

# Village of Cambridge Plan Commission - Rezoning Application Form

I, (We), the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment.

	Owner/agent	Contractor
Name	Bill Ranguette	
Address	528 Vanderbilt dr waunakee, WI 53597	
Phone	608 225 0611	

Legal Description see attached CSM  
 \_\_\_\_\_ 1/4, \_\_\_\_\_ 1/4, S \_\_\_\_\_, T \_\_\_\_\_ N, R \_\_\_\_\_ E, Village of Cambridge

Tax Parcel # 111-0612-012-9510-1 Address: \_\_\_\_\_

Current Zoning Ag Requested Zoning Classification POD

List names and addresses of all abutting property owners within 200 feet of subject site lot lines:

1. Name Please See Attached Address \_\_\_\_\_
2. Name \_\_\_\_\_ Address \_\_\_\_\_
3. Name \_\_\_\_\_ Address \_\_\_\_\_
4. Name \_\_\_\_\_ Address \_\_\_\_\_

**REASON FOR YOUR REQUEST** - Please clearly describe your request, including proposed operation or use of the structure and number of employees. received proper zoning

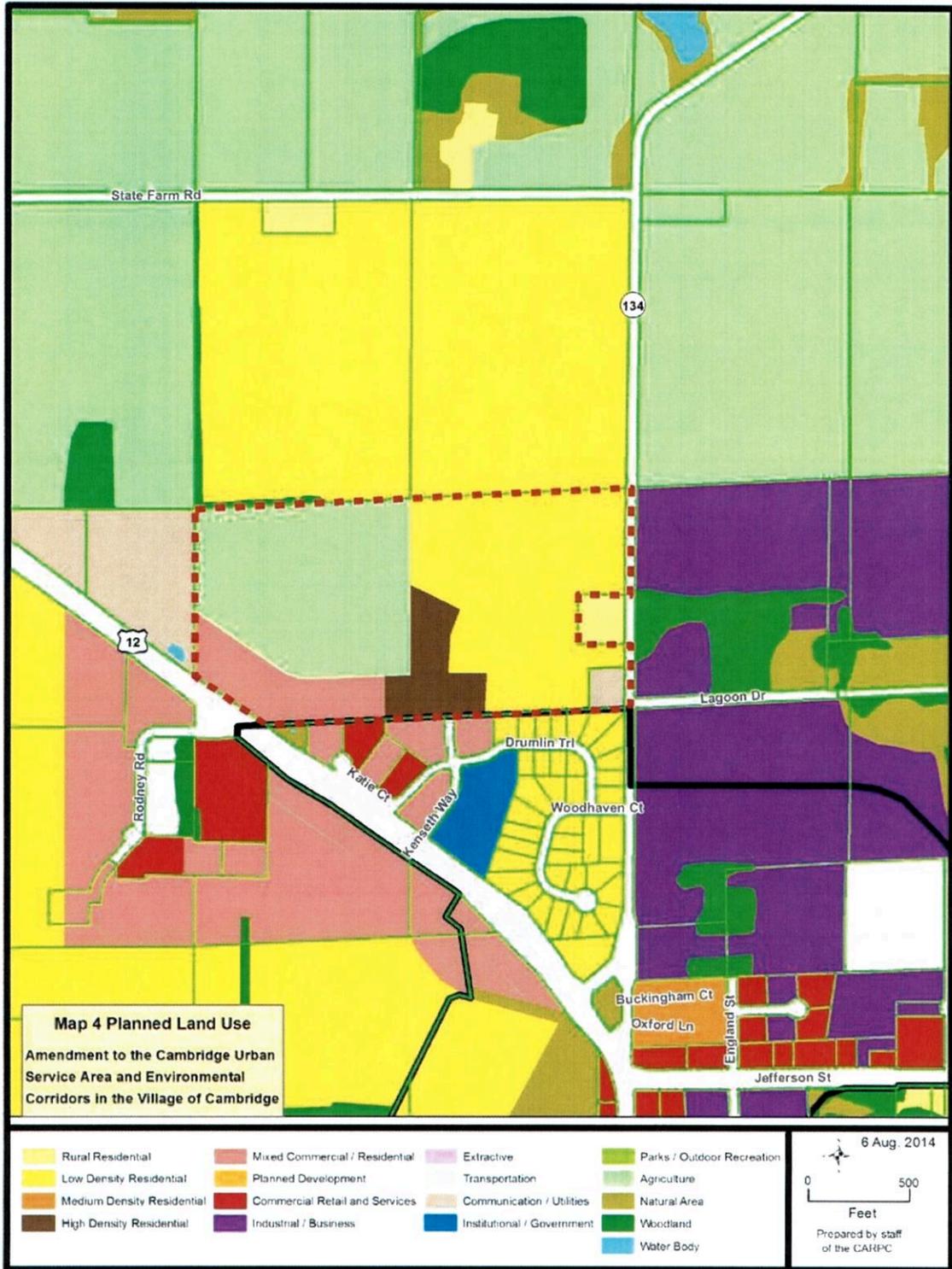
**ATTACH A SITE PLAN** detailing the following (as applicable). Draw to scale or provide accurate measurements.

- Property Lines (a survey may be needed)
- Utilities, roadways and easements
- Anything else related to your request
- Dimension and location of existing structures within 200 feet of subject lot lines
- Dimension and location of proposed structures and parking facilities
- Location and classification of existing and proposed zoning

I certify that the information I have provided in this application is true and accurate, and that I am the owner or authorized agent of the owner.

SIGNATURE [Signature] DATE: 2-23-15

RETURN TO CLERK'S OFFICE AT 200 SPRING STREET WITH PAYMENT  
 Please make payable to Village of Cambridge



*Development Area - the Vineyards at Cambridge  
 Adjacent Land Uses and Intended Zoning*

# Planned Unit Development

## The Vineyards at Cambridge

### Proposed Project Development

The following Maps show Location and Relationship to Existing Vicinity.

- 1 General Location in Village of Cambridge
- 2 Ariel View for Context and Visual Reference
- 3 Land Use Overview as Approved to Date
- 4 Proposed CSM of Subject Property

### Development Plan

The following Preliminary Plat illustrates layout of Development.

Areas and Proposed Uses include:

#### Residential

- Low Density – Single Family Homes
  - 'Family' Lots 2 – 22 (21 total)
  - 'Estate' Lots 23 – 53 (31 total)
- Medium Density - Condominiums – Lot 54
  - 7 Duplex Residences (14 Units)
- High Density – Apartments
  - Lot 1 – 24 Unit (1 Building)
  - Lot 55 – 42 Units (1 Building)

#### Open / Green Space

Open Spaces and Outlots as Planned and Created are further described:

Outlot 1 (1.8 acres) affords area for storm water management, green space and buffer and bicycle path. Maintained and controlled by Village.

Outlot 2 (1.04 acres) remains as Municipal Water Tower Site. Maintained and controlled by Village.

Outlot 3 (0.81 acre or 32,280sf) affords area for Neighborhood Park, green space and bicycle path. Park feature(s) and detail are not concluded at this time. Maintained and controlled by Village.

Outlet 4 (1.8 acres) and Outlet 5 (1.7 acres) affords area for green space buffer and bicycle path. Green space shall include grape vines as feasible by Vineyard Operations. Maintained and controlled by Development/Vineyard.

Outlot 6 (4.4 acres) affords area for preservation of Wetland, storm water management, green space buffer and bicycle path. Maintained and controlled by Village.

Outlot 7 (0.15 acre or 6550sf) affords area for storm water management, green space buffer and bicycle path. Maintained and controlled by Development/Vineyard.

