

Village of Cambridge Plan Commission

July 14, 2025 –6:30 P.M.

**Amundson Community Center, Community Room
200 Spring Street**

AGENDA

1. Call to Order / Roll Call
2. Proof of Posting
3. Approve Minutes from Plan Commission Meeting on June 9, 2025
4. Public Appearances:
5. New Business: Discussion and Possible Action Regarding
 - a. Plan Commission Committee Documents
 - i. Orientation Packet
 - ii. By-laws
 - iii. Mission Statement
 - b. Full Fee Schedule
 - c. Building Inspection
 - d. Comprehensive Plan
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. Old Kwik Trip
 - b. Solar Project – status updates
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.

Lucy Peterson, Administrator/Treasurer/Deputy Clerk

**Village of Cambridge
Plan Commission
June 9, 2025 –6:30 P.M.
Amundson Community Center, Senior Room
200 Spring Street**

MINUTES

1. Call to Order / Roll Call: Chairperson Kreklau called the meeting to order at 6:31 p.m. Members present: Commissioners Landowski, Hollenbeck, Milsap, Gronemus, Schulz, and Kreklau. Members excused: Commissioner Anderson. Others present; Lucy Peterson, Treasurer/Deputy Clerk/Deputy Administrator, and Bill Pinnow, MSA.
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 April 14, 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. Application and Fee for Comprehensive Plan Amendments

Bill Pinnow from MSA explained that when rezoning applications impact the Comprehensive Plan, we currently do not have a fee schedule or application for amendments that need to be made to the Comprehensive Plan. He advised me to have an application for amending the comprehensive plan and a fee schedule.

Commissioner Gronemus made a motion to recommend to the Village Board approval of the Application and Fee Schedule for Comprehensive Plan Amendments, Rezone application of \$400 and Comp Plan Amendment fee of \$200, for a total of \$600, seconded by Commissioner Landowski. Motion carried.

b. Dane County Rezone Petition extra-territorial review

Commissioner Milsap made a motion to recommend to the Village Board approval of the Extra-Territorial CSM—parcels 0612-032-8315-0 and 0612-031-8745-0, Town of Christiana, seconded by Commissioner Kreklau. 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. Plan Commission – What is the role
 - b. Orientation Packet for Plan Commission
 - c. Full Fee Schedule
 - d. Comprehensive Plan
 - e. Solar Project – status updates
 - f. Old Kwik Trip

9. Adjournment of Meeting

Commissioner Gronemus made a motion to adjourn, seconded by Commissioner Hollenbeck. Motion carried. Chair Kreklau adjourned the meeting at 7:24 p.m.

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.

Lucy Peterson, Treasurer/Deputy Clerk/Deputy Administrator



Village of Cambridge Plan Commission Orientation Packet

1. Welcome Letter

Dear Plan Commission Member,

Welcome, and thank you for your service to the Village of Cambridge. As a Plan Commission member, you play a vital role in shaping the future of our community through careful review and recommendations on development, zoning, and land use matters. This packet will help you understand your duties, provide background on planning policies, and prepare you for effective participation. We appreciate your commitment to public service and look forward to your contributions.

Sincerely,

Lucy Peterson
Village Administrator/Treasurer/Deputy Clerk
Village of Cambridge, WI

2. Purpose of the Plan Commission

The Plan Commission is a statutory body that advises the Village Board on matters related to land use and community planning. Its key functions include:

- Reviewing and recommending zoning changes and conditional use permits
- Reviewing site plans, certified survey maps, and subdivisions
- Preparing and updating the Village's Comprehensive Plan
- Holding public hearings for planning-related matters
- Ensuring development aligns with the Village's goals and ordinances

Governing Authority: Wisconsin Statutes §62.23 (and §61.35 for villages adopting city planning powers)

3. Roles and Responsibilities

- **Review Applications:** Evaluate development proposals based on ordinance requirements, staff recommendations, and comprehensive plan goals.
 - **Attend Meetings:** Regular attendance at meetings is critical. Meetings are typically held on the second Monday of the month at 6:30pm in the Amundson Community Center.
 - **Participate in Public Hearings:** Gather public input and deliberate based on facts and policies.
 - **Remain Impartial:** Approach issues fairly and without bias; avoid conflicts of interest.
 - **Continue Learning:** Stay informed about planning trends, legal changes, and best practices.
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4. Helpful Links:

- Link to Zoning Ordinance <https://library.municode.com/wi/cambridge/codes> Title 17 Zoning
 - Village Website
 - Wisconsin Department of Administration Planning Resources Link
<https://doa.wi.gov/Pages/LocalGovtsGrants/Comprehensive-Planning.aspx>
 - League of Wisconsin Municipalities
 - Link to Comprehensive Plan <https://cambridgewi.gov/long-range-plans/>
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5. Meeting Procedures

- **Agendas:** Posted at least 24 hours in advance at Post Office, Badger Bank, Village Website, and at Village Hall. Only noticed items may be discussed.
 - **Public Comments:** Allowed per agenda rules. Commissioners should listen but avoid engaging in debate.
 - **Motions:** Made and seconded before discussion; votes are recorded by roll call or voice vote.
 - **Minutes:** Prepared by Village staff; approved at the following meeting.
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6. Commissioner Expectations

- **Be Prepared:** Review all agenda materials in advance.
 - **Act Professionally:** Maintain decorum and respect differing views.
 - **Avoid Ex Parte Communication:** Do not discuss pending applications outside meetings.
 - **Follow Ethical Standards:** Disclose and abstain from matters where a conflict of interest exists.
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7. Village Staff Contacts

- **Village Administrator** – Lucy Peterson, lpeterson@ci.cambridge.wi.us
 - **Clerk** – TBD
 - **Village Planner** (if applicable) – [Consultant Name/Info]
 - **Public Works Director** – TBD
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8. Oath of Office & Training

Before participating, you must take the Oath of Office. Training opportunities may be provided through the League of Wisconsin Municipalities, UW-Extension, or Wisconsin APA Chapter.

9. Priorities

Plan Commission may undertake broader projects such as:

- Reviewing zoning code updates
 - Comprehensive Plan amendments
 - Housing or economic development studies
 - Design guideline development
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10. Acknowledgement Form

Please sign and return the acknowledgment below to the Village Clerk.

Plan Commission Orientation Acknowledgment

I acknowledge that I have received and reviewed the Plan Commission Orientation Packet for the Village of Cambridge. I understand the responsibilities of my role and agree to uphold the duties as outlined.

Name: _____

Signature: _____

Date: _____



Village of Cambridge Planning Commission Bylaws

Article I – Name and Authorization

The name of this body shall be the Village of Cambridge Planning Commission (“the Commission”), established pursuant to Wis. Stat. § 62.23, as adopted by Wis. Stat. § 61.35.

Article II – Purpose and Authority

The Planning Commission is an advisory body to the Village Board with the responsibility of preparing and maintaining the Comprehensive Plan, reviewing and making recommendations on land use applications, and promoting the orderly and sustainable growth of the Village in accordance with applicable statutes, ordinances, and policies.

Article III – Membership

1. Number of Members: The Commission shall consist of seven (7) members, including:
 - Two Village Board members selected by the Village President and approved by the Village Board.
 - Five citizen members appointed by the Village Board.
 2. Terms of Office:
 - The Village Board members serve a 1-year term.
 - Citizen members serve 3-year staggered terms.
 3. Vacancies: Any vacancy shall be filled by appointment and confirmed by the Village Board for the unexpired term.
 4. Compensation: Members shall serve with compensation determined by Village ordinance.
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Article IV – Officers

- Chairperson: The Village President shall select a Chairperson annually to be approved by the Village Board.
 - The Chairperson shall preside at all meetings, set agendas in coordination with staff, and act as liaison to the Village Board.
 - The Village Clerk or designee may serve as Secretary to maintain official minutes, records, and meeting notices.
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Article V – Meetings

1. Regular Meetings: Shall be held at a time and place determined annually and publicly notified by Wisconsin Open Meetings Law.
 2. Special Meetings: May be called by the Chairperson or any two members, with at least 24 hours' public notice.
 3. Quorum: A majority of the Commission (4 of 7 members) shall constitute a quorum.
 4. Voting: All members, including the Chairperson, shall vote. A motion passes with a majority vote of those present, provided quorum is met.
 5. Public Participation: Meetings are open to the public and must allow for public comment on agenda items per Village policy.
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Article VI – Duties and Responsibilities

The Commission shall:

1. Develop and maintain the Comprehensive Plan (Wis. Stat. § 66.1001).
2. Review and make recommendations on:
 - Rezone requests
 - Conditional use permits
 - Certified survey maps (CSMs) and plats
 - Site plans and development agreements
 - Amendments to zoning or subdivision ordinances
3. Hold public hearings when required by law or ordinance.
4. Coordinate with county, regional, and state planning agencies when appropriate.
5. Promote effective land use policies and long-range planning.

Article VII – Conflict of Interest

Members must disclose any conflict of interest prior to discussion and shall abstain from voting on any matter where there is a financial or personal interest that could affect impartial judgment.

Article VIII – Amendments

These bylaws may be amended at any regular meeting of the Commission by a majority vote of the entire membership, subject to approval by the Village Board.

Adopted: [Insert Date]

Chairperson Signature: _____

Village Clerk Attest: _____



Village of Cambridge Planning Commission Mission Statement

The mission of the Village of Cambridge Planning Commission is to guide the responsible growth and development of our community by promoting thoughtful land use, preserving the village's unique character, and ensuring long-term sustainability. We are committed to fostering a vibrant, well-planned, and inclusive community through transparent decision-making, public engagement, and the implementation of comprehensive planning principles that reflect the values and goals of Cambridge residents.

RESOLUTION No. 2022-02

A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF CAMBRIDGE, DANE AND JEFFERSON COUNTY, WISCONSIN

TO ESTABLISH A BUILDING INSPECTION FEE SCHEDULE

The Board of Trustees of the Village of Cambridge does hereby establish the following Schedule of Fees:

VILLAGE OF CAMBRIDGE BUILDING INSPECTION 2022 FEE SCHEDULE

1. Residential One & Two Family Dwellings

- A. New Structure and Additions – All Areas**\$ 0.20 per sq. ft. (\$75.00 min)
PLUS
Plan Review NSFD.....\$125.00
Plan Review Addition.....\$65.00
Zoning.....\$75.00
Occupancy Permit per Dwelling.....\$50.00
- Mechanicals – All Areas
 - Electrical\$0.05 per sq. ft.+ \$50.00 Base fee
 - Plumbing.....\$0.05 per sq. ft.+ \$50.00 Base fee
 - HVAC\$0.05 per sq. ft.+ \$50.00 Base fee
 - State seal\$37.00
 - Erosion Control NSFD.....\$130.00
 - Erosion Control addition.....\$75.00
- B. Remodels**\$8.00 per thousand of estimated cost (\$50.00 min)
Plus mechanicals if required.
- PLUS**
Plan Review.....\$55.00
- C. Accessory Structures**\$ 0.20 per sq. ft. all areas (\$40.00 min)
Plus zoning
- D. Swimming Pools in ground - zoning/bld/elec/included**.....\$175.00
Above ground- zoning/bld/elec included.....\$125.00
- E. Miscellaneous Replacements**.....\$50.00
- F. Electrical Service Upgrade**.....\$75.00
- G. Outside Sewer and Water Laterals**\$75.00
- H. Early Start Footings and Foundation**.....\$125.00

*Sewer Conn 1,500
Parks 1524*

See Admin. fees!

2. **Commercial Buildings - Work Started without Permits is Subject to Double Fees**

A.	New Structure and Additions-All Areas.....	\$0.24 per sq. ft. (\$100.00 min)
	PLUS	
	• Mechanicals	
	o Electrical	\$0.06 per sq. ft. + \$75.00 Base fee
	o Plumbing	\$0.06 per sq. ft. + \$75.00 Base fee
	o HVAC	\$0.06 per sq. ft. + \$75.00 Base fee
	• Erosion control new	\$175.00 First acre
	PLUS new	\$75.00 per acre
	Additions	\$75.00
B.	Remodels	\$8.00 per thousand of estimated cost (\$175.00 min)
	Plus mechanicals if required.	
C.	Miscellaneous Replacements	\$75.00
D.	Electrical Service Upgrade	\$125.00
E.	Outside Sewer and Water Laterals	\$75.00
F.	Early Start Footings and Foundation	\$150.00

3. **Zoning Administration (where applicable)**

A.	Zoning Permit for New One and Two Family Dwellings	\$75.00
B.	Zoning Permit for Commercial	\$150.00
C.	Zoning Permit for Residential Additions	\$50.00
D.	Zoning Permit for Accessory Structures	\$25.00

4. **Other**

A.	Right of Way Construction Permit Initial Inspection	\$75.00
B.	Re-inspection and Additional Inspection Fees	\$75.00 per inspection
C.	Right of Way Construction Permit Bond Amount	\$2,000
D.	Razing Fee Residential	\$75.00
	Garages and accessory structures	\$40.00
	Commercial	\$50.00 + .05 per sq. ft. Max \$500.00
E.	Agricultural Buildings	\$50.00
F.	Property Maintenance Inspections	\$65.00 per hour
G.	Driveway Inspections	\$50.00
H.	Inspections Not requiring a permit	\$70.00 per hour
I.	Signs	\$85.00
	Recopy	\$42.50
J.	Re-Roof Residential	\$42.50
	Commercial	\$150.00 + .10 sq. ft. over 2,500 sq. ft.

5. **Administrative Fees – Retained by the Municipality (100%)**

A.	New One & Two Family Residential	\$100.00
B.	Additions to One & Two Family Residential	\$50.00
C.	New Commercial	\$150.00
D.	Additions to Commercial	\$100.00

GENERAL NOTES

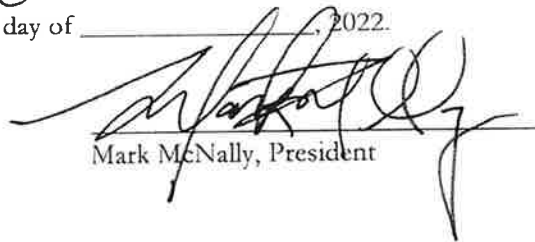
- ❑ Gross square footage calculations are based on exterior dimensions, including garage and each floor level, unfinished basements, porches, attached decks, outside balconies and stairs.
- ❑ The Building Inspection Department will be responsible for final calculation of the square footage.
- ❑ Per hour rates are based on a one hour minimum for the first hour, with quarter hour increments thereafter.

PREVAILING FEES

This Resolution shall supersede and replace any previous Resolutions, specifically those sections of Resolution 2011-07 regarding building and other fees unless otherwise noted. The fees listed herein shall be in effect from the date of passage until revised by a later Resolution.

EFFECTIVE DATE. This resolution shall become effective upon passage by the Village Board.

APPROVED AND ADOPTED this 11th day of _____, 2022.


Mark McNally, President

Village of Cambridge

Attest:

Lisa Moen
Administrator
Village of Cambridge

RESOLUTION No. 2024-10**A RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES
OF THE VILLAGE OF CAMBRIDGE,
DANE AND JEFFERSON COUNTY, WISCONSIN****TO ESTABLISH
LICENSES, MISCELLANEOUS PERMITS AND ADMINISTRATIVE SERVICES
FEE SCHEDULE**

The Board of Trustees of the Village of Cambridge does hereby establish the following Schedule of Fees:

LICENSES – if modified, EFFECTIVE DATE January 1, 2025

Dogs – Unspayed or unneutered	\$34.75		6.04.040 A. 3.
Dogs – Spayed or neutered	\$25.75		
Kennel	\$61.75	Plus \$34.75 each additional dog in excess of 12 dogs	
Puppies - Unspayed or unneutered	\$30.75	<i>Puppies are dogs who became 5 months of age after July 1 of the</i>	
Puppies - Spayed or neutered	\$24.75	<i>license year</i>	
Impoundment of Animals		The fee charged to owner will equal actual costs incurred by the village.	6.04.080 C.

Operator's License	35.00/	or \$60.00 for two years	5.08.050 yr
Liquor – Class A: off premise	\$500.00	Annual	
Beer – Class A: off premise	\$100.00	Annual	
Liquor – Class B: on premise	\$500.00	Annual State governed quota – Reserve License \$10,000	
Beer – Class B: on or off premise	\$100.00	Annual	
Wine – Class C: on premise	\$100.00	Annual	
Temporary Class B: Beer	\$10.00	Per event	
Temporary Class B: Wine	\$10.00	Per event	
Tobacco / Cigarette	\$100.00	Annual	5.12.010
Publication Fee	\$10.00		Section 985.08, Wis. Stats

PERMITS – MISCELLANEOUS

Parade	\$25.00	Schools are exempt	
Street Use (Block Party)		No charge	
Bee Keeping	\$50.00	One time – initial application	6.04.220
Banners	\$200.00	\$100 to put up \$100 to take down	

PROPERTY – SPECIAL CHARGES

Snow & ice removal	\$175.00 for the first hour/\$100.00 each hour after	.
Weed elimination	\$175.00 for the first hour/\$100.00 each hour after	.
Tree care or removal	\$175.00 for the first hour/\$100.00 each hour after	
Other Public Works services	\$175.00 for the first hour/\$100.00 each hour after	
Refuse and Recycling	\$126.00 placed on the tax roll	

ADMINISTRATION

Photocopying/faxing	.25 cents	Per page	No ref.
Special Assessment Letters	\$40.00	Per letter	
Title Searches	\$40.00	Per request	

Mortgage Company Tax Bill \$5.00 Per parcel
Requests

SPECIAL MEETING \$300.00 Per meeting

PER DIEMS

Village Board	\$40.00	Per Village Board meeting	2.08.080 A.
	\$20.00	Per standing committee meeting	
Village President	\$3708.00	Annually	2.08.080
	\$40.00	Per Village Board meeting	
	\$20.00	Per standing committee meeting	
Committee, Commission and Board Members	\$20.00	Per Meeting of Committee/Commission or Board that you are appointed to	

PREVAILING FEES

This Resolution shall supersede and replace any previous Resolutions, unless otherwise noted.
The fees listed herein shall be in effect from the date of passage until revised by a later Resolution.

EFFECTIVE DATE. This resolution shall become effective upon passage by the Village Board, UNLESS OTHERWISE NOTED ABOVE.

APPROVED AND ADOPTED this _____ day of _____, 2025.

