TOWN OF RIB MOUNTAIN
Where Nature, Family & Sport Come Together
www.townofribmountain.org

3700 North Mountain Road
Wausau, Wisconsin 54401
(715) 842-0983
Fax(715) 848-0186

PLAN COMMISSION

OFFICIAL NOTICE & AGENDA

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, June 14th, 2017; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center**. The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

1.) Call to Order

2.) Roll Call

3.) Minutes

a. **Approval of minutes from the 5-24-2017 Plan Commission meeting.**

4.) New Business:

a. **TRS Development, applicant, requests a pre-application conference for a potential Unified Development District project at the property addressed 4703 Lilac Avenue. Parcel #34.142807.006.007.00.00. Docket #2017-15.**

b. **Tom Jamgochian, applicant, requests a pre-application conference for a potential conditional use application at the property addressed 2901 Rib Mountain Drive. Parcel #34.102807.001.008.00.00. Docket #2017-16.**

c. **Robert Alexejun, applicant, requests a pre-application conference for potential conditional use application for an off-premise direction sign within the I-39/USH-51 Corridor as part of a Home Occupation at the property addressed 510 E Lakeshore Drive. Parcel #34.238.000.006.00.00. Docket #2017-18.**

5.) Old Business:

a. **Christina Suarez, applicant, requests a pre-application conference for a potential modification of a Unified Development District project at the property addressed 2101 North Mountain Road. Parcel #34.032807.012.021.00.00. Docket #2017-17.**

6.) Correspondence/ Questions/Town Board Update:

7.) Public Comment

8.) Adjourn

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
May 24, 2017

Acting Chairperson Laura McGucken, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Jim Hampton, Ann Lucas, Ryan Burnett, Tom Steele, and Jay Wittman. Harlan Hebbe was excused. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

Motion by Tom Steele, second by Jim Hampton to approve the minutes of the April 26, 2017 Plan Commission meeting as presented. Motion carried 6-0.

PUBLIC HEARING:

a. *Tod Kittel, owner, requests conditional use approval for a privacy fence six (6) feet in height within the required street yard setback at the property addressed 2907 Windflower Lane, Parcel #34.332807.016.004.00.00; per Rib Mountain Municipal Code (RMMC) Section 17.190 – Fencing Standards. Docket #2017-11.*

Community Development Director, Steve Kunst noted the applicant is looking to replace a nonconforming fence within the street yard setback on a double frontage lot. Kunst stated the proposed fence would be six (6) feet in height and located approximately 15' from the property line. Kunst indicated the primary rationale for limiting fence height within the front/street yards is public safety and traffic visibility and staff believes the taller height in this area would not create any visual obstructions because all driveways accessing Arrowood Lane from that side are secondary access points. Kunst also noted additional landscape plantings on the road side of the fence can be required at the Plan Commissions discretion.

Plan Commissioners asked for clarification of driveway access locations that may be affected by the taller fence, to which Kunst noted the driveway directly to the west of the subject property would be most affected, but the driveway is for a detached garage and the primary access point for all houses on the north side of Arrowood Lane are actually on Windflower Lane.

Tod Kittel, applicant, noted any landscaping requirements would difficult to maintain because the fence is located within an ATC utility corridor and it is sprayed regularly to reduce vegetation. He gave a brief history of structures on the property, ATC requirements, and why they chose the proposed setback.

Commissioners questioned the location of the new fence panels, difference between street yard and front yard fencing requirements, how the original fence was permitted, and why the applicant needs a fence. Kittel noted the fence would cross the southern width of the property and about 4 panels up the east and west sides. Kunst indicated street yards and front yards have the same requirements and the original fence was not originally permitted, which is why it is being correctly permitted this time around.

The applicant noted a combination of privacy, dog containment, and aesthetics within the utility corridor are the reasons why they want a fence.

The Public Comment period was opened and closed with no comments provided.

Motion by Ann Lucas, seconded by Tom Steele to recommend approval of the conditional use request for a privacy fence six (6) feet in height within the required street yard setback for the property addressed 2907 Windflower Lane with no landscape requirements and conditioned upon approval from ATC, if necessary. Motion carried 6-0.

Old Business:

a. *Discussion on the Rib Mountain Comprehensive Plan Update Project, including Natural and Cultural Resources, Housing, and Utilities and Community Facilities. Docket #2017-05.*

Discussion began with a recap of the previous kickoff meeting and noting each new meeting will feature a couple chapters of the Comprehensive Plan to review and add additional input on issues, goals and objectives which will be relevant to the direction of the Town for the next 20 years. This meeting included review and comments on the Natural Resources, Housing, and Utilities and Community Facilities chapters.

Natural Resources related comments included: Adding more information related to watersheds and statement related to watershed issues potentially created by the pumping of water for snow making at the ski hill. Add a map of all active and inactive non-metallic, open pit mines. Try to gather information from the Marathon County Historical Society to establish a more recent history of the Town. Add a statement to help direct decision making on future ski hill development and potentially address the scope of influence the Town has on State owned property. Add some geological history information to the chapter.

Comments on the Housing chapter included: Creating a general statement as to the Town's direction on multifamily housing to help frame where such developments could occur. Add pictures of different multifamily development types to help clarify the style and design of multifamily housing the Town may like to see. Have a table showing Town growth based on assessed value and not specifically housing unit numbers. Discuss generational differences in home ownership and the effect of employment and economic opportunities with housing types and attractiveness. Identify how the Town would like to address aging housing stock in specific neighborhoods (encourage redevelopment, reinvestment, neighborhood loans). Recognize the need for senior housing or aging in place facilities. Use the Town's tagline "Where Nature, Family and Sport Come Together" to help frame balance in future development.

Utilities and Community Facilities comments included: Plan Commission questioned zoning potential of waterways and the effect of Lake Association vs Lake District. Create a statement related to the need for increased broadband access. Create a statement related to the potential expansion of high voltage powerlines. Address a direction related to pipeline developments. Highlight water access and emphasize recreational lake opportunities. Potential Townwide WIFI infrastructure and additional telecommunication opportunities. Highlight pike and pedestrian plans. Limit industrial land uses.

It was noted the next working meeting will likely discuss, economic development, transportation and intergovernmental cooperation chapters.

CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

Countywide Addressing – Kunst indicated the Town will be filing a brief and the County then has 30 days to respond, followed by a 15-day response time for the Town.

Future Meetings –Kunst noted future agenda items will include a pre-application meeting for a redevelopment project east of Kwik Trip, a pre-application discussion for a potential car wash, and a site plan review for People's State Bank.

Royal Ridge/View Subdivisions – Staff noted progress was underway for the subdivision development and that stormwater management ponds were increased in size to handle additional offsite water not considered in the initial design. The Town is still waiting for a letter of credit for Royal View Estates.

Dog Park – It was noted the proposed Dog Park was placed on the agenda for the County Board to review the land transfer.

