



Village of Cambridge Plan Commission

Monday, October 11, 2021 – 6:30 P.M.
Amundson Community Center, Senior Room
200 Spring Street

PER THE CDC, DANE COUNTY HAS BEEN CONSIDERED SUBSTANTIAL OR HIGH-RISK TRANSMISSION AREA FOR THE DELTA VARIANT OF COVID. THIS IS AN IN-PERSON MEETING; HOWEVER, TO MAXIMIZE PROTECTION WE RECOMMEND WEARING OF MASKS INDOORS IN PUBLIC SPACES. THE MEETING ROOM WILL BE SET UP FOR SOCIAL DISTANCING. THANK YOU!

PUBLIC HEARING

1. Call to Order / Roll Call
2. Proof of Posting
3. Public Hearing relating to Conditional Use Permit applied for by Tony Buonincontro for a hotel at 117 W. Main St, Tax Key: 111/0612-121-5450-3
4. Adjourn the Public Hearing

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on August 9, 2021
4. Public Appearances:
5. Old Business: Discussion and Possible Action re:
6. New Business: Discussion and Possible Action re:
 - A. Conditional Use Permit for Tony Buonincontro, 117 W. Main St, for a 6 room hotel.
 - B. CSM: Todd Schultz, Cambridge Real Estate Ventures. Highways 12 & 18 and 134.
 - i. Discussion and possible regarding intersection improvements
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 Administrator/Clerk/Deputy Treasurer



Village of Cambridge Plan Commission

Monday, August 9, 2021 – 6:30 P.M.
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MINUTES

1. **Call to Order / Roll Call.** Chairman Wittwer called the meeting to order at 6: 30 p.m. Members present: Commissioners Franklin, Milsap, Hollenbeck, Wittwer, Michalski, Anderson and one vacancy. Others present: Chrissie Brynwood, Treasurer; President Mark McNally & Mike Reiber from the Dancing Goat.
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 July 12, 2021

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

4. **Public Appearances:** Mike Reiber from the Dancing Goat shared they received an award from Build Wisconsin for their design of the Rick-house. He expressed his gratitude to the Village for their assistance throughout the building process.
5. **Old Business:** Discussion and Possible Action re: None
6. **New Business:**
 - a. **Possible Intergovernmental Agreement with the Town of Christiana,** Wisconsin State Statute 66.0301. Commissioner Wittwer stated that the Village has an Intergovernmental Agreement with the Town of Oakland and would like to develop one with the Town of Christiana. Commissioner Milsap questioned what is the reason for doing this? Commissioner Wittwer stated that it could put the Village in a better position going forward Commissioner Milsap stated that anything the Village can do to strengthen itself would be beneficial. Mark McNally asked the Plan Commission for permission to meet with Mark Cook at the Town of Christiana to discuss this further.

Commissioner Milsap made a recommendation for the Boards approval to allow Mark McNally to meet with the Town of Christiana to discuss a possible Intergovernmental Agreement, seconded by Commissioner Franklin. Motion carried.

- b. **Possible Address Change:** The Village received a request from property owners of 313 N. Pleasant St. Treasurer Brynwood presented a map regarding the four building apartment complexes on N Pleasant Street. One owner owns the two with addresses of 311 N Pleasant Units 1-4 and 313 N Pleasant St. Units 1-4. The other two buildings are also addressed with 313 N Pleasant Units 5-8 and 313 N Pleasant St. Units 9-12. They are requesting that the Units 5-12 be changed to 315 England St Units 9-12, and 317 England St Units 5-8. Treasurer Brynwood stated she has brought this to the Cambridge Postmaster to review and approve, in which she did. She also reviewed this with our Building Inspector, Scott Jelle and Deputy Lauristen they both agreed to this change.

Commissioner Anderson made a motion to bring this proposed address change to the Village Board for approval as presented, seconded by Commissioner Michalski. Motion carried.

7. **Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:** Commissioner Franklin mentioned he read an article that was written in the paper regarding the vacant store fronts. Commissioner Franklin questioned what was the Economic Development committee doing regarding this? Treasurer Brynwood stated that in last meeting of the Economic Development committee, it was discussed that the Jefferson County Economic Development Consortium/Thrive ED will attend our next meeting and discuss topics that they have that may help the village. The commission agreed on asking the business owners to attend the next meeting to discuss their plans going forward. Mark McNally stated he would like to approach the vacant business owners to personally discuss what their plans are. McNally does not want the Board to know this. Commissioner Milsap asked for an update on the structure that was erected in the back of a house by the Subway sandwich shop? Treasurer Brynwood stated that she will ask the Building Inspector for an update and present that to the Commission.

