

**OFFICIAL NOTICE OF MEETING  
OF THE  
MAUSTON PLAN COMMISSION  
6:00 PM  
WEDNESDAY, OCTOBER 23, 2013  
MAUSTON CITY HALL COUNCIL CHAMBERS  
303 MANSION STREET**

- 1. Call to Order/Roll Call**
- 2. Discussion and Action Regarding the Minutes of the October 9, 2013 Meeting**
- 3. Public Hearing on a request by School District of Mauston for conditional use permit to allow for a changeable copy community information sign greater than 8 ft. high per Mauston Ordinance 22.809(2)(a) and 22.809(1)(b)(2). The property is located at 508-510 Grayside Avenue, in the Planned Industrial (PI) District. The tax parcel number is 29-251-1640.1**
- 4. Discussion and Action regarding Conditional Use Resolution 2013-P-09 School District of Mauston Pylon/Community Information Sign**
- 5. A public hearing on a request by Black & Veatch Corporation, and S & L Properties Mauston, LLC, for a conditional use permit for group development in the Planned Business (PB) District. The property is located at 640 McEvoy Street. The tax parcel number is ~~29-251-294~~ & 294.057**
- 6. Discussion and Action regarding Conditional Use Resolution 2013-P-10 Culvers Group Development**
- 7. Discussion and Recommendation regarding JCAIRS master plan for Veteran's Memorial Park**
- 8. Adjourn**

**OFFICIAL MINUTES OF THE  
October 9, 2013  
MAUSTON PLAN COMMISSION MEETING**

The meeting was called to order at 6:05 pm by Brian McGuire.

The roll was called and present were Francis McCoy, Paul Huebner, Dan May, Vivian Gabower and McGuire. Also present: Zoning Administrator Val Nelson.

The minutes of the September 12, 2013 meeting were approved on a motion by May and a second by McCoy. All were in favor. Motion carried.

Ordinance No. 2013-ET-1061 amending various sections of the Mauston-Lemonweir Extraterritorial Zoning Ordinance was presented. May made the motion to recommend approval of the Ordinance to the Common Council. McCoy seconded the motion. All were in favor, and the motion carried.

With nothing further brought to the Commission, we were adjourned at 6:10 pm on a motion by Huebner and a second by McCoy. All were in favor.

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Brian T. McGuire, Chair

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Date

MAUSTON PLAN COMMISSION  
NOTICE OF PUBLIC HEARINGS  
OCTOBER 23, 2013

Notice is hereby given that the following public hearings will be conducted before the Mauston Plan Commission on Wednesday, October 23, 2013. The meeting will be held beginning 6:00 p.m. in the Council Chambers at Mauston City Hall, 303 Mansion Street. The following public hearings will be held soon there after:

A public hearing on a request by School District of Mauston for conditional use permit to allow for a changeable copy community information sign greater than 8 ft. high per Mauston Ordinance 22.809(2)(a) and 22.809(1)(b)(2). The property is located at 508-510 Grayside Avenue, in the Planned Industrial (PI) District. The tax parcel number is 29-251-1640.1.

A public hearing on a request by Black & Veatch Corporation, and S & L Properties Mauston, LLC, for a conditional use permit for group development in the Planned Business (PB) District. The property is located at 640 McEvoy Street. The tax parcel number is 29-251-294 & 294.057.

Following these public hearings, the Mauston Plan Commission may take action on the requests.

The applications, maps, and supporting documents are on file, and can be reviewed, in the administrative offices of Mauston City Hall.

The public is invited to attend and to offer any input on the above referenced matters.

Dated this 11th day of October, 2013  
Valerie Nelson  
Zoning Administrator

Publish 10/16/13

## **ZONING PERMIT FOR CONDITIONAL USE STANDARDS OF REVIEW**

**Formal Decision:** Within 60 days after the public hearing (or within an extension of said period requested in writing by the Applicant and granted by the Plan Commission), the Plan Commission shall issue a decision either (i) in the form of a written resolution, and/or (ii) in the formal minutes of its meeting. Its decision shall include formal findings of facts concerning the standards of review below. In making its decision the Plan Commission,

1. may approve the conditional use as originally proposed, or
2. may approve the proposed conditional use with such modifications and conditions as it deems necessary and appropriate after consideration of the standards of review set forth below and consideration of the recommendations of the Site Plan Review Committee, the Zoning Administrator, outside experts, its own members, and any other source, or may deny approval of the proposed conditional use.
3. The Plan Commission's approval of the proposed conditional use shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed conditional use.

**Standard of Review:** The following issues shall be considered and addressed by the Plan Commission in making its decision:

1. Whether the proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Mauston Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration by the City.
2. Whether the proposed conditional use (in its proposed specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Mauston Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration by the City.
3. Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, will cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. Whether the proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. Whether the proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. Whether the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.

### **ADDITIONAL COMMENTS / INFORMATION:**



BOHENS ADDITION ARMSTRONGS 1ST ADDITION

HEATHS SOUTH

82

★  
Grayside  
Elementary Sign  
to be removed

★  
Gordon Olson Middle School  
Sign to be removed

2013 -  
Placement of  
new pylon sign

HENRYS SUBDIVISION

Marshall Dr

Elm St

292511640.1

C\_MAU



Copyright (c)2010 Juneau County, WI

10-8-13  
JKV

0 1228



**GRAPHIC HOUSE INC.**  
 10000 W. Wausau, WI 54401 715-842-0402  
 www.graphichouseinc.com

CLIENT: MAUSTON HIGH SCHOOL - GOLDEN EAGLES ATHLETIC BOOSTERS MAUSTON, WI

SALES REP: CHRIS F

DATE: 5-8-2013

JOB NUMBER: CF-4162

SALES AUTHORIZATION: SALES REPRESENTATIVE HIGH SCHOOL - (1) 6" Pylon Sign  
 maustonhigh@graphichouse.com 412.918.1111

REVISIONS: 00-000-0000

**VECTORIZED ART REQUIRED TO ACCURATELY REPRODUCE LOGO GRAPHICS**

- SIGN SPECIFICATIONS**
- (1) 6" INTERN. ALUM. PYLON SIGN
  - SIGN CABINET IS TO BE FORMED OF ALUM. PAINTED GREY TO MATCH BUILDING.
  - FACES ARE TO BE WHITE POLYCARBONATE. ALL GRAPHICS ARE TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE.
  - MESSAGE CENTER IS TO HAVE (3) LINES OF 6" CHARACTERS (24 x 128 MATRIX).
  - TOP CAP / ACCENT IS TO BE PAINTED BLUE TO MATCH LOGO.
  - REVEAL, CLADDING & BASE ARE TO HAVE STUCCO FINISH (NO STUCCO ON SIMULATED CONTROL JOINTS) & PAINTED GREY & BRICK TIED TO MATCH BUILDING.



**10/6/13**

**THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.**

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$500 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE OTHER THAN YOU WILL DO. IF YOU ARE NOT THE ORIGINAL DESIGNER OR ARCHITECT, YOU AGREE NOT TO COPY, REPRODUCE, MODIFY OR SHARE, DIRECTLY OR INDIRECTLY, ANY OF THE PROVISIONS HELD BY YOU WITH ANY OTHER PARTY WHO WILL DO ANY PART THEREOF TO ANY PART OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$500 WILL BE INVOICED DUE TO COPYRIGHT VIOLATION.

RELEASE AUTH:

DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY VARY FROM THE ACTUAL COLORS OF THE SIGNAGE. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & NOT TO BE USED ON OR IN THE SIGNAGE SHOWN.





To Thank You Eagles  
to The Booster Club



10/8/13  
VKN





**GOLDEN EAGLES**  
To the Golden Eagles  
Booster Club

**SPEED  
LIMIT  
15**

10/8/13  
VKN



**City of Mauston Resolution 2013-P-09**

**RESOLUTION APPROVING CONDITIONAL USE  
PYLON/COMMUNITY INFORMATION SIGN**

**Return Address:** City of Mauston  
Attn: Valerie Nelson  
303 Mansion Street  
Mauston, Wisconsin 53948

**Parcel I.D. Nos.** 29-251-1640.1

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**APPLICANT: School District of Mauston**

**PROPERTY OWNER: School District of Mauston**

**PROPERTY AFFECTED:**

**Address: 508-510 Grayside Avenue**

**Legal Description:** A part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Thirteen (13), Township Fifteen (15) North, Range Three (3) East, more particularly described as follows: Commencing at the northeast corner of said quarter quarter section, running thence west along the north line of said quarter quarter section a distance of 120 feet to a point which is the point of beginning of the lands herein described; thence west along the north line of said quarter quarter section a distance of 330 feet; thence south at right angles and parallel with the east line of said quarter quarter section a distance of 175 feet; thence east at right angles and parallel with the north line of said quarter quarter section a distance of 330 feet; thence north parallel with the east line of said quarter quarter section a distance of 175 feet to the place of beginning. Also, the East Half of the Northwest Quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Thirteen (13), Township Fifteen (15) North, Range Three (3) East, except the following: Commencing at the Northeast (NE) corner of said quarter quarter section; running thence West along the north line of said quarter quarter section, a distance of 450 feet; thence south at right angles and parallel with the east line of said quarter quarter section a distance of 175 feet; thence east at right angles and parallel with the north line of said quarter quarter section, a distance of 450 feet to the east line of said quarter quarter section; thence north on the east line of said quarter quarter section, a distance of 175 feet to the place of beginning; Also exception lands sold for highway purposes.

**WHEREAS**, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and



**WHEREAS**, the Plan Commission has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

**NOW, THEREFORE**, the Plan Commission of the City of Mauston does hereby resolve as follows:

**BE IT FURTHER RESOLVED** that the Mauston Plan Commission finds that this application for a Conditional Use satisfies the standards required by Section 1.905(6)(e) of the Zoning Ordinance, specifically as follows:

- (a) The Plan Commission finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (b) The Plan Commission finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits (Community Information Sign) of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.



**BE IT FURTHER RESOLVED** that the Mauston Plan Commission approves the application for a Conditional Use subject to the following conditions and restrictions:

**1. APPROVED USE.** The Applicant is hereby authorized to use the property, which is located in the Planned Industrial (PI) District, to place a changeable copy Community Information Sign greater than 8 ft. high, which is allowed as a “conditional use” pursuant to Sec. 22.809(2)(a) and 22.809(1)(b)(2), subject to all the general regulations of the Zoning Ordinance and subject to the following conditions.

**2. SIGNAGE.** The Signage Plan, dated 10/8/13, which is attached hereto and incorporated herein by reference, is approved. The construction of all signage shall be completed in substantial conformance with Article 8 of the Zoning Ordinance and with the attached Signage Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.

**3. EXISTING SIGNAGE.** The existing Gordon Olson Middle School and Grayside Elementary School monument signs shall be removed prior to the installation and use of the new community information pylon sign.