Ghidorzi/Tesla Charging Station – Staff noted they had yet to receive answers to all of the questions asked at the last Planning Commission Meeting.

PUBLIC COMMENT: None

ADJOURN:

Motion by Tom Steele, second by Ann Lucas to adjourn the Plan Commission Meeting. Motion carried 6-0. Meeting adjourned 8:25 pm.

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

DRAFT

REPORT TO PLANNING COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 9, 2017
SUBJECT: Commercial Redevelopment Project – Lilac Avenue

REQUEST: Pre-application conference for a multi-phase redevelopment project east of Lilac Avenue

PROPERTY OWNER: TRS Development
APPLICANT/AGENT: REI Engineering, Inc.

PROPERTY ADDRESS(S): 4703 Lilac Avenue
PARCEL #(S): 34.142807.006.007.00.00

CURRENT ZONING: Urban Commercial (UC)
ADJACENT ZONING: UC (South & West); Suburban Commercial (North), Unified Development District (East & West)

NARRATIVE:
The applicant seeks Plan Commission input on a proposal to redevelop property east of Kwik Trip bounded by Lilac Avenue to the west, north of Ryder Truck and south of Morning Glory Lane (see attached map). The proposal calls for a mix of restaurant and retail uses, specifically including a Culver's restaurant with a drive-thru. At this stage of the process, tenants are not identified for either retail structure depicted on the attached site plan. Initial discussions with the development team indicate the two retail structures will likely be developed in phases.

Per the Town's Zoning Ordinance, drive-thru restaurants are identified as both 'Indoor Commercial Entertainment' and 'In-Vehicle Sales and Service' uses. Each of these uses are typically handled as conditional uses in the Town's commercial zoning districts. Below are the typical regulations associated with each use.

INDOOR COMMERCIAL ENTERTAINMENT USE REGULATIONS:

a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.
b. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150).
c. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

IN-VEHICLE SALES AND SERVICE USE REGULATIONS:

a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.
d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure.
e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4-ton axle load.
f. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150).
g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and

be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.

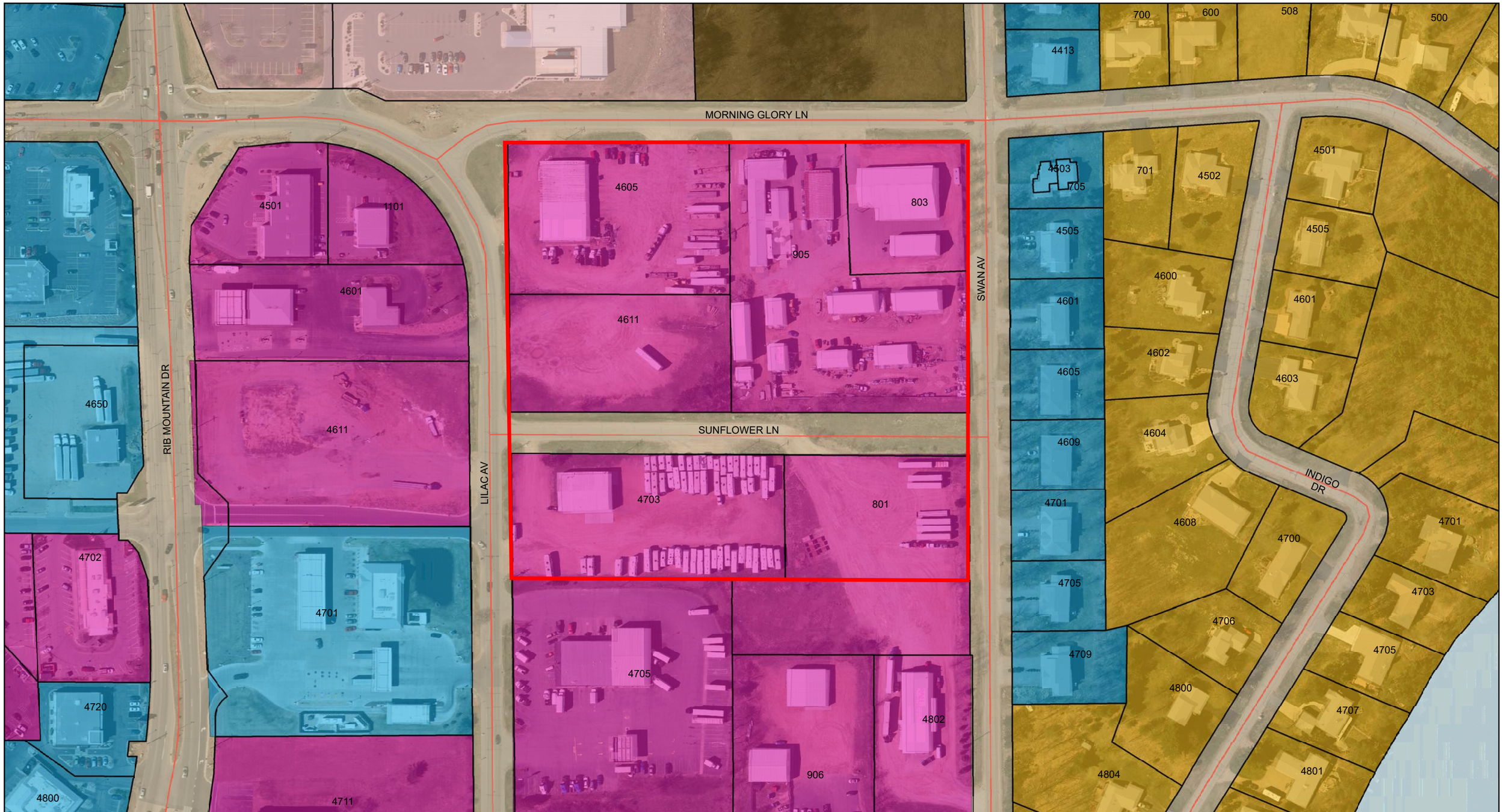
h. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

4. Parking Regulations: One space for each employee on the largest shift.

5. In-Vehicle Waiting and Drive-Up Lanes:

a. Banks: A minimum of 80 feet of queuing space shall be provided for each drive-up window.
b. Car washes: A minimum of 80 feet shall be provided in front of the entrance to each washing stall for self-service and coin-operated car washes and 120 feet in front of the entrance to each washing stall for an automatic car wash facility. An on-premise drip area shall be provided at the car wash exit to minimize the amount of water transported onto streets near the car wash.
c. Drive-in restaurants for food pick-up: A minimum of 80 feet shall be provided in front of each drive-up window where food is ordered.
d. Drive-in restaurants where food is delivered to and eaten in the vehicle: Minimum of 15 spaces.
e. Other drive-up and drive-in uses: As determined by the Plan Commission.

POSSIBLE ACTION: No formal action to be taken. Item is for review and comment.



