

PARCEL NO. 215133  
MAP NO. 21403004  
ZONING CLASSIFICATION: 5C

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/28/15

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905  
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: TESLA MOTORS, INC.  
ADDRESS: 3500 DEER CREEK RD. E-MAIL: SuarezC@bv.com  
PHONE: (541) 490 3080 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: TESLA SUPERCHARGER STATION  
FESTIVAL FOODS

ADDRESS OF PROPERTY AFFECTED: 595 S. TAYLOR DRIVE

LEGAL DESCRIPTION: 3E 1/4 OF SEC. 21 TOWNSHIP 15 NORTH

RANGE 23 EAST, 4TH P.M. CITY OF SHEBOYGAN  
SHEBOYGAN COUNTY WISCONSIN

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_

FESTIVAL FOODS MARKET

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING  
ANY CHANGES TO THE EXISTING USE: ELECTRIC CAR CHARGING STATION  
IN EXISTING MARKET PARKING LOT. (PLEASE SEE NARRATIVE)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS  
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED  
OPERATION OR USE: NO VARIANCES REQUIRED

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

## NARRATIVE STATEMENT

Tesla Motors is a US-based company that designs and manufactures the world's leading electric vehicles. Tesla has delivered more than 56,000 electric vehicles to customers worldwide. In our mission to further the adoption of electric vehicles, Tesla has deployed a fast-charging solution called the Supercharger. Currently, 415 Supercharger Stations are installed worldwide. These Superchargers allow Model S owners to travel for free between cities along well-traveled highways in North America. These stations installed along popular and well-travelled routes to provide a fast and convenient network for long road trips, are able to recharge 50% battery capacity in as little as 20 minutes and complete a full charge in less than one hour (typically 40-50 minutes).

Our Supercharger station for Sheboygan is intended to enable Chicago and Milwaukee travelers heading north towards Green Bay and beyond. A Green Bay Supercharging station is proposed for 2016. The Sheboygan station will also serve those traveling easterly from Madison, WI, but can be used by regional, national and international travelers alike. The City of Sheboygan should derive economic gain from accommodating the Supercharger station within its City by providing Tesla drivers local amenities. Tesla drivers do not pay at the pump, but instead pay it forward by spending money at local shops, restaurants and market's while they charge. Given the unique location, just off I-43, the proposed Supercharger station at the Taylor Heights Shopping Center, in the existing Festival Foods parking lot will be a popular destination for Tesla drivers.

### Property Description

The subject parcel located at 595 South Taylor Drive, Sheboygan, WI 53081, is located in the SE ¼ of Section 21, Township 15 North, Range 23 East, 4<sup>th</sup> P.M., City of Sheboygan, Sheboygan County, Wisconsin. The property is zoned Suburban Commercial – SC. The property is owned by SheboyganFest Holdings, LLC, a Wisconsin limited liability company, and operates Festival Foods Market on the property. The property owner strongly supports the Tesla proposal. (*See Deed and Property Owner Letter of Authorization*)

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

The Festival Food Market (principle building) is located along the east property line(s) from north to south. The north parcel line serves as access to Festival Foods as well as to Taylor Heights Shopping Center. A strip mall, housing various tenants is situated on the adjoining property to the northeast. To the south, the subject parcel adjoins a Kwik Trip Gas Station. This parcel also provides additional access to the Festival Foods Market parcel. *(See Aerial Map)*

The Tesla station is proposed to be located in the southwest corner of the subject parcel out of the operation of the Market. The west property boundary abuts Taylor Frontage Rd. and is visible from South Taylor Drive. The proposed equipment will be screened by an architecturally compatible wall enclosure designed to match the principle building and the site perimeter will be landscaped to soften the visual aspects of the site. *(See Photo Simulation)*

The proposed Tesla station will not use utilities such as water, sewer or garbage. The Supercharger station is powered solely by power, which is serviced by Alliant Energy. The site is unmanned, and shall be maintained by Tesla under agreement with the property owner.

#### Project Description

The proposed location for the Supercharger site has been strategically positioned and designed to integrate with the existing development's use, architecture and landscape.

Tesla has identified thirteen non-prime parking spaces along the far west parking aisle, on the southwest side of the parcel, to use as Supercharger stalls. These spaces are rarely used by store customers, and are commonly used as employee parking. These parking spaces are furthest from the Festival Food Market, out of the way of the market's operation, and still within comfortable walking distance for Tesla drivers. *(See Aerial Map)*

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

#### Equipment Enclosure:

Four of the thirteen parking spaces along the west parking aisle will be used to create a curbed peninsula for Supercharger related equipment. This curbed peninsula will commence just inside the southwest property line and measure 34' x 17'. It will accommodate a 10' x 12' concrete pad for a new transformer and a 13' x 16' concrete pad for (4) Supercharger cabinets & Switchgear, approximately 7 foot in height. The equipment cabinets & switchgear will be screened by an 8 foot, split face block wall with (2) 4' X 8' single gate metal doors. The enclosure colors and style match the existing Festival Foods colors – Beige lower wall and Rust upper wall. The south side of the peninsula will be landscaped to soften the visual aspect of the equipment from the adjoining property. *(See Photo Simulation)*

The primary power route design is still being reviewed by Alliant Energy.

#### Supercharger Stalls:

The proposed Supercharger Stalls consist of nine (9) existing parking spaces, restriped to create eight (8) Supercharger Stalls. Each stall measures ten (10) feet across (stripe to stripe) by 17' 4" from curb to end of stall (the existing length).

