

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, NOVEMBER 10, 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. October 13, 2025
- 5. CORRESPONDENCE**
- 6. PUBLIC HEARINGS**
 - a. **Public Hearing** - Comprehensive Plan Future Land Use Map Amendment.
 - b. **Public Hearing** - Amendments to the Village Zoning Ordinance.
 - c. **Public Hearing** - Amendment to the B-C Central Business District.
- 7. NEW BUSINESS – ACTION REQUIRED**
 - a. Discussion and Possible Action on a Comprehensive Plan Future Land Use Map Amendment.
 - b. Discussion and Possible Action on Amendments to the Village Zoning Ordinance.
 - c. Discussion and Possible Action on Amendment to the B-C Central Business District.
- 8. FUTURE AGENDA ITEMS**
- 9. ADJOURNMENT**

Posted: November 6, 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.

**Plan Commission
Village of Cambridge, Wisconsin 53523
October 13, 2025**

The Chair Commissioner was present and presided over the Plan Commission Meeting. The meeting was called to order at 6:30 pm in the Amundson Community Center located at 200 Spring Street, Cambridge, WI 53523.

Present and responding to roll call were the following

Voting Member:

Absent Voting Member:

Also Present Non-Voting Member:

Schulz, Landowski, Milsap, Kreklau

Anderson, Gronemus, Hollenbeck

Yessi Arce, Village Clerk

Jane Landretti, Cindy Hasse, Gretchen Bloch

Wendy B, Bill Bruce – Cambridge Courts II,

Wensy Melendez – CCI,

Cle Gray - CCI, Melanie R.

1. CALL TO ORDER

- Commissioner Kreklau called the meeting to order at 6:31 p.m.

2. PROOF OF POSTING

- The agenda was posted in the upper and lower level of the Almudsen Center, the Post Office, Badger Bank, our website and also the Public Hearings were published on the paper on September 25, and October 2.

3. PUBLIC COMMENT

- Cindy Haas, 527 England Street spoke not in favor of the vacating and discontinuance of a portion of the Lucille Circle right-of-way. Cindy stated theres neighbors who use routes as well as for emergency and delivery services.

4. APPROVAL OF MINUTES

- a. Plan Commission – August 25, 2025

MOTION: Commissioner Landowski(1), Commissioner Schulz(2) moved to approve the minutes from August 25, 2025.

Motion CARRIED by Voice Vote.

5. UNFINISHED BUSINESS

6. CORRESPONDENCE

- a. Cambridge Courts Court II Condo Association Board – Bill Bruce, President
- Bill Bruce was present and spoke and read his correspondence to the public.

7. PUBLIC HEARINGS

- a. **Public Hearing** – Vacating and discontinuance of a portion of the Lucille Circle right-of-way
- Public Hearing opened at 6:36 p.m.
 - No public comment.
 - Public Hearing closed at 6:37 p.m.
- b. **Public Hearing** – Proposed rezone for 313 E. Main Street
- Public Hearing opened at 6:37 p.m.
 - Melanie Rounds, 529 Townsin St spoke regarding the proposed rezone for 313 E. Main Street.
 - Public Hearing closed at 6:38 p.m.
- c. **Public Hearing** – Conditional use permit application for 404 England Street
- Public Hearing opened at 6:38 p.m.
 - Cle Gray, spoke regarding the CUP for 403 England Street.
 - Public Hearing closed at 6:41 p.m.

8. NEW BUSINESS

- a. Discussion and possible action approving resolution #2025-05 regarding the vacating and discontinuance of a portion of the Lucille Circle right-of-way.
- Jane explained that this action discontinues it as a road and does not transfer any

ownership.

- Commissioner Kreklau requested whoever is interested to come with a full plan and they are more than happy to work together and other impacting parties.

MOTION: Commissioner Landowski(1), Commissioner Schulz(2) moved to deny approving resolution #2025-05 regarding the vacating and discontinuance of a portion of the Lucille Circle right-of-way.

Motion CARRIED by the following roll call vote:

Aye: Schulz, Landowski, Milsap, Kreklau
Nay: (None)
Abstain: (None)
Absent: (None)

- b. Discussion and possible action on a rezone for 313 E. Main Street.

MOTION: Commissioner Landowski(1), Commissioner Schulz(2) moved to approve a rezone for 313 E. Main Street.

Motion CARRIED by the following roll call vote:

Aye: Schulz, Landowski, Milsap, Kreklau
Nay: (None)
Abstain: (None)
Absent: (None)

- c. Discussion and possible action on a conditional use permit for 403 England Street.

- Commissioner Landowski inquired about the proposed hours of operation and expressed concerns regarding lighting on the lot. The applicant responded to questions and clarified that operations will conclude at 9:00 p.m.

