



Village of Cambridge Plan Commission

**Monday, July 12, 2021 – 6:30 P.M.
Amundson Community Center, Senior Room
200 Spring Street**

PUBLIC HEARING

1. Call to Order / Roll Call
2. Proof of Posting
3. Public Hearing relating to Conditional Use Permit applied for by Geneva Pacific Capital, LLC for a retail motor parts store at 201 Commerce Avenue.
4. Adjourn the Public Hearing

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting On June 14, 2021
4. Public Appearances:
5. Old Business: Discussion and Possible Action re:
6. New Business:
 - a. Conditional Use Permit Application for by Geneva Pacific Capital, LLC for a retail motor parts store at 201 Commerce Avenue.
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

Village of Cambridge Plan Commission

Monday, June 14, 2021 – 6:30 P.M.
Amundson Community Center, 200 Spring Street
Community Room

AS ALL DANE COUNTY COVID MANDATES HAVE BEEN LIFTED, THIS IS AN IN-PERSON MEETING: MASKS ARE NOT REQUIRED; HOWEVER, IT IS RECOMMENDED THAT UNVACCINATED PEOPLE CONTINUE TO WEAR MASKS TO PREVENT THE SPREAD OF COVID-19. THE MEETING ROOM WILL BE SET UP FOR SOCIAL DISTANCING. THANK YOU!

MINUTES

1. **Call to Order / Roll Call:** Trustee Wittwer called the meeting to order at 6:30 p.m. Members present: Commissioners Franklin, Michalski, Milsap, Hollenbeck and Chairman Wittwer. Members excused: Commissioner Anderson. Others present: Lisa Moen, Administrator/Clerk/Deputy Treasurer; Mike Reiber, Dancing Goat Distillery; Mark McNally, Village President, Karyn Saemann, Cambridge News.
2. **Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank, and the Village Web Site.
3. **Approve Minutes** from Plan Commission Meeting on February 8, 2021: Commissioner Michalski made a motion to approve the minutes as presented, seconded by Commissioner Franklin. Motion carried.
4. **Public Appearances:** None
5. **Unfinished Business:** None
6. **New Business:** Discussion and Possible Action regarding:
 - a. **Update from Dancing Goat Distillery**
 - i. **General Update:** Rick House 1 is complete, state inspection in February and Occupancy Permit received. Have started populating the Rick House, 2,000 barrels. They have approval from the state for Rick House 2. In the future they may request permission to have visitors on site. Expansion of the Distillery: building is complete, finishing 4 internal projects. There has been a slight delay due to COVID in receiving supplies. By fall there will be a significant increase in production with 5 stills running. McNally questioned what they have learned from the first one – to go bigger and taller. The village has already approved the increase in size for the next Rick House. He also questioned plans to have a Rick House on the site of the Distillery – it would not be an actual Rick house, but rather a model to show people how barrels are stored in the Rick House.
 - ii. **Landscaping Plan:** There will be an oat seed base, both inside and outside of horseshoe; micro clover grass mix; pollinator bee mixes; ditch mix; 2 low water areas – wetland flower mix. Juniper by the gates on the south side. Due to the drought, looking to plant in the fall. Later will add lavender patches, fruit, and ornamental trees on the west side, creeping red flocks. These plantings will be done later, spread around the facility so that they are not all clumped together in one area.
 - iii. **Beekeeping:** As mentioned in the memo that was distributed, The Dancing Goat Distillery is interested in keeping bees on their property. While our ordinances state that a permit must be

obtained from the Village, staff was unable to find any such permit or application on file. After doing some research, before you are a draft application as well as background material. Per this, an application would be filled out and returned to the clerk with a \$50 fee and additional materials such as drawings of the property and location of the hives. A notice would be sent to all neighboring properties, giving them 2 weeks to respond. Dancing Goat would use a Beekeeper from Shawano as their mentor. The honey would be a sugar source, for their own use, driven by wildflowers that they plant.

