

Village of Cambridge Plan Commission

**Monday, March 10, 2025 – 6:30 P.M.
Amundson Community Center, Senior Room
200 Spring Street**

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on February 10, 2025
4. Public Appearances:
5. New Business: Discussion and Possible Action Regarding
 - a. Conceptual Discussion Regarding Apartments and Duplexes/Condos on Westgate Court: Todd Nelson and Mike Herl
 - b. Extra-Territorial CSM Highland Road, Town of Christiana, Mr. Chad Georgeson
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:
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 and Badger Bank.

Lisa Moen, Village Administrator/Clerk/Deputy Treasurer

Village of Cambridge Plan Commission

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200 Spring Street

MINUTES

1. **Call to Order / Roll Call:** Commissioner McNally called the meeting to order at 6:30 p.m. Members present: Commissioners Anderson, Landowski, Hollenbeck, Milsap, Gronemus and McNally. Commissioner Franklin excused. Others present: Lisa Moen, Administrator/Clerk; Kjell Kaashagen; Todd Nelson; Neil Pfaff, Vierbecher; John and Lisa Leadholm; Mike Jeffery.
2. **Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Badger Bank and the Village Website.
3. **Approve Minutes from Plan Commission Meeting on December 9, 2024:**

Commissioner Anderson made a motion to approve the Minutes from December 9, 2024, as presented, seconded by Commissioner Hollenbeck. Motion carried.

4. **Public Appearances:** John Leadholm has concerns regarding the proposed apartments. Does not feel that this is the appropriate place for apartments – families and children. Fear that the shortest distance to the school would be cutting through the existing yards. The Comprehensive Plan states that we should protect existing housing stock. Concerns regarding lights and the existing neighborhood.
5. **New Business: Discussion and Possible Action Regarding**
 - a. **Conceptual Discussion Regarding Proposed Duplexes at Corner of Katie Court and Kenseth Way:** Kjell Kaashagen and Neil Pfaff – this parcel is 1.73 acres. Looking to put up 5 duplexes (10 units), in a Tuscan/Mediterranean style. Rezone it to a PUD. Each duplex would own the building and land, with an HOA owning the common areas. Driveways would be private. Roughly 1400 square feet with full basements. Egress windows on the lower levels. Landscaping with screening and a retention pond. Would plant grapevines around. Comprehensive Plan? Concerns regarding the setbacks, close to the apartments. Sidewalks? Exit onto Kenseth – fire/emergency. Traffic? Discussion about moving forward with the Vineyard Dr/Lagoon Dr project.
 - b. **Conceptual Discussion Regarding Apartments on Westgate Court: Todd Nelson:** This is a 1.2 acre lot, currently zoned business highway. Looking to up a two story, 20 unit apartment building, Workforce housing – 1 bedroom ~\$1,400, 2 bedroom ~\$1,800. Stainless, stacked washer/dryer, deck/patio, sprinkled. Surface parking average 1.3 spots /bedroom. Concerns raised regarding comprehensive plan – long term usage; neighbors.

No action was taken on either of these items. Would like to see developer's response to some of the concerns raised. Brief discussion that both of these properties are located in TIDs.

6. **Unfinished Business:**
 - a. **Update on Building Inspector:** The Village Board approved going out for an RFP for Building Inspection services. Moen will be working on this.

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:**

Restrictions – retail on Main St?

Katie Court?

Street Lights by old Kwik Trip? Police – state or municipal

Light ordinance?