MOTION: Commissioner Kreklau(1), Commissioner Milsap(2) moved to approve the conditional use permit for 403 England Street as described in the packet.

Motion CARRIED by the following roll call vote:

Aye: Schulz, Landowski, Milsap, Kreklau
Nay: (None)
Abstain: (None)
Absent: (None)

- 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)

- Jane explained that this action discontinues it as a road and does not transfer any ownership.
- Commissioner Kreklau requested whoever is interested to come with a full plan and they are more than happy to work together and other impacting parties.

MOTION: Commissioner Landowski(1), Commissioner Schulz(2) moved to deny approving resolution #2025-05 regarding the vacating and discontinuance of a portion of the Lucille Circle right-of-way.

Motion CARRIED by the following roll call vote:

Aye: Schulz, Landowski, Milsap, Kreklau
Nay: (None)
Abstain: (None)
Absent: (None)

9. NEXT MEETING
10. REFERRALS TO STAFF
11. FUTURE AGENDA ITEMS
12. ADJOURNMENT

MOTION: Trustee Landoski(1), Trustee Milsap(2) moved to adjourn at 7:22 p.m.

Motion CARRIED by voice vote.

I hereby certify that the foregoing was action of the Plan Commission on October 13, 2025.

Yessi Arce, Village Clerk/ Deputy Treasurer

Minutes approved as distributed on November 10, 2025, Plan Commission meeting.

MSA Memo

To: Village of Cambridge Plan Commission

From: Steve Tremlett, AICP, Zoning Administrator

Subject: 230 Bilstad Rd Comprehensive Plan Amendment & Rezone

Date: November 6th, 2025

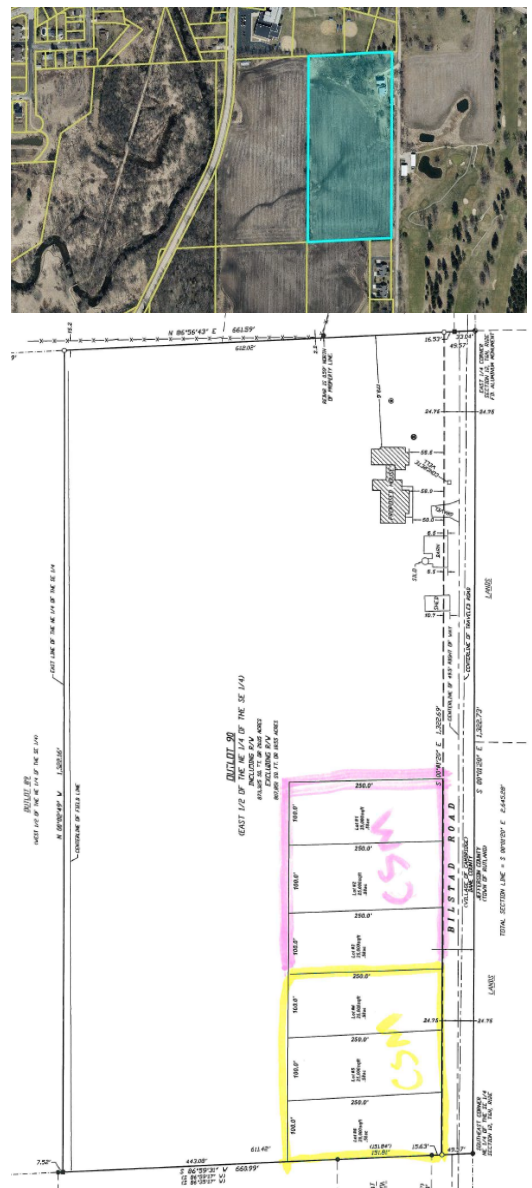
Request

The applicant is requesting a Comprehensive Plan Amendment changing the Future Land Use (FLU) designation for their parcel (No. 111/0612-124-0010-2) from "Neighborhood Mixed-Use" to "Neighborhood Residential". Located at the address 230 Bilstad Road, the owner intends to subdivide the site to create six 0.5-acre residential lots on the southern end of the lot along Bilstad Road. The applicant owns the home that was recently built on the remaining parent lot, which includes undeveloped portions behind these potential six single-family lots. Single-family lots, especially those that average density of 2 units per acre, is not allowed in Neighborhood Mixed Use future land use category.