**4. CHANGES.** Pursuant to section 22.905(16) of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for “minor” changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administrator shall determine, in his/her sole discretion, whether a change is “minor”. All changes which are not “minor” shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

**5. OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant’s compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

**6. ENFORCEMENT.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

**7. RECORDING.** A copy of this Resolution need not be recorded with the Juneau County Register of Deeds because the land is owned and controlled by the City.



**8. APPLICANT APPROVAL.** This Conditional Use shall not become effective and shall not be recorded until the Applicant acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF MAUSTON PLAN COMMISSION**

**Approved:** \_\_\_\_\_ **Attest:** \_\_\_\_\_  
Brian T. McGuire, Chairman Valerie K. Nelson, Secretary

**APPLICANT APPROVAL**

The undersigned Applicant hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title \_\_\_\_\_

This document drafted by: Val Nelson-Zoning Administrator, Mauston, WI 53948

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Dated this 11th day of October, 2013  
Valerie Nelson  
Zoning Administrator

Publish 10/16/13



## **ZONING PERMIT FOR CONDITIONAL USE STANDARDS OF REVIEW**

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3. Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, will cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
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6. Whether the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. through 5., above), after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.

### **ADDITIONAL COMMENTS / INFORMATION:**



- MODEL S
  - MODEL X
  - SUPERCHARGER
  - ENTHUSIASTS
  - FIND US
  - BUY
  - MY TESLA
- ABOUT TESLA
  - EXECUTIVES
  - PRESS
  - CAREERS
  - INVESTORS
  - SUPPLIERS

## ABOUT TESLA



**TESLA MOTORS** was founded in 2003 by a group of intrepid Silicon Valley engineers who set out to prove that electric vehicles could be awesome.

**THE TESLA ROADSTER** hit the streets in early 2008 as a car with no equal. Four years later, over 2,300 Roadsters drive emissions-free in more than 37 countries.

### TESLA'S BATTERIES AND POWERTRAINS

will help lessen global dependence on petroleum-based transportation and drive down the cost of electric vehicles. By cooperating with other car manufacturers, we hope to put more electric cars on the road.

### TESLA MOTORS

- Founded:** 2003
- Headquarters:** Palo Alto, California
- Employees:** 2,000+

<http://www.teslamotors.com/about>

10/15/2013

**MODEL S AND MODEL X** are the next step in the "**Secret Plan**" to accelerate the world's transition to electric mobility. Model S is now in production!

**EVERY TESLA AND EV** using our technology is a step towards making increasingly affordable electric cars available to the consumer.

It's more than electric, it's Tesla.

**Stores & Service**  
**Locations:** 31 worldwide, more coming soon.  
**On the Road** in 37 countries.

#### A CLEAN START



A Silicon Valley approach means we move fast and constantly innovate. The critics said it couldn't be done, yet we are here, taking nothing for granted. We challenge custom and question tradition. Our drivers benefit from it.

#### COMMITTED TO ELECTRIC



Tesla makes the best electric cars and electric powertrains in the world. Tesla technology offers the most efficient path to a sustainable energy future. No hybrids. No hydrogen. No hype.

#### BUILT AROUND THE DRIVER



Forget everything you know about the automobile. The Tesla electric drivetrain offers a radically different experience. The driver, the car, and the environment connect in ways they've never connected before.

#### SPARKING THE EVOLUTION

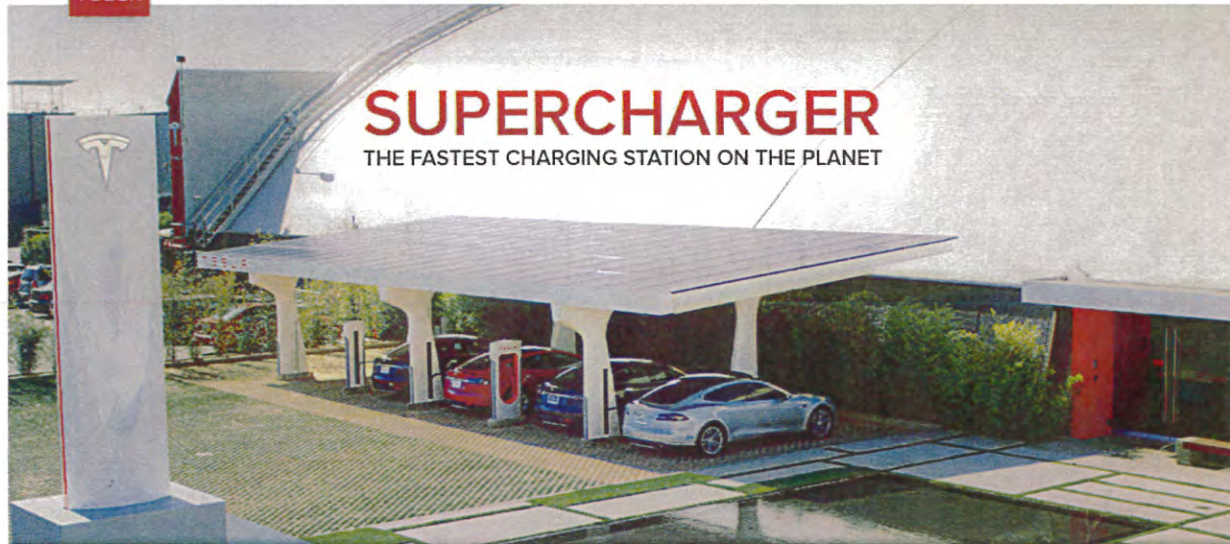


Tesla's goal is to accelerate the world's transition to electric mobility with a full range of increasingly affordable electric cars. We're catalyzing change in the industry. Tesla vehicles and EVs powered by Tesla are fun to drive and environmentally responsible.





MODEL S    MODEL X    SUPERCHARGER    ENTHUSIASTS    FIND US    BUY    MY TESLA  
SUPERCHARGER    BATTERY SWAP



## ROAD TRIPS MADE EASY

Charge in minutes, for free

<http://www.teslamotors.com/supercharger>

10/15/2013

Supercharger | Tesla Motors

Page 2 of 11

Tesla Superchargers allow Model S owners to travel for free between cities along well-traveled highways in North America and Europe. Superchargers provide half a charge in about 20 minutes and are strategically placed to allow owners to drive from station to station with minimal stops.

#### Coverage

##### North America

Today – 25 stations

Fall 2013 – Most metropolitan areas

Winter 2013 – Coast-to-coast travel

2014 – 80% of the US population and parts of Canada

2015 – 98% of the US population and parts of Canada

##### Europe

Today – 6 stations

Superchargers are located near amenities like roadside diners, cafes, and shopping centers. Road trippers can stop for a quick meal and have their Model S charged when they're done.



## CURRENTLY OPEN

|   |   |   |   |
|---|---|---|---|
| <p><b>Centralia, WA</b><br/> <b>I-5 exit 82 Harrison Ave</b><br/>           1200 Lum Rd<br/>           Centralia, WA 98531</p>                                  | <p><b>Burlington, WA</b><br/> <b>I-5 exit 232 Cook Rd</b><br/>           Fairfield Inn &amp; Suites<br/>           9384 Old Highway 99<br/>           North Burlington, WA<br/>           98233</p> | <p><b>Milford, CT (North)</b><br/> <b>I-95 Northbound</b><br/> <b>Between Exits 40 and 41</b><br/>           Milford Travel Plaza<br/>           1 CT Turnpike N<br/>           Milford, CT 06460</p> | <p><b>Milford, CT (South)</b><br/> <b>I-95 Southbound</b><br/> <b>Between Exits 40 and 41</b><br/>           Milford Travel Plaza<br/>           1 CT Turnpike S<br/>           Milford, CT 06460</p> |
| <p><b>Woodburn, OR</b><br/> <b>I-5 exit 271 for OR-214</b><br/>           Elmer's Restaurant<br/>           255 N Army Rd<br/>           Woodburn, OR 97071</p> | <p><b>Glenwood Springs, CO</b><br/> <b>I-70 Exit 116</b><br/>           Residence Inn<br/>           Glenwood Springs, CO<br/>           81601</p>  | <p><b>Darien, CT (North)</b><br/> <b>I-95 North</b><br/> <b>Between Exits 12 and 13</b><br/>           Connecticut Welcome<br/>           Center North<br/>           Darien, CT, 06820</p>           | <p><b>Darien, CT (South)</b><br/> <b>I-95 South</b><br/> <b>Between Exits 10 and 9</b><br/>           Connecticut Welcome<br/>           Center South<br/>           Darien, CT, 06820</p>            |

<http://www.teslamotors.com/supercharger>

10/15/2013

|  |  |  |   |
|--|--|--|---|
| <p><b>Silverthorne, CO</b><br/> <b>I-70 Exit 205</b><br/>           Outlets at Silverthorne<br/>           309 Rainbow Dr<br/>           Silverthorne, CO 80498</p>                        | <p><b>Folsom, CA</b><br/> <b>US Route 50</b><br/> <b>Folsom Boulevard Exit</b><br/> <b>23</b><br/>           Folsom Premium Outlets<br/>           13000 Folsom Blvd<br/>           Folsom, CA 95630</p> | <p><b>Newark, DE</b><br/> <b>I-95 Turnpike</b><br/> <b>Between Exits 1 and 3</b><br/>           Delaware Welcome<br/>           Center and Travel Plaza<br/>           530 JFK Memorial<br/>           Highway<br/>           Newark, DE 19725</p> | <p><b>Rockford, IL</b><br/> <b>I-39</b><br/> <b>Exit 122A</b><br/>           Cherryvale Mall<br/>           7200 Harrison Ave<br/>           Cherry Valley, Illinois<br/>           61112</p>     |
| <p><b>Fremont, CA</b><br/> <b>45500 Fremont Blvd</b><br/>           Tesla Factory<br/>           Fremont, CA 94538</p>   | <p><b>Gilroy, CA</b><br/> <b>101 at Leavesley Road</b><br/>           Gilroy Premium Outlets<br/>           Gilroy, CA 95020</p>   | <p><b>Normal, IL</b><br/> <b>I-55</b><br/> <b>Exit 165</b><br/>           Uptown Station Parking<br/>           Deck<br/>           11 Uptown Circle<br/>           Normal, IL 61761</p>   | <p><b>Waco, TX</b><br/> <b>I-35</b><br/> <b>Exit 338A</b><br/>           701 N I-35<br/>           Bellmead, Texas 76705</p>  |
| <p><b>Harris Ranch, CA</b><br/> <b>I-5 Exit 334</b><br/>           Harris Ranch Inn and<br/>           Restaurant<br/>           24505 W. Dorris Ave<br/>           Coalinga, CA 93210</p> | <p><b>Atascadero, CA</b><br/> <b>101 at CA-41</b><br/>           Rabobank<br/>           6950 El Camino Real<br/>           Atascadero, CA 93422</p>   | <p><b>Columbus, TX</b><br/> <b>I-10</b><br/> <b>Exit 696</b><br/>           Comfort Inn &amp; Suites<br/>           Columbus<br/>           2535 Texas 71<br/>           Columbus, Texas 78934</p>   | <p><b>San Marcos, TX</b><br/> <b>I-35</b><br/> <b>Exit 200</b><br/>           San Marcos Premium<br/>           Outlets<br/>           3939 Interstate 35<br/>           San Marcos, TX 78666</p> |