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Prepared by:

mi-TECH
www.mi-tech.us

Map Printed: 6/9/2017

Parcel Outline
Parcel Address

Zoning Districts

- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential
- NC Neighborhood Commercial
- OR Outdoor Recreation
- RA-1 Rural Agricultural
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- SR-3 Suburban Residential
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- UDD Unified Development
- UR-8 Urban Residential

Building Outline
Road Centerline
Water Feature

0 145 290
Feet

N

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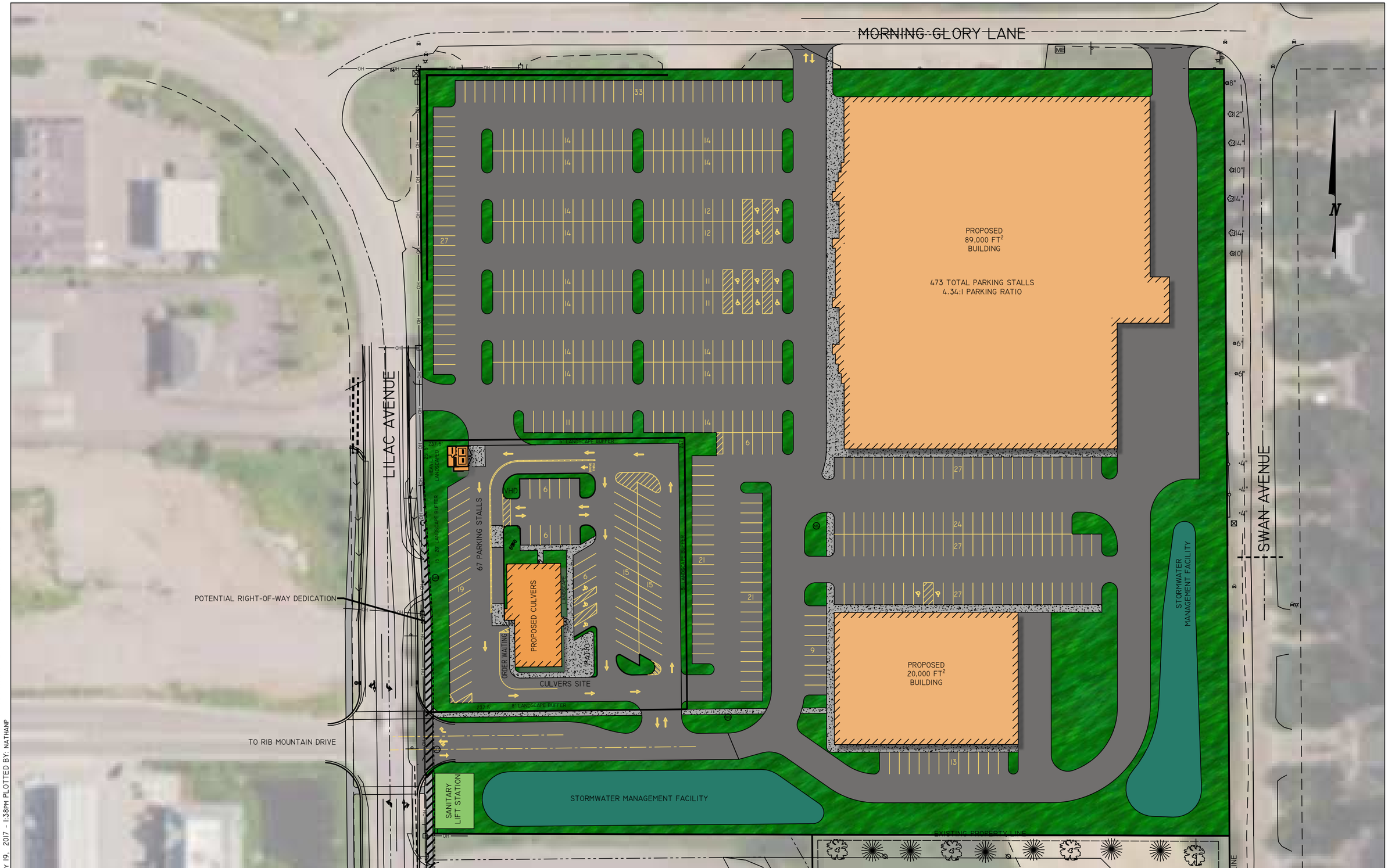

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PLOTTED: MAY 19, 2017 - 1:38PM PLOTTED BY: NATHANP

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 40 80

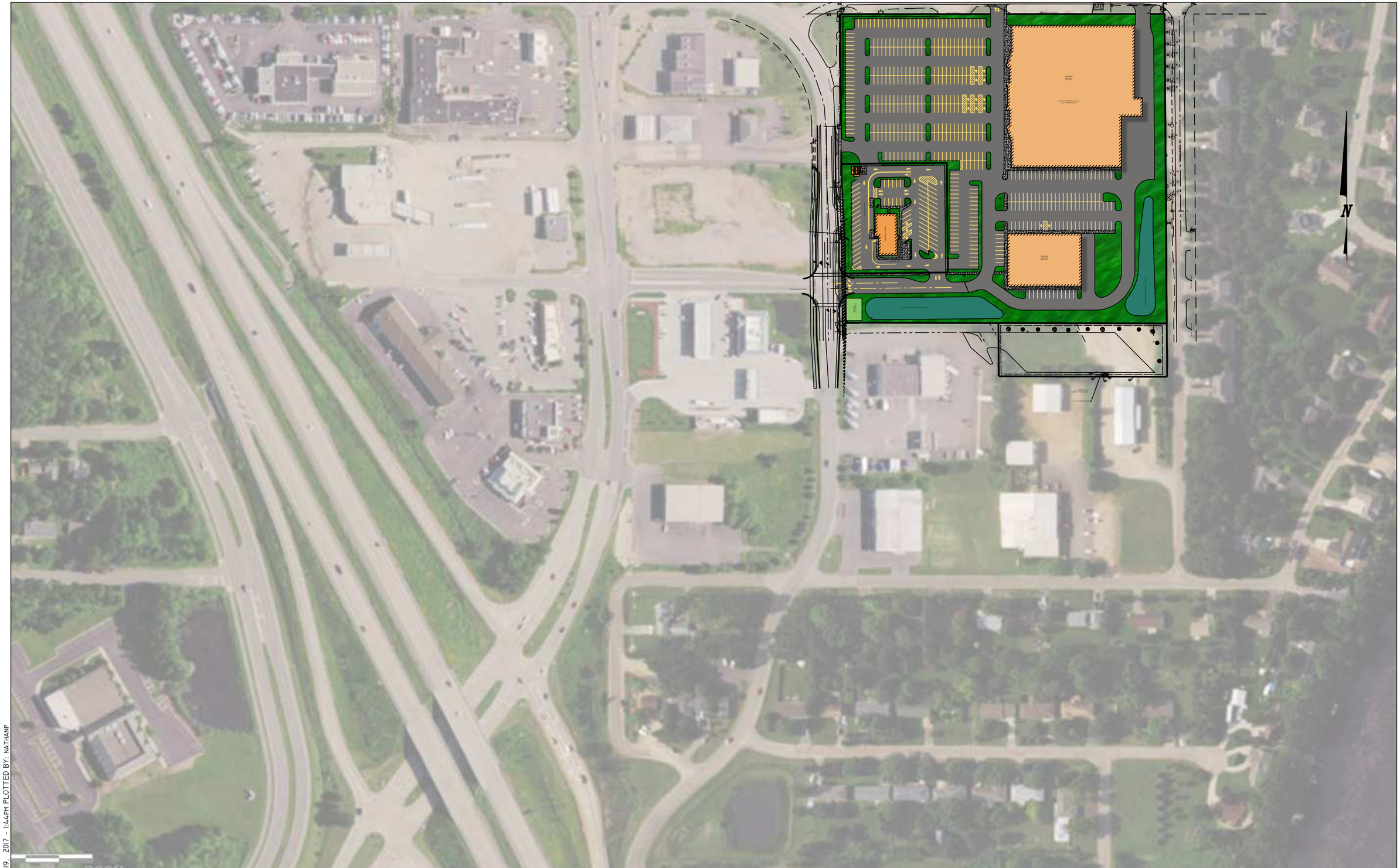
DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY:	APPROVED BY: TAR
DRAWN BY: NAP	DATE: 05/16/17