8. Adjournment of Meeting.

Commissioner Hollenbeck made a motion to adjourn at 7:18 p.m., seconded by Commissioner Franklin. Motion carried. Commissioner Witter adjourned the meeting at 7:18 p.m.

Note

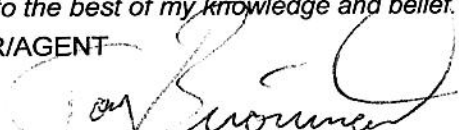
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Chrissie Brynwood, Village Treasurer/Deputy Administrator/Deputy Clerk

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 | 117 W. Main, Cambridge WI 53523 |
| Legal Description | |
| Tax Parcel # | 111-0612-121-5450-3 |
| Current Zoning (circle one): | BG BP MU BH BC LDR MDR HDR I A C P PUD |
| CONTACT INFORMATION | |
| | OWNER |
| Name | Tony Buonincento |
| Address | N3784 N. Oakland Rd, Fort Atkinson, WI 53538 |
| Phone | 920-397-1705 |
| | OWNER'S AGENT |
| | |
| DESCRIBE YOUR REQUEST | |
| 1. Current Use of the Property: Vacant | |
| 2. Proposed Use of the Property: 6 room Hotel with Common Space in front & Rear | |
| 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 | Craig Carpenter |
| Address | |
| Name | Nancy Russ Anacker |
| Address | |
| Name | |
| Address | |
| <input type="checkbox"/> Proposed signage and dimensions (see separate application form) <input 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 type="checkbox"/> Grading, drainage, erosion control plan <input checked="" type="checkbox"/> Building materials and plans <input type="checkbox"/> Landscaping plan <input type="checkbox"/> Lighting plan (location, type, size and number of proposed lights) <input 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: |
|  | 9/21/2021 |

PLAN OF OPERATIONS

1. Name of Business

Cambridge Inn on Main

2. Business Address

117 W. Main, Cambridge WI 53523

3. Phone Number

1-920-397-1705

4. Years in Operation

0

5. At What Address

Same

6. Type of Business

Boutique Hotel

7. Name of Owner

Villa Buonincento LLC - Tony & Mandi Buonincento

8. Address

N3784 N. Oakland Rd, Fort Atkinson, WI 53538

9. Phone Number

10. Name of Operator (if Different)

11. Address

12. Phone Number

13. Zoning of Property to the:

North:

B-C

Use of Property to the North:

Bank

South:

B-C

Use of Property to the South:

Municipal

East:

B-C

Use of Property to the East:

Real Estate Office

West:

B-C

Use of Property to the West:

IDLE

14. List All Chemicals Stored in Buildings

Household Cleaners

15. Emergency Contact:

Tony Buonincento -

Mandi Buonincento

Night Phone

1-920-397-1705

Day Phone:

1-608-770-2750

16. Specific Use of Buildings and Property:

a.

Boutique Hotel

b.

Meeting Space (possibly future).

c.

d. Outdoor Uses:

Outdoor seating for casual

17. Max. Number of Employees

18. Days of Operation:

19. Hours of Operation

20. Parking

a. Number of spaces available

b. Dimensions of lot

c. Lot Construction

d. Includes employee parking in spaces?

e. Type of screening

☒ Paved

☐ Gravel

☐ Grass

☐ Yes

☐ No

☐ Fencing

☐ Plantings

21. Lighting

a. Type

b. Location

22. Any food service/vending machines?

a. If yes:

☐ Yes

☒ No

Number: _____

Location: _____

23. Any game machines?

a. If yes:

☐ Yes

☒ No

Number: _____

Location: _____

24. Any music?

a. If yes:

☐ Yes

☒ No

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

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

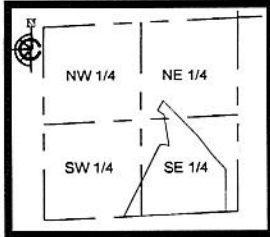
☒ No

33. Other information/details

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW $\frac{1}{4}$, SE $\frac{1}{4}$, AND NE $\frac{1}{4}$, OF THE SW $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 6 NORTH,
RANGE 12 EAST, VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN.