**Buellton, CA****I-105 Exit 246**

Santa Ynez Valley  
Marriott  
555 McMurray Road  
Buellton CA 93427

**Tejon Ranch, CA****I-5 Exit 219B**

Petro Shopping Center  
5602 Dennis McCarthy  
Dr  
Lebec, CA 93243

**Port Orange, FL****I-95**

**Exit 256**  
5302 South Williamson  
Blvd  
Port Orange, Florida  
32128

**Port St. Lucie, FL****I-95**

**Exit 121**  
1773 N.W. St. Lucie W.  
Blvd  
Port St. Lucie, FL 34986

**Los Angeles, CA****I-105 Exit 5**

Hawthorne Municipal  
Airport  
3203 Jack Northrop Ave  
Hawthorne, CA 90250

**Barstow, CA****I-15 Exit 178**

Country Inn and Suites  
Barstow, CA 92311

**Fort Myers, FL****I-75**

**Exit 128**  
9903 Gulf Coast Main St  
Fort Myers, FL 33913

<http://www.teslamotors.com/supercharger>

10/15/2013

Supercharger | Tesla Motors

Page 6 of 11

## HOW IT WORKS

Tesla Superchargers represent the most advanced charging technology in the world, capable of charging Model S 20x faster than most public charging stations. We will soon roll out 120 kW Superchargers, which are 33% faster than our current version and can replenish half a charge in just 20 minutes, for free. It works by delivering DC power directly to the battery using special cables that bypass onboard charging equipment.

Select stations utilize canopies covered with solar panels to offset energy use and provide shade. Over the next few years, we plan to cover more stations in sunny locales with solar canopies as part of our commitment to the environment.

A properly equipped Model S can charge for free at any Supercharger once enabled, unlike gas stations that require you to pay for each fill-up. Supercharging is included in every Model S with an 85 kWh battery, and can be added to any 60 kWh Model S for \$2,000, or \$2,500 if enabled after delivery. Simply pull up and plug in, take a quick bathroom or food break, and get back on the road.

**Questions or Comments?**Send an email to [supercharger@teslamotors.com](mailto:supercharger@teslamotors.com)**Optimal Charging**

The fastest way to replenish your Model S is to charge to 80% state of charge, which is more than enough for travel between Supercharger stations. Charging the final 20% takes approximately the same amount of time as the first 80% due to a necessary decrease in charging current to help top-off cells. It's somewhat like turning down a faucet in order to fill a glass of water to the top without spilling.

<http://www.teslamotors.com/supercharger>

10/15/2013

## FREQUENTLY ASKED QUESTIONS

### SUPERCHARGER ROLL OUT

#### Where are the Superchargers?

Superchargers are conveniently located along the most popular routes in North America and Europe. Please refer to the Supercharger map for current and upcoming stations.

#### Where is the nearest one to me?

The Tesla website will be regularly updated to include existing and upcoming Superchargers in your area.

#### Where exactly is the Supercharger on the property?

Supercharger stations are GPS located on Google Maps. Owners can use the Model S 17" touch screen to locate the property. Please refer to the map on each station's webpage for information specific to each station.

#### How many charging stalls are at each location?

The number of Supercharger stalls varies by location. There are currently 4 to 10 charging stalls, depending on the location. Please check the relevant Supercharger station webpage.

#### When and where are more being built?

Superchargers will be unveiled throughout the year in locations across North America. Please refer to the Supercharger map for current and upcoming stations.

#### How does Tesla decide where to put the Superchargers?

Tesla locates Superchargers to enable the most popular routes, accounting for distance and local driving conditions. Superchargers are located where customers want to stop, such as cafes, restaurants, and shopping areas.

#### How can I help bring a Supercharger to my area?

Contact Tesla with your suggestions [here](#).

### USING A SUPERCHARGER

#### What is a Supercharger and why is it unique?

#### What should I do if all Supercharger stalls are occupied when I arrive?

<http://www.teslamotors.com/supercharger>

10/15/2013

A Supercharger is a fast-charge station capable of delivering up to 50% battery capacity to Model S in about 20 minutes, roughly 16 times faster than most public charging stations.

#### How much does it cost to use the Supercharger?

Supercharging is free for the life of Model S, once the Supercharger option is enabled.

#### How long does it take to Supercharge?

Superchargers are capable delivering up to 50% battery capacity in about 20 minutes.

#### Why is it free?

We want to encourage Model S owners to take road trips.

#### Will it always be free?

Yes, Superchargers will be free to use for Supercharging-enabled vehicles for the life of Model S.

#### How do I know if my car can Supercharge?

All 85 kWh Model S and Supercharging -enabled 60kWh cars are capable of Supercharging. Contact Tesla Service at (877) 798-3752 ([international phone numbers](#)) if you are unsure if your vehicle is able to Supercharge.

#### How does the Supercharger work?

Supercharging Model S is just like using Tesla's Mobile Connector or High Power Wall Connector. Simply park in the Supercharging stall and plug in

Check to see if current users have left contact information on their dashboard and give them a call. Most customers charge for 20 to 60 minutes.

#### There are people waiting to charge, but I am not done charging; what is charging etiquette?

We ask our customers to use courtesy while charging. Once your Model S has completed charging, we ask that you move your vehicle to make the spot available for other Model S owners.

#### A non-Tesla car is parked in a dedicated Supercharger stall, what should I do?

Please notify Tesla at (877) 798-3752 ([international phone numbers](#)).

#### I am Supercharging, but not as quickly as I expected, what could be wrong?

The Supercharging rate may vary due to battery charge level, current use of the Supercharging station and extreme climate conditions.

#### I noticed that the Supercharger equipment is damaged; what should I do?

Please notify Tesla at (877) 798-3752 ([international phone numbers](#)).

#### Is it okay to Supercharge in the rain and snow?

Model S is designed to charge in inclement weather. However, charging times may vary in extreme climate conditions.

#### How often can I Supercharge, is it bad for my battery?



your Model S using the connector from the Supercharger post. Once plugged in, your Model S will initiate charging and the charge port will flash green to indicate that charging has begun. You will also be able to monitor charging on your instrument cluster.

Does weather affect Supercharging?

General weather will not affect Supercharging. The Supercharger will operate normally in all conditions, but might reduce power slightly in very hot conditions, over 100F.

If I have a problem while Supercharging, who should I call?

Please call Tesla at (877) 798-3752 ([international phone numbers](tel:+18777983752)).

Are the Superchargers always open? What are the hours?

Stations are open for charging 24-hours a day, however, nearby amenities are subject to business hours.

How should I plan a trip using Superchargers?

All Supercharger locations are GPS-located on Google Maps to assist with route planning.

Supercharging does not alter the new vehicle warranty. Customers are free to use the network as much as they like.

How can I add Supercharging to my vehicle if I didn't already order it?

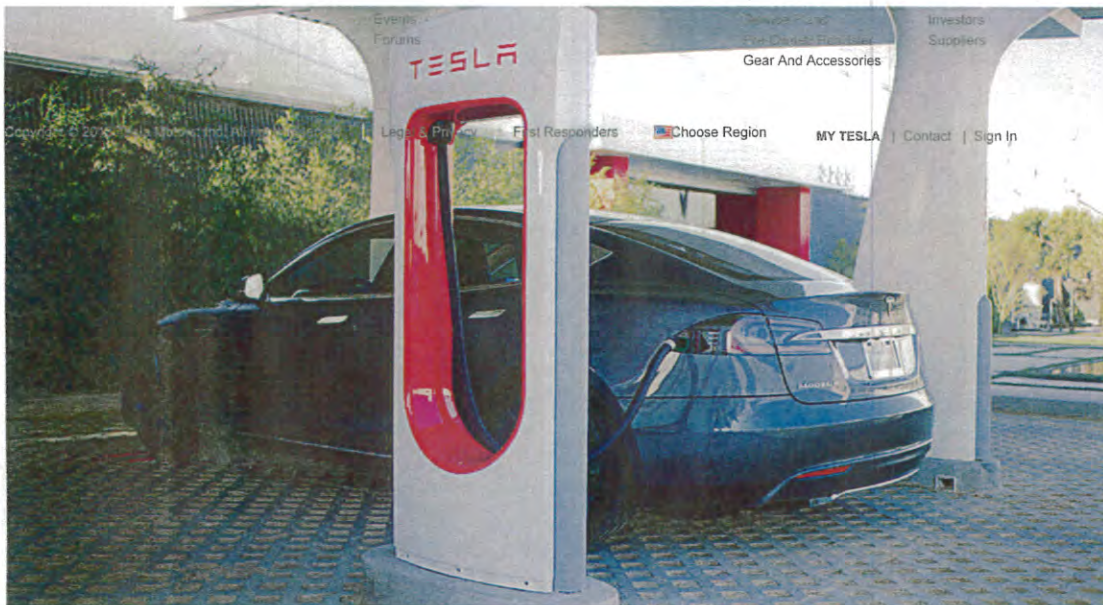
The Supercharging option can be added by our Customer Experience team at (877) 798-3752 ([international phone numbers](tel:+18777983752)).

Are AC (J1772) connectors available at each Supercharger station?

There are AC (J1772) connectors at some sites. We recommend using <http://www.recargo.com> to find the nearest AC charging source, or check the relevant Supercharger site webpage.

Why doesn't every Supercharger have a canopy?

Over time, Tesla plans to add solar canopies to all Supercharger stations.



