Mark McNally, President
Village of Cambridge

Attest:

Lisa Moen
Administrator/Clerk/Treasurer
Village of Cambridge

EXHIBIT A
Resolution 20-59
City of Lodi 2021 Schedule of Fees

DESCRIPTION	FEE	ORDINANCE CHAPTER #
LICENSES		
Bicycle License	\$3	325
Cigarette License	\$100	21
Coin Operated Amusement Device (includes pool tables)	\$15 per device	215
Dog License (spayed or neutered)	\$10	114
Dog License (non-spayed/non-neutered)	\$15	114
Dog License – multiple dogs	\$75	114
Class A Retailer Fermented Malt Beverage (off premises consumption) <i>*may include Class A Cider</i>	\$300 N/A-\$0	204
Class A Retailer Intoxicating Liquor (off premises consumption)	\$300	204
Class B Retailer Fermented Malt Beverage (on or off premises consumption)	\$100	204
Class B Retailer Intoxicating Liquor (on premises consumption)	\$500	204
Class B Winery – Wine Only (on premises consumption)	\$100	204
Class C Wine Retailer License	\$100	204
Operator's License – 2 year	\$75	204
Operator's License – 1 year	\$40	204
Operator's License - Provisional	\$15	204
Operator's License - Temporary	\$10	204
Temporary Fermented Malt Beverage License	\$10	204
Temporary Class B Wine License	\$10	204
Provisional Retail License	\$15	204
Reserve Class "B" License	\$10,000	204
Transfer of Alcohol License Fee	\$10	204
Change of Agent Fee for Alcohol License	\$10	204
BUILDING		
Erosion Control Plan Review (per lot)	\$100	127
Group I: Dwellings (residence, garage, and rooming house) Building Permit	\$.12 per square foot + State Seal fee	127
Group I: Dwellings (residence, garage, and rooming house) Electrical Permit	\$.06 per square foot	127
Group I: Dwellings (residence, garage, and rooming house) Plumbing Permit	\$.06 per square foot	127
Group I: Dwellings (residence, garage, and rooming house) HVAC Permit	\$.06 per square foot	127
Group I: Dwellings (residence, garage, and rooming house) Entire Building Permit	\$.30 per square foot	127
Group II: Office, professional, barber, beauty, dry cleaning, clinic, natatorium, shelter, hotel and motel Building Permit	\$.14 per square foot	127
Group II: Office, professional, barber, beauty, dry cleaning, clinic, natatorium, shelter, hotel and motel Electrical Permit	\$.08 per square foot	127
Group II: Office, professional, barber, beauty, dry cleaning, clinic, natatorium, shelter, hotel and motel Plumbing Permit	\$.03 per square foot	127

DESCRIPTION	FEE	ORDINANCE CHAPTER #
Group II: Office, professional, barber, beauty, dry cleaning, clinic, natatorium, shelter, hotel and motel HVAC Permit	\$.03 per square foot	127
Group II: Office, professional, barber, beauty, dry cleaning, clinic, natatorium, shelter, hotel and motel Entire Building Permit	\$.28 per square foot	127
Group III: Tavern, restaurant, cafeteria, retail, commercial garage and service station Building Permit	\$.15 per square foot	127
Group III: Tavern, restaurant, cafeteria, retail, commercial garage and service station Electrical Permit	\$.09 per square foot	127
Group III: Tavern, restaurant, cafeteria, retail, commercial garage and service station Plumbing Permit	\$.06 per square foot	127
Group III: Tavern, restaurant, cafeteria, retail, commercial garage and service station HVAC Permit	\$.08 per square foot	127
Group III: Tavern, restaurant, cafeteria, retail, commercial garage and service station Entire Building Permit	\$.38 per square foot	127
Group IV: Church, assembly hall, educational institution, hospital, nursing home, lab, lodge hall, funeral home, library, skating rink, dance hall and armories Building Permit	\$.18 per square foot	127
Group IV: Church, assembly hall, educational institution, hospital, nursing home, lab, lodge hall, funeral home, library, skating rink, dance hall and armories Electrical Permit	\$.09 per square foot	127
Group IV: Church, assembly hall, educational institution, hospital, nursing home, lab, lodge hall, funeral home, library, skating rink, dance hall and armories Plumbing Permit	\$.05 per square foot	127
Group IV: Church, assembly hall, educational institution, hospital, nursing home, lab, lodge hall, funeral home, library, skating rink, dance hall and armories HVAC Permit	\$.05 per square foot	127
Group IV: Church, assembly hall, educational institution, hospital, nursing home, lab, lodge hall, funeral home, library, skating rink, dance hall and armories Entire Building Permit	\$.37 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) Building Permit	\$.12 per square foot	127

DESCRIPTION	FEE	ORDINANCE CHAPTER #
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) Electrical Permit	\$.06 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) Plumbing Permit	\$.06 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) HVAC Permit	\$.06 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) Entire Building Permit	\$.30 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus 5,000-10,000 square feet Building Permit	\$.08 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus 5,000-10,000 square feet Electrical Permit	\$.03 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus 5,000-10,000 square feet HVAC Permit	\$.03 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus 5,000-10,000 square feet Entire Building Permit	\$.14 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus over 10,000 square feet Building Permit	\$.04 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus over 10,000 square feet Electrical Permit	\$.02 per square foot	127
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus over 10,000 square feet HVAC Permit	\$.02 per square foot	127

DESCRIPTION	FEE	ORDINANCE CHAPTER #
Group V: Warehouse, freight terminal, storage building, factory, machine shop, electrical substation, sewage plant, electrical generating plant, trans vault and others not included in Groups I to IV (except accessory buildings) plus over 10,000 square feet Entire Building Permit	\$.08 per square foot	127
Group VII: Accessory building (barns, livestock building, etc.) Building Permit	\$50.00	127
Group VII: Accessory building (barns, livestock building, etc.) Electrical Permit	\$50.00	127
Group VII: Accessory building (barns, livestock building, etc.) Plumbing Permit	\$50.00	127
Group VII: Accessory building (barns, livestock building, etc.) HVAC Permit	\$50.00	127
Group VII: Accessory building (barns, livestock building, etc.) Plus over 5,000 square feet Building Permit	\$.03 per square foot	127
Group VII: Accessory building (barns, livestock building, etc.) Plus over 5,000 square feet Electrical Permit	\$.02 per square foot	127
Group VII: Accessory building (barns, livestock building, etc.) Plus over 5,000 square feet Plumbing Permit	\$.02 per square foot	127
Group VII: Accessory building (barns, livestock building, etc.) Plus over 5,000 square feet HVAC permit	\$.02 per square foot	127
Building Permit State Seal	\$40	127
Deposit for Building/Remodel \$20,000-49,999	2% of value up to \$500	127
Deposit for Building/Remodel \$50,000 or more	1% of value up to \$1,000	127
Certificate of Occupancy	\$30	127
Sewer Connection Charge	per separate resolution	272
Water Impact Fee	changes annually	198
Sidewalk Construction and Repair Permit	\$30	295
Driveway Permit	\$50	127
Building Permit Plan Review- new construction	\$90	127
Building Permit Plan Review- alterations and repairs	\$30	127
Zoning Permit	\$50	340
Early Start Permit-Residential	\$80	127
Early Start Permit- Commercial/Industrial	\$200	127
Fence Permit	\$30	127
Swimming Pool Permit	\$100	127
Moving a Building	\$150	127
Razed Building Permit Fee	\$150	127
Retaining Wall Permit	No Fee	127
Registration Fee for Tree Trimmers	\$10	127
On-Site Waste Disposal at Treatment Plant	\$50	272
Sewer Access for Non-Residents	\$60	272
Connect to Existing Sewer	\$50	272
Street Excavation or Opening	\$50	295
Well Operation Permit	\$100	332

DESCRIPTION	FEE	ORDINANCE CHAPTER #
ZONING		
Submission/Review of Certified Survey Map	\$100 + \$100/lot over 2 lots	340
Architectural Design Review (Major Project)	\$250	340
Architectural Design Review (Minor Project)	\$100	340
Certificate of Zoning Compliance	\$100	340
Conditional Use Permit	\$550	340
PUD GDP greater than 5 acres	\$ 1,500 + staff review costs	340
PUD GDP less than or equal to 5 acres	\$ 1,000 + staff review costs	340
PUD Amendment	\$100	340
PUD SIP Review	\$300	340
PUD Modification	\$100	340
Variance Request	\$800	340
Rezone Request	\$400	340
Preliminary Plat Review	\$200 plus \$40 per lot	127
Final Plat Review	\$150 plus \$40 per lot	127
Subsequent Final Plat Reviews	\$50	127
Fees in Lieu of Park Land Dedication		
Per single family/duplex dwelling unit	\$3,000	300
Per multi-family dwelling unit	\$2,500	
Sign Permit	\$75	278
Sign Permit requiring a Conditional Use	\$250	278
Sign Permit – Mural	N/A-\$0	278
MISCELLANEOUS PERMIT/FEE		
Annual Refuse and Recycling Special Assessment	\$147/residential unit	
Block Party Permit	\$25	295
Special Event Permit	\$25	295
Direct Merchant Permit	\$50	156
False Alarm	\$50	104
Failure to Respond (Alarm)	\$55	104
Failure to Keep Sidewalks Free of Snow/Ice	\$100	295
Franchise Fees	3% of gross revenue	140
Late Filing of Tax Exemptions Reports	\$30	57
Park Shelter Reservation Fee – City Resident	\$25 Goeres/\$50 Habermann	248
Park Shelter Reservation Fee – Non-City Resident	\$35 Goeres/\$60 Habermann	248
Title Company Special Assessment Letters	\$35	57
Worthless Check Processing Fee	\$35	57
Photocopies (per page)	\$.10 black white / \$.25 color	88
Fax	\$3 first page/\$1 subsequent	
Fingerprinting	\$20	
Incident/Accident Report	\$1 per page	
DVD/CD	\$5 per DVD/CD	

VILLAGE OF CAMBRIDGE 2045 COMPREHENSIVE PLAN

ADOPTED | NOVEMBER 28, 2023

VILLAGE PLAN COMMISSION:

Eric Wittwer, *Chair*
Chuck Franklin, *Trustee*
Tara Michalski, *Citizen Member*
John Anderson, *Citizen Member*
Jeff Milsap, *Citizen Member*
Dan Gronemus, *Citizen Member*
Dean Hollenbeck, *Citizen Member*

PREPARED BY:

This document was prepared by
MSA Professional Services, Inc.
with assistance from Village of
Cambridge

VILLAGE BOARD:

Mark McNally, *President*
Kris Breunig, *Trustee*
Chuck Franklin, *Trustee*
Bill Crist, *Trustee*
Paula Hollenbeck, *Trustee*
Eric Wittwer, *Trustee*
Tim Phelps, *Trustee*

VILLAGE STAFF:

Lisa Moen, *Administrator/
Clerk/Treasurer*

Cover Photo: Hayley Martin Photography



INTRODUCTION



WHY PLAN

The purpose of this plan is to establish a shared vision for Cambridge that will guide future actions and decisions. This guidance improves the Village's ability to work cohesively and consistently over time.

PURPOSE & INTENT

The Comprehensive Plan is a resource for managing the growth of the Village of Cambridge. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; in fact, State statutes require that certain decisions must be consistent with this Plan.

PLAN MAINTENANCE

The plan represents the Village's best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

WELCOME TO THE VILLAGE OF CAMBRIDGE'S COMPREHENSIVE PLAN!

The Comprehensive Plan is intended to guide decisions and actions affecting Village budgets, ordinances and growth. The Plan looks 20 years into the future to describe what the Village wants but offers policies and actions for implementation now in order to realize that long-term vision. As a broad-based plan, it sometimes relies on other more detailed plans or budget processes to determine when or how implementation will occur.

The Plan's recommendations are intended to:

- » Create a collective vision for the future of Cambridge.
- » Establish priorities for public investment, including the Village's Capital and Operating Budgets.
- » Provide or inform policies that guide Village decision-making.
- » Align the work of Village around the issues that matter most to our residents and stakeholders.
- » Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- » Guide private development through the Future Land Use map and policies.
- » Foster partnerships with other entities to address shared goals.

Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing and be approved by resolution by the Plan Commission, and adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance *must be consistent* with the comprehensive plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan. Over the course of time many factors will arise that will significantly influence local decisions. This plan should continue to be consulted to ensure that such decisions contribute to the vision established in this plan.

OVERALL VISION

Cambridge's vision statement is intended to set the general tone for the rest of the plan. It encapsulates the major themes woven throughout the plan.

2045 VISION: "The Village of Cambridge is a unique, historic community that preserves and promotes its charming, small-town character. Arts and recreation activities are thriving and people are attracted to live, work and play here."

Plan Organization

This plan is organized around the nine required plan elements as outlined in state statutes:

1. Introduction (P. 2-5)
2. Public Engagement (P. 6-7)
3. Agricultural, Natural & Cultural Resources (P. 8-11)
4. Utilities & Community Facilities (P. 12-15)
5. Intergovernmental Cooperation (P. 16-17)
6. Economic Development (P. 18-21)
7. Housing (P. 22-23)
8. Transportation (P. 24-27)
9. Land Use (P. 28-39)
10. Implementation (P. 40-41)

Each section includes issues and opportunities (identified during the process), 2023 snapshot (of existing conditions), and goals, policies and actions.

Appendix A: Plan Adoption & Amendments

Appendix B: Action Plan

Appendix C: Public Engagement

Appendix D: Maps

Goals, Policies & Actions

The policy content of this plan is organized into Goals, Policies and Actions.

Goals

A goal is a general statement about a desired future outcome. Goals provide the big ideas and direction but do not indicate how they will be achieved.

Policies

Policies are rules of conduct to be used to achieve the goals of the plan. They are intended to guide Village decisions. Some of the policies in the plan could also be stated as actions, but have not yet been assigned to anyone to pursue action.

Actions

Actions are specific activities that someone within Village government should actively pursue, sometimes in coordination with non-governmental agencies. All actions are repeated in Section 10 (Implementation) with approximate deadlines and responsible parties assigned.

CENSUS DATA

The Census Bureau collects basic data every 10 years as part of the federal population census, but it also collects much more information every year through the American Community Survey (ACS). That data is collected using a relatively small sample of the local population, which is then reported not as a snapshot in time, but as a reflection of conditions over a five-year sampling period. The data are reported as "estimates" and every estimate has a certain amount of error calculated based on the number of responses in the sample.

EXISTING PLANS REVIEWED

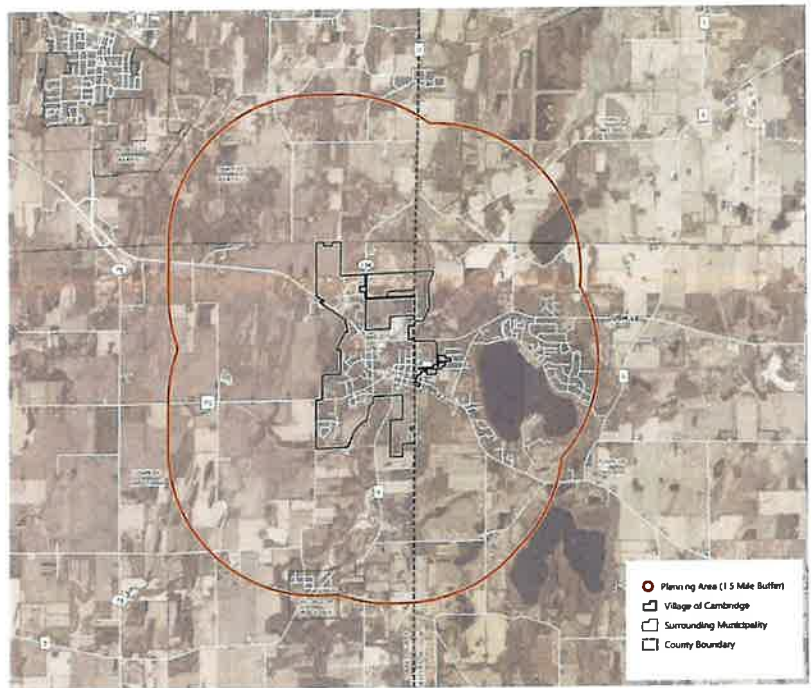
- Cambridge Smart Growth 2025 (2005)
- Cambridge Economic Development Plan (2011)
- Jefferson County 2040 Comprehensive Plan (2021)
- Jefferson County Bicycle and Pedestrian Plan (2010)
- Bicycle Transportation Plan for Madison Metropolitan Area and Dane County (2015)
- Dane County Comprehensive Plan (2012)

Regional Context

Cambridge is a community of about 1,638 people (as of 2020) located southeast of Madison in Dane and Jefferson Counties. Known as a charming village with a

unique downtown filled with local shops and restaurants, Cambridge is a tourist destination with festivals and abundant art and recreational opportunities.

PLANNING JURISDICTION MAP (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: WDNR Aerial (2018-2020)

Planning Jurisdiction

The study area for this plan includes all lands in which the Village has both a short-and long-term interest in planning and development activity.

Wisconsin state law divides municipalities into four classes relating to government administration and local governmental

power. Cambridge is a village, which corresponds to a 1.5-mile extraterritorial jurisdiction. The Village's extraterritorial plat review jurisdiction extends into Dane and Jefferson Counties. The Village itself is approximately 1.5 square miles in size with the planning jurisdiction covering approximately 18.8 square miles.

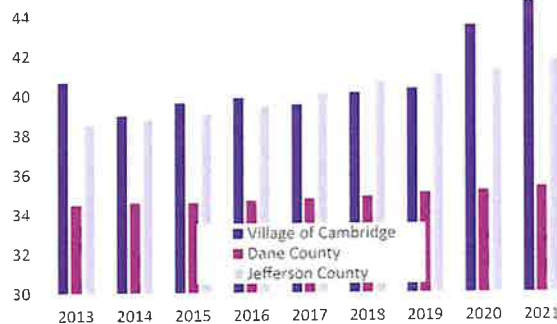
2023 SNAPSHOT OVERVIEW

RACE AND ETHNICITY



MEDIAN AGE COMPARISON

2021 MEDIAN AGE
44.8



2020 TOTAL POPULATION

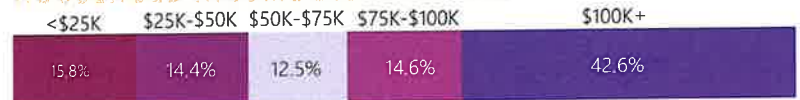
1,683

EDUCATIONAL ATTAINMENT

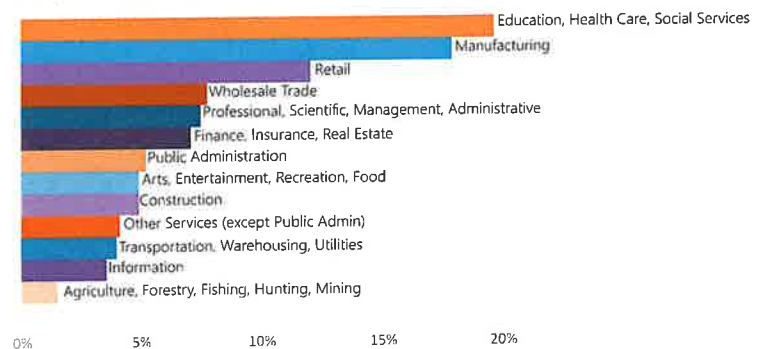
Almost 7 out of 10 residents over 25 (68%) have some degree of higher education, including associate, bachelor's, or master's degrees.



HOUSEHOLD INCOME DISTRIBUTION



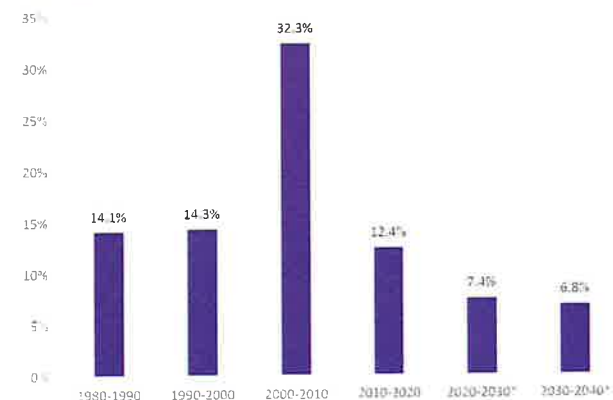
FULL-TIME OCCUPATION BY INDUSTRY



HOUSEHOLD GROWTH AND PROJECTIONS

	Village of Cambridge		Village of Deerfield		Dane County		Jefferson County		Wisconsin	
	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH	Number of HH	Persons Per HH
2000	473	2.35	743	2.69	173,710	2.36	28,188	2.55	2,086,304	2.50
2010	592	2.34	781	2.62	196,383	2.36	31,442	2.55	2,279,768	2.43
2015	573	2.27	952	2.76	211,114	2.35	32,413	2.49	2,371,815	2.38
2020	674	2.43	1,034	2.47	226,600	2.33	33,349	2.44	2,491,982	2.35
2025*	736	2.33	1,071	2.52	240,920	2.25	37,843	2.38	2,600,538	2.32
2030*	780	2.33	1,133	2.50	252,479	2.23	39,666	2.35	2,697,884	2.30
2035*	815	2.30	1,184	2.47	261,392	2.21	40,825	2.33	2,764,498	2.28
2040*	847	2.27	1,226	2.46	268,335	2.20	41,522	2.31	2,790,322	2.26

POPULATION CHANGE BY DECADE



POPULATION GROWTH AND PROJECTIONS

	Village of Cambridge	Village of Deerfield	Dane County	Jefferson County	Wisconsin
1980	844	1,466	323,545	66,152	4,705,642
1990	963	1,617	367,085	67,783	4,891,769
2000	1,101	1,971	426,526	74,021	5,363,675
2010	1,457	2,319	488,073	83,686	5,691,047
2020	1,638	2,507	561,504	84,900	5,806,975
2025*	1,675	2,700	555,100	93,860	6,203,850
2030*	1,760	2,830	577,300	97,305	6,375,910
2035*	1,820	2,930	593,440	99,265	6,476,270
2040*	1,880	3,015	606,620	100,300	6,491,635

Sources: 2017-2021 ACS 5-Year Estimates, Decennial Census, *DOA Population and Household Projections

PUBLIC ENGAGEMENT

PLAN ENGAGEMENT OVERVIEW

This plan was drafted through a collaboration among Village staff, Plan Commission, MSA consultants, and most importantly residents of the community.

PUBLIC INCLUSION PLAN

The public inclusion plan was broken down as follows:

1. Project Kick-off | Issues & Opportunities
2. Community Survey | Collect Community Feedback
3. Policy Review | Topics and Initial Land Use Drafts
4. Full Plan Review | Review Land Use Maps and Implementation Plan
5. Public Open House | Public Comment Opportunity

See Appendix A for the Public Inclusion Plan and resolution.

PROJECT KICK-OFF

A project kick-off meeting was held on January 9, 2023 at the Amundson Center. The discussion was about the current issues and opportunities in Cambridge that the Village hopes will be addressed by the Comprehensive Plan.

