



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, OCTOBER 13, 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**
- 6. CORRESPONDENCE**
 - a. Cambridge Courts II Condo association Board – Bill Bruce, President
- 7. PUBLIC HEARINGS**
 - a. **Public Hearing** – Vacating and discontinuance of a portion of the Lucille Circle right-of-way
 - b. **Public Hearing** – Proposed rezone for 313 E. Main Street
 - c. **Public Hearing** – Conditional use permit application for 404 England Street
- 8. NEW BUSINESS**
 - a. Discussion and possible action regarding the vacating and discontinuance of a portion of the Lucille Circle right-of-way.
 - b. Discussion and possible action on a rezone for 313 E. Main Street.
 - c. Discussion and possible action on a conditional use permit for 404 England Street.
 - d. Discussion and possible action on the Extraterritorial CSM – Town of Oakland, Jefferson County, Wisconsin (Lots 8 & 9 and part of Lot 10, Block 5, Sylvan Mounds)
- 9. NEXT MEETING**
- 10. REFERRALS TO STAFF**
- 11. FUTURE AGENDA ITEMS**
- 12. ADJOURNMENT**

Posted: October 10, 2025

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

October 8, 2025

Plan Commission
Brian Kreklau, Chair
Village of Cambridge

The Cambridge Courts II Condo Association Board president is requesting to speak at the Monday, October 13, 6:30 pm Plan Commission Meeting.

Our interest is to preserve Buckingham Court and Oxford Lane access from Lucille Circle Street. They represent two of the three streets that provide access to our condominium property and direct access to Highway 12 and State Highway 134, including emergency service and delivery service.

We would appreciate your assurance that our current accessibility to the Cambridge community will not be disrupted.

Sincerely,

A handwritten signature in cursive script that reads "William Bruce".

Bill Bruce
President
Cambridge Courts II Condo Association Board

**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

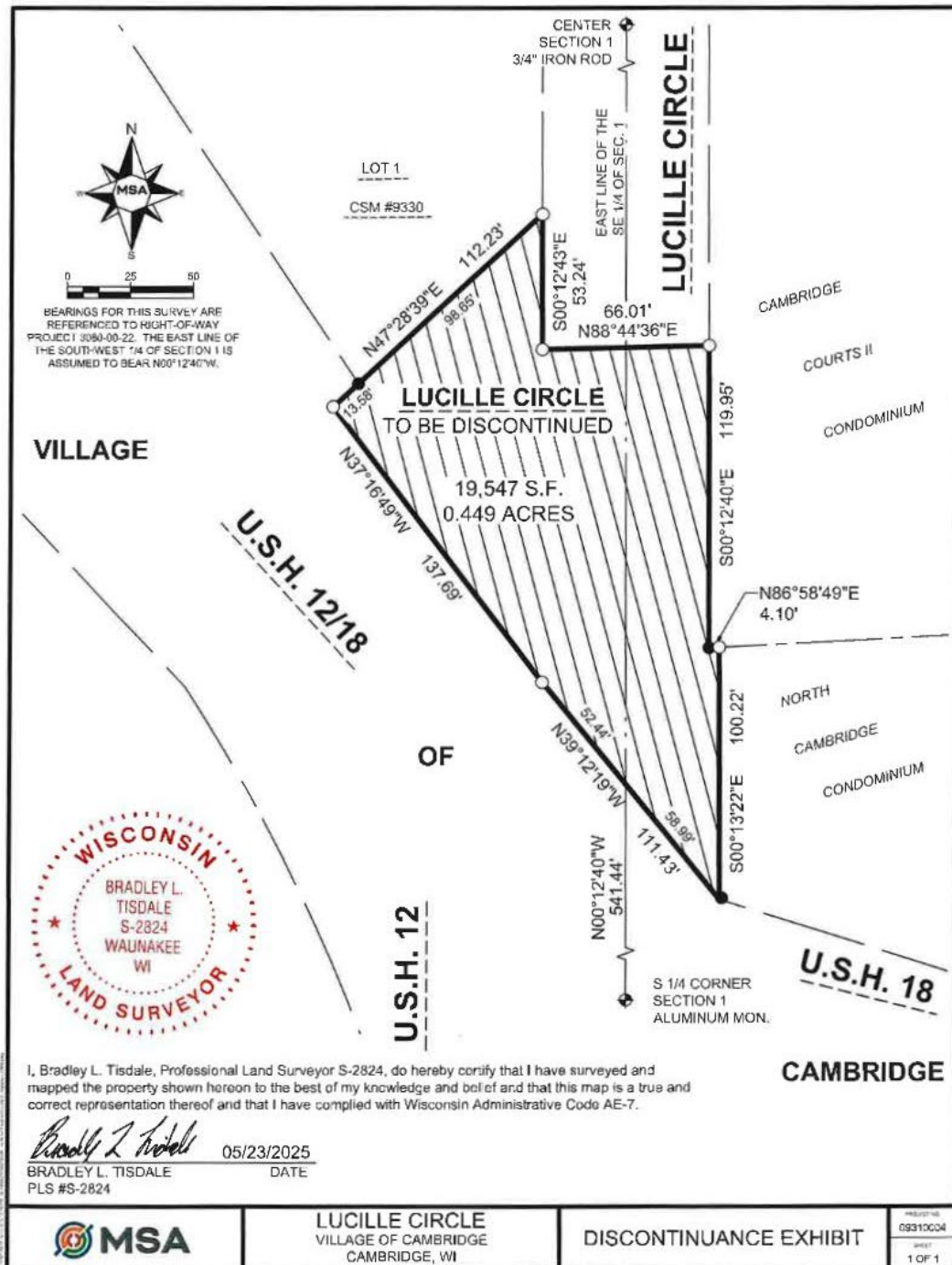
EXHIBIT "A"

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.

EXHIBIT "B"



**VILLAGE OF CAMBRIDGE
DANE COUNTY, WISCONSIN**

RESOLUTION NO. 2025-05

**A RESOLUTION INITIATING THE RIGHT OF WAY DISCONTINUANCE PROCESS UNDER WIS.
STAT. § 66.1003(4) FOR A PORTION OF LUCILLE CIRCLE**

RECITALS

- A. The Village of Cambridge currently maintains Lucille Circle within the Village.
- B. A portion of Lucille Circle, depicted in Exhibit A, and legally described in Exhibit B, can be accessed only by private roads and provides no exclusive access to any property.
- C. The Village has determined that the public interest requires that the portion of Lucille Circle as described in Exhibits A and B be discontinued because its continued maintenance by the Village serves no public purpose.

RESOLUTION

The Village Board of the Village of Cambridge hereby resolves as follows:

- 1. The public interest requires that Lucille Circle, in the area depicted on Exhibit A, be discontinued and vacated.
- 2. Village staff are authorized to take any action and execute any documents necessary for preparing to implement the discontinuance of Lucille Circle.
- 3. Village staff are further authorized to work with adjacent property owners to allow the Village to acquire any real estate interest in the right-of-way proposed to be discontinued.
- 4. A public hearing on the discontinuance of Lucille Circle will be held at a time and place at least 40 days after adoption of his resolution.

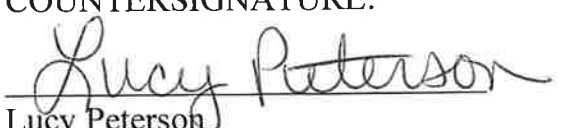
Adopted by the Village Board on the 27th day of May 2025.