CONCEPTUAL DEVELOPMENT PLAN

GRANITE CROSSING
TOWN OF RIB MOUNTAIN, WI

REI No. 5897A
SHEET DESIGN



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PLOTTED: MAY 19, 2017 - 1:44PM PLOTTED BY: NATHANP

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 100 200

DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY:	APPROVED BY: TAR
DRAWN BY: NAP	DATE: 05/16/17

CONCEPTUAL DEVELOPMENT PLAN
GRANITE CROSSING
TOWN OF RIB MOUNTAIN, WI

REI No. 5897A
SHEET DESIGN

REPORT TO PLANNING COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 9, 2017
SUBJECT: Standalone Carwash Development

REQUEST: Pre-application conference for a potential standalone carwash facility at current Michael's Supper Club site.

PROPERTY OWNER: William Jamgochian
APPLICANT: Tom Jamgochian

PROPERTY ADDRESS(S): 2901 Rib Mountain Drive
PARCEL #(S): 34.102807.001.008.00.00

CURRENT ZONING: Suburban Commercial (SC)
ADJACENT ZONING: SC (North & West); Suburban Residential-3 (East), Unified Development District (South)

NARRATIVE:
The applicant seeks Plan Commission input on a proposal to develop a standalone carwash facility at the existing Michael's Supper Club location. The Town's Zoning Ordinance identifies all carwash facilities as 'In-Vehicle Sales or Service' and treat them as conditional uses in the Suburban Commercial zoning district. Below is a sample standalone carwash facility obtained from Arch America website (company identified on draft site plan).

Per RMMC Section 17.056(4)(g) - *In-Vehicle Sales or Service* are described as land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see Section 17.056(8)(k)).

3. Conditional Use Regulations {EO, SO, NC, SC, UC, CC}:

a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

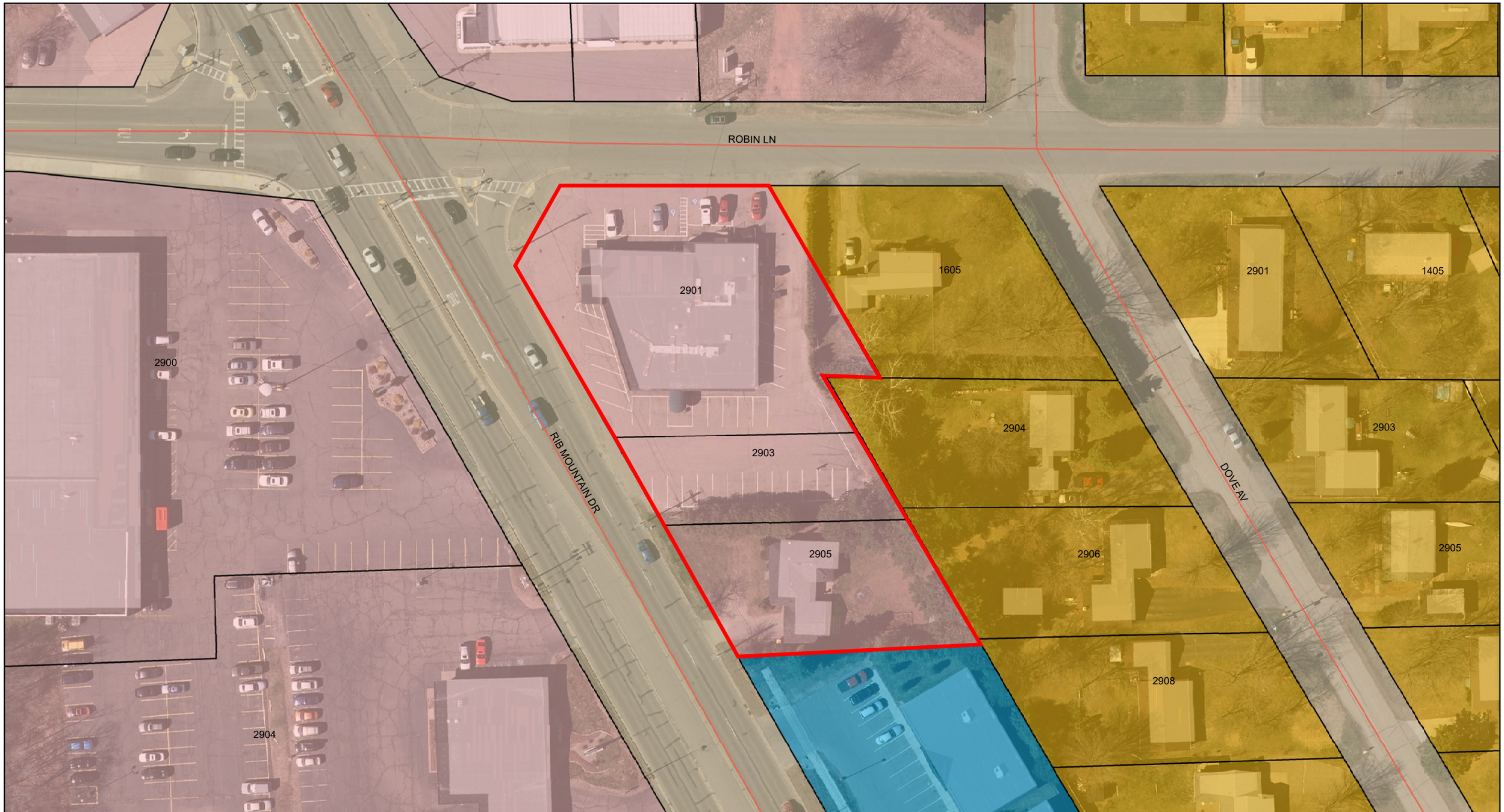
c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.
d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure.
e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4-ton axle load.
f. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 17.150).
g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.
h. Shall comply with Section 17.225, standards and procedures applicable to all conditional uses.

