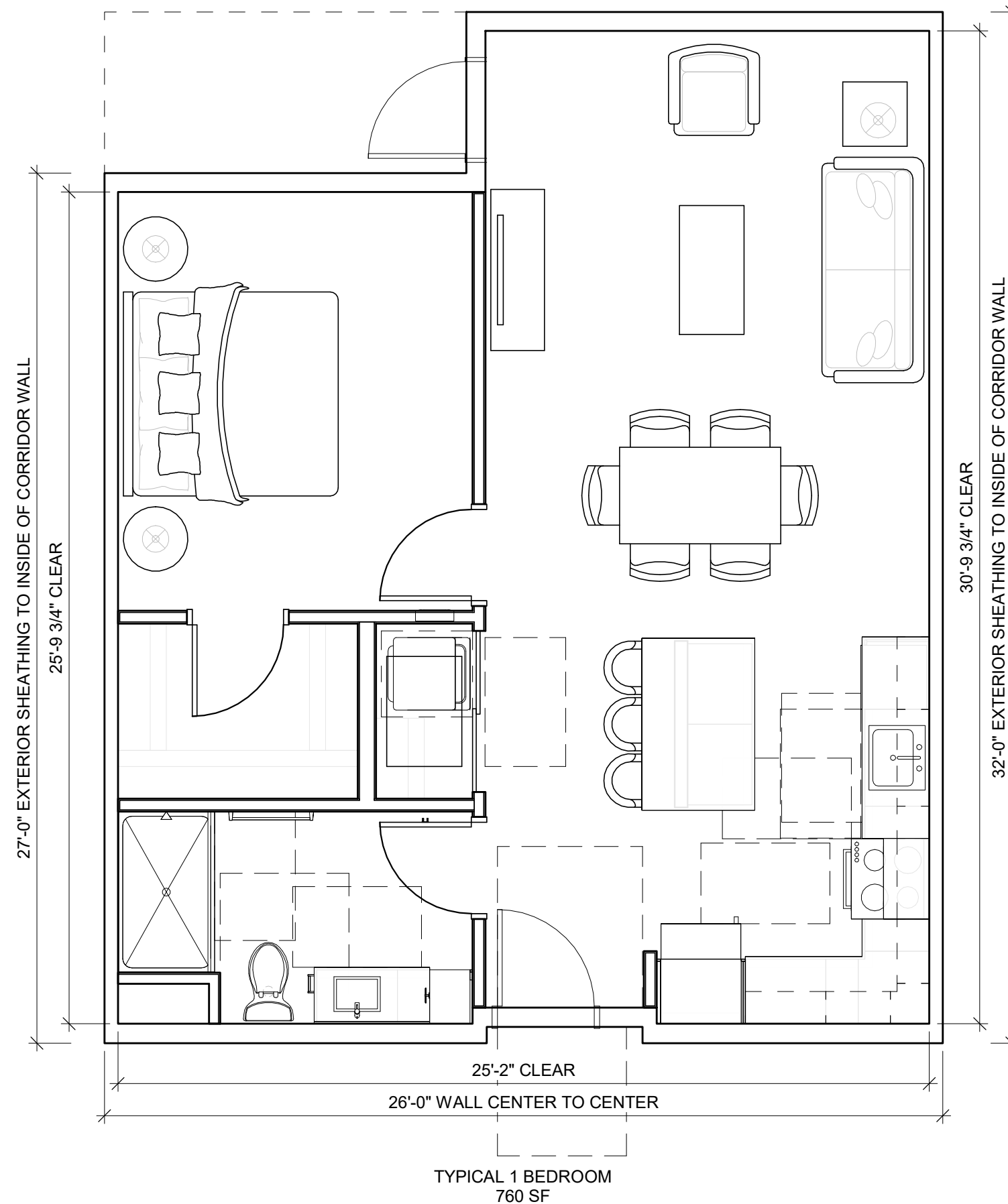


ONE BED

SCALE: 1/4" = 1'-0"

BAYSIDE MULTIFAMILY BLDG E

PROJECT #: 210426.06 | 02/11/2026



TYPICAL 1 BEDROOM
760 SF

ONE BED RECESSED BALCONY

SCALE: 1/4" = 1'-0"