SIGNATURE:



Kris Bruenig
Village President

COUNTERSIGNATURE:



Lucy Peterson
Treasurer/Deputy Clerk/Deputy Administrator



BEARINGS FOR THIS SURVEY ARE REFERENCED TO RIGHT-OF-WAY PROJECT 3080-00-22. THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1 IS ASSUMED TO BEAR N00°12'40"W.

VILLAGE

U.S.H. 12/18

OF

U.S.H. 12



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.

Bradley L. Tisdale

05/23/2025

BRADLEY L. TISDALE
PLS #S-2824

DATE



LUCILLE CIRCLE
VILLAGE OF CAMBRIDGE
CAMBRIDGE, WI

DISCONTINUANCE EXHIBIT

PROJECT NO.
09310004
SHEET
1 OF 1

CENTER
SECTION 1
3/4" IRON ROD

LOT 1
CSM #9330

EAST LINE OF THE
SE 1/4 OF SEC. 1

LUCILLE CIRCLE

CAMBRIDGE

COURTS II

CONDOMINIUM

LUCILLE CIRCLE
TO BE DISCONTINUED

19,547 S.F.
0.449 ACRES

S00°12'40"E
119.95'

N86°58'49"E
4.10'

NORTH
CAMBRIDGE
CONDOMINIUM

U.S.H. 18

CAMBRIDGE

S 1/4 CORNER
SECTION 1
ALUMINUM MON.

N47°28'39"E 112.23'
98.65'
N37°16'49"W 137.69'

S00°12'43"E
53.24'

66.01'
N88°44'36"E

N39°12'19"W
52.44'

N00°12'40"W
541.44'

111.43'

S00°13'22"E
100.22'

58.99'

Lucille Circle Discontinuance

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.

Village of Cambridge Notice of Public Hearing

PLEASE TAKE NOTICE that 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.

For publication on September 25th and October 2nd, 2025.

To: Cambridge Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Requesting Rezone to R-M, Parcel 111/0612-121-7249-4 (South Street)
Date: October 9, 2025

Request

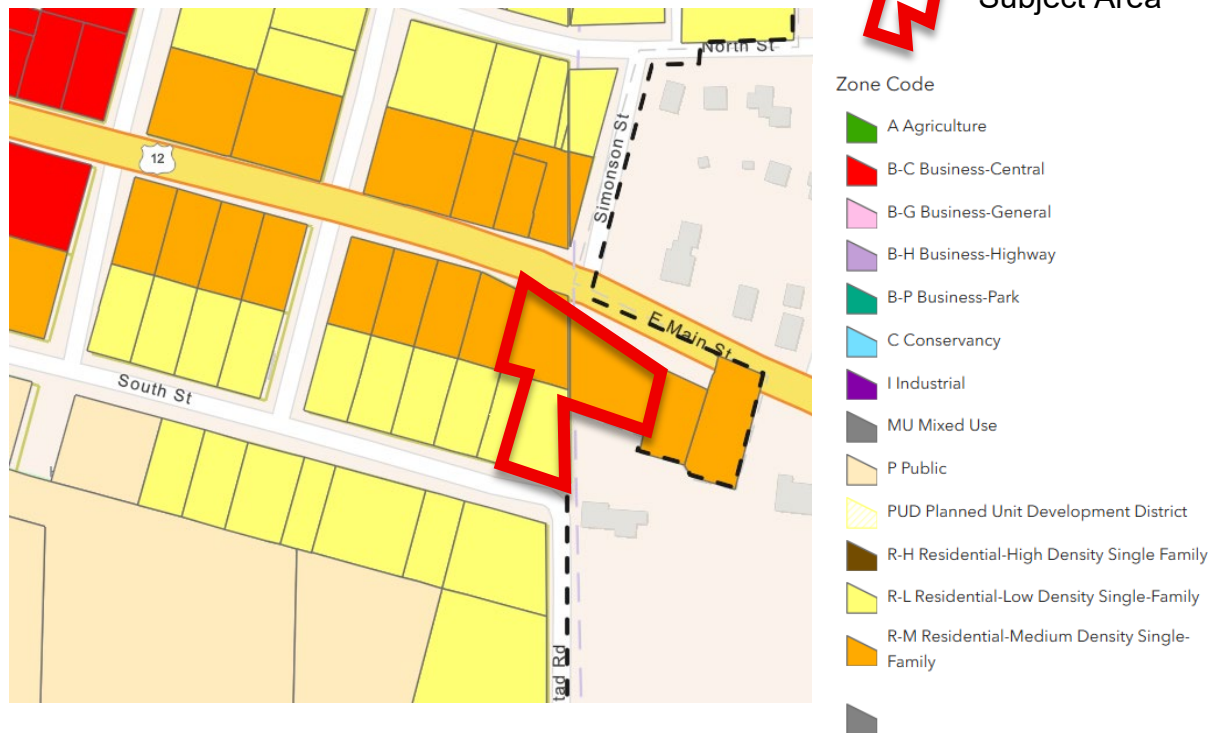
Approval a rezone for parcel 111/0612-121-7249-4, 313 E Main Street, (parcel facing South Street) to be rezoned from R-L Residential Low Density Residential to R-M Single-Family Residential Medium Density. This step to rezone is a condition of approval for the previously reviewed certified survey map combining the subject area shown below.

See attached application.

Applicable Zoning & Development Code Regulations

Chapter 17.16 - R-L LOW-DENSITY RESIDENTIAL DISTRICT

Chapter 17.20 - R-M SINGLE-FAMILY RESIDENTIAL MEDIUM-DENSITY DISTRICT



MEMO

October 9, 2025

Consistency with the Village's Comprehensive Plan



Subject Area

Future Land Use

- 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 Land (RL)

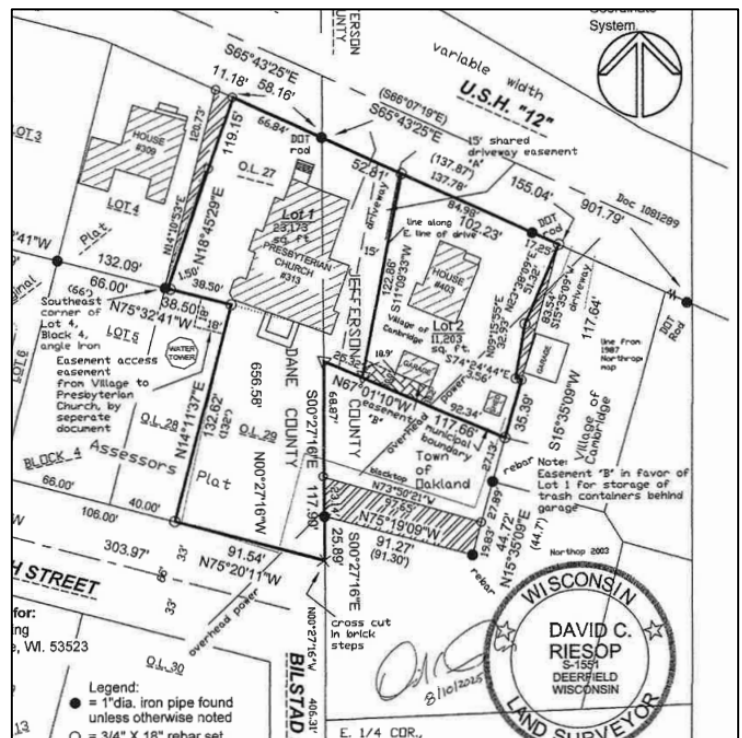
The subject area is currently designated for Residential and Civic/Institutional Uses in the Comp Plan's future land use map. The use of the property is not changing.