Outlot 8 (28.0 acres) Vineyard Property. Further defined elsewhere in this PUD Application.

#### Bike Trail

Development incorporates, and makes an integral part, a bicycle trail of approximately 1 mile in length.

**Street and Block Standards** (Cambridge Chapter 16) requiring consideration are:

- 1 Vineyard Drive, as a collector street is 60 feet in width versus 66 feet (re: 16.24.010, F, 3)
- 2 Lot width at building setback line is below the required 80 feet in width (re: 16.24.04. A)  
Lots affected are 2-4, 12, 14, 17-19 33-37, and lot 52. Lot with lowest width is lot 33 at 64 feet.
- 3 The Village subdivision ordinance requires the extension of sanitary sewers all the way across the frontage of every new lot where there is any chance the sanitary sewer may be extended in the future. The sewers on Kenseth Way and Vineyard Drive do not extend all the way across the lots that are adjacent to State Highway 134. If the Village ever foresees the possibility of extending sewer service to the east side of State Highway 134 in the future, those sewers should be extended onto the State Highway 134 right-of-way, at least as close to the existing Highway 134 pavement as possible without disrupting that pavement.
- 4 A variance will be requested to allow the sanitary sewer design to remain as shown on page #8 and #14 because the lands east of highway 134 are lower than the proposed sanitary sewer and therefore a future sanitary sewer extension is not feasible.
- 5 The Village subdivision ordinance requires hydrant spacing no greater than 450 feet in residential areas or 600 feet in commercial areas. Some locations do not appear to meet these criteria. However, given the mixed land use in this development I suggest the plan be given to the Village fire chief for comment and that the fire chief's recommendations be followed. A variance will be requested to allow the spacing as shown on the attached plans with hydrant spacing in excess of 450 feet.
- 6 Village's subdivision ordinance requires a street width of 36 feet, curb face-to-curb face, whereas several streets are shown with a street width of 32 feet. Functionally, a 32-foot width allows parking on only one side if two moving vehicles are to pass at a location where a car is parked. If the Village allows a 32-foot width in the locations shown. A variance is requested to allow street widths of 32 feet curb face-to-curb face and boulevard islands as shown on the attached plans.
- 7 Development Plans include monument markers and piers with false gates as part of aesthetic and vineyard theme.

**Residential Standards** (Cambridge Chapter 17) including Lot Standards and relative Density are:

**Single Family Lots**

- 1 Lots 2,3,4,6,7,8,9, 10, 16 and 17 are below the minimum lot area of 10,800 square feet.
- 2 Lots 2, 3, 4, 12 14, 15, 17, 18 19, and 33-37 are less than required width of 80 foot frontage per R-L, R-M and R-H zoning districts.
- 3 All single family residence lots have a reduction from 12 foot minimum sideyard to 6 feet.  
Corner lots 30 and 31 have a reduction of front yard setback, or corner side from 25 feet to 20 feet.

**Multi-Family**

24 Unit Apartment – Lot 1

Density	23.88 Dwelling units per acre
Site Coverage	Building 25%
	Pavement 35%
	Open Space 40%
Parking Ratio	1.65 per unit
Building Height	42 feet
Side and Rear yard setbacks	at 10'

## **Agricultural – Vineyard w/ Winery and Distillery as a Conditional Use**

Cambridge Winery will be developing production, hospitality and agricultural facilities over the coming years. The production facilities will consist of one or more buildings that are equipped to produce wine, spirits and other agricultural products. The hospitality facilities will consist of a tasting room, gift shop, dining areas, event space and outdoor spaces that are integrated with the indoor spaces. Outdoor features will include patios, deck, water features/ponds, a mini-amphitheater and gardens. The agricultural facilities will include one or more agricultural buildings for farm equipment and vineyard hardware. Between 15 and 30 acres are expected to be planted with grape vines, with final acreage being dependent upon locations of roadways, driveways, buildings and waterways. A private well will be established to support agricultural and production uses, whereas municipal water and sewer will be used in all hospitality areas and restrooms.

TM Projects will be erecting a Craft Distillery at the Vineyards of Cambridge. The distillery will consist of constructing a 15,000 to 20,000 square foot production facility designed for future expansion. Parking will be set aside to accommodate 15 to 20 cars. The distillery will conduct tours 5 days a week and estimate on the weekend accommodating 100 people a day. Future expansion buildings will consist of metal buildings for aging whiskey on the property.

Primary facilities include:

- 1 Distillery 5 acre site portion under separate Ownership  
15-20,00sf Facility conforming to Business and Light Industrial Building Criteria per Chapter 17
- 2 Winery / Service Building  
5-10,000sf Facility conforming to Business and Light Industrial Building Criteria per Chapter 17
- 3 Hospitality Center  
5-6000sf Facility conforming to Business – Permitted Uses per Chapter 17

Service Road provided for mutual service and access from Vineyard DR.

## **Business / Commercial – BH Business Highway (phase 2)**

Outlot 9 (2.68 acres) and Outlot 10 (4.9 acres) along with ROW for Vineyard Drive reserved by Village per Developers Agreement and further described as Phase 2 of this Development with intended Use as BH-Business Highway consistent with Chapter 17.32 and adjacent development(s). Reference Lot 3 (9.263 acres total) of Proposed CSM. Maintained and controlled by Village. A key item for this portion of development is access to STH 12/18 requiring further planning and approval with WisDOT.

## **PUD (Planned Unit Development) and Variances**

Planning and Approvals to date are generally consistent with Village Zoning. Refer to attached Zoning Map excerpt. Detailed Reports, Reviews and Approvals are not included herein but remain available for Reference upon request.

This request for PUD Zoning Overlay intends to satisfy Zoning requirements of this unique development. Aspects and Items of this Proposed Development that require consideration and variance from regular Zoning Ordinance criteria and standards are as follows:

42 Unit Apartment – Lot 55 (refer to attached Site Plan)

Density	22.22 Dwelling units per acre	
Site coverage	Building	20%
	Pavement	30%
	Open Space	50%
Parking Ratio	1.88 per Unit	
Building Height	42 feet	
Side and Rear yard setbacks	at 10'	

**Landscaping**

Streetscaping and Tree Plantings will be provided to Village requirements. This aspect of development is not completed at this time.

**Street Light and Signage**

Street Lighting and signage will be provided to Village requirements. This aspect of development is schematically designed and anticipated at present.

**Significant Setbacks** (including wetland and buffer(s))

A wetland of area less than 2.0 acres in area was determined to be present at north portion of development area. Current ordinance does not address this condition and requirement for protection, buffering and building setback. Consistent with Dane County regulations and DNR guidelines, a 50' set back is incorporated into Plat in area of concern.

