



**VILLAGE OF WHITEFISH BAY
PLAN COMMISSION AGENDA**

Tuesday, October 18, 2022 – 5:00 p.m.

**5300 N Marlborough Drive, Whitefish Bay, WI 53217
Village Hall Board Room**

1. Call to Order.
2. Approval of the Minutes of the Regular Meeting of August 15, 2022.
3. PUBLIC HEARINGS
 - a. On a Conditional Use Application for LIVE Hydration Spa, a medical practitioner (IV therapy and cosmetic services spa), to be located at 318 E. Silver Spring Drive.
 - b. On a Conditional Use Application for North 48 In The Bay, a craft cocktail establishment to be located at 151 E Silver Spring Drive.
4. NEW BUSINESS
 - a. Review and action on a Conditional Use Application for LIVE Hydration Spa, a medical practitioner (IV therapy and cosmetic services spa), to be located at 318 E. Silver Spring Drive.
 - b. Review and action on a Conditional Use Application for North 48 In The Bay, a craft cocktail establishment to be located at 151 E Silver Spring Drive.
5. 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) 962-6690. 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 Village Board 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.wfbvillage.org)

Dated: October 13, 2022 – Tom Harrigan – Assistant Village Manager

PLAN COMMISSION

A regular meeting of the Plan Commission Meeting in person August 15, 2022.

Pursuant to law, written notice of this meeting was given to the press and posted on public bulletin boards.

Present: John Roth, Trustee Demet, Julie Wilson, Joseph Sauer, President Buckley, Jane Moore, Mark Huber

1. Call to Order.

President Buckley called the meeting to order at 6:00 pm

2. Approval of Minutes of the Regular Meeting of July 13, 2022

It was moved by Jane Moore, seconded Trustee Demet to approve the minutes of the regular meeting of July 13, 2022, motion carried 7-0.

3. Public Hearing

a. On Conditional Use Application for AFTER:HRS tap room with self-pouring stations to be located at 151 E Silver Spring Drive. The applicant is also requesting approval for outdoor seating.

Boening provided background information on the conditional use application for AFTR:HRS tap room and reviewed details of the application. The number of suites in the building to be occupied was discussed.

Gary Meyer (5573 N Shoreland Ave) – inquired about the outdoor seating and how far it would be from Silver Spring. Applicant replied that it would be on the Kent side of the building and would not go to the alley. Meyer inquired about music in the outdoor space which applicant said they do not anticipate. Mr. Meyer inquired about hours of operation, in terms of the maximum state allows. Applicants described the atmosphere they would like to create. The concept of self-pour was described.

Brian DeNeve (5861 N Shoreland Ave) – Spoke in favor of the proposal.

Tim Riordan (4648 Ardmore Ave) – Spoke in favor of the proposal.

Charlie Stalle (BID chair) – described the proposed space is ideal for a bar. Stalle mentioned obstacles that other locations pose. Stalle expressed his support for the applicant.

Jane Moore inquired when opening is estimated. Applicant said estimate would be Spring 2023. Public comment closed at 6:20 pm.

b. On Conditional Use Application for Drybar (blowout provider) to be located at 324 E Silver Spring Drive.

Boening provided background information on the conditional use application for Drybar. Details of the proposal were reviewed as outlined in staff memo.

Tim Vertz, spouse of applicant, provided the applicant's experience in the industry and described the service provided.

Pat McCarville (Newland Enterprises) spoke in favor of the proposal. Public comment closed at 6:25 pm

4. New Business

a. Discussion/action on Conditional Use Application for AFTR:HRS tap room with self-pouring stations to be located at 151 E Silver Spring Drive. The applicant is also requesting approval for outdoor seating.

Mark Huber inquired the hours of operation for other businesses in the Silver Spring Dr. which have outdoor seating. Boening informed the commission that this would be time to limit outdoor hours if that

is desired. To have the potential to review any hour restrictions they would be required to be in the motion tonight. The requirement to hold a predevelopment meeting within 10 days of approval was discussed. Joseph Sauer inquired about liquor license. Quotas and possibility of licensing was discussed. Sauer recommended to the applicants to discuss parking with nearby property owners such as BMO Harris Bank, Dominican, and Trouble and Sons.

It was moved by Mark Huber to approve the Conditional Use Application for AFTR:HRS at 151 E Silver Spring Drive with all conditions outlined in the memo, subject to the following conditions: deliveries to the south side of the building shall be prohibited between the hour of 10:00 pm and 6:00 am and that the outdoor seating area has a barrier to the sidewalk.