LOCATION MAP



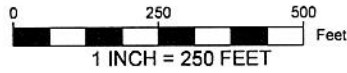
SW $\frac{1}{4}$ SEC. 1-6-12
SCALE: 1" = 2,000'

LEGEND

- 1" IRON PIPE- FOUND
- IRON ROD- FOUND
- SET 1" O.D. IRON PIPE
18" LONG, 1.13# L.F.
- FOUND SECTION CORNER
- - - WETLANDS
- SETBACK LINE



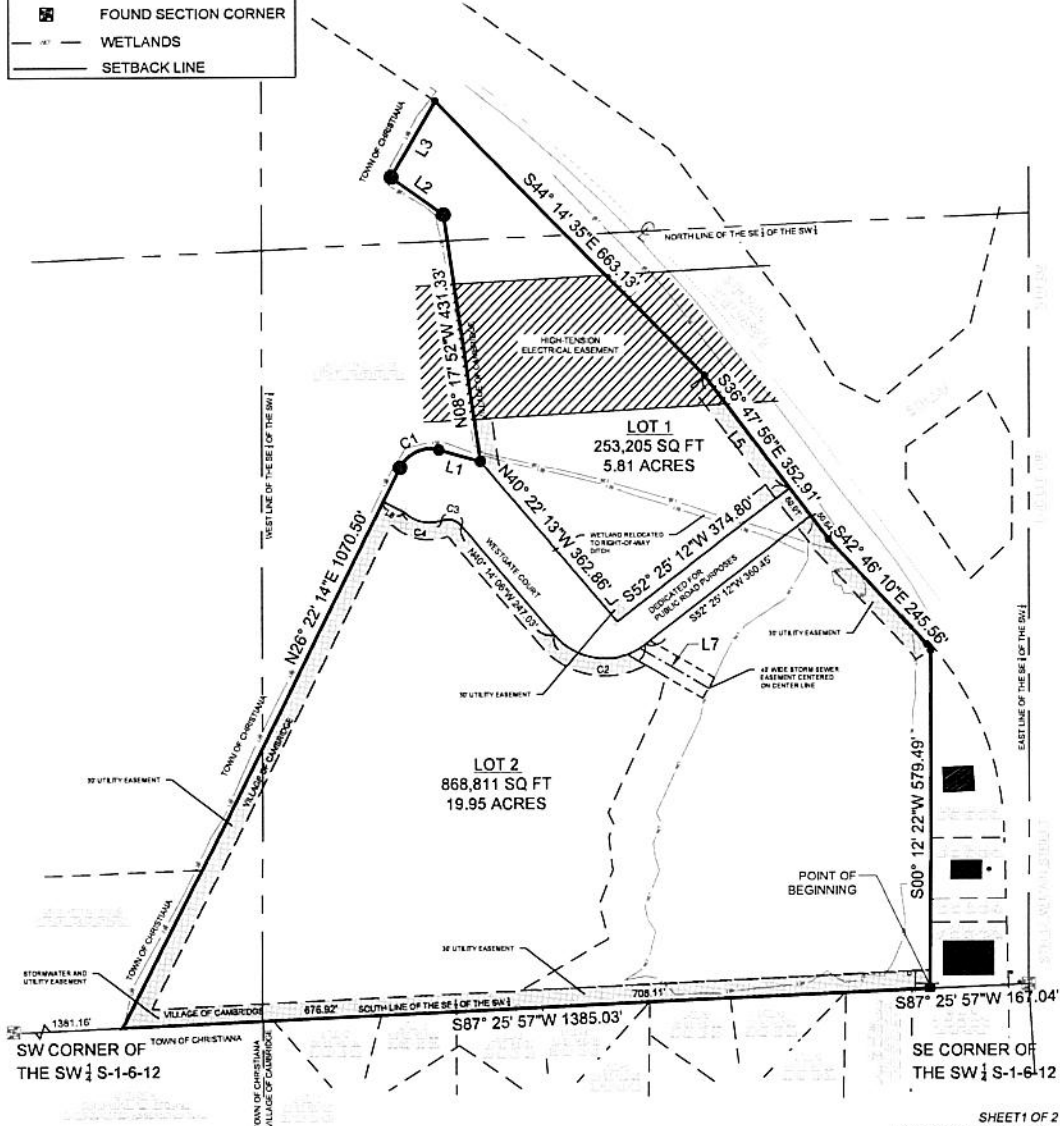
GRAPHIC SCALE



BASIS OF BEARING: ALL BEARINGS REFER TO
GRID NORTH OF THE WISCONSIN COUNTY
COORDINATE SYSTEM, DANE COUNTY

OWNERS/SUBDIVIDERS:
CAMBRIDGE REAL ESTATE VENTURES
1509 N PROSPECT AVE
MILWAUKEE, WI 53202

SURVEYOR:
PAUL H. VAN HENKELUM PLS
CARDINAL ENGINEERING LLC
PO BOX 281
LAKE GENEVA, WI 53147
262-757-8776



CERTIFIED SURVEY MAP NO. _____

PART OF THE SW $\frac{1}{4}$, SE $\frac{1}{4}$, AND NE $\frac{1}{4}$, OF THE SW $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 12 EAST, VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

PART OF THE SW $\frac{1}{4}$, SE $\frac{1}{4}$, AND NE $\frac{1}{4}$, OF THE SW $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 12 EAST, VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN, MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SW $\frac{1}{4}$; THENCE S87°25'57"W, 187.04' ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE CONTINUING S87°25'57"W, 1,385.03'; THENCE N26°22'14"53'31"E, 74.06'; THENCE N08°17'52"W, 431.33'; THENCE N54°18'07"W, 110.56'; THENCE N30°26'34"E, 150.61' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STH 18/12; THENCE S44°14'35"E, 663.13' ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S36°47'56"E, 352.91'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S42°46'10"E, 245.56'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S30°43'40"E, 12.83'; THENCE S00°12'22"W, 579.49' TO THE POINT OF BEGINNING. CONTAINING 27.43 TOTAL ACRES OF LAND MORE OR LESS, OR 26.23 ACRES OF LAND MORE OR LESS EXCLUDING ROAD RIGHT-OF-WAY DEDICATION. DEDICATING WESTGATE COURT, A 60' WIDE RIGHT-OF-WAY, THEREOF FOR PUBLIC ROAD PURPOSES.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF CAMBRIDGE REAL ESTATE VENTURES, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND TITLE 16 OF THE LAND DIVISION ORDINANCES OF THE VILLAGE OF CAMBRIDGE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2020.

