

# Village of Cambridge Plan Commission

**Monday, September 12, 2022 – 6:30 P.M.**  
**Amundson Community Center, Community Room**  
**200 Spring Street**

## **PUBLIC HEARING**

### **AGENDA**

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on June 13, 2022
4. Public Appearances:
5. New Business: Discussion and Possible Action regarding:
  - a. Discussion and Possible Action Regarding Initial Discussion Regarding Development of Lot 2, Matt's Plat: James Curran
  - b. Discussion and Possible Action Regarding First Amendment to Declaration of Condominium for the Vineyard Condominiums: Bill Ranguette
  - c. Discussion and Possible Action Regarding First Addendum to the Vineyard Condominiums Condominium Plat
  - d. Grading Plans/Site Plans
6. Unfinished Business:
7. Correspondence:
8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:
  - a. Smart Growth Plan
9. 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, Village Website, Hometown Bank and Cambridge State Bank.

*Lisa Moen, Village Administrator/Clerk/Deputy Treasurer*

# Village of Cambridge Plan Commission

**Monday, June 13, 2022 – 6:30 P.M.**  
**Amundson Community Center, Community Room**  
**200 Spring Street**

## **PUBLIC HEARING**

1. **Call to Order/Roll Call:** Chairman Wittwer called the public hearing to order at 6:30 p.m. Members present: Commissioner Franklin, Anderson, Hollenbeck, Gronemus and Wittwer. Excused: Commissioner Milsap and Michalski. Others present: Lisa Moen, Administrator/Clerk; Chrissie Brynwood, Treasurer; Brian Roemer, Ehlers; Todd Schultz, Westgate; Mark McNally, Village President; Brian Toczyski, Ruckert Mielke, Kayla Sipple, Richard Scott, Richard Nelson.
2. **Proof of Posting:** The notice was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Badger Bank, Hometown Bank, Published in the Cambridge News.
3. **Public Hearing regarding the proposed project plan, boundaries and Creation of Tax Incremental District #6.** See the Public Hearing Notice which was published on May 26, 2022 and June 2, 2022. Brian Toczyski gave an overview of TID No. 6.
4. **Adjournment of Public Hearing:** Commissioner Franklin made a motion to adjourn the Public Hearing, seconded by Commissioner Anderson. Motion carried.

## **MINUTES**

1. **Call to Order / Roll Call:** Chairman Wittwer called the public hearing to order at 7:00 p.m. Members present: Commissioner Franklin, Anderson, Hollenbeck, Gronemus and Wittwer. Excused: Commissioner Milsap and Michalski. Others present: Lisa Moen, Administrator/Clerk; Chrissie Brynwood, Treasurer; Brian Roemer, Ehlers; Todd Schultz, Westgate; Mark McNally, Village President; Brian Toczyski, Ruckert Mielke.
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 Badger Bank.
3. **Approve Minutes from Plan Commission Meeting on May 18, 2022:** Commissioner Hollenbeck made a motion to approve the minutes as presented, seconded by Commissioner Gronemus. Motion carried.
4. **Public Appearances:** None
5. **New Business: Discussion and Possible Action regarding:**
  - a. **Consideration and Possible Action on Resolution 2022-01 Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Cambridge, WI:**

*Commissioner Anderson made a motion to discuss, seconded by Commissioner Franklin. Motion carried.*

Commissioner Anderson questioned if President McNally is supportive of this? Yes, he is. Commissioner Franklin felt there is low risk with this project. They have a thorough plan and amendments can be done for territorial and to add costs. Hollenbeck questioned if this will be all new value, yes it is.

*Commissioner Franklin made a motion to approve Plan Commission Resolution 2022-01, Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, seconded by Commissioner Anderson. Motion carried. 5-0*

**b. Scott Farms Proposed Subdivision Expansion:**

1) **General Overview of Project:** Brian Toczyski, Ruckert Mielke, spoke that there are going to be 19 lots. There are no wetlands on the church property- the 75ft setback is not needed. Few manmade areas, so they are exempt from setbacks. Administrator Moen stated the working relationship has been very good. We are working on the developer's agreement. Administrator Moen read Sharon Daly's concerns. There will be sidewalks and streetlamps. Approximately 10 million in tax revenue, anticipating beginning work this year. Water run off plan far exceeds needs.

**2) Discussion and Possible Action Regarding Preliminary Plat**

*Commissioner Franklin made a motion to discuss, seconded by Commissioner Anderson. Motion carried.*

Resolution for Johnson St. name will be needed.

*Commissioner Franklin made a motion to recommend to the Village Board Approval of the Preliminary Plat for Scott Farms with the following conditions: Compliance with all review comments as provided by MSA and Dane County, verified in written documentation from each review entity that all comments and conditions have been satisfied; Provision of a signed Developer's Agreement; Provision of a financial security instrument, in an amount verified by the Village Engineer, seconded by Commissioner Gronemus. Motion carried.*

**3) Discussion and Possible Action Regarding Final Plat**

*Commissioner Franklin made a motion to recommend to the Village Board Approval of the Final Plat for Scott Farms with the following conditions: Compliance with all review comments as provided by MSA and Dane County, verified in written documentation from each review entity that all comments and conditions have been satisfied; Provision of a signed Developer's Agreement; Provision of a financial security instrument, in an amount verified by the Village Engineer, seconded by Commissioner Gronemus. Motion carried.*

**4) Discussion and Possible Action Regarding Engineering Plans**

President McNally glad that water issues are being addressed. Citizens concerns on price point- McNally acknowledged lower priced homes are needed, but not within this project. This is something the Village is award of and will work on. Builder will be responsible for master site grading plan/ As-builts to be included in developers' agreement. Developers hands will be tied once lots are sold.