The request before the Planning Commission is to consider whether to recommend the Comp Plan amendment (changing the FLU map designation) to Village Board, which would enable a future request by the applicant to subdivide the land and rezone the proposed single-family lots to R-L Residential zoning. ***Note: this approval does not give approvals to land division or rezone. Those requests will be decided in a future review by Plan Commission (and approval by the Village Board), but those requests cannot be made unless the Comp Plan's future land use map is changed per this request.***

Background Information

The 19.46-acre parcel served only by Bilstad Road, a narrow two-lane residential road, terminates roughly 1,300 feet past the edge of the applicant's parcel. The applicant's parcel is largely separated from higher intensity corridors and commercial nodes. The proposed subdivision would create six (6) half-acre lots with frontage on Bilstad Road.



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Page 1 of 3

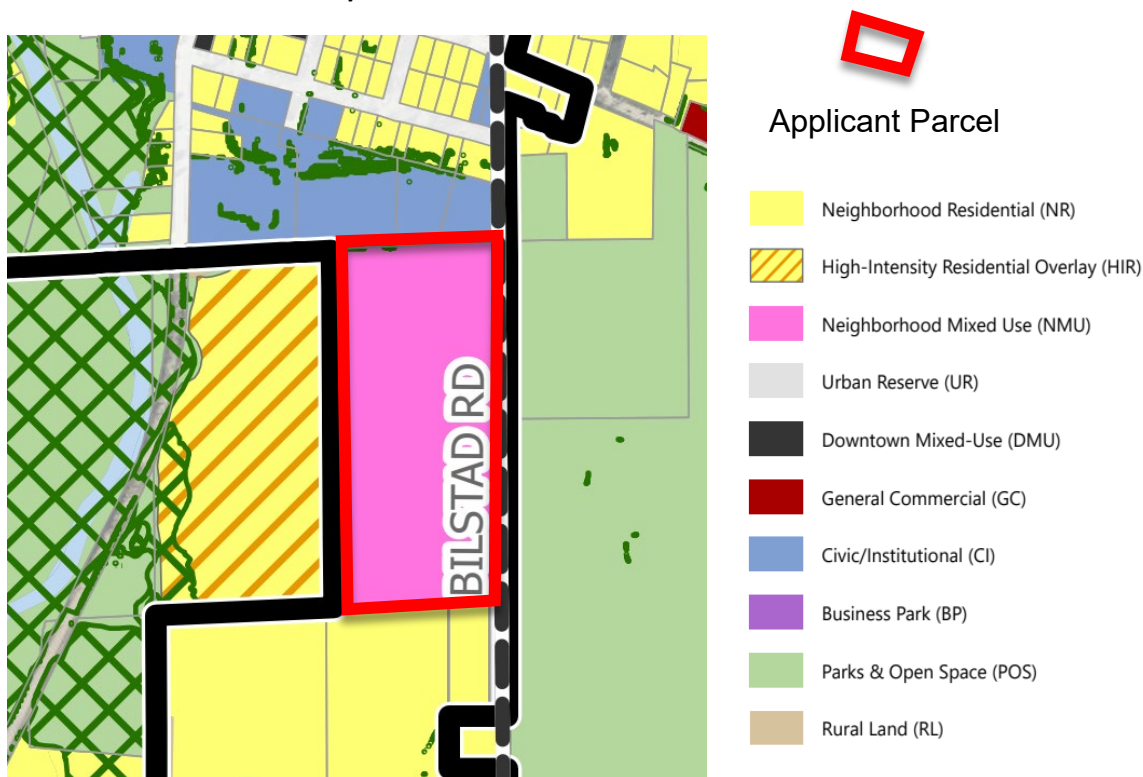
MEMO

Nov. 6, 2025

The parcel is currently zoned as Agricultural, which would not permit a subdivision of single-family homes and necessitate a rezoning. A land division with intention to rezone must be consistent with the Future Land Use outlined in the Village's Comprehensive Plan. The current Future Land Use category, Neighborhood Mixed-Use, is intended for a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses at a 12-40 units per acre density. A change of designation to Neighborhood Residential (NR) would allow for single-family homes and other housing types allowed with considerations of placement per the policies in the NR future land use category.

Note: NR category recommends 3-10 units density in most places. The future request for this development is six 0.5-acre single-family lots (2 unit per acre). The language "most places" does allow for deviation from this range.

Current Future Land Use Map:



Consistency with the City's Comprehensive Plan

Housing Goal #1: Retain and Attract Residents by Supporting a Range of Housing Options.

Policy #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.

MEMO

Nov. 6, 2025

The Comprehensive Plan's land use policies support commercial and higher density mixed uses to improve Cambridge's walkability to services. While the proposed FLU map amendment would reduce the amount of mixed-use designated lands in the Village, the existing development pattern and dead-end street may make it infeasible for the Neighborhood Mixed Use designation. If the Village agrees to this future land use change to allow the six single-family lots, it is very likely the remaining lands undeveloped in said lot would not be ideal for Neighborhood Mixed Use, which paves the way for changing the full property to NR future land use category.