The results of the discussion included:

ISSUES:

- Housing: Limited availability of single-family homes, housing mix and affordability concerns.
- Downtown Revitalization: Vacant buildings and their condition in the downtown area. Business Improvement District (BID), streetscaping and design guidelines needed.
- Growth Plan: Direction for commercial and housing development.
- Restaurants: Ability to sustain at least one or two in operation.
- Seniors: Ability to age in place.
- Solar farm: Impact on viewsheds, recreation and future development plans.

OPPORTUNITIES:

- Recreation: Lake Ripley, CamRock County Park, Koshkonong River and other natural features allow residents to capitalize on by attracting visitors to the area.
- Non-profit Organizations and Public-Private Partnerships: The presence of non-profit organizations and the potential for public-private partnerships offer opportunities for collaboration on community event planning and fostering strong social bonds.
- Business Growth and Building Updates: The Economic Development Committee can assist with increasing number of businesses coming into the Village and updating existing buildings. This presents an opportunity for economic growth, job creation, and improved amenities for residents.
- Marketing Partnership: A local chamber or business association can play a vital role in fostering economic development by establishing marketing partnerships. This collaboration can promote the Village as a desirable destination for businesses, tourists, and potential investors.
- School District, Public Library, and other public utilities: A strong school system and services available to the public creates a desirable place for families to live.

COMMUNITY SURVEY

The online community survey was active April 28, 2023, through June 5, 2023, and received 261 responses. A total of 29 questions were included in the survey with some open-ended responses. A link to the survey was provided on the Village's website and promoted through the utility bill. As compared to the community demographics, the survey respondents were generally younger, more female and mostly homeowners.

Full survey results can be found in Appendix C. Some of the major themes in survey responses included:

Living in Cambridge

Most responses identified that they lived in Cambridge because of the small-town character and safety that the community provides. Overall, responses agreed that Cambridge has adequate job opportunity and is an affordable place to live. Downtown parking convenience, personal safety, Village parks, and safe walking and biking routes were highly rated. Respondents were not satisfied with high public utilities cost and the appearance of downtown.

Housing

The responses show strong support for duplexes, townhomes, apartments (along highway 12), and single-family homes. There is interest in accessory dwelling units, although respondents indicate they would need more information about them.

Employment

Survey response employment share indicates 30% work in the greater Madison area, 25% work within the Village, and almost 10% work in a nearby community. Nearly 50% of survey respondents work remotely at least once a week which aligns with the national trend of hybrid employment. Responses identify that better internet connectivity is needed to improve ability to work from home.

Additional Investment

Park and recreation facilities, public safety and street repair are the highest priority of additional Village investment. Property improvement and development in Cambridge are favored for downtown buildings, existing homes, new ownership housing development, along with retail sites.

Development Needs

Respondents are satisfied with the existing development in gas-station/convenience stores, pharmacy, and grocery store; however, they are dissatisfied in the availability of entertainment, drive-thru restaurants, and retail shopping mix.

POLICY REVIEW

The Village Plan Commission met with the consultant in June, August and October to discuss draft plan policies.

FULL PLAN REVIEW

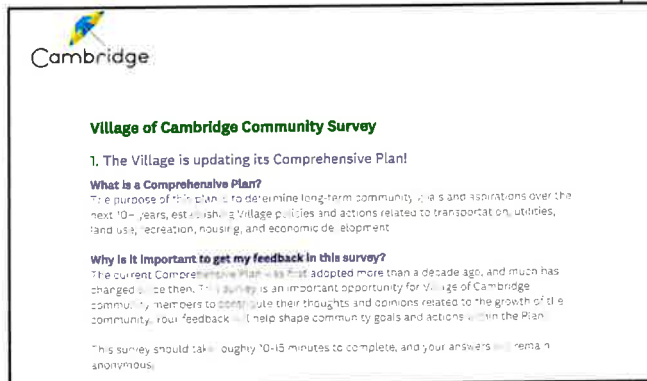
The Plan Commission met on October 9, 2023 to review the completed draft.

The Public Open House was held on the same day to get public comment on the plan draft.

ADOPTION

The Plan Commission met on November 13, 2023 to review the completed draft. The Commission voted to recommend adoption to the Village Board.

Village Board met on November 28, 2023 and voted to adopt the document based on the Plan Commission's recommendation.



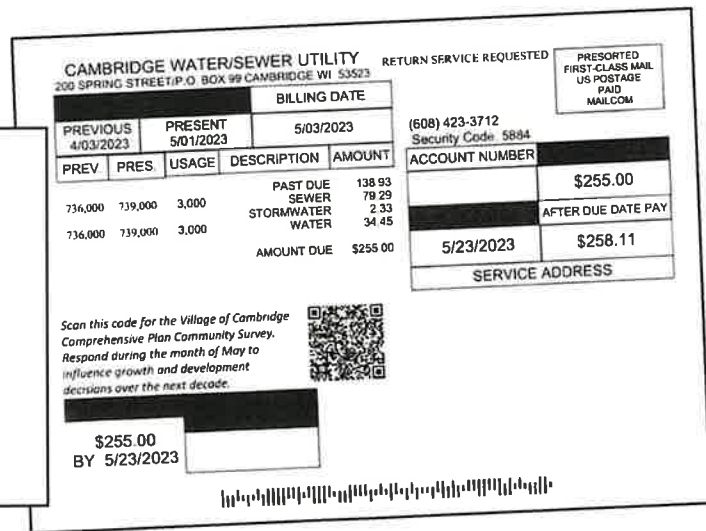
Village of Cambridge Community Survey

1. The Village is updating its Comprehensive Plan!

What is a Comprehensive Plan?
The purpose of this plan is to determine long-term community goals and aspirations over the next 10+ years, establishing Village policies and actions related to transportation, utilities, land use, recreation, housing, and economic development.

Why is it important to get my feedback in this survey?
The current Comprehensive Plan was first adopted more than a decade ago, and much has changed since then. This survey is an important opportunity for Villages of Cambridge community members to contribute their thoughts and opinions related to the growth of the community. Your feedback will help shape community goals and actions within the Plan.

This survey should take roughly 10-15 minutes to complete, and your answers will remain anonymous.



CAMBRIDGE WATER/SEWER UTILITY
200 SPRING STREET/P.O. BOX 99 CAMBRIDGE WI 53523

RETURN SERVICE REQUESTED

BILLING DATE
5/03/2023

PREVIOUS 4/03/2023	PRESENT 5/01/2023	USAGE	DESCRIPTION	AMOUNT
736,000	739,000	3,000	PAST DUE SEWER	138.93
			STORMWATER	79.29
			WATER	2.33
736,000	739,000	3,000		34.45
				AMOUNT DUE \$255.00

ACCOUNT NUMBER
5/23/2023

AFTER DUE DATE PAY
\$258.11

SERVICE ADDRESS

Scan this code for the Village of Cambridge Comprehensive Plan Community Survey. Respond during the month of May to influence growth and development decisions over the next decade.

\$255.00
BY 5/23/2023

PRESORTED FIRST-CLASS MAIL
US POSTAGE PAID
MAIL.COM

(608) 423-3712
Security Code: 5894

AG, NATURAL & CULTURAL RESOURCES

ISSUES & OPPORTUNITIES



Flood Risk

Increase in severe weather and flood events have the potential to impact people's homes and businesses. Current and future flood risks should be considered when making development decisions.



Community Events

Residents value the existing local events and how they engage the larger Cambridge community.



Reactivating Downtown

Cambridge has invested many resources in the Downtown area to make it a destination for business, home, and leisure. Future considerations should include consistent streetscaping, gateway features at the ends of the Downtown district, and design and building standards to maintain economically viable business and rental space downtown.

AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #1

Preserve productive agricultural lands in balance with development of the Village.

Policies

#1- Promote infill and redevelopment initiatives in under-utilized sites within the Village limits to help reduce the pressure to expand into surrounding agricultural areas.

#2- Protect and preserve wetlands and streams, surface and groundwater sources and other existing natural features in the Village.

#3- Limit development in prime agricultural areas identified by Dane and Jefferson Counties in the planning area and apply land use policies in Farmland Preservation, Non-Farm Development and Resource Protection Corridor Overlay Areas.

Actions

A. Consider existing land uses in the planning area when deciding on annexation and development decisions.

B. Promote infill development spaces through the Village website and local realtors.

AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #2

Preserve and celebrate Cultural Heritage and Arts.

Policies

#4- Welcome and encourage events that foster community interaction and visitor spending, such as parades, festivals, and annual traditions.

#5- Identify and protect historically significant sites, buildings, and landmarks within the Village. Establish a process for identifying cultural assets and designate them as protected areas to prevent their degradation.

#6- Establish guidelines and incentives for the preservation and restoration of cultural assets to maintain their integrity and historical value. Provide resources, grants, and tax incentives to support individuals, organizations, and businesses involved in the preservation and restoration of cultural heritage sites and buildings.

Actions

C. Conduct a comprehensive architectural and historical intensive survey of significant sites, buildings, and landmarks within the Village. Engage with local historians, cultural experts, and community members to identify these assets and their cultural significance.

D. Promote the historic preservation program that outlines the role of the Historic Preservation Commission and the local historic designation process. Guidelines and standards for the preservation and restoration of cultural assets should be created. This program should include architectural guidelines, conservation techniques, and methods for maintaining the historical integrity of the assets.

E. Encourage local artists to contribute to public art projects that reflect the community's cultural identity. Continue to provide opportunities for artists to showcase their work in public spaces and collaborate with them to create art installations that celebrate the Village's cultural heritage.



2023 SNAPSHOT

Farmland

There are agricultural uses within the Village of Cambridge intended to provide for the continuation of general farming and related uses. There are no farmland preservation areas within the Village limits. Productive agricultural lands do exist within the Village's planning area.

Physical Characteristics

Geology:

The Cambridge area includes drumlins and other till surfaces and glacial stream deposits. Streamlined hills and valleys were shaped by the bed of the glacier and nearly flat outwash to hummocky sand gravel deposited by streams flowing under, in and away from ice.

Topography:

The topography of the Village is characterized by gently rolling hills with some steeper slopes along the Koshkonong Creek and farmland.

Minerals:

There are currently no operating mineral extraction industries within the Village of Cambridge, though there is limestone under the village and two active mines nearby in the Towns of Christiana and Oakland.

Water Resources

Regulation:

Water resources are regulated by the Village's Wellhead Protection, Floodplain Regulations, Shoreland-Wetland, and Erosion Control and Stormwater Management Ordinances. Other local, state, and federal laws and regulations may apply.

Groundwater:

Cambridge has significant groundwater resources. The Cambridge Water Utility serves the Village with two (2) community wells.

Watersheds:

Cambridge is located within the Koshkonong Creek Watershed. The Koshkonong Creek is a tributary of the Rock River, which ultimately flows into the Mississippi River. The watershed includes a large area of southern Wisconsin, with Koshkonong Creek running through several counties, including Dane County.

Wetlands:

Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps, and wet meadows. The presence of wetlands in an area can limit the type of development that can occur. Developments in wetland areas are regulated by the Wisconsin Department of Natural Resources and in some cases, the U.S. Army Corps of Engineers. Wetlands are located in several areas throughout the Village's planning area including the entire shoreline of the Koshkonong Creek through the Village and a portion along the western boundary.

Cultural Resources

Register of Historic Places:

There are approximately one hundred twenty-one (121) property records in the Village on the Wisconsin Architecture and History Inventory. The State and National Registry of Historic Places list includes the Cambridge Public School and High School. This includes the England Furniture/Kamstead Restaurant building built in 1890 and the Dr. Albert Amundson Residence built in 1880. Amundson was a physician and president of the Bank of Cambridge.

Major Community Events:

Midwest Fire Fest
Cambridge Rib Fest
Cambridge Harvest Festival
Concerts in the Park
CamRock Thursday Night Rides
Memorial Day Parade and Celebration
Cambridge Christmas
Cambridge Touch-a-Truck
Breakfast with the Easter Bunny

UTILITIES & COMMUNITY FACILITIES

ISSUES & OPPORTUNITIES



Stormwater Management

Runoff and watershed concerns of residents cite the increasing frequency of heavy rainfall events. With a significant portion of Village land in agriculture, bodies of water are susceptible to nutrient runoff from farm fields after large storm events. The Village should re-evaluate its stormwater management strategies, work with farmers to identify best practices, and introduce green infrastructure to reduce impact of runoff on waterways and natural areas.



Sustainability and Renewable Energy

The Village's greatest opportunity to implement change are in its own facilities, services, and infrastructure. This can be encouraged in private buildings incrementally through zoning and other regulations that make adding solar and other green energy systems easier. While ensuring solar facilities don't inhibit development, the Village can capitalize on the large solar project happening just west of Cambridge which will generate enough energy for over 9,000 households.

UTILITIES & COMMUNITY FACILITIES GOAL #1

Maintain Modern, Affordable, and Reliable Public Services that Promote Health, Safety, and Welfare.

Policies

#1 - Ensure the maintenance and enhancement of utility infrastructure to meet the needs of both current and future residents and businesses. Emphasis will be placed on preserving the reliability of existing systems while also planning for necessary upgrades to accommodate future growth and expansion.

Actions

- A.** Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.
- B.** Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.
- C.** Discourage inefficient "leap frog" development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.
- D.** Continue sustaining high quality public safety services and facilities (police, fire, and EMS) in balance with budget constraints through regional partnerships with neighboring jurisdictions.
- E.** Evaluate the feasibility of a lift station and second sewer main from the Village's southwest growth area by an alternate route to the wastewater treatment facility, to provide additional capacity and redundancy.
- F.** Conduct outreach and education about the quality and cost of the Village's water supply.

UTILITIES & COMMUNITY FACILITIES GOAL #2

Enhance Community Wellbeing through Access to Excellent Community Facilities.

Policies

#2- Support partnerships with nearby municipalities and community organizations to provide parks, recreational facilities, public buildings, public spaces, and programming for use by all who wish to take part.

Actions

G. Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings.

H. Enhance signage for the downtown CamRock trailhead, public parking and public restrooms.

I. Provide necessary resources and funding to the Cambridge Community Library to ensure it can continue offering a wide range of educational materials, programs, and services to residents, fostering lifelong learning and community enrichment.

VOICES FROM THE COMMUNITY

Improved Park Spaces

The Community Survey indicated a strong desire for additional investment for park and recreation facilities in the community, with 48% of respondents indicating park and recreation improvement as a high priority for the Village. There is also strong support for improved bike and pedestrian facilities, including connections to existing parks and amenities along community trails, especially the CamRock Trail that abuts the downtown.



Street Repair and Maintenance

Additional investment for street repair and maintenance was the top priority for Village investment need with 50% of respondents indicating support in the Community Survey. Sidewalks, road repair, lighting, bike and pedestrian infrastructure, and streetscaping all were identified as needed street improvements.

50%

Survey respondents support more public investment in street repair and maintenance.

2023 SNAPSHOT

Schools & Education

School District of Cambridge: Cambridge Elementary School, Nikolay Middle School, Cambridge High School, and Koshkonong Trails (grades 7-12)

Parks/Recreation

Parks:

CamRock County Park
Koshkonong Creek
Westside Park
Cambridge Wildlife and Fishing Area
LBK Park (in fundraising process)

Recreation:

Cambridge CAP (Community Activities Program) is a 501c3 organization administered by the school district, and provides recreation and community programming through the Fitness Center, Youth Center and Cambridge Area Community Pool.

Public Safety, Health & Welfare

Police Department:

Cambridge/Deerfield Police Department contracted through Dane County Sheriff's Department.

Fire:

Cambridge Volunteer Fire Department

EMS:

Cambridge Area EMS (combination of professional/paid-on-call)

Healthcare Facilities:

General Healthcare services are located at Cambridge Family Practice clinic, part of Fort HealthCare's Fort Medical Group.

Senior Care:

A variety of senior living care options are offered through Home Again Assisted Living and Our House Senior Living.

Senior services are also provided in collaboration between the Village and McFarland Senior Outreach. Seniors can receive nutritional assistance, foot care, and transportation services.

Utilities

Natural Gas & Electric:

Alliant Energy maintains electric and natural gas distribution systems to the Village of Cambridge and surrounding areas as part of its nearly 1 million customers it serves in both Wisconsin and Iowa.

Refuse/Recycling Collection:

Curbside waste and recycling collection is provided by Advanced Disposal on contract through the Village.

Telecommunications:

Cellular and mobile service is provided to residents throughout the Village by Verizon, Sprint, T-Mobile, AT&T, and U.S. Cellular. Satellite high-speed internet can be obtained through HughesNet, Viasat, and Starlin, while traditional wired and wireless broadband internet access is available through Frontier and Spectrum.

Water:

Water and sewer service is provided to residents through the Cambridge Water & Sewer Utility.

Wastewater:

The Cambridge-Oakland Wastewater Treatment Facility is managed by the Cambridge-Oakland Wastewater Commission and services residents of the Village of Cambridge and Town of Oakland. Town and Country Engineering designed the Commission's WWTF upgrade in 2005 and since has assisted with upgrades and operations. Town & Country works with the Commission to ensure that the treatment plant is operating most efficiently, and has assisted the Commission with its phosphorus compliance evaluations

Other Community Facilities

Library:

The Cambridge Public Library is part of the South Central Library System—which allows members to search online for library materials across 50 libraries and 7 counties.

Community Center:

Amundson Community Center serves as the home of Village Hall, the Police Department, and the Public Library.

Cambridge Area Resource Team:

The Cambridge Area Resource Team is located at 223 Jefferson St in Cambridge. The non-profit organization identifies community resources and provides support in housing, health, employment and financial assistance for families in need.

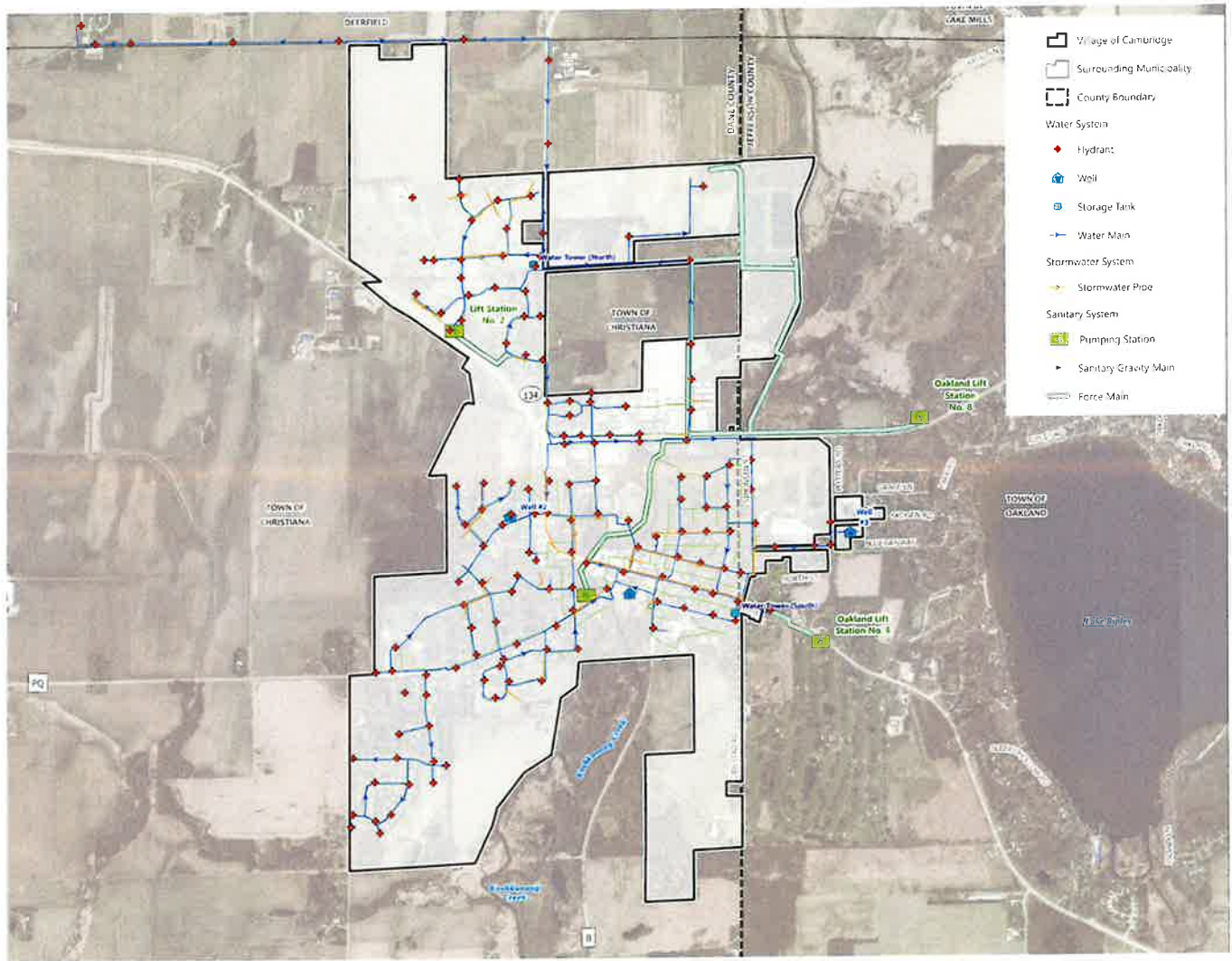
Village Hall:

Cambridge Village Hall is located at the Upper Level of the Amundson Community Center.