Background Information

The Oakland Cambridge Presbyterian Church owns all subject parcels involved with a recently approved Certified Survey Map (CSM) which was approved with conditions that involve maintaining zoning consistency along with the CSM lot adjustments. The other lots are designated as R-M along Main Street and are being combined with an R-L parcel along South Street. No change of use is proposed.

The R-M zoning designation is the only zoning district to allow churches as conditional uses. However, the historical structure and use predate the establishment of the Village's zoning ordinance therefore the property and use should be designated as legal non-conforming. The recently approved CSM brings the lots into conformance with the Village's lot, building, and yard requirements per 17.20.040.

Proposed CSM with three lots combined down to two lots.



MEMO

October 9, 2025

Recommendation

Recommend approval of the request to rezone from R-L to R-M, Parcel 111/0612-121-7249-4 (South Street) as conditioned per the recently approved Certified Survey Map.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Stephen Tremlett".

Stephen Tremlett, AICP
Zoning Administrator

Enc: Oakland Cambridge Presbyterian Church Application and approved (with Conditions) CSM

Village of Cambridge Plan Commission – Rezoning Application Form

I, (We), the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment

	Owner/agent	Contractor
Name		
Address		
Phone		

Legal Description _____ ¼ _____ ¼ S _____ T _____ N, R _____ E, Village of Cambridge

Tax Parcel # _____

Address: _____

Current Zoning _____

Requested Zoning Classification _____

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

1	Name _____	Address _____
2	Name _____	Address _____
3	Name _____	Address _____
4	Name _____	Address _____

REASON FOR YOUR REQUEST - Please clearly describe your request, including proposed operation or use of the structure and number of employees.

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

- | | |
|--|---|
| ☐ Property Lines (a survey may be needed) | ☐ Dimension and location of existing structures within 200 feet of subject lot lines |
| ☐ Utilities, roadways and easements | ☐ Dimension and location of proposed structures and parking facilities |
| ☐ Anything else related to your request | ☐ Location and classification of existing and proposed zoning |

I certify that the information I have provided in this application is true and accurate,
and that I am the owner or authorized agent of the owner

SIGNATURE: _____

DATE: _____

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

**VILLAGE OF CAMBRIDGE PLAN COMMISSION
REZONING APPLICATION FORM**

I, Melanie L. Rumpf, agent for the owner do hereby petition the Plan Commission to grant a Zoning Amendment as follows:

OWNER/AGENT: Owner: Oakland Cambridge Presbyterian Church
 Agent: Melanie L. Rumpf
 Owner Address: 313 East Main St., Cambridge, WI 53523
 Agent Address: 529 Townsend St., Cambridge, WI 53523
 Agent Phone: 608-575-6603
 Agent E-mail: mlrumpf@gmail.com

Legal Description: Outlot 29 of the Revised and Consolidated Assessor's
 Plat of the Village of Cambridge

Tax Parcel #: 111/0612-121-7249-4

Current Zoning: R-L

Requested Zoning: R-M with conditional use.

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

SEE ATTACHED

REASON FOR YOUR REQUEST: When the Village of Cambridge unilaterally amended their zoning maps, the Village, without owner input, placed a zoning indication on parcel 111/0612-121-7228-1 (f/k/a parcel 111/0612-121-7227-0 as R-M with no conditional use and parcel 111/0612-121-7249-4 as R-L. The church has been in existence since 1849 and the parking lot for the church has been in existence since 1972. Proposed operation is that of a church where religious services are held together with other community functions. The parking lot is for the patrons. There are presently two employees.

ATTACHED SITE PLAN: See attached maps and information from MSA. Lot lines are identified – utilities, roadways and easements are indicated on the map - the dimension and location of existing structures within 200 feet of subject lot lines are not shown – the dimension and location of proposed structures and parking facilities are shown and set forth in attached documents – location and classification of existing and proposed zoning – see attached map from MSA.

ABUTTING PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE LOT LINES

Village of Cambridge
PO Box 99
Cambridge, WI 53523

Sandra Farmer
314 South Street
Cambridge, WI 53523

Geoffrey T. Brown
Jennifer L. Brown
312 South Street
Cambridge, WI 53523

Christian G. Krueger
Michelle Krueger
317 South Street
Cambridge, WI 53523

Steven Struss
313 South Street
Cambridge, WI 53523

John Carrig
Karen Lacke Carrig
309 South Street
Cambridge, WI 53523

Arden L. Benzing
Marcia L. Benzing
310 South Street
Cambridge, WI 53523

Lorien B. Gray
307 E. Main Street
Cambridge, WI 53523

John Udovc
305 E. Main Street
Cambridge, WI 53523

Oakland Cambridge Presbyterian Church
313 E. Main Street
Cambridge, WI 53523

Teresa M. Engels
Stephe J. Engels
407 E. Main Street
Cambridge, WI 53523

Caitlin Marks
411 E. Main Street
Cambridge, WI 53523

Mark Touhey
Judith Schroeder
309 E. Main Street
Cambridge, WI 53523

Samantha Dalsing
N4328 South Street
Cambridge, WI 53523

Conditional Use Permit Application

To the Village of Cambridge Plan Commission:

The undersigned owner of the property described below petitions you to approve the following request for a conditional use permit.

PROPERTY LOCATION	
Street Address	
Legal Description	
Tax Parcel #	
Current Zoning (circle one):	BG BP MU BH BC LDR MDR HDR I A C P PUD
CONTACT INFORMATION	
	OWNER
	OWNER'S AGENT
Name	
Address	
Phone	
DESCRIBE YOUR REQUEST	
1. Current Use of the Property:	
2. Proposed Use of the Property:	
SUBMIT THE FOLLOWING WITH YOUR PERMIT APPLICATION (AS APPLICABLE)	
☐ A list of all property owners with 100 feet of lot line:	
Name	Address
Name	Address
Name	Address
Name	Address
☐ Proposed signage and dimensions (see separate application form)	
☐ Plan of Operations Form (attached)	
☐ Site plan (show existing & proposed buildings, lot lines, set backs, parking, easements, utilities, floodplains etc.)	
☐ Grading, drainage, erosion control plan	
☐ Building materials and plans	
☐ Landscaping plan	
☐ Lighting plan (location, type, size and number of proposed lights)	
☐ \$350 Fee (made payable to Village of Cambridge)	
CERTIFICATION	
I (We) hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.	
OWNER/AGENT	DATE:
Melanie Rumpf	8/27/25

CONDITIONAL USE PERMIT APPLICATION

To the Village of Cambridge Plan Commission:

I, Melanie L. Rumpf, agent for the owner, petitions to you to approve the following request for a conditional use permit.

OWNER/AGENT: Owner: Oakland Cambridge Presbyterian Church
 Agent: Melanie L. Rumpf
 Owner Address: 313 East Main St., Cambridge, WI 53523
 Agent Address: 529 Townsend St., Cambridge, WI 53523
 Agent Phone: 608-575-6603
 Agent E-mail: mlrumpf@gmail.com

Legal Description: Outlot 29 of the Revised and Consolidated Assessor's
 Plat of the Village of Cambridge

Tax Parcel #: 111/0612-121-7249-4

Current Zoning: R-L

Requested Zoning: R-M with conditional use.