4. Parking Regulations: One space for each employee on the largest shift.

5. In-Vehicle Waiting and Drive-Up Lanes:

a. Banks: A minimum of 80 feet of queuing space shall be provided for each drive-up window.
b. Car washes: A minimum of 80 feet shall be provided in front of the entrance to each washing stall for self-service and coin-operated car washes and 120 feet in front of the entrance to each washing stall for an automatic car wash facility. An on-premise drip area shall be provided at the car wash exit to minimize the amount of water transported onto streets near the car wash.
c. Drive-in restaurants for food pick-up: A minimum of 80 feet shall be provided in front of each drive-up window where food is ordered.
d. Drive-in restaurants where food is delivered to and eaten in the vehicle: Minimum of 15 spaces.
e. Other drive-up and drive-in uses: As determined by the Plan Commission.

POSSIBLE ACTION: No formal action to be taken. Item is for review and comment.



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Prepared by:

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Map Printed: 6/9/2017

Parcel Outline
Parcel Address

Zoning Districts

- Unzoned
- CR-5ac Countryside Residential
- EO Estate Office
- ER-1 Estate Residential
- MR-4 Mixed Residential
- NC Neighborhood Commercial
- OR Outdoor Recreation
- RA-1 Rural Agricultural
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- UC Urban Commercial
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- UR-8 Urban Residential

Building Outline
Road Centerline
Water Feature

0 50 100
Feet

N

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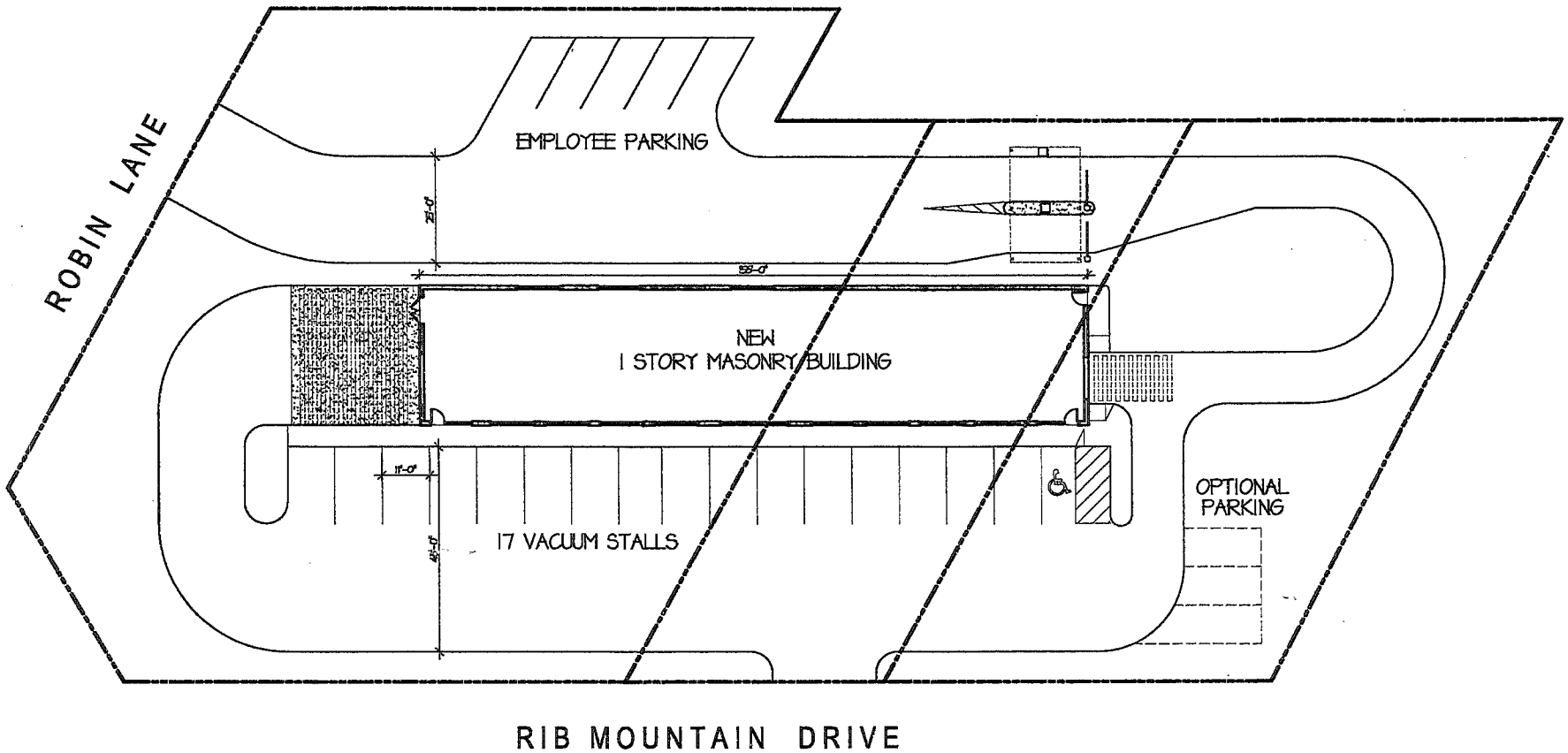


New Car Wash at

Rib Mountain Drive

Wausau Wisconsin

May 9, 2017

Archamerica Job No.

Site Plan

0 10' 25' 50' 100'

ARCHAMERICA

1800 Nations Drive, Suite 201
Gurnee, Illinois 60031

Phone 847-336-6600
Fax 847-336-6601

REPORT TO PLANNING COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 9, 2017
SUBJECT: Home Occupation with an Off-Premise Direction Sign

REQUEST: Pre-application conference for a resident interested in a home occupation use with an off-premise directional sign within the I-39/USH-51 corridor.

PROPERTY OWNER: Robert Alexejun

PROPERTY ADDRESS(S): 510 E Lakeshore Drive
PARCEL #(S): 34.238.000.006.00.00

CURRENT ZONING: Urban Commercial (UC)
ADJACENT ZONING: Suburban Residential-3 (South, West, & East); Lake Wausau (North)

NARRATIVE:
The applicant seeks Plan Commission input on a proposal for a home occupation use to sell hunting blinds. As part of this proposal, the applicant wishes to construct an off-premise directional sign within the highway corridor. Home occupations are typically limited to one, 2 ft.^{2} sign; however, the zoning ordinance allows for applications outside this parameter to be considered as conditional uses. Further, any sign within the highway corridor is handled as a conditional use. At this point the applicant does not have a sign location identified, but indicated he would like to incorporate one of the hunting blinds as part of the sign.

