

**DRAFT MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION**

The Tuesday, January 14, 2025 meeting of the Plan Commission via Zoom was called to order at 7:02 pm by Chair John Imes. Members present were: Mr. Imes, Mark Lederer, Earl Munson, Jim Etmanczyk, Tessa Marin (offline from 7:21-7:30 pm), Craig Weinhold and Cara Coburn Faris. Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, Trustee Shabnam Lotfi and Bryan Rieber (CSM applicant).

Mr. Mooney confirmed the meeting had been properly posted and noticed.

Approval of Minutes – December 10, 2024 Minutes

Mr. Lederer moved and Ms. Coburn Faris seconded a motion to approve the December 10, 2024 minutes as presented. Motion carried unanimously.

Public Comment: Shabnam Lotfi spoke to continue her advocacy for the Plan Commission to consider possible changes to the Floor Area Limit regulations in the zoning code.

Certified Survey Map (CSM) for properties at 2816 Columbia Road

Mr. Mooney introduced the application to approve a CSM to split the properties at 2816 Columbia Road into four lots.

Village Engineer Brian Berquist detailed his review of the CSM on the Village's behalf. All of the lots created by the CSM meet the Village's regulations for lot size and configuration. He explained an exception in the zoning code that allows an encroachment into the front yard setback if the buildable depth of the lot would be less than 40'. This would be the case for the three new, empty lots created by the CSM. That exception would only come into consideration for the Village if or when someone chooses to build a house(s) on one of these lots. It is not a reason to deny the CSM. Mr. Weinhold had concerns about the exception and what might happen if similar lot splits were done elsewhere in the Village.

Mr. Lederer moved and Ms. Coburn Faris seconded a motion to approve the CSM for properties at 2816 Columbia Road and recommend that the Board also approve it as presented. The motion carried.

Discussion of possible Electric Vehicles Ordinance

Mr. Mooney worked with Sonja Kreusel at Vandewalle on a model ordinance to begin the Commission's discussion. The ordinance would make it a right for commercial property owners to install electric vehicle infrastructure, if they chose to do so.

The Commission's discussion included wanting to encourage additional charging units in the commercial district, concerns about possible non-EV related advertising on the units, and the desire for universal chargers (rather than a single brand).

Future Agenda Items (includes items that will be considered at a future meeting):

Continued discussion on Accessory Dwelling Units (ADUs): Policy Considerations and Community Comparisons

Continued discussion on possible changes to the Floor Area Ratio (FAR) calculations in the Zoning Code

Update on soil testing at University Bay Fields (West Campus Play Fields)
Public Hearing on WIMR East Wedge Cyclotron addition
Fence Ordinance referral from Zoning Board of Appeals
Locust Drive Multi-Use Path

Next Meeting Dates

The Plan Commission next regularly scheduled meeting is Tuesday, February 11, 2025 at 7:00 pm.

Adjourn

Mr. Lederer moved and Ms. Coburn Faris second a motion to adjourn at 7:41 pm.

Respectfully submitted,

David Sykes
Administrative Services Coordinator

DRAFT

EV Charging Station Policy

Vandewalle recommends that EV Charging Stations be allowed as a “permitted by-right” use in any commercial district. Making such a change to the code eliminates problems with interpretation, or wondering whether something needed to go through zoning approval or not. This would simply allow a parking space to be supported by an EV charging station subject to the definition below (or modifications Shorewood Hills wants to make to the definition).

Note: we would likely need to handle public rights-of-way differently. If you have any parking spaces that are along a public street, particularly abutting commercial businesses, an EV charger installed there would be in Village property (Right of Way) subject to the Streets Ordinance. This might not be a large amount of property within Shorewood Hills, but something to consider within this discussion.