Applicable Development Code Regulations

16.08.010.A: *Compliance. No person shall divide any land located within the jurisdictional limits of these regulations which results in a subdivision, land division, land conveyance, consolidation or a replat as defined herein; no such subdivision, land division, land conveyance, consolidation or replat shall be entitled to recording; and no street shall be laid out, nor improvements made to land, nor building permits issued for any land division without compliance with all requirements of this title and the following:*

5. Comprehensive plans or components of such plans prepared by state, regional, county or municipal agencies duly adopted by the village board;

Impacts to Adjacent Properties

The proposed single-family lots would transition the parcel to a state of modest density growth, reducing the impact on the area's rural residential character and potentially increasing the Village's property tax base without introducing commercial traffic.

Adjacent parcels off Bilstad Road have Neighborhood Residential as their Future Land Use. As such, the proposed amendment would not negatively impact the trajectory of development envisioned for neighboring parcels.

Potential Action

Site constraints that could warrant a reduction in FLU goal density include limited amenity or high-traffic street access from Bilstad Road; substandard pedestrian infrastructure; and limited commercial visibility.

If the Commission finds that the proposed low density residential development is compatible with village goals and the site's physical conditions, then the FLU change to "Neighborhood Residential" is recommended. If the Commission does not find the site suitable for the proposed low density residential development, retain the existing FLU designation and advise the applicant on alternative options consistent with Neighborhood Mixed Use or other compliant development scenarios.

Sincerely,



Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Village of Cambridge Plan Commission:
Application for Comprehensive Plan Amendment
♦ 200 Spring St ♦ PO Box 99 ♦ 608-423-3712 ♦

Per the general provisions of the Village of Comprehensive Plan, amendments to the Plan may be requested by any resident of the Village, any person having title to land within the Village, any person having a contractual interest in land to be affected by a proposed amendment, or an agent for any of the previously mentioned persons. The person that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the plan.

Comprehensive Plan Amendment:

- Requires this form be submitted with the \$200 application fee to the Village Clerk
- Requires application be submitted at least 40 days prior to the Plan Commission Meeting for public hearing notification, staff review and agenda placement
- Requires approval of the Village of Cambridge Plan Commission
- Requires one hard copy, and one digital version of the items listed in the list below
- Requires applicant or their agent to attend Plan Commission meeting to explain & answer questions

If you have questions, please contact 608-423-3712.

Owner Name(s): Michael Coughlin

Applicant Name (if different than above): _____

Property Address: 230 Bristol RD

Parcel #: 111-0612-124-0010-2

Applicant Address (if different than above): _____

Applicant Phone: 608-598-0639

Applicant Email: Michael.D.Coughlin@a.com

Current Zoning Designation: AC

Current Property Use: Farm land

Current Future Land Use Designation: Neighborhood Mixed Use

Proposed Future Land Use Designation: Neighborhood Residential

1. An application submitted by a landowner to amend the Future Land Use Map shall include the following:
 - (a) A scaled drawing of the subject property;
 - (b) A legal description for each of the parcels in the subject property;
 - (c) A map of the existing land uses occurring on and around the subject property;
 - (d) A written description of the proposed change;
 - (e) A written statement outlining the reason(s) for the amendment;
 - (f) Other supporting information the applicant deems appropriate; and
 - (g) If you are an agent representing the property owner, a letter from the property owner authorizing submittal of amendment request.
2. Other Amendments. **For all other types of amendments**, the application shall include the following:
 - (a) A written description of the proposed change;
 - (b) A written statement outlining the reason(s) for the amendment; and
 - (c) Other supporting information the applicant deems appropriate.

Applicant Signature: _____

Date: 10-2-25

Owner Signature: _____

Date: 10-2-25

To the Village of Cambridge,

I am writing this summary regarding the Amendment to the Comprehensive Plan for the village. The current future land use for this parcel is neighborhood mixed use and the request is to be changed to Neighborhood residential. I believe the best use for this parcel is Neighborhood Residential, given the desirable surroundings, including direct access to the golf course, as well as the rural charm and community convenience. Additionally, this will broaden the village's tax base and generate new revenue to support local services, without the burden of municipal resources.

Overall, changing this parcel into 6 single-family lots is a responsible investment in the future of Cambridge's Residential growth.