350 CREEK CREST RD  
FREMONT, CA 94555  
TEL: 415 573 8000



**BLACK & VEATCH**  
12025 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66210  
(913) 241-2000

PROJECT NO: 178058  
DRAWN BY: AKJ  
CHECKED BY: RES

| REV | DATE | DESCRIPTION               |
|-----|------|---------------------------|
| E   |      | ISSUED FOR PERMITS REVIEW |
| D   |      | ISSUED FOR PERMITS REVIEW |
| C   |      | ISSUED FOR PERMITS REVIEW |
| B   |      | ISSUED FOR PERMITS REVIEW |
| A   |      | ISSUED FOR PERMITS REVIEW |

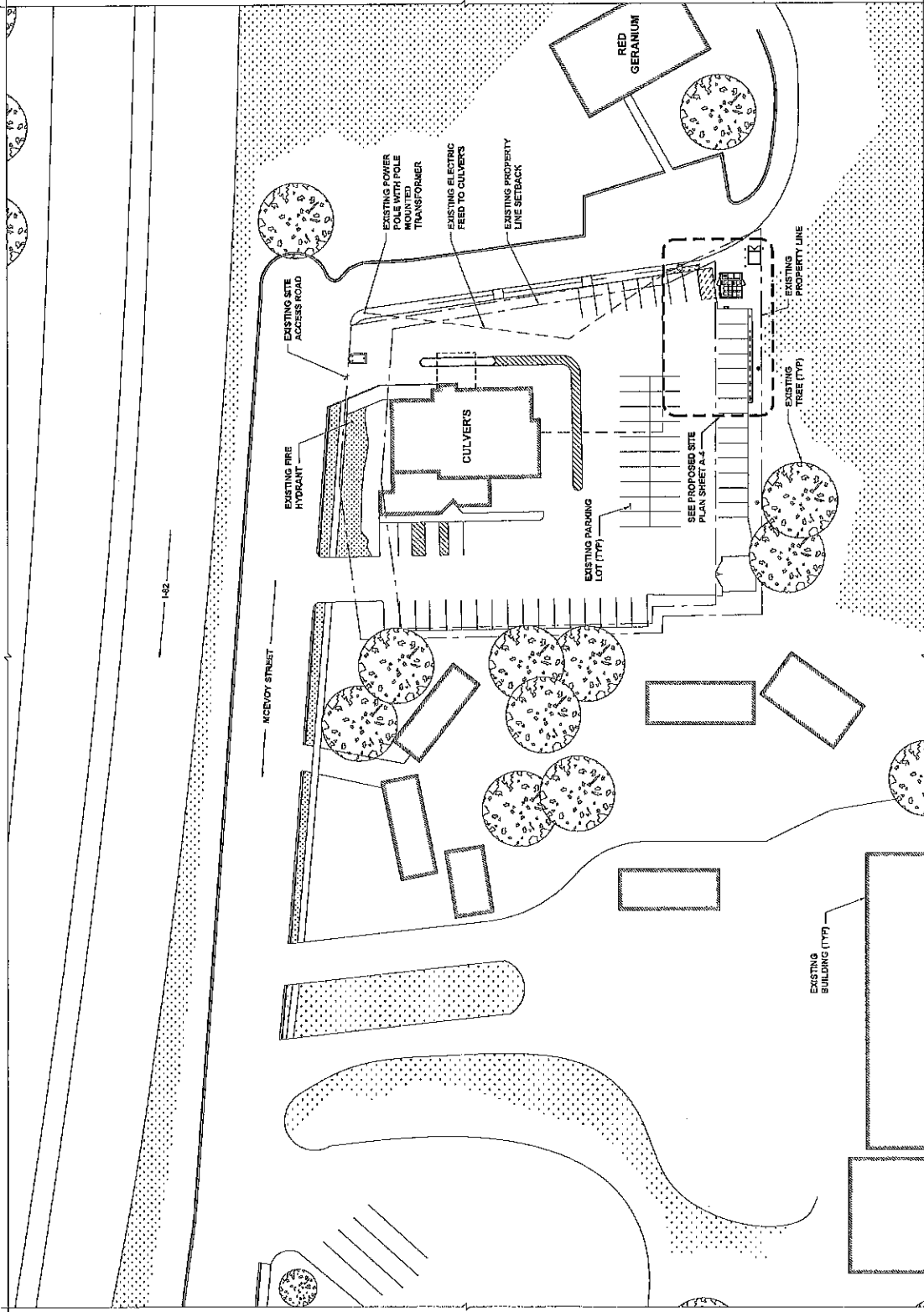
**NOT TO BE USED FOR CONSTRUCTION**

THIS IS A PRELIMINARY PLAN FOR PERMITS. UNLESS INDICATED OTHERWISE, THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

11004 MAULSTON MAULSTON MAULSTON, WI 53948  
640 MCFEYCOY STREET MAULSTON, WI 53948

SHEET NUMBER  
**OVERALL SITE PLAN**

SHEET NUMBER  
**A-1**

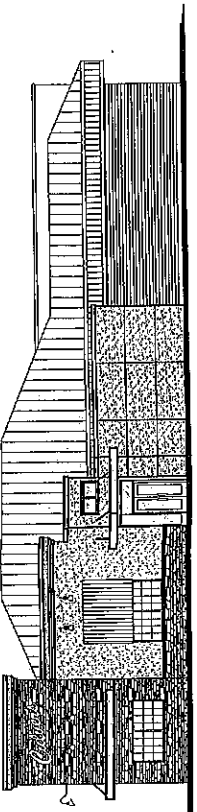


OVERALL SITE PLAN

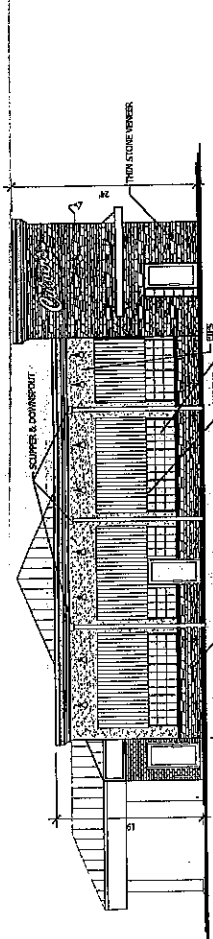
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| Project No.  | M74090              |
| Scale        | A2.0                |
| Sheet No.    |                     |
| Revision     |                     |
| Author       |                     |
| Check        |                     |
| Drawn        |                     |
| Reviewed     |                     |
| Approved     |                     |
| Drawing Name | Exterior Elevations |

**LEGEND**

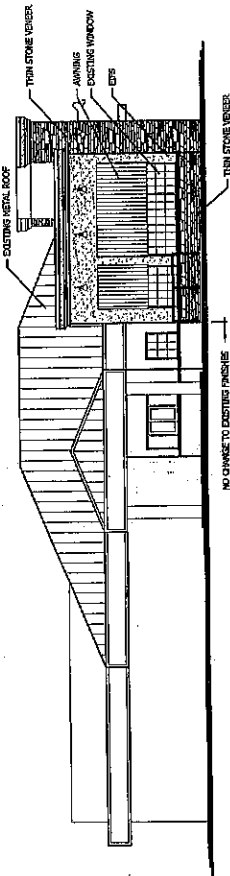
|  |   |
|--|---|
|  | THIN STONE VENEER                       |
|  | EPS - EXTERIOR INSULATION FINISH SYSTEM |



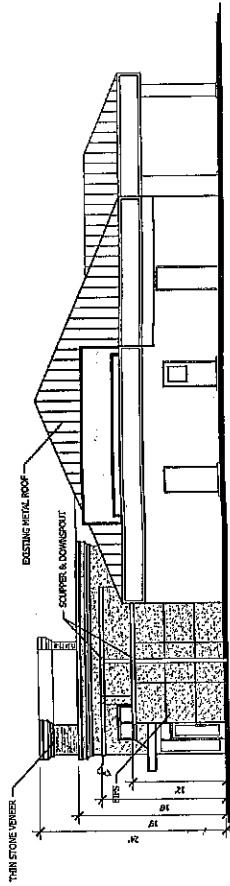
**(A) WEST ELEVATION**  
 1/8" = 1'-0" (24X35)  
 1/16" = 1'-0" (11X17)



**(B) NORTH ELEVATION**  
 1/8" = 1'-0" (24X35)  
 1/16" = 1'-0" (11X17)



**(C) EAST ELEVATION**  
 1/8" = 1'-0" (24X35)  
 1/16" = 1'-0" (11X17)



**(D) SOUTH ELEVATION**  
 1/8" = 1'-0" (24X35)  
 1/16" = 1'-0" (11X17)



# TESLA



## SUPERCHARGING STATION

MAUSTON  
 WI004\_MAUSTON  
 640 MCEVOY STREET  
 MAUSTON, WI

**SITE INFORMATION**

**SITE ADDRESS:**  
 640 MCEVOY STREET  
 MAUSTON, WI

**PROPERTY OWNER:**  
 S&L PROPERTIES MAUSTON, LLC  
 2851 KIRKING CT.  
 PORTAGE, WI 53071

**EQUIPMENT SUPPLIER:**  
 TESLA MOTORS, INC.  
 3600 DEER CREEK RD  
 PALO ALTO, CA 94304  
 (650) 881-9600

**POWER COMPANY:**  
 ALLIANT ENERGY

**COUNTY:**  
 JUNEAU

**LATITUDE (NAD83):**  
 43° 29' 44.027" N  
 43.785653°

**LONGITUDE (NAD83):**  
 87° 2' 32.725" W  
 -80.360472°

**CONTACT ENGINEER:**  
 RUSSELL FOLLOM  
 (913) 456-8274  
 FOLLOMRE@BV.COM

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- IBC 2009 WISCONSIN BUILDING CODE
- IBC 2009 WISCONSIN MECHANICAL CODE
- IBC 2009 WISCONSIN ELECTRICAL CODE
- IBC 2009 WISCONSIN STRUCTURAL CODE
- IBC 2009 IMPACT WISCONSIN FIRE/LIFE SAFETY CODE
- IBC 2009 WISCONSIN FIRE/LIFE SAFETY CODE
- ADA STANDARDS (WISCONSIN COMMERCIAL BUILDING CODE)

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

**PROJECT DESCRIPTION**

- INSTALL (3) TESLA SUPERCHARGER CABINETS
- INSTALL (6) TESLA CHARGING STATIONS
- INSTALL (1) GED SWITCHGEAR ASSEMBLY
- INSTALL (1) UTILITY TRANSFORMER

**FLOOD HAZARD AREA NOTE**

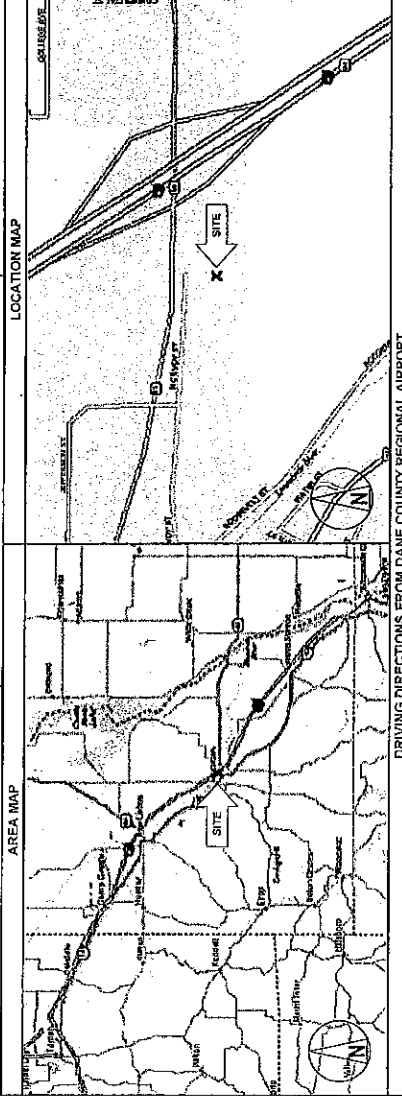
THIS SITE IS LOCATED IN FLOOD ZONE "X", NO BASE FLOOD ELEVATION AREA DETERMINED TO BE OUTSIDE 60-YEAR FLOOD PLAIN.

