

# **Village of Cambridge Plan Commission**

**Monday, April 14, 2025 – 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 regarding a Rezone Request for a portion of the following property:

TAX KEY: 111/0612-013-0527-1  
ADDRESS: Corner of Katie Court and Kenseth Way  
SUBMITTED BY: Kjell Kaashagen

Pursuant to Section 17, this property is currently zoned Mixed Use and the request is to change it to Planned Use Development (PUD) for the purpose of condominiums. The Cambridge Comprehensive Plan has this parcel listed as a future use of High Density Residential.

4. Adjournment of Public Hearing

## **AGENDA**

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on March 10, 2025
4. Public Appearances:
5. New Business: Discussion and Possible Action Regarding
  - a. Rezone Request for parcel 111/0612-013-0527-1, Kjell Kaashagen
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  
NOTICE OF PUBLIC HEARING**

**REZONE**

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, April 14, 2025, at the Amundson Community Center, 200 Spring Street, Cambridge, WI for the purpose of hearing all interested parties, their attorney's, or agents with respect to the application for a rezone for a portion of the following property:

TAX KEY: 111/0612-013-0527-1  
ADDRESS: Corner of Kenseth Way and Katie Court  
SUBMITTED BY: Kjell Kaashagen

Be advised that pursuant to Section 17, this property is Mixed Use and the request is to change it to Planned Use Development (PUD) for the purpose of condominiums. The Cambridge Comprehensive Plan has this parcel listed as a future use of High Density Residential.

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 27th day of March 2025.

Lisa Moen  
Village Clerk/Administrator

Publish: April 3 and April 10, 2025  
Posted: March 27, 2025

## 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    | Kjell Kaashagen                           | To be determined. |
| Address | 827 Vineyard Court<br>Cambridge, WI 53523 |                   |
| Phone   | 608-575-1011                              |                   |

Legal Description: 1/4 SW 1/4 S 1 T 06 N R 12 E Village of Cambridge  
 Tax Parcel # 061201305271 Address: Not available.  
 Current Zoning Mixed Use Requested Zoning Classification PUD

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

|   |                                   |               |
|---|-----------------------------------|---------------|
| 1 | Name <u>See enclosed exhibit.</u> | 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

The reason for the request to rezone to PUD is to allow for more residential density and to meet the future land use outlined in the Village of Cambridge 2045 Comprehensive Plan.

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

- |                                                                             |                                                                                                                        |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Property Lines (a survey may be needed) | <input checked="" type="checkbox"/> Dimension and location of existing structures within 200 feet of subject lot lines |
| <input checked="" type="checkbox"/> Utilities, roadways and easements       | <input checked="" type="checkbox"/> Dimension and location of proposed structures and parking facilities               |
| <input checked="" type="checkbox"/> Anything else related to your request   | <input checked="" type="checkbox"/> 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

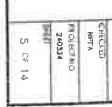
SIGNATURE:



DATE:

3-27-25

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

[illegible]

**SITE PLAN**  
CAMBRIDGE DEVELOPMENT  
VILLAGE OF CAMBRIDGE  
SANE COUNTY, WISCONSIN

**vierbicher**  
planners engineers advisors

# Village of Cambridge Plan Commission

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

## MINUTES

1. **Call to Order / Roll Call:** Chairperson Franklin called the meeting to order at 6:30 p.m. Members present: Commissioners Landowski, Hollenbeck, Milsap, Gronemus, McNally and Chair Franklin. Members excused: Commissioner Anderson. Others present; Lisa Moen, Clerk/Administrator; Todd Nelson; Mike Herl; Dan Higgs, Combs Survey
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 February 10, 2025**

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

4. **Public Appearances:** None

### 5. **New Business: Discussion and Possible Action Regarding**

- a. **Conceptual Discussion Regarding Apartments and Duplexes/Condos on Westgate Court:** Todd Nelson and Mike Herl: They are looking to put duplexes on the southern edge of the parcel, get something moving in the TID. \$340,000-\$350,000 range. Condo plat with condo association. Some would be threshold free. Would need to amend the Comprehensive Plan. Expect them to be for young families or older residents downsizing.

*Commissioner McNally made a motion to instruct Administrator Moen to work with MSA on a Comprehensive Plan Amendment, seconded by Commissioner Gronemus. Motion carried.*

- b. **Extra-Territorial CSM Highland Road, Town of Christiana, Mr. Chad Georgeson:** Dan Higgs from Combs Survey was present. They are looking to create three lots, renovate the existing home and build new on the other two lots.

*Commissioner Landowski made a motion to recommend to the Village Board approval of the Extra-Territorial CSM – Highland Road, Town of Christiana for Mr. Chad Georgeson, seconded by Commissioner McNally. 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. Was there a CUP issued for 302 Main St, was work completed?
- b. RFP for Building Inspector

9. **Adjournment of Meeting:** Commissioner McNally made a motion to adjourn, seconded by Commissioner Milsap. Motion carried. Chair Franklin adjourned the meeting at 7:11 p.m.

Lisa Moen, Village Administrator/Clerk/Deputy Treasurer