



**Public Notice of the Village of Cambridge**, pursuant to Section 19.84, Wisconsin Statutes, is hereby given to the public and to the news media, that the following meeting will be held:

**Plan Commission**

**DATE:** MONDAY, SEPTEMBER 22, 2025,

**TIME:** 6:30 PM

**LOCATION:** AMUNDSON COMMUNITY CENTER  
200 SPRING ST.  
CAMBRIDGE, WI 53523

1. CALL TO ORDER AND ROLL CALL
2. PROOF OF POSTING
3. PUBLIC APPEARANCES/CITIZEN INPUT
4. APPROVAL OF MINUTES
  - a. August 25, 2025
5. UNFINISHED BUSINESS
  - a. Fee Schedule Update
  - b. Public Hearing Updates for October
6. NEW BUSINESS
7. NEXT MEETING
8. REFERRALS TO STAFF
9. FUTURE AGENDA ITEMS
10. ADJOURNMENT

**Notice Regarding Posting**

Due to unforeseen circumstances, this agenda was not able to be posted 24 hours in advance as required by Wis. Stat. § 19.84(3). Good cause existed because [insert reason]. Notice was posted as soon as practicable and in compliance with the statutory requirement that no notice be less than 2 hours prior to the meeting.

**Posted: September 22, 2025 12:00PM**

**NOTE:**

Individuals who need special accommodations are encouraged to call (608) 423-3712 at least 24 hours before the meeting. A quorum of the Village Board may be present to gather information related to their duties as Village Trustees; however, no official business will be conducted, and no action will be taken by the Board at this meeting. For more detailed information about agenda items, please contact (608) 423-3712.

# **Village of Cambridge Plan Commission**

**August 25, 2025 –6:30 P.M.**

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

## **PUBLIC HEARING**

### **Minutes**

1. Call to Order / Roll Call: The public hearing was called to order at 6:30 p.m. Members present: Commissioners Landowski, Gronemus, Kreklau, and Schulz. Members excused: Commissioners Anderson, Hollenbeck and Milsap. Others present: Lucy Peterson, Administrator/Treasurer/Deputy Clerk, Melanie Rumpf, Michael Rumpf, Kris Breunig, Lisa Leadholm, John Leadholm, Mike Jeffery, and Dan Higgs.
2. Proof of Posting: The Notice was posted in the upper and lower levels of the Amundson Community Center; Cambridge Post Office, Badger Bank, the Village Website, and published in the Leader Independent.
3. Public Hearing regarding a Rezone Request and Comprehensive Plan Amendment for a portion of the following property:

NOTICE IS HEREBY GIVEN that the Plan Commission will hold a Public Hearing on Monday, August 25, 2025, at 6:30 p.m. in the Community Room, Cambridge Village Hall, 200 Spring Street, Cambridge, WI.

The hearing is to consider a request by EOE Real Estate LLC (Applicant: Jen O'Branovich) to amend the Comprehensive Plan and rezone the property at 111 Spring Street, Cambridge, WI 53523, Parcel 111/0612-121-6141-5, from Mixed Commercial to Residential to allow for a change in tenancy.

Maps and documents are available for public review at Village Hall during regular business hours.

PUBLISHED: August 14 and August 21, 2025

The Commission discussed the applications and agreed that if this property was approved for zoning and amendments to the comprehensive plan, it would be difficult to ever have commercial use in the future. The owners of the property were not present.

*Commissioner Landowski made a motion to deny the request for a rezoning and comprehensive plan amendment, seconded by Commissioner Gronemus, motion passed on a 4-0 roll call vote.*

4. Adjournment of Public Hearing  
*Commissioner Gronemus made a motion to adjourn the public hearing, seconded by Commissioner Schulz. Motion carried.*

### **Minutes**

1. Call to Order / Roll Call: The Plan Commission meeting was called to order at 6:39 p.m. Members present: Commissioners Landowski, Gronemus, Kreklau, and Schulz. Members excused: Commissioners Anderson, Hollenbeck and Milsap. Others present: Lucy Peterson, Administrator/Treasurer/Deputy Clerk, Melanie Rumpf, Michael Rumpf, Kris Breunig, Lisa Leadholm, John Leadholm, Mike Jeffery, and Dan Higgs.
2. Proof of Posting: The Notice was posted in the upper and lower levels of the Amundson Community Center; Cambridge Post Office, Badger Bank, the Village Website.
3. Approve Minutes from Plan Commission Meeting on July 14, 2025.