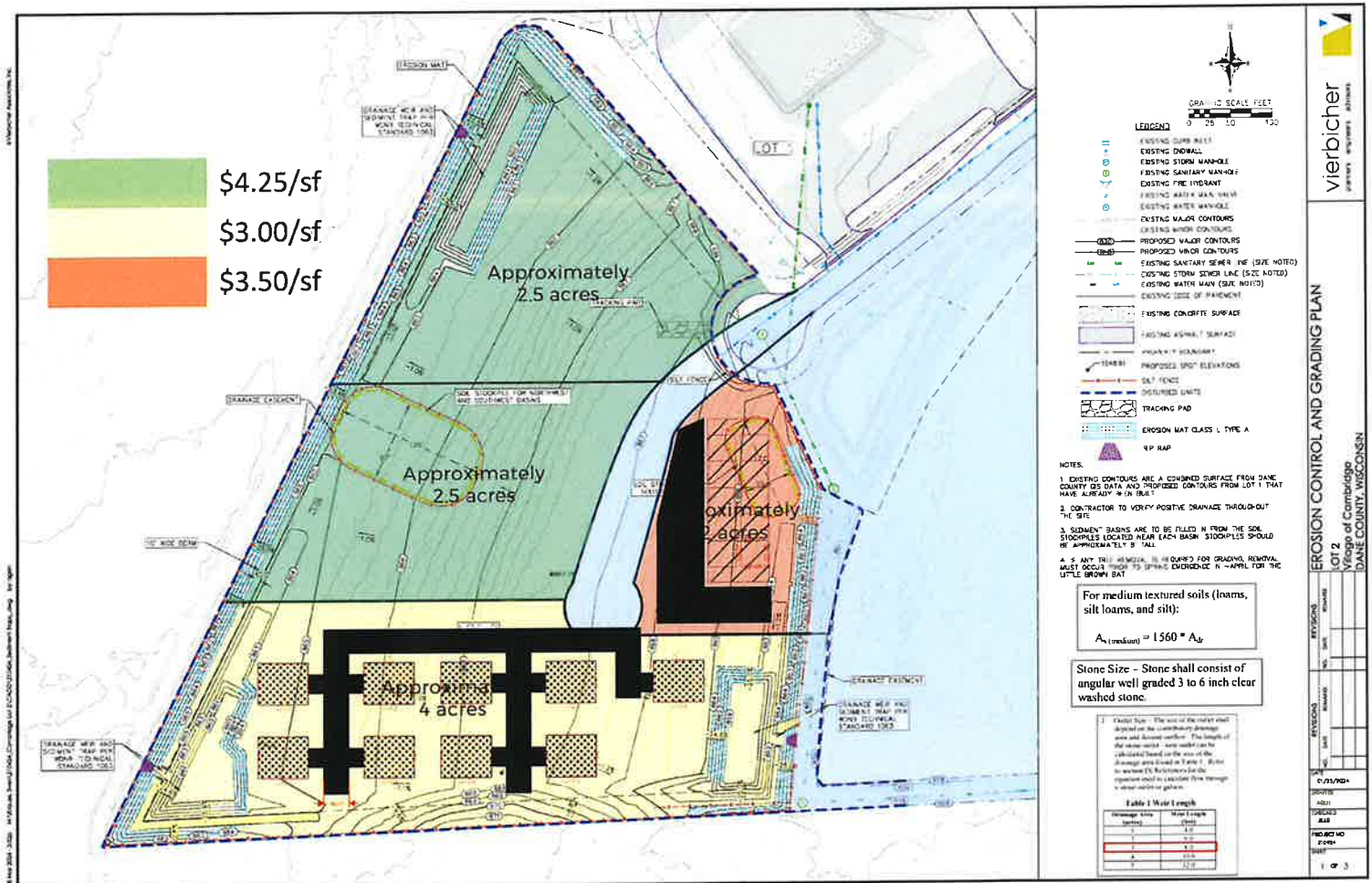
Kwik Trip lighting – shield from back side?

9. **Adjournment of Meeting:** Commissioner Gronemus made a motion to adjourn, seconded by Commissioner Anderson. Motion carried. Commissioner McNally adjourned the meeting at 7:46 p.m.

