

# Plan Commission

**Monday, July 11, 2016 – 6:30 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 27, 2016.
4. Public Appearances:
5. Old Business:
6. New Business: Discussion and Possible Action re:
  - a. Certified Survey Map, Gerald and Catherine Thiltgen, 101 Simonsen St.
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 27, 2016 – 6:00 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 6:00 p.m. Members present: Commissioners Michalski, Hollenbeck, Wagener, McNally and Cunningham. Members excused: Commissioners Anderson and Milsap. Others present: Lisa Moen, Linda Begley Korth, Village Staff; Bill Ranguette; Nicole Pooley, Cambridge News; Trustee Duke Mihajlovic.
2. **Proof of Posting:** The agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Cambridge News Office, United Community Bank and the Village Website.
3. **Approve Minutes From Plan Commission Meeting On June 13, 2016.**

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

4. **Public Appearances:** None
5. **Old Business:** None
6. **New Business:** Discussion and Possible Action re:
  - a. **Plans for Winery Apartment Complex:** Linda Begley Korth gave an overview of the winery project from its inception. In 2012 a college student from the UW did a project for urban planning, looking at this land and coming up with ideas for its use. We directed her that we were looking for tax base, mixed residential and commercial, jobs and to not conflict with our downtown. The plan that she presented to us included a winery, with an event center as well as residential. In 2013, after seeing a newspaper article Linda contacted Frank Peregrine and the process began. Before they began they met with residents, businesses, etc. to get a feel for what the community wanted. They then had to go through the CARPC process before beginning on the project. It was passed in September 2014, but they could not begin working until October of 2014. We then had to amend our Long Range Plan, do the developers agreement, and change zoning to a PUD. Linda stressed that we have had a good working relationship with them in the past and we need to continue working with them in an open, trusting manner.

Frank and Bill felt that the original plan for the apartments was too cost prohibitive, they received an offer from a builder to purchase the land and construct the apartments, which is why the plan changed. The Commission expressed their concern that this was a surprise to them and they did not have adequate time to review and research. Bill did say that in discussions with the builder, after sharing the Village concerns, that he would meet the stone siding requests and move the setback, but he would not change the hearing and cooling system or the shape of the building. The contract has now been rescinded and the escrow money has been returned. The

builder said it was a possibility that he would revisit it in the future. Bill did state that they are working on three spec homes. Construction is to start on one on July 6, one the following week and the third two weeks later.

Commissioner Michalski questioned why this was back before the Plan Commission. Linda commented that all commercial properties have to be reviewed by the Plan Commission. Kathy filled her in on some of the questions that were raised at the Village Board and Lisa added that the board had requested cost comparisons if different heating and cooling systems were added and more definitive plans. Steve Struss had done research which showed that base board heat would cost 2.5 times more for the renter.

Chairperson Cunningham's largest concern was the heating and air conditioning and the cost to the tenants. She had also seen many apartments with this type of system that had additional window air conditioners. Bill thought it would cost an additional \$50 per month rent to cover the cost of forced air. The Commission felt it would be well worth the extra cost. She also felt the Commission was rushed in their actions.

Commissioner Wagener is very supportive of the overall project, but felt that we were not prepared for this to be taken up. We had no heads up that the lot was listed, that there was a change in ownership or about the changes to the plan until it was presented at the meeting. She was also concerned about the long term effect, in management, ownership, maintenance.

Commissioner Hollenbeck had follow up questions on the maintenance issue. Bill said there would be a resident manager, but no onsite maintenance.

Bill shared that they were looking at the possibility of two separate buildings with 20 units in each. There would be private entrances on the main floor and underground parking.

Commissioner McNally asked what happens now? Will the land be put on the market, will you proceed to build? Possibly the 20 unit buildings? Can you give us an update in August on where you are at? Linda is in constant contact with them and she can provide the Commission with updates.