Cambridge Historic School Museum:

This former school, built in 1906 to support all grades, is now a museum of Cambridge history.

EXISTING UTILITIES (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Cambridge Utility GIS, Aerial; WDNR Aerial (2018-2020)

INTERGOVERNMENTAL COOPERATION

ISSUES & OPPORTUNITIES



School Districts

The success of the Village as a desirable place to live is tied to the success and reputation of the school district, and there are many ways that the Village and the School District depend on each other and collaborate with each other to meet community needs.



Collaborative Recreational Investments

Sharing costs for recreational spaces is essential to foster efficient resource allocation and maximize the benefits for the community. By collaborating with neighboring municipalities and entities, the Village of Cambridge can pool resources and expertise, reducing financial burdens and promoting a balanced distribution of recreational amenities.

INTERGOVERNMENTAL COOPERATION GOAL #1

Enhance coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.

Policies

- #1-** Enforce, abide by and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
- #2-** Work closely with the School District of Cambridge to foster communication, relationships, and knowledge about facility planning and other district activities/efforts that impact Cambridge residents.
- #3-** Work with other governmental entities (e.g. Dane County, Jefferson County, CARPC, Wisconsin Department of Transportation, and Department of Natural Resources, etc.) to advance Village interests as identified in Village plans.
- #4-** Coordinate with the Town of Oakland and other stakeholders to mutually promote tourism around Lake Ripley.
- #5-** Communicate and coordinate with each of the adjacent towns to request participation in the permitting process for nonmetallic mines, to offer input on operating conditions.

Actions

- A.** Schedule a working session with the School District, involving elected officials and key staff for both the Village and the School District, no less than annually to discuss issues of concern and opportunities for collaboration.
- B.** Village officials will meet with representatives from each adjacent jurisdiction during the annual process to update the Village's Capital Improvement Plan and to coordinate projects as appropriate.
- C.** Coordinate with all adjoining jurisdictions during outdoor recreation planning to see complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.
- D.** Pursue a cooperative agreement with the Town of Christiana to establish clarity about future land use and boundaries.
- E.** Explore cooperation with the Village of Rockdale to accept wastewater from Rockdale for treatment in Cambridge.

2023 SNAPSHOT

Local Jurisdictions

- Town of Oakland
- Town of Christiana
- Town of Deerfield
- Town of Lake Mills
- Village of Rockdale

County Jurisdictions

- Dane County
- Jefferson County

Regional Jurisdictions

- Capital Area Regional Planning Commission (CARPC)

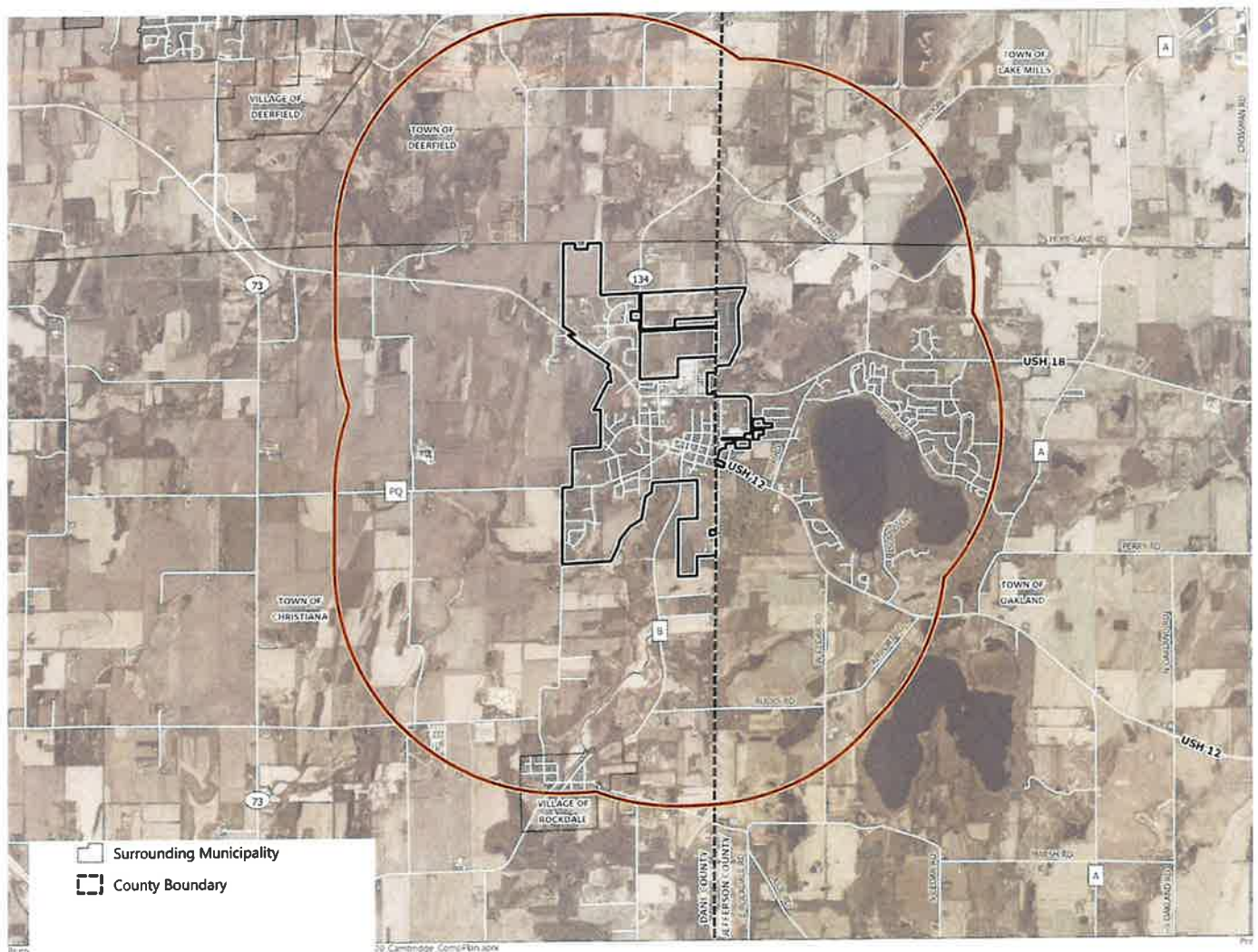
School Districts

- School District of Cambridge

Cooperative Agreements

- Town of Oakland – Village of Cambridge Cooperative Planning Agreement (expires 2026)

VILLAGE EXTRATERRITORIAL JURISDICTION (PLANNING AREA) (see Appendix D)



Sources: Dane County GIS (2023). Jefferson County GIS (2023). Aerial: WDNR Aerial (2018-2020)

ECONOMIC DEVELOPMENT

ISSUES & OPPORTUNITIES



Support Downtown

The downtown has tremendous potential to become the community magnet, drawing people from near and far. Currently there are many vacant spaces in the downtown with aging streetscape features. More public spaces are desired that provide increased activity throughout the day and year.

ECONOMIC DEVELOPMENT GOAL #1

Promote the Growth and Success of Businesses in Cambridge.

Policies

- #1-** Establish a supportive business environment to include financial incentives and a streamlined approval process.
- #2-** Support proactive communication between educational institutions (local UW-Extension, tech colleges, etc) and area employers in determining and filling appropriate local skills and needs. Residents will have access to a variety of training and support resources to support employment skills and job preparedness.

Actions

- A.** Determine if there are barriers in the process to establish a new business. Simplify and expedite the permitting and licensing processes for businesses, reducing hurdles and delays. Implement an efficient online system that allows businesses to easily apply for permits and licenses, ensuring a streamlined and user-friendly experience.
- B.** Facilitate partnerships between local businesses and the government to leverage resources and expertise. Collaborate with businesses to identify opportunities for joint initiatives, such as infrastructure development, marketing campaigns, or community programs, that benefit both the business community and the Village as a whole.

What is a living wage?

The living wage identifies the necessary income (minus payroll taxes) to cover an individual's or family's likely food, childcare, health insurance, housing, transportation and other basic necessities (e.g. clothing, personal care items, etc.). Based on MIT's Department of Urban Studies and Planning, Cambridge's 2023 annual living wages are shown below. Note that a "living wage" is just above poverty level.

1 Adult: \$17.24
w/ 1 Child: \$35.16
w/ 2 Kids: \$45.43
w/ 3 Kids: \$61.17

2 Adults: \$13.19
w/ 1 Child: \$19.32
w/ 2 Kids: \$25.64
w/ 3 Kids: \$30.99

Source: <https://livingwage.mit.edu>

ECONOMIC DEVELOPMENT GOAL #2

Maintain and Enhance the Historic Downtown Main Street.

Policies

#3- Attract new businesses and retain existing businesses that meet the needs of residents and tourists.

#4- Collaborate with area businesses to proactively communicate, discuss needs, and receive feedback. Use these conversations to continually refine services and resource referrals.

Actions

C. Target and market entrepreneurs who plan to start-up or expand retail or personal service businesses. Collaborate with area businesses for outreach and marketing opportunities.

D. Utilize the Economic Development Committee help identify local and regional funding sources and offer grants or loans in support of business investment, as feasible.

E. Develop a coordinated streetscape plan to enhance the aesthetic appeal of the corridor.

F. Explore creation of a program to promote the use of any vacant storefronts by facilitating graphic displays or pop-up, short-term small business use. Seek support from local banks and foundations for this initiative.

Economic Development Programs

There are many local, county, regional, and state programs available to provide incentives or financial help for attracting businesses. The most common are listed below.

LOCAL RESOURCES

- Industrial Revenue Bonds
- TIF Districts
- Downtown Loan Programs
- Business Improvement Districts

STATE/FEDERAL PROGRAMS

- WEDC
- CBDG
- Community Development Zones
- Rural Economic Development (RED) Early Planning Grant Program
- WI Development Fund (WDF)
- Transportation Facilities Economic Assistance and Development Program
- Opportunity Zones
- Focus On Energy

2023 SNAPSHOT

Economic development activities play a key role in the quality of life of the community and the long term viability of the Village. This economic development snapshot explores the Village's current environment, and inventories efforts that support economic development in the community.

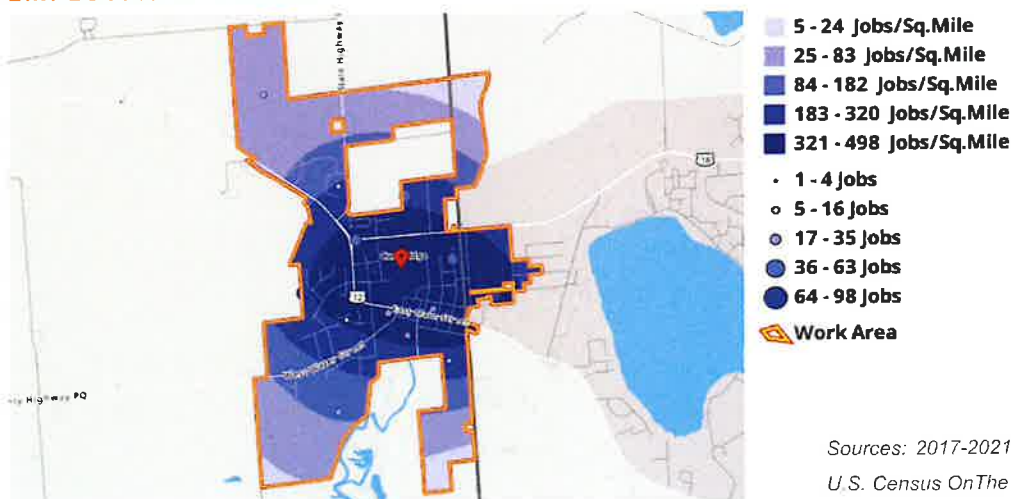
TOP 5 GROWTH INDUSTRIES (2010-2021)

Industry	% Increase
Wholesale trade	256%
Information	44%
Agriculture, forestry, fishing and hunting, and mining	10%
Manufacturing	3%
Educational services, and health care and social assistance	1%

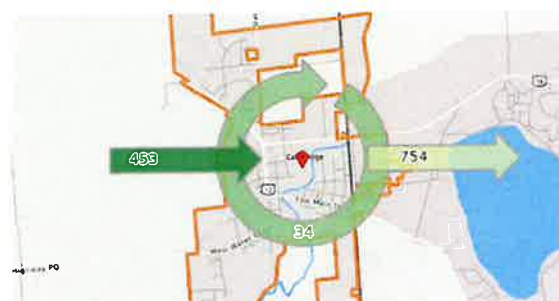
EMPLOYMENT BY INDUSTRY

Industry	Village of Cambridge	Dane County	Jefferson County
Agriculture, forestry, fishing and hunting, and mining	2%	1%	2%
Construction	5%	5%	8%
Manufacturing	18%	9%	20%
Wholesale trade	8%	2%	3%
Retail trade	12%	9%	10%
Transportation and warehousing, and utilities	4%	3%	4%
Information	4%	3%	2%
Finance and insurance, and real estate and rental and leasing	7%	8%	5%
Professional, scientific, and management, and administrative and waste management services	8%	15%	7%
Educational services, and health care and social assistance	20%	29%	24%
Arts, entertainment, and recreation, and accommodation and food services	5%	8%	7%
Other services, except public administration	4%	4%	5%

EMPLOYMENT DENSITY



COMMUTING PATTERNS

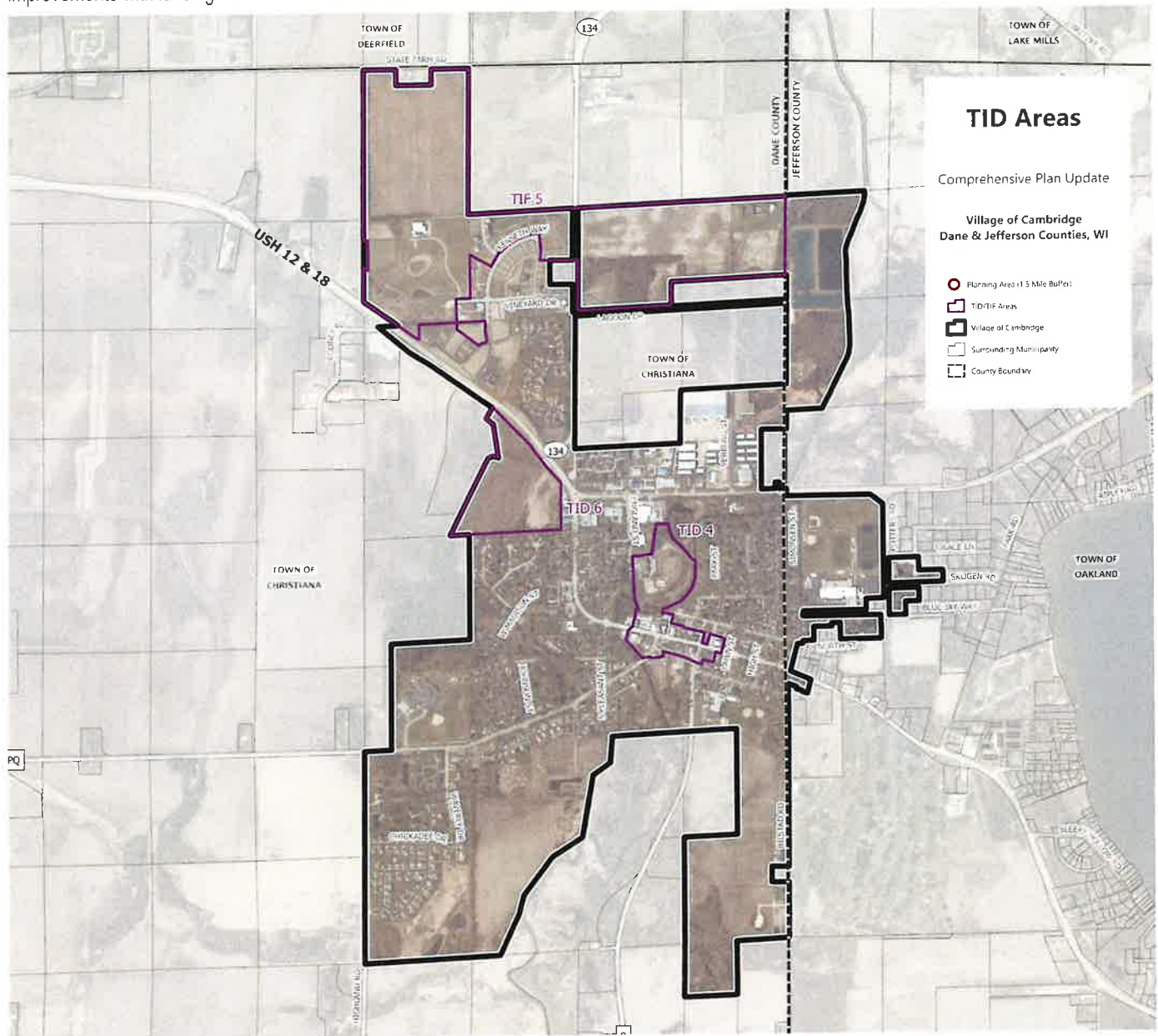


In Arrow = workers commuting into Cambridge
Out Arrow = residents commuting out of Cambridge
Circle = residents working in Cambridge

Sources: 2017-2021 ACS 5-Year Estimates,
U.S. Census OnThe Map

EXISTING TIF DISTRICTS (see Appendix D)

The Village has three active Tax Incremental Finance (TIF) Districts that support investment in taxable improvements with funding from future tax revenues.



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: WDNR Aerial (2018-2020)

HOUSING

ISSUES & OPPORTUNITIES



Home Affordability

Ensuring affordable housing options for working families is a key priority for residents in the Village. Locally about 22% of owners and 46% of renters in Cambridge pay more than 30% of the Area Median Income (which is the affordable threshold). By prioritizing policies and actions that promote affordability, such as incentivizing affordable housing developments, residents aim to preserve housing options that are within reach for working families.



Attracting Young Adults & Families

Attracting and retaining families is important to the local economy, the community's future, and to maintain the quality of life present in Cambridge.

What is the benefit of increasing density within existing neighborhoods?

Accessory Dwelling Units (ADUs) can respectfully increase density in built environments without changing the character of the neighborhood. ADUs can be a separate cottage in side/rear yard, apartment in the basement, a space above a garage or a unit attached to the home. While financing can be difficult, ADUs allow homeowners to create an additional dwelling unit on their own property for family members, caretakers, and friends who are in need of housing. They are also commonly used by aging households to "downsize" their own housing, while maintaining ownership of the property as either an income-generating rental, or housing for family members serving as caretakers later in age.

HOUSING GOAL #1

Retain and Attract Residents by Supporting a Range of Housing Options.

Policies

- #1-** Promote development patterns that combine residential, commercial, and recreational uses. This approach creates vibrant and walkable neighborhoods, providing residents with convenient access to amenities, services, and employment opportunities.
- #2-** Foster collaboration with developers to provide housing that meets the demand and needs of the Village.
- #3-** Ensure developments are carefully designed to accommodate traffic and stormwater management.

Actions

- A.** Review and update zoning and land use regulations to accommodate a range of housing options, including accessory dwelling units (ADU). Allow for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments.
- B.** Commission a housing study to determine future housing needs and capacity.
- C.** Collaborate with experienced rental housing developers to actively pursue State and Federal 4% tax credit-funded renovations of aging units. This partnership will enable the reinvestment in these units while ensuring their continued affordability and accessibility.
- D.** Take advantage of the Affordable Housing TIF Extension option prior to closing a tax increment district (TID). This extends the life of a TID by one year and enables use of those funds to support affordable housing anywhere in the Village.

HOUSING GOAL #2

Maintain quality housing options as part of safe and healthy neighborhoods for all residents.

Policies

- #4-** Review and approve housing development proposals based on consistency with the Land Use chapter of this Plan, including the Future Land Use Map and associated policies.
- #5-** Ensure both homeowners and landlords are aware of program and financing options for upkeep on properties, including energy efficiency.
- #6-** Infill development should respect the scale, proportion and architectural style of nearby homes to a reasonable extent. Find design solutions for larger-scale housing that improve their fit with adjacent development, such as stepped-back upper stories and variation in the facade to reduce the apparent size of the larger building. The Village should consider strategies to actively protect areas that have been locally identified as historically important.

