



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, DECEMBER 8, 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. **CORRESPONDENCE**
5. **PUBLIC HEARINGS**
 - a. **Public Hearing** - Text amendment to provide review criteria to Conditional Uses in Subchapter 17.68 within the Zoning Code.
 - b. **Public Hearing** - Text amendment that establishes Subchapter 17.26 within the Zoning Code. Create the Neighborhood Mixed Use zoning district. - Mike Hurl
6. **NEW BUSINESS – ACTION REQUIRED**
 - a. Discussion and Possible Action on Text amendment to provide review criteria to Conditional Uses in Subchapter 17.68 within the Zoning Code.
 - b. Discussion and Possible Action on Text amendment that establishes Subchapter 17.26 within the Zoning Code.
 - c. Discussion and Possible Action on consideration of recommending approval of the NMU zoning district and discussion on B-C zoning district uses.
7. **OLD BUSINESS – ACTION REQUIRED**
 - a. Discussion and Possible Action on the residential district bulk standards amendments (specifically multi-family maximum height requirement).
8. **FUTURE AGENDA ITEMS**
9. **ADJOURNMENT**

Posted: December 5, 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.

To: Village of Cambridge Plan Commission

From: Steve Tremlett, AICP, Zoning Administrator

Subject: Amendment to Create New Zoning District: Neighborhood Mixed Use

Date: December 4th, 2025

The Village has received an application from **Mike Herl, Madison Commercial Real Estate LLC**, requesting a text amendment to the zoning ordinance to establish a new zoning district titled **Neighborhood Mixed-Use (NMU)**. This district is intended to permit both residential development (up to 40 units an acre) and commercial uses that are compatible with adjacent residential areas.

Background

The request arises from the applicant's interest in pursuing a development concept that includes a potential mix of a mixed use building, apartment building, and side-by-side residential buildings. During preliminary discussions, it was determined that current zoning lacks a district that appropriately supports mixed-use development intended to serve nearby neighborhoods that are sized to be compatible with the adjacent residential neighborhoods per the Comp Plan goals and policies.

The alternative option to allow this type of development (PUD) is through a planned unit development. Many communities are reducing the use of PUD as it adds costs to development, requires additional Village staff time to review and administer each new PUD district, and it can slow down the process to move forward with development. MSA worked with the developer to propose a district that is presented in Attachment 1. A conceptual illustration of the applicant's potential future development is provided above (note that the duplexes illustrated are from older plans that have been replaced by the boxed information).



MEMO

December 8th, 2025

Tonight's consideration is limited solely to the creation of the NMU zoning district within the ordinance, and does not approve the applicant's development concept, rezone any parcels of land, or imply support for any specific project. Approval to create the NMU district would enable the developer to apply for a rezoning in the future.

Recommendation

Allowing future developers to propose mixed-use developments could help provide space for local business while supporting housing affordability and promoting healthy living. Since this is a new zoning district, future use of this district will require a landowner (or Village) to rezone the property. Any rezone will require compliance with the Comp Plan's Future Land Use (FLU) Map. Therefore, the Village would retain the authority to only utilize this tool when there is appropriate siting with a rezone and likely a Comp Plan amendment to the FLU Map (unless the property has already been identified as Neighborhood Mixed Use).

MSA recommends approval of the text amendment creating the Neighborhood Mixed-Use zoning district as presented in Attachment 1.

Sincerely,



Stephen Tremlett, AICP, CNU-A
Zoning Administrator

ATTACHMENT 1

17.26 NMU Neighborhood Mixed-Use Zoning District

17.26.010 Purpose

This district is intended to permit residential development and commercial uses that are compatible with adjacent residential uses and established comprehensive plan. Residential uses are intended to occur at a density of up to 40 dwelling units per acre. Commercial building footprint shall not be more than 15,000 square feet except buildings providing a community use.

17.26.020 Permitted Uses

- A. Multiple Principal Buildings per lot with 20-foot separation between buildings; District exempted from 17.08.030C.
- B. Single-family dwelling unit
- C. Duplex
- D. Townhouse (3-7 units per building).
- E. Multi-family residential buildings (3-48 units per building)
- F. Zero lot line development
- G. Mixed Use Building - Residential over Permitted Commercial Uses in 17.24.020(K). The mixed use building shall have a minimum of 2,000 square feet of commercial.
- H. Live/work unit. A structure or portion of a structure that combines a dwelling unit with a workplace primarily used by the resident(s), where the residential and workspaces are physically integrated and function together. The nonresidential use is typically limited in size, compatible with residential activities, and may include offices, studios, personal services, or other low-intensity commercial uses conducted by the occupant.
- I. Rooming and boarding houses for up to four (4) guests.
- J. Charitable institutions, rest homes, convalescent homes, nursing homes, homes for the care of children, homes for the care of the aged, homes for the care of the indigent and similar institutions.
- K. Commercial uses as outlined below.
 - 1. Candy, nut or confectionery stores. [544]
 - 2. Ice cream stores.
 - 3. Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery. [546]
 - 4. Clothing and shoe stores. [56]
 - 5. Restaurants, lunchrooms and other eating places, except drive-in type establishments. [5812]
 - 6. Taverns, bars and other drinking places with permit by village board. [5813]
 - 7. Bookstores, not including adult books. [5942]
 - 8. Jewelry and clock stores. [5944]
 - 9. Camera and photographic supply stores. [5946]
 - 10. Gift, novelty and souvenir shops. [5947]
 - 11. Florist shops. [5992]
 - 12. Banks and other financial institutions. [60-62]
 - 13. Offices of insurance companies, agents, brokers and service representatives. [63-67]
 - 14. Photographic studios and commercial photography establishments. [722]
 - 15. Barbershops, beauty shops and hairdressers. [723-4]
 - 16. Advertising agencies, consumer credit reporting, news agencies, employment agencies. [731-2, 735-6]