**Development Timetable and Budget**

Phase 1 – Majority of Development (Lots 1, 2 and 4 of Proposed CSM)

<b>Infrastructure</b> (streets and utilities)	Construction Start	Spring 2015.
	Completion	Summer 2015
Cost of Phase 1	Hard Cost	\$ 2,648,069
	Soft Cost	\$ 1,366,100
	Total	\$ 4,014,169
Source of Funds	Developer Equity	

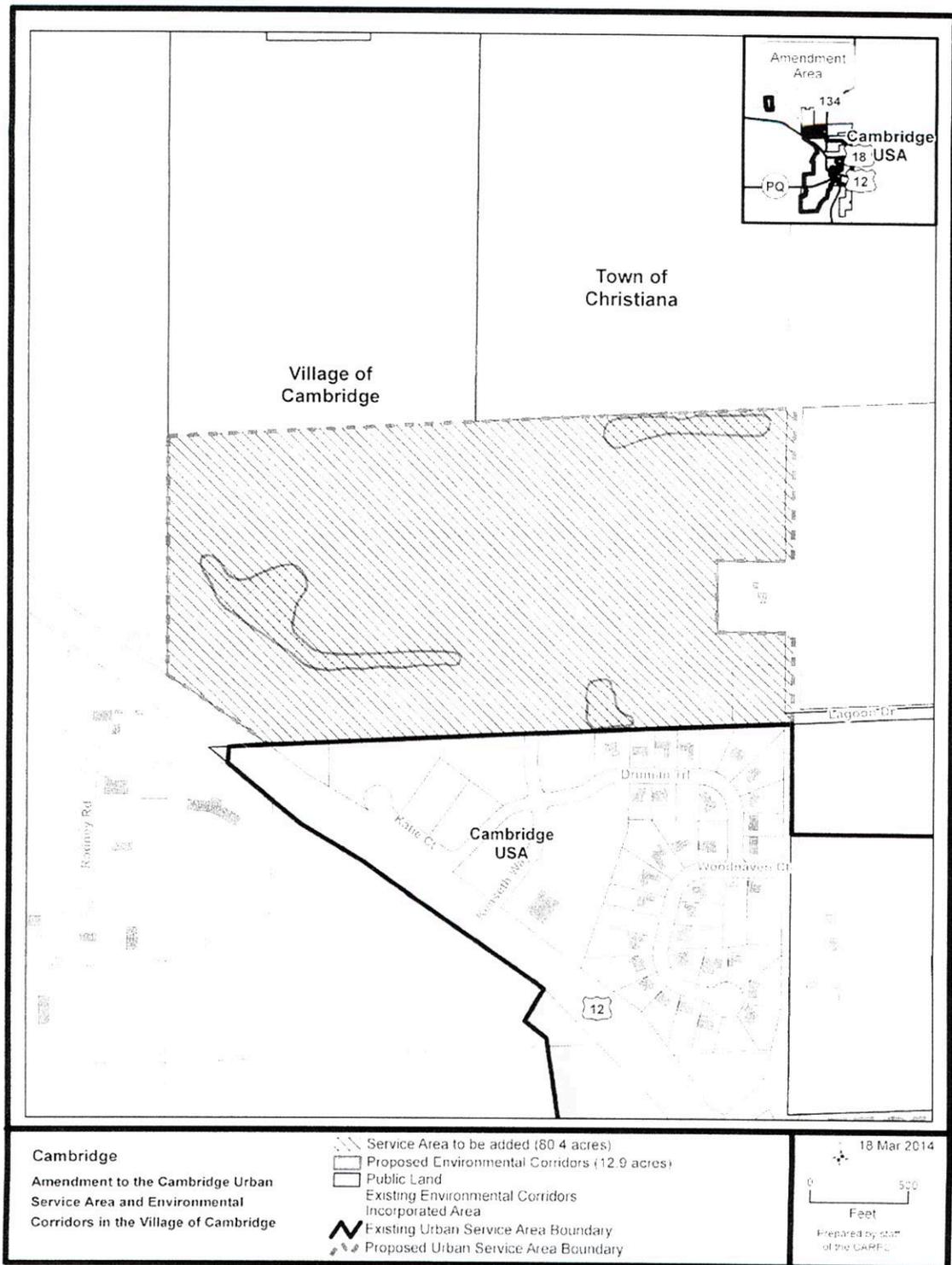
<b>42 unit Apartment Building</b>	Construction Start	May 2015
	Completion	Feb 2016
Cost of Project	Hard Cost	\$4,089,330
	Soft Cost	\$ 730,524
	Total	\$5,239,584

Source of Funds	Developers Equity	\$ 830,800
	Investors Equity	\$ 479,164
	Lender Financing	\$3,929,890

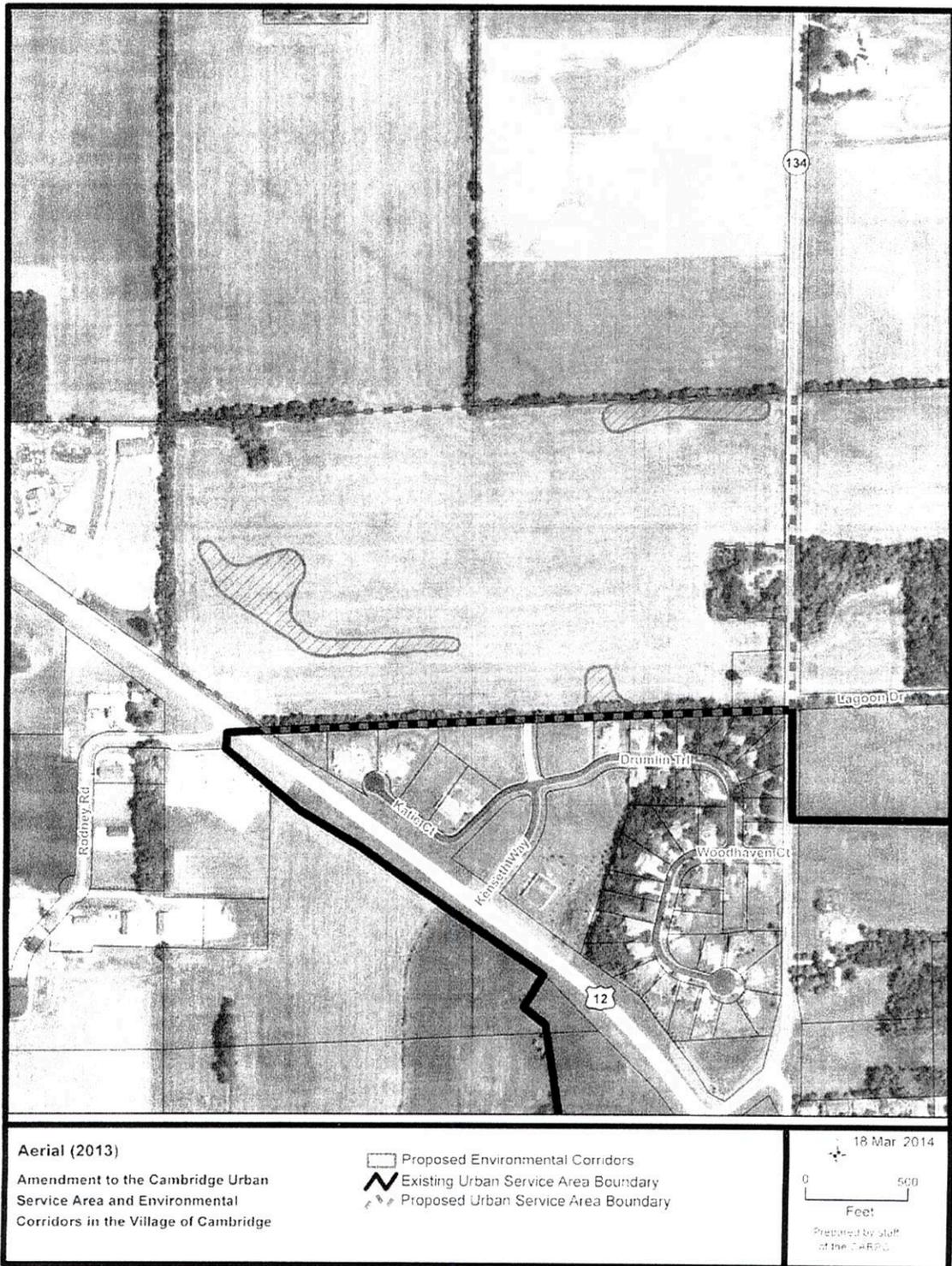
**Approval Documents**

This Development has been heavily reviewed, studied, revised and approved by the County of Dane(CARPC), Wisconsin Department of Natural Resources (WDNR) and the Village of Cambridge.