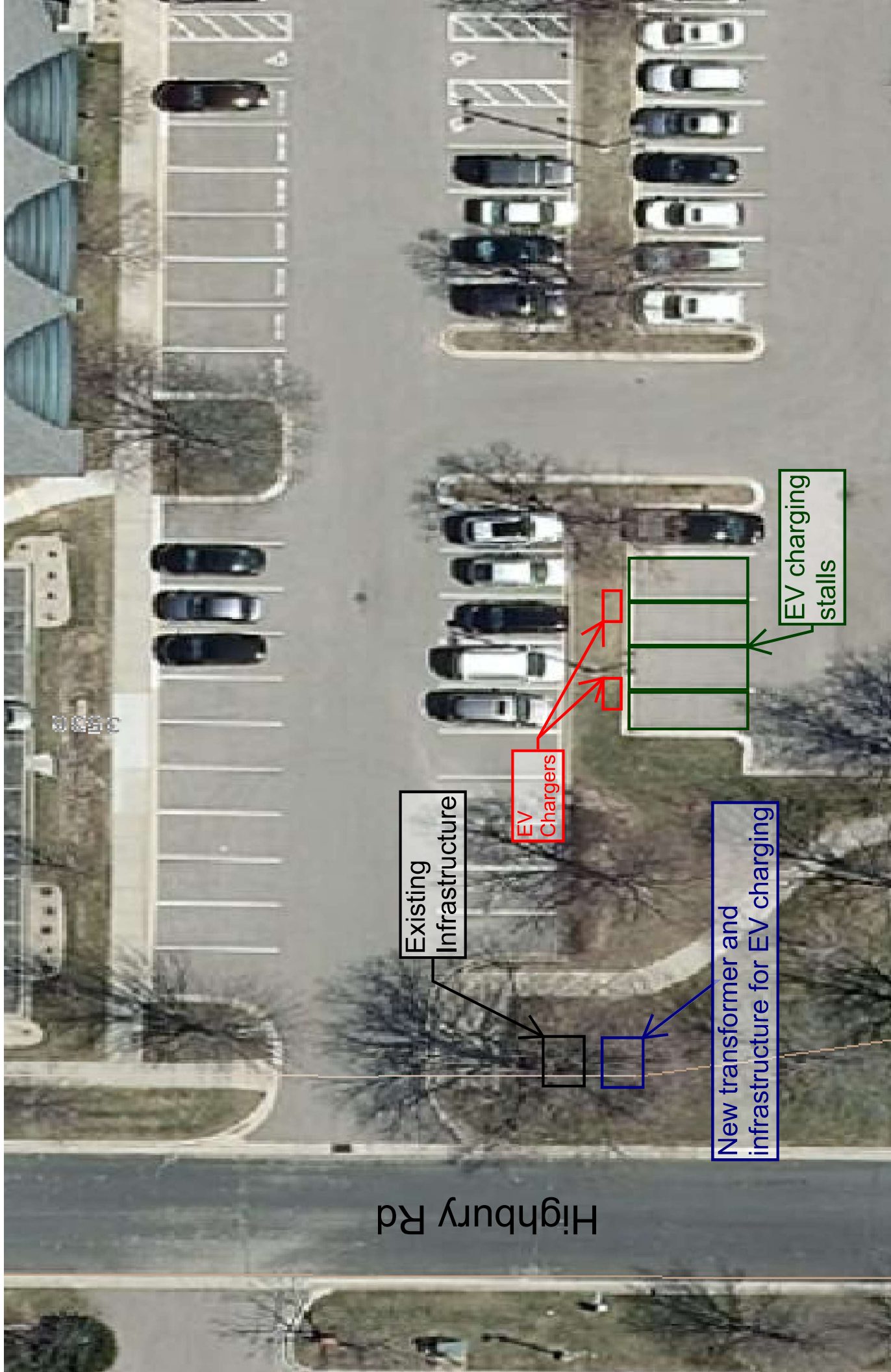
For any Ordinance amendments, the Village would want to add the definition of the use, and then amend all the districts where it would be permitted by right as an accessory use.

Definition of EV Charging Station as an Accessory Use

Electric Vehicle (EV) Charging Station. A parking space that is served by electric vehicle supply equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

- a. Electric Vehicle Charging Station equipment must be designed and located so as not to impede pedestrian, bicycle, or wheelchair movement or create safety hazards on sidewalks and public rights-of-way.
- b. Information must be posted clearly identifying voltage and amperage levels and any type of use, fees, or safety information related to the existence and use of the electric vehicle charging station.
- c. Electric Vehicle charging stations must be maintained in all respects, including function of the equipment and aesthetic appearance. A phone number or other current contact information must be provided on the equipment for reporting malfunction and/or other problems encountered by users.