Contact information: see above.

Current Use of the Property: Church and parking lot

Proposed Use of the Property: Church and parking lot

Names and addresses of all property owners within 100 feet of subject site lot lines:

SEE ATTACHED

Proposed signage – none on rezoned parcel

Plan of Operation – only when the Church is being used.

Site Plan – see attached map.

Grading, drainage, erosion control plan – none submitted

Building materials and plans – not applicable.

Landscaping plan – none submitted

Lighting plan - none submitted

ABUTTING PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE LOT LINES

Village of Cambridge
PO Box 99
Cambridge, WI 53523

Sandra Farmer
314 South Street
Cambridge, WI 53523

Geoffrey T. Brown
Jennifer L. Brown
312 South Street
Cambridge, WI 53523

Christian G. Krueger
Michelle Krueger
317 South Street
Cambridge, WI 53523

Steven Struss
313 South Street
Cambridge, WI 53523

John Carrig
Karen Lacke Carrig
309 South Street
Cambridge, WI 53523

Arden L. Benzing
Marcia L. Benzing
310 South Street
Cambridge, WI 53523

Lorien B. Gray
307 E. Main Street
Cambridge, WI 53523

John Udovc
305 E. Main Street
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Oakland Cambridge Presbyterian Church
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Stephe J. Engels
407 E. Main Street
Cambridge, WI 53523

Caitlin Marks
411 E. Main Street
Cambridge, WI 53523

Mark Touhey
Judith Schroeder
309 E. Main Street
Cambridge, WI 53523

Samantha Dalsing
N4328 South Street
Cambridge, WI 53523

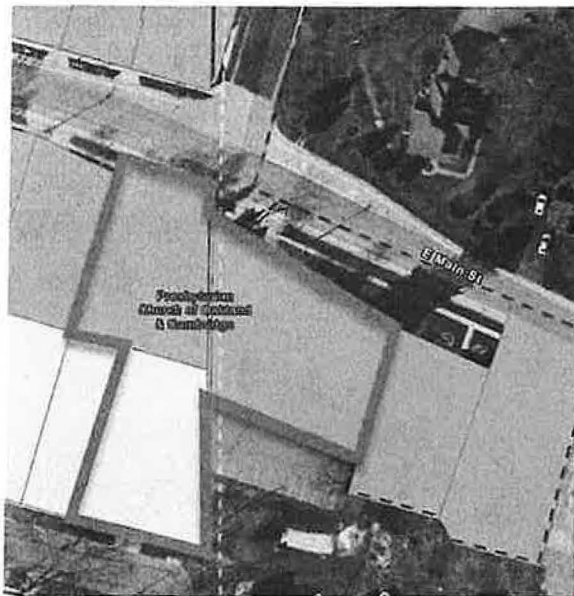
MSA Memo

To: Village of Cambridge Plan Commission
From: Steve Tremlett, AICP, Zoning Administrator
Subject: 313 & 403 E Main Street Certified Survey Map
Date: August 22, 2025

Request

The applicant is requesting a lot combination with a Certified Survey Map (CSM) for lots at 313 and 403 E Main Street, Parcel Number(s) 111/0613-0723-045, 111/0612-121-7228-1 and 111/0612-121-7249-4. The purpose of the land division/lot combination is to remedy the current lot lines to conform to current lot standards. No change of land use is requested at this time.

Current Zoning Map



Background Information

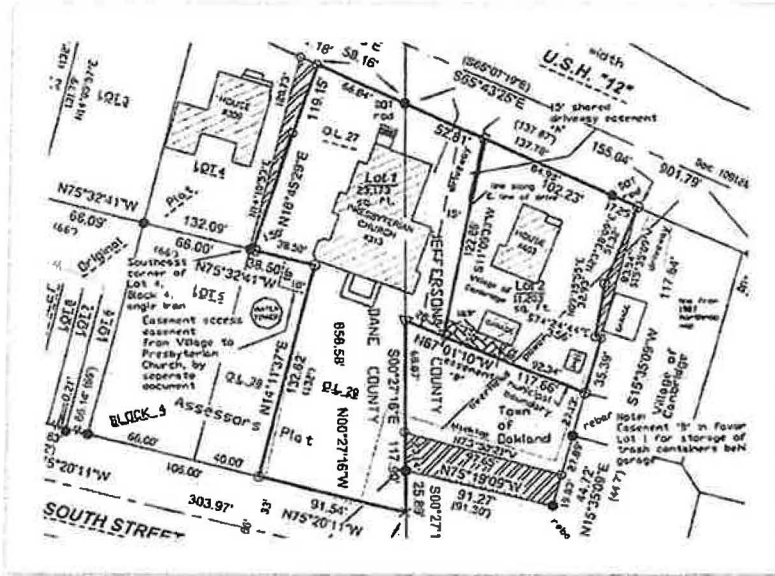
- 1) The existing church and residential parcels are zoned R-M Residential Medium Density while the southern vacant/parking lot facing South St is zoned R-L Residential Low Density.
 - a) Parcels cannot have split zoning. If combined, the southern parcel would need to be rezoned to match the R-M Residential Medium density like the other subject parcels.

MEMO

August 22, 2025

- 2) The church located on lot 1 will share a driveway with the house located on lot 2.
 - a) Both lots will be owned by the same entity. However, it is common for a shared driveway agreement to be executed and recorded with the CSM in case the properties ever change ownership.

Proposed CSM



Recommendation

If the Village wishes to approve this CSM, MSA would recommend that the approval be conditioned on the following items:

- 1) Prior to the CSM being signed by the Village, the portion of proposed Lot 1, Parcel Number 111/0612-121-7249-4, currently zoned as R-L should be rezoned to R-M to match the current church zoning designation.
- 2) A shared driveway agreement designating access from E Main St to the driveway located on Proposed Lot 1 for access to the garage located on Proposed Lot 2 should be executed and recorded with the CSM.

Sincerely,

Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Chapter 17.20 - R-M SINGLE-FAMILY RESIDENTIAL MEDIUM-DENSITY DISTRICT

Sections:

17.20.010 - Purpose.

This district is intended to provide for moderate to medium density residential development with emphasis on single and two-family residential uses. Nonresidential uses are limited to those which are compatible with the medium density character of the district.

(Prior code § 13-1-43(a))

17.20.020 - Permitted uses.

Single-family dwellings, excluding all mobile homes; for purposes of this chapter manufactured homes are included in the definition of single-family dwelling.

- B. Manufactured homes complying with all of the following requirements and limitations:
 - 1. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - 2. The home shall be installed on an approved foundation-system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the building inspector and/or village engineer; the building inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
 - 3. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - 4. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with nonreflective material.
 - 5. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the village.
- C. Two-family dwellings.
- D. One private garage with two (2) stalls per dwelling unit.
- E. Community living arrangements and day care centers which have a capacity for eight or fewer persons.
- F. Foster family home.
- G. Permitted accessory uses and buildings allowed in the R-L low-density residential district.
- H. Home occupations.

(Prior code § 13-1-43(b))

17.20.030 - Conditional uses.