**ZONING INFORMATION**

PERMITTING JURISDICTION: CITY OF MAUSTON  
 ZONING CLASS: PB - PLANNED BUSINESS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE GROUND. ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



**DRIVING DIRECTIONS FROM DANE COUNTY REGIONAL AIRPORT**

FROM DANE COUNTY REGIONAL AIRPORT, HEAD NORTH ON INTERNATIONAL LANE FOR 0.9 MILES, TURN RIGHT ONTO DARWIN ROAD FOR 0.3 MILES, TURN RIGHT ONTO PACKERS AVENUE FOR 1.3 MILES, CONTINUE ONTO COUNTY ROAD CV FOR 2.5 MILES, TURN LEFT ONTO US-51 N FOR 0.5 MILES, TAKE THE L-R RAMP ON W RAMP FOR 0.5 MILES, MERGE ONTO US HWY 54 W FOR 2.1 MILES, TURN LEFT ONTO KENNEDY STREET FOR 210 FEET, TURN LEFT ONTO MC EVOY STREET FOR 0.2 MILES, ARRIVE AT COLLETERS

| SHEET NO. | TITLE                              | REV |
|-----------|------------------------------------|-----|
| T-1       | TITLE SHEET & PROJECT DATA         | D   |
| G-1       | GENERAL NOTES 1                    | D   |
| G-2       | GENERAL NOTES 2                    | D   |
| G-3       | GENERAL NOTES 3                    | D   |
| A-1       | EXISTING SITE PLAN                 | D   |
| A-2       | OVERLAP SITE PLAN                  | D   |
| A-3       | DEMOLITION SITE PLAN               | D   |
| A-4       | PROPOSED SITE PLAN                 | D   |
| A-5       | ENLARGED PROPOSED EQUIPMENT LAYOUT | D   |
| A-6       | SITE ELEVATIONS                    | D   |
| A-7       | SIGNAGE SITE PLAN                  | D   |
| A-8       | SIGNAGE DETAILS                    | D   |
| A-9       | EQUIPMENT DETAILS                  | D   |
| A-10      | PEACE DETAILS                      | D   |
| E-1       | ELECTRICAL PLAN                    | D   |
| E-2       | ELECTRICAL DETAILS                 | D   |
| E-3       | ELECTRICAL DETAILS                 | D   |
| E-4       | ELECTRICAL DETAILS                 | D   |
| E-5       | ELECTRICAL DETAILS                 | D   |
| G-1       | GROUNDING DETAILS                  | D   |
| G-2       | GROUNDING DETAILS                  | D   |
| S-1       | STRUCTURAL DETAILS                 | D   |
| S-2       | STRUCTURAL DETAILS                 | D   |
| PS-1      | PROPERTY SURVEY                    | D   |

**ENGINEER OF RECORD**

ROBLEY (AARON) EVANS  
 PE # 37439-006  
 BLACK & VEATCH CORPORATION

**CALL BEFORE YOU DIG**

UNDERGROUND SERVICE ALERT  
 UTILITY NOTIFICATION CENTER OF WISCONSIN  
 811 OR 1-800-242-8511

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



| PROJECT NO. | 174025   |                            |
|-------------|----------|----------------------------|
| DESIGN NO.  | NBS      |                            |
| CHECKED BY: | MEB      |                            |
| REV         | DATE     | DESCRIPTION                |
| D           | 06/01/13 | REDESIGNED FOR WORK REVIEW |
| C           | 07/01/13 | REDESIGNED FOR WORK REVIEW |
| B           | 07/01/13 | REDESIGNED FOR WORK REVIEW |
| A           | 08/01/13 | REDESIGNED FOR WORK REVIEW |

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WI004\_MAUSTON  
 MAUSTON  
 640 MCEVOY STREET  
 MAUSTON, WI 53948

SHEET NUMBER  
 TITLE SHEET & PROJECT DATA

SHEET NUMBER  
 T-1



3500 DEER CREEK ROAD  
FREMONT, CA 94555  
TEL: 415 571 9000



**BLACK & VEATCH**  
10055 GRANDVIEW DRIVE  
OVERLAND PARK, KS 66204  
(913) 844-2000

PROJECT NO: 179045  
DRAWN BY: NMB  
CHECKED BY: MEG

| REV | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| E   | 09/10/17 | ISSUED FOR PERM REVIEW |
| D   | 08/28/17 | ISSUED FOR PERM REVIEW |
| C   | 08/28/17 | ISSUED FOR PERM REVIEW |
| B   | 09/14/16 | ISSUED FOR PERM REVIEW |
| A   | 09/13/17 | ISSUED FOR PERM REVIEW |

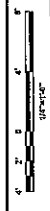
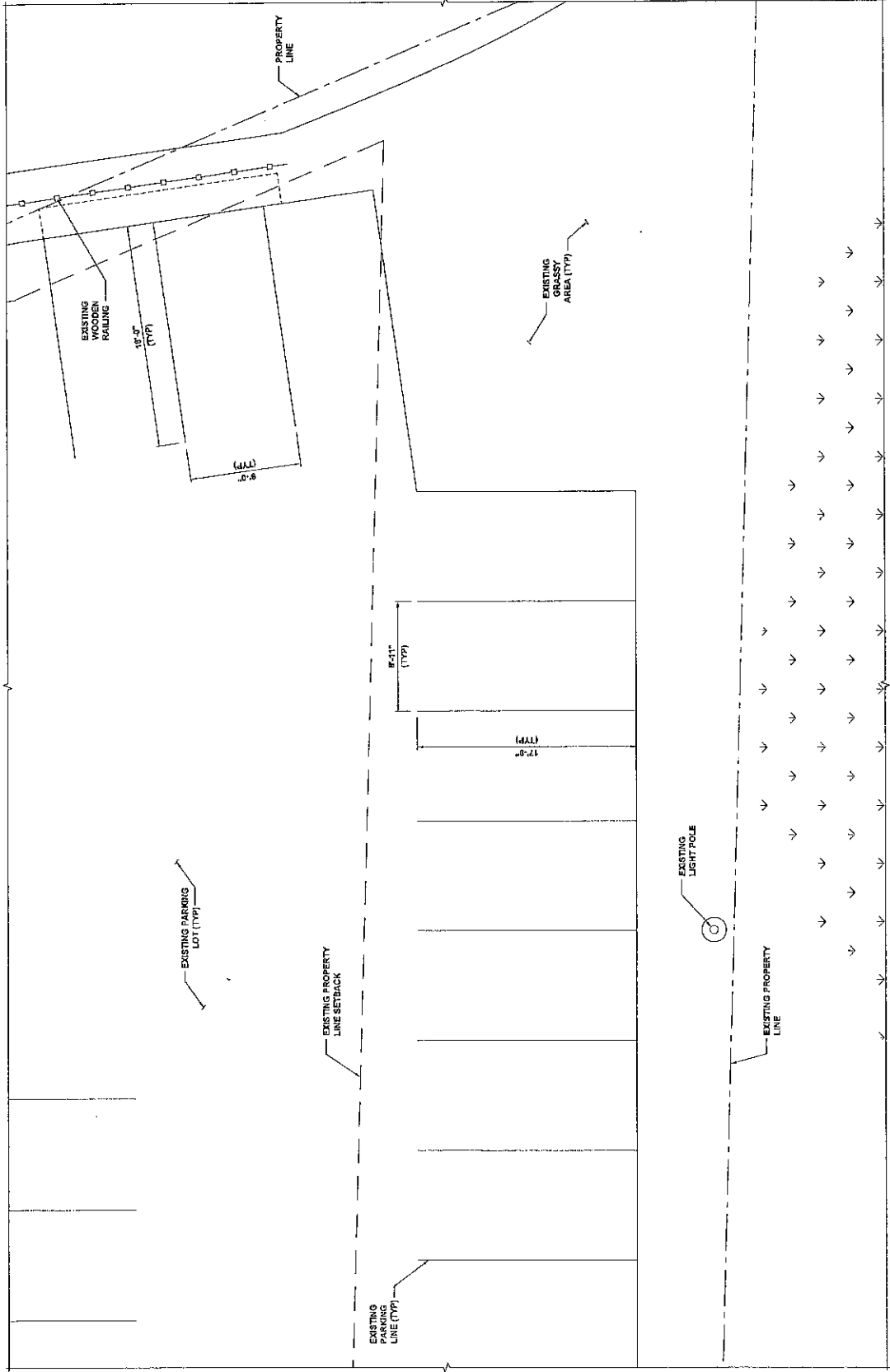
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W0004 MAUSTON  
MAUSTON  
640 HENRY STREET  
MAUSTON, WI 53846

SHEET NUMBER  
**EXISTING SITE PLAN**

SHEET NUMBER  
**A-2**



**EXISTING SITE PLAN**



**TESLA**  
MOTORS, INC.

NEW FREETOWN OFFICE  
PAOLO GULLI, CHAIRMAN  
(800) 881-5000

**BLACK & VEATCH**

1400 CALAWAY AVENUE  
OVERLAND PARK, KS 66211  
(913) 491-3300

|             |          |                         |
|-------------|----------|-------------------------|
| PROJECT No. | TR202    |                         |
| PROJ. No.   | 1105     |                         |
| CHECKED BY: | RES      |                         |
| DATE:       |          |                         |
| REV.        | DATE     | DESCRIPTION             |
| D           | 04/01/13 | PREPARED FOR 30% REVIEW |
| C           | 04/02/13 | ISSUED FOR 30% REVIEW   |
| B           | 04/03/13 | PREPARED FOR 30% REVIEW |
| A           | 04/03/13 | ISSUED FOR 30% REVIEW   |

