Cambridge

Village of Cambridge
Plan Commission

Monday, October 10, 2016 – 6:30 P.M.
Oakland Town Hall, N4450 County Road A

Agenda

1. Call To Order / Roll Call.

2. Proof Of Posting.

3. Approve Minutes From Plan Commission Meeting On September 12, 2016.

4. Public Appearances:

5. Old Business: Discussion and Possible Action re:
   a. Certified Survey Map, Scott Farms

6. New Business: Discussion and Possible Action re:

7. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:

8. Adjournment Of Meeting.

Note
1) Persons Needing Special Accommodations Should Call 423-3712 At Least 24 Hours Prior To The Meeting.
2) More Specific Information About Agenda Items May Be Obtained By Calling 423-3712.
3) Final Plan Commission Agendas Are Typically Posted By 4 Pm On The Friday Preceding The Regular Meeting At The Amundson Community Center, Cambridge Post Office, Cambridge News Office And Cambridge State Bank.

Lisa Moen, Village Clerk

Cambridge

Village of Cambridge
Plan Commission

Monday, September 12, 2016 – 6:30 P.M.
Oakland Town Hall, N4450 County Road A

MINUTES

1. **Call to Order / Roll Call**: Chairperson Cunningham called the meeting to order at 6:32 p.m. Members present: Commissioners Milsap, Michalski, McNally and Cunningham. Members excused: Commissioners Anderson, Wagener, and Hollenbeck. Others present: Lisa Moen, Village Clerk; Marc Davis; Richard Scott; Steve Struss, Village President.

2. **Proof of Posting**: The agenda was posted in the upper level of the Amundson Community Center, Cambridge news office, Cambridge Post Office and the United Community Bank.

3. **Approve Minutes from Plan Commission Meeting On July 11, 2016**: Commissioner Milsap made a motion, seconded by Commissioner Cunningham. Note that Steve Struss was not listed as being present. Motion carried.

4. **Public Appearances**: None

5. **Old Business**: None

6. **New Business**: Discussion and Possible Action re:

    a. **Certified Survey Map, Scott Farms**: Steve Struss gave some background regarding this. It is 2.4 acres and services the first two phases of the development. It would dedicate the retention pond and the cul-du-sac to the Village, and providing an easement. There have been questions regarding the drainage ditch along Scott St., per Town and Country this is in our right of way. Commissioner Milsap questioned if additional CSMs would be before us in the future. Discussion ensued that the parcel has been split two times previously, there was note that in previous discussions it was noted that a parcel could only be split three times. Would this be considered a split? President Struss felt that it is a special case that the land is only being deeded over to the Village not really a true split. It was discussed that we should have a legal opinion so that the Scott's aren't limited in the future. Struss had stated that Town and Country is ok with this, correspondence from Town and County was also requested. On the map it appeared that the cul-du-sac was in the ponds. This is strictly for the snow plows to be able to turn around. Questions regarding the pros and cons of the Village accepting this land: Pros, we take ownership and have the easement to maintain. Downsides, cost of maintenance and the loss of tax revenue.

Trustee Milsap made a motion to table until the next meeting in order to obtain an opinion from Mary Behling regarding the impact on future development/CSMs, to ensure that we don't limit further development and to review correspondence from Town and Country, seconded by Trustee McNally. Motion carried.

b. **Marc's Garage, amendment to the CUP**: It was explained that in Marc Davis's original CUP application there was a request to obtain an auto dealership license. During discussions at the Plan Commission Marc explained that he was not opening a used car lot, but rather would like to be able to rotate out his loaner vehicles, etc. Commissioner Milsap questioned what oversight we would have, if we could limit how many vehicles are sold, if we should be letting the public know. It was explained that the CUP notices were published and mailed to all neighbors. This notice was also posted. Discussion ensued that it is not the Village's responsibility to manage or control competition within the Village. Nor do we have the ability to restrict volume of sales. We do have controls in the CUP that was passed, that does limit the number of vehicles that are on the property.

Commissioner McNally made a motion to recommend to the Village Board an amendment to Marc's Garage's CUP, to allow him to obtain a dealer's license, in line with what we have currently allowed in the CUP, seconded by Commissioner Milsap. Motion carried.