Actions

- E.** Investigate implementing programs and incentives to preserve and rehabilitate existing housing stock, particularly historic homes or buildings. Consider using Tax Incremental Financing to offer financial assistance for repairs and renovations, especially for older homes with desirable character.
- F.** Update the Village website to promote local, neighborhood level events in support of neighborhood groups.
- G.** Develop and share resources on green/sustainable design strategies in conjunction with the permit process (e.g., educational pamphlets that summarizes energy and water consumption strategies and provides information on Local/State energy and sustainability programs).

2023 SNAPSHOT

The following numbers illustrate conditions in Cambridge most relevant to the formation of housing goals and policies for the next 10 years.

605 - The total number of housing units as of 2021

67% - The percentage of units that are single-family detached housing, compared to 52% for Dane County and 72% in Jefferson County. As costs continue to rise for new construction, these unit types may become increasingly unaffordable and households may need to look for new options in the housing market.

82% - The percentage of all units that are owner-occupied, based on the American Community Survey (ACS). This is unchanged over the past decade and indicates stability in unit occupancy types year-to-year.

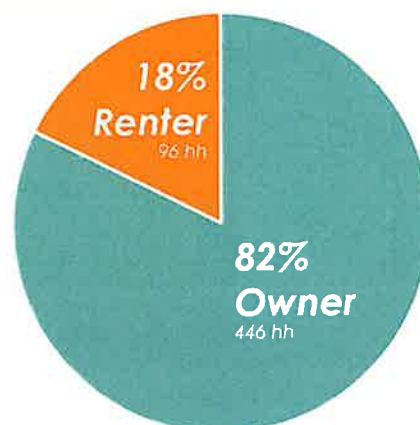
20% - The percentage of all units that are single attached or 2-unit attached, based on ACS surveys. Attached and two-unit building forms are becoming more common, and are important to adding gradual density in land use decisions.

22% - The percentage increase in the median owner-occupied home value since the market bottom in 2012. This indicates slightly growth rate in the housing valuation market than the statewide increase of 19% over the same time period.

18% - The percentage of rental units in Cambridge.

22%, 46% - The percentages of owner households and renter households, respectively, that pay more than 30% of their annual income on housing costs. 30% is the generally recognized housing "affordability limit" for households before budgets are cut for other essentials - food, healthcare, childcare, etc. These can be thought of as "families that cannot afford" housing in Cambridge.

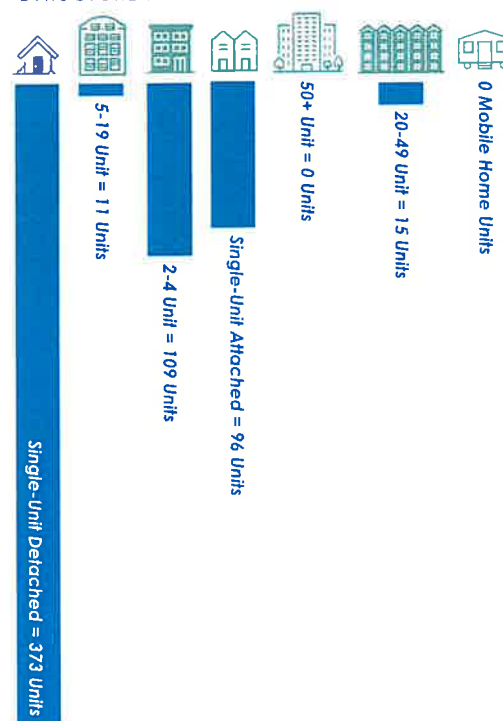
HOUSEHOLDS, TENURE



TOTAL NUMBER OF UNITS BY STRUCTURE, 2021

Total Units 2021
= 605

STRUCTURE TYPES



Sources: 2017-2021 ACS 5-Year Estimates

MOBILITY & TRANSPORTATION

ISSUES & OPPORTUNITIES



Bicycle & Pedestrian Facilities

The Village has pieces of a strong walking and biking network; however, there are still gaps. These facilities are a desired amenity both for recreational benefits and as an alternative to using a motor vehicle. Additionally, the Village's biking network includes very little on-street infrastructure such as marked bike lanes, route signage or bike detection at signalized intersections.



Mobility for Seniors

Survey responses indicated that a local rideshare program would be beneficial to seniors who have reduced ability to travel with a vehicle to reach the grocery store and other amenities. Currently, McFarland Senior Outreach Services assists in providing transportation services to Village seniors for shopping and medical appointments. Expansion of the program could meet future demands of an aging population in Cambridge who would like to age in place.

MOBILITY & TRANSPORTATION GOAL #1

Develop and maintain a capital improvement plan to manage the Village's streets, sidewalks, and trails.

Policies

- #1-** Monitor the quality of sidewalk infrastructure and provide assistance to property owners for maintenance and replacement.
- #2-** Proactively monitor the quality of public surface infrastructure such as streets and any Village-owned parking areas and trails.
- #3-** Annually review the improvement plan and compare with current conditions to evaluate and prioritize upcoming projects.

Actions

- A.** Maintain an inventory of public infrastructure and develop a regular inspection schedule.
- B.** Track and share progress of annual capital improvement projects to build public support.
- C.** Integrate new and planned infrastructure into the improvement plan, annual budget and inspection schedule.

MOBILITY & TRANSPORTATION GOAL #2

Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.

Policies

#4- Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.

#5- Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety in case of an obstructed street. Additionally, consider mid-block sidewalks/multi-use trail connections for pedestrians for interior streets/cul-de-sacs.

#6- Collaborate with the School District of Cambridge on safe transportation for students, including walking, biking, and busing, both in neighborhoods and near the school sites.

Actions

D. Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.

E. Review the Village's off-street parking requirements periodically to assess their effectiveness in making efficient use of land for vehicle parking. When appropriate, reduce minimums and consider enacting maximums to avoid excess parking spaces.



2023 SNAPSHOT

Mobility and transportation activities play a key role in the quality of life of the community and the long term viability of the Village. This mobility and transportation snapshot explores the Village's current facilities and efforts to improve daily life in the community.

Road Network

Regional Highway System: Major highways located in Cambridge include US Highway 12/18, State Highway 134 and County Trunk Highway PQ and B.

Local Roads System: Local roads are owned and maintained by the Village of Cambridge. Many local roads have curb and gutter.

Bicycle & Pedestrian Network

Many of the local roads have sidewalks that link neighborhoods in the Village and create connections to the downtown Main Street area. Some streets have sidewalks on one side of the street and others on both sides. There are several neighborhoods with no sidewalks.

CamRock County Park Trailhead is within the Village limits at W. Water Street and connected through Westside Park along the Koshkonong Creek.

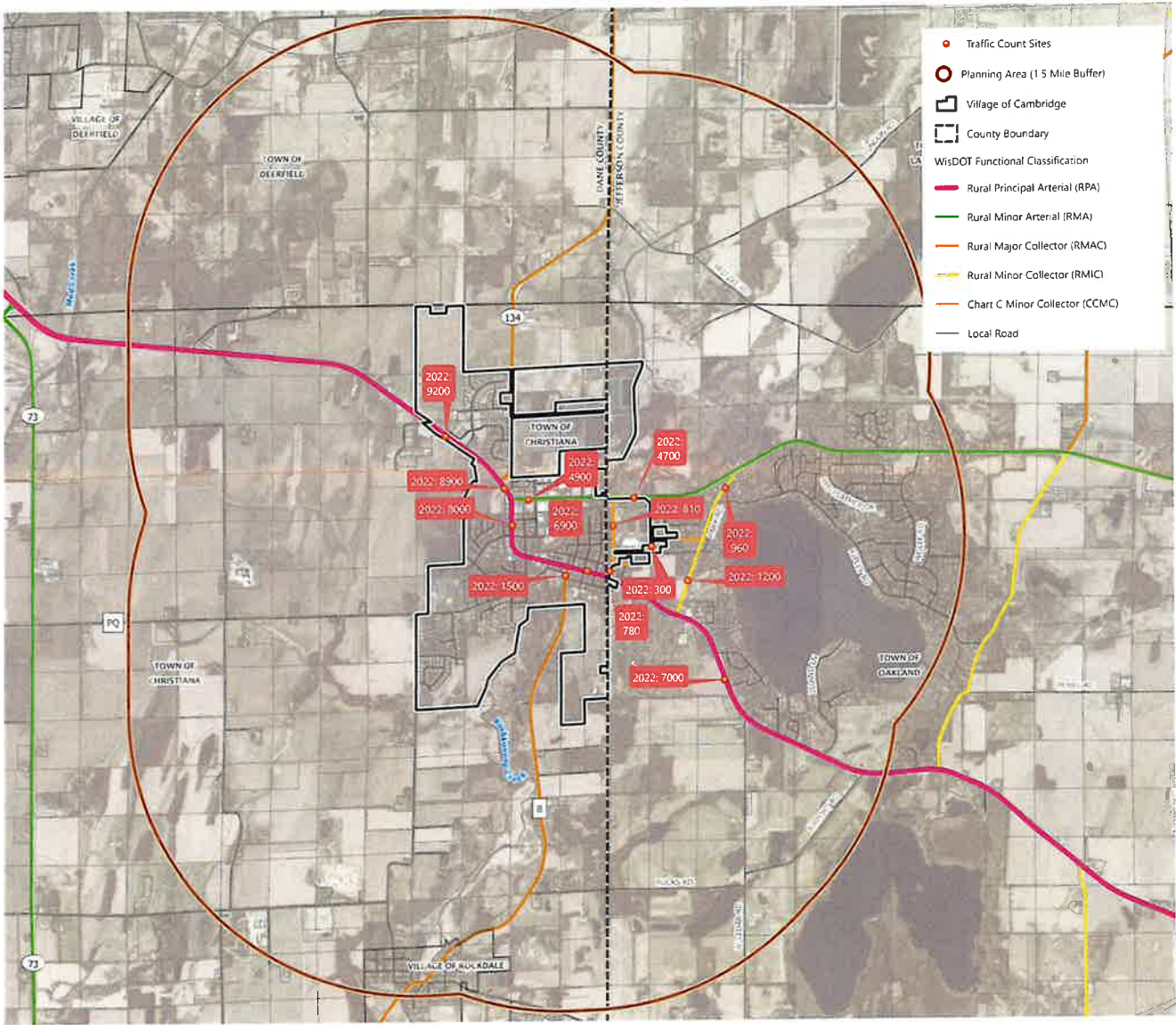
The Village is responsible for the maintenance of paved trails, including those in Westside Park, along Highway 18 west of Highway 134, and from Vineyard Drive out to State Farm Road.

Bicycle & Pedestrian Plans

Jefferson County Bicycle and Pedestrian Plan Update, 2010: Plan to connect to the Glacial River Trail and Glacial Drumlin State Trail.

Bicycle Transportation Plan for Madison Metropolitan Area and Dane County, 2015: Plan shows a future shared-use path loop connecting through the Village of Deerfield, Village of Cambridge south to Village of Rockdale to City of Edgerton and then back west to City of Stoughton.

TRANSPORTATION FACILITIES (see Appendix D)



Sources: Dane County GIS (2022), Aerial: Dane County Aerial (2022), Wisconsin DOT GIS (2023)

LAND USE

ISSUES & OPPORTUNITIES



Downtown Gateways

Gateway monuments and/or wayfinding signage are a design element that can help distinguish and identify a specific neighborhood or downtown district.



Streetscaping

Streetscaping elements such as brick or colored concrete crosswalks, bump-outs, landscaping, lighting, outdoor patios, and angled parking can calm traffic and make the downtown core a more inviting place to visit.

LAND USE GOAL #1

Promote housing diversity and availability for current and future residents.

Policies

#1- Promote and facilitate the development of multi-story residential and mixed-use buildings within the downtown area.

Actions

A. Encourage the development of upper-story housing units above street-level businesses, creating a mix of residential and commercial spaces that promote a vibrant and livable downtown. This approach will maximize the use of available space, increase population density, and foster a sense of community vibrancy and livability.

B. Review the zoning code related to housing density. Consider updating the commercial zoning district to allow for mixed-use buildings with upper-story residential, and evaluate parking needs and solutions for higher-density housing developments.

LAND USE GOAL #2

Encourage development through effective collaboration and efficient development review.

Policies

#2- Promote successful development and property investment by fostering collaboration with property owners and developers, facilitating streamlined processes, and providing necessary support and resources to ensure sustainable and beneficial outcomes for both the community and developers.

#3- Continuously improve the development review process for new land uses to ensure compliance with design standards and safety for all modes of transportation. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.

Actions

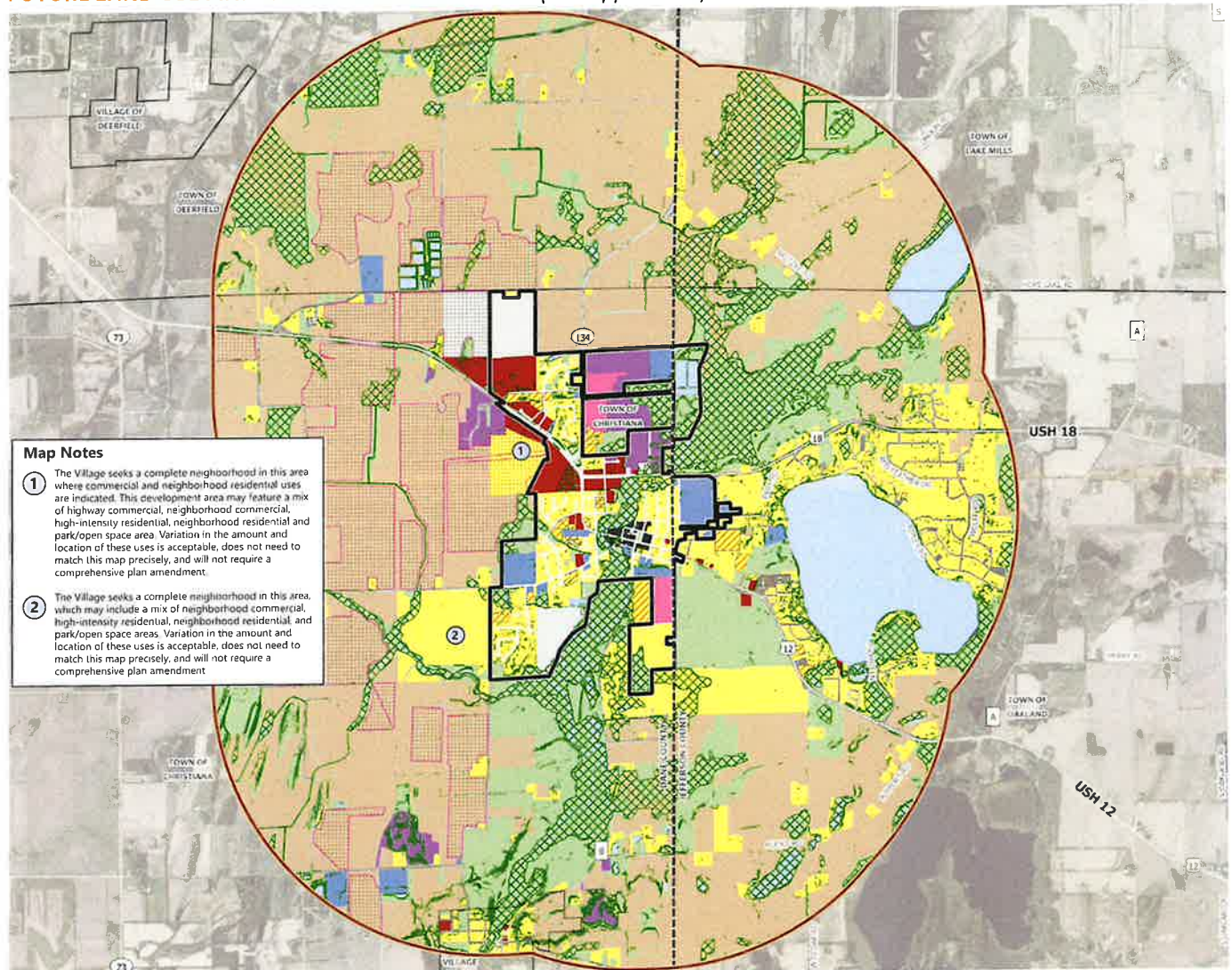
C. Provide up-to-date online application and guidance materials for residents and developers. Improve and update the Village website as necessary to achieve this.

D. Conduct regular reviews and updates of the development review process, taking into account feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.

E. Identify areas for improvement, such as simplifying application procedures, reducing processing timeframes, and enhancing clarity in design standards and traffic safety requirements.

F. Explore creative solutions to the supply of parking and solid waste collection and removal in the downtown area, especially along Spring Water Alley.

FUTURE LAND USE MAP - PLANNING JURISDICTION (see Appendix D)



Sources: Dane County GIS (2023). Jefferson County GIS (2023). NRO = Wetlands, Slopes > 20%, and FEMA Flood Plain Hazard Areas. Solar Array Areas: PSC/Koshkonong Study. Aerial: WDNR Aerial (2018-2020)

USING THE FUTURE LAND USE MAP

The Future Land Use Map contains different land use categories that together illustrate the Village's land use vision. These categories, including explanation of the Village's intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Cambridge and its extraterritorial jurisdiction. This map and the associated

policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.



RECOMMENDATIONS FOR DESIGN REQUIREMENTS

Land Use Planning

- » Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing active mobility connections.
- » Locate community facilities such as schools, churches, libraries, parks, etc. in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.

Site Design

- » Direct traffic from higher-volume uses to collector and arterial streets, away from neighborhood streets.
- » Use landscaping-based screening to create separation when distance alone is not possible or sufficient between land uses.
- » Design the site so that major activity areas such as building entrances, service and loading areas, and parking lots are oriented away from less intensive land uses (to the greatest extent possible).
- » Reduce the impact of parking areas with physical separation, physical barriers, and landscaping elements.

Building Design

- » Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses—such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building (in accordance with the local design character).
- » Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings.
- » Encourage underground parking facilities when feasible to prioritize nearby land for future development.

Lighting Design

- » Outdoor lighting of parking, storage, and service areas should be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as "Statement of Intent & Typical Uses"). These classifications are not zoning districts they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification. Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as "unplatted new development areas") may be subdivided, zoned, and developed is outside of the scope of this plan.

The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development within these areas. The Village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Cambridge Zoning Districts that are "consistent" within each future land use category (herein described as "Potentially Acceptable Zoning Districts"). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan.

Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, Village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capability to serve new (re)development.

AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See Implementation section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Compatibility

The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above regional flood line). The proposed development will not result in undue water, air, light, noise pollution or soil erosion. Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

Transportation

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians. Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

Ability to Provide Services

Provision of public facilities and services will not place an unreasonable financial burden on the Village. Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed amendment/development is consistent with the general vision for the Village, and the other goals, policies and actions of this plan.

FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU Categories:

- » Neighborhood Residential (NR)
- » High-Intensity Residential Overlay (HIR)
- » Neighborhood Mixed-Use (NMU)
- » Urban Reserve (UR)
- » Downtown Mixed-Use (DMU)
- » General Commercial (GC)
- » Civic/Institutional (CI)
- » Business Park (BP)
- » Parks & Open Space (POS)
- » Rural Lands (RL)

Neighborhood Residential (NR)

Potentially Acceptable Zoning Districts: Residential (R-L) through (R-M) District, Planned Unit Development (PUD)

NR areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities.

Most of the area designated as **NR** is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, townhome, and small multi-unit apartments/condos. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas.

The purpose of the **NR** designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms.

The following policies include design guidelines to ensure compatibility:

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 3-10 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
 - a. Accessory dwelling units should be permitted in any single-family housing district.
 - b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:
 - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
 - i. In the middle of a block between single family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.
 - ii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.

What is a Cottage Cluster?

This housing type provides a community-oriented option with a group of detached homes (typically smaller than the average home – 800-1,200 SF) grouped together around a common green space. Units are typically offered under condominium ownership or as rentals.



- c. Townhomes or rowhouses with up to 4 contiguous units are appropriate in any neighborhood, as follows:
 - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
 - ii. When facing a public park or permanent green space.
- d. Small multi-unit buildings with up to 4 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
 - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
 - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
 - iii. There must be off-street parking consistent with Village ordinance and on-street parking adjacent to the lot to accommodate visitors.
 - iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
- e. Larger multi-unit buildings exceeding 4 units or 10 units per net acre have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to shopping, restaurants, and other amenities. This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as High-Intensity Residential (HIR) Overlay on the Future Land Use Maps, and additional policies apply.