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

4. Public Appearances: John Leholm, 106 Center Court, Cambridge, WI 53523, shared concerns regarding Westgate Development and provided a written document with those concerns.
5. New Business: Discussion and Possible Action Regarding
  - a. CSM for 313 & 403 E Main Street  
*Commissioner Gronemus made a motion to recommend to the Village Board approval of the CSM for 313& 403 E Main Street pending the rezoning application and approval, seconded by Commissioner Schulz. Motion carried*
  - b. Extraterritorial CSM for Myklebust Trust in Section 8 of the Town of Oakland  
*Commissioner Gronemus made a motion to recommend to the Village Board approval of Extraterritorial CSM for Myklebust Trust in Section 8 of the Town of Oakland, seconded by Commissioner Landowski. Motion carried*
  - c. Extraterritorial CSM for part of lot 4, block 2, Woodcrest of the Town of Oakland  
*Commissioner Kreklau made a motion to recommend to the Village Board approval of the Extraterritorial CSM for part of lot 4, block 2, Woodcrest of the Town of Oakland, seconded by Commissioner Landowski. Motion carried.*
  - d. Draft of Updated Village of Cambridge Fee Schedule  
Administrator Peterson shared the draft version of the updated Village of Cambridge Fee Schedule and asked the commissioners to provide feedback on any items in question or missing items.
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: None
9. Adjournment of Meeting  
*Commissioner Landowski made a motion to adjourn, seconded by Commissioner Schulz, motion carried. Meeting adjourned at 7:28 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, Administrator/Treasurer/Deputy Clerk*

| Category                                   |  | Fee Type                                                         | Amount                                                             |
|--------------------------------------------|--|------------------------------------------------------------------|--------------------------------------------------------------------|
| Administrative Fees                        |  | New One & Two Family Residential                                 | \$105                                                              |
| Administrative Fees                        |  | Additions to One & Two Family Residential                        | \$53                                                               |
| Administrative Fees                        |  | New Commercial                                                   | \$158                                                              |
| Administrative Fees                        |  | Additions to Commercial                                          | \$105                                                              |
| Alcohol Licenses                           |  | Class "A"                                                        | \$250 Annual                                                       |
| Alcohol Licenses                           |  | "Class A"                                                        | \$500 Annual                                                       |
| Alcohol Licenses                           |  | "Class A" (Cider Only)                                           | \$0                                                                |
| Alcohol Licenses                           |  | Class "B"                                                        | \$100 Annual                                                       |
| Alcohol Licenses                           |  | "Class B"                                                        | \$500 Annual                                                       |
| Alcohol Licenses                           |  | Reserve "Class B"                                                | \$10,000 Initial, \$500 Annual                                     |
| Alcohol Licenses                           |  | Temporary Class "B" (Picnic)                                     | \$10 + \$8 per individual                                          |
| Alcohol Licenses                           |  | Temporary Class "B" (Wine Walks)                                 | \$10 + \$8 per individual                                          |
| Alcohol Licenses                           |  | "Class C"                                                        | \$100 Annual                                                       |
| Building Inspection - Accessory Structures |  | Accessory Structures                                             | \$0.21 per sq. ft. (Min \$42) + zoning                             |
| Building Inspection - Commercial           |  | New Structure and Additions – All Areas                          | \$0.25 per sq. ft. (Min \$105)                                     |
| Building Inspection - Commercial           |  | Mechanicals – Electrical/Plumbing/HVAC                           | \$0.063 per sq. ft. + \$79 base fee each                           |
| Building Inspection - Commercial           |  | Erosion Control                                                  | \$184 first acre + \$79/additional acre                            |
