



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:

VILLAGE BOARD OF TRUSTEES

DATE: TUESDAY, JANUARY 27, 2026

TIME: 6:30 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. PROOF OF POSTING

4. PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON)

5. CONSENT AGENDA

- A. Approval of Village Board Minutes for January 13, 2026

6. APPROVAL OF BILLS

7. COMMITTEE REPORTS

- A. Fire and EMS Commission
- B. Water & Sewer Committee
 - 1) Update on Well #2
- C. Plan Commission

8. VILLAGE ADMINISTRATOR'S REPORT

- A. Update on Utility Clerk/Deputy Clerk hire.

9. UNFINISHED BUSINESS – ACTION REQUIRED

- A. Discussion and Possible Action on revised 2026 EMS Budget

10. NEW BUSINESS – ACTION REQUIRED

- A. Discussion and Possible Action on replacing one Trustee on the Plan Commission
- B. Discussion and Possible Action on appointment of Matt Dozois to Water & Sewer Committee.
- C. Approve slate of 2026 Election Judges.
- D. Discussion and Possible Action to direct Village Engineer and Village Staff to let the STH 134 and Lagoon Road Project out for bid.
- E. Discussion and Possible Action on a recommendation from the Plan Commission regarding the considered approval of a zoning amendment to Section 17.68 (conditional uses).

- F. Discussion and Possible Action on a recommendation from the Plan Commission regarding the considered approval of a zoning amendment to create Section 17.26 (Neighborhood Mixed Use Zoning District).
- G. Discussion and Possible Action on Assessment Non-Compliance Advisory Notice.

11. FUTURE AGENDA ITEMS

12. PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON)

13. NEXT MEETING DATES

- A. Economic Development Committee – Monday, February 2, 2026, at 5:00 p.m.
- B. Plan Commission – Monday, February 9, 2026, at 6:30 p.m.
- C. Personnel Committee (Proposed) – Thursday, February 5, 2026, at 6:30 p.m.
- D. Village Board – Tuesday, February 10, 2026, at 6:30 p.m.

14. ADJOURNMENT

Posted: January 23, 2026

The Village of Cambridge Board permits a period of public comment to receive information from members of the public pursuant to Wis. Stat. § 19.84(2). The Wisconsin Attorney General has advised that a governmental body should refrain from Board discussion on an item until specific notice of the subject matter and any proposed action has been provided. (Wisconsin Department of Justice, *Wisconsin Open Meetings Law: A Compliance Guide* (2009).)

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.



MINUTES

VILLAGE BOARD OF TRUSTEES
AMUNDSON COMMUNITY CENTER
200 SPRING ST., CAMBRIDGE, WI 53523
TUESDAY, JANUARY 13, 2026, 6:30 PM

- 1. CALL TO ORDER:** President Pro Tem Hollenbeck called the meeting to order at 6:30 p.m.
- 2. ROLL CALL:** Members Present – Trustee Blackwood, Trustee Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Schulz, and Trustee Trendel.

Members Absent – None

Others Present - None
- 3. PROOF OF POSTING:** Confirmed - upper and lower levels of the Amundson Center, Cambridge Post Office, Badger Bank, Bank First, and the Village website.
- 4. APPOINTMENT TO FILL VACANCY FOR VILLAGE PRESIDENT:** Trustee Kreklau made a motion to appoint Trustee Hollenbeck to fill the vacant Village President seat. Seconded by Trustee Jacobson.

Trustee Hollenbeck said that she would be willing to serve as Village President, but only if she is paid the same stipend as Village Trustees.

Motion carried on a voice vote.
- 5. PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON):** None.
- 6. CONSENT AGENDA:** Motion made by Blackwood to approve the Consent Agenda except for the Minutes of the Village Board meeting for December 16, 2025. Seconded by President Hollenbeck. Motion carried by voice vote.
- 7. COMMITTEE REPORTS:** Trustee Blackwood gave a report on the Fire and EMS Commission while Trustee Kreklau gave an update regarding the Personnel Handbook.
- 8. VILLAGE ADMINISTRATOR'S REPORT:** Village Administrator Kris Bruenig gave his first report to the Village Board as Administrator.
 - A. Trustee Blackwood moved to approve the bills for payment. Second was made by Trustee Trendell. Motion passed on a roll call vote.

Yes - Trustee Blackwood, Trustee Jacobson, Trustee Kreklau, Trustee Schulz, Trustee Trendel, and President Hollenbeck.

No – None.
- 9. NEW BUSINESS – ACTION REQUIRED:**
 - A. The Village Board discussed possible actions regarding the remainder of Trustee Hollenbeck's unfinished term. Motion was made by Trustee Blackwood to leave the Trustee seat vacated by Trustee Hollenbeck vacant through the end of her term expiring in April 2026. Trustee Kreklau seconded. Motion carried by voice vote.