High-Intensity Residential Overlay (HIR)

Potentially Acceptable Zoning Districts: Residential (R-H) District and Planned Unit Development (PUD)

HIR Overlay identifies properties or areas in the Neighborhood Residential future land use areas that are suitable for higher-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas.

For the purposes of this overlay, low-intensity residential includes single-family and duplex. In general, higher-intensity residential use consists of townhomes, cottage clusters, and small multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

1. This classification is intended to function as an overlay district with Neighborhood Residential (NR) as the underlying future land use classification.
2. **HIR** development in the NR areas are expected to range 10-40 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development per the recommended Compatibility Standards outlined below, or as required in the Village's zoning ordinance (should the ordinance be amended to include standards) Standards identified in the zoning ordinance shall supersede those outlined below.

Compatibility Standards

- A. **Applicability.** These residential compatibility standards shall apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Unit Development (PUD) zoning approval located on land abutting or across a street or alley from low-intensity residential. These standards do not apply to development governed by an existing General Development Plan (GDP), but they may be considered if a GDP is amended, especially as they pertain to aspects of the development that are proposed for revision in the amendment.
- B. **Compatibility Standards.** All development subject to this section shall comply with the following standards:
 1. **Use Intensity.** In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.
 2. **Building Height.** The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height adjacent to a low-intensity lot for a distance of:
 - a. Fifty (50) feet of a single-family or duplex lot.
 - b. Twenty-Five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units).

3. **Bulk and Mass.** Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
 - a. Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet.
 - b. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable roofline shall vary, at a minimum, every 50 feet (measured at the roof eave).
4. **Architectural Features.** At least two (2) of the following categories of architectural features shall be incorporated into street-facing facades:
 - a. Porches or porticoes
 - b. Balconies
 - c. Dormers
 - d. Gables
 - e. Bay Windows
 - f. Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.
5. **Garages.** Attached garages shall not face or open towards the street. If this is not attainable, garages shall be sufficiently screened and face the street with the highest intensity of adjacent uses (if on a corner lot).
6. **Parking.** Parking areas that are visible from the street and located in the building front lot setback shall provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
7. **Refuse Areas.** Dumpsters shall be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed behind the building, a wood fence or wall, at least six (6) feet in height, shall be required. Additional landscaping around trash enclosures is encouraged.

Neighborhood Mixed-Use (NMU)

Potentially Acceptable Zoning Districts: Medium Density Residential District (R-M), High Density Residential District (R-H), Central Business District (B-C), and Planned Unit Development

NMU areas are intended to provide a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses. Areas identified as **NMU** often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the **NMU** category is to provide flexibility in determining the most appropriate mix of complementary land uses near single-family neighborhoods.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically, residential densities in NMU areas will be 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. While both residential and nonresidential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. Nonresidential development within NMU areas should be service and retail to support surrounding residential use.
3. A building footprint should not be more than 15,000 square feet, except buildings providing a community use (e.g., library). When larger commercial uses are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.
4. Uses requiring heavy semi-truck deliveries or those that would generate significant traffic, odor, or noise nuisances for surrounding properties, particularly during early mornings, evenings or weekends, should be prohibited.
5. New buildings in NMU areas are expected to be one to four stories in height with a preference towards multi-story buildings.
6. Gas stations are discouraged in NMU areas. If proposed, the development shall be designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area (e.g., placing gas canopy behind the building, substantially screening parking and paved areas, etc.).
7. Buildings in NMU areas should be oriented towards streets with minimal setback from the public sidewalks.
8. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.
9. Outdoor storage of raw materials should be prohibited, and outdoor display of retail merchandise should be minimized.

Downtown Mixed Use (DMU)

Potentially Acceptable Zoning Districts: Mixed-Use Business District, Central Business District (B-C) and Planned Unit Development (PUD)

The **DMU** category represents the entirety of Downtown Cambridge, and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing opportunities for increased activity and density. The core blocks fronting on Main Street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically residential densities in **DMU** areas will be 25-40 units per net acre (excluding streets, parks, outlots, etc.).
2. **DMU** is best suited for densely populated residential developments, mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues).
3. Building heights may range from two-to-four-stories, except new development adjacent to lower-intensity uses along side streets shall be restricted to three-stories in height. Other architectural design considerations (e.g., greater rear setbacks, upper story rear setbacks, etc.) may be required to mitigate negative impacts to the neighboring residential areas.
4. Restrict new residential uses on the street level along Main Street and discourage on adjoining commercially zoned streets. Office users may locate on the street level; however, upper-level office use is preferred on Main Street.
5. Encourage site planning that is "pedestrian-friendly" and provides both sidewalks and interior pedestrian circulation pathways.



General Commercial (GC)

Potentially Acceptable Zoning Districts: General Business District (B-G), Highway Business District (B-H) and Planned Unit Development (PUD)

GC areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. **GC** areas include highway-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

1. **GC** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While **GC** areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a **GC** area, but all uses should be compatible with the density and scale of the surrounding development.
 - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.



Civic & Institutional (CI)

Potentially Acceptable Zoning Districts: Public District (P), *Permitted or Conditional use in most of the Village's residential and commercial zoning districts.*

CI areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the Village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.



Business Park (BP)

Potentially Acceptable Zoning Districts: Business Park District (B-P), Highway Business District (B-H) Industrial District (I) and Planned Unit Development District (PUD)

BP areas provide the Village's population with a wide range of employment opportunities, including heavy commercial and light industrial uses. These include corporate offices, business offices, research facilities, laboratories, medical clinics/hospitals, light manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Though not considered detrimental to the surrounding area or to the community as a whole, they are high-traffic areas that are not generally compatible with residential or small-scale commercial activities.

1. **BP** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. **BP** areas are high-traffic, including freight vehicles, but generally lack the nuisance odors, sounds, etc. that are typical of heavy industrial land uses. As such, they can often be buffered from less-intense uses through large yards and landscaping.
3. Entrance, parking, loading, and storage areas should be screened from public streets and directed away from residential and other less-intense land uses.
4. There is no limit on the size of establishments that may be constructed within a **BP** area, but all uses should be compatible with the density and scale of the surrounding development.



Parks & Open Space (POS)

Potentially Acceptable Zoning Districts: Conservancy (C), Public District (P), Residential Districts (R-L through R-H); Village's natural resource protection zoning standards apply to most of these areas.

This category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

1. These uses allowed uses in all other land use categories, regardless of whether the area is mapped as **POS**. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connection.



Rural Lands (RL)

RL areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses with private, on-site septic systems.



Urban Reserve (UR)

UR category are lands suitable for eventual urban development within the Village of Cambridge but are currently restricted due to a lack of utility infrastructure. Urban development in the **UR** areas should be restricted until infrastructure can effectively serve the area. Landowners requesting unsewered development approval from the Village should meet compatibility requirements with surrounding land uses and shall be reviewed based on future considerations of eventual urban development.

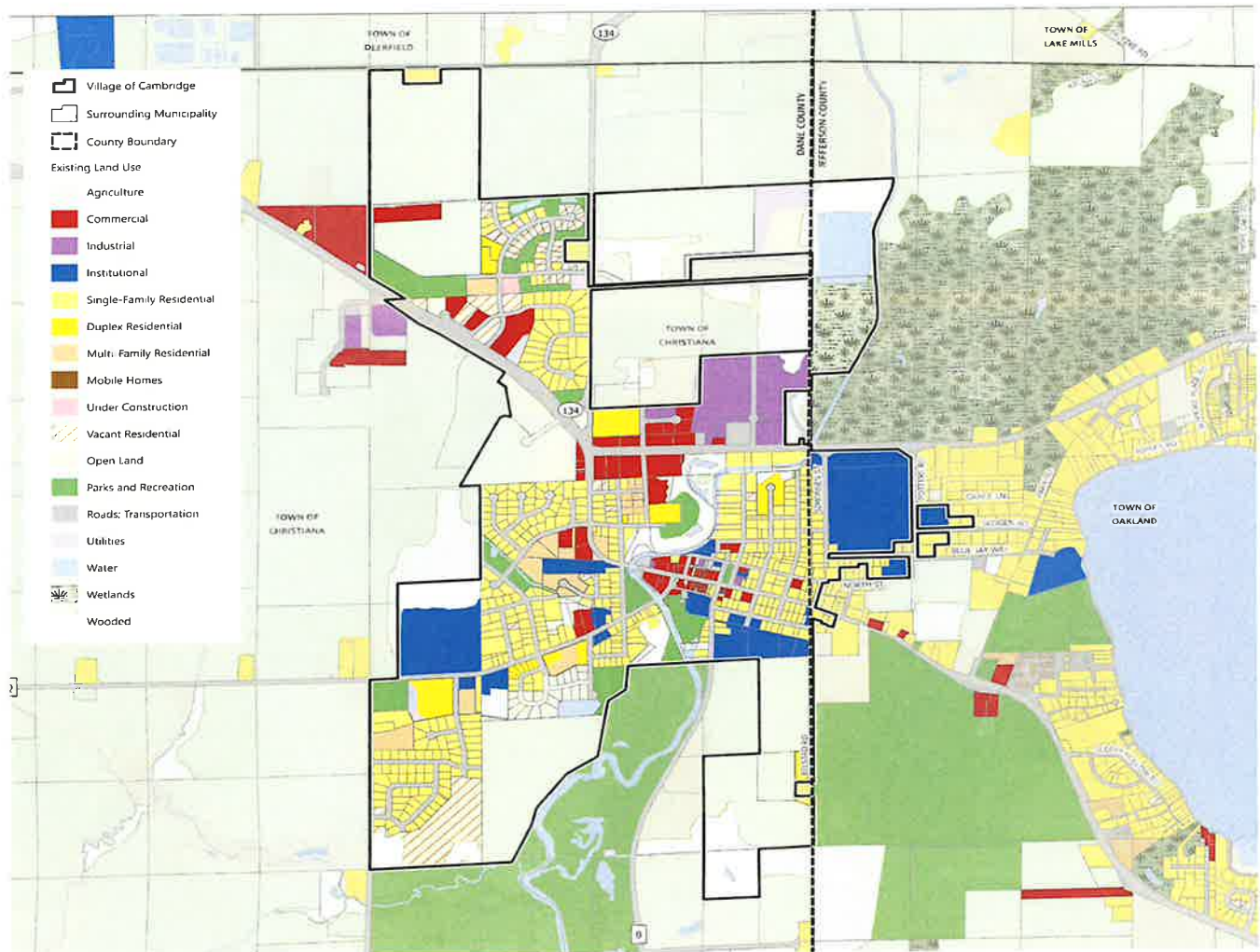
Within the **UR** Area, new development should be limited in accordance with all policies applicable to the Agriculture designation, except through ONE of the following Village processes:

1. Develop a conceptual neighborhood plan, prepared by a developer or the Village, and adopt it as an appendix to the Village's Comprehensive Plan.
2. Through extraterritorial plat review, the Village may allow unsewered development within the **UR** Area if the following standards are met:
 - a. Areas not served by public utilities should be very low residential density with a maximum of one dwelling per 35 acres.
 - b. An industrial use shall be compatible with the permitted or conditional uses under the Village's Industrial (I) Zoning District or other business districts.
 - c. The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, including adjacent agricultural or residential uses.
 - d. Non-farm development projects are designed and laid out in such a manner to not impede the orderly future development of the surrounding area, at such time when the Village identifies that area as appropriate for more intensive development. This includes use of building design and materials that will not deter or negatively impact future Village development once utilities are extended to the area (e.g., require storage unit facilities to meet similar standards and design if the development were in the Village limits).
 - e. The proposed development is in accordance with applicable intergovernmental agreements and laws, if any.

2023 SNAPSHOT

Land use outlines the vision for the strategic development and management of land within the community. It provides a framework to guide future land use decisions that support a thriving and sustainable village.

EXISTING LAND USE MAP - VILLAGE LIMITS (see Appendix D)



Sources: Dane County GIS (2023), Jefferson County GIS (2023), Aerial: DNR Aerial (2018-2020), WDNR

Key Statistics

242 - The **increase** in population projected between 2020 and 2040, which equates to a 14.8% increase over that time.

35% - The percentage of land area developed as Single Family Residential in the Village of Cambridge. This is the largest developed use type in the Village.

43% - The percentage of land area that undeveloped land accounts for in the Village of Cambridge. This reflects the availability of infill development opportunities.

55 - The undeveloped acres of land in the planning jurisdiction projected to be needed for development by 2040.

Sources: 2017-2021 ACS 5-Year Estimates

EXISTING LAND USE, 2023

Land Use	Village Limits	
	Acres	Percent
Agriculture	213.87	25.9%
Commercial	40.05	4.9%
Duplex Residential	22.59	2.7%
Industrial	29.41	3.6%
Institutional	79.84	9.7%
Multi-Family Residential	19.74	2.4%
Open Land	37.38	4.5%
Parks and Recreation	44.34	5.4%
Roads	0.08	0.0%
Single-Family Residential	158.37	19.2%
Transportation	7.64	0.9%
Under Construction	1.08	0.1%
Utilities	12.86	1.6%
Vacant Residential	36.33	4.4%
Water	24.33	2.9%
Wetlands	19.14	2.3%
Wooded	78.30	9.5%
TOTALS	825.36	100%

* The official area of the village is 1.47 sq. miles. There is some discrepancy due to limitations within the available parcel layers in GIS.

What is the methodology in establishing the land use projections?

Residential land use projections were calculated by projecting forward the current acreages and average densities for residential uses.

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.

Actual needs and development outcomes may differ based on market conditions and local policy decisions.

PROJECTED LAND DEMAND

	2020 (current)	2025	2030	2035	2040	20 Yr. Change
Population	1,638	1,675	1,760	1,820	1,880	242
Residential (acres)	238.1	235.7	248.4	260.5	271.8	33.7
Commercial (acres)	40.1	39.6	41.8	43.8	45.7	5.7
Industrial (acres)	109.3	108.1	114.0	119.5	124.7	15.5

*These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.

Key Findings

1. Agriculture is the largest land use category in terms of the number of acres.
2. There do not appear to be significant conflicts between land uses.
3. Based on projections of modest growth in population by 2040, there are just 55 additional acres of developable residential, commercial and industrial land projected to be needed during the life of this plan. This plan identifies much more acreage than that which could be developed, but significant increases in the projected population should trigger an update to this Comprehensive Plan.

The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand. This plan includes additional acreage for the three major land uses in the event of better-than-anticipated growth.

IMPLEMENTATION

GUIDING DAILY DECISIONS

Responsibility for implementing this plan lies primarily with Village Board, several Village boards and commissions—including the Plan Commission, and Village Staff.

Village Roles & Responsibilities

Village Board

Village Board sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each board member should know where to find this plan and should be familiar with the major goals described herein. Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Plan Commission

Land use and development recommendations are a core component of this plan, and the Plan Commission has a major role in guiding those decisions. Plan Commission members must each have access to this plan and must be familiar with its content, especially Chapter 9: Land Use. It is the responsibility of Plan Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the Village, the Plan Commission should seek public feedback before recommending amendments to the Plan.

Other Committees, Boards, & Commissions

All committees, boards and commissions that serve as an extension of the Village of Cambridge should treat this Plan as relevant to their activities in service to the Community, and should seek outcomes consistent with the goals and policies herein.

Village Staff

Key Village staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- » Village Administrator/Clerk/Treasurer
- » Public Works Staff

These key staff members should be familiar with and track the various goals, policies and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

The Village Administrator, as lead administrative official of the Village, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

Education & Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than Village government. The Action Plan (see appendix B) indicates a few responsible parties that the Village of Cambridge does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following Village activities can support this effort:

- » Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the Village and the organization.
- » Take the lead role in establishing collaboration with these organizations.
- » Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing Village ordinances and programs. The Village's key implementation tools include:

Operational Tools

- » Annual Budget Process
- » Capital Improvement Program

Regulatory Tools

- » Building and Housing Codes (Title 15)
- » Historic Preservation Ordinance (15.56)
- » Official Map (15.08)
- » Subdivision Ordinances (Title 16)
- » Zoning Ordinance (Title 17)
- » Site Plan Requirements (17.100.050)

Funding Tools

- » Tax Incremental Financing (TIF) Districts
- » State and Federal Grant Programs

GUIDING ANNUAL DECISIONS

Annual Update

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting processes. To inform these annual processes, the Village Administrator will prepare and present to Plan Commission and Village Board, in the third quarter of each year, a concise Comprehensive Plan Annual Report with the following information:

- » Action items in progress or completed during the prior 12 months.
Celebrate success!
- » Staff recommendations for action items to pursue during the next 12 months.

Link to Annual Budget Process

The most important opportunity for this plan to influence the growth and improvement of the Village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the Village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in Appendix B is a resource to support decisions about how and where to invest the Village's limited resources. The Annual Report should draw from this Action Plan. Plan Commission should make formal recommendations for Board consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

APPENDIX A

Village of Cambridge, WI 2023 Comprehensive Plan Update Public Inclusion Plan

In developing the 2023 Comprehensive Plan Update, the Village of Cambridge will encourage and enable public participation through...

Village Staff and Committees

Village Staff Communications

The Village has contracted with MSA Professional Services, Inc. as the consultant for the Comprehensive Plan Update. The consultant will communicate with Village Staff throughout the process via email, phone, and virtual meetings to move the project along and address any issues that may arise.

Plan Commission Meetings

The Village of Cambridge Plan Commission will serve as the working group to discuss planning issues and review draft documents. The Plan is expected to be on at least five (5) meeting agendas, as described below. These are public, noticed meetings that interested stakeholders may attend.

1. **Project Kick-off** | Issues and Opportunities analysis and discussion
2. **First Policy Review** | Discuss approximately half of the elements and initial discussion of Land Use
3. **Second Policy Review** | Discuss the remainder of the elements and review a draft of the Land Use Maps
4. **Full Plan Review** | Review second draft of Land Use Map(s) and Implementation Plan
5. **Plan Commission Adoption** | Plan Commission Public Hearing for public comment and adoption

Public Open House

The planning process will include one (1) open house meeting near the end of the planning process to seek feedback on the draft plan before the formal adoption process begins. The time and location will be at the discretion of the Village, and chosen for optimal public participation. Promotion may occur through the Village website, social media account(s), email distribution list, and other methods used by the Village. The presentation may be broadcast and/or recorded for additional viewing.

Promotional Methods & Digital Engagement

To encourage participation, the Village will utilize, as appropriate, the following outreach methods:

Village Website

The Village may use, at its discretion, the Village website to share information and documents throughout the process.

Flyers/Posters

Physical flyers and posters may be used in common public locations, as well as in municipal buildings to encourage engagement from residents that may be harder to reach through other methods.

Emails

The Village will utilize, when possible, existing email listservs to promote project events. In addition, the Village may seek assistance from local associations and community groups willing to assist in distribution of project information, meetings, and upcoming engagement opportunities.

Social Media

Announcements regarding project meetings may be promoted through Village social media sites.

Newspaper Postings

The Village will post, as required by law, public hearing notifications and other relevant information with appropriate newspaper outlets.

Other Methods

The Village may choose to also offer other opportunities for input, such as

Community Survey

Additional Public Meetings

Focus Group Meetings

Project Website



APPENDIX A

Plan Adoption Procedures:

- » The Plan Commission shall, by majority vote, adopt a resolution recommending that the Village Board of Trustees pass an ordinance to adopt the Comprehensive Plan (Wis. Stat. 66.1001(4)b).
- » Prior to adopting the Comprehensive Plan, the Village will hold at least one Public Hearing on the plan. As stated in Wis. Stat. 66.1001(4)d, the hearing must be preceded by a Class 1 notice under ch.985. a minimum of 30 days prior to the hearing. Said notice shall contain at least the following information:
 - The date, time and place of the hearing.
 - 66.1001(4)(d)2.A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
 - 66.1001(4)(d)3.The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
 - 66.1001(4)(d)4.Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.
- » At least 30 days before the public hearing is held the Village shall provide written notice to all of the following, as stated in Wis. Stat. 66.1001(4)e:
 - An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)d, within the jurisdiction of the Village.
 - A person who has registered a marketable nonmetallic mineral deposit under s. 295.20 within the jurisdiction of the Village.
 - Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the Village provide the property owner or leaseholder notice of the hearing.
 - Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person.
- » An electronic copy of the draft plan, or notification on how to view/download a copy of the plan online, will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Wis. Stat. 66.1001 (4) b, providing 30 days for written comments.

The Village Board of Trustees, by a majority vote, shall enact the ordinance adopting the recommended plan (Wis. Stat. 66.1001(4)c). An electronic copy of the adopted plan and ordinance, or notification on how to view/download a copy of the plan online, will be disseminated to the required governing bodies, as stated in Wis. Stat. 66.1001(4)b.