Mike Coughlin

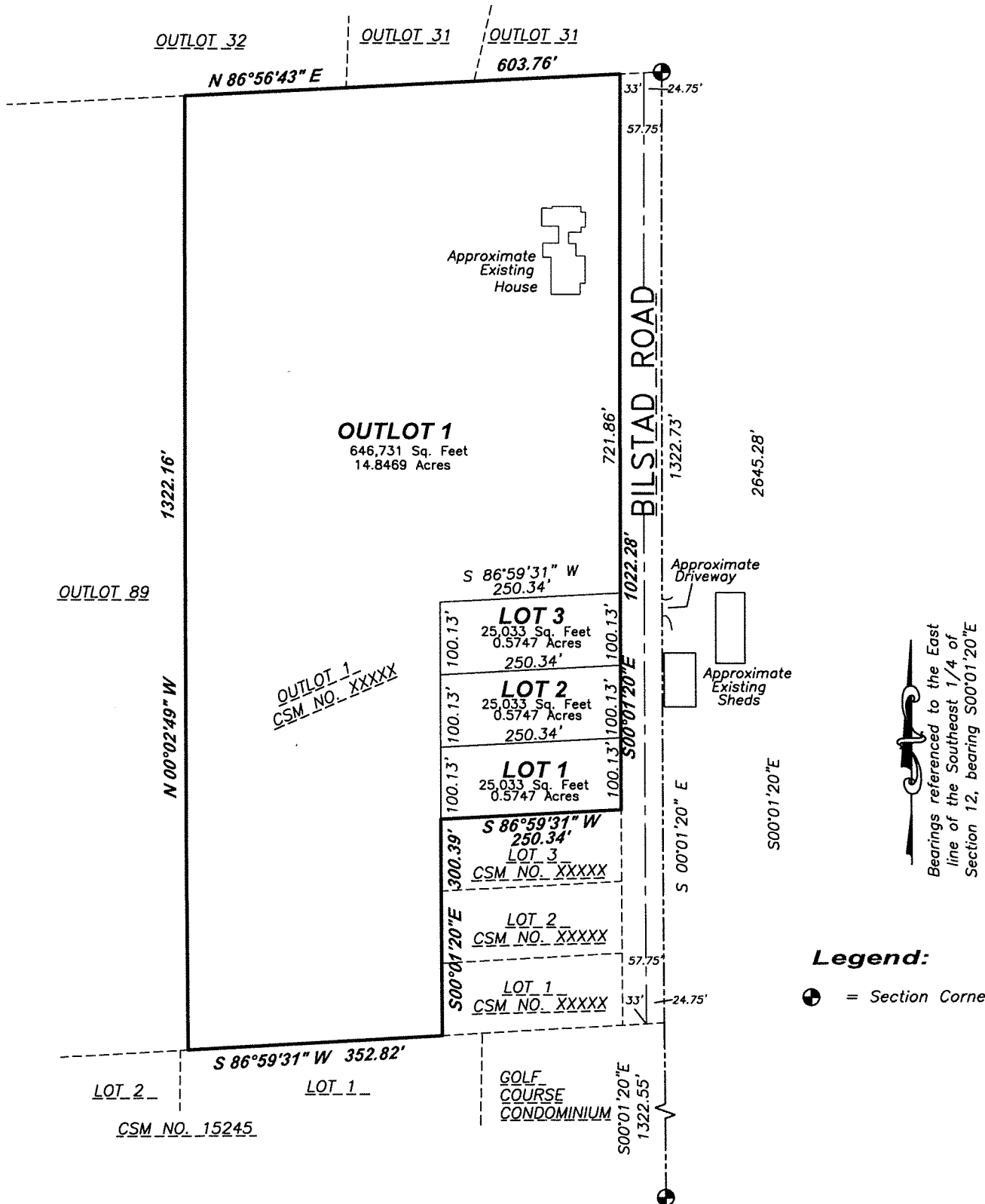
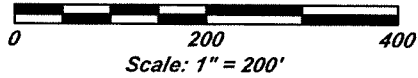
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463
Fax 608-837-1081

**PRELIMINARY
CERTIFIED SURVEY MAP**

Outlot 1, Certified Survey Map No. XXXXX, located in the Northeast
1/4 of the Southeast 1/4, Section 12, T6N, R12E, Village of
Cambridge, Dane County, Wisconsin.



Legend:

⊕ = Section Corner

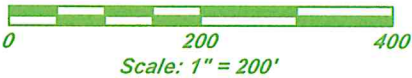
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Fax 608-837-1081

PRELIMINARY
CERTIFIED SURVEY MAP

Outlot 1, Certified Survey Map No. XXXXX, located in the Northeast
1/4 of the Southeast 1/4, Section 12, T6N, R12E, Village of
Cambridge, Dane County, Wisconsin.