| Building Inspection - Commercial           |  | Remodels                                                         | \$8.40 per \$1,000 est. cost (Min \$184) + mechanicals if required |
| Building Inspection - Commercial           |  | Occupancy Permit                                                 | <b>\$300</b>                                                       |
| Building Inspection - Commercial           |  | Miscellaneous Replacements                                       | \$79                                                               |
| Building Inspection - Commercial           |  | Electrical Service Upgrade                                       | \$131                                                              |
| Building Inspection - Commercial           |  | Outside Sewer and Water Laterals                                 | \$158                                                              |
| Building Inspection - Commercial           |  | Early Start Footings and Foundation                              | \$131                                                              |
| Building Inspection - Residential          |  | New Structure and Additions – All Areas, <b>plus mechanicals</b> | \$0.21 per sq. ft. (Min \$75)                                      |
| Building Inspection - Residential          |  | Plan Review NSFD                                                 | \$500                                                              |
| Building Inspection - Residential          |  | Plan Review Addition                                             | \$250                                                              |
| Building Inspection - Residential          |  | Zoning Permit                                                    | \$53                                                               |
| Building Inspection - Residential          |  | Occupancy Permit per Dwelling                                    | \$53                                                               |
| Building Inspection - Residential          |  | Mechanicals – Electrical/Plumbing/HVAC                           |                                                                    |
| Building Inspection - Residential          |  | State Seal                                                       | <b>\$0.10</b> per sq. ft. + \$53 base fee each                     |
| Building Inspection - Residential          |  | Erosion Control NSFD                                             | \$39                                                               |
| Building Inspection - Residential          |  | Erosion Control Addition                                         | \$137                                                              |
| Building Inspection - Residential          |  | Remodels                                                         | \$79                                                               |
| Building Inspection - Residential          |  | Swimming Pools (In-ground)                                       | \$8.40 per \$1,000 est. cost (Min \$184) + mechanicals if required |
| Building Inspection - Residential          |  | Swimming Pools (Above ground)                                    | <b>\$300</b>                                                       |
| Building Inspection - Residential          |  | Miscellaneous Replacements                                       | \$131                                                              |
| Building Inspection - Residential          |  | Electrical Service Upgrade                                       | \$79                                                               |
| Building Inspection - Residential          |  | Outside Sewer and Water Laterals                                 | <b>\$150</b>                                                       |
| Building Inspection - Residential          |  | Early Start Footings and Foundation                              | \$158                                                              |
| Other Licenses & Fees                      |  | Operator License (2 years)                                       | \$131                                                              |
| Other Licenses & Fees                      |  | Temporary Operator's License                                     | \$70                                                               |
| Other Licenses & Fees                      |  | Provisional Operator's License                                   | \$10 + \$8 background check                                        |
| Other Licenses & Fees                      |  | Cigarette License                                                | \$15                                                               |
| Other Licenses & Fees                      |  | Publication Fee – Initial                                        | \$100                                                              |
| Other Licenses & Fees                      |  | Publication Fee – Renewal                                        | \$100                                                              |
| Other Licenses & Fees                      |  |                                                                  | \$50                                                               |