HOME OCCUPATION REGULATIONS:

a. A permitted home occupation is restricted to service-oriented businesses and the manufacturing of handicrafts provided the activity meets all of the requirements of this section. The sale of items or products on the premises is prohibited. Examples of service-oriented businesses are computer programming, accounting, insurance agency and computer based consulting and clerical services.
b. Under no circumstances shall a vehicular repair or body work business qualify as a home occupation.
c. The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage and not in any accessory building or detached garage or on any porch, deck, patio or other unenclosed or partially enclosed portion of the dwelling unit.
d. There shall be no exterior alterations which change the character of the dwelling unit nor shall there be any exterior evidence of the home occupation other than the sign permitted below.
e. No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises.
f. No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, electrical interference or any other nuisance not generally associated with the average residential use in the district.
g. Only one sign, not to exceed 2 square feet, non-illuminated and flush, wall mounted only, may be used to advertise a home occupation. Said sign shall not be located within a right-of-way, and shall be of an appearance which is harmonious with nearby residential areas.
h. The home occupation shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
i. The home occupation shall not involve the use of construction or other heavy equipment such as dump trucks, backhoes, graders, semi-trailer trucks and front-end loaders.
j. A permitted home occupation shall not occupy more than 30% of the floor area of the dwelling.
k. Persons employed by a permitted home occupation shall be limited to the resident family members and no more than one nonresident employee.
l. In no instance shall a home occupation create a nuisance for neighboring properties. Said nuisance includes excessive traffic generated by the home occupation and excessive parking. The Zoning Administrator shall use his discretion in identifying and terminating any nuisances.

OFF-PREMISE DIRECTIONAL SIGNAGE REGULATIONS:

Definitions and Regulations Specific to Certain Signs

(e) Directional sign, off-premises: A sign which indicates only the name, direction, and/or distance of a business or activity. It may contain a business logo if the logo is under one square foot in area. (Refer to Subsections 17.214(1)(f) and (g)). Counts against the permitted business sign area and requires a conditional use permit per Section 17.225.

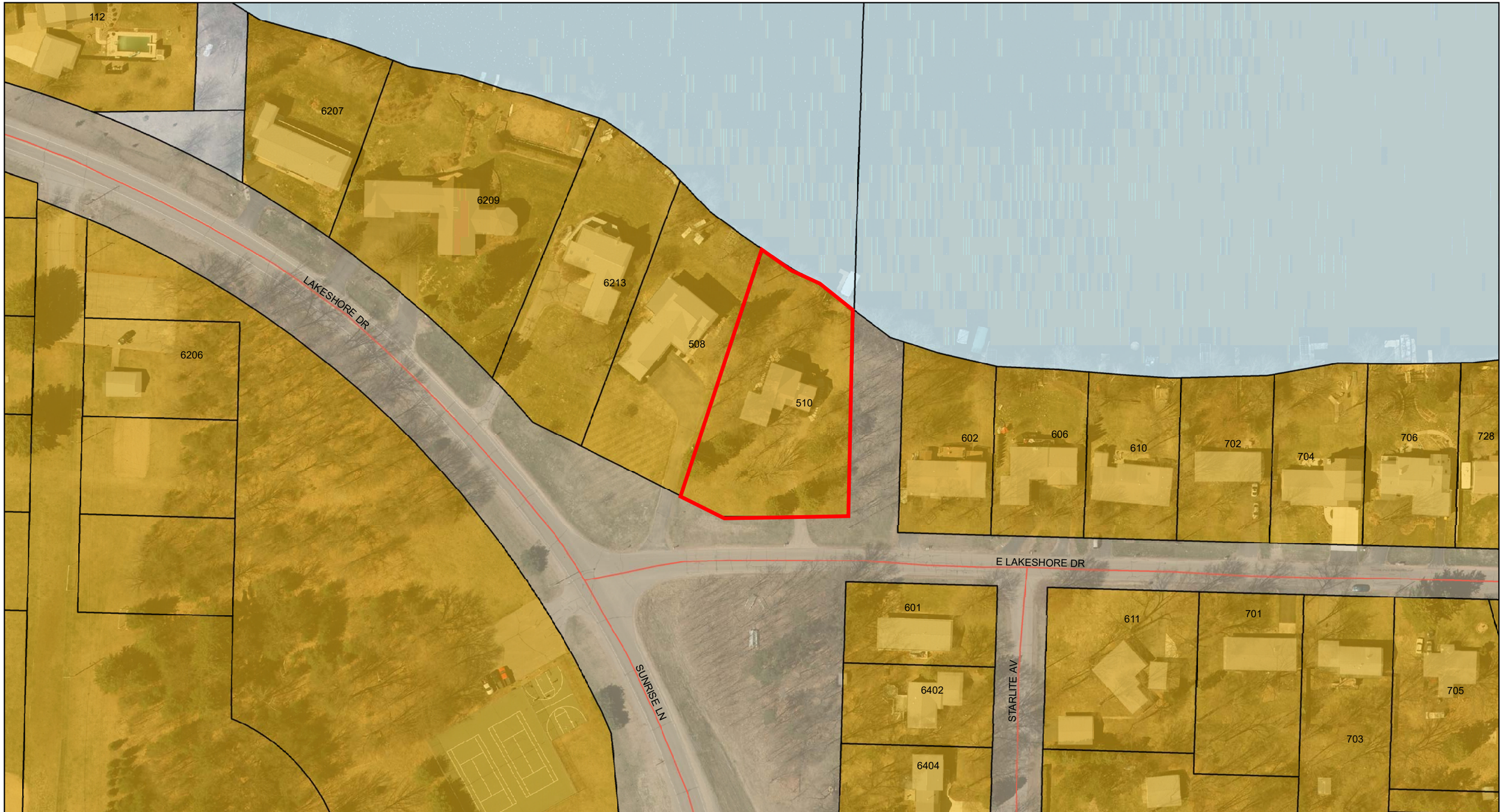
Sign Prohibitions and Limitations (Per RMMC Section 17.214 – General Signage Regulations)

(f) No off-premises directional signs shall be permitted for non-governmental or non-institutional uses or for any use outside of a public right-of-way except with the granting of a Conditional Use Permit per Section 17.213(1)(e). However, such signs are permitted within a public right-of-way per Subsection (2)(e), below, for governmental and institutional uses.

g) No advertising signs shall be permitted, except for specific information signs as provided within public rights-of-way per the State of Wisconsin Department of Transportation.