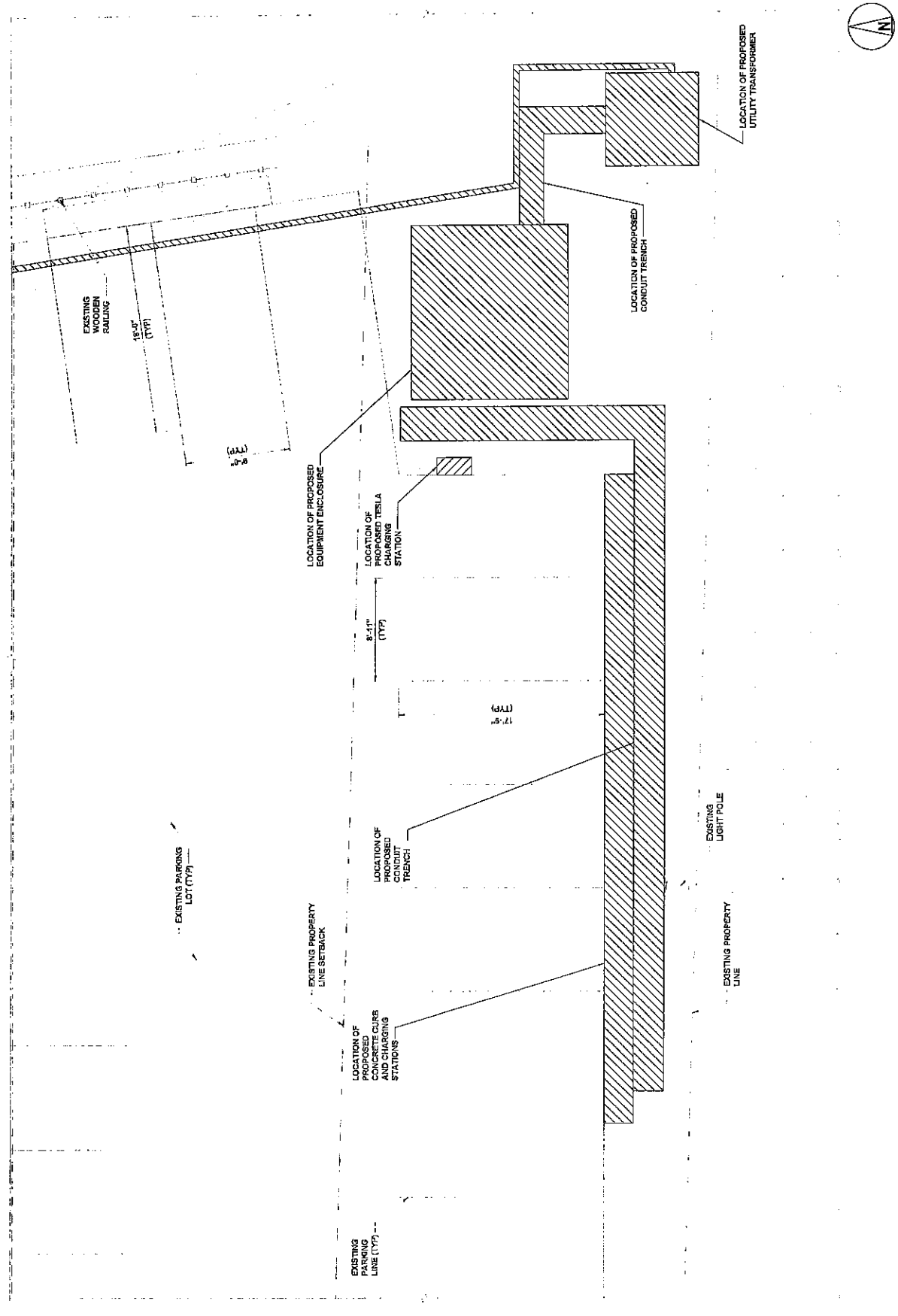
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W1004 MAULSTON  
MAULSTON  
640 MCEVOY STREET  
MAULSTON, WI 53948

SHEET NUMBER  
**DEMOLITION SITE PLAN**

SHEET NUMBER  
**A-3**



DEMOLITION SITE PLAN



450 RISE CREEK RD  
PALO ALTO, CA 94304  
(855) 991-4889



14000 CHANDLER DRIVE  
OVERLAND PARK, KS 66209  
(913) 488-3000

|             |        |
|-------------|--------|
| PROJECT NO: | 170006 |
| DRAWN BY:   | MBE    |
| CHECKED BY: | MBE    |

| REV | DATE     | DESCRIPTION                |
|-----|----------|----------------------------|
| D   | 09/01/17 | RESUBMITTED FOR 30% REVIEW |
| C   | 08/28/17 | ISSUED FOR 30% REVIEW      |
| B   | 08/04/17 | RESUBMITTED FOR 30% REVIEW |
| A   | 07/13/17 | ISSUED FOR 30% REVIEW      |

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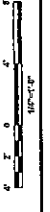
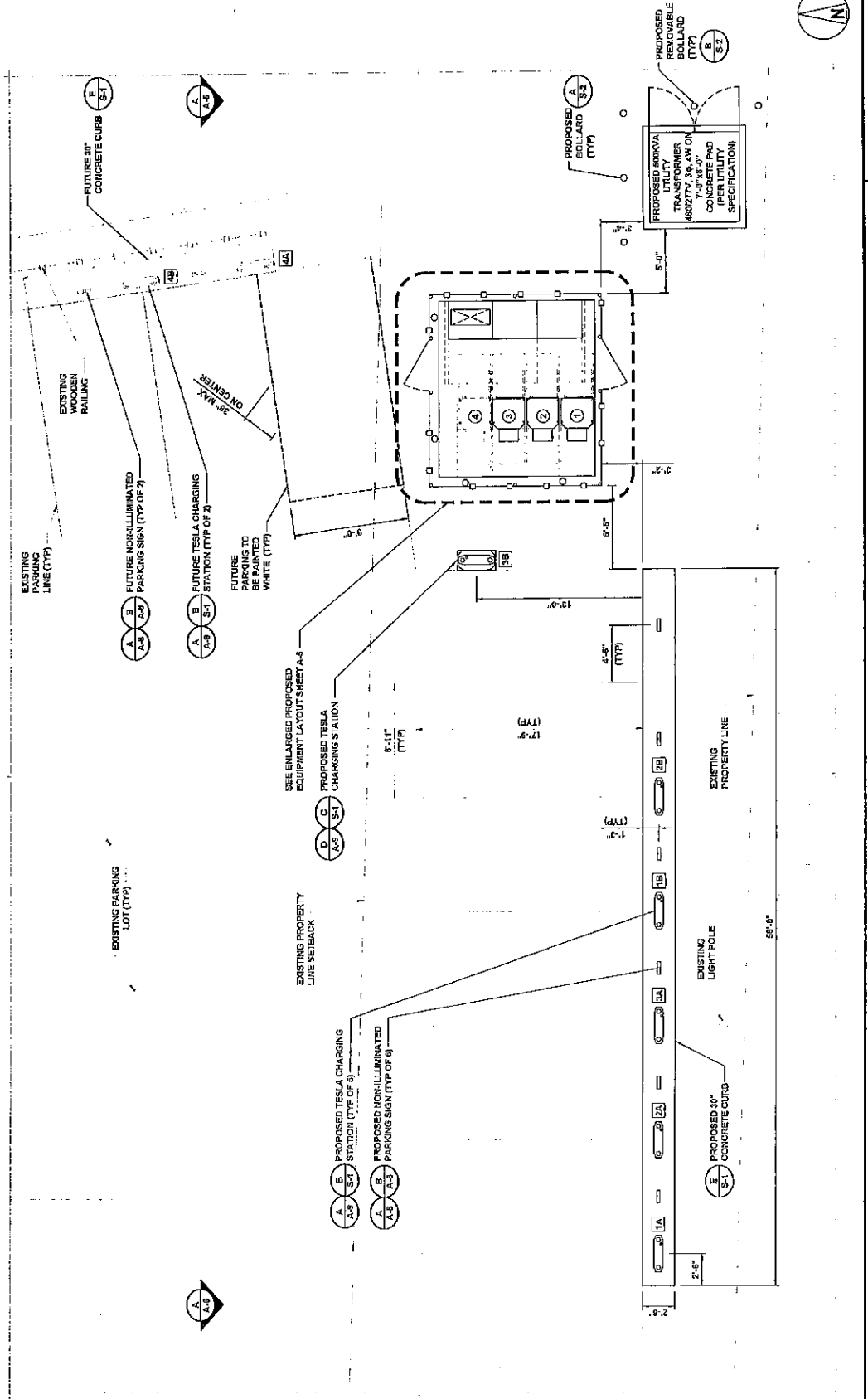
W1004 MAUSTON  
MAUSTON  
640 MCEVOY STREET  
MAUSTON, WI 53948

SHEET NUMBER  
**PROPOSED SITE PLAN**

SHEET NUMBER  
**A-4**

**CHARGING POST CIRCUIT SCHEDULE**

| SUPERCHARGER | DEDICATED POST CHARGING POST | ENABLED FRED CHARGING POST |
|--------------|------------------------------|----------------------------|
| 1            | 1A                           | 1B                         |
| 2            | 2A                           | 2B                         |
| 3            | 3A                           | 3B                         |
| 4 (FUTURE)   | 4A                           | 4B                         |



PROPOSED SITE PLAN





3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 424-2000



**BLACK & VEATCH**

1000 GRANOVEN DRIVE  
OVERLAND PARK, KS 66204  
(913) 651-2300

PROJECT NO: 178056  
DRAWN BY: NMB  
CHECKED BY: MBS

| REV | DATE | DESCRIPTION           |
|-----|------|-----------------------|
| D   |      | ISSUED FOR PER REVIEW |
| C   |      | ISSUED FOR PER REVIEW |
| B   |      | ISSUED FOR PER REVIEW |
| A   |      | ISSUED FOR PER REVIEW |