|                       |                                                     |                                             |                                            |
|-----------------------|-----------------------------------------------------|---------------------------------------------|--------------------------------------------|
| Other Licenses & Fees | Publication Fee – Renewal Late Fee                  | \$250                                       |                                            |
| Other Municipal Fees  | Sewer Connection Fee                                | \$1,575                                     |                                            |
| Other Municipal Fees  | Park Impact Fee                                     | \$1,600                                     |                                            |
| Other Municipal Fees  | Snow Removal Charge                                 | \$150/hr + equipment                        |                                            |
| Other Municipal Fees  | Grass Mowing Fee                                    | \$125 per mowing                            |                                            |
| Other Municipal Fees  | Building Plan Copy Fee                              | \$0.15 per page                             |                                            |
| Other Municipal Fees  | Street or Alley Closing Permit                      | \$200                                       |                                            |
| Other Municipal Fees  | Late Payment/Penalty Fees                           | 10% of due amount                           |                                            |
| Other Municipal Fees  | Notary Public Service Fee                           | \$15/document                               |                                            |
| Other Municipal Fees  | Public Records Request Fee                          | \$30/hr staff time                          |                                            |
| Other Municipal Fees  | Sidewalk Construction and Repair Permit             | \$32                                        |                                            |
| Other Municipal Fees  | Driveway Permit                                     | \$53                                        |                                            |
| Other Municipal Fees  | Fence Permit                                        | \$32                                        |                                            |
| Other Municipal Fees  | Swimming Pool Permit                                | \$105                                       |                                            |
| Other Municipal Fees  | Moving a Building Permit                            | \$158                                       |                                            |
| Other Municipal Fees  | Razed Building Permit Fee                           | \$158                                       |                                            |
| Other Municipal Fees  | Retaining Wall Permit                               | No Fee                                      |                                            |
| Other Municipal Fees  | On-Site Waste Disposal at Treatment Plant           | \$53                                        |                                            |
| Other Municipal Fees  | Sewer Access for Non-Residents                      | \$63                                        |                                            |
| Other Municipal Fees  | Connect to Existing Sewer                           | \$53                                        |                                            |
| Other Municipal Fees  | Street Excavation or Opening                        | \$53                                        |                                            |
| Other Municipal Fees  | Well Operation Permit                               | \$105                                       |                                            |
| Other Permits & Fees  | Right of Way Construction Permit Initial Inspection | \$79                                        |                                            |
| Other Permits & Fees  | Re-inspection and Additional Inspections            | \$79 per inspection                         |                                            |
| Other Permits & Fees  | Right of Way Construction Permit Bond Amount        | \$2,100                                     |                                            |
| Other Permits & Fees  | Razing Fee Residential                              | \$42                                        |                                            |
| Other Permits & Fees  | Razing Fee Commercial                               | \$53 + \$0.053/sq. ft. (Max \$525)          |                                            |
| Other Permits & Fees  | Agricultural Buildings Permit                       | \$53                                        |                                            |
| Other Permits & Fees  | Sound Permit                                        | \$40                                        |                                            |
| Other Permits & Fees  | Street Use Permit (<3 blocks)                       | \$30                                        |                                            |
| Other Permits & Fees  | Special Events - Large Scale                        | \$130                                       |                                            |
| Other Permits & Fees  | Property Maintenance Inspections                    | \$68/hr                                     |                                            |
| Other Permits & Fees  | Driveway Inspections                                | \$53                                        |                                            |
| Other Permits & Fees  | Inspections Not Requiring a Permit                  | \$89                                        |                                            |
| Other Permits & Fees  | Sign Permit                                         | \$75, plus \$1 per square feet of sign area |                                            |
| Other Permits & Fees  | Sign Recopy                                         | \$50                                        |                                            |
| Other Permits & Fees  | Re-Roof Residential                                 | \$158                                       |                                            |
| Other Permits & Fees  | Re-Roof Commercial                                  | \$158 + \$0.11/sq. ft. over 2,500 sq. ft.   |                                            |
| Zoning                | Zoning Compliance / Concept Review                  |                                             | \$100                                      |
| Zoning                | Conditional Use Permit                              |                                             | \$350                                      |
| Zoning                | PUD - Master Plan                                   |                                             | \$1,000, plus technical staff review costs |
| Zoning                | PUD - Master Plan Amendment                         |                                             | \$500, plus technical staff review costs   |
| Zoning                | Rezone                                              |                                             | \$350                                      |
| Zoning                | Variance                                            |                                             | \$500                                      |
| Zoning                | Site, Architectural and Operations Plan Review      |                                             | \$250, plus technical staff review costs   |
| Zoning                | Comprehensive Plan Amendment                        |                                             | \$250                                      |