Commissioner Wagener had questions/concerns from residents including: Sidewalks: There will be sidewalks in the development once a certain percentage of lots are sold. There would be sidewalks on Vineyard; flooding in the underground garages: They are working on a system, also working with the neighboring farmer. They will be putting drain tiles in to help with water issues there; Traffic on Kenseth Way (new plan) vs. Vineyard (old plan); Size of the dumpster area; Question of the price tag on the original plan compared to the plan that was presented to us: The original plan would have come to about \$6 million, including construction, land, architecture, engineering, roughly 125 per unit. He believes the new plan would have been about 100 per unit.

Steve Struss reiterated that it has been great working with the winery. We need to keep an eye on the development and the quality of the buildings going in for the good of the Village. The Village has also conceded on a number of items including the bond, and the wine tasting center.

Bill summarized the village's main concerns as the HVAC system, exterior stone, management, adequate space for dumpster and lighting, affordable for the tenant and pet friendly. Linda asked that Commission members please contact her with any questions, comments and concerns that they may have in an effort to keep an open dialogue.

**7. Any Other Such Business That Can Legally Be Brought Before the Committee For Consideration On Future Agendas/Questions Or Comments For Staff:**

- a. Commissioner Wagener questioned if we want to implement policy or ordinance relating to design and building standards. Discussion was held that we do currently have color palates in place for downtown. We used to have more in place, but it became cumbersome and hindered development. Linda is looking at creating a HWY 18 task force and this would be a good vehicle to discuss this.
- b. We will have a CSM on the agenda for the July 11 meeting.

- 8. Adjournment of Meeting:** Commissioner Cunningham made a motion to adjourn, seconded by Commissioner Michalski. Motion carried. Meeting was adjourned at 7:00.

*Lisa Moen, Village Clerk*

July 11, 2016

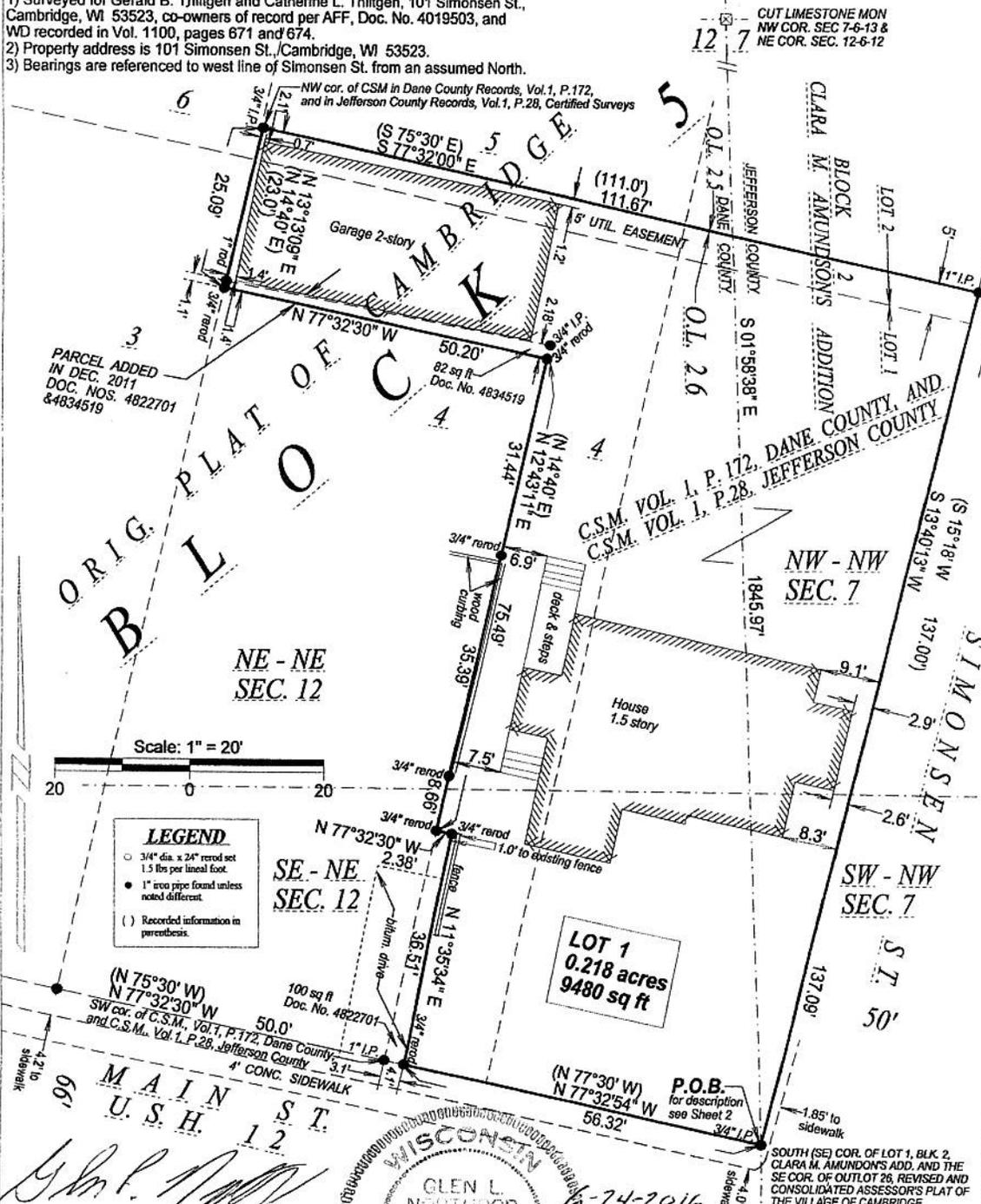
To: Village of Cambridge Plan Commission