*Commissioner Franklin made a motion to recommend to the Village Board Approval of the Engineering Plans, upon final approval of the Village Engineer; seconded by Commissioner Gronemus. Motion carried.*

**6. Unfinished Business:** None

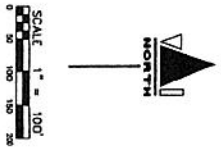
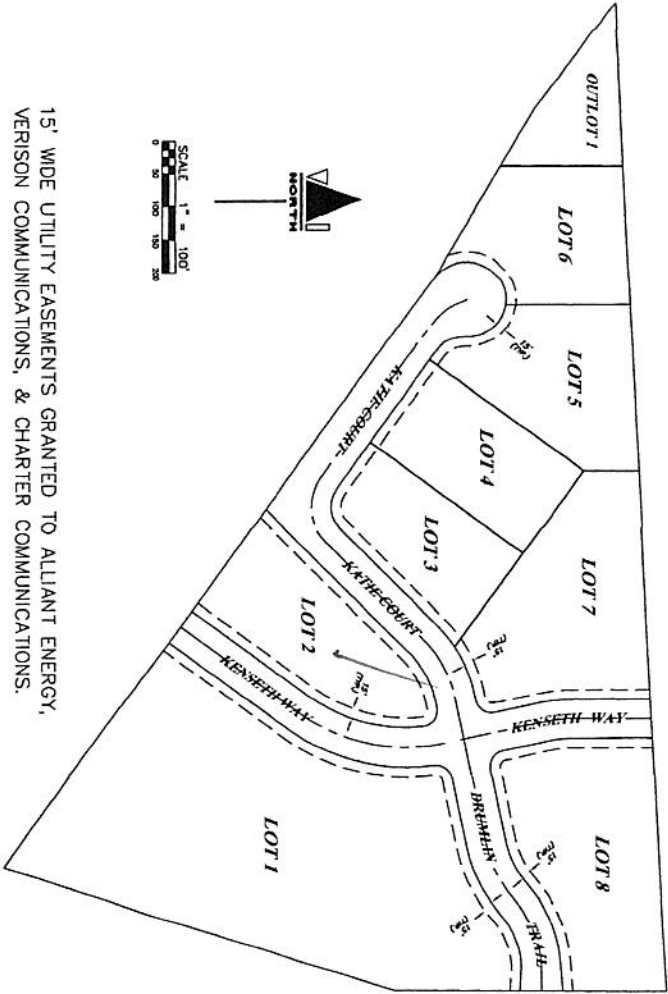
7. **Correspondence:** None
8. **Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:**
  - a. **Smart Growth Plan**
  - b. **Grading plans, Site plans: example from Fontana/Zoning Permits/elevations.**
  - c. **Tours if wanted.**
9. **Adjournment of Meeting:** Commissioner Hollenbeck made a motion to adjourn, seconded by Commissioner Franklin. Motion carried. Chairman Wittwer adjourned the meeting at 7:45p.m.

*Chrissie Brynwood, Treasurer*

# MATT'S PLAT TO THE VILLAGE OF CAMBRIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 1, T8N, R12E, VILLAGE OF CAMBRIDGE, DAKE COUNTY, WISCONSIN.

**JAMES T. CURRAN**  
770 N. Parkway  
Jefferson, WI 53549



15' WIDE UTILITY EASEMENTS GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS.

**CONSSENT OF CORPORATE MEMBERS:**  
 JAMES T. CURRAN, OWNER AND CREATOR OF THE VILLAGE OF CAMBRIDGE, HAS HEREBY RECEIVED THE APPROVAL AND CONSENT OF THE BOARD OF DIRECTORS OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 IN WITNESS WHEREOF, I HAVE HEREON SIGNED AND CAUSED THESE PRESENTS TO BE SIGNED BY MY BOARD OF DIRECTORS AND THE VILLAGE OF CAMBRIDGE, WISCONSIN, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

IN THE PRESENCE OF:  
 CAMBRIDGE STATE BANK  
 WITNESS: \_\_\_\_\_ DAN SWITZKOWSKI, PRESIDENT  
 WITNESS: \_\_\_\_\_ SAUNDY VILJOEK, VICE PRESIDENT  
 STATE OF WISCONSIN }  
 COUNTY OF DAKE } 55  
 I, JAMES T. CURRAN, OWNER AND CREATOR OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, HEREBY APPROVE AND CONSENT TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 NOTARY PUBLIC: \_\_\_\_\_ WISCONSIN  
 BY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT OF VILLAGE TREASURER:**  
 I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, HEREBY APPROVE AND CONSENT TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 DATE: \_\_\_\_\_ AIME LITTEL, VILLAGE TREASURER  
 COUNTY TREASURER'S CERTIFICATE:  
 STATE OF WISCONSIN }  
 COUNTY OF DAKE } 55  
 I, DAVID SANDERSON, CLERK OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, HEREBY APPROVE AND CONSENT TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 DATE: \_\_\_\_\_ DAVID SANDERSON, CLERK

**SUBJECT'S CERTIFICATE:**  
 I, JAMES T. CURRAN, OWNER AND CREATOR OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, HEREBY APPROVE AND CONSENT TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 DATE: THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.  
 JAMES T. CURRAN, REGISTERED LAND SURVEYOR S - 1015

**WISCONSIN UNITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DESIGNATION:**  
 WISCONSIN UNITED LIABILITY COMPANY HAS HEREBY RECEIVED THE APPROVAL AND CONSENT OF THE BOARD OF DIRECTORS OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 IN WITNESS WHEREOF, I HAVE HEREBY SIGNED AND CAUSED THESE PRESENTS TO BE SIGNED BY MY BOARD OF DIRECTORS AND THE VILLAGE OF CAMBRIDGE, WISCONSIN, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

IN THE PRESENCE OF:  
 WISCONSIN UNITED LIABILITY COMPANY  
 WITNESS: \_\_\_\_\_ 607 E. KENNETH, WISCONSIN 53547  
 NOTARY PUBLIC: \_\_\_\_\_ WISCONSIN  
 BY COMMISSION EXPIRES: \_\_\_\_\_