Julie Wilson seconded with a friendly amendment that outdoor seating area has barrier to sidewalk. Mark Huber accepted Julie Wilson's friendly amendment. Motion carried 7-0.

b. **Discussion/action on Conditional Use Application for Drybar (blowout provider) to be located at 324 E Silver Spring Drive.**

Julie Wilson spoke in favor of the use of the space and liked the number of people that it will attract to the area.

It was moved by Jane Moore and seconded by Julie Wilson to approve the Conditional Use Application for Drybar as presented, motion passed 7-0.

c. **Review and Recommendation to Village Board on Ordinance to Plan commission (Ord. No. 1895 - Design Guideline modifications as recommended by ARC)**

Boening reviewed the process of ordinance development and provided information on the current ordinance including the proposed changes as outlined in the staff packet. Lauren Triebenbach, ARC Chairperson, spoke on the changes to the ordinance, specifically the rear setback. Examples of homes that go to the back setback were cited and it was asked if ARC would be required to approve anything on that block. Section Two refers to height - Boening and Oestreich explained the change to add clarity and consistency of the term height. Section three refers to style - Boening and Oestreich explained this is to clarify what ARC will be looking at when considering proposals. Jane Moore inquired if this takes into consideration solar panels. Oestreich stated that the state regulates this. Section four refers to roofing materials which Oestreich explained the reason for this change. Section Five refers to the remedial approaches. Boening stated that drainage is reviewed by Village engineering staff and therefore that has been removed from the code.

It was moved by Mark Huber and seconded by Trustee Demet to recommend that the Village Board to adopt Ordinance No. 1895, motion carried 7-0

5. **Adjournment**

There being no further business, it was moved by Joseph Sauer, seconded by Trustee Demet, and carried 7-0 to adjourn the meeting at 6:55 pm.


Erin Granstrom, Deputy Clerk



Village of Whitefish Bay
5300 N. Marlborough Drive
Whitefish Bay, Wisconsin 53217
Phone: 414-962-6690
Fax: 414-962-5651

Memorandum

To: Whitefish Bay Plan Commission
Cc: Paul Boening, Village Manager
From: Tom Harrigan – Assistant Village Manager
Date: October 13, 2022
Re: LIVE Hydration Spa – Conditional Use Applications

Executive Summary

Morgan Ellingson, owner operator of LIVE Hydration Spa, has applied for a Conditional Use approval to operate an intravenous (IV) therapy and cosmetic services spa at 318 E. Silver Spring Drive (Fox Bay Building). This space is currently vacant but was previously occupied by 9Round. See the photo below of the proposed location. The applicant has indicated that the business provides clients with IV hydration through vitamin, mineral and medicinal therapy. The business will also offer cosmetic injections (Botox, Xeomin, Disport and Restylane fillers), detox foot baths, lab draws and oxygen therapies.

The applicant anticipates a total of 3-4 employees and the proposed business hours are:

- Monday by appointment only
- Tuesday – Friday 9:00am to 6:00pm
- Saturday and Sunday 9:00am to 3:00pm



The business will be subject to the applicable laws as dictated by the Zoning District 11, Silver Spring Dr. Business District. The following section will detail some of the requirements needed of the applicant for this business to be compliant with Village laws.

Requirements

Under the Village Code of Ordinances, the applicant must meet the subsequent legal requirements to operate the proposed business within the Village.

- The applicant must also be compliant with the zoning district laws that fall under Section § 16-16, *Conditional Use Procedure*. This includes all subsequent laws including the uses of retail and services in the Silver Spring District, as well as all matters of the Plan Commission's review of the business at the hearing. Based on the business operations described in the application, the business model would be compliant with both the retail and service-based businesses permitted in the Silver Spring Business District.
- The applicant indicated that they would like to receive approval to conduct business on Monday by appointment only, Tuesday to Friday 9:00am to 6:00pm and Saturday to Sunday 9:00am to 3:00pm. Staff recommends approval of the full range of hours permitted by Village Code (6:00 a.m. to 10:00 p.m. from Monday to Sunday). In the event the applicant wishes to adjust hours in the future, approval by the Plan Commission will be required.
- Signage for the proposed business must meet the standards of § 16-43H, *Signs Requiring Permit*. Once signs are submitted for the business, they will have to be reviewed and approved by the Building Services Director before being able to be placed on location.
- The applicant plans to make interior alterations (building, plumbing, electric, HVAC and interior finishes) to make it suitable for their operations. Proper and permitted ventilation will be required per Village code. An interior layout is included with their application. Occupancy of the tenant space is subject to proper receipt of all necessary permits, approval from the Village Building Inspector, and approval from all applicable outside agencies (i.e. State of Wisconsin, North Shore Fire Dept, North Shore Health Dept). **A pre-development meeting with the Building Services Director is required within 10 business days of Plan Commission approval.**
- While not planned at this time, should any changes to the façade of the building be made the business owner must obtain prior approval from the Community Development Authority (CDA) and Architectural Review Commission (ARC).
- Section § 16-21F(1)(a) dictates that "off-street on-site" parking is required in District 11. Based on the requirements in Section § 6-24C of the Municipal Code, approximately six (6) parking stalls are required based on the code requirement