Bearings referenced to the East
line of the Southeast 1/4 of
Section 12, bearing S00°01'20"E

Legend:
⊕ = Section Corner



To: Cambridge Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Bulk Standard Zoning Code Amendments
Date: November 6th, 2025

The Village has three residential zoning districts based on density (i.e., low-density residential, medium-density residential, and high-density residential). To achieve the stated intent of this tiered residential densities requires allowance for smaller home lots; however, the current minimum standards are uniform across all three residential districts. All three residential districts require a minimum of 80 feet along the lot frontage and 10,800 square feet per unit. This requirement requires all single-family lots to be at least a 0.25-acre lot, which equals 4 units/acre (generally considered low-density housing). This amendment proposes tiered bulk standards for the Village's three residential districts (R-L Low Density, R-M Medium Density, R-H High Density) to replace the current uniform minimums for lot frontage, lot size, and minimum setbacks. Also, R-M and R-H zoning districts permits other uses above single-family residential; however, the standards are the same for all permitted uses.

This amendment meets the intent of the zoning districts (i.e., variability in density), and will reduce the need to require a planned unit development (PUD) process to achieve densities above 4 units/acre (or 0.25-acre single-family lots). PUD adds costs to the developer/landowner to develop necessary materials, review and future administration to amendments to the PUD documents. This also adds time and costs to Village staff to review and administer these individual PUD districts. Lastly, PUDs reduces predictability in what will be approved by the Village, as single-family less than 0.25-acre lots is not permitted in any district. **Again, this amendment is correcting an error in the standards that is not meeting the intent of the residential zoning districts.**

City of Cambridge 2045 Comprehensive Plan

Cambridge's 2045 Comp Plan update recognized the need for healthy neighborhoods that diversify housing types throughout the community, while establishing design and site layout standards that mitigate negative impacts between unit types and development intensities. With housing costs increasing, removing barriers to affordability in the zoning code should be considered.

I have highlighted a couple goals and their corresponding policies and actions below that support this effort.

Goal 1: Retain and Attract Residents by Supporting a Range of Housing Options

- Policies:
 - #2- Foster collaboration with developers to provide housing that meets the demand and needs of the Village.

MEMO

Nov. 6th, 2025

- 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.

Existing Bulk Standards

Existing bulk standards for Cambridge's three residential zones only vary in maximum lot coverage percentage (as shown below). These standards for any permitted use (e.g., single-family, duplex, multi-family).

	R-L Low Density	R-M Medium Density	R-H High Density*
Minimum lot size (sq. ft.)	10,800	10,800	10,800
Minimum lot width (ft.)	80	80	80
Front street/flanking street yard setback (ft.)	25	25	25
Interior side yard setback (ft.)	12	12	12
Rear yard setback (ft.)	25	25	25
Maximum building height (ft.)	35	35	35
Max percent of lot coverage (%)	30	50	70

* (R-H) Lot Area Per Dwelling Unit. Minimum of 2,700 sq.ft.

Proposed Bulk Standards

The minimum lot size and frontage are reduced in R-M and R-H to allow for greater densities. The minimum lot size and frontage for R-L has been reduced slightly to allow for a slightly small lot size (i.e., 0.25 acre down to 0.23 acre). These standards are also modified for each of the permitted uses allowed in each district. Lastly, the building setbacks have been reduced correspondingly to the reduction in lot size and width (frontage) requirements. **Red text** shown below are amended standards from existing (reference table above).

R-L District - Bulk Regulations	
Type of Standard	Lot Dimensional Requirements
Minimum lot size	10,000 square feet
Minimum lot width	75 feet
Minimum Yard Setbacks	
Front street/flanking street yard	25 feet
Interior side yard	10 feet
Rear yard	25 feet
Maximum building height	35 feet
Max percent of lot coverage	30%

MEMONov. 6th, 2025

R-M District - Bulk Regulations			
Type of Standard	Lot Dimensional Requirements		
	Single-Unit Residences	Two-Unit Residences	Zero-Lot-Line Duplexes
Minimum lot size (per unit)	8,000 square feet	5,000 square feet	5,000 square feet
Minimum lot width (per lot)	60 feet	90 feet	45 feet
Minimum Yard Setbacks			
Front street/flanking street yard	20 feet	20 feet	20 feet
Interior side yard (each side)	7 feet	10 feet	10 feet, except 0 feet on common wall
Rear yard	25 feet	25 feet	25 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum percent of building lot coverage	50%	50%	50%

R-H District - Bulk Regulations				
Type of Standard	Lot Dimensional Requirements			
	Two-Unit Residences	Zero-Lot-Line Duplex	Zero-Lot-Line Townhouses	Multifamily Buildings
Minimum lot size (per unit)	4,500 square feet	4,500 square feet	2,100 square feet	2,700 square feet
Minimum lot width (per lot)	85 feet	42.5 feet	24 feet	80 feet
Minimum Yard Setbacks				
Front street/flanking street yard	20 feet	20 feet	20 feet	20 feet
Interior side yard (each side)	6 feet	6 feet, except 0 feet on common wall	6 feet, except 0 feet on common wall	6 feet
Rear yard	25 feet	25 feet	25 feet	35 feet
Maximum building height	35 feet	35 feet	35 feet	45 feet
Max percent of building lot coverage	70%	70%	70%	70%