Highbury Rd



Existing Infrastructure

EV Chargers

New transformer and infrastructure for EV charging

EV charging stalls

BTC POWER

GEN4 180kW

All-in-One DC Fast Charger

The Smart
Alternative for
EV Charging
Innovation



Meet the next generation of best-in-class EV charging station performance. Meet GEN4.

Experience the next generation of EV charging stations, with BTC POWER's GEN4 All-in-One 180kW DC Fast Charger.

GEN4 offers everything needed for electric vehicle (EV) charging – speed, convenience, flexibility, reliability, and low total cost of ownership.

BTC POWER's well-known legacy of innovation is also found in GEN4's high-performance design, with future-forward liquid cooled cable technology to support advanced 500A charging applications.



GEN4 180kW

All-in-One DC Fast Charger

EV CHARGING IN 10 MINS

Introducing BTC POWER's Gen4 180kW All-in-One (AiO) DC Fast Charger for Electric Vehicles (EVs). Featuring optional liquid cooled cables, the 180kW AiO DC Fast Charger can provide an 80% EV battery charge in as little as 10 to 15 minutes, offering the capability to serve more customers in less time.



Why Liquid Cooled Cables?

Serve More Customers in Less Time

Charge EVs in as little as 10-15 minutes compared to 35-40 minutes with standard cables.

Improved User Experience

Liquid Cooled Cables are much lighter than standard cables, allowing users to easily and quickly charge their vehicles.




Future Ready

As EV technology continues to advance, batteries will require higher current demands. With 500A, Liquid Cooled Cables are ready to accommodate the ever changing EV technology.

Reduced Total Cost of Ownership

BTC POWER's proven, reliable technology offers minimal to no maintenance.

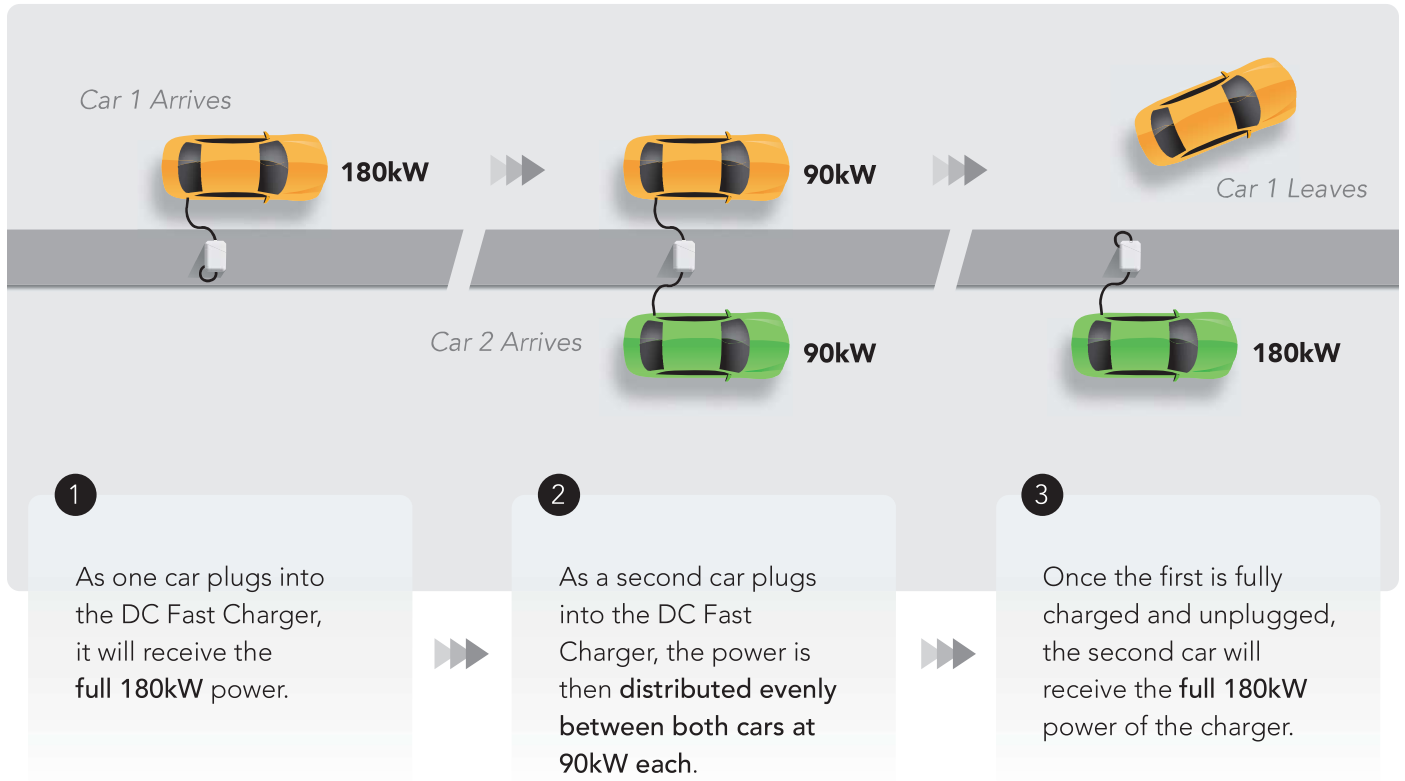
► *45% of EVs will benefit from Liquid Cooled Cables*