of 5 per 1000 sq. ft. for Medical Services. As Commissioners are aware, there are a total of 132 public parking spaces in the two garages behind the Fox Bay Building, public parking lot located directly south of the Winkie's building, as well as street spots available within walking distance of the proposed business. It is under the discretion of the Plan Commission to bypass the parking requirements based on the availability in the area.

Recommendation

Staff recommends approval of the Conditional Use Permit Application for LIVE Hydration Spa at 318 E Silver Spring Drive with approval of the Plan Commission on all aforementioned conditions, and subject to the following additional condition:

- Given the close proximity to residential development, deliveries to the north side of the building shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m.

Attachments

1. Application
2. Proposed Interior Layout

Plan Commission Meeting: Applicants are encouraged to attend and participate in the public hearing in order to present the application and respond to questions from the Plan Commission and/or members of the public. The public hearing will be held in the Village Hall Board Room.

- At the Public Hearing: The Plan Commission Chairperson will call the meeting to order at the appointed time, and the minutes of the previous meeting will be reviewed. Items requiring public hearings are next. Members of the public will then be invited to ask questions about the application and to make comments about the proposal. Once the public comment period has concluded, the Chairperson will close the public hearing, and the Commissioners will discuss the application and make a decision.
- Plan Commission Action: The Plan Commission has the authority to approve or deny an application, no further action is needed.

Validation and Expiration: A conditional use approval must be used within 1 year of the date of the approval. A conditional use approval will automatically expire if the approval is not used or if the applicant ceases operation for a continuous period of 1 year or longer.

Please keep this sheet for your reference after you have submitted the attached application.



Village of Whitefish Bay
5300 N. Marlborough Dr. ❖ Whitefish Bay, WI 53217
Phone: (414) 962-6690 ❖ Fax: (414) 962-5651

CONDITIONAL USE APPLICATION

VILLAGE ORDINANCE SECTION 16
www.wfbvillage.org

APPLICATION FEE: \$100

Application fee should be made payable to Village of Whitefish Bay upon submittal of completed application.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: LIVE Hydration Spa

Last name: Ellingson First name: Morgan

Address: N60 W18375 Lost Pond Dr City/State/Zip: Menomonee Falls, WI 53051

Phone number: (262)957-6003 Email address: morganhillmann@gmail.com

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

318 E Silver Spring Dr Whitefish Bay

4. Zoning Designation: _____

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

This property will be built out to serve as an IV therapy and cosmetic services spa.

6. General Information:

- Name of Proposed Business: LIVE Hydration Spa
- Type of Business: IV therapy, injections, and cosmetic services.
- What other licenses, permits, etc. are required for operation, and have they been obtained?
Medical professional degrees. RN and MD and/or DO. They are obtained.
- Anticipated Number of Employees: 3-4
- Total Square Feet of Sales Area: 1,000 sqft
- Proposed Parking Area for Customers: Street, back lot.
- Proposed Parking Area for Employees: Back lot.
- Control of Property (Signed Lease, Owner Occupied, etc.): Lease pending
- Frequency and Location of Deliveries: 2-3x per month, storefront.

7. Additional Required Information:

- a. **Legal Description and PIN:** Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.
- b. **Plan of Operation:** Including hours of operation, products to be sold and any other pertinent information regarding the proposed business.
- c. **Exterior/Interior Changes:** A description of any proposed changes to the exterior and/or interior of the subject property. If the application involves an entire building or if any exterior changes are planned, a plat of survey prepared by a registered land surveyor showing all of the information required for a building permit, including landscaping shall be included.
- d. **General Layout:** A plan indicating the location of buildings, rooms, parking areas, traffic access, driveways, walkways, open spaces, landscaping and lighting. Drawings must be to scale and have the dimensions of all rooms/workspaces.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Sheldon Oppermann

Date: 09/21/2022

Applicant: Morgan Ellingson

Date: 09/21/2022

Fee Paid: \$100 Date: _____ Receipt # _____

Applications for conditional use approval must be received at least 21 days prior to the meeting date; applications received after this date cannot be heard at the Planning Commission meeting the following month.