Commissioner Michalski made a motion to recommend to the Village Board the Beekeeping application and fee schedule as presented, seconded by Commissioner Franklin. Motion carried.

7. Correspondence: None

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

- a. Conditional Use Permit and rezone of property located at 201 Commerce Avenue
- b. Affordable housing? We have not received anything new from the developer. He was still interested in the Village and other sites.
- c. Main Street Road work: There is a building that needs new water service installed. Main St will be partially shut down to complete. All state permits have been received.
- d. North St Property: Permits have been obtained; they have met with the building inspector. He will be monitoring progress.
- e. Highway 12 – outbuilding – addition to garage? Moen will check with the building inspector to see if a permit has been obtained.
- f. Economic Development Committee has met. Will be brainstorming goals. One item that has been brought up is the possible need to change some ordinances to be more inviting to potential businesses/builders. Plan Commission could work with them on this. Looking at our Smart Growth Plan – which will need to be revised in the coming years. Goal of more rooftops.

9. Adjournment of Meeting: Commissioner Franklin made a motion to adjourn, seconded by Commissioner Hollenbeck. Motion carried. Chairman Wittwer adjourned the meeting at 7:09 p.m.

Lisa Moen, Village Administrator/Clerk/Deputy Treasurer

**VILLAGE OF CAMBRIDGE
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE PERMIT

Public notice is hereby given that the Plan Commission of the Village of Cambridge will hold a public hearing at 6:30 p.m., Monday, July 12, 2021, in the Community Room of the Amundson Community Center, 200 Spring Street, Cambridge, WI for hearing all interested parties, their attorney's or agents with respect to the following applications:

Geneva Pacific Capital, LLC has applied for a Conditional Use Permit for a retail motor parts store at the following property:

TAX KEY: 111/0612-91405101-5
201 Commerce Avenue
Village of Cambridge

This property is currently zoned B-G, Business General. They are requesting a Conditional Use for the purpose retail motor parts store. They are proposing converting the current 10 mini storage units to include in retail motor parts store by removing all interior walls and overhead doors. Store would be a total of 6,033 square feet with 1,600 for showroom and 4,433 for storage. Reconfigure parking to provide for 19 stalls, rather than the 31 required for 1/200 sf for retail.

The Village of Cambridge will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The Village Clerk can be reached at: (608) 423-3712.

Dated this 17th day of June, 2021.

Lisa Moen
Village Clerk

Posted: June 18, 2021
Published: June 24 and July 1, 2021

Conditional Use Permit Application

To the Village of Cambridge Plan Commission:

The undersigned owner of the property described below petitions you to approve the following request for a conditional use permit.