Rationale: The adoption of Subsection (g), above, reflects a formal finding of fact on the part of the Town of Rib Mountain Plan Commission and Town Board that the prohibition of advertising signage furthers 2 compelling government interests: 1) the general public interest of reducing visual clutter caused by advertising signage which the Town has determined is a significant cause of unsafe traffic conditions; and 2) the public interest served by furthering the implementation of the purposes of this Chapter and the Town of Rib Mountain Comprehensive Master Plan in terms of limiting the further spread of strip commercial development—of which advertising signs are a primary contributor. Furthermore, the Town of Rib Mountain advocates that this regulation leaves ample and adequate alternative channels of commercial speech communication for the messages portrayable on such advertising signs—namely distributed print media, broadcast media,

POSSIBLE ACTION: No formal action to be taken. Item is for review and comment.



Rib Mountain: "Where Nature, Family, and Sport Come Together"

Prepared by:

mi-TECH
www.mi-tech.us

Map Printed: 6/9/2017

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Parcel Address

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- UR-8 Urban Residential

Building Outline
Road Centerline
Water Feature

0 90 180
Feet

N

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REPORT TO PLANNING COMMISSION
FROM: Steve Kunst, Community Development Director
DATE: June 9, 2017
SUBJECT: Tesla Supercharging Station

REQUEST: Pre-application conference for a Tesla Supercharging Station at the future Hilton Garden Inn

PROPERTY OWNER: 2101 North Mountain Road LLC
Applicant/Agent: Christina Suarez, Tesla

PROPERTY ADDRESS(S): 2101 North Mountain Road
PARCEL #(S): 34.032807.012.021.00.00

CURRENT ZONING: Unified Development District (UDD)
ADJACENT ZONING: UDD (North & East); Suburban Commercial (South); Suburban Residential-3 (South)

NARRATIVE:
Following up on discussions from a previous meeting, staff is seeking direction as to whether installing a Tesla Supercharging Station at the future Hilton Garden Inn constitutes a minor site plan amendment or a formal amendment to the approved UDD Precise Implementation Plan. The Plan Commission recently directed staff to get answers from Tesla to a number of questions. Below is a summary of those questions as well as the answers received from Tesla. Not all questions were answered; however, a Tesla representative plans to be in attendance to answer the remaining questions.

1. Why was the proposed location chosen for the equipment and charging stations (The concern is based on the proximity to the residential housing units and the thought that a location on the north side of the property would allow easier access from the main site entrance and highway accessibility)?

2. Who is the intended customer (Hotel Guests or will it act as a fueling/charging station for any Tesla in the area)?
   The Supercharger Station is available 24/7 for any Tesla customer/driver. Supercharger stations are conveniently located along well-traveled highways and each station contains multiple Superchargers to help drivers get back on the road quickly and minimize stops during long distance travel. Supercharger Stations located at Hotels, such as in this case, provide Tesla customers the option for an overnight stay, while providing proximity to restaurants and retail. The process of Supercharging is very easy: customers are directed to recharge at a Supercharger via the in-car navigation (GPS), pull into a parking stall with a Tesla cable, and plug in.

3. What is the anticipated traffic impact to, from, and through the hotel site?

4. Does the Equipment generate noise, EMF or other potential nuisances?
   The location of the Hotel, adjacent to Highways 51 and 29, makes any noise generated from cooling fans undistinguishable. The chart below identifies the Equipment's generated noise in decibels. The Equipment works much like a radiator in that it is cooled with water. The Equipment does not produce any EMF, or produce any other type of nuisance.

NOISE	Fan not running	55 dB(A) at 1 meter from rear (typical)
	Fan running full speed	75 dB(A) at 1 meter from rear (typical)

5. Why choose a Supercharging Station versus standard charging station?
   Supercharger is Tesla's branded name. Tesla has deployed a fast-charging solution called the Supercharger. Superchargers are connectors that charge a Tesla in minutes instead of hours and are strategically built to minimize stops during long distance travel. Tesla vehicles

are 100% electric with range capability of up to 335 miles on a single charge. The average charge session is around 35 minutes, with cars fully charged in about 1 hour if the battery is near empty.

6. How is the charging station marketed?
   Tesla customers are directed to recharge at a Supercharger via the in-car navigation (GPS). While the car charges, Tesla owners heavily patronize local businesses to show their support for hosting a Supercharger station. To maximize efficiency and minimize impact, the car alerts its owner through their cell phone once charging is complete.

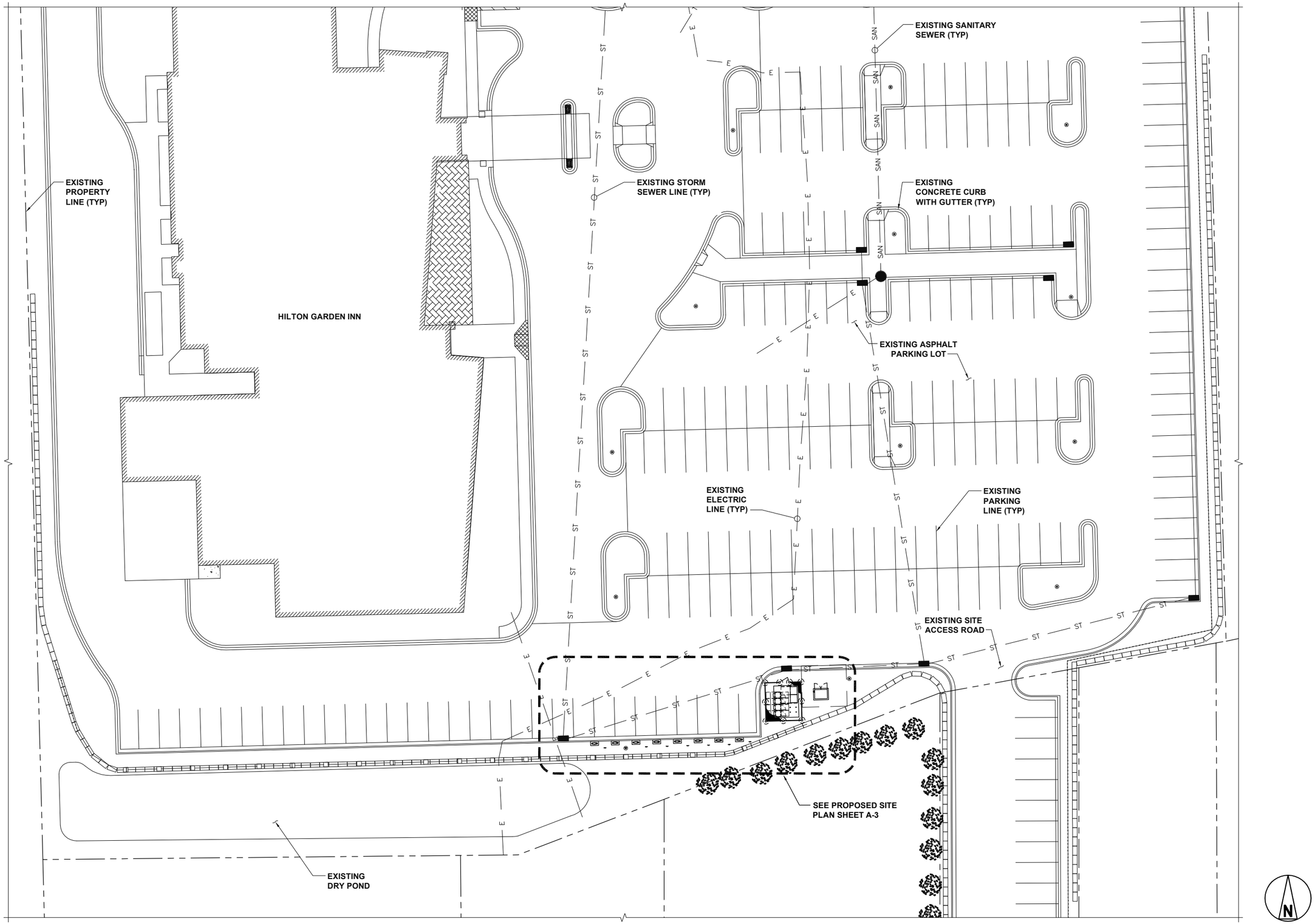
7. Will there be sufficient parking on site with eight spaces designated for charging?