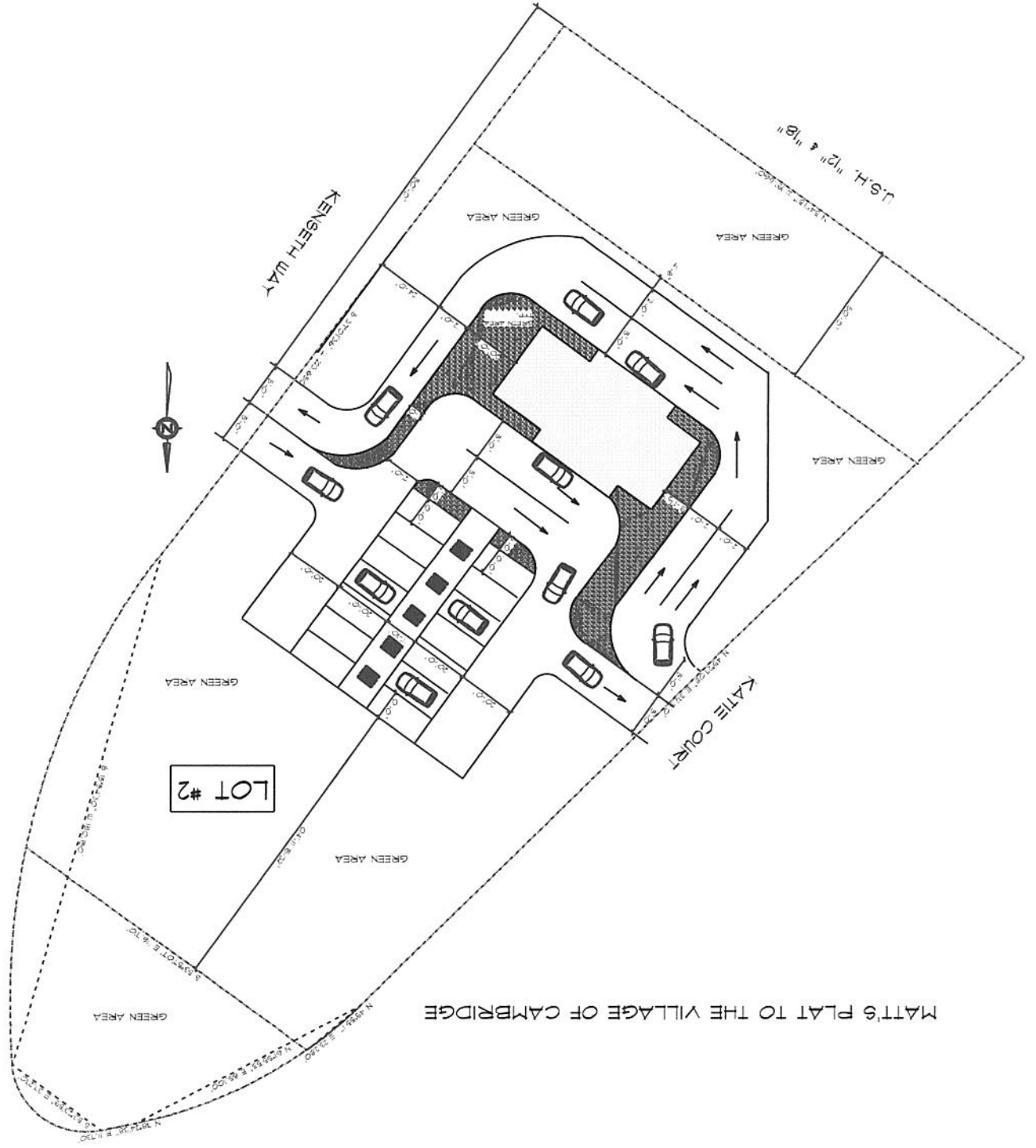
**VILLAGE BOARD APPROVAL CERTIFICATE:**  
 I, \_\_\_\_\_, VILLAGE BOARD MEMBER OF THE VILLAGE OF CAMBRIDGE, WISCONSIN, HEREBY APPROVE AND CONSENT TO THE MATTER HEREIN RECORDED AND APPROVED AS SHOWN ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ADOPTED CENTERLINE OF SAID HIGHWAY, U.S. 10, WHICH IS SHOWN HEREON AS A 15' WIDE UTILITY EASEMENT TO BE GRANTED TO ALLIANT ENERGY, VERISON COMMUNICATIONS, & CHARTER COMMUNICATIONS, AND ITS COMPANY'S TO BE HEREBY APPROVED BY SAID BOARD OF DIRECTORS.  
 DATE: \_\_\_\_\_ JAMES T. CURRAN, VILLAGE BOARD MEMBER