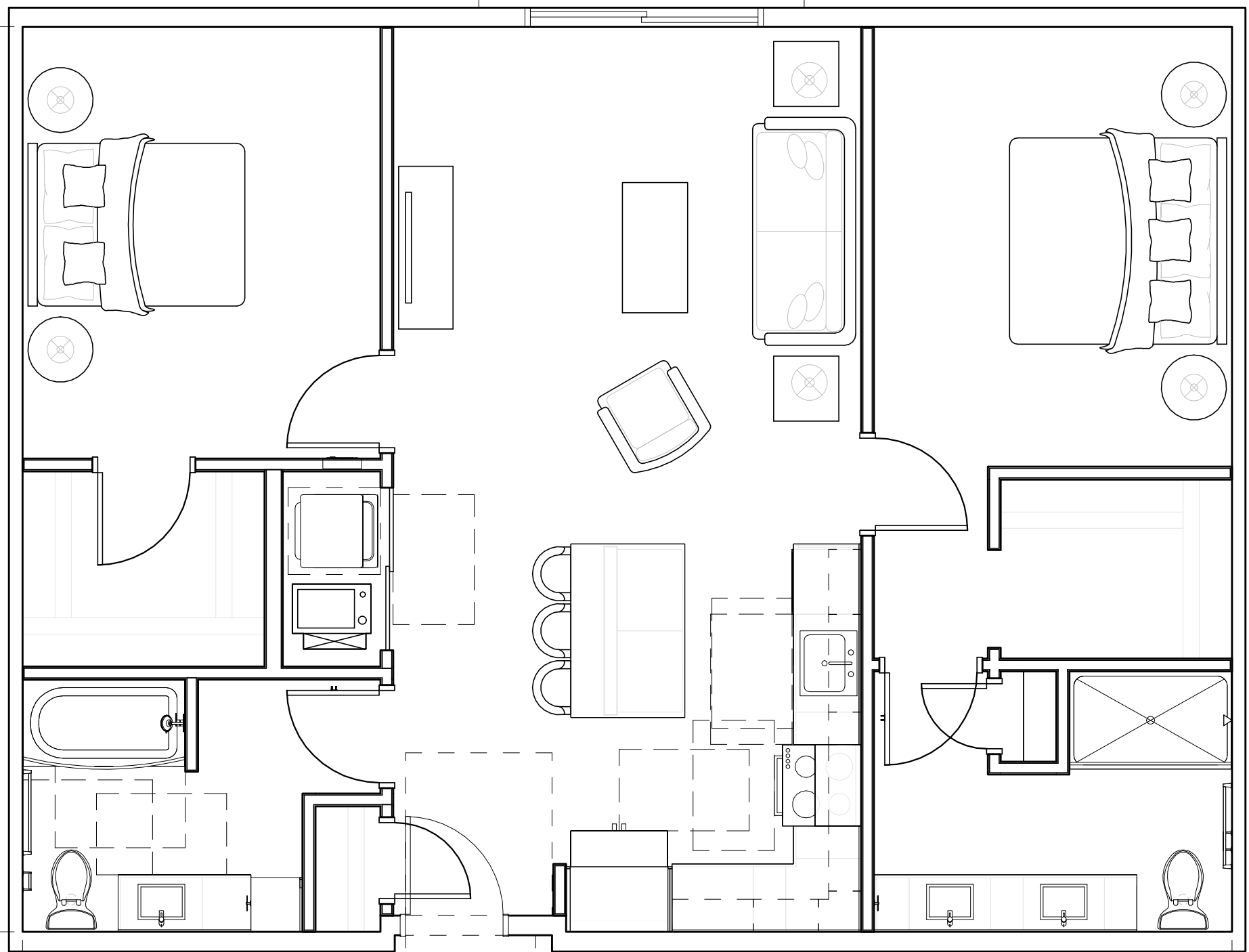
29'-0" EXTERIOR SHEATHING TO INSIDE OF CORRIDOR WALL

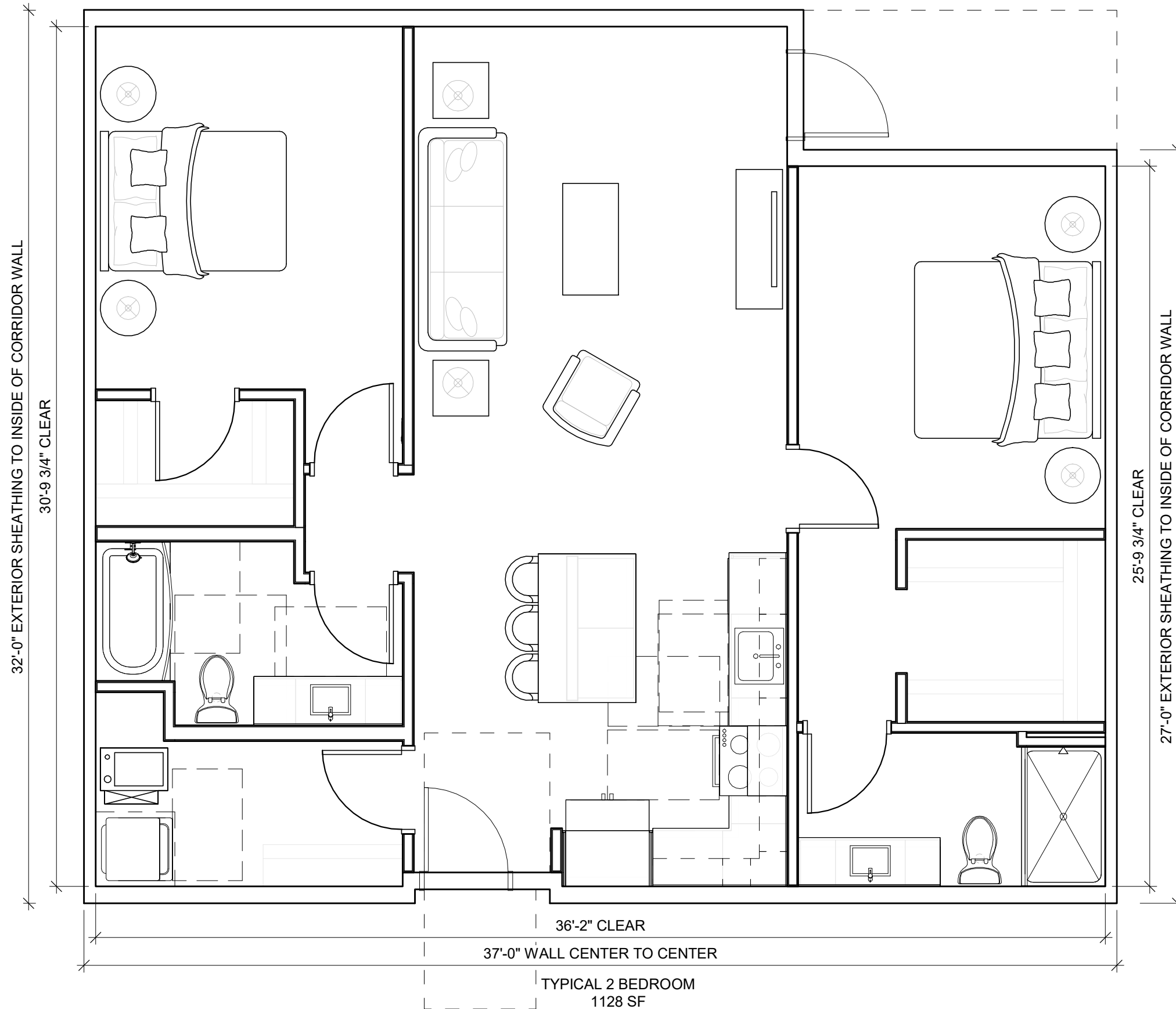
27'-9 3/4" CLEAR

37'-2" CLEAR

38'-0" WALL CENTER TO CENTER

TYPICAL 2 BEDROOM
1100 SF





TWO BED RECESSED BALCONY

SCALE: 1/4" = 1'-0"

ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY

CLIENT: Cobalt Partners
SITE ADDRESS: 8969 N Port Washington Rd., Bayside, Wisconsin

LEGAL DESCRIPTION
Parcel 2 of Certified Survey Map No. 6236, recorded in the Milwaukee County Register of Deeds office on July 1, 1996, in Reel 3831, Image 11, as Document No. 7237546, being a redivision of Lot 1, Lot 3 and Lot 4 of Certified Survey Map No. 3917, Parcel 1 of Certified Survey Map No. 2972 and lands all being a part of the Southeast 1/4 of the Southwest 1/4 and Southwest 1/4 of Section 5, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin. Excepting therefrom those lands conveyed in Award of Damages recorded on April 7, 2022 as Document No. 11234836 and further excepting those lands conveyed in Special Warranty Deed recorded March 17, 2022, as Document No. 11276057.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83 (2011), in which the West line of the SW 1/4 of Section 5 bears N00°23'27"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. 84335AMENDED, effective date of July 24, 2025 which lists the following easements and/or restrictions from schedule B-II:

- 1, 6, 7, 8, 9, 23, & 29 visible evidence shown, if any.
- 2, 3, 4, 5, 24, & 30 not survey related.
10. Easements contained in a Memorandum of Lease recorded October 24, 2001, in Reel 5186, Image 1594, as Document No. 8156650. **Document not provided in Schedule B-II.**
11. Rights of Verizon Wireless Personal Communications, Limited Partnership recorded in Memorandum of Agreement recorded May 12, 2004, in Reel 5836, Image 3020, as Document No. 8781367. **Affects property by location, shown.**
12. All matters as shown and depicted on Certified Survey Map Nos. 3917 and 6236. **Affects property by location, shown.**
13. Utility Easement granted to Wisconsin Bell, Inc. dba Ameritech-Wisconsin, by an instrument recorded in Reel/Volume 3943, Image/Page 1125, as Document No. 7300370. **Affects property by location, shown.**
14. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc. dba Ameritech-Wisconsin, by an instrument recorded in Reel/Volume 4008, Image/Page 1140, as Document No. 7339621. **Affects property by location, shown.**
15. Agreement for Maintenance and repair of Common Easement recorded August 8, 1995 in Reel 3602, Image 1369, as Document No. 7111366. **Affects property by location, shown.**
16. Easement recorded August 8, 1995, in Reel 3602, Image 1363 as Document No. 7111365. **Affects property by location, shown.**
17. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc., by an instrument recorded in Reel/Volume 2072, Image/Page 86, as Document No. 6044821. **Affects property by location, approximate location shown.**
18. Utility Easement granted to Wisconsin Gas Company, by an instrument recorded in Reel/Volume 1990, Image/Page 372, as Document No. 5985427. **Affects property by location, shown.**
19. Declaration of Ingress and Egress Easement recorded July 22, 1986, in Reel 1921, Image 275, as Document No. 5939551. **Does not affect property by location.**
20. Declaration of Trust for Water System recorded March 9, 1979, in Reel 1188, Image 261, as Document No. 5295053. **Affects property by location.**
21. Correction of Easement Area recorded September 13, 1979, in Reel 1241, Image 492, as Document No. 5347330. **Affects property by location, shown.**
22. Declaration of Public Utility Easement recorded June 12, 1979 in Reel 1210, Image 1520, as Document No. 5318993. **Does not affect property by location.**
23. Agreement recorded September 5, 1990, in Reel 2486, Image 1691, as Document No. 6414021. **Does not affect property by location.**
24. Distribution Easement Underground Electric and Communications granted to Wisconsin Electric Power Company dba We Energies and Spectrum Mid-America, LLC recorded on September 19, 2023, as Document No. 11367945. **Affects property by location, shown.**
25. Permanent Limited Easement and Temporary Limited Easement contained in an Award of Damages recorded on April 17, 2022, as Document No. 11234836. **Affects property by location, shown.**
26. Public Improvement Agreement recorded on September 25, 2024, as Document No. 11452394. **Affects property by location.**
27. Memorandum of Right of Privilege for Sign recorded on July 10, 2025, as Document No. 11521395. **Does not affect property by location.**

TABLE "A" ITEMS

1. According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0041F, effective date of October 24, 2024, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
2. The Land Area of the subject property is 346,018 square feet or 7.9435 acres.
3. There are 515 regular parking spaces and 8 handicap spaces marked on this site.
4. Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Numbers 20253205916 & 20253205919. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
5. Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

To: First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 19, and 20(b) of Table A thereof. The field work was completed on August 12, 2025.