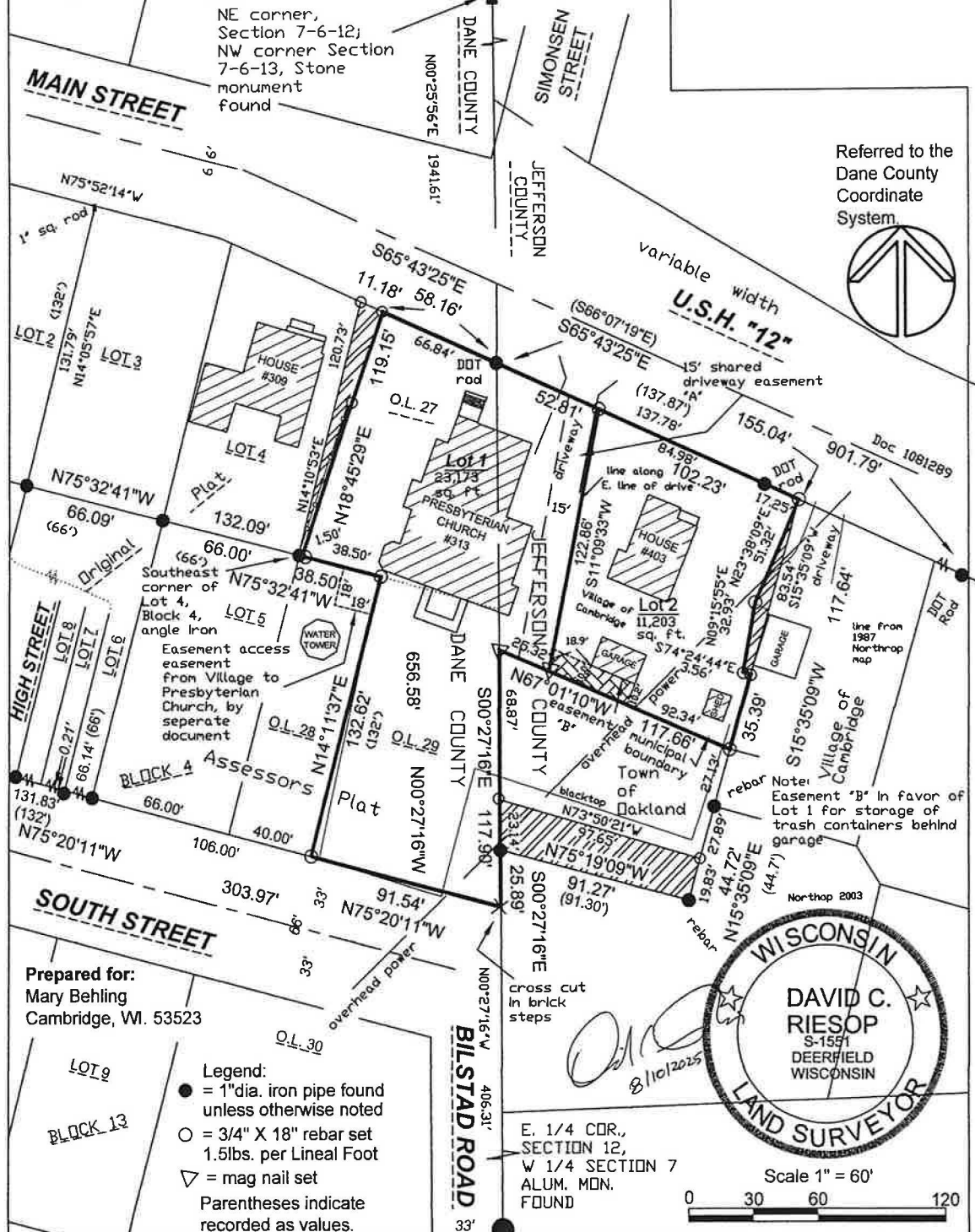
- A. Community living arrangements and day care centers which have a capacity for nine (9) or more persons.
- B. Utilities.
- C. Churches and their affiliated uses.
- D. Bed and breakfast inns. [7011]
- E. Zero (0) lot line development.

(Prior code § 13-1-43(c))

(Ord. No. 2008-01, 1-22-2008)

Outlot 27 & 29, Revised and Consolidated Assessor's Plat of
Cambridge, Village of Cambridge, Being in part of the SE 1/4 of
the NE 1/4 of Section 12, T. 6N., R.12 E. Dane County, Wisconsin
and Part of the SW 1/4 of the NW 1/4 of Section 7, T.6N., R.13E.,
Village of Cambridge, Jefferson County, Wisconsin.

Referred to the
Dane County
Coordinate
System.



Prepared for:
Mary Behling
Cambridge, WI. 53523

Legend:
● = 1" dia. iron pipe found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
▽ = mag nail set
Parentheses indicate recorded as values.

A circular professional seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "DAVID C. RIESOP" in large capital letters, followed by the license number "S-1551" and the words "DEERFIELD WISCONSIN" in smaller capital letters. The seal is stamped over a document that includes a survey plat with a grid of sections and various handwritten notations.

Scale 1" = 60'

A horizontal number line with tick marks at 0, 30, 60, and 120. The segment between 30 and 60 is shaded black.

Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5249-25C

Date 7/23/2025

Sheet 1 of 2

rev 8/10/2025

Document No.

C. S. M. No.

V.	P.
----	----

Certified Survey Map

Outlot 27 & 29, Revised and Consolidated Assessor's Plat of Cambridge, Village of Cambridge, Being in part of the SE 1/4 of the NE 1/4 of Section 12, T. 6N., R. 12 E. Dane County, Wisconsin and Part of the SW 1/4 of the NW 1/4 of Section 7, T. 6N., R. 13E., Village of Cambridge, Jefferson County, Wisconsin.

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required to be submitted to the Village of Cambridge for approval.

Presbyterian Church By:

[Signature]
President

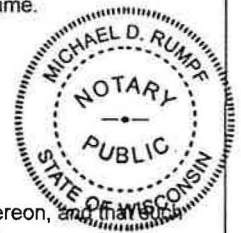
[Signature]
Secretary

STATE OF WISCONSIN)

COUNTY OF DANE)ss.

Personally came before me this 18 day of August, 2025, the above named officers to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, Dane County, Wisconsin
my commission expires 12/31/2026



Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Cambridge, and by the direction of Mark Tuhey and Melanie Rumpf, I have surveyed, divided and mapped the lands described hereon, and that the map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Outlot 27 & 29, Revised and Consolidated Assessor's Plat of Cambridge, Village of Cambridge, Being in part of the SE 1/4 of the NE 1/4 of Section 12, T. 6N., R. 12 E. Dane County, Wisconsin and Part of the SW 1/4 of the NW 1/4 of Section 7, T. 6N., R. 13E., Village of Cambridge, Jefferson County, Wisconsin, described as follows: Commencing at the East 1/4 corner of Section 7; thence N00°27'16"W, 406.31 feet to the Southeast corner of Outlot 29 of the Revised and Consolidated Assessor's Plat of the Cambridge and the point of beginning; thence N75°20'11"W, 91.54 feet to the Southwest corner of Outlot 29; thence N14°11'37"E, 132.62 feet to the Northwest corner thereof; thence N75°32'41"W, 38.50 feet; thence N18°45'29"E, 119.15 feet to the South line of Main Street; thence S65°43'25"E along said South line, 58.16 feet to the Dane/Jefferson County line; thence continue S65°43'25"E, 155.04 feet; thence S23°38'09"W, 51.32 feet; thence S09°15'55"W, 32.93 feet; thence S74°24'44"E, 3.56 feet; thence S15°35'09"W, 35.39 feet; thence N67°01'10"W, 117.66 feet to the aforesaid County line; thence S00°27'16"E, 117.90 feet to the point of beginning. Containing 34,376 square feet.