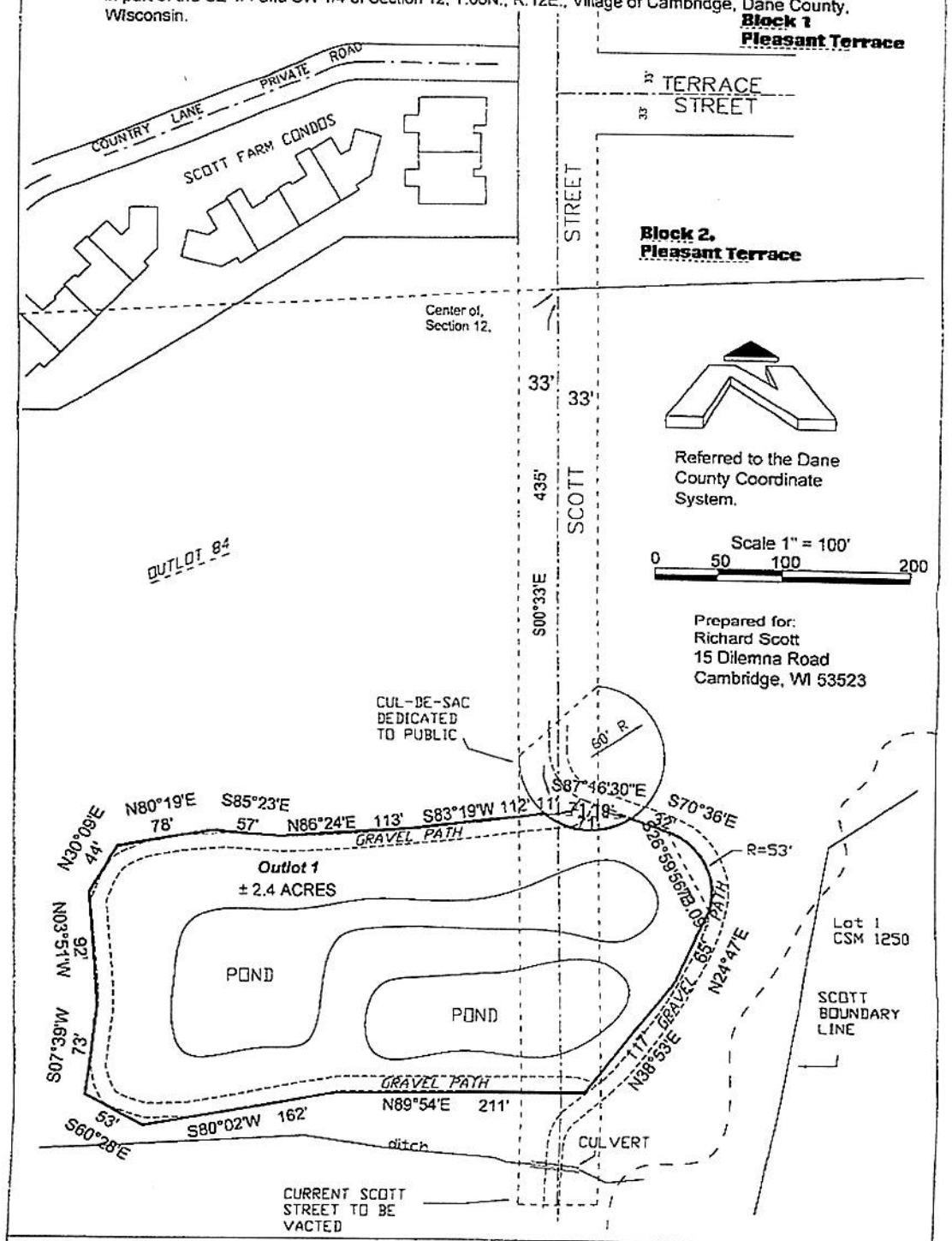
7. **Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff**: None

8. **Adjournment of Meeting**: Commissioner Milsap made a motion to adjourn, seconded by Commissioner McNally. Motion carried. Chairperson Cunningham adjourned the meeting at 7:10 p.m.

Lisa Moen, Village Clerk

PRELIMINARY CERTIFIED SURVEY

Part of Outlot 84 of the Revised and Consolidated Assessor's Plat of Cambridge, being further located in part of the SE 1/4 and SW 1/4 of Section 12, T.06N., R.12E., Village of Cambridge, Dane County, Wisconsin.