LIVE Hydration Spa WFB

Parcel ID: 165-0336-000

Legal Description: LAWNDALE S 5' OF LOT 15 ALL OF LOTS 16, 17 & 18 BLK 10 & W1/2
VAC ALLEY ADJ SD LOTS

Plan of Operation:

Our store will operate as an IV hydration spa, serving clients through IV vitamin, mineral, and medicinal therapy. We will also offer cosmetic injections (Botox, Xeomin, Dysport, and Restylane filler), detox foot baths, lab draws, and oxygen therapy. Products to be sold, excluding the treatments already described, include skin care, oral supplements, and branded gear (t-shirts, hats, water bottles, etc). Hours of operation are still being determined. Below is a description of our ideas to date:

Tuesday-Friday: 9 am-6 pm

Saturday and Sunday: 9 am-3 pm

Monday: By appointment only

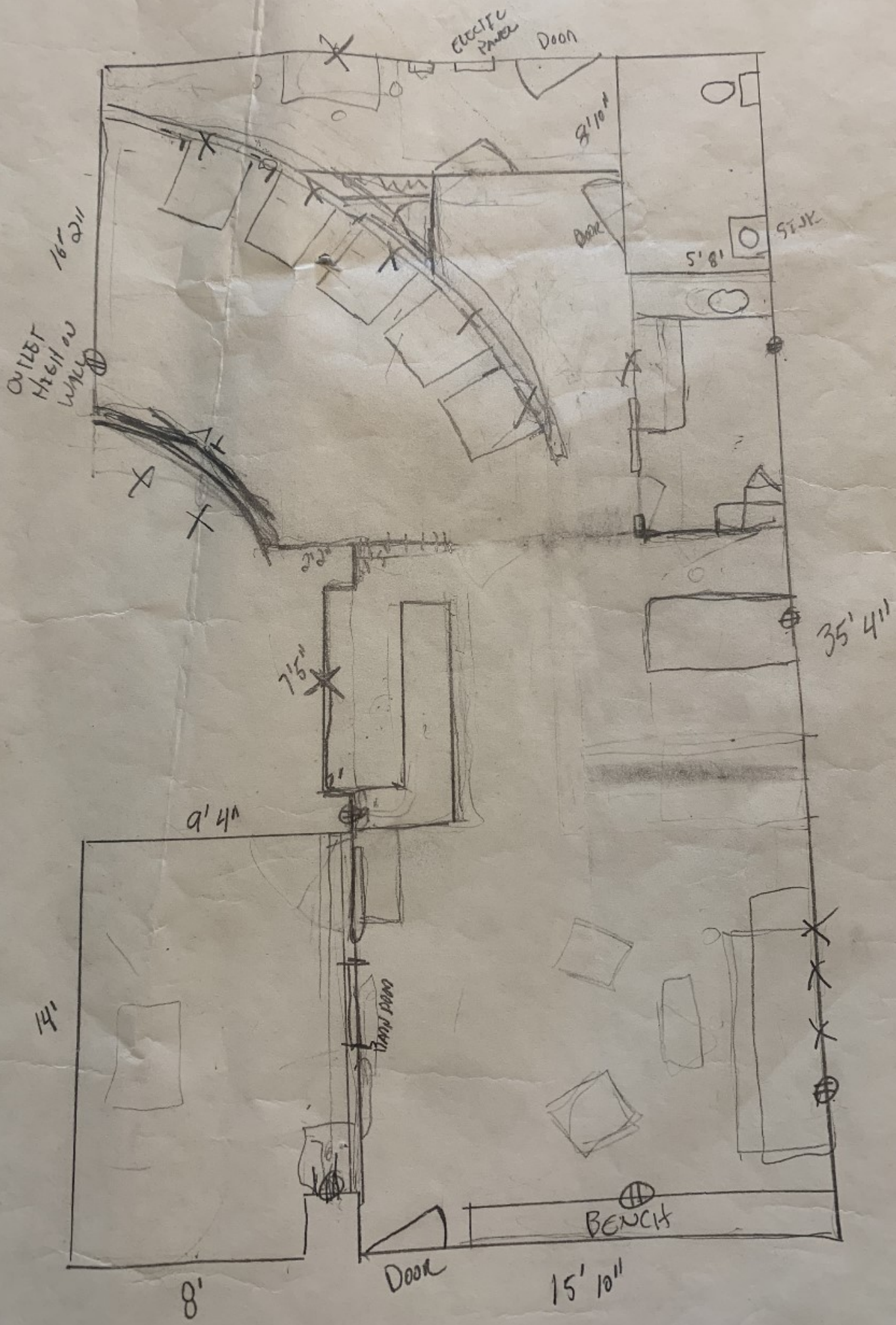
Exterior/Interior Changes:

Exterior: Installed signage, window decals, and new front door.