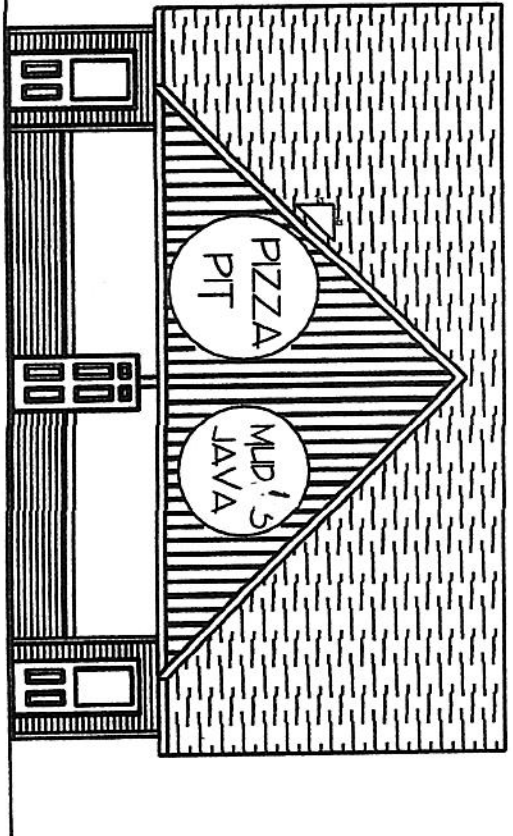




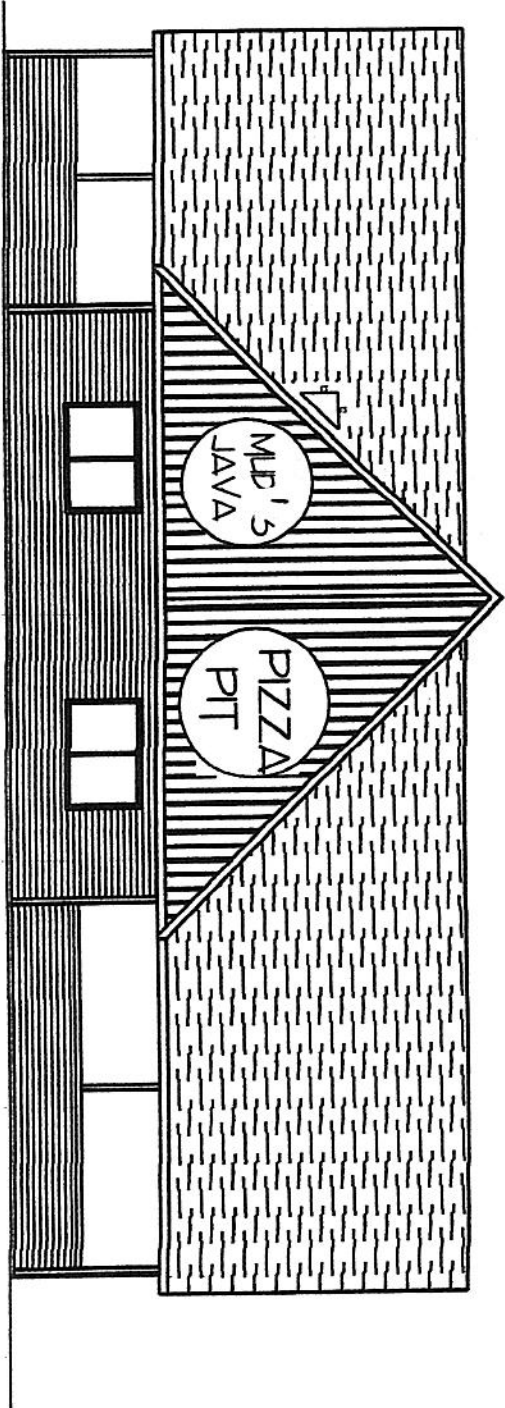
JAMES T. CURRAN  
770 N. Parkway  
Jefferson, WI 53549

MATT'S PLAT TO THE VILLAGE OF CAMBRIDGE



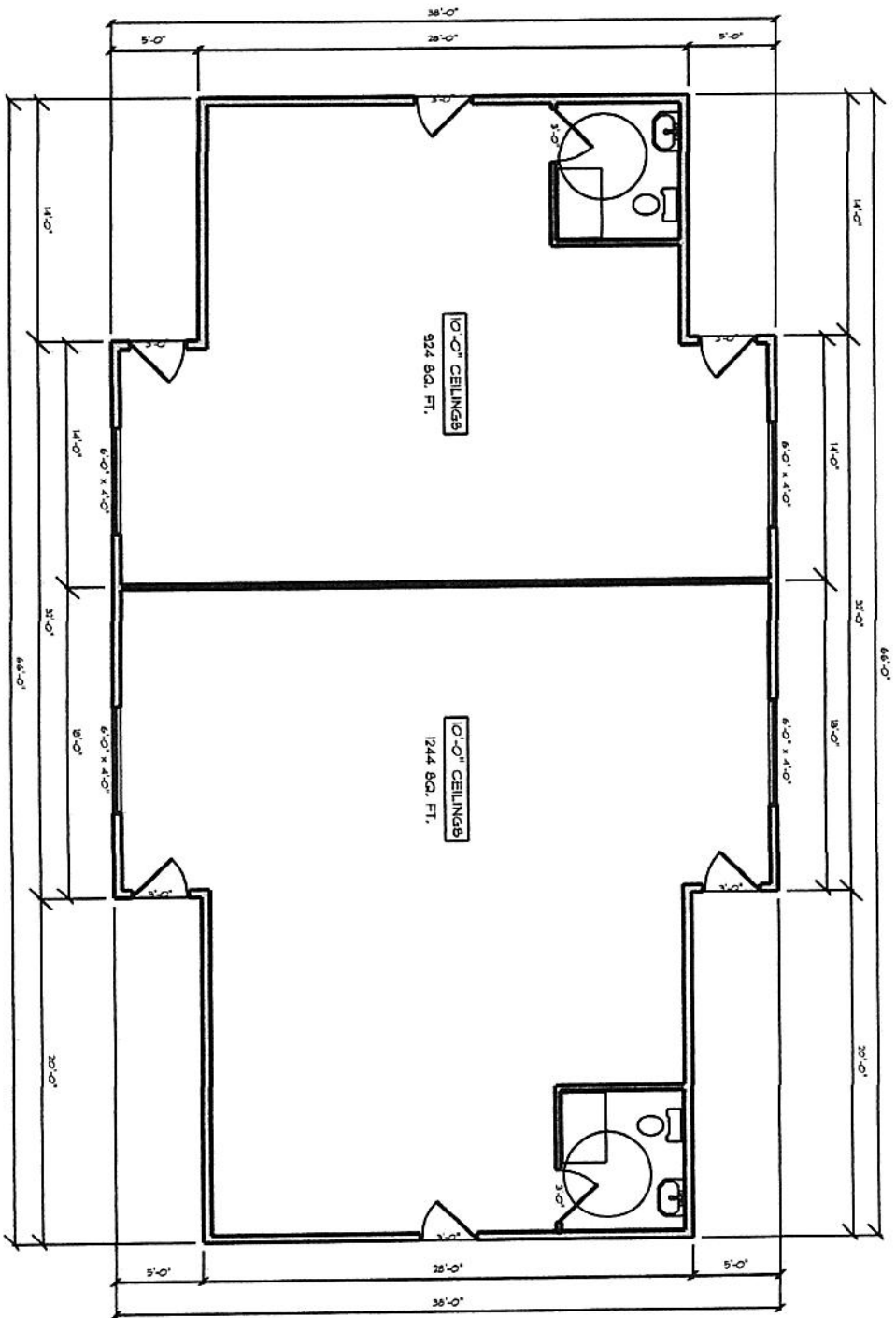


END ELEVATION



SIDE ELEVATION





JAMES W. ...  
 770 N ...  
 Jefferson ...