The Supercharger Pedestal (charging unit) is 5' 6" in height and two (2) feet wide, and will be installed on a concrete footings on the stall on each parking stripe. The Supercharger Stalls are designed for "back-in" charging where the charge plug is inserted into the charge port at the driver side rear tail light. *(See Charge Port Photo)*

The eight charging stalls will be identified as "Dedicated" and "Enabled". Proposed are (4) "Dedicated" stalls for Tesla vehicle charging only; and (4) "Enabled" stalls, that will be shared for 30 minute general parking. *(See Parking Sign Proofs)*

Conditional Use Permit  
Tesla Motors, Inc.  
Supercharger Station  
595 South Taylor Drive  
Sheboygan, WI 53081

Parking Signs:

Each Supercharger Stall will be identified with a 12" X 18" Tesla parking sign. The steel sign is painted red with white logo and letters. Each sign is attached to a 72" steel post with the bottom of the sign being at approximately 54" and the top at 72". The parking sign will identify if the stall is dedicated to electric vehicle charging only or if they are shared with the general public. (*See Parking Sign Proofs*)

Access:

Access to the Supercharger station is provided through the main access road off Taylor Frontage Rd. Upon entering the parking lot, at the end of the green space, one would turn right onto the first aisle of Festival Food parking. Proceed southerly to the end of the row where the station is located. (*See Aerial Map*)

Access is provided to Tesla drivers 24/7. Precise address and directions to the Supercharger stations are provided to Tesla drivers through the car's GPS system.

The Supercharger station should not cause conflict or incident to general access around the parking lot. Back in stalls reduce conflict along access lanes by allowing drivers to pull out forward after charging.

Landscaping:

The Supercharger facility will be landscaped according to City of Sheboygan requirements. Due to the location of the proposed site, the emphasis would be to provide screening from the street frontage view. (*See Photo Simulation*) Festival Foods and Kwik Trip are both developed lots and have met the City's landscape requirement along the Right of Way of Taylor Frontage Rd. Tesla's effort will be to blend and soften the visual effect of the equipment enclosure without blocking additional line of sight to the principle building. Shrubs matching the existing vegetation and foliage are proposed along the west parking curb in the grassy areas. Shrubs have also been added along the southwest property boundary to soften the visual aspect of the transformer and equipment peninsula from the neighboring Kwik Trip.

The (SC) Suburban Commercial District requires 40 landscape points for 100 linear feet of street frontage. The proposed Tesla station is 116 linear feet. Tesla will provide landscape sufficient to meet the City of Sheboygan requirements and satisfy the necessary landscape points.

## LETTER OF AUTHORIZATION

### APPLICATION FOR ZONING/USE/BUILDING PERMIT

The undersigned, Tesla Motors, Inc., (Tesla), described Lessee, does hereby appoint Black & Veatch Corporation (Black & Veatch), and their employees, agents and contractors, as Lessee's agent for the purpose of filing and completing any approval or application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed to it for the purpose of installing an electric car charging facility and for constructing or installing charging stations and related equipment on the Property as Tesla Motors may require for its electric car charging system. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Lessee hereby authorizes the employees of the City with jurisdiction to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application. Black & Veatch will be responsible for all costs, fees and expenses incurred in securing any approval.

Property Located at: **595 S. Taylor Drive, Sheboygan, WI 53081** ("Property")

Owner's Name (print): **SheboyganFest Holdings, LLC, a Wisconsin limited liability company**

Signature (and title, if applicable) of Property Owner:

**SheboyganFest Holdings, LLC**

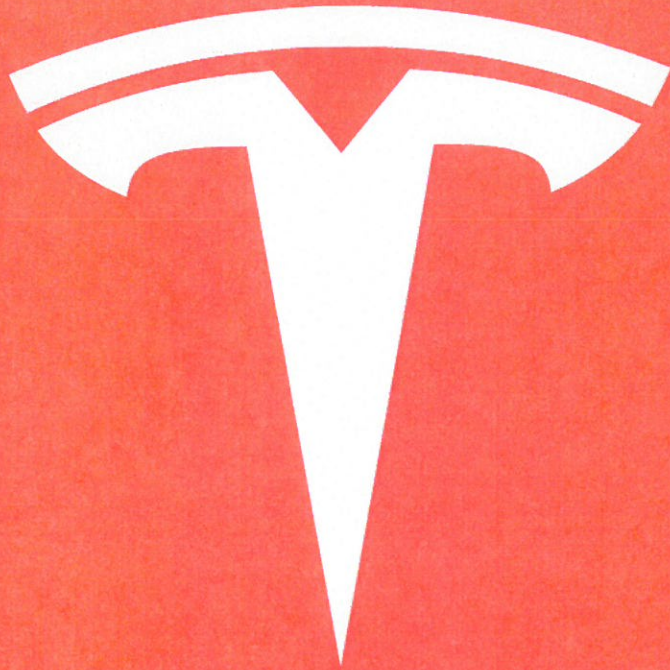
By: Mark Hogg

Title: CEO

Date Executed: 4/13/15

Site Name: WI006 Sheboygan

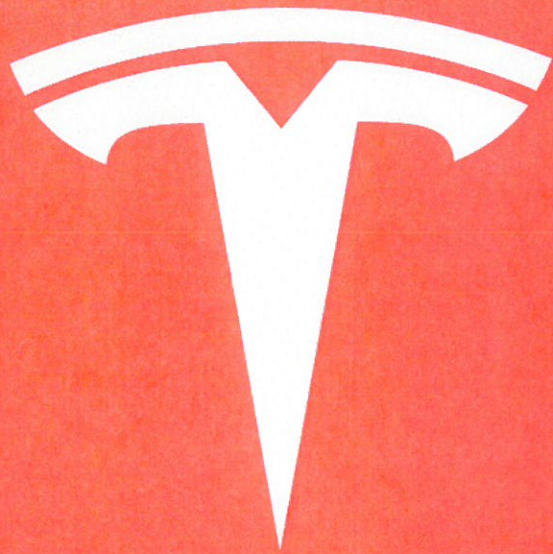




**TESLA**

**ELECTRIC  
VEHICLE  
PARKING  
ONLY**





TESLA



**30 MINUTE  
GENERAL PARKING**



## Signage

**Dedicated Stall Sign Example**



**Enabled Stall Sign Example**





CAR CHARGING PORT  
DRIVER SIDE REAR LIGHT

[http://evworld.com/press/tesla\\_ModelS\\_plugCU480x320.jpg](http://evworld.com/press/tesla_ModelS_plugCU480x320.jpg)

4/13/2015





**PROPERTY DESCRIPTION:**

Lot 1 of 1 Certified Survey Map recorded February 2, 2012, in Volume 25 of Certified Survey Maps on Pages 122 to 124, as amended by Lot 1 of 1 Certified Survey Map recorded May 6, 1986, in Volume 13 of Certified Survey Maps on Page 180 to 200, all of which are Certified Survey Maps numbered S-1198491, being part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Town 15 North, Range 23 East, in the City of Shaboken, County of Sturgeon, State of Wisconsin.

Item No.	Document
1.	Right of Way Contract recorded as Document No. 533313 -CANNOT PLOT EASEMENT DUE TO THE VAGUENESS OF THE DOCUMENT.
2.	Easements with Covenants and Restrictions Affecting Land Amendment to Covenants with Easements and Restrictions Affecting Land recorded as Document No. 1170247, as amended by Third Amendment to Covenants with Easements and Restrictions Affecting Land recorded as Document No. 1170248.

- [illegible]

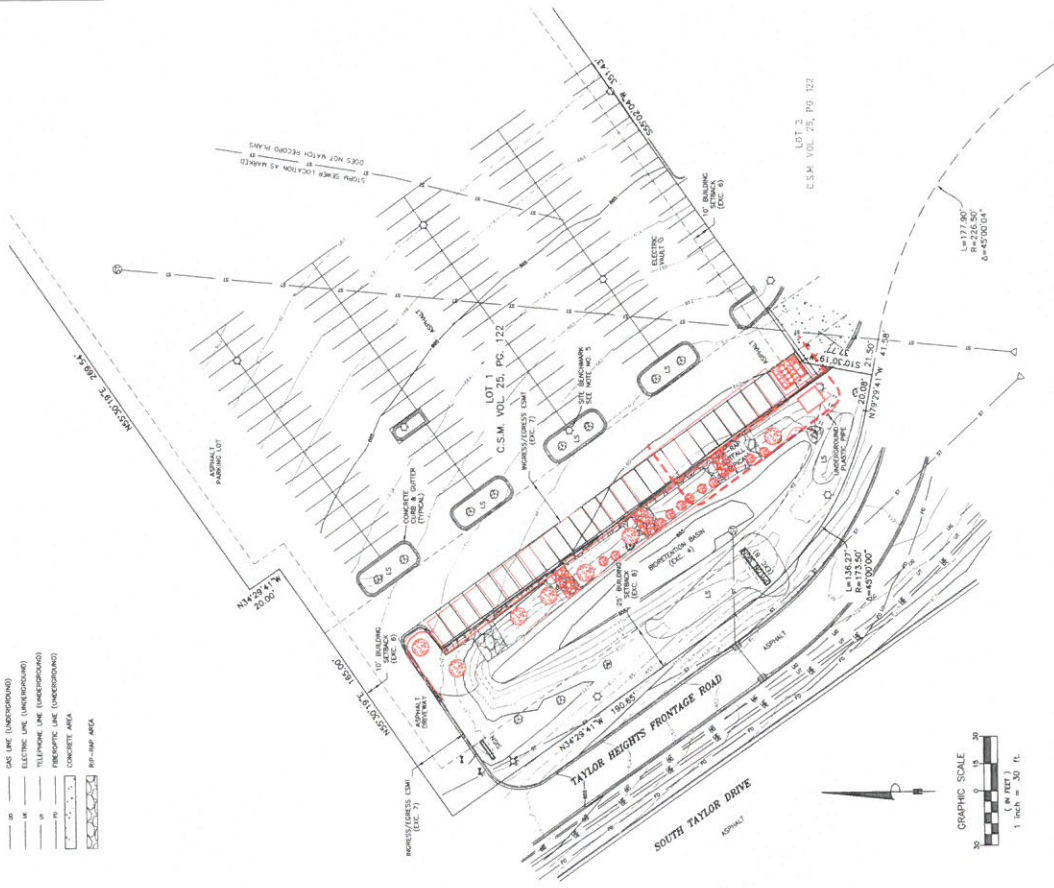
1. This is a biogeographic map. This is not a boundary survey and is only intended to depict those biogeographic regions of improvements shown. The property lines shown are record lines only and are shown for biogeographic reference only.
2. Any unpatented adjacent claims have been identified and are shown in separate sheets.
3. The boundary lines shown are based on the best available information and are not intended to represent a warranty. The surveyor does not warrant that the unpatented adjacent claims shown are correct. The surveyor is not responsible for the accuracy of the unpatented adjacent claims shown. The surveyor is not responsible for the accuracy of the unpatented adjacent claims shown.
4. This survey was conducted in accordance with the provisions of the Surveyors' Act, R.S.O. 1990, Chapter S.1, and the provisions of the Surveyors' Act, R.S.O. 1990, Chapter S.1, and the provisions of the Surveyors' Act, R.S.O. 1990, Chapter S.1.
5. The survey was conducted in accordance with the provisions of the Surveyors' Act, R.S.O. 1990, Chapter S.1, and the provisions of the Surveyors' Act, R.S.O. 1990, Chapter S.1, and the provisions of the Surveyors' Act, R.S.O. 1990, Chapter S.1.