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4774-16 Date 8/08/2016
Sheet 1 of 1

Lisa Moen

From: Warren Myers <warren@tcengineers.net>
Sent: Wednesday, September 28, 2016 3:17 PM
To: Lisa Moen; Thomas TeBeest
Cc: 'Mary Behling (behlinglaw@frontier.com)'
Subject: RE: Scott Farms CSM question

Hi Lisa;

I don't recall any prohibition placed on the Scott property by the Village regarding the number of splits available. I think the discussion probably involved the state code requirement that only 4 splits can be made by certified survey map (CSM) in a consecutive five year period. More splits than four can be made, it's just that it then requires a plat to accomplish it, rather than a CSM. I think the last Scott split by CSM was in 2006, which is more than five years ago. Consequently, Richard would now have another 4 splits that can be done by CSM in the next five years, and an unlimited number of splits that could be done by plat.

If the Plan Commission is satisfied that Scott Street will never be extended beyond the pond, which I think is Richard's intention, then the survey looks okay to me. The cul de sac right-of-way does appear to take in a little bit of the pond bank, although nothing of the water. It still may be possible to construct a regulation width curbed cul de sac in the future with the right-of-way layout shown, because the curbed cul de sac won't utilize all of the right-of-way. Dave Riesop, the surveyor, is usually pretty careful about such things, so I tend to think that the Village's ability to construct a curbed cul de sac is preserved. However, one amendment to the survey that I do suggest is to include all of the gravel path in the pond area that is being dedicated to the Village so that trucks and excavating equipment can drive completely around the pond when the time comes that the pond will have to be excavated for maintenance. The survey could include an easement over the gravel path to the Scott parcel to maintain the current access. If this becomes an issue, the reverse could also be done, that is the Scott parcel could grant an easement to the Village over that portion of the existing gravel path that is on their parcel for purposes of maintenance of the pond.

Warren
Warren O. Myers, P.E. – Senior Project Manager
warren@tcengineers.net
Town & Country Engineering, Inc.
2912 Marketplace Drive, Suite 103
Madison, WI 53719
(608) 273-3350 Fax: (608) 273-3391

From: Lisa Moen [mailto:lisam@ci.cambridge.wi.us]
Sent: Wednesday, September 28, 2016 1:52 PM
To: Warren Myers; Thomas TeBeest
Subject: FW: Scott Farms CSM question

Hi Warren and Thomas,
Please see the email below that was sent to Mary Behling. Warren, would you remember this conversation? They just want to make sure that we are not tying his hands for development of the rest of the land.
Thanks.
Lisa

Thanks Mary. I have you on my mailing list for the various committees, so that's why you get it.

Lisa Moen

From: Mary Behling <behlinglaw@frontier.com>
Sent: Friday, September 30, 2016 2:14 PM
To: 'Warren Myers'; Lisa Moen; 'Thomas TeBeest'
Subject: RE: Scott Farms CSM question

Hi, Lisa,

I did not remember any discussion of or intent to restrict the number of splits for this property through Village action specific to this development. I have now reviewed the Developer's Agreement and my handwritten notes in this file as well, and I do not see any such prohibition there nor did any of those documents lead me to believe there was ever a discussion of including such a prohibition in the Developer's Agreement. Accordingly, I feel confident in saying that there is no prohibition on splits that the Village uniquely added to this property. In other words, any prohibition on further splits would be routine ones based on zoning requirements.

I think, therefore, that Warren's explanation is the correct one. I do not think that I was privy to this conversation, but It would make sense that the issue came up in determining whether or not Richard needed to do a CSM or a subdivision plat. I agree with Warren that more splits are now available regardless according to the state code and that deeding the retention pond to the Village will not mean Richard has no further splits available. I would suggest that the Village zoning administrator be consulted regarding any local zoning prohibitions, but I do not believe there is any issue in that regard either.

Please let me know if I can be of any further assistance on this matter.

mary

Attorney Mary H. Behling
BEHLING LAW OFFICE
113 E. Main Street
PO Box 15
Cambridge, WI 53523
608-423-3286 (phone)
608-423-4696 (fax)
Reply to: behlinglaw@frontier.com

-----Original Message-----
From: Warren Myers [mailto:warren@tcengineers.net]
Sent: Wednesday, September 28, 2016 3:17 PM
To: Lisa Moen; Thomas TeBeest
Cc: 'Mary Behling (behlinglaw@frontier.com)'
Subject: RE: Scott Farms CSM question

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