		400 Volt Passenger EVs	900 Volt Passenger EVs	Weight Comparison of 10ft Cable
500A Liquid Cooled Cable		180kW 80% Charge 10-15 Mins	180kW 80% Charge 10-15 Mins	11 lbs
300A Non-Liquid Cooled Cable		120kW 80% Charge 15-23 Mins	180kW 80% Charge 10-15 Mins	22 lbs
200A Non-Liquid Cooled Cable		80kW 80% Charge 35-40 Mins	180kW 80% Charge 10-15 Mins	13 lbs

Comparing to the Competition: 300A Cable weighs 36 lbs

Simultaneous Charging

The 180kW AiO DC Fast Charger is designed to charge two EVs simultaneously at up to 90kW.



Future Ready Applications



General



Fleet



CPO



Gas Stations



C-Stores



Technical Specifications

Charging - Output Specifications

CCS-1 - DC Charging	
Max Power Rating	180kW
Output Voltage Range	200 – 920 VDC
Output Current	500A max.
Cable Length	15.4 ft.

CHAdeMO - DC Charging	
Max Power Rating	100kW
Output Voltage Range	200 – 500 VDC
Output Current	200A max.
Cable Length	13 ft.

System Specifications

General System Specifications	
Efficiency	> 94%
Power Factor	> 0.99 full load
Humidity	95% non-condensing
Operating Temperature	-22°F to 122°F, (-30°C to 50°C)
Altitude	Up to 6,000 ft
Protection Rating	NEMA 3R
Dimensions (HxWxD)	87.44" x 52.4" x 32.2"
Weight	~ 1,544 lbs

AC Input - Grid Connection	
AC Connection	AC 3-phase L1, L2, L3, PE
Input Voltage	480 VAC, 3 Phase, +10% / -15%
Frequency	47 – 63 Hz
Input Current Rating	238A

Connectivity	
Communication	LAN · WiFi · Cellular
Protocol	OCPP 1.6J

Key Features

- CCS-1 and CHAdeMO Connector Options
- Simultaneous Charging
- Liquid Cooled Cables for 500A Continuous Charging
- 15" or 32" Optional Touchscreen
- Credit Card and RFID Payment Options
- Modular System for Future Upgrades
- Integrated Cord Retraction
- Compact Design

Safety and EMC Standards

- UL STD 2022, 2231
- CSA STD C22.2 NO. 107.1



BTC POWER

BTC POWER is a leading manufacturer of electric vehicle charging systems in North America. BTC POWER's product portfolio consists of both DC and AC charging systems with power ranges from 6.6kW to 350kW. With over 18,000 charging systems sold worldwide, BTC POWER's DC Fast Chargers and AC Chargers serve Charge Point Operators, Oil & Gas, Convenient Stores, Retail Centers, Fleets and more for charging electric vehicles, heavy duty transit shuttle and school buses, fleets, and other specialty vehicles.



Buy America Compliant
BTC POWER's U.S. manufacturing capabilities are expected to comply with "Buy America" standards established by the Federal Highway Administration ("FHWA"), Federal Transit Administration ("FTA"), and Infrastructure Investment and Jobs Act ("IIJA").