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standards of care of surveyors practicing in the State of Wisconsin and that the information shown herein is true and correct to the best of my knowledge and belief.

This statement is neither a guarantee nor a warranty, either expressed or implied.



Jay W. Panetti  
Wisconsin Professional Land Surveyor No. 2747  
For and on behalf of Clark Land Surveying, Inc.

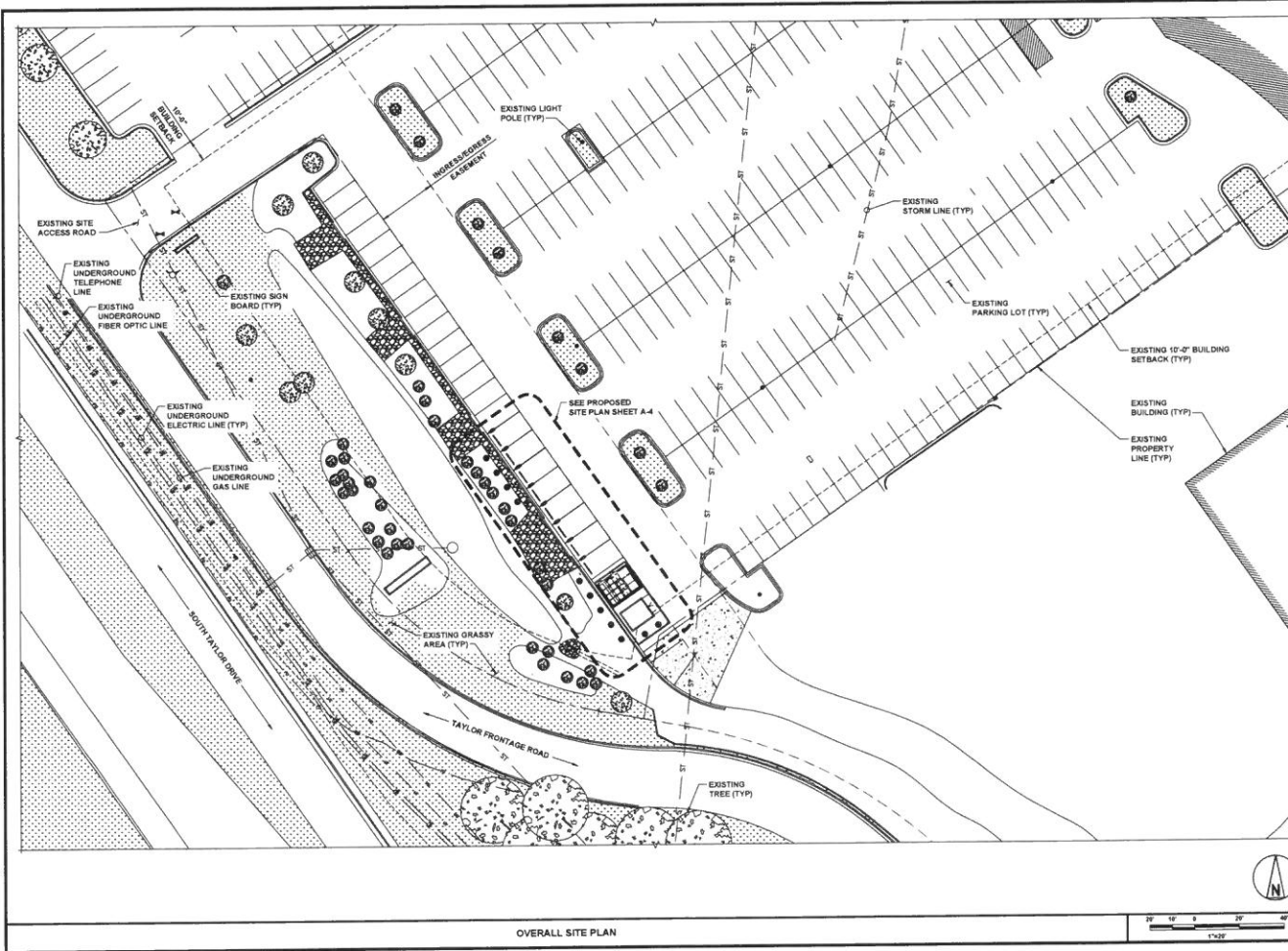


No.	Description	By	Date

SITE NAME: W1006 Sheboygan

TOPOGRAPHIC SURVEY LOCATED IN THE SE1/4 OF SECTION 21 TOWNSHIP 15 NORTH, RANGE 23 EAST, 4TH P.M. CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN		Project No. 15118 Drawn By: CEB Checked By: JWP Date: 3/18/2015 Sheet 1 of 1
--	--	--