Interior: Two rooms added to space, reception area, curved wall added. Brick walls to be laid on most interior walls. Flooring, paint, sliding barn doors, and updates to the bathroom are to be completed.

General Layout:

Attached is a rough drawing to scale. Architectural drawings to be completed.





Village of Whitefish Bay
5300 N. Marlborough Drive
Whitefish Bay, Wisconsin 53217
Phone: 414-962-6690
Fax: 414-962-5651

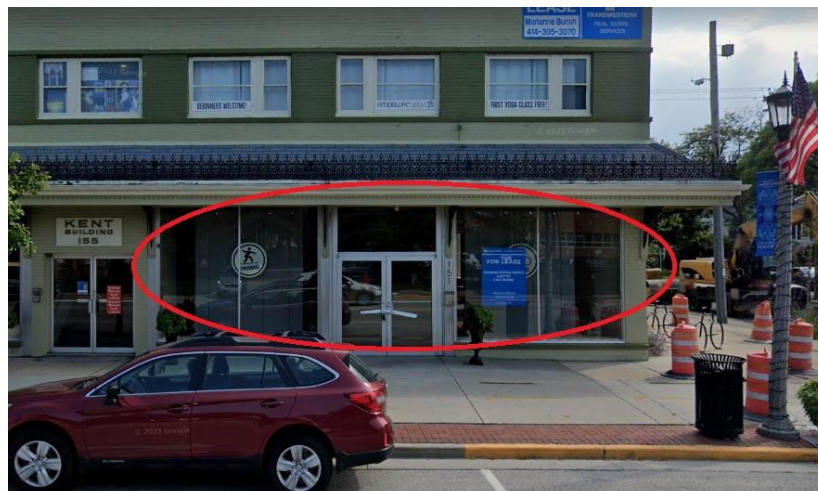
Memorandum

To: Whitefish Bay Plan Commission
cc: Paul Boening, Village Manager
From: Tom Harrigan, Assistant Village Manager
Date: October 13, 2022
Re: North 48 In The Bay – Conditional Use Application

Executive Summary

Applicant Jordan Cole has applied for Conditional Use approval to operate North 48 In The Bay at 151 E Silver Spring Drive. This space is currently vacant and was previously occupied by Erik's Bikes. See the photo below of the proposed location. The applicant indicated that the business will be a craft cocktail establishment for spirits, beer, and wine. Consumption will take place indoors and at 11 tables to be located on the privately owned sidewalk out front. The applicant anticipates 6 employees at this location. Hours of operation are:

- Monday-Tuesday 6:00 p.m. to 11:00 p.m.
- Wednesday 5:00 p.m. to 12:00 a.m.
- Thursday 4:00 p.m. to 1:00 a.m.
- Friday 3:00 p.m. to 2:30 a.m.
- Saturday 12:00 p.m. to 2:30 a.m.
- Sunday 12:00 p.m. to 10:00 p.m.



The business will be subject to the applicable laws as dictated by the Zoning Code. The following section will detail some of the requirements needed of the applicant for this business to be compliant with Village laws.

Requirements

Under the Village Code of Ordinances, the applicant must meet the subsequent legal requirements to operate the proposed business within the Village.