PROPERTY LOCATION		
Street Address	201 Commerce Ave. Cambridge, WI 53523	
Legal Description	LOT 1, NORTHWAY, IN THE VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN	
Tax Parcel #	111/0612-014-5101-5	
Current Zoning (circle one):	(BG) BP MU BH BC LDR MDR HDR I A C P PUD	
CONTACT INFORMATION		
	OWNER	OWNER'S AGENT
Name	Geneva Pacific Capital, LLC	Strang, Inc.
Address	1670 Northrock Court, Rockford, IL 61123	811 East Washington Ave, Suite 200, Madison, WI 53703
Phone	(779) 500-6019	(608) 276-9200
DESCRIBE YOUR REQUEST		
1. Current Use of the Property:		
2760 sf of retail sales of automotive parts and accessories, two offices of 21' x 34' with half bath and 20' x 45' office; and 10 mini storage units.		
2. Proposed Use of the Property:		
Applying for conditional use permit to (1) Convert the 10 mini storage units to include in retail motor parts store by removing all interior demising walls and removing/infilling the 10 overhead doors. (2) Increasing the store to 6,033 sf, with approximately 1,600 sf for showroom and 4,433 sf for stock storage. (3) Reconfigure and expand parking lot for additional parking. (4) Request for variance on parking count requirements, unable to provide 31 stalls per the required 1/200 sf for retail.		
SUBMIT THE FOLLOWING WITH YOUR PERMIT APPLICATION (AS APPLICABLE)		
<input type="checkbox"/> A list of all property owners with 100 feet of lot line:		
Name	C&M Hydraulic Tool Supply Inc	Address 203 Commerce Ave
Name	Gail S Waier	Address 531 England St
Name	Nelson JT Rev Tr, Ronald E and Olive G	Address 603 England St
Name	David N Kratovil and Malgorzata Kratovil	Address 200 Commerce Ave
	Marc's Garage LLC	206 Commerce Ave
<input checked="" type="checkbox"/> Proposed signage and dimensions (see separate application form) <input checked="" type="checkbox"/> Plan of Operations Form (attached) <input checked="" type="checkbox"/> Site plan (show existing & proposed buildings, lot lines, set backs, parking, easements, utilities, floodplains etc.) <input checked="" type="checkbox"/> Grading, drainage, erosion control plan ^{xxx} <input checked="" type="checkbox"/> Building materials and plans <input checked="" type="checkbox"/> Landscaping plan <input checked="" type="checkbox"/> Lighting plan (location, type, size and number of proposed lights) <input checked="" type="checkbox"/> \$350 Fee (made payable to Village of Cambridge)		
CERTIFICATION		
I (We) hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.		
OWNER/AGENT	DATE: 6/07/2021	
		

CONTACT INFORMATION & REFERENCE	
Return to:	Village of Cambridge 200 Spring Street, PO Box 99 Cambridge WI 53523
Telephone	608-423-3712
FAX	608-423-3916

PROCEDURES

1. Meet with the Zoning Administrator before applying. Office hours are Mondays 12:00 p.m. – 2:00 p.m..
2. Complete this application. Return application materials and fee to Village Hall at least 20 days before Plan Commission Meeting.
3. Plan Commission does a preliminary review of application and assigns a hearing date.
4. Plan Commission holds a hearing on the application. Any interested persons may speak in favor or against the proposed conditional use.
5. After the hearing, the Plan Commission reviews then recommends approval, approval with conditions, or denial of the application. Plan Commission meets the second Monday of every month at 6:30 p.m.
6. The Village Board reviews the Plan Commission's recommendation and approves, approves with conditions, or denies. Village Board meets the second and fourth Tuesday of the month at 6:30 p.m.

PLAN OF OPERATIONS

1. **Name of Business** NAPA AUTOPARTS
2. **Business Address** 201 Commerce Ave
3. **Phone Number** (608) 423-9880
4. **Years in Operation** 27 years
5. **At What Address** 201 Commerce Ave
6. **Type of Business** Autoparts sales
-
7. **Name of Owner** Geneva Pacific Capital, LLC
8. **Address** 1670 Northrock Court, Rockford, IL 61123
9. **Phone Number** (779) 500-6019
10. **Name of Operator (if Different)** (Same as above)
11. **Address** _____
12. **Phone Number** _____

13. Zoning of Property to the: (assumed classifications, no zoning map available on Village website)

North:	<u>A (agricultural)</u>	Use of Property to the North:	<u>Farmland</u>
South:	<u>B-H (business highway)</u>	Use of Property to the South:	<u>Retail Sales</u>
East:	<u>I (industrial manufacturing)</u>	Use of Property to the East:	<u>Manufacturing</u>
West:	<u>RM (residential, medium density)</u>	Use of Property to the West:	<u>Residential</u>

14. List All Chemicals Stored in Buildings Small quantities of motor oils, automobile fluids, and aerosol cans. All in closed/sealed packaging and containers.

15. Emergency Contact:

Night Phone (608) 423-9880 Day Phone: (608) 423-9880

16. Specific Use of Buildings and Property:

- a. Retail Sales and Storage of Automotive Parts
- b. _____
- c. _____
- d. **Outdoor Uses:** None

17. Max. Number of Employees

6

18. Days of Operation:

Monday - Saturday

19. Hours of Operation

M-F 7:30am-6:00pm and Saturday 7:30am-3:00pm.