[Signature] 8/10/2025
David C. Riesop S-1551



Village Approval

I hereby certify that this Certified Survey Map was approved for recording per the Village of Cambridge action dated _____.

Village Administrator

Register of Deeds Certificate

Received for recording this _____ day of _____, 2025 at _____ o'clock _____ M.
and recorded in Volume _____ of Certified Surveys, Pages _____.

Kristi Chlebowska, Register of Deeds, Dane County

Wisconsin Mapping, LLC

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5249-25C Date 7/23/2025
Sheet 2 of 2 rev 8/10/2025
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Conditional Use Permit Application

To the Village of Cambridge Plan Commission:

The undersigned owner of the property described below petitions you to approve the following request for a conditional use permit.

PROPERTY LOCATION		
Street Address	403 England St., Cambridge WI 53523	
Legal Description		
Tax Parcel#		
Current Zoning (circle one):	BG BP MU BH BC LOR MOR HOR I A C <u>P</u> PUD	
CONTACT INFORMATION		
	OWNER	OWNER'S AGENT
Name	Plato Property Holdings LLC	Wensy Melendez
Address	404 England St. Cambridge WI 53523	SAME
Phone	608-423-2227	608-279-0010
DESCRIBE YOUR REQUEST		
1. Current Use of the Property: Warehouse building on industrial site		
2. Proposed Use of the Property: Light manufacturing of prefabricated structural building components with an accessory retail showroom/point of sale area (micro-lumberyard) and limited, screened outdoor storage.		
SUBMIT THE FOLLOWING WITH YOUR PERMIT APPLICATION (AS APPLICABLE)		
☐ A list of all property owners with 100 feet of lot line:		
Name	Address	
Name	Address	
Name	Address	
Name	Address	
☐ Proposed signage and dimensions (see separate application form)		
☐ Plan of Operations Form (attached)		
☐ Site plan (show existing & proposed buildings, lot lines, set backs, parking, easements, utilities, floodplains etc.)		
☐ Grading, drainage, erosion control plan		
☐ Building materials and plans		
☐ Landscaping plan		
☐ Lighting plan (location, type, size and number of proposed lights)		
☐ \$350 Fee (made payable to Village of Cambridge)		
CERTIFICATION		
I (We) hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.		
OWNER/AGENT 		DATE: 8/18/25

CONTACT INFORMATION & REFERENCE	
Return to:	Village of Cambridge 200 Spring Street, PO Box 99 Cambridge WI 53523
Telephone	608-423-3712
FAX	608-423-3916

PROCEDURES

1. Meet with the Zoning Administrator before applying. Office hours are Mondays 12:00 p.m. - 2:00 p.m .
2. Complete this application. Return application materials and fee to Village Hall at least 20 days before Plan Commission Meeting.
3. Plan Commission does a preliminary review of application and assigns a hearing date.
4. Plan Commission holds a hearing on the application. Any interested persons may speak in favor or against the proposed conditional use.
5. After the hearing, the Plan Commission reviews then recommends approval, approval with conditions, or denial of the application. Plan Commission meets the second Monday of every month at 6:30 p.m.
6. The Village Board reviews the Plan Commission's recommendation and approves, approves with conditions, or denies. Village Board meets the second and fourth Tuesday of the month at 6:30 p.m.

Conditional Use Permit Application – Comprehensive Cladding Innovators (CCI)

PROPERTY LOCATION

Street Address: 403 England Street, Cambridge, WI 53523

Legal Description: Lot 1 of Dane County Certified Map Number 4456 & Lot 3 of Dane County Certified Survey Map Number 4270, being part of the SW 1/4 of Section 1, T.6N, R.12E., In the Village of Cambridge, Dane County, Wisconsin.

Tax Parcel #: N/A

Current Zoning: I (Industrial) (assumed)

CONTACT INFORMATION

Owner:

Name: Plato Holdings

Address: 404 England Street, Cambridge, WI 53523

Phone: 608-423-2227

Owner's Agent:

Name: Wensy Melendez

Address: 404 England Street, Cambridge, WI 53523

Phone: 608-279-0010

DESCRIBE YOUR REQUEST

1. Current Use of the Property: Warehouse on Industrial site.
2. Proposed Use of the Property: Light manufacturing of prefabricated structural building components with an accessory retail showroom/point-of-sale area (micro lumberyard) and limited, screened outdoor storage.

PLAN OF OPERATIONS

1. Name of Business: Comprehensive Cladding Innovators (CCI)
2. Business Address: 403 England Street, Cambridge, WI 53523
3. Phone Number: 608-720-8659
4. Years in Operation: Start-up (0 years)
5. At What Address: 403 England Street, Cambridge, WI 53523
6. Type of Business: Light manufacturing of wood structural components (wall panels, roof and floor trusses) with accessory retail showroom and sales counter.
7. Name of Owner: Wensy Melendez
8. Address: 403 England Street, Cambridge, WI 53523
9. Phone Number: 608-720-8659
10. Name of Operator (if different): Cle Gray
11. Address: 403 England Street, Cambridge, WI 53523
12. Phone Number: 608-720-8659
13. Zoning of Property to the:
 - North: Industrial; Use: Industrial manufacturing/warehouse
 - South: Residential; Use: Residential
 - East: Industrial; Use: Industrial/commercial
 - West: Industrial; Use: Industrial/commercial
14. List All Chemicals Stored in Buildings: None beyond small quantities of adhesives, lubricants, and cleaning supplies used in manufacturing.
15. Emergency Contact:

- Night Phone: 608-720-8659
- Day Phone: 608-720-8659

16. Specific Use of Buildings and Property:

- a. Manufacturing: Fabrication of prefabricated wall panels, roof trusses and floor trusses using automated saws, presses and tables in an enclosed building.
- b. Retail Showroom / POS: Approximately 900 SF sales and display area for structural components and building materials.
- c. Office/Administration: Office and meeting space for employees.
- d. Outdoor Uses: Limited and screened yard area for raw material staging and loading/unloading; chain-link security fencing.

17. Max. Number of Employees: 15

18. Days of Operation: Monday through Saturday

19. Hours of Operation: 7:00 AM – 11:00 PM

20. Parking:

- a. Number of spaces available: 20+
- b. Dimensions of lot: 80' x 40'
- c. Lot construction: Paved
- d. Includes employee parking in spaces: Yes
- e. Type of screening: None

21. Lighting:

- a. Type: Building-mounted LED wall pack lighting
- b. Location: Exterior of the building

22. Any food service/vending machines? No

23. Any game machines? No

24. Any music? No

25. Type of refuse disposal: Private service

26. Is a highway access permit needed? No

27. Need security fencing? Yes

- a. Type: Chain-link

28. Describe sanitary facilities: Indoor restrooms connected to municipal water and sewer.

29. Surface water drainage: Managed via existing site grading and infiltration; details provided on site plan.

30. Liquor or other license needed? No

31. Did state agencies approve building plans? No

32. Is this an expansion of existing operations? No (new operation)

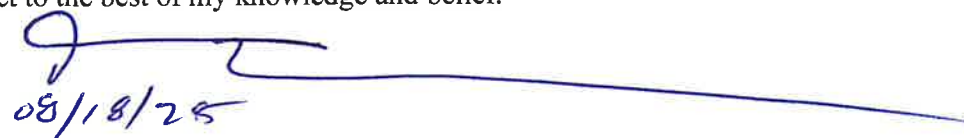
33. Other information/details: CCI will operate a micro lumberyard showroom to support local contractors and homeowners, consistent with the Village's comprehensive plan goals for industrial retention and local services.

