

# Plan Commission

**Monday, June 27, 2016 – 6:00 P.M.**  
**Amundson Community Center – Senior Room**  
200 Spring Street, Cambridge, WI

## Agenda

1. Call To Order / Roll Call.
2. Proof Of Posting.
3. Approve Minutes From Plan Commission Meeting On June 13, 2016.
4. Public Appearances:
5. Old Business:
6. New Business: Discussion and Possible Action re:
  - a. Plans for Winery Apartment Complex
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*

# Plan Commission

**Monday, June 13, 2016 – 6:30 P.M.**

**Amundson Community Center – Senior Room**  
200 Spring Street, Cambridge, WI

## MINUTES

1. **Call To Order / Roll Call:** Chairperson Cunningham called the meeting to order at 6:30 p.m.  
Members present: Commissioner Michalski, Hollenbeck, Wagener, Milsap, McNally and Cunningham.  
Members excused: Commissioner Anderson. Others present: Lisa Moen, Linda Begley-Korth, Village Staff; Mike Fenley, Fenley Total Inspections; Steve Struss, Village President; Bill Ranguette and David Birdd.
2. **Proof Of Posting:** The agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge News Office, Cambridge Post Office, United Community Bank and the Village Web Site.
3. **Approve Minutes From Plan Commission Meeting On May 9, 2016.**

*Commissioner Milsap made a motion to approve the minutes as presented, seconded by Commissioner McNally. Motion carried.*

4. **Public Appearances:** None
5. **Old Business:** None

6. **New Business:** Discussion and Possible Action regarding:
  - a. **Plans for Winery Apartment Complex:** It will be a 42 unit apartment complex. They are looking at an offer to purchase from Dave Birdd. The Winery is planning on starting the condos and doing 4 spec homes so financing is difficult to add the apartment complex into the mix, which is why they went out to another developer for the project. David Birdd has built this same complex in the past. Pictures can be found at his website at <http://birddproperties.net/holmen/> The design has gone from an elbow shape to a straight rectangle. This is mainly due to cost constraints. The rent is a little lower than originally estimated, expected to be between \$800 and \$1,100. There would be 2 community rooms, one possibly turned into a weight room. It will have an elevator, be fire protected and be a secure building with a buzz in system for visitors. Trash would be in an enclosed area. It would have stone façade and vinyl siding, dimensional shingles, composite decks with white vinyl railings. The current tree line would remain. They would like it to be pet free and smoke free. There will be electric heat and wall unit air conditioning, with gas heat in the lower parking level, and the ramp would be heated. There are no storage units. They would need to be in the ground by August 19, with an estimated 9 month build time, opening in spring. Mike Fenley did report that the plans would be acceptable under the current PUD. An Engineering plan would still need to be completed and approved for the Stormwater. These plans do not include landscaping. The actual building plans would need to be approved by the state, the erosion control plan would need to be approved by Dane County and all plans would need to be approved by and permits issued by Mike. The first two of these could take up to 4 weeks. Steve Struss felt that the plans pretty much matched up to the original plans. He originally had a few concerns, but with Bill Ranguette and Frank Peregrine having final oversight he was comfortable with the project. Committee members had a number of questions, including the following:

- *This plan does not look quite as attractive as the original plan. Do you anticipate this will hamper the development of the condos/houses?* Bill Ranguette did not feel it would, it will not be public/low income housing, it will still be nice apartments. Begley Korth and Struss reiterated that Frank Peregrine and Bill Ranguette will have oversight of the project.
- *Why wasn't this brought to us earlier?* Begley Korth responded that the agreements were not finalized.
- *Is there a risk bringing another developer into this as we have developer agreements set already?* Struss and Begley Korth did not feel it would. The development would still be held to the specifics of the developers agreement, and Bill and Frank would have oversight. They want the apartments to be nice to fit in with the rest of the development. Mr. Birdd did offer to bring in a financial responsibility letter from his bank.
- *Management?* Bill Ranguette commented that the developer does have a management company. There has been discussion that Bill Ranguette or another gentleman who is a mutual acquaintance could possibly do the management. It is a possibility that there would be an onsite manager.
- *Are there traffic concerns with the entrance being moved to Kenseth Way vs. Vineyard Way?* Ranguette responded that Kenseth is being built for higher traffic.
- *Why was it changed from the elbow shape to the rectangle?* Ranguette commented that it was for cost purposes, lower cost of construction. Linda Begley-Korth stated the goal is to keep it affordable and cost effective for young tenants.
- *Do we need to let the residents know of changes proposed to the plan?* Mike Fenley stated we did not need to notify residents. It still fit within the PUD.
- *Final landscaping plans?* Birdd commented they did not prepare final plans as they are looking for approval of the apartment plans so they can begin construction. These other items would be addressed later and would need to meet the covenants of the subdivision. Ranguette shared a point system that the subdivision currently uses for landscaping and state they would use the same system for the apartments.

There was some apprehension among some of the board members to vote at this time. They did not feel enough information was presented to make an informed decision. Discussion ensued about contingencies that could be added to a motion and the responsibility of following up and monitoring these contingencies to ensure that they are completed. Mike Fenley reminded the Commission that the Village has no enforcement over covenants. It was reiterated again that Bill Ranguette and Frank Peregrine would be responsible for those.

*Commissioner Milsap made a motion to recommend to the Village Board approval of the Winery Apartments with the following contingents:*

- *The landscaping plan would need to meet the covenants of subdivision.*
- *A financial letter of responsibility would be obtained from Mr. Birdd*
- *An approved engineering plan must be submitted.*

*The motion was seconded by Commissioner Wagener. 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 the meeting, seconded by Commissioner Michalski. Motion carried. Chairperson Cunningham adjourned the meeting at 7:18 p.m.