- The applicant must also be compliant with the zoning district laws that fall under Section § 16-16. This includes all subsequent laws such as the uses of retail and services in the Silver Spring District, as well as all matters of the Plan Commission's review of the business at the hearing. Based on the business operations described in the application, the business model would be compliant with both the retail and service-based businesses permitted in the Silver Spring Business District. The applicant is requesting to operate the business Monday-Tuesday 6:00 p.m. to 11:00 p.m., Wednesday 5:00 p.m. to 12:00 a.m., Thursday 4:00 p.m. to 1:00 a.m., Friday 3:00 p.m. to 2:30 a.m., Saturday 12:00 p.m. to 2:30 a.m., Sunday 12:00 p.m. to 10:00 p.m.
- The closing time does conflict with the current code regarding hours of operation in the Silver Spring Business District (Per Ordinance 8-8 No person, firm, corporation or other organization shall conduct retail business between the hours of 10:00 p.m. and 6:00 a.m.) However, businesses with a valid liquor license may operate from 6:00 a.m. until 2:00 a.m. (Monday through Friday) or until 2:30 a.m. (Saturday and Sunday) as permitted by Wis Stat 125.32-3 and Village Code 8-8C1. If the applicant receives approval for the Conditional Use, an amended liquor license will need to be submitted in order to change the approved premise on the previously approved liquor license for North 48.
- Signage for the proposed business must meet the standards of § 16-43H and will require a sign permit. Once signs are submitted for the business, they will have to be reviewed and approved by the Building Services Director before being able to be placed on location.
- The applicant plans to renovate the interior of the space to make it suitable for their operations. An interior layout is included with their application. Occupancy of the tenant space is subject to proper receipt of all necessary permits, approval from the Village Building Inspector, and approval from all applicable outside agencies (i.e. State of Wisconsin, North Shore Fire Dept, North Shore Health Dept). **A pre-development meeting with the Building Services Director is required within 10 business days of Plan Commission approval.**
- Village Code allows for outdoor seating under Ordinance § 16-21G. The applicant has submitted an outdoor seating plan (attached). A summary of the request is as follows:
 - Operating Plan – The applicant's layout reflects a total of eleven tables resulting in an additional 44 seats. The tables are proposed to be located directly adjacent to building (in a similar fashion to Bruegger's and City Market along Silver Spring Drive). The design of the furniture has not yet been provided.

- Public Right of Way – Based on this plan, there is no outdoor seating proposed in the public right of way.
- Hours of Operation – To match the restaurant hours. The Plan Commission has authority to approve patio specific hours and may wish to discuss that possibility due to the proximity of residential homes.

Staff recommends approval of the outdoor seating proposal from North 48 In The Bay subject to the following conditions:

- Staff review and approval of the table and chair specifications.
 - Outdoor seating is permitted annually from March 1 to November 30 (to give the business flexibility to take advantage of favorable weather).
 - An Approved outside trash receptacle shall be provided and serviced by the owner, to include emptying trash receptacle no less frequently than the close of business each day.
 - Approval shall be subject to and contingent upon approval of the Fire Inspector with regard to occupancy and fire protection requirements.
 - Placement of all tables and chairs and related equipment must be on the owner's property and not on the Village right-of-way.
- While not planned at this time, should any changes to the façade of the building (other than signage) be made, the business owner and property owner must obtain prior approval from the Community Development Authority (CDA) and Architectural Review Commission (ARC).
 - Section § 16-21F(1)(a) dictates that “off-street on-site” parking is required in District 11. Based on the requirements in Section § 6-24C of the Municipal Code, approximately twenty-one (22) parking stalls are required based on the code requirement of 1 space per 150 square feet gross floor area. As Commissioners are aware, there are a total of 132 public parking spaces in the two garages behind the Fox Bay Building, as well as street spots available within walking distance of the proposed business. Staff believes there is adequate parking available for the proposed business and recommends that Plan Commission bypass the parking requirements based on the availability in the area.

Recommendation

Staff recommends approval of the Conditional Use Permit Application for North 48 In The Bay at 151 E Silver Spring Drive with all aforementioned conditions outlined in the memo, and subject to the following additional condition:

- Given the close proximity to residential development, deliveries to the south side of the building shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m.

Attachments

1. Application
2. Outdoor Seating Layout
3. Public Notice



Village of Whitefish Bay
5300 N. Marlborough Dr. ♦ Whitefish Bay, WI 53217
Phone: (414) 962-6690 ♦ Fax: (414) 962-5651

CONDITIONAL USE APPLICATION

VILLAGE ORDINANCE SECTION 16
www.wfbvillage.org

APPLICATION FEE: \$100

Application fee should be made payable to Village of Whitefish Bay upon submittal of completed application.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: The Kent Building LLC
Last name: Lichter First name: Lance
Address: 151 E. SILVER SPRING DR. City/State/Zip: WHITEFISH BAY, WI 53217
Phone number: 262-375-6868 Email address: LALILLOLDANL.COM

2. Applicant Information: (if different from above)

Company name: NORTH 48 IN THE BAY
Last name: COLE First name: JORDAN
Address: 851 W. LASALLE AVE. City/State/Zip: GLEN DALE, WI 53049
Phone number: 414.405.3773 Email address: NORTH48BAR@GMAIL.COM