ATTACHMENT 1

17. Computer services. [737]
18. Miscellaneous retail stores. [5999]
19. Law offices. [811]
20. The offices, meeting places, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other nonprofit membership organizations. [86]
21. Engineering and architectural firms or consultants. [891-3]
22. Accounting, auditing and bookkeeping firms or services. [8721]
23. The offices of governmental agencies and post offices. [91-92, 431]
- L. Accessory buildings, not to exceed two hundred (200) square feet or eight hundred (800) square feet for a detached garage.
- M. Surface parking lot incidental to the above uses.

17.26.30 Conditional Uses

- A. Multi-family residential buildings or Mixed Use (>48 units per building, or properties with 30-40 units per acre)
- B. Home occupations.
- C. Accessory buildings in excess of two hundred (200) square feet and detached garage buildings, or parking structures, over eight hundred (800) square feet.
- D. Townhouse (8-12 units per building).
- E. Variety stores, and general merchandise stores. [53]
- F. General grocery stores, supermarkets, fruit and vegetable stores, meat and fish stores and miscellaneous food stores. [54]
- G. Furniture, home furnishings and floor covering stores. [57]
- H. Drug stores and pharmacies. [591]
- I. Liquor stores. [592]
- J. Antique stores and secondhand stores. [593]
- K. Sporting goods stores and bicycle shops. [5941]
- L. Retail laundry and dry cleaning outlets, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and launderettes. Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments. [721]
- M. Commercial parking lots, parking garages, parking structures. [752]
- N. Offices of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists and chiropractors, but not veterinarian's offices. [801-4]

17.26.40 Lot, building and yard requirements.

- A. Lot Frontage and Area. See bulk regulation table.
- B. Principal Building.
 1. Setbacks are to public right-of-way or edge of private drive shoulder/curb.
 2. Minimum separation between buildings on the same lot is 20 feet.
 3. See Table 17.26.40: NMU Bulk Regulation for additional requirements.
- C. Accessory Building.
 1. Front yard: 25 feet, or no closer than the primary structure, whichever is greater
 2. Side yards: 3 feet

ATTACHMENT 1

- 3. Rear yard: 3 feet
- 4. Height: 25 feet
- D. Building Height: See Table 17.26.40: NMU Bulk Regulation
- E. Percentage of Lot Coverage: See Table 17.26.40: NMU Bulk Regulation

Table 17.26.40: NMU Regulations (permitted uses)

	Single-family detached	Duplex	Zero Lot Line	Townhomes (3-7 units)	Multi-family (3-48 units)	Mixed Use	Other Uses
Min. Lot Area (sq. ft.)	6,000	10,000	5,000/d.u.	2,500/d.u.	1,500/d.u.	1,500/d.u.	8,000
Lot Width (ft.)	56	60	30/d.u.	20/d.u.	80	80	80
Front Yard Building Setback	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.	20 ft.
Maximum Front Yard Building Setback	30 ft.	30 ft.	30 ft.	30 ft.	35 ft.	60 ft.	60 ft.
Side Yard Setback	7 ft.	8 ft.	8 ft.	8 ft. ¹	10 ft.	12 ft.	12 ft.
Rear Yard	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	35 ft.	35 ft.
Maximum height	2 stories / 35 ft.	2 stories / 35 ft.	2 stories / 35 ft.	3 stories / 45 ft.	3 stories / 45 ft.	4 stories / 55 ft.	3 stories / 45 ft.
Maximum lot coverage	80%	80%	80%	90%	75%	75%	75%

Note: 1 - except 0 ft. on common walls

To: Cambridge Plan Commission
From: Stephen Tremlett, AICP, Zoning Administrator
Subject: Bulk Standard Zoning Code Amendments
Date: December 3rd, 2025

In reviewing the B-C Central Business zoning district for a recent application it was noted that there is no specific requirements for bulk standards (i.e., lot size/width and building setbacks). The purpose of this memo is to initiate a discussion about establishing specific numerical bulk standards in the B-C Central Business District. There is also an opportunity to consider revisions to the permitted and conditional uses that are currently following all uses within the B-G Business General zoning district.