20. Parking

a. Number of spaces available

19

b. Dimensions of lot

145' x 160'

c. Lot Construction

☒ Paved

☐ Gravel

☐ Grass

d. Includes employee parking in spaces?

☒ Yes

☐ No

e. Type of screening

☐ Fencing

☒ Plantings

21. Lighting

a. Type

Existing building wall packs

b. Location

On all sides of building (see elevation drawing A400)

22. Any food service/vending machines?

☐ Yes

☒ No

a. If yes:

Number: _____

Location: _____

23. Any game machines?

☐ Yes

☒ No

a. If yes:

Number: _____

Location: _____

24. Any music?

☐ Yes

☒ No

a. If yes:

Type: _____

Days/Hours: _____

25. Type of refuse disposal

☐ Municipal

☒ Private

26. Is a highway access permit needed?

☐ Yes

☒ No

27. Need security fencing?

☐ Yes

☒ No

a. If yes - Type:

28. Describe sanitary facilities

Male and female single user toilet rooms

29. Surface water drainage: *Include on site plan*

30. Liquor or other license needed?

☐ Yes

☒ No

a. If yes - Type:

31. Did state agencies approve building plans?

☐ Yes

☒ No

32. Is this an expansion of existing operations?

☒ Yes

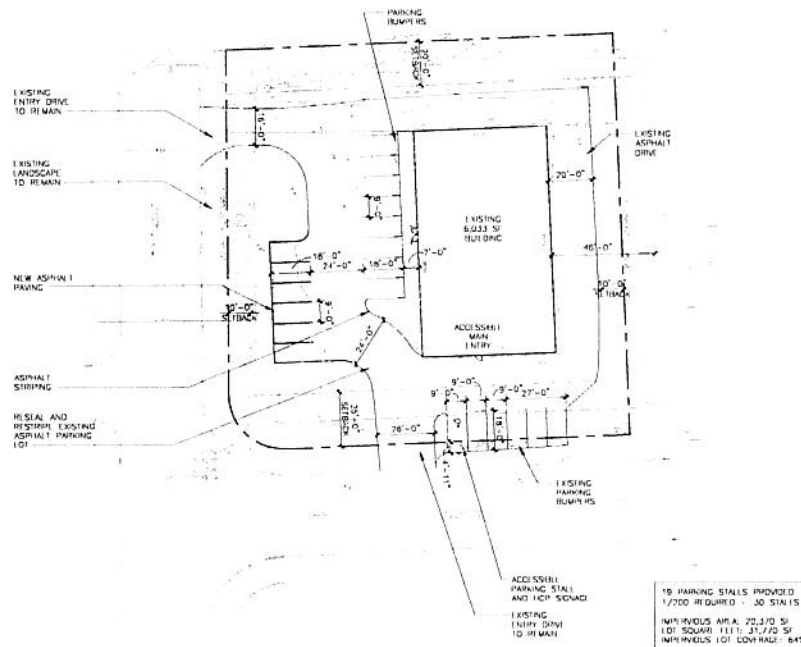
☐ No

All interior within existing building footprint

33. Other information/details



STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE



SITE PLAN - CAMBRIDGE

SCALE: 1" = 20'-0"