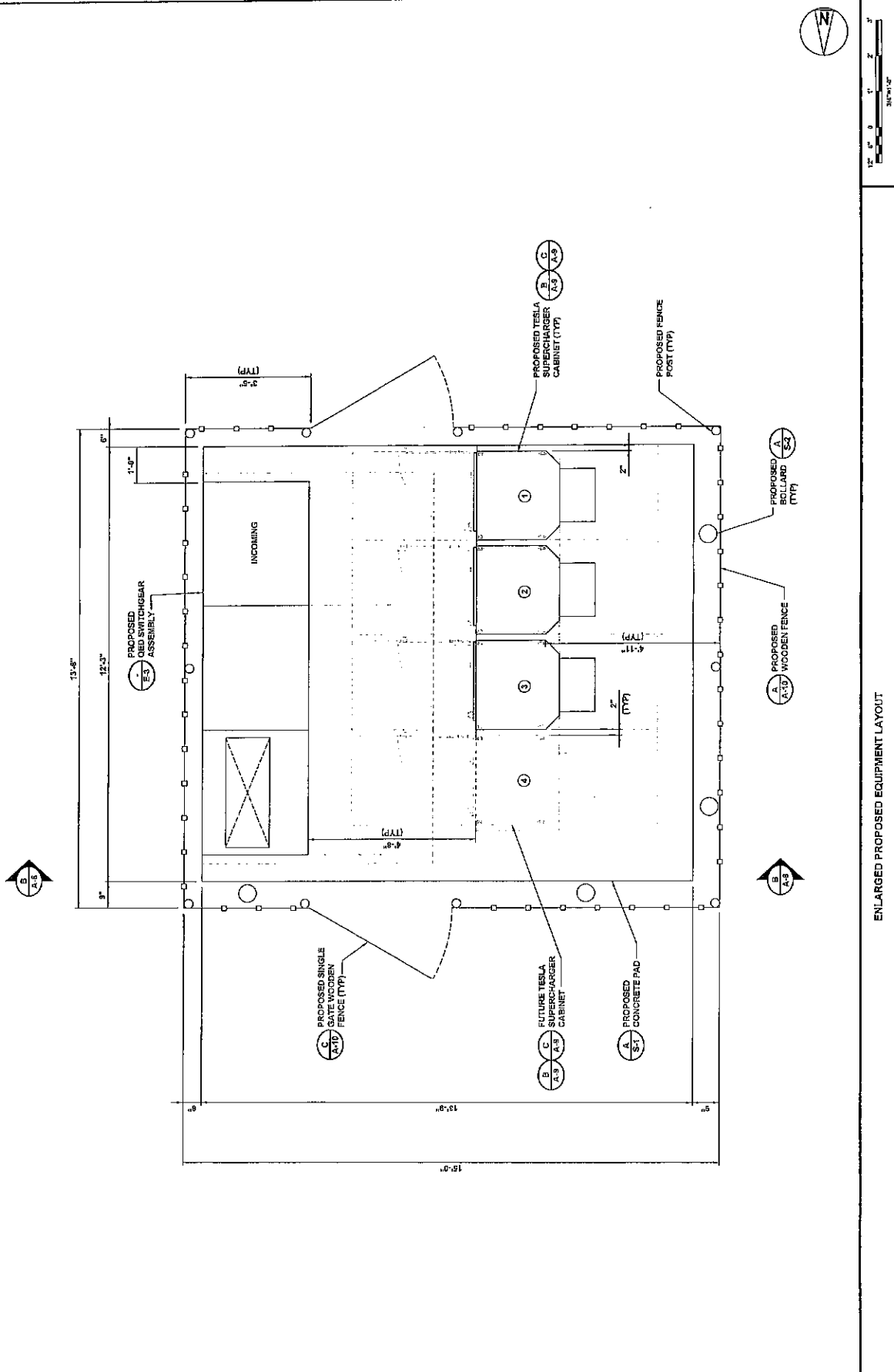
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W1004 MAULSTON  
MAULSTON  
640 MCEVOY STREET  
MAULSTON, WI 53948

SHEET NUMBER  
**ENLARGED PROPOSED EQUIPMENT LAYOUT**

SHEET NUMBER  
**A-5**



ENLARGED PROPOSED EQUIPMENT LAYOUT



360 TESLA DRIVE RD  
FARMINGTON, CT 06030  
(860) 531-2000



**BLACK & VEATCH**  
1930 CROMWELL DRIVE  
OVERLAND PARK, KS 66211  
(913) 426-2300

PROJECT NO: 173055  
DRAWN BY: NMB  
CHECKED BY: MBS

| REV | DATE     | DESCRIPTION             |
|-----|----------|-------------------------|
| D   | 08/01/17 | REVISION FOR SOL REVIEW |
| C   | 06/29/17 | ISSUED FOR PER REVIEW   |
| B   | 06/14/17 | REVISION FOR SOL REVIEW |
| A   | 06/13/17 | ISSUED FOR SOL REVIEW   |

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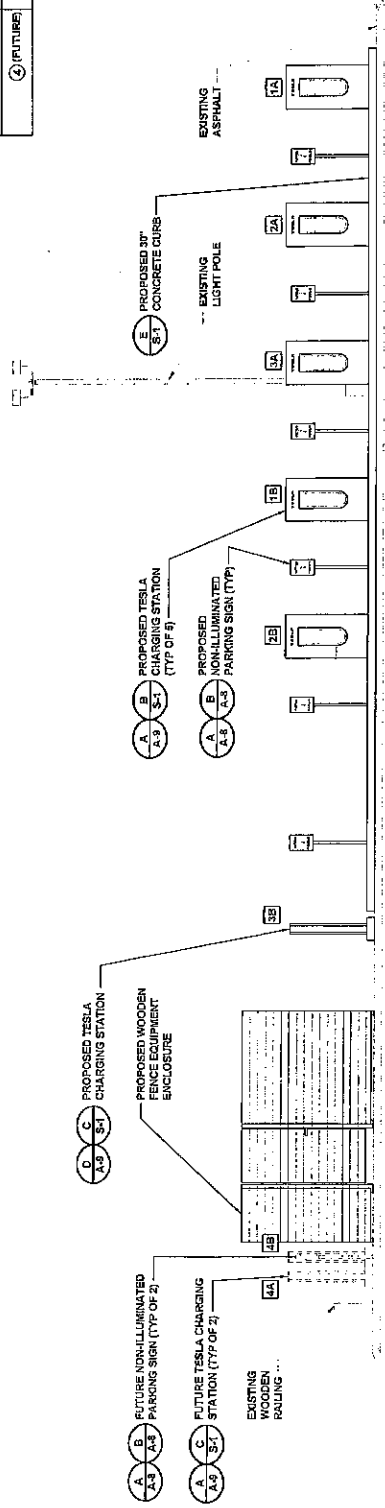
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MAULSTON  
640 MCEVOY STREET  
MAULSTON, WI 53548

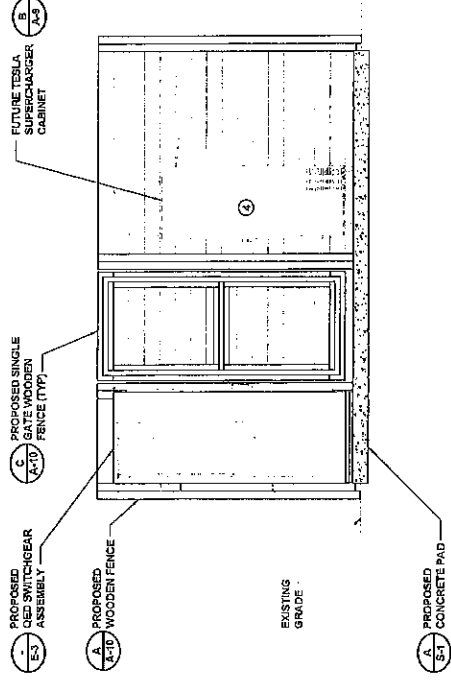
SHEET NUMBER  
**SITE ELEVATIONS**

SHEET NUMBER  
**A-6**

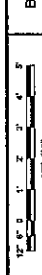
| CHARGING POST CIRCUIT SCHEDULE |                            |
|--------------------------------|----------------------------|
| SUPERCHARGER                   | ENABLED FEED CHARGING POST |
| 1                              | 1A                         |
| 2                              | 2A                         |
| 3                              | 3A                         |
| 4 (FUTURE)                     | 4A                         |



SITE ELEVATION



SITE ELEVATION







3800 DEER CREEK RD  
 FARMINGDALE, NY 11737  
 (609) 851-1000



**BLACK & VEATCH**  
 1030 GRANDVIEW DRIVE  
 COVERLAND PARK, MS FIELD  
 (771) 440-0000

PROJECT NO.: 179605  
 DRAWN BY: ATCI  
 CHECKED BY: NBS

| REV | DATE     | DESCRIPTION           |
|-----|----------|-----------------------|
| E   | 08/04/15 | ISSUED FOR 50% REVIEW |
| D   | 08/04/15 | ISSUED FOR 60% REVIEW |
| C   | 08/04/15 | ISSUED FOR 90% REVIEW |
| B   | 08/04/15 | ISSUED FOR 90% REVIEW |
| A   | 08/04/15 | ISSUED FOR 5% REVIEW  |

**NOT TO BE USED  
 FOR CONSTRUCTION**

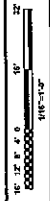
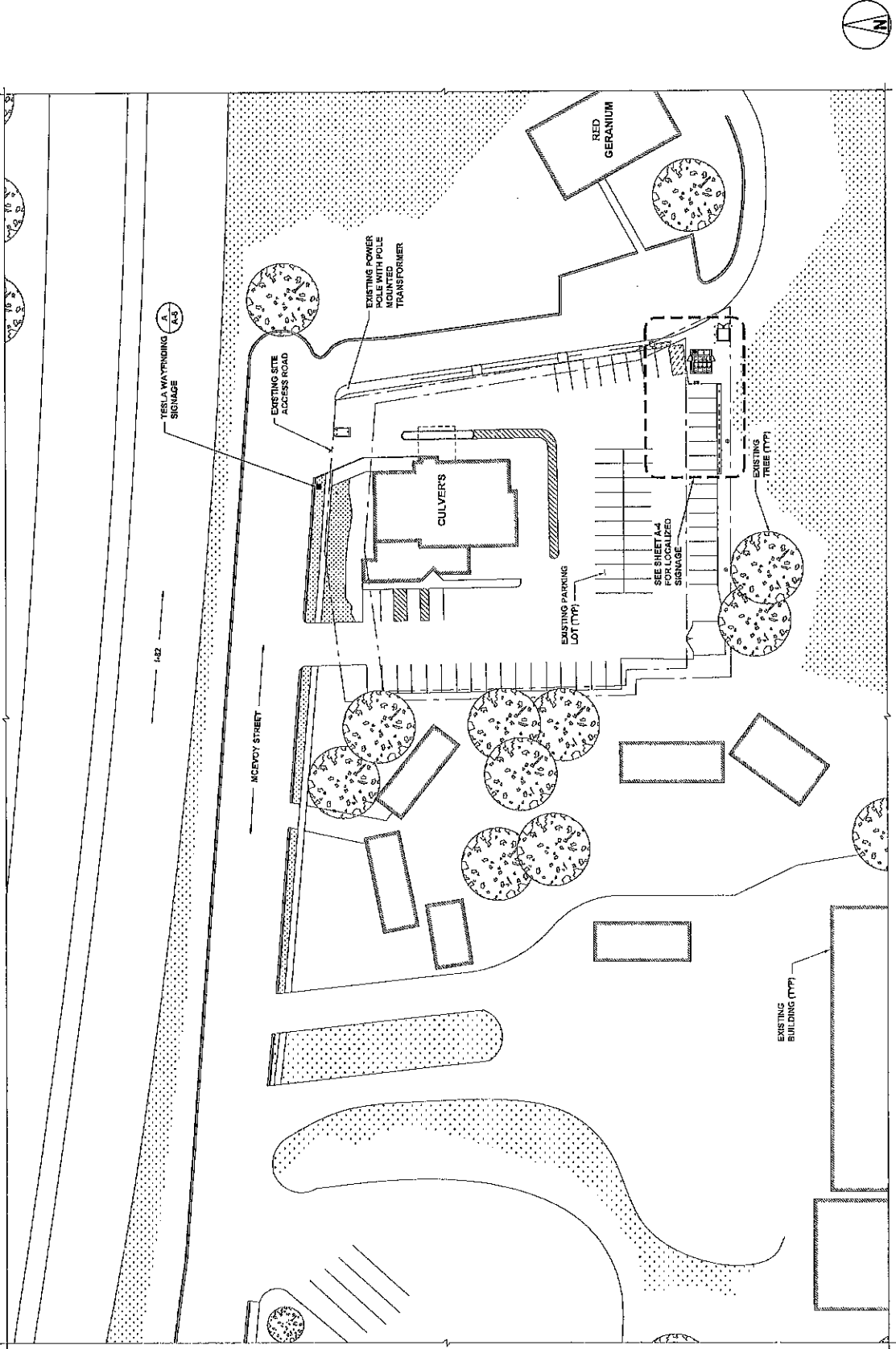
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR COMPANY TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL ENGINEER TO WHOM THIS DOCUMENT IS ISSUED.