Document Number

**FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM FOR THE  
VINEYARD CONDOMINIUMS**

Name and Return Address:

Gregory J. Paradise  
Mohs Widder Paradise  
20 North Carroll Street  
Madison, WI 53703

See Exhibit "D"  
(Parcel Identification Number)

There are no objections to this condominium amendment with respect to Section 703.115 Wis. Stats. and it is hereby approved for recording.

\_\_\_\_\_  
Dane County Planning and Development

\_\_\_\_\_  
Date

**DOCUMENT DRAFTED BY:**  
Attorney Gregory J. Paradise  
Mohs Widder Paradise LLC  
20 North Carroll Street  
Madison, WI 53703

# **FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM**

## **The Vineyard Condominiums**

This First Amendment to Declaration of Condominium for The Vineyard Condominiums (the "**First Amendment**") is made pursuant to the Wisconsin Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes, by Vineyard Condominiums LLC, a Wisconsin Limited Liability Company (the "**Declarant**").

### **WITNESSETH:**

**WHEREAS**, on May 19, 2016, the Declaration of Condominium of The Vineyard Condominiums (the "**Condominium**") was recorded in the office of the Dane County, Wisconsin Register of Deeds as Document No. 5235748 (the "**Original Declaration**"), and contemporaneously therewith a Condominium Plat was recorded in Volume 7-038B of Condominium Plats, Pages 1-2, as Document No. 5235749 (the "**Original Plat**"); and

**WHEREAS**, pursuant to Article VI of the Original Declaration and the authority provided in Section 703.26, Wisconsin Statutes, the Declarant desires to expand the Condominium therein created to include an additional four (4) Units, which Units are located in a portion of the expansion area of the property made subject to the Declaration; and

**WHEREAS**, the Declarant desires to amend the Declaration and Plat as set forth herein.

**NOW, THEREFORE**, for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby takes the following actions:

- 1) Expansion. The Condominium is hereby expanded to include Units , 821, 823, 825 and 827. The Declarant reserves all additional rights to expand the Condominium.
- 2) Amendment. The Declaration and Plat shall be amended to provide as follows:
  - A) All references in the Original Declaration to the following Exhibits shall be modified as follows:
    - i) Exhibit "A", the legal description of the land subject to the Declaration, shall mean and refer to Exhibit "A" attached hereto.
    - ii) Exhibit "A-1", the legal description of the remaining expansion area, is hereby added to the Declaration as attached hereto. Exhibit "A-1" replaces and supersedes Exhibit "D" of the Original Declaration.

iii) Exhibit "B" of the Original Declaration is replaced by Exhibit "B" attached hereto.

iv) Exhibit "C" of the Original Declaration is replaced by Exhibit "C" attached hereto.

3) Capitalized Terms. All capitalized or defined terms not otherwise given a separate meaning or definition herein shall have the meaning or definition set forth in the Original Declaration.

4) Other Terms. All other terms, provisions, covenants, rights and restrictions as described and contained in the Original Declaration and Original Plat and not expressly or by necessary implication modified or amended by this First Amendment, shall remain in full force and effect as though fully set forth herein. Contemporaneously herewith the amended condominium plat attached hereto as Exhibit "B" and incorporated herein by reference, reflecting the expansion of the Condominium, shall be recorded in the office of the Dane County, Wisconsin Register of Deeds.

Dated this 15 day of Aug, 2022.

**\*DECLARANT\***

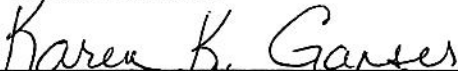
**VINEYARD CONDOMINIUMS LLC**

By:   
William W. Ranguette, Manager

STATE OF WISCONSIN            )  
  )ss>  
COUNTY OF DANE                )

Personally came before me, a notary public for the above State and County, this 15<sup>th</sup> day of August, 2022, the above named William W. Ranguette, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.



  
Print Name: Karen K. Ganser  
Notary Public, State of Wisconsin  
My Commission expires: 3/6/2023

**ACKNOWLEDGMENT AND CONSENT OF MORTGAGEE**

The Bank of Deerfield, as the Mortgagee of the Expansion Property described herein hereby acknowledges the foregoing First Amendment to Declaration of Condominium of The Vineyard Condominiums and expressly consents to said First Amendment and its recording in the office of the Dane County, Wisconsin Register of Deeds.

Executed this 15<sup>th</sup> day of August, 2022.

**Bank of Deerfield**

By: Benjamin M Mbeu SUP  
Print Name: Benjamin M Mbeu  
Print Title: Authorized Officer and Signatory

STATE OF WISCONSIN            )  
  )ss>  
COUNTY OF DANE                )

Personally came before me, a notary public for the above State and County, this 15<sup>th</sup> day of August, 2022, the above named Benjamin M Mbeu, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Kimberly Klein  
KIMBERLY KLEIN                    ) Print Name: Kimberly Klein  
Notary Public, State of Wisconsin) Notary Public, State of Wisconsin  
My Commission expires: 9/25/2025

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF LAND SUBJECT TO THE DECLARATION**

Part of Lot 54, Plat of the Vineyards at Cambridge, being in part of the SE ¼ of the NW ¼ of Section 1, T.6N., R.12E, Village of Cambridge, Dane County, Wisconsin, described as follows:

Beginning at the Southwest corner of Lot 54; thence N00°06'17"E along the West line of said lot, 535.6 feet; thence S89°53'43"E, 110.00 feet; thence S00°06'17"W, 182.33 feet; thence S81°18'10"E, 91.12 feet to the East line of said lot 54 and the West line of Kenseth Way, also being the point of curvature of a curve to the left, said curve having a central angle of 09°03'22" and a radius of 730.00 feet, the long chord of which bears S04°56'59" W, 115.37 feet; thence Southwesterly along the arc of said curve and West line, 115.49 feet to its point of tangency thereof; thence S00°25'03"W, 34.13 feet to the point of curvature of a curve to the right, said curve having a central angle of 86°48'17" and a radius of 30.00 feet, the long chord of which bears S43°49'11"W, 34.36 feet; thence Southwesterly along the arc of said curve, 37.88 feet to its point of tangency thereof; thence S87°13'20"W, 166.63 feet to the point of beginning. Containing 1.291 acre.