CERTIFICATION

I hereby certify that all of the above statements and attachments submitted with this application are true and correct to the best of my knowledge and belief.

Owner/Agent:

Date:

A handwritten signature in blue ink, followed by the date 08/18/25 written in blue ink.

MSA Memo

To: Cambridge Plan Commission

From: Stephen Tremlett, AICP, Zoning Administrator

Subject: Conditional Use Permit (CUP) for Light Manufacturing and Retail Sales at 403 England Street
Parcel Number 061201492703

Date: October 8, 2025

Request

Approval of a Conditional Use Permit (CUP) at 403 England Street (Parcel Number 061201492703) for light manufacturing, retail sales, and minimal outdoor storage of prefabricated construction materials.

See attached application.



Map of Subject Property Context

MEMO

October 8, 2025

Background Information

This property is located directly off Jefferson Street/Hwy 18 where it intersects England Street. The building is currently used for storage. This is a startup business (Comprehensive Cladding Innovators) that includes light manufacturing of prefabricated structural building components (wall panels, roof and floor trusses) with accessory retail showroom and sales counter. The business intends to use a portion of the site for outdoor storage and display of merchandise located in the rear of the building west of the delivery driveways and screened with a chain link security fence. The building has two driveway entrances. The northern driveway entrance will be parking with the southern entrance used for deliveries. Currently the rear of the property where it meets the residential neighborhood is screened primarily with natural trees and overgrown deciduous underbrush.

Applicable Zoning & Development Code Regulations

- Chapter 17.44 - I INDUSTRIAL DISTRICT
 - The property is designated in the Industrial zoning district. Industrial zoning district does not have any permitted uses, requiring all uses be approved through a Conditional Use Permit (CUP).
 - **Required Buffer Strips in Industrial Districts.** Where an industrial district abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than forty (40) feet in width as measured at right angles to the lot line. Plant materials at least six feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the residential district shall be planted in the exterior twenty-five (25) feet abutting the residential district. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the residential district shall be attractively maintained. Fencing may be used in lieu of planting materials to provide the screening. The fencing shall be not less than five nor more than eight feet in height, and shall be of such materials as to effectively screen the industrial area. The exterior twenty-five (25) feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior fifteen (15) feet may be devoted to parking of vehicles.
- Chapter 17.68 - CONDITIONAL USES
 - Criteria for review is outlined below.
- Chapter 17.76 - TRAFFIC, PARKING AND LIGHTING REQUIREMENTS
 - Parking requirements are designated by use. For manufacturing uses, 1 space shall be provided for every 3 employees of the largest shift. For retail uses, 1 stall shall be provided for every 200 square feet of floor area. The Applicant proposes having 900 square feet of retail floor area which needs at least 5 parking spaces. They expect to hire, at maximum, up to 15 employees which need at least 5 parking spaces.
 - Based on the above information, this business would require 10 parking spaces. The parking lot toward Jefferson St/Hwy 18 has enough room for 15 parking spaces.
- Chapter 17.84 - PERFORMANCE STANDARDS

Consistency with the City's Comprehensive Plan

The property is designated as 'General Commercial' in the Comp Plan. General Commercial 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. No rezone requested, so no amendment will be necessary.

Consistency with the City's Zoning Code

17.44.040 - Lot, yard and building requirements.

The use is consistent with other properties and businesses located within this industrial district. However, the change of proposed use from passive storage to more active industrial uses combined with the site abutting a residential neighborhood may require additional buffering and screening for the southern property line. Currently, a mixture of largely unmaintained natural deciduous trees and underbrush line the property as it meets the residential neighborhood. Per Village ordinance 17.44.040, vegetative or fencing is required provided that it meets the minimum ordinance height and screening requirements.



17.68.070 - Standards—Conditional uses.

A. Standards. No application for a conditional use shall be recommended for approval by the plan commission, or granted by the village board, unless the commission shall find ALL of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed site use will occur primarily indoors. Outdoor storage is proposed to be screened. The operation site be subject to the performance standards outlined in Chapter 17.84 that regulates hazardous and nuisance-like effects like noise and air pollution, among other things, within all Village zoning districts.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

This is an existing industrial building and parking lot are currently used for storage. The building format is similar to adjacent developments along Jefferson Street. The neighboring parcels to the south are multi-unit residential with a treeline between the uses. The proposed plan of operation proposes the business's hours to be 7am to 11pm. Screening and limiting hours of operation may help reduce negative impacts to the surrounding incompatible uses. For reference, other commercial and industrial uses nearby close at 9pm.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed use aligns with the Industrial district's intent and will not hinder future development. It may even encourage complementary businesses (e.g., contractors, builders, suppliers) to locate nearby, supporting economic growth and synergy between local businesses.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

The site will be served by existing municipal roadways and utilities. No additional improvements are anticipated to serve the proposed use. No new buildings or impervious surface is being proposed therefore current site drainage requirements are assumed to be satisfied.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The primary site entrance will be provided off of England Street for retail sales and site deliveries. To minimize congestion, it is suggested that the owner/operator should provide signage designating the two site entrances as

MEMO

October 8, 2025

intended for use on a site plan and with signage. Employee and customer parking up to 15 spaces can be provided to the building's front toward Jefferson Street. Per the Plan of Operation provided and Village ordinance standards, only 10 parking spaces are needed with the total retail sales area and maximum employee count.

6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

The existing site and building does not meet the side yard requirements for the district and is therefore determined to be legal non-conforming. However, the adjacent use of the property that abuts that edge is a retail grocery store. Currently all other standards for the industrial district are being met.

7. That the proposed use does not violate flood plain regulations governing the site.

The site proposed is not within the floodplain.

8. That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.

No additional site improvements are proposed other than outdoor storage area.

Recommendation

As discussed above, there are several minor issues to be considered prior to approving this Conditional Use Permit (CUP). Should the Plan Commission elect to approve the proposed conditional use permit, MSA recommends the following conditions of approval:

1. The Applicant shall submit a Site Plan for approval with areas designated for outdoor storage that meets the zoning code requirements including exact area that will be fenced, if it will be paved, fence height, and other pertinent information to verify compliance with codes.
2. The Applicant shall change their plan of operation to limit their hours of operation to exclude 9pm to 7am since the proposed use is directly adjacent to a residential neighborhood.
3. The Applicant shall maintain enough parking as required by ordinance as designated by retail floor area and maximum employee count. At no time shall the applicant exceed the aforementioned parking requirements.
4. The Applicant shall provide signage designating each of the site entrances for retail sales/employee parking, delivery, etc as appropriate, to minimize traffic congestion along England Street as it meets Hwy 18/ Jefferson St.
5. Establish and maintain a more orderly and maintained, year-round effective visual screen as viewed from the residential district" by either planting a evergreen vegetative buffer or providing a fence that meets the screening criteria outlined within the ordinance.
6. Said conditional use permit expires should the applicant (proposed user) no longer occupy the property.