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special privilege granted hereunder. Said bond shall be approved by the Village Attorney. Individual sureties shall not be deemed in compliance with this Section. The applicant shall also file with the Village Clerk a certificate of insurance indicating applicant holds a public liability policy in the sum of at least \$100,000 covering bodily injury to any one (1) person, and \$300,000 covering bodily injury to more than one (1) person in any one (1) accident and \$25,000 covering the property damage to any one (1) owner on the areas included within the special privilege, and naming the Village as a co-insured. The term of the insurance policy shall be for a minimum of one (1) year and said insurance shall remain in full force and effect during the life of the special privilege granted hereunder. The policy of insurance shall be approved by the Village Attorney. Both the bond and the insurance policy shall provide that they shall not be canceled until after at least thirty (30) days' notice in writing has been given to the Village Clerk of the Village. The bond provision hereunder may be waived by the Village Board if the applicant is the owner of the property requiring said privilege.

- (f) Remove said obstruction, encroachment or projection under such special privilege whenever public necessity so requires, or when so ordered by the Village Board, and such grantee shall not be entitled to damages for such removal.
- (g) Waive the right to contest in any manner the validity of section 66.045, Wis. Stats.
- (h) Permits granted hereunder, heretofore and hereafter shall remain in effect so long as the provisions of this Section are complied with, or until such time as the Village Board orders the revocation of said permit.
- (i) The Village Board shall refer to the Superintendent of Public Works, the Building Commissioner and the Chief of Police, all petitions for special privileges for their consideration and recommendation.
- (j) In case privileges, projections or encroachments permitted as provided herein become out of repair, unsafe or unsightly, in the opinion of the Building Commissioner, the Building Commissioner shall notify the owners or person in charge of the abutting property to maintain, repair or make such things safe. If such notice is not complied with within five (5) days from the receipt thereof, the Building Commissioner shall thereupon notify the Superintendent of Public Works, who shall maintain, repair or remove such privileges, projections or encroachments, either by contract or by Village forces, and shall certify the costs thereof in the proper manner to have them levied as special charges against such property, and the proper officers of the Village are authorized and directed to enter such charges onto the tax rolls.

SEC. 10-1-110 RESIDENTIAL FLOOR AREA AND HEIGHT LIMITATION.

- (a) In this section the following words and terms shall have the following meanings:

- (1) "Floor Area Ratio" (FAR). The floor area ratio of the building or buildings on any lot is the floor area of the building or buildings on the lot divided by the area of such lot. The floor area requirements as set forth in this section shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the area of the lot. When it is necessary to calculate the area of a lot to evaluate the FAR pursuant to this section, the person seeking a permit or approval shall provide a survey of the lot prepared by a registered land surveyor.
- (2) "Floor Area." For the purpose of this ordinance, the floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings. The floor area of a building shall include:

~~a. — Basement floor area where more than one exterior basement walls are above the finished lot grade. The percentage of the total basement floor area to be included in the adjusted floor area shall be equal to the percentage of the total perimeter of the basement wall that is completely exposed.~~

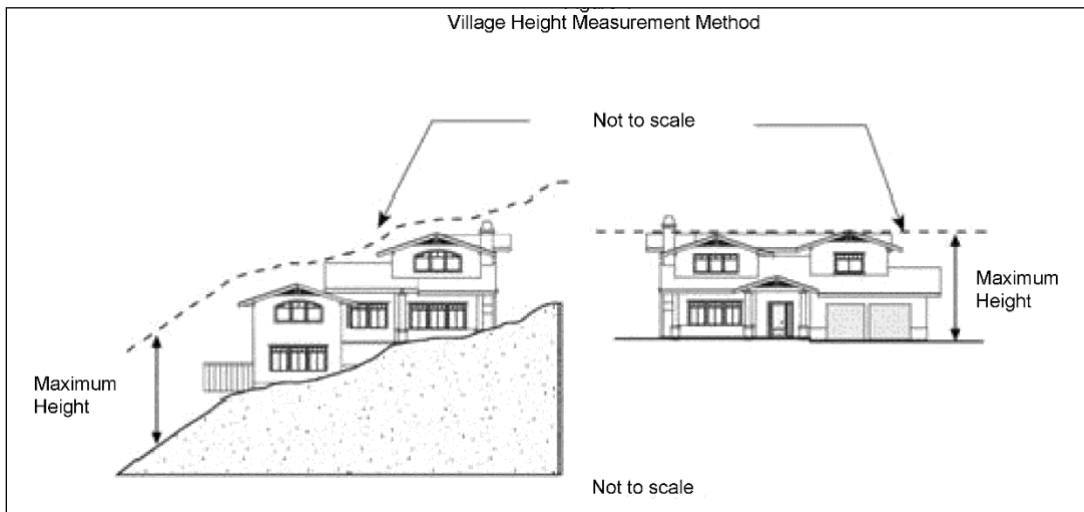
- b. Elevator shafts and stairwells at each floor;
- c. Floor space used for mechanical equipment;
- d. Penthouses, ~~attic space used for human occupancy~~, interior balconies and mezzanines;
- e. Enclosed porches; and
- f. Floor area devoted to accessory uses.