VILLAGE OF CAMBRIDGE

RESOLUTION NO. 2022-17

A RESOLUTION TO ESTABLISH PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN UPDATE

WHEREAS, the Village of Cambridge has decided to prepare a comprehensive plan update under the authority of and procedures established by Section 66.1001(4), Wis Stats; and

WHEREAS, Section 66.1001(4)(a), Wis. Stats, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of Cambridge believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the attached Village of Cambridge 2023 Comprehensive Plan Update Public Inclusion Plan includes written procedures to foster public participation, ensure distribution of draft plan material, and provide opportunities for written comments on such materials.

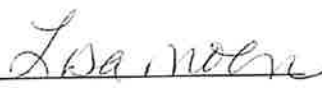
NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Cambridge hereby adopts the written procedures included in the attached Village of Cambridge 2023 Comprehensive Plan Update Public Inclusion Plan as its public participation procedures meeting the requirements of Section 66.1001(4)(a), Wis. Stats, for its current comprehensive planning efforts.

The above and foregoing Resolution was duly adopted by the Board of Trustees of the Village of Cambridge, Dane County and Jefferson County, Wisconsin at a regular meeting held on December 13, 2022, by a vote of 6 ayes and 0 nays, with 0 members not voting.

VILLAGE OF CAMBRIDGE

Approved:

By: 
Mark McMally, Village President

Attest: 
Lisa Moen, Village Clerk

APPENDIX A

Village of Cambridge Ordinance 2003-02 - An Ordinance to Update and Adopt the Comprehensive Plan of the Village of Cambridge, Dane & Jefferson Counties, Wisconsin.

The Village Board of the Village of Cambridge, Dane & Jefferson Counties, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Cambridge is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. Prior to beginning the process to update the Village's previously adopted 2004 Comprehensive Plan, the Village Board adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The Village Board of the Village of Cambridge assigned the Plan Commission to prepare an update to the Village's Comprehensive Plan.

Section 4. The Plan Commission has recommended the draft Village of Cambridge 2045 Comprehensive Plan for adoption by the Village Board.

Section 5. The Plan Commission of the Village of Cambridge has adopted a resolution recommending to the Village Board adoption of the document entitled "Village of Cambridge 2045 Comprehensive Plan," containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 6. The Village Plan Commission has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 7. The Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth, development, conservation, and recreation within the jurisdiction of the Village of Cambridge and its extraterritorial plat review area.

Section 8. The Village Board of the Village of Cambridge 2045 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 9. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and [publication/posting] as required by law.

Adopted this 28th day of November, 2023

Village President:

(Published/Posted): 12-7-23

(Approved, Vetoes): 5-0

Attest, Village Clerk:

L. Hansen

APPENDIX B

Agricultural, Natural, & Cultural Resources Goals & Actions		Short Term (<5 years)	Long Term (5+ years)
Preserve productive agricultural lands in balance with development of the Village.			
A	Consider existing land uses in the planning area when deciding on annexation and development decisions.		Ongoing
B	Promote infill development spaces through the Village website and local realtors.		Ongoing
Preserve and celebrate Cultural Heritage and Arts.			
C	Conduct a comprehensive architectural and historical intensive survey of significant sites, buildings, and landmarks within the Village. Engage with local historians, cultural experts, and community members to identify these assets and their cultural significance.	x	
D	Promote the historic preservation program that outlines the role of the Historic Preservation Commission and the local historic designation process. Guidelines and standards for the preservation and restoration of cultural assets should be created. This program should include architectural guidelines, conservation techniques, and methods for maintaining the historical identity. Continue to provide opportunities for artists to showcase their work in public spaces and collaborate with them to create art installations that celebrate the Village's cultural heritage.	x	
E			Ongoing
Utilities & Community Facilities Goals & Actions		Short Term (<5 years)	Long Term (5+ years)
Maintain Modern, Affordable, and Reliable Public Services that Promote Health, Safety, and Welfare.			
A	Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.		Ongoing
B	Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.		Ongoing
C	Discourage inefficient "leap frog" development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.		Ongoing
D	Continue sustaining high quality public safety services and facilities (police, fire, and EMS) in balance with budget constraints through regional partnerships with neighboring jurisdictions.		Ongoing
E	Evaluate the feasibility of a lift station and second sewer main from the Village's southwest growth area by an alternate route to the wastewater treatment facility, to provide additional capacity and redundancy.		x
F	Conduct outreach and education about the quality and cost of the Village's water supply.	x	
Enhance Community Wellbeing through Access to Excellent Community Facilities.			
G	Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings. Enhance signage for the downtown CamRock trailhead, public parking and public restrooms.		Ongoing
H	Enhance signage for the downtown CamRock trailhead, public parking and public restrooms.	x	
I	Provide necessary resources and funding to the Cambridge Community Library to ensure it can continue offering a wide range of educational materials, programs, and services to residents, fostering lifelong learning and community enrichment.		Ongoing

Intergovernmental Cooperation Goals & Actions

Short Term (<5 years)	Long Term (5+ years)
--------------------------	-------------------------

Enhance coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.

- | | | |
|---|--|---------|
| A | Schedule a working session with the School District, involving elected officials and key staff for both the Village and the School District, no less than annually to discuss issues of concern and opportunities for collaboration. | Ongoing |
| B | Village staff will meet with representatives from each adjacent jurisdiction during the annual process to update the Village's Capital Improvement Plan and to coordinate projects as appropriate. | Ongoing |
| C | Coordinate with all adjoining jurisdictions during outdoor recreation planning to see complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities. | Ongoing |
| D | Pursue a cooperative agreement with the Town of Christiana to establish clarity about future land use and boundaries. | x |
| E | Explore cooperation with the Village of Rockdale to accept wastewater from Rockdale for treatment in Cambridge. | x |

Economic Development Goals & Actions

Short Term (<5 years)	Long Term (5+ years)
--------------------------	-------------------------

Promote the Growth and Success of Businesses in Cambridge.

- | | | |
|---|--|---------|
| A | Determine if there are barriers in the process to establish a new business. Simplify and expedite the permitting and licensing processes for businesses, reducing hurdles and delays. Implement an efficient online system that allows businesses to easily apply for permits and licenses, ensuring a streamlined and user-friendly experience. | x |
| B | Facilitate partnerships between local businesses and the government to leverage resources and expertise. Collaborate with businesses to identify opportunities for joint initiatives, such as infrastructure development, marketing campaigns, or community programs, that benefit both the business community and the Village as a whole. | Ongoing |

Maintain and Enhance the Historic Downtown Main Street.

- | | | |
|---|--|---------|
| C | Target and market entrepreneurs who plan to start-up or expand retail or personal service businesses. Collaborate with area businesses for outreach and marketing opportunities. | Ongoing |
| D | Utilize the Economic Development Committee help identify local and regional funding sources and offer grants or loans in support of business investment, as feasible. | Ongoing |
| E | Develop a coordinated streetscape plan to enhance the aesthetic appeal of the corridor. | x |
| F | Explore creation of a program to promote the use of any vacant storefronts by facilitating graphic displays or pop-up, short-term small business use. Seek support from local banks and foundations for this initiative. | x |

Housing Goals & Actions		Short Term (5 years)	Long Term (5+ years)
Retain and Attract Residents by Supporting a Range of Housing Options.			
A	Review and update zoning and land use regulations to accommodate a range of housing options, including accessory dwelling units (ADU). Allow for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments.	x	
B	Commission a housing study to determine future housing needs and capacity.	x	
C	Collaborate with experienced rental housing developers to actively pursue State and Federal 4% tax credit-funded renovations of aging units. This partnership will enable the reinvestment in these units while ensuring their continued affordability and accessibility.	x	
D	Take advantage of the Affordable Housing TIF Extension option prior to closing a tax increment district (TID). This extends the life of a TID by one year and enables use of those funds to support affordable housing anywhere in the Village.		x
Maintain quality-housing options as part of safe and healthy neighborhoods for all residents.			
E	Investigate implementing programs and incentives to preserve and rehabilitate existing housing stock, particularly historic homes or buildings. Consider using Tax Incremental Financing to offer financial assistance for repairs and renovations, especially for older homes with desirable character.		x
F	Update the Village website to promote local, neighborhood level events in support of neighborhood groups.	Ongoing	
G	Develop and share resources on green/sustainable design strategies in conjunction with the permit process (e.g., educational pamphlets that summarizes energy and water consumption strategies and provides information on Local/State energy and sustainability programs).	x	
Transportation & Mobility Goals & Actions		Short Term (5 years)	Long Term (5+ years)
Develop and maintain a capital improvement plan to manage the Village’s streets, sidewalks, and trails.			
A	Maintain an inventory of public infrastructure and develop a regular inspection schedule.	Ongoing	
B	Track and share progress of annual capital improvement projects to build public support.	Ongoing	
C	Integrate new and planned infrastructure into the improvement plan, annual budget and inspection schedule.	Ongoing	
Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.			
D	Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.	Ongoing	
E	Review the Village’s off-street parking requirements periodically to assess their effectiveness in making efficient use of land for vehicle parking. When appropriate, reduce minimums and consider enacting maximums to avoid excess parking spaces.	x	

Land Use Goals & Actions		Short Term (<5 years)	Long Term (5+ years)
Promote housing diversity and availability for current and future residents.			
A	Encourage the development of upper-story housing units above street-level businesses, creating a mix of residential and commercial spaces that promote a vibrant and livable downtown. This approach will maximize the use of available space, increase population density, and foster a sense of community vibrancy and livability.	Ongoing	
B	Review the zoning code related to housing density. Consider updating the commercial zoning district to allow for mixed-use buildings with upper-story residential, and evaluate parking needs and solutions for higher-density housing developments.	x	
Encourage development through effective collaboration and efficient development review.			
C	Provide up-to-date online application and guidance materials for residents and developers. Improve and update the Village website as necessary to achieve this.	Ongoing	
D	Conduct regular reviews and updates of the development review process, taking into account feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.	Ongoing	
E	Identify areas for improvement, such as simplifying application procedures, reducing processing timeframes, and enhancing clarity in design standards and traffic safety	x	
F	Explore creative solutions to the supply of parking and solid waste collection and removal in the downtown area, especially along Spring Water Alley.		x

APPENDIX D I MAPS

Planning Area Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI

-  Planning Area (1.5 Mile Buffer)
-  Village of Cambridge
-  Surrounding Municipality
-  County Boundary



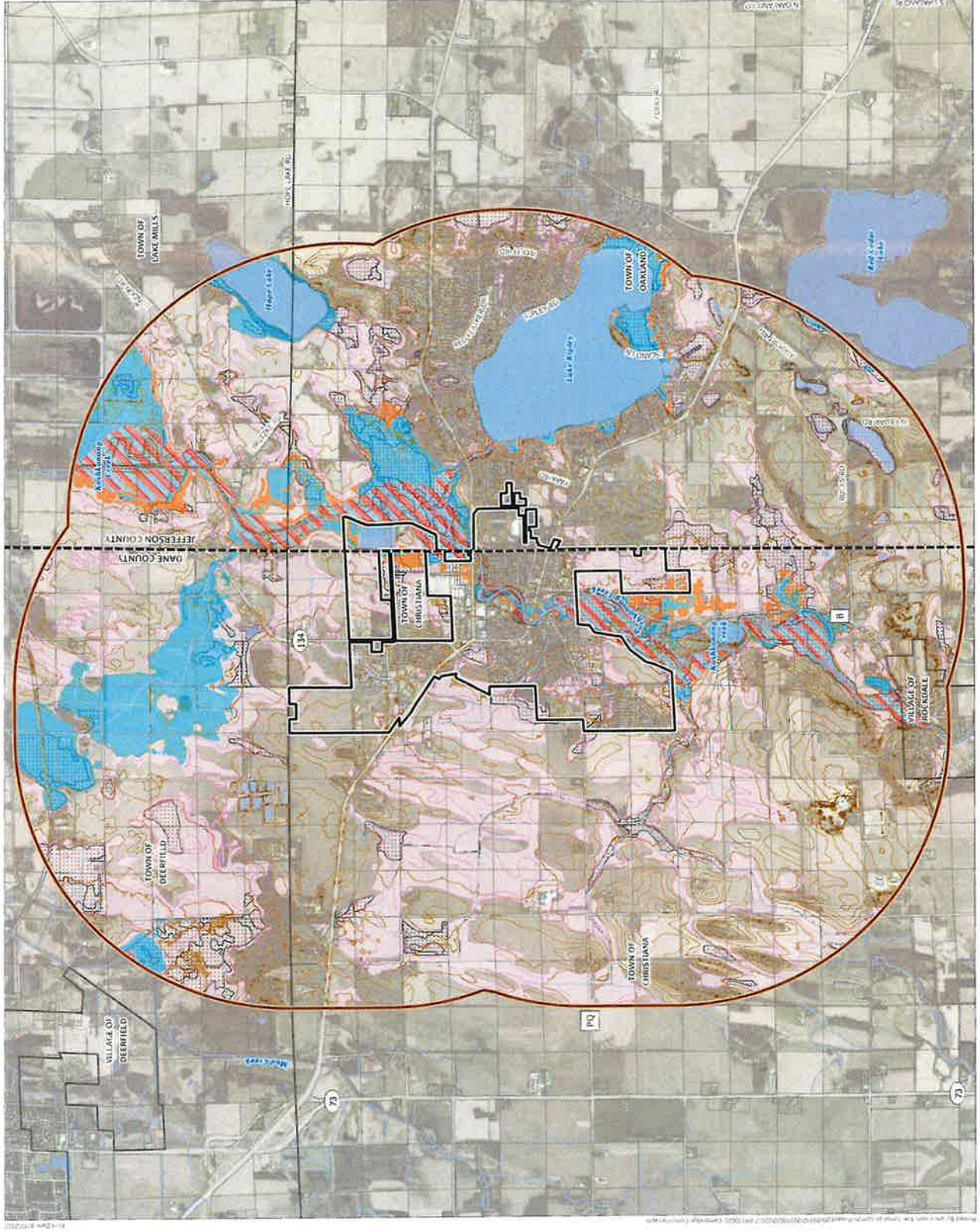
Data Sources:
Dane County GIS (2023)
Jefferson County GIS (2023)
Aerial WLDNR Aerial (2018-2020)

Development Limitations

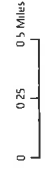
Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI

- Surrounding Municipality
- 2-ft Contour
- 10-ft Contour
- Slopes Greater than 20%
- Max Extent Wetland Indicators (NRCS)
- Wetland Class Areas (WDNR)



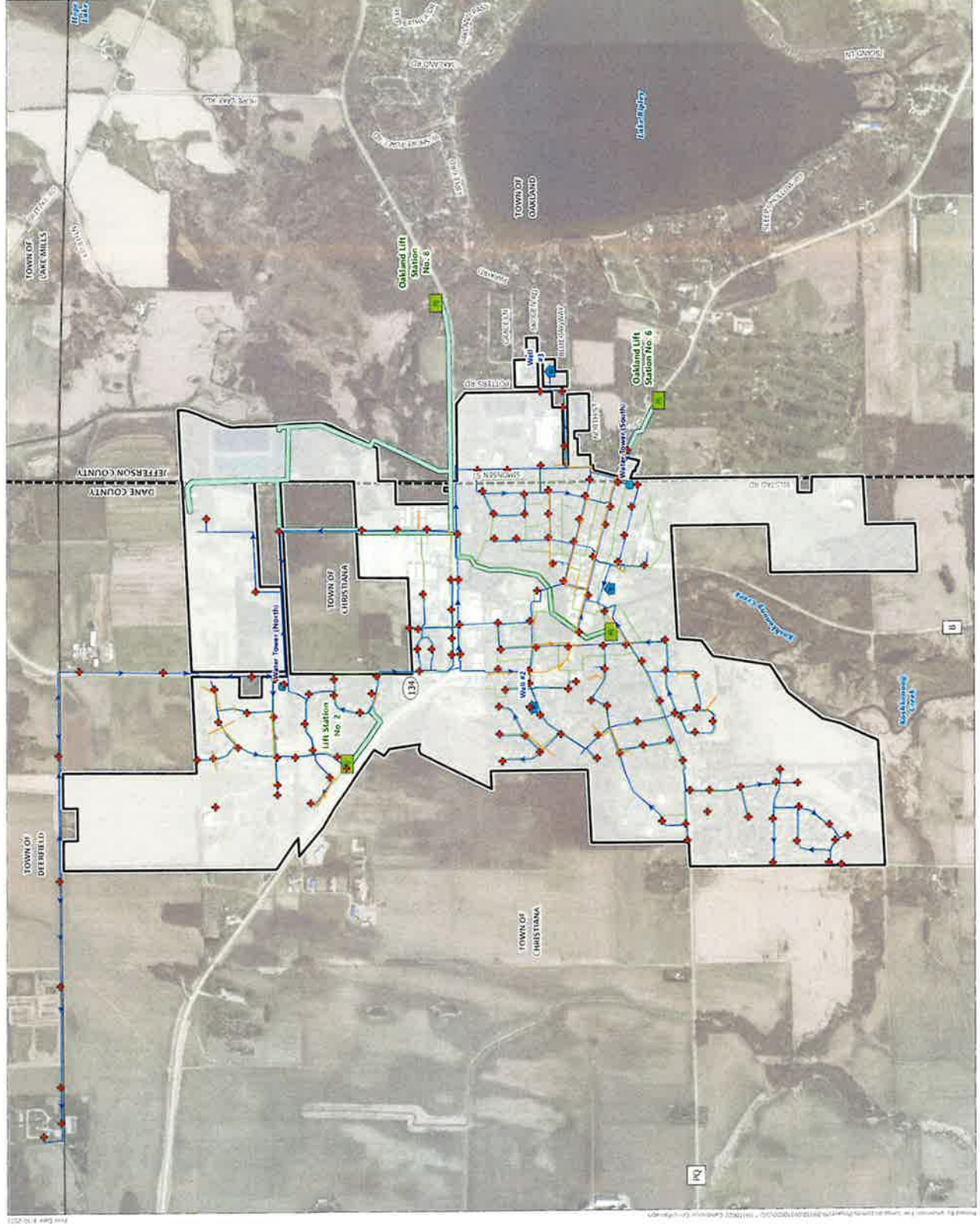
Data Sources
Dane County GIS (2023) & Jefferson County GIS (2023)
Dane County LIDAR (2017) & Jefferson Co LIDAR (2019)
FEMA (2023) WDNR (2023)
DNR Aerial Imagery (2018-2020)



Existing Utilities

Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI



- Village of Cambridge
- Surrounding Municipality
- County Boundary
- Water System
- Hydrant
- Well
- Storage Tank
- Water Main
- Stormwater System
- Stormwater Pipe
- Sanitary System
- Pumping Station
- Sanitary Gravity Main
- Force Main

Data Sources
Dane County GIS (2023)
Jefferson County GIS (2023)
Cambridge Utility GIS
DNR Aerial Imagery (2018-2020)