SAMPLE CHARGING STATIONS:

Station at Courtyard by Marriott in Wausau

Sample of Supercharging from Tesla Website

<u>POSSIBLE ACTION</u>: No formal action to be taken. Item is for review and direction.



OVERALL SITE PLAN

20' 10' 0 20' 40'
1"=20'

TESLA MOTORS, INC.
3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000

BLACK & VEATCH
6800 W 115th St, Suite 2292
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO:	192745
DRAWN BY:	GAK
CHECKED BY:	CNS

REV	DATE	DESCRIPTION
B	04/04/17	ISSUED FOR 100% REVIEW
A	12/15/16	ISSUED FOR 50% REVIEW

NOT TO BE USED FOR CONSTRUCTION

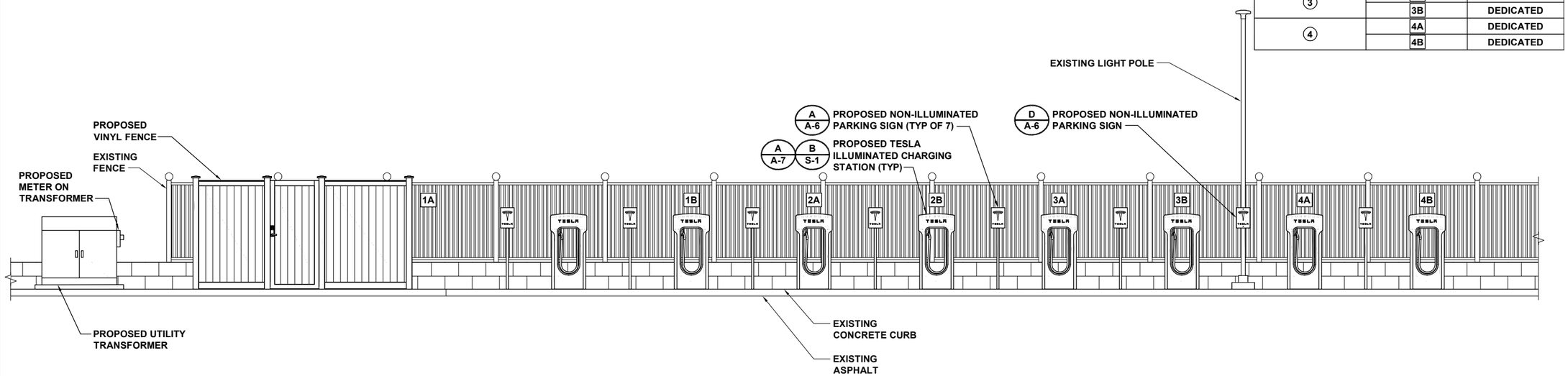
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

WI008_WAUSAU
WAUSAU
2101 NORTH MOUNTAIN DRIVE
WAUSAU, WI 54401

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

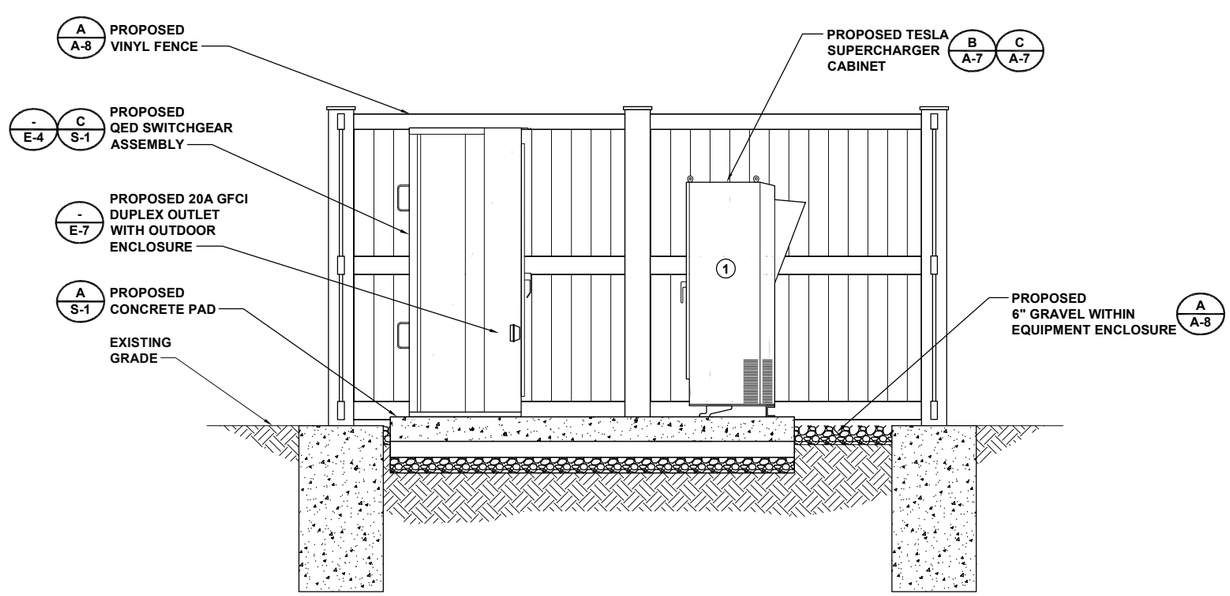
CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED / ENABLED
1	1A	DEDICATED
	1B	DEDICATED
2	2A	DEDICATED
	2B	DEDICATED
3	3A	DEDICATED
	3B	DEDICATED
4	4A	DEDICATED
	4B	DEDICATED



SITE ELEVATION

4' 2' 0 4' 8'
1/4"=1'-0"

A



SITE ELEVATION

12" 6" 0 1' 2' 3' 4' 5'
1/2"=1'-0"

B

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WAUSAU, WI 54401

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
A-5