**EXHIBIT "B"**

**CONDOMINIUM PLAT**

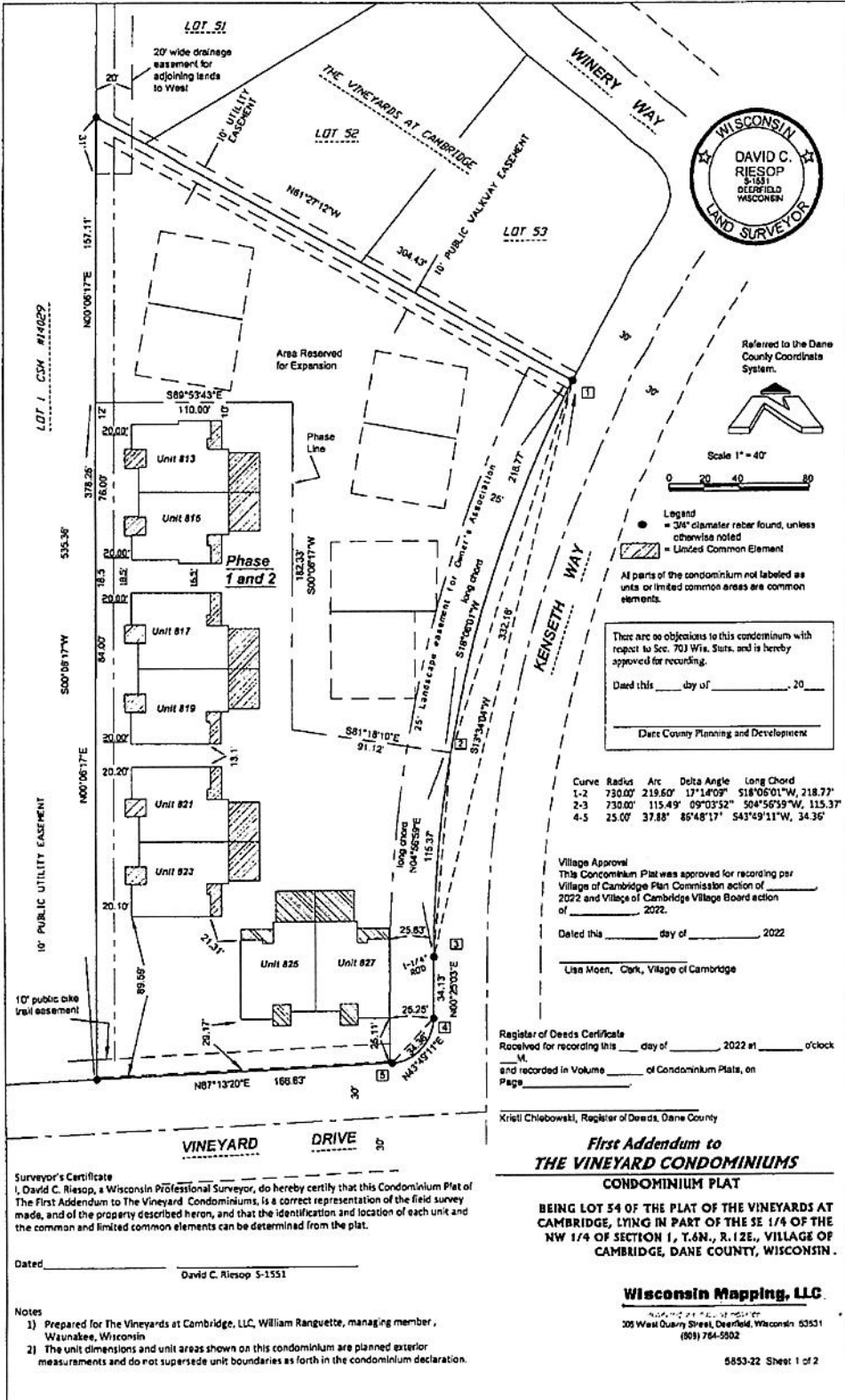
**[Attached]**

**Note:** Please be advised that the Declarant hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit "B". Only the spatial relationships of the illustrations on the maps and floor plans are being presented for your information.

Dated this 15 day of Aug., 2022.

**VINEYARD CONDOMINIUMS**

By:   
William W. Ranguette

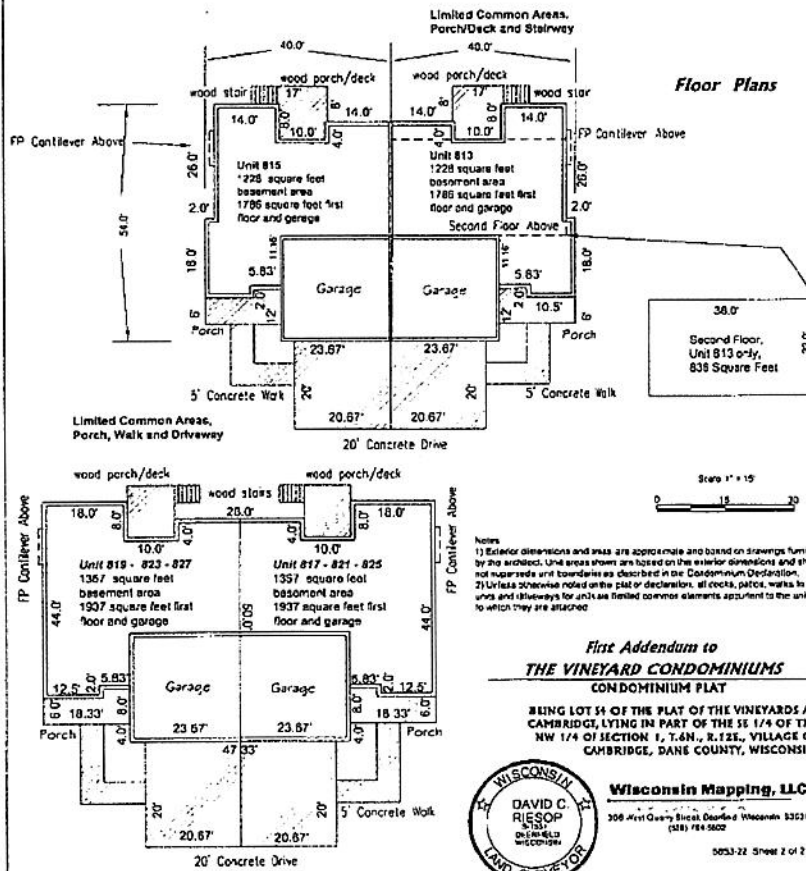




**Legal Description**  
 Lot 54, Plat of The Vineyards at Cambridge, being located in Part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin

**First Addendum to The Vineyard Condominiums, Phase One and Two**  
 Part of Lot 54, Plat of The Vineyards at Cambridge, being in part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin, described as follows:  
 Beginning at the Southwest corner of Lot 54; thence N00°06'17"E along the West line of said lot, 515.36 feet; thence S89°53'43"E, 110.00 feet; thence S00°05'17"W, 182.33 feet; thence S81°18'10"E, 91.32 feet to the East line of said lot 54 and the West line of Kenseth Way, also being the point of curvature of a curve to the left, said curve having a central angle of 99°03'27" and a radius of 730.00 feet, the long chord of which bears S04°56'59"W, 115.37 feet; thence Southwesterly along the arc of said curve and West line, 115.49 feet to its point of tangency thereof; thence S00°25'03"W, 34.13 feet to the point of curvature of a curve to the right, said curve having a central angle of 83°48'17" and a radius of 30.90 feet, the long chord of which bears S43°05'11"W, 34.36 feet; thence Southwesterly along the arc of said curve, 37.88 feet to its point of tangency thereof; thence S87°13'20"W, 156.63 feet to the point of beginning. Containing 1.291 acre.

**Area Reserved for Expansion**  
 Part of Lot 54, Plat of The Vineyards at Cambridge, being in part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin, described as follows:  
 Beginning at the Southwest corner of Lot 54; thence N00°06'17"E along the West line of said lot, 378.25 feet to the point of beginning; thence continue N00°05'17"E, 157.11 feet to the Northwest corner of lot 54; thence S51°27'12"E, 304.33 feet to the Northeast corner of said lot and the point of curvature of a curve to the left, said curve having a central angle of 111°14'09" and a radius of 730.00 feet, the long chord of which bears S18°06'01"W, 218.77 feet; thence Southwesterly along the arc of said curve and the West line of Kenseth Way, 219.60 feet to its point of tangency thereof; thence N81°18'10"W, 91.32 feet; thence N00°05'17"E, 182.33 feet; thence N89°57'43"W, 110.00 feet to the point of beginning. Containing 1.026 acres.



**EXHIBIT "C"**

<b><u>UNIT NO.</u></b>	<b><u>UNIT ADDRESS</u></b>	<b><u>% INTEREST IN COMMON ELEMENTS</u></b>	<b><u>VOTE(S) IN ASSOCIATION</u></b>
813	813 Vineyard Court	12.5%	1
815	815 Vineyard Court	12.5%	1
817	817 Vineyard Court	12.5%	1
819	819 Vineyard Court	12.5%	1
821	821 Vineyard Court	12.5%	1
823	823 Vineyard Court	12.5%	1
825	824 Vineyard Court	12.5%	1
827	827 Vineyard Court	12.5%	1
		100%	8

**EXHIBIT "D"**

**PARCEL IDENTIFICATION NUMBERS**

813-819 Vineyard Court: 111/0612-012-6810.1

821-827 Vineyard Court: Part of 111/0612-012-6585-1



Referred to the Dane County Coordinate System.



Scale 1" = 40'



Legend  
 • = 3/4" diameter rebar found, unless otherwise noted  
 [Hatched] = Limited Common Element

All parts of the condominium not labeled as units or limited common areas are common area.

There are no objections to this condominium with respect to Sec. 703 Wis. Statutes, and is hereby approved for recording.

Dated this 17 day of May 2016

*Carol Williams*  
 Dane County Planning and Development

Curve	Radius	Arc	Data Angle	Long Chord
1-2	730.00'	219.60'	17°14'09"	S18°06'01"W, 218.77'
2-3	730.00'	20.00'	01°34'11"	S08°41'51"W, 20.00'
3-4	730.00'	95.45'	07°29'42"	S04°09'54"W, 95.42'
5-6	730.00'	37.85'	86°48'17"	S43°49'11"W, 34.35'

Village Approval  
 This Condominium Plat was approved for recording per Village of Cambridge Plan Commission action of 5-9 2016 and Village of Cambridge Village Board action of 5-10 2016.

Dated this 19 day of May 2016

*Lisa Moen*  
 Lisa Moen, Clerk, Village of Cambridge

Office of Register of Deeds  
 Dane County, Wisconsin  
 Received for Record May 19  
2016 at 3:44 o'clock P.M.  
 and recorded in vol. 17-038B  
 of Curo Platson page 1-2  
*Kristin Chelkowski*  
 Kristin Chelkowski, Deputy  
 Registrar

Surveyor's Certificate  
 I, David C. Riesop, a Wisconsin Professional Surveyor, do hereby certify that this Condominium Plat of The Vineyard Condominiums, is a correct representation of the field survey made, and of the property described herein, and that the identification and location of each unit and the common and limited common elements can be determined from the plat.

Dated 5/19/2016  
*David C. Riesop*  
 David C. Riesop S-1551

Notes  
 1) Site address is 813, 815, 817 and 819 Vineyard Drive, Cambridge, Wisconsin  
 2) Prepared for The Vineyards at Cambridge, LLC, William Ranguetta, managing member, Waunakee, Wisconsin  
 3) The unit dimensions and unit areas shown on this condominium are planned exterior measurements and do not supersede unit boundaries as forth in the condominium declaration.

**Condominium Plat of  
 The Vineyard Condominiums,  
 Being Lot 54 of the plat of the Vineyards at  
 Cambridge, lying in part of the SE 1/4 of the  
 NW 1/4 of Section 1, T.6N., R.12E., Village  
 of Cambridge, Dane County, Wisconsin**

**Legal Description**  
 Lot 54, plat of The Vineyards at Cambridge, being located in Part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin.