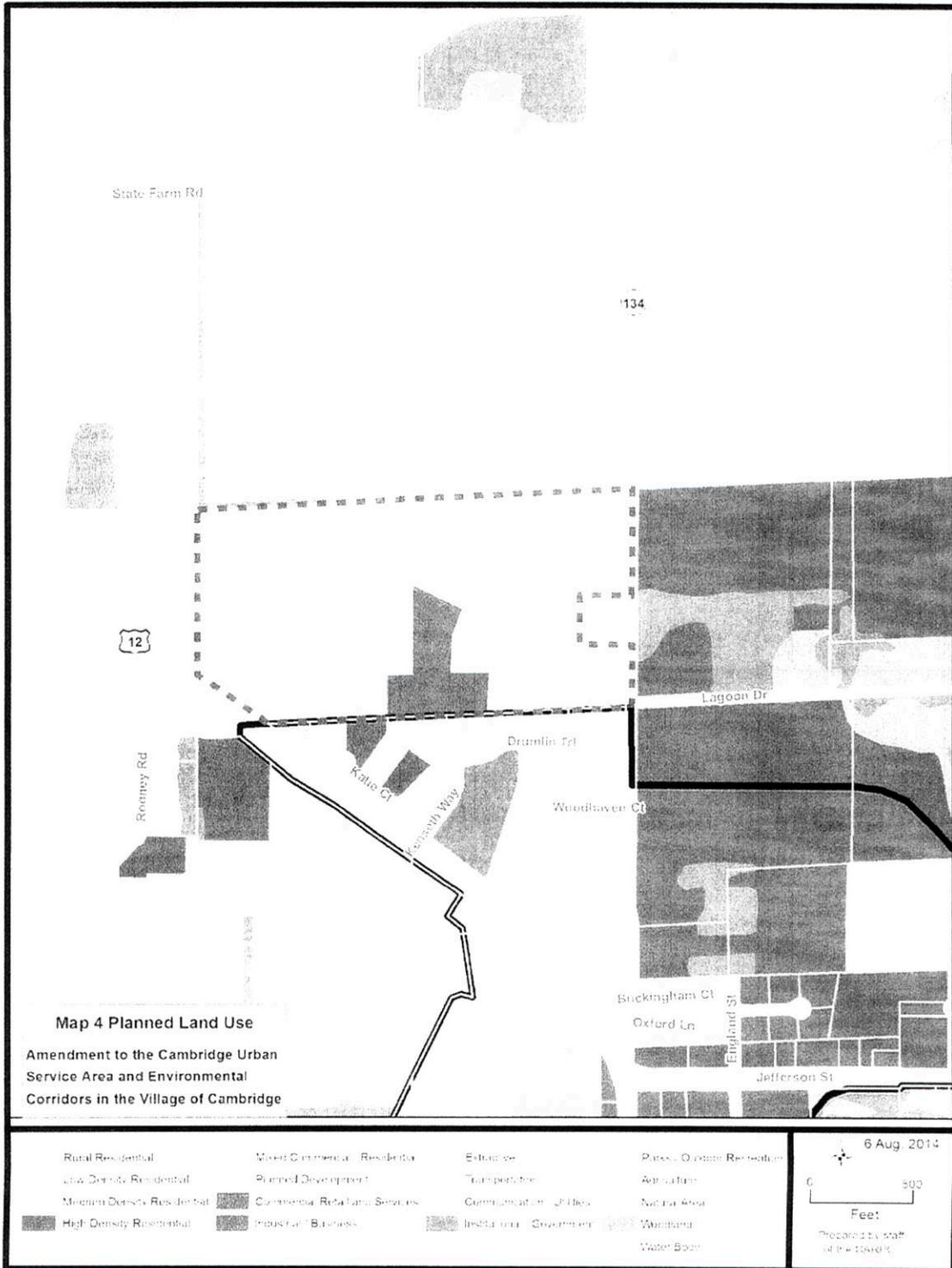
- 1 CARPC 208 – Development
- 2 CARPC 208 – Lift Station Upgrade/Sewer Extension
- 3 WDNR - Storm Water
- 4 Dane County – Storm Water
- 5 Dane County – Erosion Control



*Development Area - the Vineyards at Cambridge*



*Development Area - the Vineyards at Cambridge*

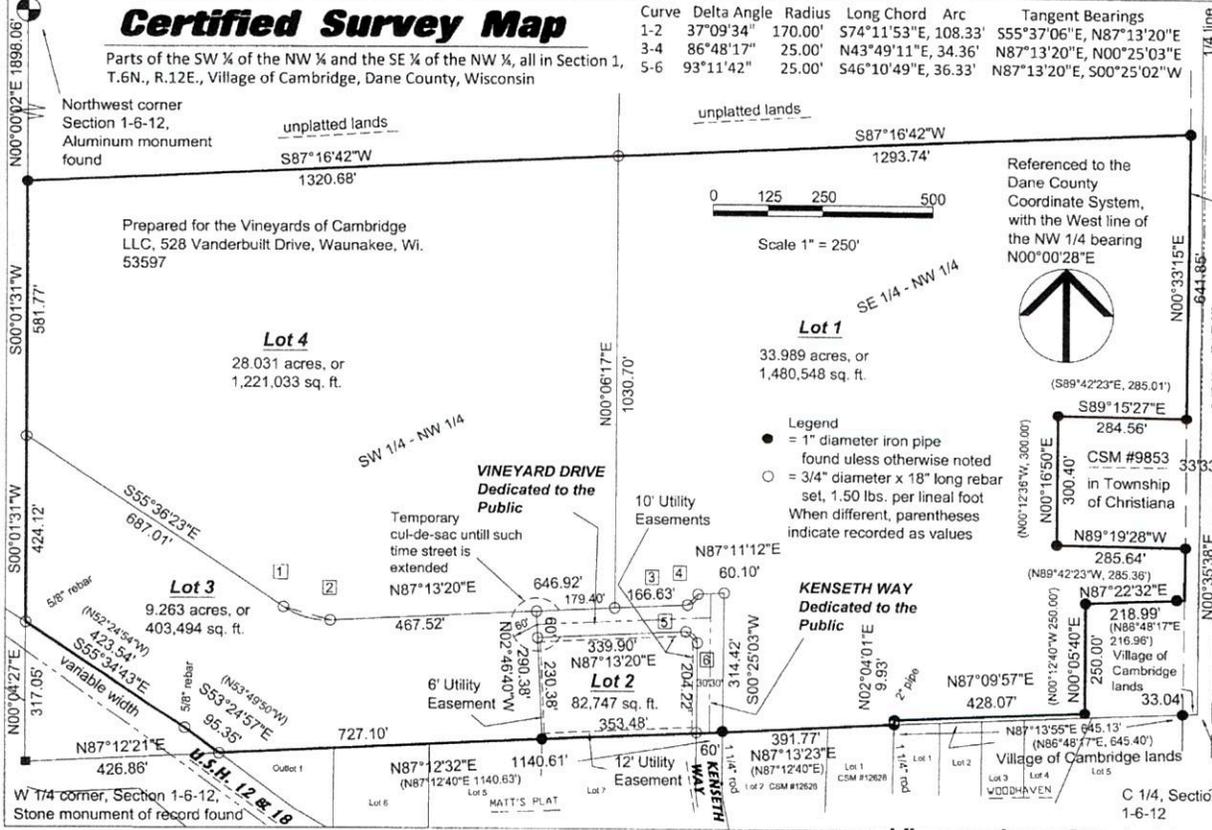


*Development Area - the Vineyards at Cambridge  
 Adjacent Land Uses and Intended Zoning*