The floor area of a building shall not include:

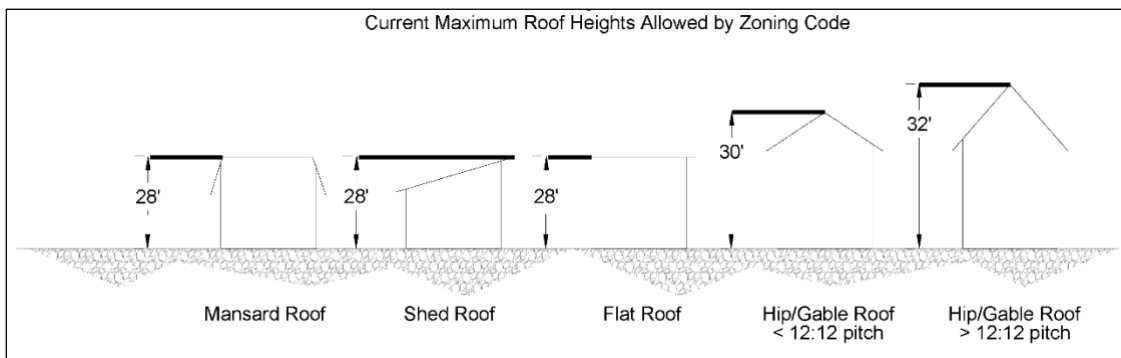
- a. Unenclosed spaces such as unenclosed decks;
- b. The first 500 square feet of garage space;
- c. Accessory structures having dimensions less than 100 sq ft or 7 1/2 ft inside height;
- d. The first 500 square feet of a detached accessory dwelling structure on a lot larger than 8,000 square feet.

- (b) The floor area ratio of the building or buildings on any lot in the R-1, R-2 or R-3 Residential District shall not exceed the following:

- (1) On lots smaller than 8,000 square feet, the floor area ratio shall not exceed 0.35 plus an additional 2,750 square feet of floor area;
 - (2) On lots between 8,000 and 19,999 square feet, the floor area ratio shall not exceed 0.10 plus an additional 2,2750 square feet of floor area;
 - (3) On lots larger than 19,999 square feet, the floor area ratio shall not exceed 0.02 plus an additional 3,850 square feet of floor area.
- (c) If the lot is vacant, then these rules shall be interpreted as compared to a building that is the size of the maximum building in the limits provided above.
- (d) Maximum Height. In the R-1, R-2 and R-3 Districts, the vertical distance between any point on the roof and the point on the natural grade directly beneath it shall not exceed the following values.



- (1) A gable or hip roof with a pitch of 12:12 or steeper: 32 feet
- (2) A gable or hip roof with a pitch of less than 12:12, or a gambrel roof: 30 feet
- (3) A shed, flat or mansard roof: 28 feet



- a. The maximum height of any exterior vertical wall plane shall be 28 feet. Any exterior vertical wall plane with a height between 20 and 28 feet shall provide an architectural feature or features designed to interrupt the uniform wall appearance. Examples of such features on said wall would include, but are not limited to: a change in exterior material, texture, or color; a roof plane that intersects said wall; a pattern of windows on the wall that is consistent between the ground floor and upper floors; or other exterior design approach acceptable to the Plan Commission,
- (4) Natural grade is defined as the grade determined by the survey required in section 15.10 of the Village code, titled "Permits and Site Surveys Required" in cases where that code section applies

SEC. 10-1-111 THROUGH SEC. 10-1-119 RESERVED FOR FUTURE USE.