**The Vineyard Condominiums, Phase One**  
 Part of Lot 54, Plat of the Vineyards at Cambridge, being in part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin, described as follows:

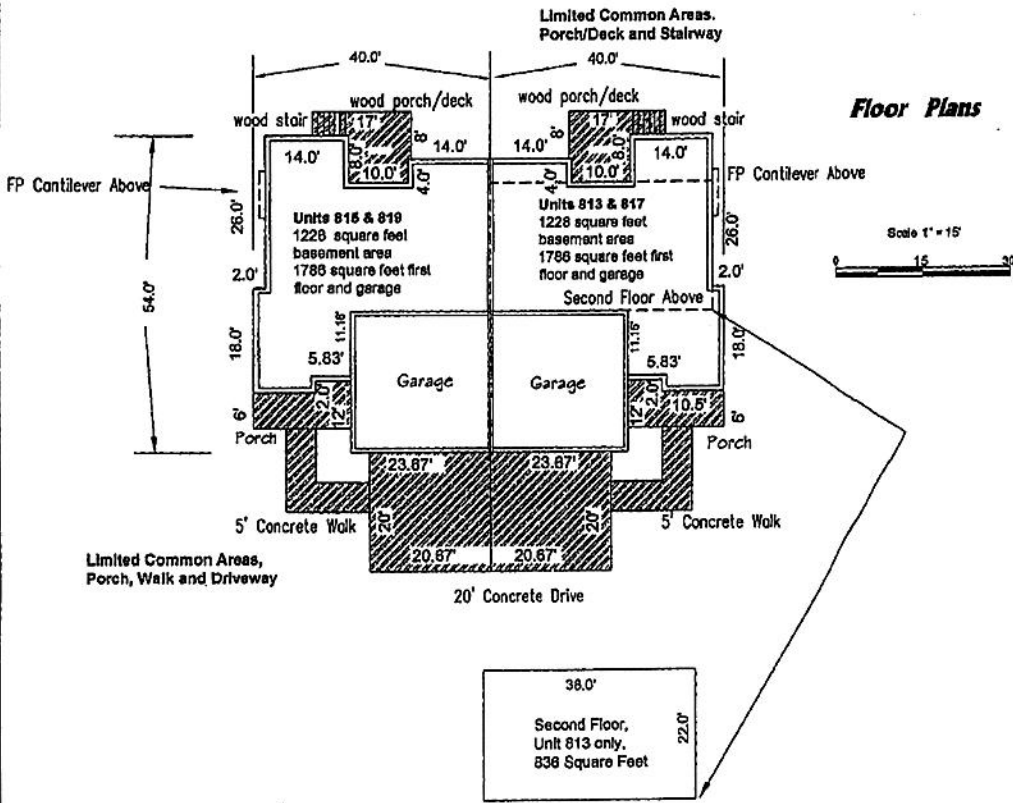
Commencing at the Southwest corner of Lot 54; thence N00°06'17"E along the West line of said lot, 181.25 feet to the point of beginning; thence continue N00°06'17"E along said West line, 197.00 feet; thence S89°53'43"E, 110.00 feet; thence S00°06'17"W, 182.33 feet; thence S81°18'10"E, 91.12 feet to the East line of said lot 54 and the West line of Kenseth Way and the point of curvature of a curve to the left, said curve having a central angle of 01°34'11" and a radius of 730.00 feet, the long chord of which bears S08°41'51"W, 20.00 feet; thence Southwesterly along the arc of said curve and West line, 20.00 feet to its point of tangency thereof; thence N81°18'10"W, 125.32 feet; thence N89°53'43"W, 73.19 feet to the point of beginning. Containing 0.541 acres.

**Areas Reserved for Expansion**  
 Part of Lot 54, Plat of the Vineyards at Cambridge, being in part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin, described as follows:

Beginning at the Southwest corner of Lot 54; thence N00°06'17"E along the West line of said lot, 181.25 feet; thence S89°53'43"E, 73.19 feet; thence S81°18'10"E, 125.33 feet to the West line of Kenseth Way and the point of curvature of a curve to the left, said curve having a central angle of 07°29'42" and a radius of 730.00 feet, the long chord of which bears S04°09'54"W, 95.42 feet; thence Southwesterly along the arc of said curve and West line, 95.49 feet to its point of tangency thereof; thence S00°25'03"W along said line, 34.13 feet to the point of curvature of a curve to the right, said curve having a central angle of 86°48'17" and a radius 25.00 feet, the long chord of which bears S43°49'11"W, 34.36 feet; thence Southwesterly along the arc of said curve, 37.88 feet to its point of tangency thereof; thence S87°13'20"W along the North line of Vineyard Drive, 166.63 feet to the point of beginning. Containing 0.750 acres.

Part of Lot 54, Plat of the Vineyards at Cambridge, being in part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin, described as follows:

Beginning at the Southwest corner of Lot 54; thence N00°06'17"E along the West line of said lot, 378.25 feet to the point of beginning; thence continue N00°06'17"E, 157.11 feet to the Northwest corner of lot 54; thence S61°27'12"E, 304.43 feet to the Northeast corner of said lot and the point of curvature of a curve to the left, said curve having a central angle of 17°14'09" and a radius of 730.00 feet, the long chord of which bears S18°09'01"W, 218.77 feet; thence Southwesterly along the arc of said curve and the West line of Kenseth Way, 219.60 feet to its point of tangency thereof; thence N81°18'10"W, 91.12 feet; thence N00°06'17"E, 182.33 feet; thence N89°53'43"W, 110.00 feet to the point of beginning. Containing 1.028 acres.



**Notes**  
 1) Exterior dimensions and areas are approximate and based on drawings furnished by the architect. Unit areas shown are based on the exterior dimensions and shall not supersede unit boundaries as described in the Condominium Declaration.  
 2) Unless otherwise noted on the plat or declaration, all decks, patios, walks to units and driveways for units are limited common elements appurtenant to the units to which they are attached.

**Condominium Plat of**  
**The Vineyard Condominiums,**  
 Being Lot 54 of the plat of the Vineyards at Cambridge, lying in part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E., Village of Cambridge, Dane County, Wisconsin