**TESLA**  
MOTORS, INC.

3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(415) 331-4400



**BLACK & VEATCH**

10000 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66210  
(913) 666-6000

PROJECT NO. 179006  
DRAWN BY: VIK  
CHECKED BY: MBG

REV	DATE	DESCRIPTION
C	04/15/15	REDESIGNED FOR MFL REVIEW
D	02/20/15	REDESIGNED FOR MFL REVIEW
A	03/17/15	REDESIGNED FOR MFL 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 REPRODUCE THIS  
DOCUMENT

W0006\_SHEBOYGAN  
SHEBOYGAN  
595 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

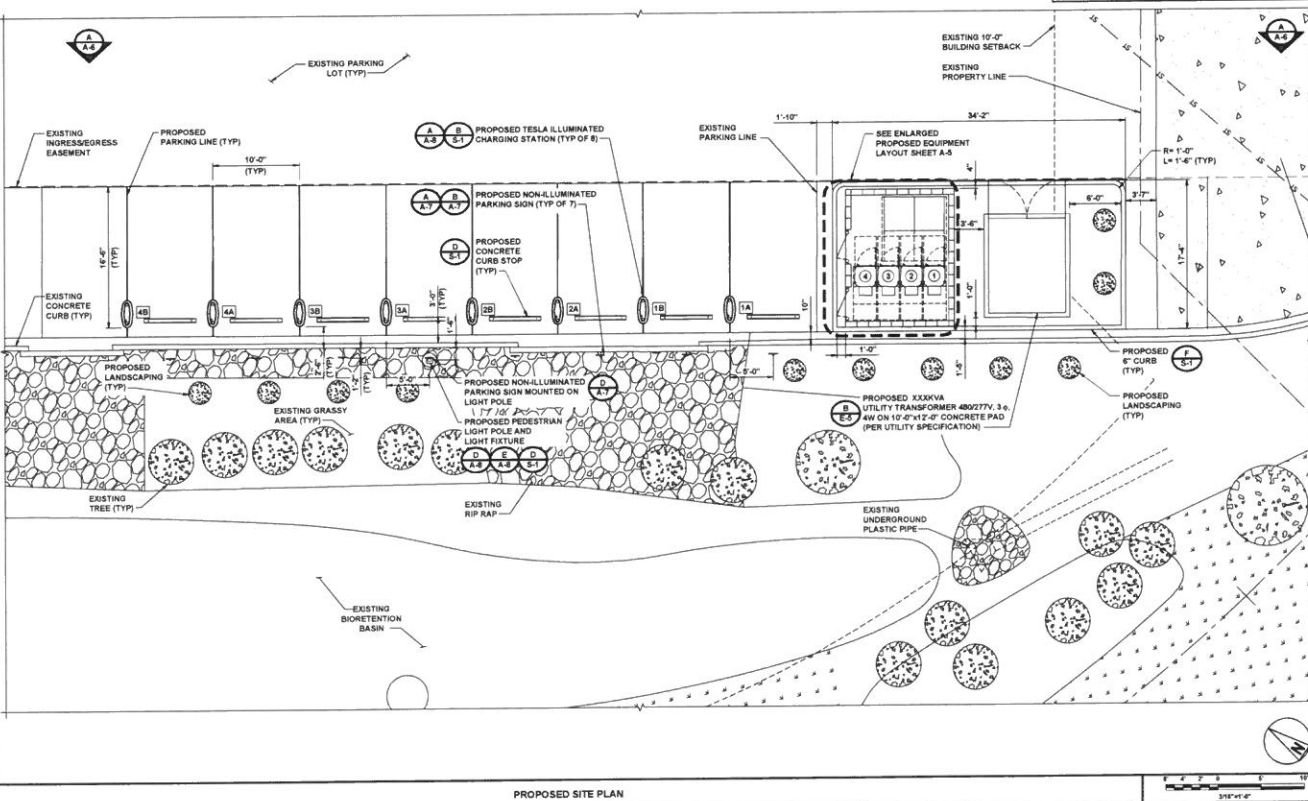
SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
A-1

# NOTE

1. SOO PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOO NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOO CAN BE INSTALLED.

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



PROPOSED SITE PLAN



3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 601-6000



BLACK & VEATCH  
1800 GRANDEVILLE DRIVE  
OVERLAND PARK, KS 66211  
(913) 636-0000

PROJECT NO: 178008  
DRAWN BY: VIK  
CHECKED BY: MBO

REV	DATE	DESCRIPTION
C	01/13/15	REVISION FOR NPL REVIEW
B	02/26/15	REVISION FOR NPL REVIEW
A	05/17/15	REVISION FOR NPL REVIEW