There will be no action this evening, but this conversation will determine if a text amendment will be brought to Plan Commission at a later date.

Bulk Standards - Background

The B-C district was drafted to encompass the Village's original downtown to accommodate retail, service and office uses per Section 17.40.010 (purpose). The existing ordinance grants wide discretion to the Plan Commission but does not specify dimensional standards. The current provision states:

"The maximum height, side, front and rear yards, minimum lot width and parking for new or converted buildings can correspond with typical existing development layout of the district provided the plan commission determines such development is in keeping with the purposes, design and character of the central business district and is architecturally compatible with the downtown area."

This potential amendment can reduce administrative burden for the Village, and increase predictability for applicants while preserving the district's intended character. While flexibility has allowed case-by-case review, it has also created uncertainty for property owners, developers, and staff. Without clear numerical requirements, applicants must anticipate a higher risk of delays and ambiguity in determining whether their projects align with district expectations.

This discussion would consider establishing measurable standards for **height, setbacks, and lot width** to ensure consistency, reduce subjectivity, and align Cambridge's downtown with contemporary planning practice while preserving its historic character. **As shown in the table on the next page, some communities even set the standard at "none", meaning its clear that applicants/landowners can develop without restrictions within this zoning district.**

MEMO

Dec. 3rd, 2025

Bulk Standards - Community Comparison

To guide this amendment, staff reviewed zoning regulations in nearby communities of similar size:

Community	Min Lot Area	Max Height	Min Lot Width	Setbacks / Notes
City of Columbus, WI	None	40 ft	None	Front: None; Rear: None; Interior side: 10 ft (0 ft with one-hour fire-rated common wall);
Village of Marshall	3,000 sq ft	50 ft	30 ft	Front: 0 ft; Side: 0 ft; Rear: 10 ft; Min building separation: 10 ft (0 ft with one-hour fire-rated common wall); Minimum Landscaped Surface: 10%
City of Lodi	None	60 ft	None	Front, rear, side setback: None; lack of setbacks appears to be balance by a much more restrictive list of permitted downtown uses
Village of Cambridge	Unspecified	Unspecified	Unspecified	Requires a determination of what would be deemed comparable to the surrounding area

These examples show that comparable communities provide clear dimensional standards while maintaining flexibility for design review. A municipality might choose no setbacks or minimum lot sizes on Main Street to preserve a historic, pedestrian-oriented urban form and encourage infill, mixed-use redevelopment and economic activity by maximizing buildable area.

Permitted and Conditional Uses

This section outlines a potential addition to the B-C amendment for Commission consideration. If Plan Commission thinks this topic warrants additional review, further investigation may be requested. Staff proposes that the Plan Commission direct staff to prepare draft ordinance language and schedule a public hearing to consider the changes described below.

As opposed to having its own list of allowed uses within the zoning district, the B-C District currently defers to the B-G General Business district. The exact text of the Permitted and Conditional Uses section (17.40.020) is as follows:

“[The allowed uses are the] Permitted and conditional uses and buildings allowed in the B-G general business district”

To better reflect the downtown character and operational constraints of the B-C Central Business District, the Commission may consider exploring the possibility of a subsection to 17.40.020 that identifies noted exceptions, or establishing a permitted/conditional use list in B-C without referencing B-G (best practice).

If the preference is to use B-G reference, the following may be unsuitable for a downtown setting.

- **B-C Permitted Uses (removals)**
 - Wholesale merchandise establishments
 - Commercial parking lots, parking garages, parking structures (move to conditional use?).

MEMO

Dec. 3rd, 2025

- Public transportation passenger stations, taxicab company offices, taxicab stands, but not vehicle storage lots or garages. [411-14] (move to conditional use?)
- **B-C Conditional Uses (removals)**
 - Farm supplies, wholesale trade.
 - Mini-warehousing facilities not including retail sales to customers on site

Next Steps

This memo is intended solely to initiate a discussion. Should the Plan Commission wish to pursue the matter further, we can schedule a public hearing at a subsequent meeting and consider action to move it to the Village Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Tremlett", written in a cursive style.

Stephen Tremlett, AICP, CNU-A
Zoning Administrator

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

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 December 8th, 2025 at Amundson Community Center, Community Room, 200 Spring Street, Cambridge, Wisconsin, to consider an text amendment that establishes Subchapter 17.26 within the Zoning Code. The proposed amendment would create a new zoning district titled NMU Neighborhood Mixed-Use. This new district is intended to permit residential development and commercial uses that are compatible with adjacent residential uses and the comprehensive plan. A copy of the proposed ordinance change 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 November 20th and November 27th, 2025.

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 December 8th, 2025 at Amundson Community Center, Community Room, 200 Spring Street, Cambridge, Wisconsin, to consider an text amendment to provide review criteria to Conditional Uses in Subchapter 17.68 within the Zoning Code. A copy of the proposed ordinance change 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 November 20th and November 27th, 2025.