3. Address(es) of Property Involved: (if different from above)

4. Zoning Designation:

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

CRAFT COCKTAIL & BEER TAVERN

6. General Information:

- Name of Proposed Business: NORTH 48 IN THE BAY
- Type of Business: TAVERN
- What other licenses, permits, etc. are required for operation, and have they been obtained?
LIQUOR LICENSE YES
- Anticipated Number of Employees: 6
- Total Square Feet of Sales Area: 3200
- Proposed Parking Area for Customers: STREET
- Proposed Parking Area for Employees: BEHIND BUILDING
- Control of Property (Signed Lease, Owner Occupied, etc.): LEASE NOT SIGNED YET
- Frequency and Location of Deliveries: 5 TIMES A WEEK BACK OF BUILDING

7. Additional Required Information:

- Legal Description and PIN:** Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.
 - Plan of Operation:** Including hours of operation, products to be sold and any other pertinent information regarding the proposed business.
 - Exterior/Interior Changes:** A description of any proposed changes to the exterior and/or interior of the subject property. If the application involves an entire building or if any exterior changes are planned, a plat of survey prepared by a registered land surveyor showing all of the information required for a building permit, including landscaping shall be included.
 - General Layout:** A plan indicating the location of buildings, rooms, parking areas, traffic access, driveways, walkways, open spaces, landscaping and lighting. Drawings must be to scale and have the dimensions of all rooms/workspaces.
8. **Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: [Signature]

Date: 10/10/22

Applicant: [Signature]

Date: 10.10.22

Fee Paid: \$100 Date: _____ Receipt # _____

Applications for conditional use approval must be received at least 21 days prior to the meeting date; applications received after this date cannot be heard at the Planning Commission meeting the following month.

North 48 in the Bay

Parcel ID: 197-0016-000

Legal Description: The West W 8 feet of Lot 4, and all of Lots 5 & 6 Block 2 in Silver Spring Highlands, in the Northeast 1/4 of Section 32, Town 8 North, Range 22 East, in the Village of Whitefish Bay, County of Milwaukee, State of Wisconsin

Plan of Operation:

PRODUCTS SOLD INCLUDE. BEER, SPIRITS, WINE, FROZEN PIZZA FROM MEQUON PIZZA COMPANY

HOURS OF OPERATION

- MONDAY 6PM TO 11PM
- TUESDAY 6PM TO 11PM
- WEDNESDAY 5PM TO 12AM
- THURSDAY 4PM TO 1AM
- FRIDAY 3PM TO 230AM
- SATURDAY 12PM TO 230AM
- SUNDAY 12PM TO 10PM

Exterior/Interior Changes:

- WALL BUILT SEPARATING CURRENT SPACE IN HALF
- 2 BATHROOMS BUILT IN THE SOUTH WALL OF SPACE
- BAR BUILT ON EAST WALL WHEN WALL BUILT
- DOOR ADDED TO ACCESS PATIO ON WEST WALL
- WALK IN COOLER BUILT IN BASEMENT

General Layout:

Please see the attached conceptual interior floor plan.

33'-3"

25'-2 1/2"

COMMON HALL

SUMP/STORAGE

ELEVATOR MECHANICS

ELEVATOR

56'-6"

WALKIN COOLER

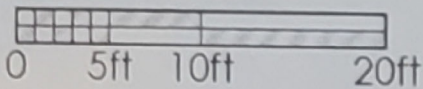
TENANT B
1,207 SQ. FT.

TENANT C
2,540 SQ. FT.

STORAGE

MECHANICAL

BASEMENT PLAN



MADISEN MAHER
ARCHITECTS

700 W. VIRGINIA STREET, SUITE 604
MILWAUKEE, WI 53204 P:
414.277.8000
MADISENMAHER.COM

PROPOSED REMODELING OF THE:

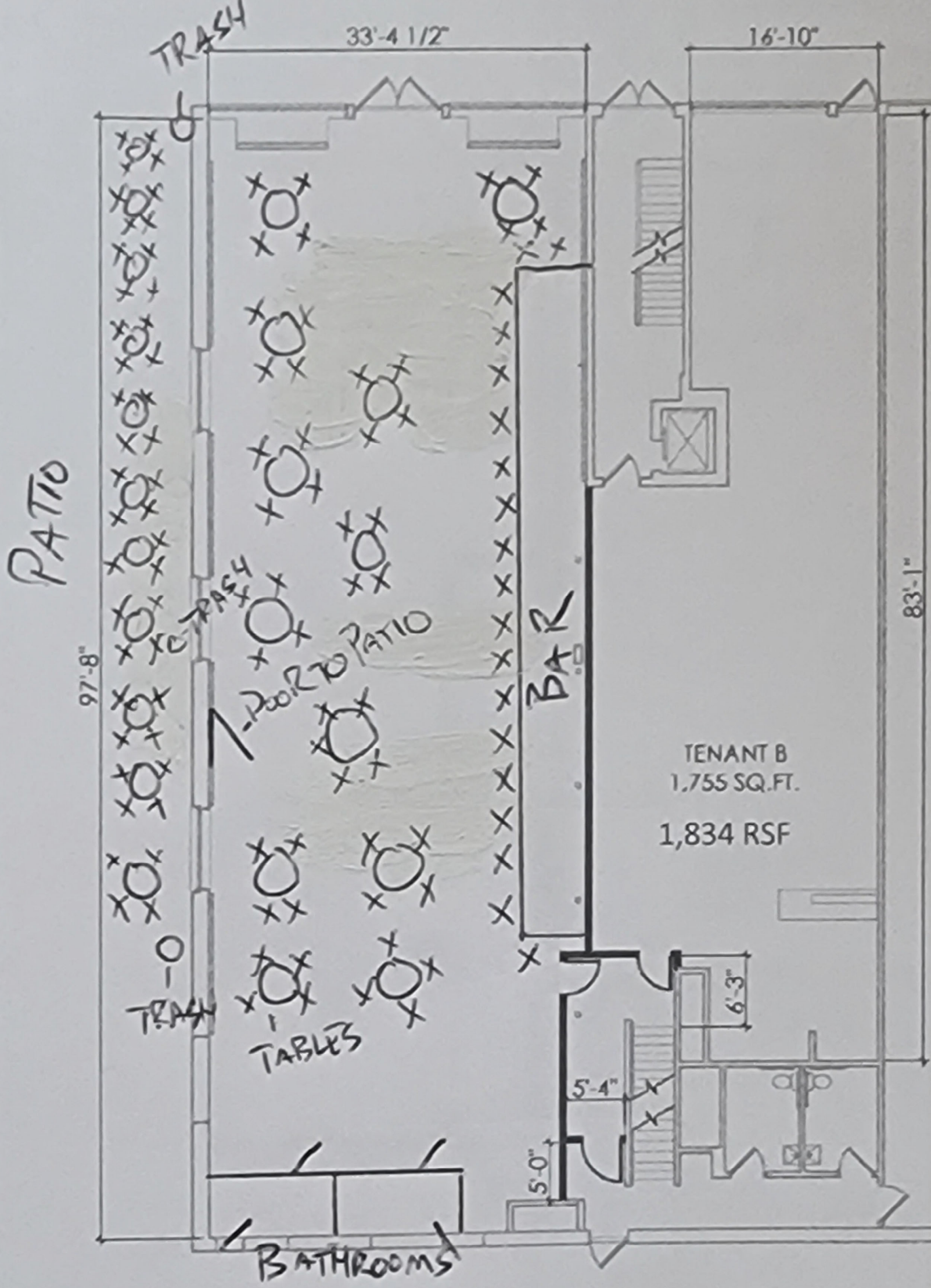
KENT BUILDING

155 E. SILVER SPRING DR.
MILWAUKEE, WI 53217

DATE

BASEME

SK



1 FIRST FLOOR PLAN

0 5ft 10ft 20ft



VILLAGE OF WHITEFISH BAY PLAN COMMISSION PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Plan Commission of the Village of Whitefish Bay has scheduled a Public Hearing for **Tuesday, October 18, 2022 at 5:00 P.M.**, to be held at the Whitefish Bay Village Hall Board Room, 5300 North Marlborough Drive, Whitefish Bay, WI 53217.

1. Public Hearing on the following Conditional Use application:

A) North 48 In The Bay – 151 E Silver Spring Drive (former Erik’s Bike Shop), Whitefish Bay WI, 53217. Conditional Use Permit for a craft cocktail establishment.

ALL INTERESTED PERSONS will be given an opportunity to be heard. If you have any questions, please contact Tom Harrigan, Assistant Village Manager, 414-962-6690.

A majority of the members of other governmental bodies, including, but not limited to the Village Board may be present to gather information about a subject over which they may have decision making responsibility. The above meeting is therefore hereby also noticed as a meeting of those governmental bodies, although they will not take any formal action at this meeting.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.

VILLAGE OF WHITEFISH BAY

Thomas Harrigan
Assistant Village Manager