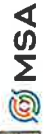
Transportation Network

Comprehensive Plan Update

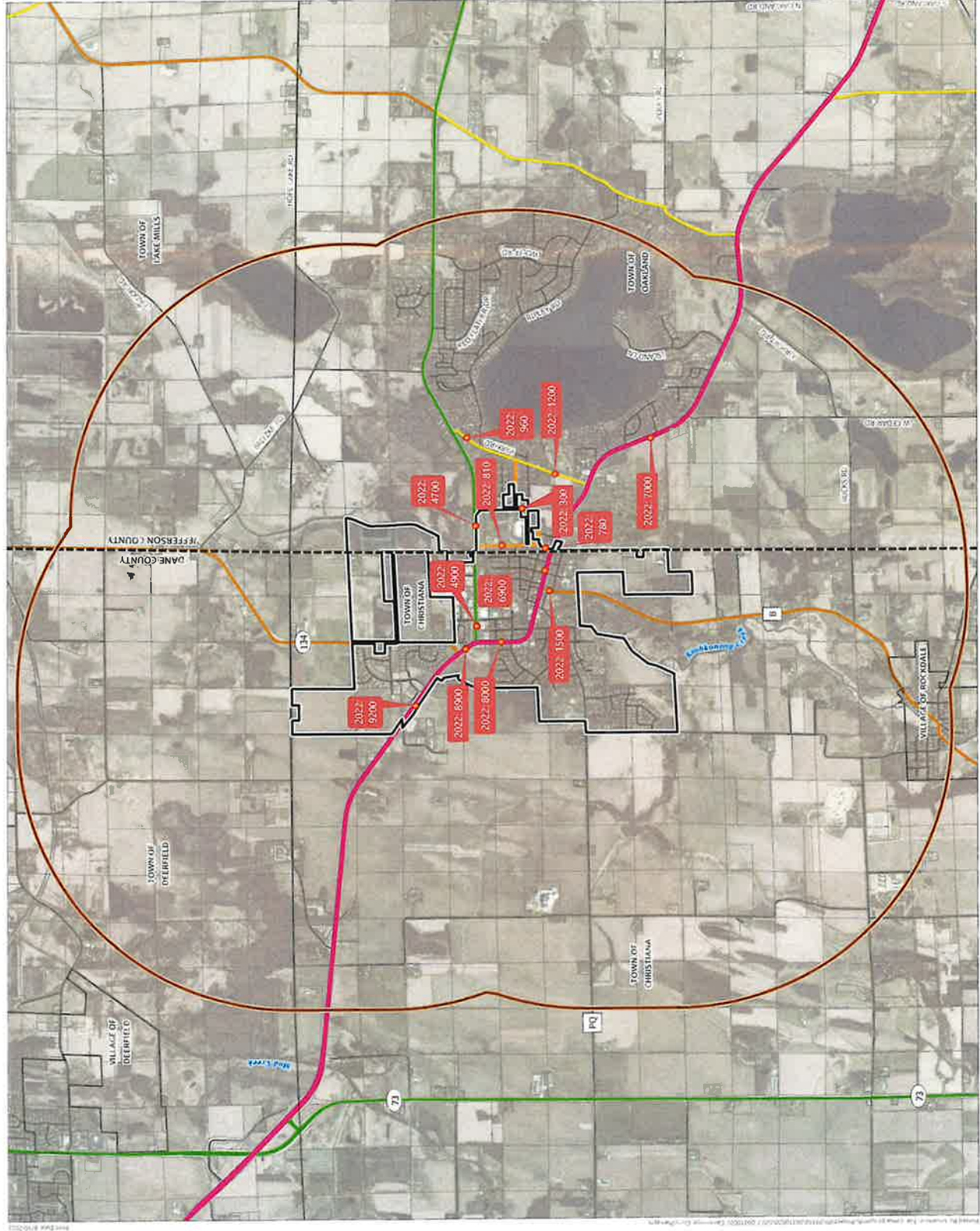
Village of Cambridge
Dane & Jefferson Counties, WI

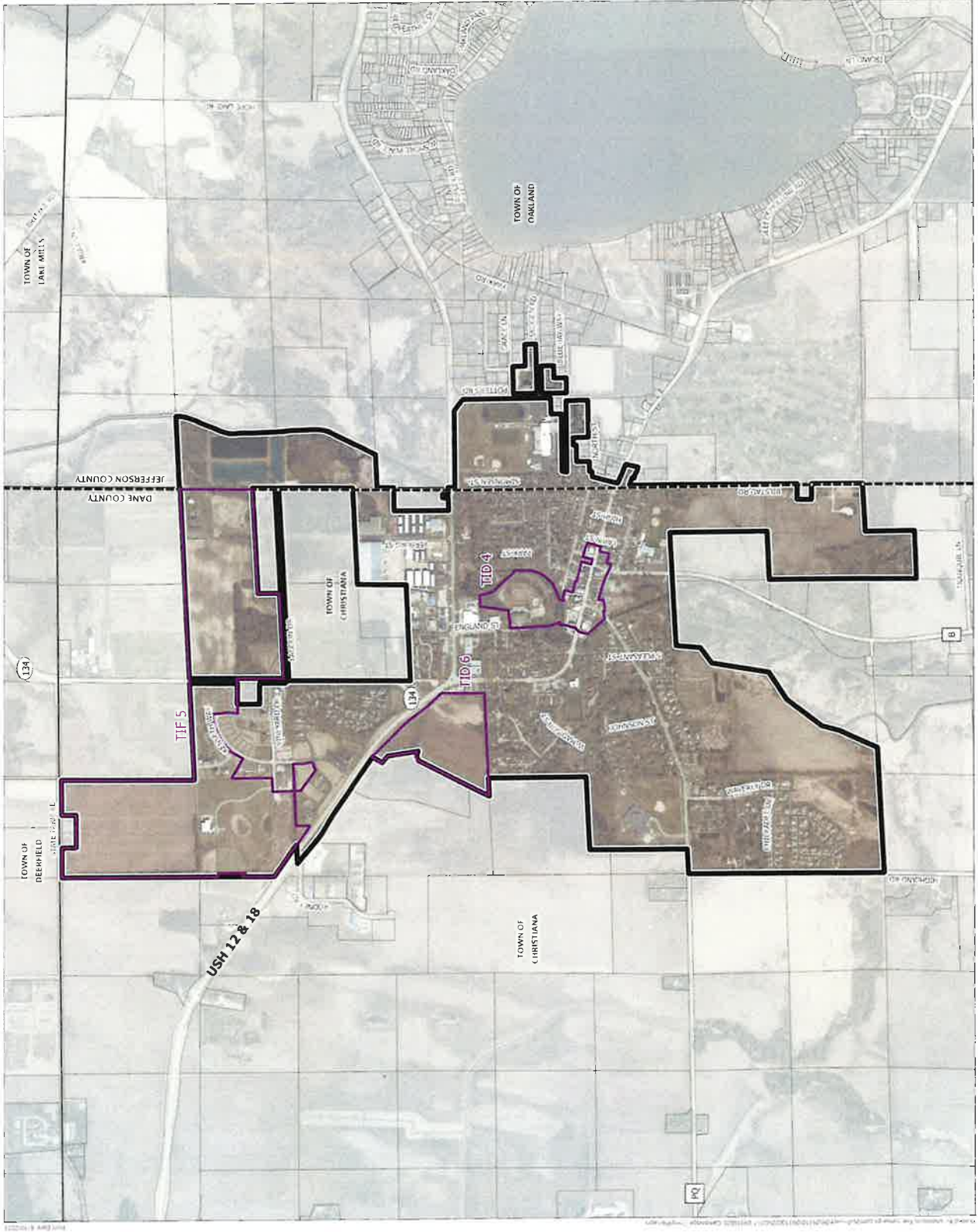
- Traffic Count Sites
- Planning Area (1.5 Mile Buffer)
- Village of Cambridge
- County Boundary
- WisDOT Functional Classification
- Rural Principal Arterial (RPA)
- Rural Minor Arterial (RMA)
- Rural Major Collector (RMAC)
- Rural Minor Collector (RMIC)
- Chart C Minor Collector (CCMC)
- Local Road

Data Sources:
Dane County GIS (2012-23)
Jefferson County GIS (2023)
WisDOT (2023)
DNR Aerial Imagery (2018-2020)



0 0.25 0.5 Miles





TID Areas

Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI

- Planning Area (1.5 Mile Buffer)
- TID/TIF Areas
- Village of Cambridge
- Surrounding Municipality
- County Boundary

Data Sources
Dane County GIS (2023) & Jefferson County GIS (2023)
DNV Aerial Imagery (2019-2020)



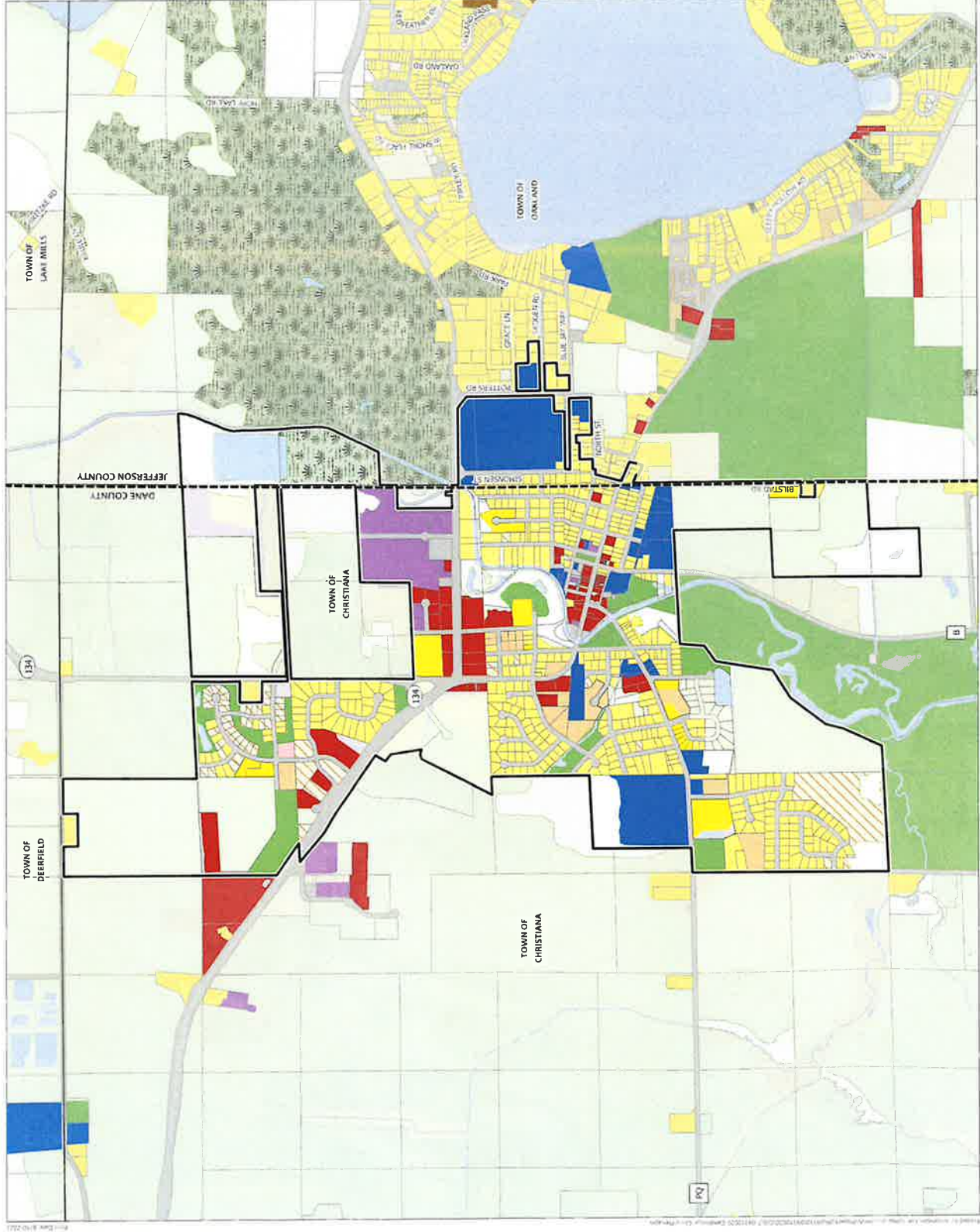
Existing Land Use

Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI

-  Village of Cambridge
-  Surrounding Municipality
-  County Boundary
-  Existing Land Use
-  Agriculture
-  Commercial
-  Industrial
-  Institutional
-  Single-Family Residential
-  Duplex Residential
-  Multi-Family Residential
-  Mobile Homes
-  Under Construction
-  Vacant Residential
-  Open Land
-  Parks and Recreation
-  Roads Transportation
-  Utilities
-  Water
-  Wetlands
-  Wooded

Data Sources
Dane County GIS (2023) & Jefferson County GIS (2023)
Land Use Developed from County and MSA & Aerial Review
DNR Aerial Imagery (2018-2020)



Existing Land Use

Comprehensive Plan Update

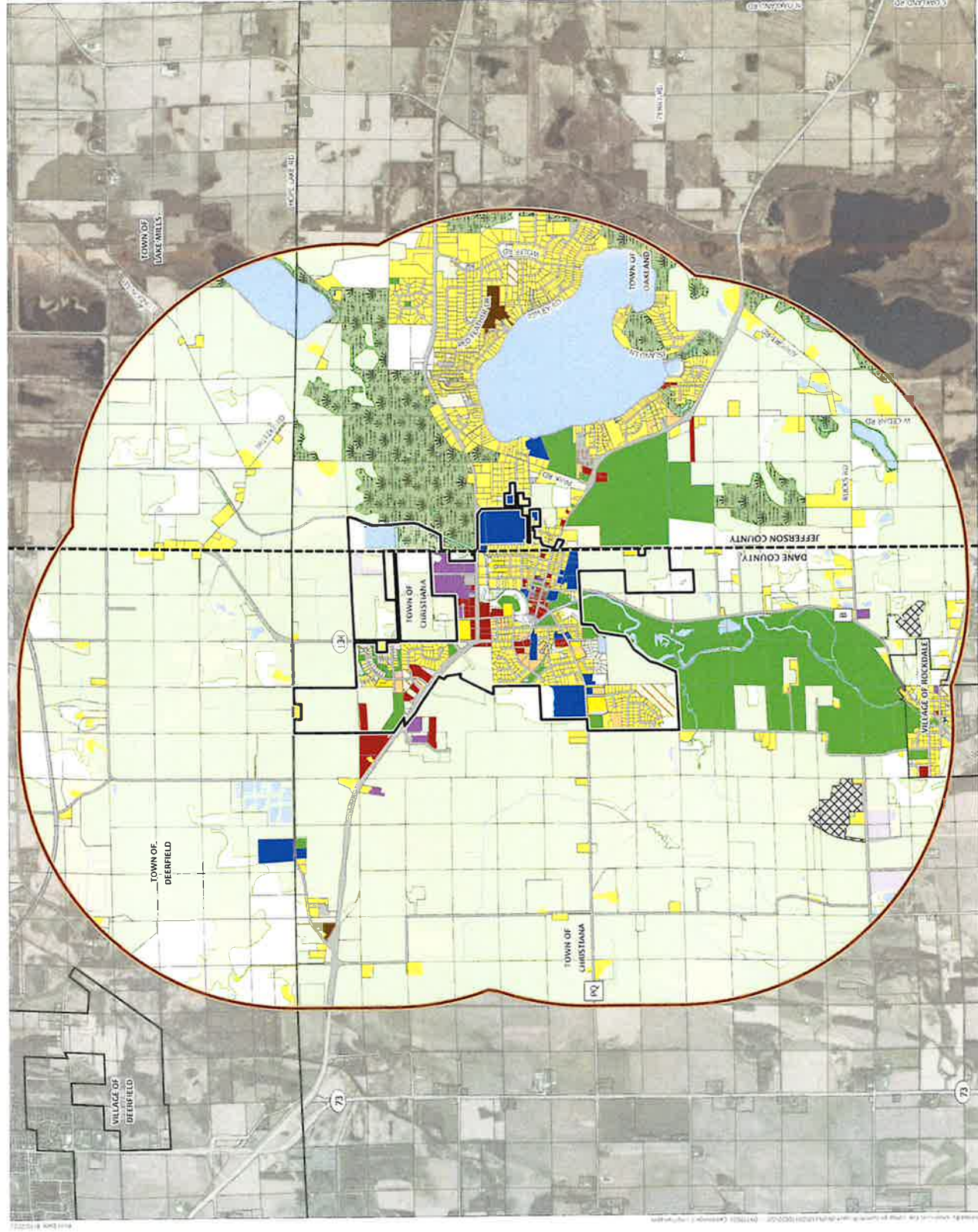
Village of Cambridge
Dane & Jefferson Counties, WI

- Planning Area (1.5 Mile Buffer)
- Village of Cambridge
- Surrounding Municipality
- County Boundary
- Existing Land Use
- Agriculture
- Commercial
- Industrial
- Mining/Quarry
- Institutional
- Single-Family Residential
- Duplex Residential
- Multi-Family Residential
- Mobile Homes
- Under Construction
- Vacant Residential
- Open Land
- Parks and Recreation
- Roads Transportation
- Utilities
- Water
- Wetlands
- Wooded

Data Sources
Dane County GIS (2023) & Jefferson County GIS (2023)
DNR Aerial Imagery (2018-2020)



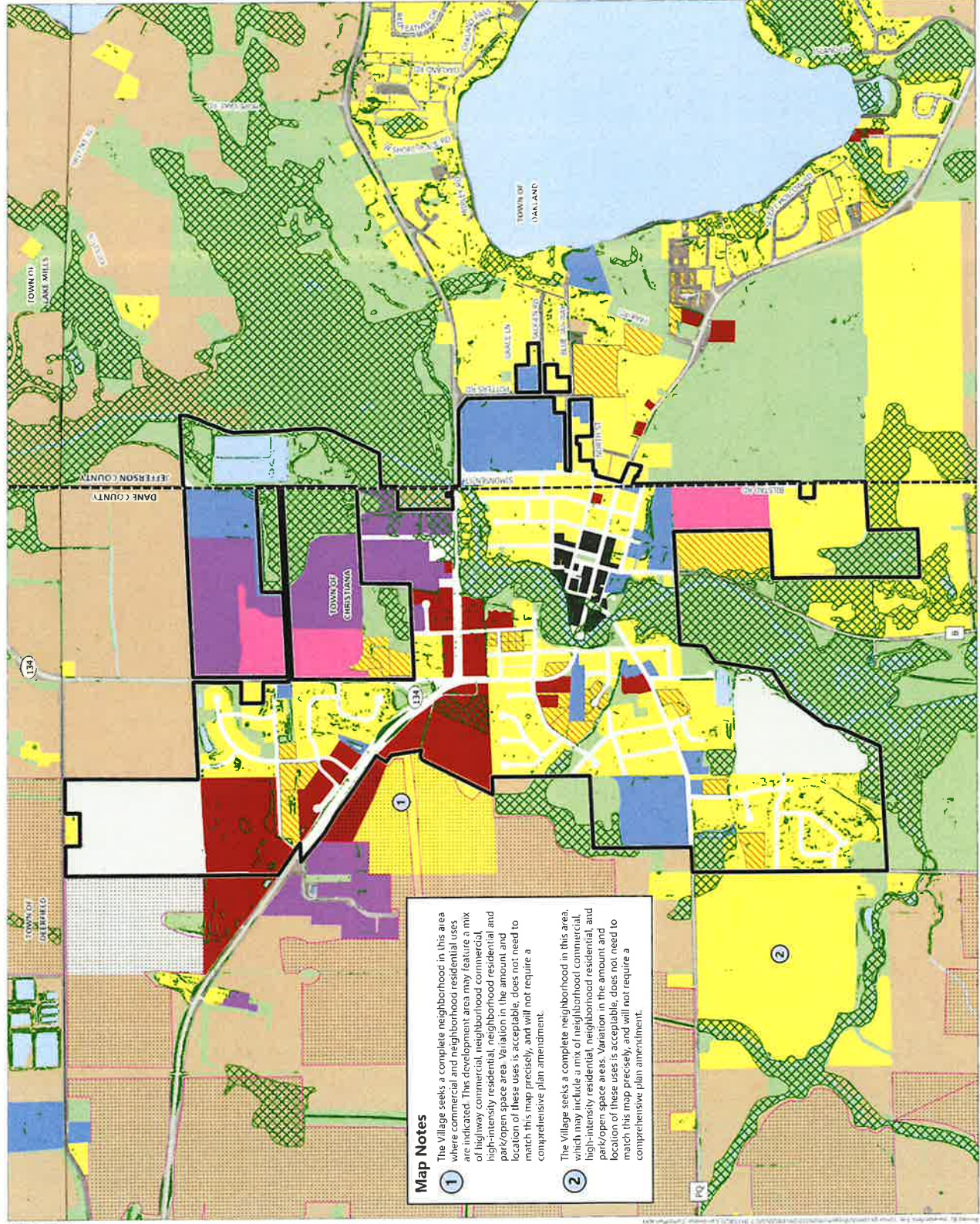
0 0.25 0.5 Miles



Future Land Use

Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI



Data Sources
Dane County GIS (2023) & Jefferson County GIS (2023)
Map = Wetlands, Slopes > 20% and FEMA Flood Hazard Areas
Solar Array Areas - POC/Koshkonoong Study
DNR Aerial Imagery (2018, 2020)

Future Land Use

Comprehensive Plan Update

Village of Cambridge
Dane & Jefferson Counties, WI

- Planning Area (1.5 Mile Buffer)
- Village of Cambridge
- Surrounding Municipality
- County Boundary
- Potential Solar Array Area (Koshkonong Solar)
- Parks/Open Space - NP Overlay
- Water
- Future Land Use
- Neighborhood Residential (NR)
- High-Intensity Residential Overlay (HIR)
- Neighborhood Mixed Use (NNU)
- Urban Reserve (UR)
- Downtown Mixed Use (DMU)
- General Commercial (GC)
- Civic/Institutional (CI)
- Business Park (BP)
- Parks & Open Space (POS)
- Rural Land (RL)

Data Sources:
Dane County GIS (2022) & Jefferson County GIS (2023)
NHD - Wetlands, Slopes > 20%, and 100 Year Flood Plain Hazard Areas
Solar Array Areas - PSC/Koshkonong Study
USGS Aerial Imagery (2019, 2020)



0 0.25 0.5 Miles