From: Lisa Moen, Village Clerk

The CSM before you today is for the property located at 101 Simonsen St. The owners, Gerald and Catherine Thiltgen have been working with Attorney Mary Behling. The CSM was done as a follow up to a Quit Claim deed that was done a few years ago to make adjustments for the driveway. They had given a foot for the driveway and got it back along the garage. Our Building Inspector, Mike Fenley, has no issues with approving the CSM.

**CERTIFIED SURVEY MAP** LOCATED IN ALL OF LOT 1 AND THE SOUTH 5' OF LOT 2, BLOCK 2, CLARA M. AMUNDSON'S ADDITION IN JEFFERSON COUNTY, TOGETHER WITH OUTLOT 26, REVISED & CONSOLIDATED ASSESSOR'S PLAT OF CAMBRIDGE, AND PART OF LOTS 4 & 5, BLOCK 5, ORIGINAL PLAT OF CAMBRIDGE IN DANE COUNTY, ALL IN THE VILLAGE OF CAMBRIDGE, DANE AND JEFFERSON COUNTIES, WISCONSIN

- Notes:  
 1) Surveyed for Gerald B. Thiltgen and Catherine L. Thiltgen, 101 Simonsen St., Cambridge, WI 53523, co-owners of record per AFF, Doc. No. 4019503, and WD recorded in Vol. 1100, pages 671 and 674.  
 2) Property address is 101 Simonsen St., Cambridge, WI 53523.  
 3) Bearings are referenced to west line of Simonsen St. from an assumed North.



ORDER NO. AB 3791-11  
 Drafted at ABEX Survey Company  
 101 E. Main St. P.O. Box 369  
 Cambridge, WI 53523  
 608-423-3331  
 DRG. NO. 3791.1



DOC. NO. \_\_\_\_\_  
 CSM NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ P. \_\_\_\_\_

**CERTIFIED SURVEY MAP** LOCATED IN ALL OF LOT 1 AND THE SOUTH 5' OF LOT 2, BLOCK 2, CLARA M AMUNDSON'S ADDITION IN JEFFERSON COUNTY; TOGETHER WITH OUTLOT 26, REVISED & CONSOLIDATED ASSESSOR'S PLAT OF CAMBRIDGE, PARTS OF LOTS 4 & 5, BLOCK 5, ORIGINAL PLAT OF CAMBRIDGE, DANE COUNTY, ALL IN VILLAGE OF CAMBRIDGE, DANE AND JEFFERSON COUNTIES, WISCONSIN