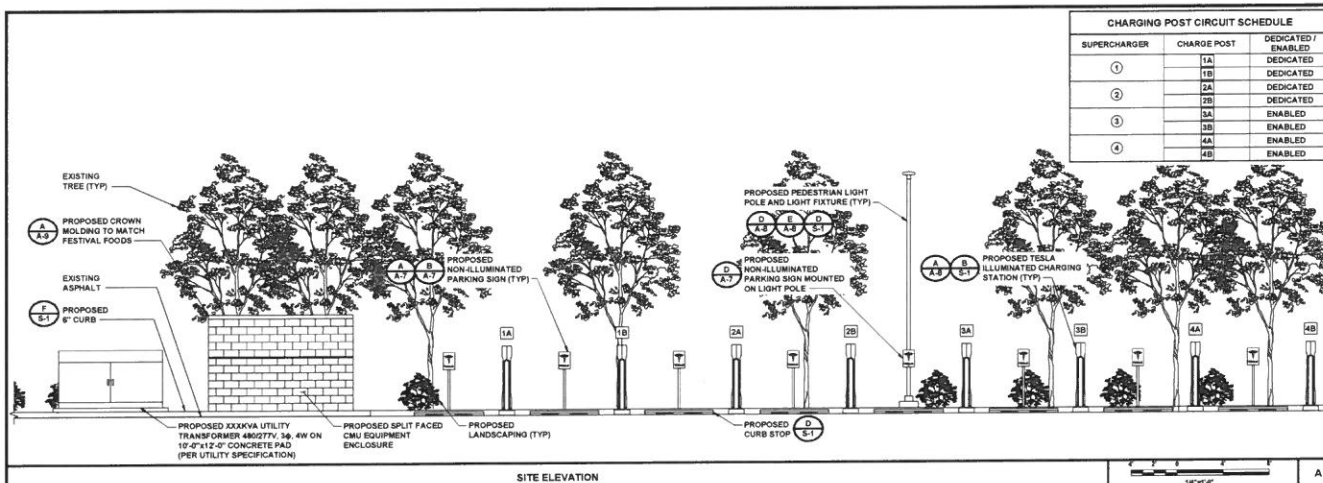
NOT TO BE USED  
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON OR ENTITY  
TO REPRODUCE OR ACTUALLY UNDER THE DIRECTION OF AN  
UNLICENSED PROFESSIONAL ENGINEER TO REPRODUCE THIS  
DOCUMENT

W1006\_SHEBOYGAN  
SHEBOYGAN  
696 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

SHEET TITLE  
PROPOSED SITE PLAN

SHEET NUMBER  
A-4



SITE ELEVATION



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



3888 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-4000



1996 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66210  
(913) 438-2888

PROJECT NO: 178008  
DRAWN BY: VJC  
CHECKED BY: MBO

REV	DATE	DESCRIPTION
C	04/10/15	REVISION FOR SFL REVIEW
B	03/20/15	REVISION FOR SFL REVIEW
A	03/17/15	REVISION FOR SFL REVIEW

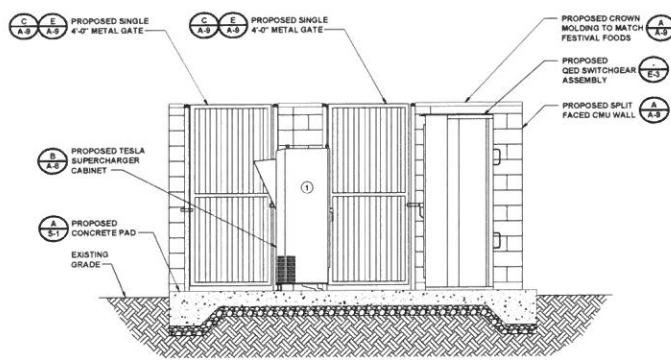
**NOT TO BE USED  
FOR CONSTRUCTION**

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

W006\_SHEBOYGAN  
SHEBOYGAN  
696 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

SHEET TITLE  
SITE ELEVATIONS

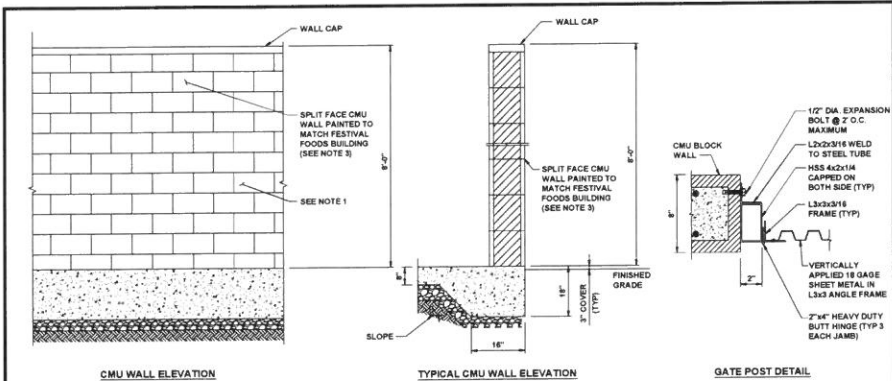
SHEET NUMBER  
**A-6**



SITE ELEVATION



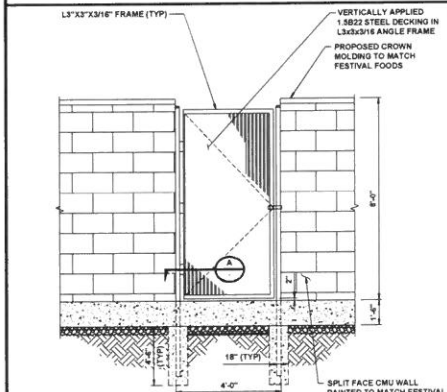




**NOTES**

1. FINISH ON CMU WALL TO BE A SAND STUCCO FINISH.
2. REFER TO S-1 FOR CMU AND FOUNDATION REINFORCEMENT DETAILS.
3. PROPOSED SPLIT FACE CMU EQUIPMENT ENCLOSURE TO BE PAINTED TO MATCH FESTIVAL FOODS BUILDING.