SECTION

COMPONENT OF PLAN, NO. 201

DATE: 10/1/2010

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

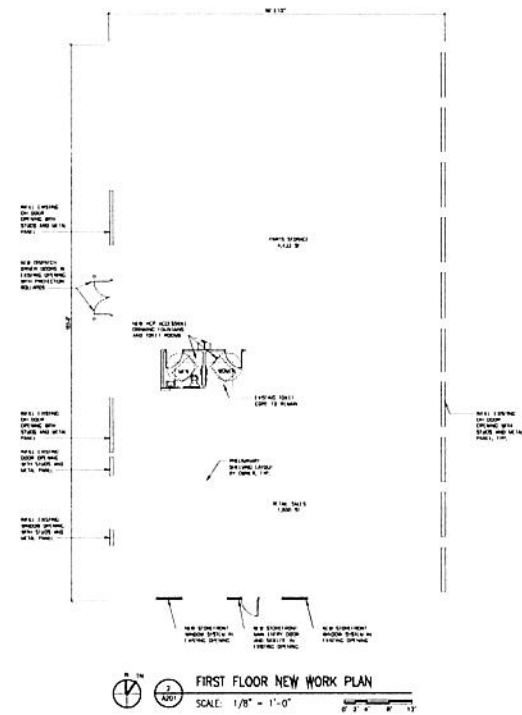
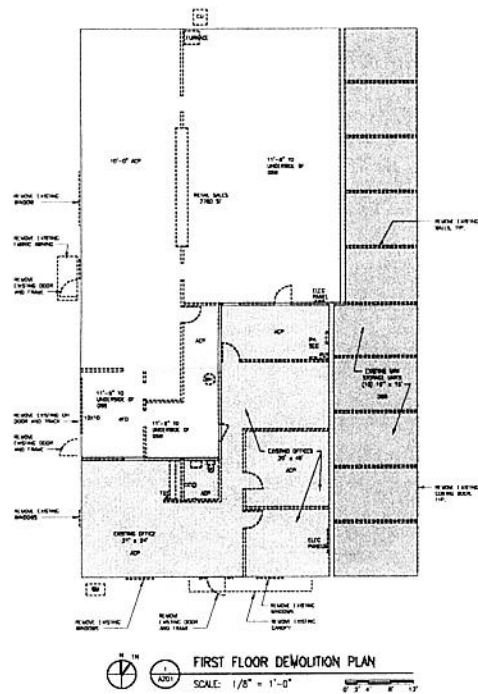
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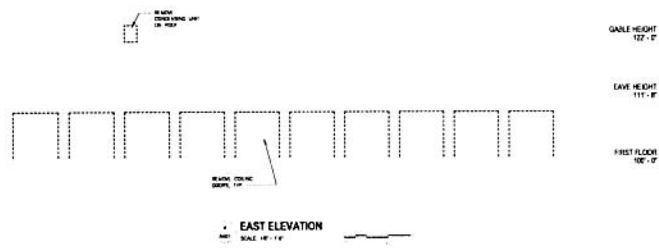
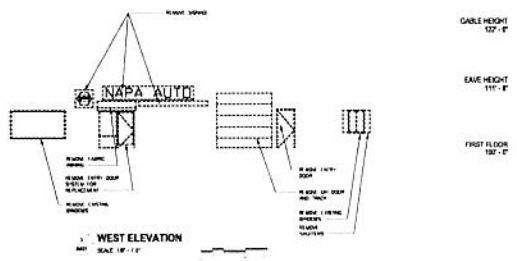
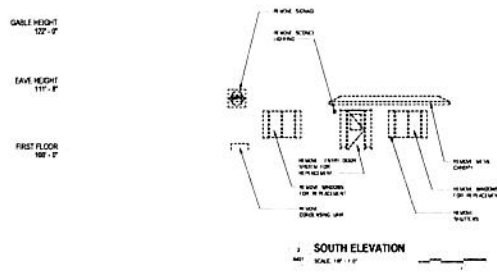
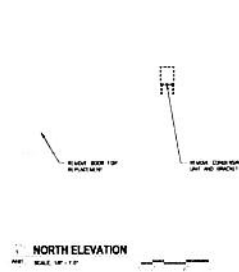
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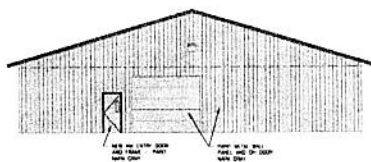
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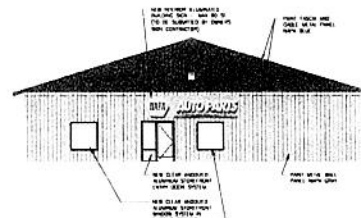
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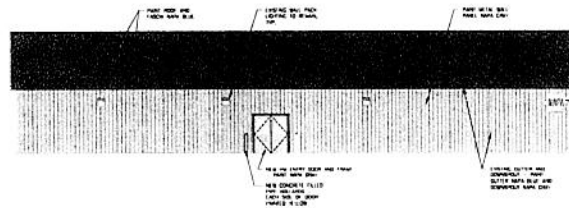




NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

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Welding	200	200	100	100
Electric	100	100	100	100
Plumbing	100	100	100	100
Roofing	100	100	100	100
Painting	100	100	100	100
Other	100	100	100	100

項目	金額	金額
現金	100	100
預金	100	100
債権	100	100
負債	100	100
純資産	100	100
合計	400	400

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LAWRENCE W. BROWN

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学号：_____
班级：_____
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TABLE 1. Summary of the 1000 Genomes Project

1. Name	2. Age	3. Sex	4. Height
5. Weight	6. Blood Pressure	7. Heart Rate	8. Temperature

[illegible]

THE NEW YORK PUBLIC LIBRARY

Village of Cambridge
Conditional Use Permit

Title of Document

Name and Address

Village of Cambridge
200 Spring Street
Cambridge, WI 53523

061201451015

Parcel Identification Number

LEGAL DESCRIPTION OF PROPERTY:

Lot 1 of Northway Plat recorded on June 13, 1996, as Document No. 2771055, being a redivision of Lot 2 of Certified Survey Map No. 7986, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 6 North, Range 12 East, in the Village of Cambridge, Dane County, Wisconsin

VILLAGE OF CAMBRIDGE
CONDITIONAL USE PERMIT
Geneva Pacific Capital LLC
201 Commerce Avenue, Cambridge, WI 53523

WHEREAS, pursuant to Section 13-1-60 of the zoning code, an application for a conditional use permit has been filed for an approximately 6,033 sq. ft. building located at 201 Commerce Avenue, Cambridge, Wisconsin, which an application was filed in the office of the Village Clerk, Village of Cambridge, Wisconsin to convert the prior mini-warehouse storage use and office use and retail automobile parts store use solely to a retail automobile parts store use; and

WHEREAS, Section 13-1-45(c)(13), which is the (B-G) General Business District permits stores for retail sales automotive parts and accessories as a conditional use; and

WHEREAS, after proper notice to the Village of Cambridge Zoning Code of time and place of the public hearing, by publication of a Class I notice, and which notice being mailed at least ten (10) days prior to the date of such public hearing to the owners of records of the property situated within 100 feet of the boundaries of the properties affected, a public hearing was held on July ____, 2021; and

WHEREAS, after the statutory open meeting notification, the Plan Commission met on July ____, 2021; and

WHEREAS, the Plan Commission and Village Board does hereby make the following findings of fact:

A. The conversion of the mini-warehouse units and office use to retail sales of automobile parts and accessories and the maintenance and operation of the retail automobile parts store on the subject premises will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

B. The uses, values, and enjoyment of other property in the neighborhood for the purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the retail automobile parts store on the subject premises and the proposed conversion and use is compatible with the use of adjacent land.

C. The conversion of the mini-warehouse units and office use to retail sales of automobile parts and accessories and the maintenance and operation of the retail automobile parts store on the subject premises will not impede the normal and orderly development and improvement of the surrounding property from uses permitted to the (B-G) General Business District.

D. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

E. Adequate measures have been taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

F. The use of the subject premises as a retail automobile parts store does not violate any floodplain regulations governing the premises.

G. Adequate measures have been taken and will be taken to control water pollution, including sedimentation, erosion, and runoff.