WILCOX MAULSTON  
 MAULSTON CROSS STREET  
 MAULSTON, VT 05846

SHEET NUMBER  
**SIGNAGE SITE PLAN**

SHEET NUMBER  
**A-7**

**NOTE**  
 1. FINAL LOCATION OF THE TESLA NON-ILLUMINATED PARKING SIGNS WILL BE DETERMINED AFTER CONSULTATION WITH THE PROPERTY OWNER AND VERIFICATION OF THE EXISTING PROPERTY LINE.



**SIGNAGE SITE PLAN**







**City of Mauston Resolution 2013-P-10**

**RESOLUTION APPROVING CONDITIONAL USE**  
**CULVERS GROUP DEVELOPMENT**

**Return Address:** City of Mauston  
Attn: Valerie Nelson  
303 Mansion Street  
Mauston, Wisconsin 53948

**Parcel I.D. Nos.** 29-251-294.057

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**APPLICANT:** Black & Veatch, Telsa Motors, S & L Properties Mauston LLC

**PROPERTY OWNER:** S & L Properties Mauston, LLC

**PROPERTY AFFECTED:**

**Address:** 640 McEvoy Street

**Legal Description:** Lot A of Certified Survey Map No. 1983 recorded in Volume 7 of Certified Survey Maps, page 168 as Document No. 333650, being a part of Lot 28 and Lot 29 in Assessor's Plat N. 4; and a part of Juneau County Certified Survey Map No. 1488 recorded in Volume 5 of Certified Survey Maps, page 265 as Document No. 305974, located in the City of Mauston, Juneau County, Wisconsin. **AND:**

A part of Lot 2 of CSM #1710, recorded in Vol. 6 of CSMs, Page 146, being located in Lot 27, Assessor's Plat No. 4, in the NE ¼ of the SE ¼, Section 7, Township 15 North, Range 3 East, City of Mauston, Juneau County, Wisconsin, bounded by the following described line:

Beginning at the Northeast corner of said Lot 27; thence S01°10'22" E along the east line of said Lot 27, 185.78 feet to the southeast corner of Lot 27; thence N89°52'11" W along the south line of said Lot 27, 40.00 feet; thence N01°10'22" W, 180.92 feet to the north line of said Lot 27; thence N82°48'06" E along said north line, 40.22 feet to the point of beginning.

**WHEREAS**, the City of Mauston has received a request for a Conditional Use by the above Applicant regarding the above property, which application is attached hereto and incorporated herein by reference; and

**WHEREAS**, the Plan Commission has conducted a public hearing on said application and has carefully evaluated the application, along with input from City staff and consultants.

**NOW, THEREFORE**, the Plan Commission of the City of Mauston does hereby resolve as follows:

**BE IT FURTHER RESOLVED** that the Mauston Plan Commission finds that this application for a Conditional Use satisfies the standards required by Section 1.905(6)(e) of the Zoning Ordinance, specifically as follows:

- (a) The Plan Commission finds that the proposed Conditional Use, in general, independent of its location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (b) The Plan Commission finds that the proposed Conditional Use, in its proposed specific location, is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted or under consideration by the City.
- (c) The proposed Conditional Use will not cause a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
- (d) The proposed Conditional Use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- (e) The proposed Conditional Use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- (f) The potential public benefits of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant's proposal, including the Applicant's suggestions to ameliorate any adverse impacts.

**BE IT FURTHER RESOLVED** that the Mauston Plan Commission approves the application for a Conditional Use subject to the following conditions and restrictions, which shall be perpetual, unless and until changed by action of the Plan Commission or until the Applicant ceases the use of the property which is conditionally approved herein:

**1. APPROVED USE.** The Applicant is hereby authorized to use the property, which is located in the Planned Business (PB) District, as a Group Development pursuant to section 22.414 consisting of the following uses, which are allowed in the Planned Business District as follows, and subject to all the general regulations of the Zoning Ordinance and subject to the following conditions:

- (a) For a restaurant which is classified as "Indoor Commercial Entertainment", defined in section 22.408(8), and which is allowed as a conditional use by section 22.208(4)(b)2.



- (b) For an outdoor dining area which is classified as “Outdoor Commercial Entertainment”, defined in section 22.412(31), and which is allowed as a conditional use by section 22.208(4)(c)2.
- (c) For a drive-through facility, and for Tesla Supercharging Station, which are classified as “In-Vehicle Sales or Service”, defined in section 22.408(7), and which are allowed as a conditional use by section 22.208(4)(b)(2).

The Owner/Applicant may not change to a different type of principal land use or to a different type of “Indoor Commercial Entertainment” without first obtaining an amendment to this Resolution.

**2. SITE PLAN APPROVAL.** The Site Plan, dated \_\_\_\_\_, which is attached hereto and incorporated herein by reference, is approved. The site plan shows the location of the existing Culvers restaurant with drive-through. It also shows the addition of Tesla Motors charging stations with fenced equipment enclosure. Construction of this project shall be completed in substantial conformance with the attached Site Plan, including all hand-written additions thereto and notations thereon which bear the initials of the Applicant and the City.

**3. TESLA SUPERCHARGING STATION.** The placement of a Tesla Supercharging Station is approved per site plan submitted. The supercharging station consists of 6 charging stations, switch gear assembly, supercharger cabinets, and a utility transformer. The switchgear assembly and supercharger cabinets will be surrounded by wooden fence, painted to match restaurant, and will be maintained by Tesla authorized personnel.

**4. LANDSCAPING.** There are no changes proposed to the existing landscaping on the site. The landscaping shall be maintained by the Applicant, its successors and assigns, from year-to-year.

**5. SIGNAGE.** There no changes proposed to the existing signage for Culvers. Signage for the charging station shall consist of 1 way finding sign at entrance on McEvoy Street, and signage at all charging stations per site plan.

**6. GARBAGE.** The Site Plan shows the location of existing garbage enclosures.

**7. OUTSIDE STORAGE.** No outside storage of merchandise, equipment or other materials shall be permitted, except for garbage properly stored within the enclosure described above.

**8. LIGHTING.** There are no changes proposed to existing lighting on the site.

**9. PARKING.** The parking spaces provided exceed the requirements of the ordinance. The ordinance requires approximately 40 spaces for the restaurant. The site plan shows 75 striped spaces, with 5-7 of them being used as charging stations.

**10. UNDERGROUND UTILITIES.** All utilities to the new charging station shall be installed underground.

**11. SNOW REMOVAL.** The Site Plan adequately identifies areas designated for snow storage, which areas shall remain open during the winter months to accommodate such snow storage.

**12. SUBDIVISION.** In the future, the owner will not be able to subdivide this Property for sale to separate owners.

**13. COMPLETION DATE.** The property may not be used or occupied for the Conditional Use granted herein until **ALL** the terms and conditions of this document are completed and fulfilled, except:

**14. CERTIFICATE OF OCCUPANCY.** Upon completion of the project authorized by this Resolution and before the project is used or occupied for the Conditional Use granted herein, the Applicant shall notify the City Zoning Administrator, who shall inspect the project and, if appropriate, shall issue a Certificate of Occupancy, pursuant to section 22.909 of the Mauston Zoning Ordinance.

**15. CHANGES.** Pursuant to section 22.905(16) of the Zoning Ordinance, the Applicant may apply to the Zoning Administrator for “minor” changes to the Site Plan or this Conditional Use, which changes may be granted, in writing, by the Zoning Administrator, provided (i) the changes do not violate any of the minimum standards of the Mauston Zoning Ordinance and (ii) the spirit and intent of the original Conditional Use is preserved. The Zoning Administrator shall determine, in his/her sole discretion, whether a change is “minor”. All changes which are not “minor” shall be submitted to and approved in writing by the Plan Commission. Whenever an approved change alters any part of a recorded document, the document which authorizes said change shall also be recorded.

**16. OTHER REGULATIONS.** Nothing herein shall constitute a waiver or limitation of the Applicant’s compliance with all other Mauston ordinances and regulations, including all other requirements of the Mauston Zoning Ordinance.

**17. ENFORCEMENT.** The conditions imposed herein (including the conditions imposed by any plans or changes submitted hereafter), shall all be enforced as on-going conditions of this Conditional Use Resolution. Failure of the Applicant to comply with these conditions, shall entitle the City to take enforcement action, which may include fines, forfeitures, injunctions, and/or termination of this Resolution, which in turn will require the Applicant to cease the use of the property authorized herein until a new Conditional Use is approved.

**18. RECORDING.** A copy of this Resolution, without attachments, shall be recorded with the Juneau County Register of Deeds.

**19. BINDING AFFECT:** This Resolution shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of both parties. Nothing herein shall be construed as limiting the right of the Owner to sell, give, or otherwise convey the premises, provided that the use and occupancy of the premises by any new owner shall be subject to the terms of this Resolution, which shall run with the land and which shall be perpetual, unless and until changed by action of the Plan Commission.



**20. APPLICANT / OWNER APPROVAL.** This Conditional Use shall not become effective and shall not be recorded until the Applicant and Owner acknowledges his/her/its acceptance of this Conditional Use by signing this Document in the space provided below.

Introduced and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF MAUSTON PLAN COMMISSION**

**Approved:** \_\_\_\_\_ **Attest:** \_\_\_\_\_  
Brian T. McGuire, Chairman Valerie K. Nelson, Secretary

**APPLICANT/OWNER APPROVAL**

The undersigned Applicant and Owner hereby acknowledges receipt of this Conditional Use and hereby acknowledges that the development and use of the property shall conform with the terms and conditions of this Conditional Use and the Mauston Zoning Ordinance.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Sign Print & Title

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Sign Print & Title

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Sign Print & Title

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Sign Print & Title

This document drafted by: Val Nelson-Zoning Administrator, Mauston, WI 53948

# VETERAN'S MEMORIAL PARK CONCEPT PLAN