|               |                  |  |                                              |
|---------------|------------------|--|----------------------------------------------|
| Land Division | CSM              |  | \$100, plus \$25 per additional lots above 2 |
| Land Division | Preliminary Plat |  | \$300, plus \$15 per lot                     |
| Land Division | Final Plat       |  | \$150, plus \$15 per lot                     |

DISCLAIMER: Additional Permit Fees May Be Required

## **Village of Cambridge Notice of Public Hearing**

The Village of Cambridge Plan Commission will hold a Public Hearing at 6:30 p.m. on October 13, 2025, at Amundson Community Center, Community Room, 200 Spring Street, Cambridge, Wisconsin, to consider a conditional use permit (CUP) for parcel 111/0612-014-9270-3, 404 England Street. The purpose of the conditional use permit is to allow the existing building to be converted from storage to a light manufacturing facility for prefabricated building components with an accessory show room and limited outdoor storage. A copy of the CUP application is available at the Village Clerk's office for public viewing during regular business hours. Questions regarding this issue should be directed to Lucy Peterson, Village Administrator at (608) 423-3712.

Publication on September 25<sup>th</sup> and October 2<sup>nd</sup>, 2025.

## **Village of Cambridge Notice of Public Hearing**

The Village of Cambridge Plan Commission will hold a Public Hearing at 6:30 p.m. on October 13, 2025 at Amundson Community Center, Community Room, 200 Spring Street, Cambridge, Wisconsin, to consider a rezone for parcel 111/0612-121-7249-4, 313 E Main Street, to be rezoned from R-L Residential Low Density Residential to R-M Single-Family Residential Medium Density. The reason for the rezone is to allow the parcel to be combined with the existing church lot to make the lot conform to current ordinance standards and have the zoning be consistent once the parcels have been combined. A copy of the rezone application is available at the Village Clerk's office for public viewing during regular business hours. Questions regarding this issue should be directed to Lucy Peterson, Village Administrator at (608) 423-3712.

Publication on September 25<sup>th</sup> and October 2<sup>nd</sup>, 2025.

**NOTICE OF HEARING ON DISCONTINUANCE  
PART OF LUCILLE CIRCLE**

**VILLAGE OF CAMBRIDGE,  
DANE COUNTY, WISCONSIN**

PLEASE TAKE NOTICE, the Village Board of the Village of Cambridge will hold a hearing **on October 14, 2025, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, at the **Village Hall, 200 S. Spring Street, Cambridge, Wisconsin, 53523**, upon the Resolution herein described and will act upon said Resolution at said time and place. Said Resolution was introduced by the Village Board of the Village of Cambridge on **May 27, 2025**, for the purpose of the **vacation and discontinuance of a part of the Lucille Circle right-of-way** (and the making of a related amendment to any official Village map) as shown and described on the map and description attached hereto and incorporated herein.

Class 3 Notice Published: September 18, 2025, September 25, 2025, and October 2, 2025

Attachment – Description and Map of Lucille Circle to Be Vacate

Lucy Peterson  
Village Administrator

## EXHIBIT "A"

### LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 6 North, Range 12 East, Village of Cambridge, Dane County, Wisconsin, more particularly described as follows: Commencing at the South Quarter Corner of said Section 1; thence N00°12'40"W along the east line of the Southeast Quarter of said Section 1, 541.44 feet; thence S39°12'19"E, 58.99 feet to the intersection of the easterly right-of-way of Lucille Circle and the northerly right-of-way of U.S.H. 18 and the **Point of Beginning**; Thence N39°12'19"W along the northeasterly right-of-way of U.S.H. 12 and 18, 111.43 feet; Thence N37°16'49"W along the northeasterly right-of-way of U.S.H. 12 and 18, 137.69 feet; Thence N47°28'39"E along the northeasterly right-of-way of U.S.H. 12 and 18, 13.58 feet to the southernmost corner of CSM 9330, recorded as Document #3125025 in Vol. 53, P. 38-39; Thence continuing N47°28'39"E along the southeast line of said CSM 9330, 98.65 feet to the southeast corner of said CSM 9330; Thence S00°12'43"E, 53.24 feet; Thence N88°44'36"E, 66.01 feet to the easterly right-of-way of Lucille Circle, being a point on the west line of Cambridge Courts II, a Condominium Plat; Thence S00°12'40"E along the west line of said Cambridge Courts II, 119.95 feet to the southwest corner of said Cambridge Courts II; Thence N86°58'49"E along the south line of said Cambridge Courts II, 4.10 feet to the northwest corner of North Cambridge Condominium; Thence S00°13'22"E along the west line of North Cambridge Condominium, 100.22 feet to the **Point of Beginning**.

Said parcel contains 19,547 square feet or 0.449 acres, more or less.

BEARINGS FOR THIS SURVEY ARE REFERENCED TO RIGHT-OF-WAY PROJECT 1 2004-00-22. THE EAST LINE OF THE SOUTH-WEST 1/4 OF SECTION 1 IS ASSUMED TO BEAR N00°12'47"W.

WISCONSIN  
 BRADLEY L. TISDALE  
 S-2824  
 WAUNAKEE  
 WI  
 LAND SURVEYOR

I, Bradley L. Tisdale, Professional Land Surveyor S-2824, do hereby certify that I have surveyed and mapped the property shown hereon to the best of my knowledge and belief and that this map is a true and correct representation thereof and that I have complied with Wisconsin Administrative Code AE-7.

05/23/2025  
 DATE

BRADLEY L. TISDALE  
 PLS #S-2824

LUCILLE CIRCLE  
 VILLAGE OF CAMBRIDGE  
 CAMBRIDGE, WI

DISCONTINUANCE EXHIBIT

05/23/2025  
 1 OF 1