NOW THEREFORE, based upon the finding of the Plan Commission and Village Board set forth above, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

DETERMINATION AND FINDINGS

The conversion of the mini-warehouse units and office use to retail sales of automobile parts and accessories and the maintenance and operation of the retail automobile parts store on the subject premises located at 201 Commerce Avenue, Village of Cambridge, Wisconsin is subject to the conditions herein state, if any, in accordance with the purpose and intent of Section 13-1-60 of the zoning code of the Village of Cambridge and will not be hazardous, harmful, offensive or otherwise adverse to the environment or value of the neighborhood or the community.

ORDER

1. **Site Plan:** The project shall be used and operated in conformity with the site plan attached hereto as Exhibit A.
2. **Permitted Nonconforming:** The south parking that encroaches over the property line by 4.7' is considered grandfathered in and is a permitted non-conforming use and does not have to be removed and/or relocated.
3. **Plan of Operations:** The project shall be used and operated for retail sales of automobile parts and accessories.
4. **Exterior Improvements/Landscaping:** The following exterior improvements are approved:
 - a. expand the asphalt edge on the west side of building to provide for more parking, if desired;
 - b. existing landscaping and vegetation approved without requirement of any changes.
 - c. remove and replace some existing doors with new doors in existing openings.
 - d. remove and replace south windows with new storefront in existing openings.
 - e. remove the existing signage and install one new sign on the south of project in size per required by local ordinance.
 - f. remove all but one opening on the west side of building and install double door with half lites in on existing opening per plans.
 - g. paint building NAPA gray and paint roof and fascia trim NAPA blue.
5. **Exterior Lighting:** The existing wall pack lighting is approved and does not have to be changed.
6. **Parking:** The parking spaces show on the Site Plan of 19 parking spaces are found to be sufficient and are hereby approved as a permitted non-conforming use.
7. **Loading and Unloading:** The loading and unloading of all freight on this site shall be done on the premises, not within the public right of way.
8. **Performance Standard:** The use of the premises shall comply with the environmental performance standards of article H of the zoning code.
9. **Amendment of Plans:** The petitioner may request an amendment to the plans by submitting a written request for the same to the Plan Commission. The request shall include a complete set of plans

specifying the requested changes. The amendment shall be subject to the approval of the Plan Commission. The Plan Commission may approve an amendment if it determines that the changes are consistent with the original intent of this conditional use permit and that the modifications are minor.

10. **No Outdoor Storage:** All equipment and materials shall be stored inside the building on the subject property, except those items, if any, set forth on the Site Plan.

11. **Successors and Assigns/Runs with land:** This conditional use permit is granted to the owners of the subject premises and shall bind and inure to the successors and assigns of such owners and run with the premises. Without limiting the foregoing, this conditional use permit may be transferred to any owner and/or operator of the subject premises as long as the conditions set forth herein are complied with as well as all applicable Village ordinances.

12. **Fees:** The petitioner shall pay any and all professional fees incurred by the Village in reviewing and approving this conditional use as well as all fees incurred due to a violation of this conditional use.

13. **Severability:** Should any paragraph or phrase of this conditional use permit be determined by a court of law to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of this conditional use permit and the remainder shall continue in full force and effect.

14: **Recordation:** This document shall be recorded at the Dane County Registrar of Deeds. Proof of recordation shall be submitted to the Village clerk's office promptly upon recording.

Dated:_____

By:_____
Mark McNally, Village President
Village of Cambridge

Attested:_____
Lisa Moen, Administrator/Clerk
Village of Cambridge

This Conditional use permit is approved and accepted this ____ day of July, 2021.

Geneva Pacific Capital LLC

By:_____
Jeremy Hoyer, its secretary

[notaries on following page]

STATE OF _____)
)
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, as _____ of the Village of Cambridge and _____ as the _____ of the Village of Cambridge, who are personally known to me to be the same person whose names are subscribed to the foregoing instrument as such _____ and _____ of the Village, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of July, 2021.

Notary Public

Commission Expires:

STATE OF _____)
)
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeremy Hoyer, as Secretary of Geneva Pacific Capital LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such treasurer of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of July, 2021.

Notary Public

Commission Expires:

Exhibit A
Site Plan