Sincerely,



Stephen Tremlett, AICP, CNU-A
Zoning Administrator



To: Village of Cambridge Plan Commission
From: Steve Tremlett, AICP, Zoning Administrator
Subject: 111 Spring Street Residential Rezone
Date: November 4, 2025

Request

The applicant is requesting a zoning text amendment to the Village of Cambridge's Code of Ordinances. The amendment to chapter 17 would permit B-C Central Business District to allow by conditional use street- and ground-level residential units, except for properties with frontage along Main Street.

Background Information

The applicant owns **111 Spring Street (Parcel No. 061212161415)**, which is currently zoned **B-C Central Business**. The applicant previously submitted a request to rezone the parcel to **R-H Residential High-Density Single Family** to allow ground-floor residential use. The rationale was based on persistent vacancy of the existing commercial storefront, with the applicant expressing that finding residential tenants would be more feasible. On **August 25, 2025**, the Plan Commission denied the rezoning request.

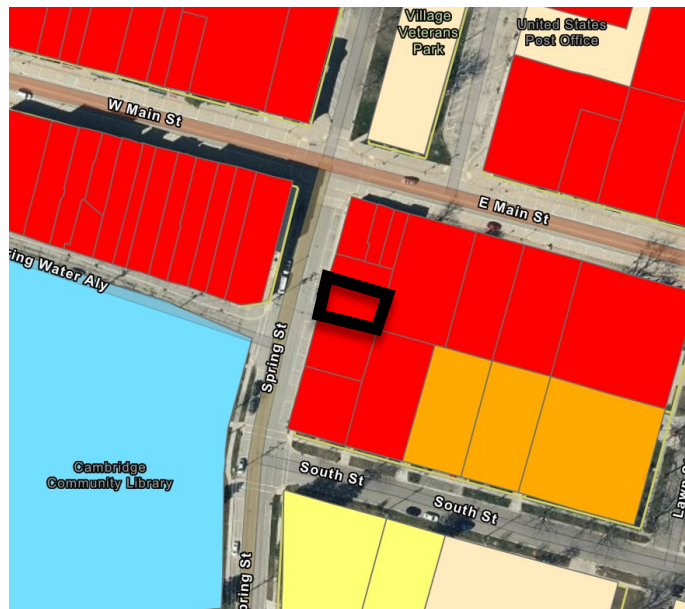
Following that decision, the applicant consulted with the Zoning Administrator regarding a potential zoning text amendment that would enable ground-floor residential use in the B-C District (excluding Main Street properties) via the conditional use permit (CUP) process. This approach would allow the Village to consider each request on a case-by-case basis where site-specific conditions can be established.

*For example, a condition could be established to the level of protection to the existing historic storefront façade components should the owner apply for the conditional use allowing ground-/street-level residential at the 111 Spring Street property. **This is different than the original request to rezone the property to a residential zoning district where no conditions can be established to changing of use of the ground floor.***

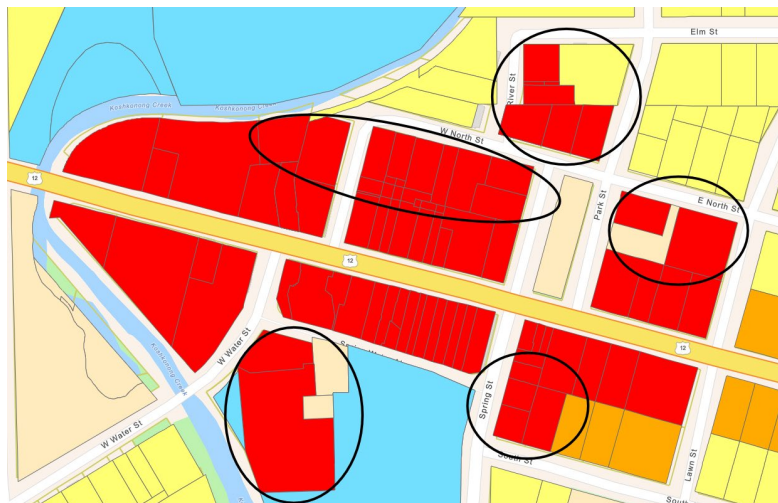
Note: this request does not approve the use on this property or other B-C zoned properties. It merely allows an avenue for requesting such use on the ground-/street-level.