Date of Map: August 28, 2025

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT
LAND SURVEYS

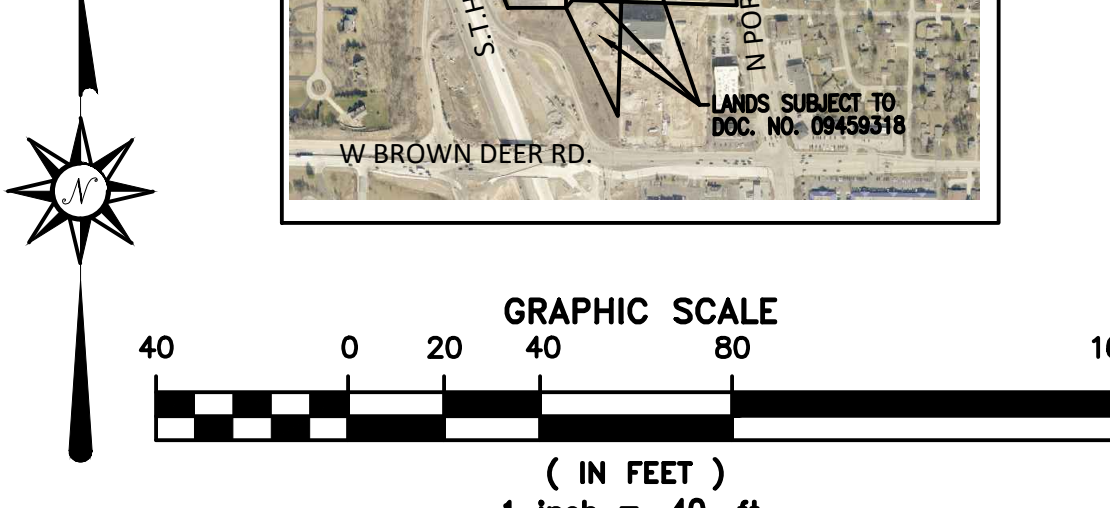
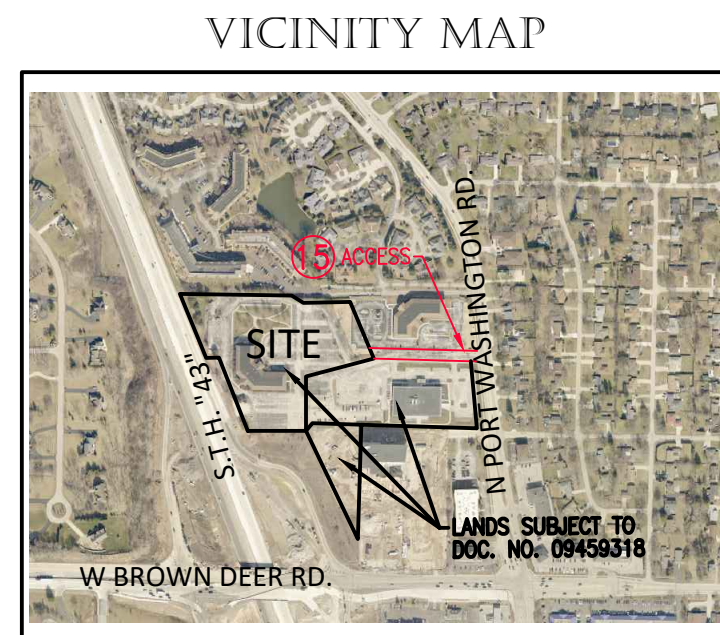
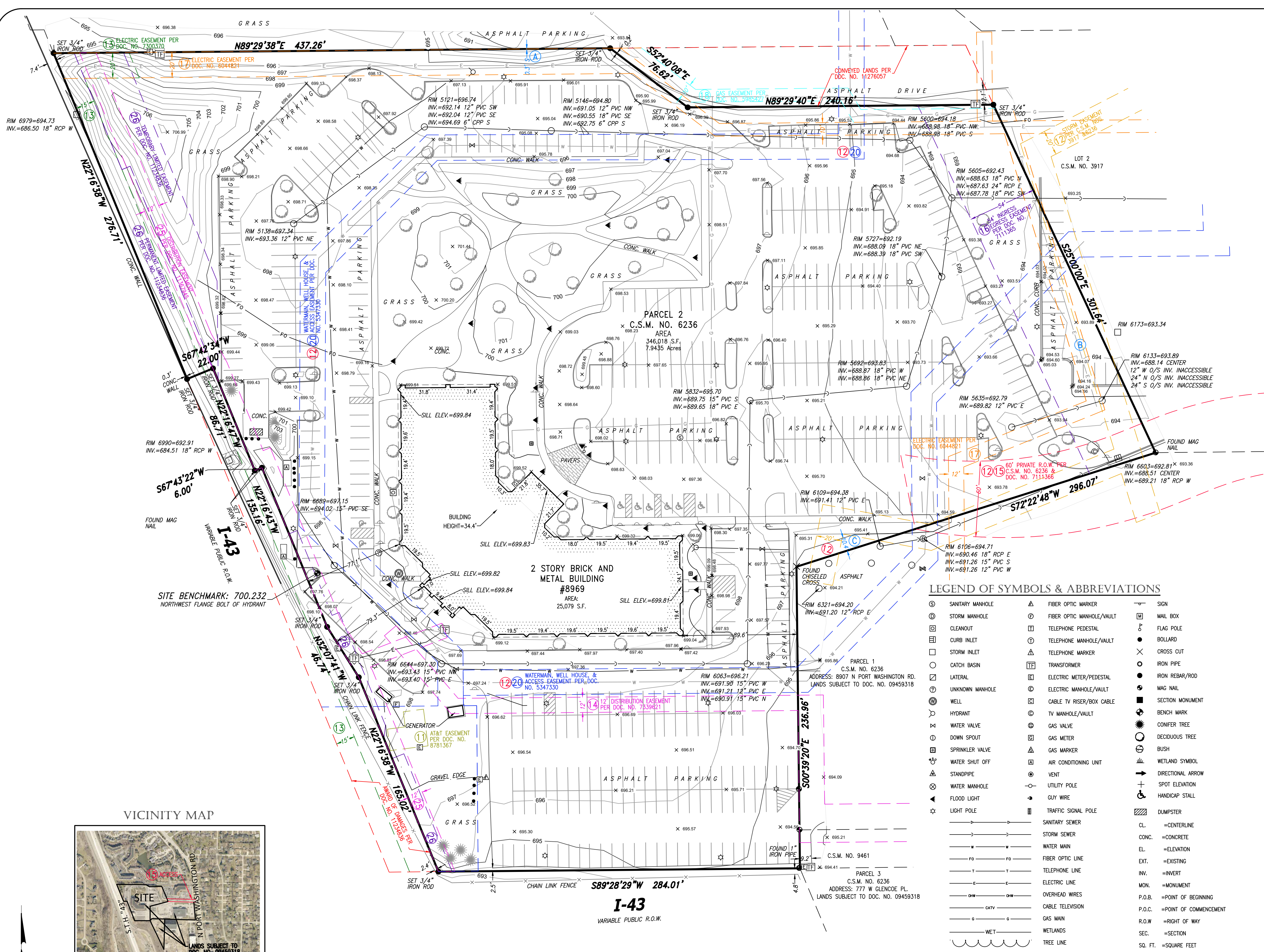
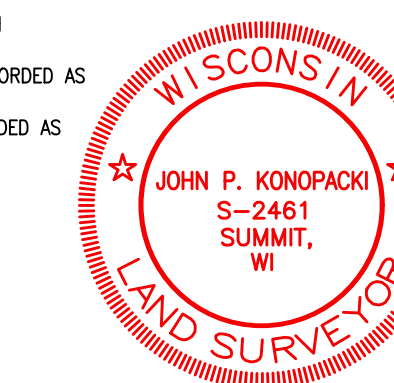
234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com
This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or other applicable laws. The information shown herein is intended solely for the use of the client and client's designated third parties. CHAPUT LAND SURVEYS is a division of Pinnacle Engineering Group, Inc. DRAFTED BY: GSS Drawing No. 6691.00

LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	⊙	SIGN
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE/VAULT	⊙	MAIL BOX
⊙	CLEANOUT	⊙	TELEPHONE PEDESTAL	⊙	FLAG POLE
⊙	CURB INLET	⊙	TELEPHONE MANHOLE/VAULT	⊙	BOLLARD
⊙	STORM INLET	⊙	TELEPHONE MARKER	⊙	CROSS CUT
⊙	CATCH BASIN	⊙	TRANSFORMER	⊙	IRON PIPE
⊙	LATERAL	⊙	ELECTRIC METER/PEDESTAL	⊙	IRON REBAR/ROD
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC MANHOLE/VAULT	⊙	SEG M/NAIL
⊙	WELL	⊙	CABLE TV RISER/BOX CABLE	⊙	SECTION MONUMENT
⊙	HYDRANT	⊙	TV MANHOLE/VAULT	⊙	BENCH MARK
⊙	WATER VALVE	⊙	GAS VALVE	⊙	CONIFER TREE
⊙	DOWN SPOUT	⊙	GAS METER	⊙	DECIDUOUS TREE
⊙	SPRINKLER VALVE	⊙	GAS MARKER	⊙	BUSH
⊙	WATER SHUT OFF	⊙	AIR CONDITIONING UNIT	⊙	WETLAND SYMBOL
⊙	STANDPIPE	⊙	VENT	⊙	DIRECTIONAL ARROW
⊙	WATER MANHOLE	⊙	UTILITY POLE	⊙	SPOT ELEVATION
⊙	FLOOD LIGHT	⊙	GUY WIRE	⊙	HANDICAP STALL
⊙	LIGHT POLE	⊙	TRAFFIC SIGNAL POLE	⊙	DUMPSTER
⊙	SANITARY SEWER	⊙	CL = CENTERLINE	⊙	
⊙	STORM SEWER	⊙	CONC. = CONCRETE	⊙	
⊙	WATER MAIN	⊙	EL = ELEVATION	⊙	
⊙	FIBER OPTIC LINE	⊙	EXT. = EXISTING	⊙	
⊙	TELEPHONE LINE	⊙	INV. = INVERT	⊙	
⊙	ELECTRIC LINE	⊙	MON. = MONUMENT	⊙	
⊙	OVERHEAD WIRES	⊙	P.O.B. = POINT OF BEGINNING	⊙	
⊙	CABLE TELEVISION	⊙	P.O.C. = POINT OF COMMENCEMENT	⊙	
⊙	GAS MAIN	⊙	R.O.W. = RIGHT OF WAY	⊙	
⊙	WETLANDS	⊙	SEC. = SECTION	⊙	
⊙	TREE LINE	⊙	SQ. FT. = SQUARE FEET	⊙	
⊙	NO ACCESS	⊙	W/ = WITH	⊙	
⊙		⊙	(R) = RECORDED AS	⊙	
⊙		⊙	(D) = DEEDED AS	⊙	

ENCROACHMENT TABLE

A	ASPHALT PARKING 0.3' SOUTH OF PROPERTY LINE
B	ASPHALT PARKING WEST OF PROPERTY LINE
C	ASPHALT 10.4' NORTH OF PROPERTY LINE



VERTICAL DATUM
Vertical Datum is based on North American Vertical Datum of 1988 (2012)
Reference Benchmark: Located near the Northeast corner of the SW 1/4 of Section 5, Township 8 North, Range 22 East.
Chiseled cross in top of East side of conc. base for light pole being a Elev. = 689.185

CHAPUT LAND SURVEYS