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931

**OWNER'S CERTIFICATE**

AS OWNER, CAMBRIDGE REAL ESTATE VENTURES, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1.) VILLAGE OF CAMBRIDGE _____

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2020.

CAMBRIDGE REAL ESTATE VENTURES LLC
TODD SCHULTZ, MANAGING MEMBER

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020

THE ABOVE NAMED TODD SCHULTZ, MANAGING MEMBER OF CAMBRIDGE REAL ESTATE VENTURES, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

VILLAGE APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING PER VILLAGE PLAN COMMISSION ACTION OF _____, 2020 AND VILLAGE BOARD ACTION DATED _____, 2020. I FURTHER CERTIFY THAT THE PUBLIC ROAD DEDICATIONS AS SHOWN HEREON ARE ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF CAMBRIDGE.

LISA MOEN
CLERK, VILLAGE OF CAMBRIDGE

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2020 AT _____ O'CLOCK _____ AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS, PAGES _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS, DANE COUNTY

| CURVE TABLE | | | | | | |
|--------------|-------------|-------------|-----------|-------------------|---------------|-------------------------|
| CURVE NUMBER | LENGTH (FT) | RADIUS (FT) | Δ | CHORD LENGTH (FT) | CHORD BEARING | TAN IN TAN OUT |
| C1 | 79.82 | 57.78 | 79°08'52" | 73.62 | S65°56'40"W | N74°28'53"W S26°22'14"W |
| C2 | 173.02 | 113.50 | 87°20'36" | 156.75 | N63°54'30"W | S32°23'12"W N40°14'13"W |
| C3 | 37.32 | 31.00 | 73°04'59" | 35.60 | N75°16'42"W | N40°14'13"W S69°42'49"W |
| C4 | 70.70 | 60.00 | 87°30'45" | 66.88 | N76°33'49"W | S69°42'48"W N42°48'27"W |

| LINE TABLE | | |
|-------------|-------------|-------------|
| LINE NUMBER | LENGTH (FT) | BEARING |
| L1 | 74.06 | N74°28'53"W |
| L2 | 110.66 | S54°18'07"E |
| L3 | 150.61 | N30°26'34"E |
| L5 | 242.26 | S36°47'56"E |
| L7 | 136.88 | S26°22'14"E |
| L8 | 39.24 | N63°37'46"W |