# Certified Survey Map

Parts of the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, all in Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin

Curve	Delta Angle	Radius	Long Chord	Arc	Tangent Bearings
1-2	37°09'34"	170.00'	574°11'53"E, 108.33'	555°37'06"E, N87°13'20"E	
3-4	86°48'17"	25.00'	N43°49'11"E, 34.36'	N87°13'20"E, N00°25'03"E	
5-6	93°11'42"	25.00'	S46°10'49"E, 36.33'	N87°13'20"E, S00°25'02"W	



Northwest corner Section 1-6-12, Aluminum monument found

unplatted lands

unplatted lands

Prepared for the Vineyards of Cambridge LLC, 528 Vanderbilt Drive, Waunakee, WI, 53597

**Lot 4**  
28.031 acres, or 1,221,033 sq. ft.

**Lot 1**  
33.989 acres, or 1,480,548 sq. ft.

**Lot 3**  
9.263 acres, or 403,494 sq. ft.

**Lot 2**  
82,747 sq. ft.

VINEYARD DRIVE Dedicated to the Public

KENETH WAY Dedicated to the Public

10' Utility Easements

6' Utility Easement

12' Utility Easement

5/8" rebar

3/4" rebar

Variable width

U.S.H. 12 & 18

W 1/4 corner, Section 1-6-12, Stone monument of record found

Referenced to the Dane County Coordinate System, with the West line of the NW 1/4 bearing N00°00'28"E

Scale 1" = 250'

Legend:  
● = 1" diameter iron pipe found unless otherwise noted  
○ = 3/4" diameter x 18" long rebar set, 1.50 lbs. per lineal foot  
When different, parentheses indicate recorded as values