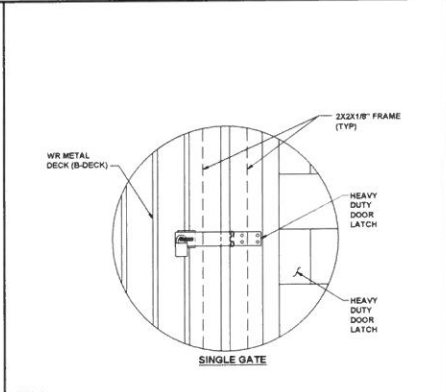
TYPICAL CMU WALL DETAIL	NO SCALE	A	DETAIL NOT USED	NO SCALE	B
-------------------------	----------	---	-----------------	----------	---



**NOTES**

1. GATE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. GATE SHALL BE PAINTED TO MATCH TESLA ENCLOSURE WALL.

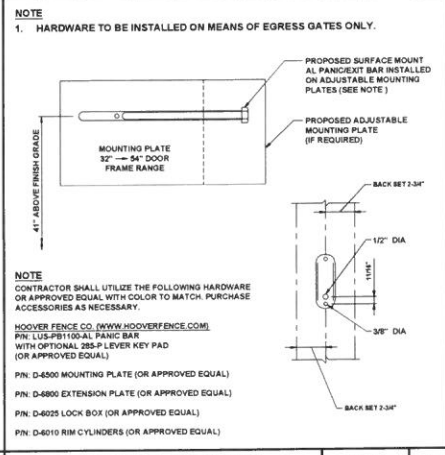
PROPOSED 4'-0" SOLID METAL SINGLE GATE	NO SCALE	C
--	----------	---



**NOTE**

1. HARDWARE NOT TO BE INSTALLED ON MEANS OF EGRESS GATES.

GATE LOCK DETAILS	NO SCALE	D
-------------------	----------	---



PANIC HARDWARE INSTALLATION DETAIL	NO SCALE	E
------------------------------------	----------	---

**TESLA**  
MOTORS, INC.

3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 891-5885

**BLACK & VEATCH**

1900 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66204  
(913) 684-2800

PROJECT NO:	173006
DRAWN BY:	VIR
CHECKED BY:	MSD

REV	DATE	DESCRIPTION
C	04/15/15	REDESIGNED FOR SPL REVIEW
B	03/26/15	REDESIGNED FOR SPL REVIEW
A	03/17/15	REDESIGNED FOR SPL REVIEW

**NOT TO BE USED FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON OR ENTITY TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLACK & VEATCH.

W006\_SHEBOYGAN  
SHEBOYGAN  
595 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

SHEET TITLE  
FENCE DETAILS

SHEET NUMBER  
A-9



**FOR REFERENCE ONLY**

ARIAL MAP W/ PARCEL OVERLAY



**TESLA**  
MOTORS, INC.

3865 CREEK CIRCLE RD  
PALO ALTO, CA 94304  
(650) 997-0800



**BLACK & VEATCH**

1888 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66211  
(913) 487-2000

PROJECT NO: 170058  
DRAWN BY: VPS  
CHECKED BY: MEG

REV	DATE	DESCRIPTION
C	04/13/15	REDESIGNED FOR NPL REVIEW
B	03/20/15	REDESIGNED FOR NPL REVIEW
A	03/17/15	DESIGNED FOR NPL REVIEW

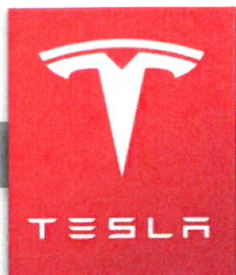
**NOT TO BE USED  
FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE DESIGNER, TO ALTER THIS DOCUMENT.

WIDEN, SHEBOYGAN  
SHEBOYGAN  
595 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081

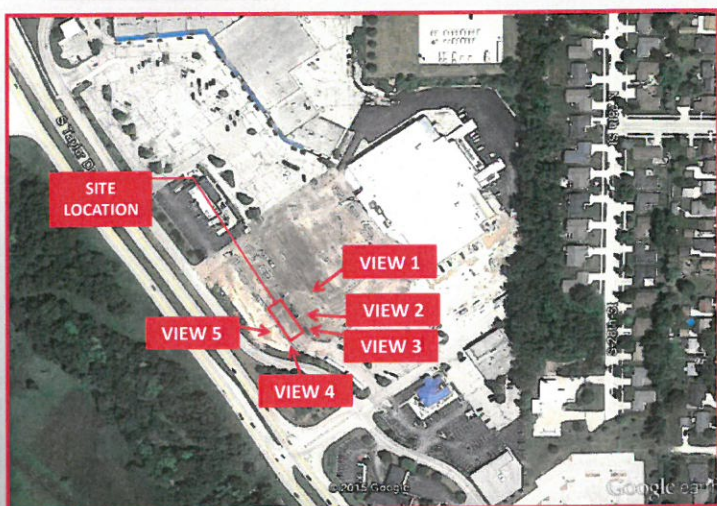
SHEET TITLE  
**AERIAL MAP WITH  
PARCEL OVERLAY**

SHEET NUMBER  
**AM-1**



## PHOTOGRAPHIC SIMULATION

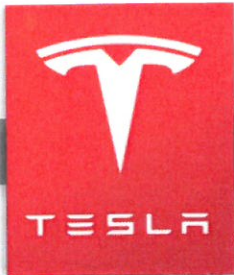
PROPOSED CHARGING STATION



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER: WI006 SHEBOYGAN  
SITE NAME: SHEBOYGAN  
SITE ADDRESS: 595 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WI 53081  
  