MEMO

August 22, 2025



Location of Applicant



Applicable Parcels

Applicable Zoning & Development Code Regulations

§ 17.40.020 - B-C Central Business District, Permitted and conditional uses

Instead of having its own list of permitted and conditional used, the B-C Central Business District uses section states that it follows the same standards as those listed in the B-G General Business District. The B-G district does not allow for ground-/street-level residential.

MEMO

August 22, 2025

Consistency with the City's Comprehensive Plan

1. Downtown Mixed-Use (DMU) District - Goal 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."

The proposed amendment does not impact this Comp Plan goal as it continues to prohibit ground-floor residential along Main Street, and as a conditional use still allows for limiting it on side streets.

2. Downtown Mixed-Use Future Land Use Overview: "The general intent of the DMU area is to preserve the architectural character of the historic commercial district"

Commercial-to-Residential conversions typically are more permanent and risk changing the character of the Commercial area with first floor residential. Restricting the conditional use for areas off of Main is more palpable, and conditions can be set to protect the district and minimize negative impacts with such as conversion.

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

While allowing residential use may slightly reduce the inventory of commercial space, it may also alleviate long-standing vacancies and support a more vibrant downtown environment by increasing local residential population. This tradeoff may align with broader business development goals if implemented with due diligence.

3b. HOUSING POLICY #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.

While reducing the total stock of commercial and office space poses the risk of reducing opportunity for new business to move in, more people living downtown can reasonably be expected to increase daytime and evening activity and the support for nearby services.

Potential Action

If you recommend the Villag Board approve this text amendment, the B-C zoning district would add "ground-/street-level residential units, except for properties with frontage along Main Street" as a conditional use.

Sincerely,



Stephen Tremlett, AICP, CNU-A
Zoning Administrator

Village of Cambridge
Certified Survey Map Application
Due 10 days prior to Plan Commission Meeting

Application Date: 9/25/2025

Property Owner:

Name: EDE Real Estate LLC

Jen O'Branovich / Courtney Sargent

Address: ~~1000 3rd Avenue~~ 111 Spring St.
Cambridge WI 53523

Phone Number: Jen 920-946-4142

Courtney Phone

Fax Number: 608-469-3265

Tax Key Number: 0612-121-6141-5

Agenda Date Requested: _____

Owner's Agent:

Name: Jen O'Branovich

Address: W9535 US Hwy 12
Cambridge WI 53523

Phone Number: 920-946-4142

Fax Number: _____

Location: _____

Zoning: _____ Proposed: _____ Subdivision: _____ # Lots: _____ Proposed: _____

PUD For: _____ Special Use For: _____ Land Use: _____

Variation: _____ Land Use Plan: _____ Proposed: _____

Site Gross Area: _____ # of Units Total: _____ 1Br__ 2Br__ 3Br__ 4Br__

Action Requested (check all that apply):

- ☐ Site Plan and Architectural Review / Plan of Operations
- ☐ Conditional Use Permit
- ☒ Rezone → requesting a zoning text amendment.
- ☐ Land Use Amendment
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Certified Survey Map
- ☐ Project Concept Review
- ☐ Conceptual Land Division
- ☐ Joint Conditional Use & Rezoning
- ☐ Joint Rezoning & Certified Survey Map

Tremlett (ZA) clarification:
B-C: Business-Central allowing by
conditional use Multi-Family Residential,
excluding properties along Main Street

Describe in detail the proposal: See attachment

Reasons for Allowance of Conditional Use - 111 Spring St. Cambridge WI

1. Location Off Main Street

- The unit in question is not located directly on Main Street, where the commercial district is intended to remain most active. Allowing residential use in this lower-level property will not interfere with the primary goal of preserving Main Street for commerce, retail, and business activity.

2. Support for Mixed-Use and Revitalization

- Converting underutilized commercial spaces into residential units can encourage more consistent use of the property, reduce vacancies, and add vibrancy to the surrounding area. A residential presence can also support nearby businesses by increasing foot traffic during non-business hours.

3. Minimal Impact on Commercial Viability

- Because the property is lower-level and not on Main Street, the likelihood that it will attract or sustain a long-term commercial tenant is lower. Re-purposing it for residential use makes practical sense and ensures the space does not remain idle.

4. Consistency with Community Needs

- The addition of residential units aligns with broader community goals of supporting housing availability and offering diverse living options. This use would complement the existing commercial zoning without undermining the intent of the district.

5. Compatible with Surrounding Uses

- The requested residential use is compatible with the existing environment, as it will not significantly increase traffic, noise, or parking strain beyond what a commercial use might generate.

6. Conditionally Approvable Status

- By granting the use under conditional approval, the municipality retains oversight. Conditions can be applied to ensure the residential use integrates appropriately, such as compliance with building codes, parking requirements, and maintaining exterior compatibility with the commercial character of the area.