CSM #9853 in Township of Christiana

Village of Cambridge lands

C 1/4, Section 1-6-12

5.71# #13# 1/4 line Village of Cambridge Municipal border

Dwg. No. 4421C-15 Date 2/17/2015

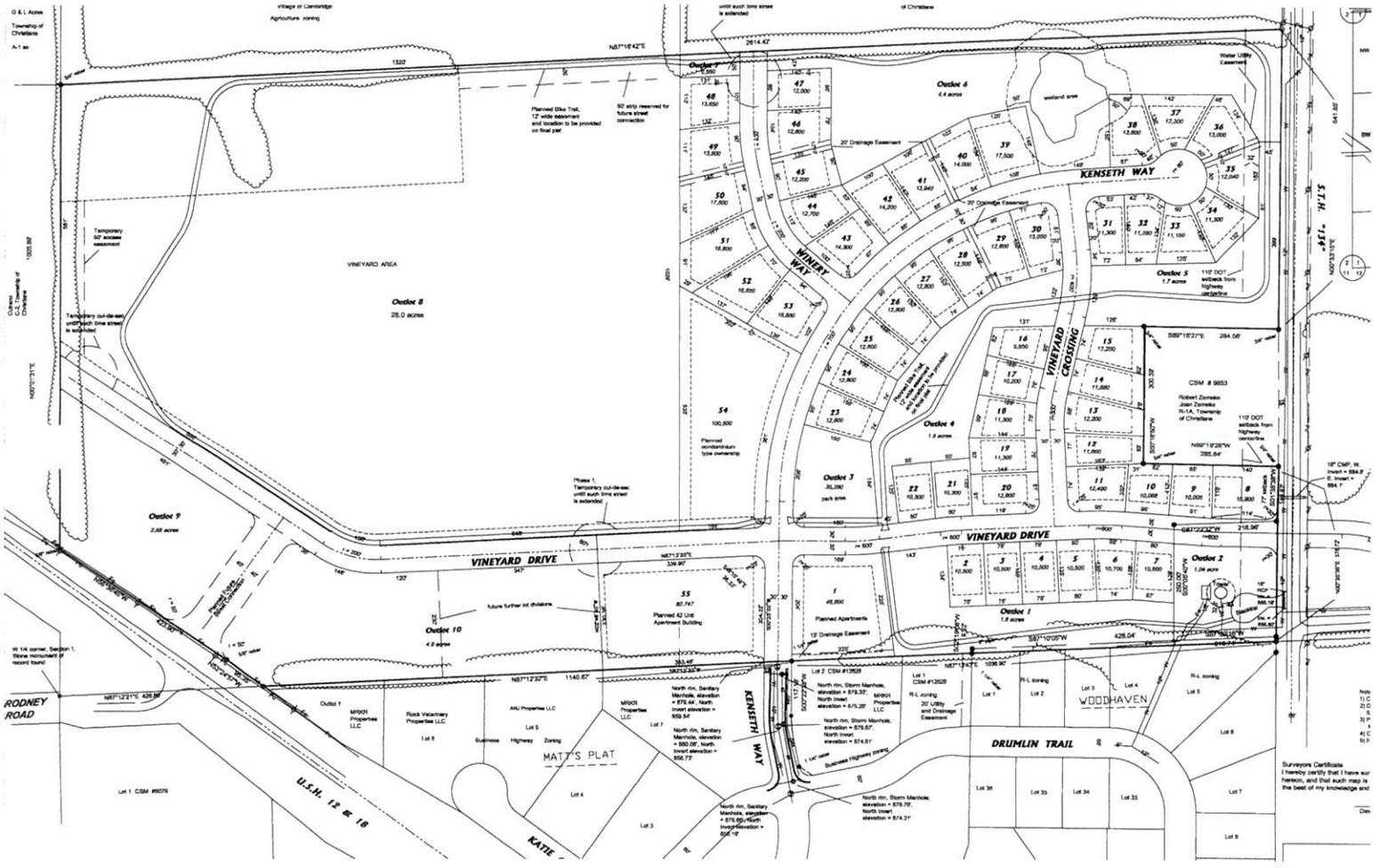
Sheet 1 of 2

Document No. \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

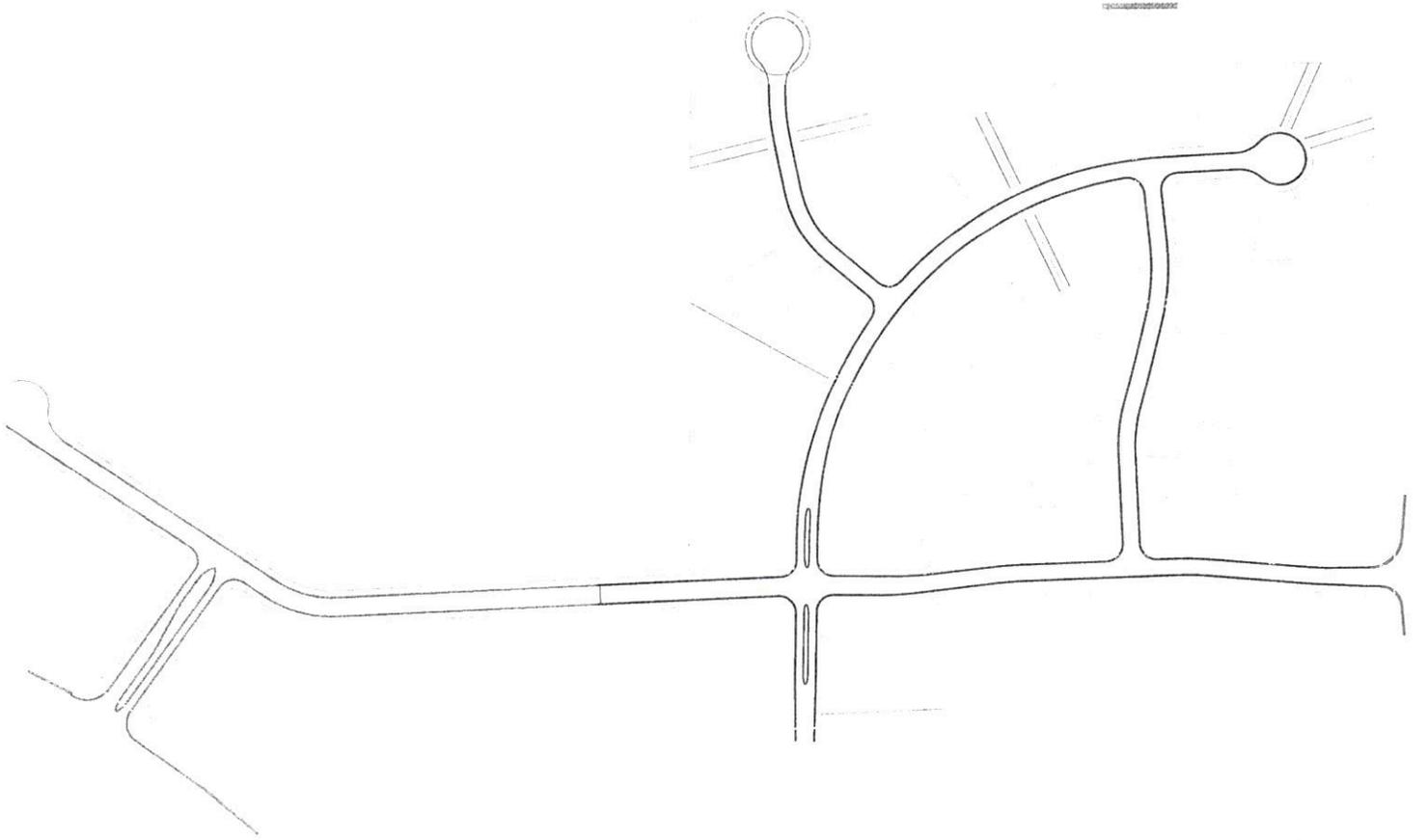
**Wisconsin Mapping, LLC**  
surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

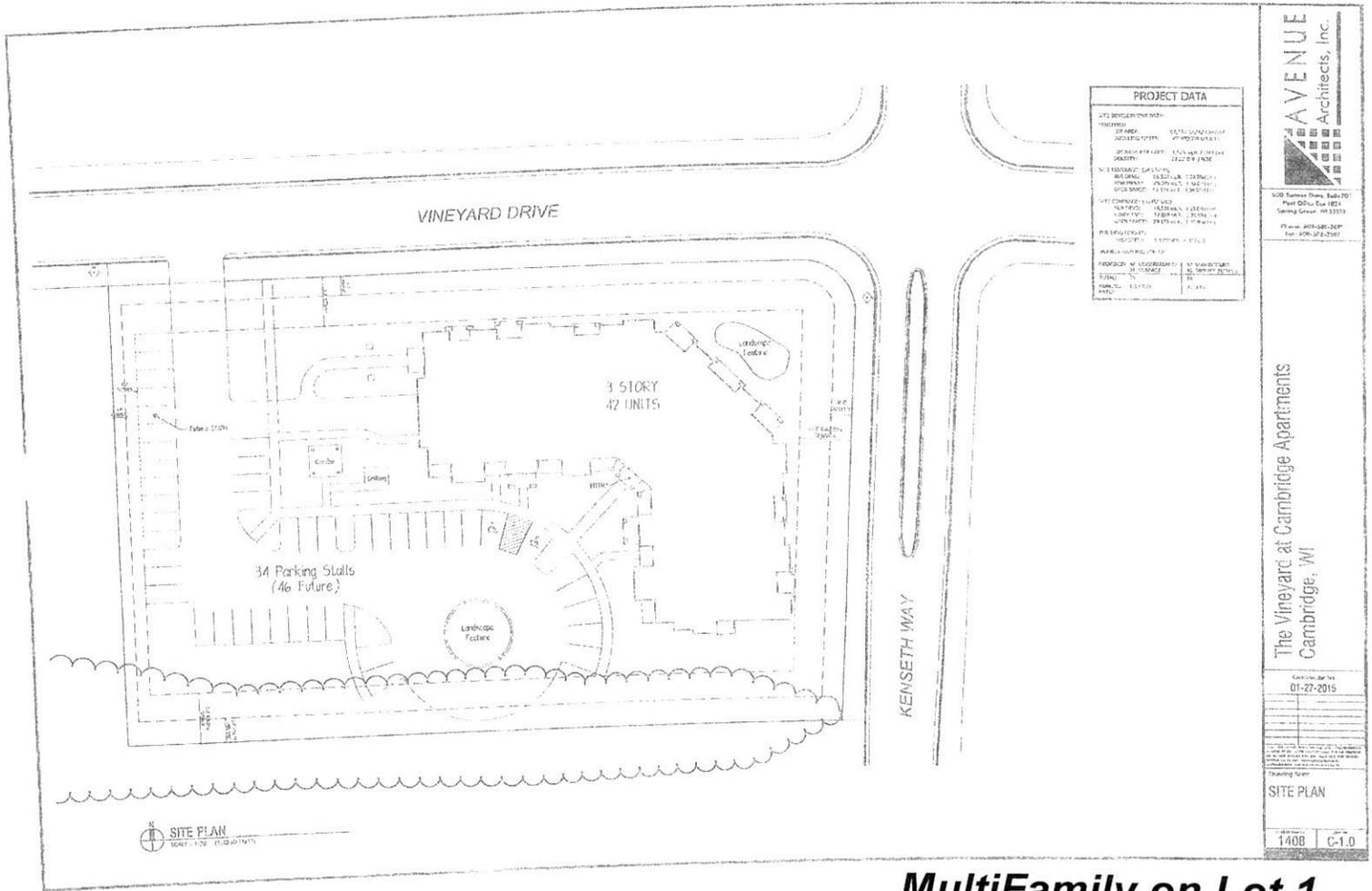
Vineyards at Cambridge



Surveyors Certificate  
 I hereby certify that I have surveyed this map, and that each map is the best of my knowledge and

Map  
 11.0  
 11.1  
 11.2  
 11.3  
 11.4  
 11.5





500 Summer Street, Suite 201  
 Post Office Box 1824  
 Cambridge, MA 02142

Phone: 617-382-2828  
 Fax: 617-382-2787

The Vineyard at Cambridge Apartments  
 Cambridge, MA

Issue Date: 01-27-2015

NO.	DATE	DESCRIPTION

140B C-1.0

**MultiFamily on Lot 1  
 Vineyards at Cambridge**

**SUMMARY**  
**DECLARATION OF PROTECTIVE  
COVENANTS FOR THE VINEYARDS AT  
CAMBRIDGE LOTS 2-53**

**This is a summary of the most frequently asked questions regarding the deed restrictions at The Vineyards at Cambridge. Please refer to the full deed restrictions for a complete understanding of all recorded restrictions.**