DATE: 04/10/15  
APPLICANT: TESLA MOTORS INC.  
CONTACT: RUSSELL POLLOM  
BLACK & VEATCH  
(913) 458-6274

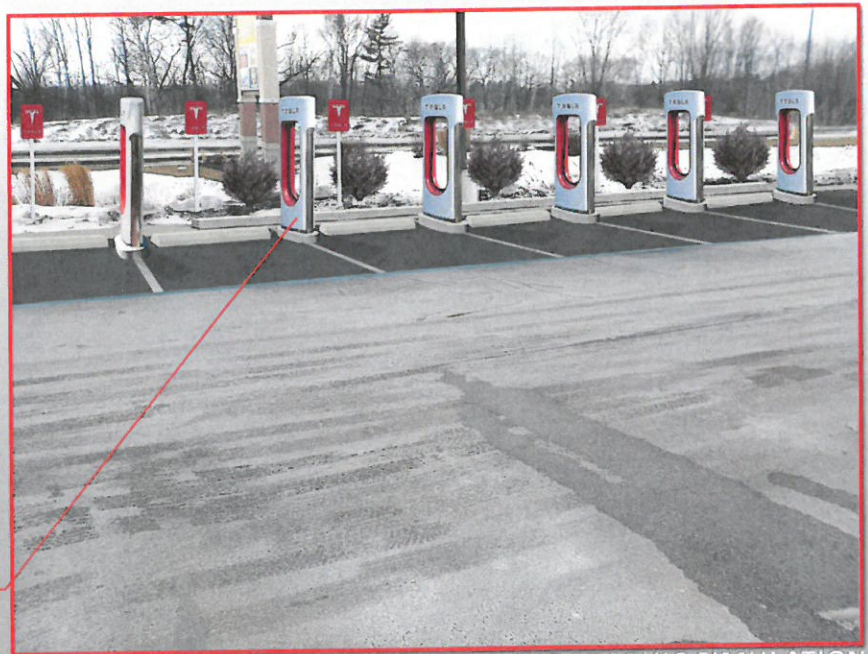




## VIEW 1



EXISTING CONDITIONS



PROPOSED  
SUPERCHARGING  
STATIONS

PHOTOGRAPHIC SIMULATION



## VIEW 2



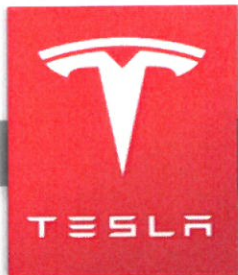
EXISTING CONDITIONS



PHOTOGRAPHIC SIMULATION

PROPOSED  
SUPERCHARGING  
STATIONS





## VIEW 3



EXISTING CONDITIONS

PROPOSED EQUIPMENT  
ENCLOSURE

PROPOSED  
SUPERCHARGING  
STATIONS



PHOTOGRAPHIC SIMULATION





## VIEW 4



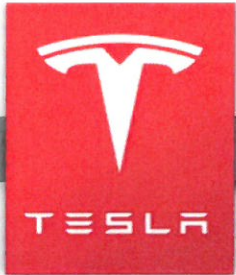
EXISTING CONDITIONS

PROPOSED EQUIPMENT  
ENCLOSURE

PROPOSED  
TRANSFORMER



PHOTOGRAPHIC SIMULATION



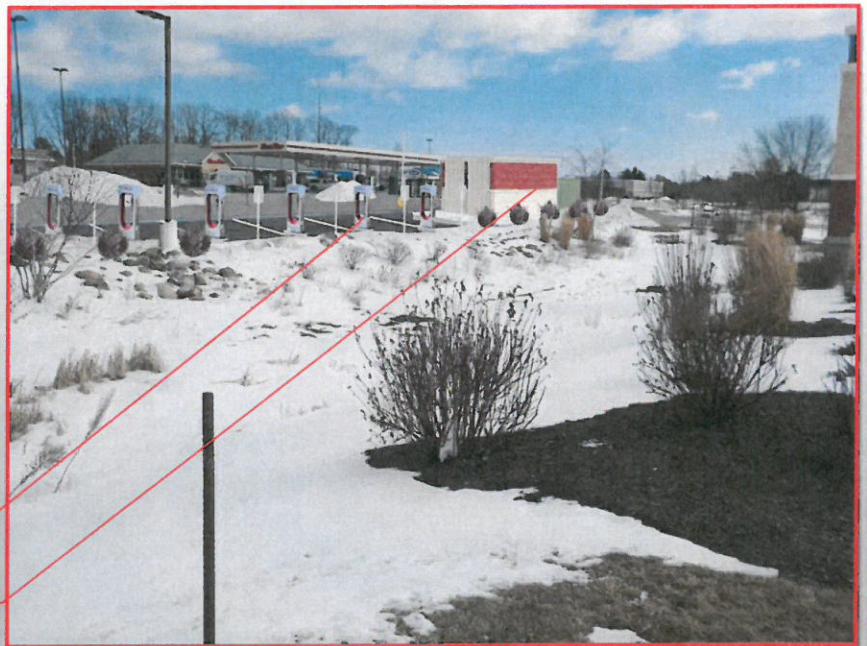
## VIEW 5



EXISTING CONDITIONS

PROPOSED  
SUPERCHARGING  
STATIONS

PROPOSED EQUIPMENT  
ENCLOSURE



PHOTOGRAPHIC SIMULATION