Lisa Moen, Village Administrator/Clerk/Deputy Treasurer

Cambridge WI 53525

Proposed Lots

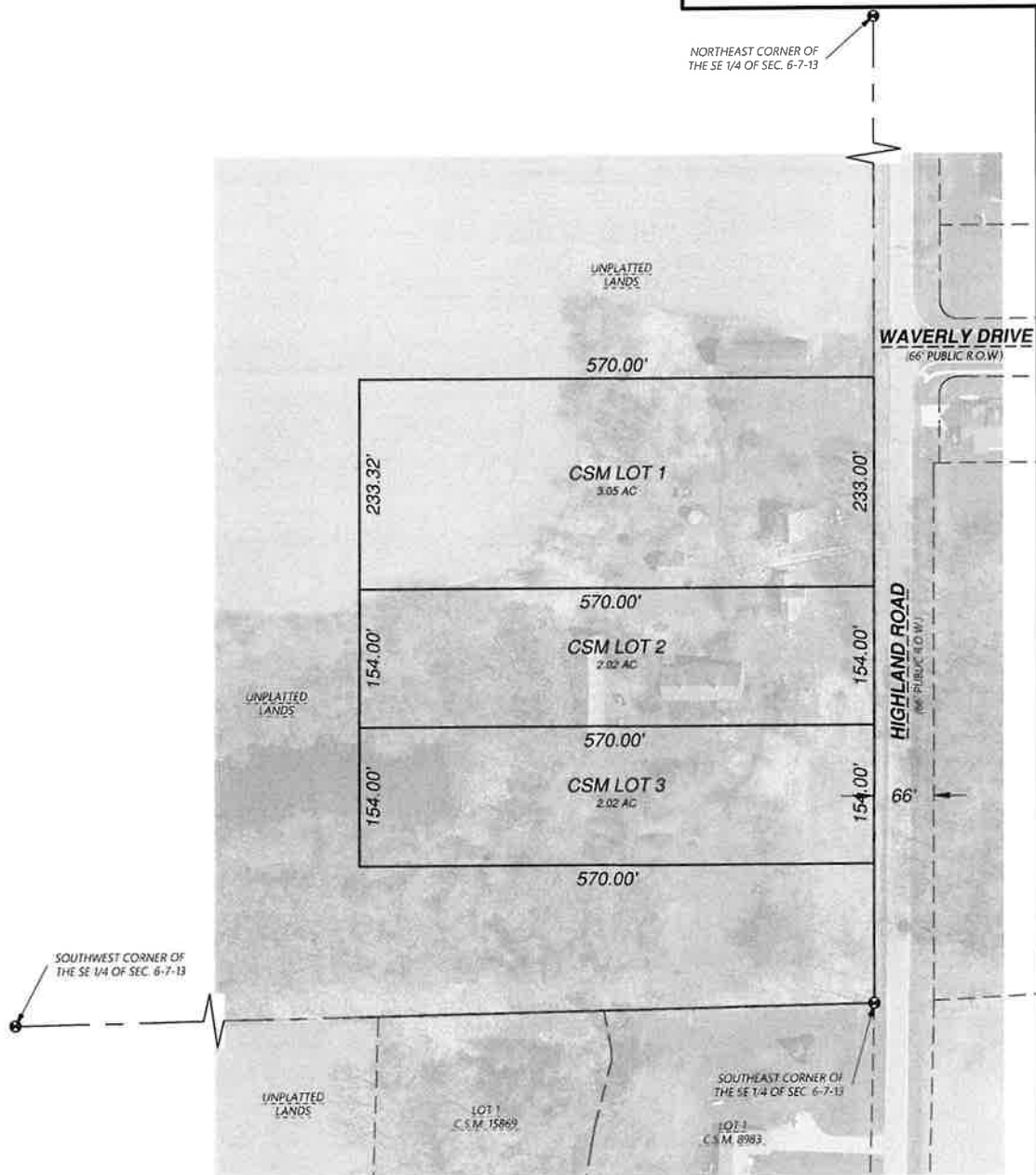


Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 11, T.6N., R.12E., OF THE 4TH PM,
TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



NOTES:
CREATE 3 LOTS FROM PARENT PARCEL

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED

Project No. 125-016A For: GEORGESON

Combs
& ASSOCIATES^{INC.}

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534