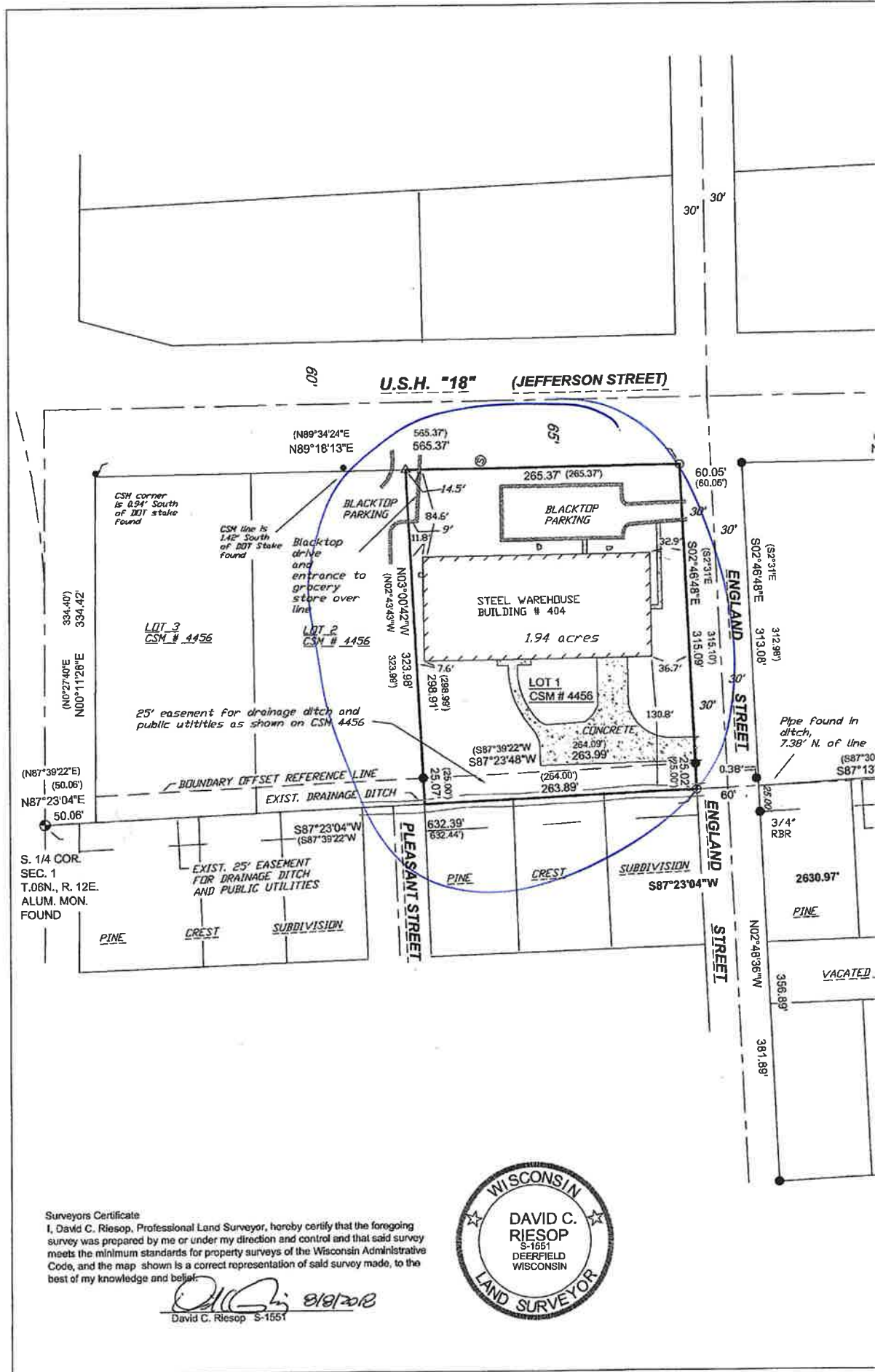
Sincerely,



Stephen Tremlett, AICP

Zoning Administrator

Enc: Comprehensive Cladding Innovators/Wensy Melendez Conditional Use Permit Application for 403 England Street



Surveyors Certificate

I, David C. Riesop, Professional Land Surveyor, hereby certify that the foregoing survey was prepared by me or under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code, and the map shown is a correct representation of said survey made, to the best of my knowledge and belief.

David C. Riesop S-1551



Village of Cambridge Notice of Public Hearing

PLEASE TAKE NOTICE that 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.

For publication on September 25th and October 2nd, 2025.

JEFFERSON COUNTY
CERTIFIED SURVEY MAP NO. _____



PREPARED BY:
**WILLIAMSON SURVEYING
AND ASSOCIATES, LLC**

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
1-608-255-5705 WILLIAMSONSURVEYING.COM

Located in the SE ¼ of the NW ¼ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin. Including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Jefferson County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE ¼ of the NW ¼ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds more particularly described as follows:

Commencing at the North ¼ corner of said Section 8; thence N 88°31'20" W along the north line of said NW ¼, 2193.98 feet; thence S 35°49'11" E, 3043.00 feet to a found ¾" rebar with cap at the northwest corner of said Lot 8 also being the point of beginning.

thence continue S 35°49'11" E along the southerly right of way of Ripley Road, 170.96 feet to a found 1" iron pipe; thence S 41°29'53" W, 181.35 feet to a found ¾" rebar at the meander line of Lake Ripley; thence N 38°07'43" W along said meander line, 199.01 feet to the northerly line of said Lot 8; thence N 50°29'11" E along said northerly line, 185.33 feet to the point of beginning. This description includes all land between the described meander line and the ordinary high water line from the northerly and southerly side lines extended and is 0.94 acres or 41,025 sq. ft. to the ordinary high water or 0.77 acres or 33,559 sq. ft. to the meander line.

Williamson Surveying and Associates, LLC
by Chris W. Adams

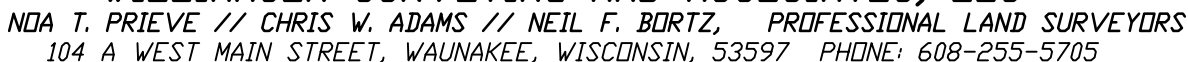
Date _____
Chris W. Adams S-2748
Professional Land Surveyor

OWNERS & PREPARED FOR

MARIC TRUST
10500 E LOST CANYON #25
SCOTTSDALE, AZ 85255

SITE ADDRESS:
W9077 RIPLEY ROAD
CAMBRIDGE, WI 53523

SURVEYORS SEAL



25W-277



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE ¼ of the NW ¼ of Fractional Section 8, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin. Including all of Lots 8 & 9, and part of Lot 10, Block 5, Sylvan Mounds

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the Town of Oakland and Jefferson County for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Maric Trust

STATE OF _____
_____ COUNTY

Personally came before me this _____ day of _____, 20____ the above named Zoran Maric to me known to be the trustee of the Maric Trust and the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

TOWN BOARD APPROVAL

This certified survey map is hereby acknowledged and approved by the Town of Oakland on this _____ day of _____, 20____.

Authorized Signature

VILLAGE OF CAMBRIDGE APPROVAL

This certified survey map in the Town of Oakland is hereby acknowledged and approved by the Village of Cambridge on this _____ day of _____, 20____.

Authorized Signature

JEFFERSON COUNTY APPROVAL

Approved for recording by the Planning and Zoning Committee of Jefferson County on _____.

Authorized Signature

SURVEYORS SEAL