- **ARCHITECTURAL CONTROL COMMITTEE:**  
No building or other improvement shall be erected, placed or altered on any Lot until its construction plans and specifications have been approved in writing by the Committee.
- **OCCUPANCY:**  
No structure shall be occupied prior to an occupancy permit being issued
- **ARCHITECTURAL RESTRICTIONS:**  
NO Mobile and Other Manufactured Homes are allowed. Front and Side Yard Requirements: Frontage as planned; Minimum Front Yard 25 feet, Minimum Side Yard 6 feet each, 12 feet in combination, except that a side yard that abuts a street shall not be less than 20 feet in width; if a garage entrance is located on the side yard abutting a street, it shall have a minimum side yard of not less than 10 feet, Minimum Rear Yard: 25 feet.
- **FLOOR AREA MINIMUMS:**  
Each Dwelling constructed on **Lots 2-22** shall have a minimum of the following floor area of finished living space:
  - a. Single-story houses shall have not less than one thousand three hundred (1,300) square feet of finished area.
  - b. Raised ranch, bi-level and tri-level houses shall have not less than one thousand two hundred (1,200) square feet of finished area on the main level and eight hundred (800) square feet of finished area on the upper levels.
  - c. Two-story houses shall have not less than one thousand seven hundred (1,700) square feet of finished area on both floors.Each Dwelling constructed on **Lots 23-53** shall have a minimum of the following floor area of finished living space:
  - a. Single-story houses shall have not less than one thousand eight hundred (1,800) square feet of finished area.
  - b. Raised ranch, bi-level and tri-level houses shall have not less than one thousand eight hundred (1,800) square feet of finished area on the main level and one thousand (1,000) square feet of finished area on the upper levels.
  - c. Two-story houses shall have not less than two thousand two hundred (2,200) square feet of finished area on both floors.At least 35% of the front elevations of all Dwellings shall be brick, stone, stucco or masonry Material. Aluminum and vinyl siding shall be limited to than sixty five percent (65%) of the exterior of the building.
- **FENCING:**  
Fences shall not be allowed, except for screening of service areas, without the prior written consent of the Committee. The prior written consent of the Winery Owner is required if the proposed fence is to be erected on a Lot which is adjacent to or abuts the Winery.
- **LANDSCAPING:**  
Please see the full deed restrictions for landscaping requirements.

- USE RESTRICTIONS:  
Developer may use one or more Lots as a sales office and/or model home for Purposes of Marketing.
- LOTS AND DWELLINGS:  
A Lot shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage, guardianship or adoption) plus no more than one unrelated person. No structures shall be erected, altered, placed or permitted to remain on any Lot or part thereof other than one detached single-family dwelling, not to exceed two stories in height, and a private garage attached to said dwelling for not less than two cars, nor more than four cars. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any Dwelling. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit an Owner from:
- GARBAGE and REFUSE DEISPOSAL:  
No garbage receptacles may be stored outside. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste. All clippings, rocks or earth must be in containers, and no exterior burning of household items is permitted.
- STORAGE and PARKING:  
Outdoor storage of vehicles, boats, or any other personal property shall not be permitted. The parking of service vehicles owned or operated by the Lot owners and their families is prohibited unless they are kept in garages.
- OUTSIDE CLOTHES LINES:  
Lots 23-53 Clothes line poles shall not be permitted on any Lot and no laundry or wash shall be dried or hung outside any Owner's Dwelling.  
Lots 2-22 may have a retractable clothes line which retracts to the house. When not in use the clothes line shall be retracted.
- PETS and ANIMALS:  
No commercial boarding shall be allowed, number of pets please refer to Village ordinances
- EASEMENTS FOR WINERY:  
The Lots immediately adjacent to the Winery are hereby burdened with a non-exclusive easement in favor of the Winery for overspray of water from any irrigation system serving the Winery and for overspray of any substance, inclusive of fertilizers, pesticides, herbicides, fungicides or other chemicals, whether in solid, liquid or vapor form, applied to the Winery property.
- WINERY DECLARATIONS and TRESPASSING:  
Lot Owners acknowledge that the Winery is private property, and shall not enter or trespass upon Winery property without approval from the Winery Owner,
- RESTRICTED CHEMICALS:  
Restricted Chemicals may not be applied at any time or for any reason whatsoever on any lot please review full deed restrictions.
- GENERAL ANNUAL CHARGE:  
All Lots shall be subject to general annual charges, which may be determined and assessed annually by the Association  
All persons, including all Owners, are hereby advised that no representations or warranties have been or are made by Developer or any other person with regard to the continuing existence, ownership or operation of the Winery, if any, and no purported representation in such regard, either written or oral, shall ever be effective without an amendment to this Declaration executed or joined into by Developer.
- RIGHTS TO USE.  
Neither membership in the Association nor ownership of a Lot shall confer any ownership interest in or right to use the Winery.

VINEYARDS AT CAMBRIDGE

<u>ZONING TYPE</u>	<u>CURRENT REQ</u>	<u>PUD STANDARDS</u>	<u>DIFFERENCE</u>
RL	FRONTAGE 80'	50' (CUL DE SAC)	62%
	LOT SIZE 10,800	10,005	92%
	FRONT 25'	20'	80%
	SIDE 12'	6'	50%
	REAR 25'	20'	80%
RH	FRONTAGE 80'	EXCEEDS	N/A
	LOT SIZE 10,800	EXCEEDS	N/A
	FRONT 25'	10'	OK BY ORD
	SIDE 12'	10'	83%
	REAR 25'	10'	OK BY ORD

**AG/DISTILLERY LAND**

**CURRENT AG ALLOWS FOR GROWING OF GRAPES AND ACCESSORY BUILDINGS. I WOULD SUGGEST ADDING A CONDITIONAL USE TO PROVIDE FOR ACCESSORY BUILDINGS FOR THE PRODUCTION AND SALE OF PRODUCT RAISED ON THE SAME AG LAND.**



February 6, 2015

Mr. Ryan Quam  
Quam Engineering  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558

Re: Sewer Extension Review #05-15-01

Dear Mr. Pope:

This is to acknowledge receipt of your letter of January 20, 2015, requesting the Capital Area Regional Planning Commission to review and comment, pursuant to Section NR 110.08(4) of the Wisconsin Administrative Code, on the following described sanitary sewer extension:

Kenseth Way, Winery Circle (including reach to MH#9 in easement between lots 44 and 45), Vineyard Drive, Vineyard Circle  
(all within The Vineyards at Cambridge)  
Village of Cambridge

CARPC staff has reviewed the proposed extension, and has determined that it is consistent with the urban service area provisions of the *Dane County Water Quality Plan* and *Land Use and Transportation Plan* and fulfills the conditions of Resolution CARPC No. 2014-12 which added this area to the Cambridge Urban Service Area.

***Please note that the winery facility and all commercial lots will require individual sewer extension letters when site designs are available.***

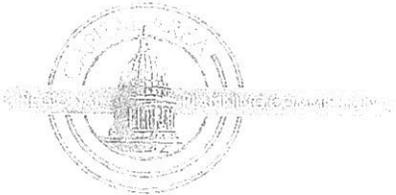
You should include a copy of this letter in your submittal to the Wisconsin Department of Natural Resources. If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Kamran Mesbah, PE, AICP  
Director of Environmental Resources Planning

cc: Mr. Steve Struss, President, Village of Cambridge  
Mr. Mo Hansen, Village Administrator, Village of Cambridge  
Ms. Fran Keally, WDNR, Bureau of Wastewater

DA-10-14



110 Madison, Ste. 201, Room 201, Madison, WI 53703 Phone: 608/261-1000 Fax: 608/261-1001 Email: [info@carpc.com](mailto:info@carpc.com) Website: [www.carpc.com](http://www.carpc.com)

December 8, 2014

Mr. Darrin Pope  
Vierbicher Associates  
999 Fourier Drive, Suite 201  
Madison, WI 53717

Re: Sewer Extension Review #05-14-01

Dear Mr. Pope:

This is to acknowledge receipt of your letter of December 1, 2014, requesting the Capital Area Regional Planning Commission to review and comment, pursuant to Section NR 110.08(4) of the Wisconsin Administrative Code, on the following described sanitary sewer extension:

Matt's Plat to Cambridge Lift Station Upgrade  
Village of Cambridge

CARPC staff has reviewed the proposed extension, and has determined that it is consistent with the urban service area provisions of the *Dane County Water Quality Plan* and *Land Use and Transportation Plan* and fulfills the conditions of Resolution DCRPC No. 1013 which added this area to the Cambridge Urban Service Area.