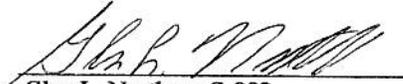
**SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, Glen L. Northrop, hereby certify that, by the order of Gerald B. and Catherine L. Thiltgen, the land described and mapped hereon was surveyed under my direction and supervision in accord with Chapter 236.34 of the Wisconsin Statutes and that this map is a correct representation of all of the exterior boundaries of the land surveyed and shows the size and location of the property, all visible structures, apparent easements, roadways and visible encroachments (if any) as of this date. Said lands being located in part of Certified Survey Map recorded on November 16, 1964, in Jefferson County Records in Volume 1 of Certified Surveys on Page 28-A and in Records Volume 359, Page 243, Document No. 645435, having been originally located in: Outlot 26, Revised & Consolidated Assessor's Plat of Cambridge; parts of Lots 4 and 5, Block 5, Original Plat of Cambridge, Dane County; Lot 1 & and part of Lot 2, Block 2, Clara M. Amundson's Addition, Town of Oakland, Jefferson County, all being in the Village of Cambridge corporate limits in Dane and Jefferson Counties, Wisconsin, and being more particularly described by metes-and-bounds description as follows:

BEGINNING at the southeast corner of said Lot 1, Block 2, Clara M. Amundson's Addition; thence N77°32'54"W, 56.32'; thence N11°35'34"E, 36.51'; thence N77°32'30"W, 2.38'; thence N12°43'11"E, 75.49'; thence N77°32'30"W, 50.20'; thence N13°13'09"E, 25.09'; thence S77°32'00"E, 111.67'; thence S13°40'13"W, 137.09' to the POINT OF BEGINNING, containing 9480 square feet or 0.218 acre as surveyed and described and being subject to a utility easement over the north 5' thereof.

I further certify that this survey and map are correct to the best of my knowledge and belief.

Dated this 24<sup>TH</sup> day of JUNE, 2016

  
Glen L. Northrop S-982

**OWNER'S CERTIFICATE**

As owners, we hereby certify that we caused the land described herein to be surveyed and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Village Board, Village of Cambridge, Dane and Jefferson Counties.

\_\_\_\_\_  
Gerald B. Thiltgen

\_\_\_\_\_  
Catherine L. Thiltgen

**STATE OF WISCONSIN**  
**COUNTY OF DANE)**      SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

ORDER NO. AB 3791-11  
Drafted at ABEX Survey Company  
101 E. Main St. P.O. Box 369  
Cambridge, WI 53523  
608-423-3331  
DRG. NO. 3791

SHEET 2 OF 3 SHEETS

DOC. NO. \_\_\_\_\_  
CSM NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ P. \_\_\_\_\_

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**VILLAGE OF CAMBRIDGE CERTIFICATE**

Approved by Village of Cambridge, Board of Trustees, per action taken on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016.

\_\_\_\_\_, Village Clerk

**REGISTER OF DEEDS CERTIFICATE, JEFFERSON COUNTY**

Doc. No. \_\_\_\_\_ received for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, at \_\_\_\_\_ O'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ Pages \_\_\_\_\_ of Certified Survey Maps of Jefferson County, Wisconsin.

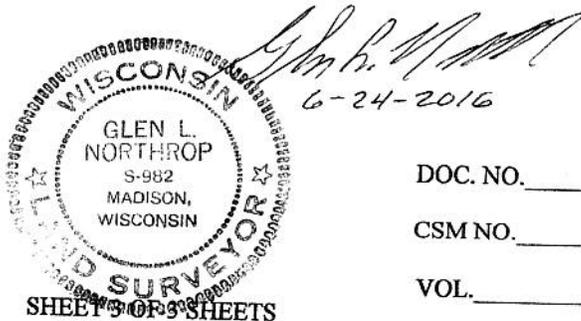
\_\_\_\_\_  
Staci Hoffman, Registrar

**REGISTER OF DEEDS CERTIFICATE, DANE COUNTY**

Doc. No. \_\_\_\_\_ received for record this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, at \_\_\_\_\_ O'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ Pages \_\_\_\_\_ of Certified Survey Maps of Dane County, Wisconsin.

\_\_\_\_\_  
Kristi Chlebowski, Registrar

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