You should include a copy of this letter in your submittal to the Wisconsin Department of Natural Resources. If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Kamran Mesbah, PE, AICP  
Director of Environmental Resources Planning

KM:PG

cc: Mr. Steve Struss, President, Village of Cambridge  
Mr. Mo Hansen, Village Administrator, Village of Cambridge  
Ms. Fran Keally, WDNR, Bureau of Wastewater

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
South Central Region Headquarters  
3911 Fish Hatchery Road  
Fitchburg, WI 53711-5397

Scott Walker, Governor  
Cathy Stepp, Secretary  
Mark Aquino, Regional Director  
Telephone (608) 275-3266  
FAX (608) 275-3338  
TDD (608) 275-3231



December 1, 2014

Bill Ranguette  
The Vineyards at Cambridge LLC  
528 Vanderbilt Drive  
Waunakee WI 53597

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-04: Construction Site Storm Water Runoff  
Permittee Name: The Vineyards at Cambridge LLC  
Site Name: The Vineyards at Cambridge  
FIN: 51738

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on September 15, 2014, for The Vineyards at Cambridge site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-04, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is December 01, 2014. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:  
<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-04
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Eric Rortvedt at (608) 273-5612.

Sincerely,



Eric S. Rortvedt, P.E.  
South Central Region  
Water Resources Engineer

ENCLOSURE: Certificate of Permit Coverage

Cc: Ryan Quam, Quam Engineering (email)



## Water Resource Engineering Division

Dane County Land & Water Resources Department

Jeremy Balousek, P.E., Division Manager

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DATE: December 12, 2014

TO: Mo Hansen  
Village of Cambridge

FROM: Josh Harder, P.E.  
Erosion Control Engineer

RE: **The Vineyards at Cambridge – Stormwater Management Plan Review, Permit 2014-05**

The stormwater management plan for The Vineyards at Cambridge development dated December 10, 2014 has been reviewed and meets the applicable standards of the Village of Cambridge Ordinances. The development is subject to the following requirements:

1. All components of the stormwater management system must be constructed in accordance with the approved plans and DNR/County/City Technical Standards where applicable.
2. Upon completion of construction, as-built certification bearing the seal of a professional engineer licensed in the State of Wisconsin must be submitted for approval.
3. Stormwater management facilities must be maintained in accordance with the approved plan and stormwater management system maintenance agreement.

### **Stormwater Management Standards and Proposed Practices**

<u>Performance Standard</u>	<u>Proposed Practices and Performance Achieved</u>
<b>Sediment Control</b> <i>80% reduction</i>	Five wet detention basins, one infiltration basin and one bioretention basin are designed to reduce by 80% the total suspended solids load on an average annual basis.
<b>Oil and Grease Control</b> <i>Treat first half-inch</i>	Oil and Grease control is not achieved at the plat level. Development on each lot (excluding one or two family dwellings) must provide oil and grease control for the first half inch of runoff from parking and associated traffic areas.

Performance Standard

Proposed Practices and Performance Achieved

**Temperature Control**  
*No increase*

This project is not within the watershed of a thermally sensitive water resource.

**Runoff Rate Control**  
*Maintain predevelopment peak discharge rates*

Five wet detention basins and one infiltration basin are designed to provide peak runoff rate control for the 1, 2, 10 and 100 year – 24 hour design storm events.

**Infiltration and Recharge**  
*Maintain 90% of predevelopment stay-on*

One infiltration basin and one bioretention basin are designed to maintain 90% of predevelopment stay-on for Phase 1. No plat level infiltration is achieved for Phase 2. All Lots in Phase 2 must satisfy the infiltration requirements on site at the time of development.

**The applicant shall submit a hard copy and PDF file of the approved stormwater management plan submittal (Dated December 10, 2014) before requesting a permit from the Village of Cambridge.** This review is for Title 15.44 of the Village of Cambridge Code of Ordinances only, which is consistent with minimum Dane County standards. Any proposed changes to the Stormwater management plan must be submitted and approved prior to implementation. Other permits and approvals may be necessary prior to beginning the project

Cc: Ryan Quam, P.E., Quam Engineering, LLC (email)  
Kevin Parish, P.E., Quam Engineering, LLC (email)  
Eric Rortvedt, P.E., WI DNR (email)  
Bill Ranguette, The Vineyards at Cambridge, LLC (email)



## Water Resource Engineering Division

Dane County Land & Water Resources Department

Jeremy Balousek, P.E., Division Manager

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DATE: December 12, 2014

TO: Mo Hansen  
Village of Cambridge

FROM: Josh Harder  
Erosion Control Engineer

RE: **The Vineyards at Cambridge – Erosion Control Plan Review, Permit 2014-04**

The erosion control plan dated December 10, 2014 has been reviewed and meets the applicable requirements of the Village of Cambridge erosion control ordinance, Chapter 15.44. The plan includes the following requirements:

1. The site will be accessed off Highway 12 and Highway 14 at the designated construction entrances using a stone tracking pad. The construction entrances must be maintained in a manner that prevents material from reaching public roads. Any material tracked onto public roads must be removed immediately and the access controls must be improved prior to resuming construction traffic.
2. Silt fence must be installed prior to grading in the locations shown on the plan and where deemed necessary, including down slope of all soil stockpiles. The silt fence must be maintained until the site is vegetated and stabilized.
3. All stormwater inlets receiving runoff from disturbed areas will be protected with WI DOT Type D inlet protection. The inlet protection must be maintained for the duration of land disturbing activities and must be promptly removed upon stabilization.
4. Ditch checks will be installed at the locations shown on the plan. Accumulated sediment will be removed when it reaches a depth of six inches.
5. Detention basins will be over excavated one foot during construction. Accumulated sediment will be removed as necessary to maintain capacity.
6. Channels must be erosion matted during final site stabilization. The erosion matting must be WI DOT Class II, Type B or approved equivalent.
7. Grading must be confined to the areas shown on the plan. No material storage, vehicle traffic or grading may occur outside the "limits of disturbance" identified on the plan.

The plan must be revised to include additional erosion control measures in the event that any of these areas are disturbed.

8. The plan includes a construction schedule as follows:

Grading and construction is scheduled to resume upon receipt of all required permits.

All land disturbance associated with Phase 1 of this plan must be restored by September 15, 2015.

Phase II land disturbance is scheduled to begin April 1, 2016.

All land disturbance associated with Phase 2 of this plan must be restored by September 15, 2016.

This review is for Title 15.44 of the Village of Cambridge Code of Ordinances only, which is consistent with Dane County erosion control standards. Other permits and approvals may be necessary prior to beginning the project.

Cc: Ryan Quam, P.E., Quam Engineering, LLC (email)  
Kevin Parish, P.E., Quam Engineering, LLC (email)  
Eric Rortvedt, P.E., WI DNR (email)  
Bill Ranguette, The Vineyards at Cambridge, LLC (email)

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Cambridge WI
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