- B. Motion was made by Blackwood and seconded by Schulz to appoint the following people to fill vacant seats on Village committees:
- 1) Audit & Finance – President Hollenbeck (Trustee Blackwood – named as Chair)
 - 2) Board of Review – unfilled
 - 3) Water/Sewer/Stormwater Board – One Vacancy (Term ends 04/2026) – Matt Dozious
 - 4) TIF Review Board – unfilled
 - 5) Joint Cambridge Oakland Planning Committee – Trustee Blackwood
 - 6) Historic Preservation Committee – unfilled
 - 7) Dane County Cities and Villages Association – Village Administrator Kris Bruenig
- C. Motion was made by President Hollenbeck to appoint Trustee Blackwood as President Pro Tem of the Village Board. Seconded by Trustee Kreklau. Motion carried by voice vote.
- D. Motion was made by Trustee Kreklau to authorize President Hollenbeck to sign Village checks. Seconded by Trustee Jacobson. Motion carried by voice vote.
- E. Motion was made by Trustee Blackwood to approve Ordinance 2026-01 An Ordinance to Amend Chapter 17 – Zoning, of the Village of Cambridge Municipal Code of Ordinances as recommended by the Plan Commission. Seconded by Trustee Kreklau. Motion carried by voice vote.
- F. After a discussion with Trustee Blackwood about the most recent meeting of the Fire and EMS Commission, the Village Board decided to table any action on the revised 2026 EMS Budget until after the next Fire and EMS Commission meeting.
- G. Discussion of 2026 priority items for Village Staff resulted in several identified projects or priorities to focus upon: updates to the Employee Handbook, prepare for elections, prepare for audit and provide regular financial reports, and review of Village contracts.

10.FUTURE AGENDA ITEMS:

- A. Discuss replacing one Trustee on the Plan Commission.
- B. Approve 2026 Election Judges.
- C. Approve items presented by MSA Professional Services to the Plan Commission.

11.PUBLIC COMMENT (LIMIT OF 3 MINUTES PER PERSON): None.

12.CLOSED SESSION:

Motion made by Trustee Blackwood to convene into Closed Session pursuant to Wis. Stat. §19.85(1)(c) and pursuant to Wis. Stat. §19.85(1)(e) to consider Utility/Deputy Clerk applicants and discussion of the contract with Public Administration Associates (PAA). Seconded by Trustee Schulz. Motion carried on a roll call vote.

Yes – Trustee Blackwood, President Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Schulz, and Trustee Trendel.

No – None.

Village Board convened into Closed Session at 7:37 p.m.

13.RECONVENE TO OPEN SESSION:

Motion made by President Hollenbeck to reconvene into Open Session. Seconded by Trustee Blackwood. Motion carried on a roll call vote.

Yes – Trustee Blackwood, President Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Schulz, and Trustee Trendel.

No – None.

Village Board reconvened into Open Session at 8:52 p.m.

14.ACTION TAKEN ON CLOSED SESSION ITEMS:

- A. Trustee Blackwood made a motion to create a hiring consortium consisting of members of the Village Board, Water & Sewer Committee, and Village Staff to interview and hire a candidate for the Utility Clerk/Deputy Clerk position no later than Friday, January 16, 2026. Seconded by Trendel. Motion carried by voice vote.
- B. Trustee Blackwood made a motion to direct staff to renegotiate contracts with PAA. Seconded by Schulz. Motion carried by a roll call vote.

Yes – Trustee Blackwood, President Hollenbeck, Trustee Jacobson, Trustee Kreklau, Trustee Schulz, and Trustee Trendel.

No – None.

15.NEXT MEETING DATES:

- A. Water & Sewer – Tuesday, January 20, 2026
- B. Plan Commission – Monday, January 26, 2026
- C. Village Board – Tuesday, January 27, 2026

16.ADJOURNMENT: Trustee Schulz made a motion to adjourn. The motion was seconded by Trustee Trendel. Motion carried on a unanimous voice vote.

Meeting adjourned at 8:56 p.m.

Respectfully submitted by Brian Wilson, Clerk/Treasurer, Village of Cambridge

These minutes are not official until approved by the Village Board.



VILLAGE OF CAMBRIDGE – VILLAGE BOARD OF TRUSTEES
BILLS APPROVAL – _____

APPROVAL OF BILLS TOTALING \$ _____

President Hollenbeck

Trustee Schulz

Trustee Trendel

Trustee Kreklau

Trustee Jacobson

Trustee Blackwood

Vacant

Highlights: Current Bills over \$5,000

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Check Run Totals:

Bills over \$5000 -----> \$ _____

Bills under \$5000 -----> \$ _____

Total All Bills For Check Run: \$ _____

Payroll Dated _____ **\$** _____

ORDINANCE 2026-02

AN ORDINANCE TO AMEND CHAPTER 17.68 (CONDITIONAL USES) OF THE CAMBRIDGE MUNICIPAL CODE OF ORDINANCES

WHEREAS, Chapter 17 is enacted pursuant to the authorization contained in §62.23 and §87.30 Wis. Stats, and

WHEREAS, the purpose of Chapter 17 is to establish standards for promoting the health, safety, morals, and general welfare through the designation of permitted and conditional uses, and bulk standards for all properties within the Village of Cambridge, and

WHEREAS, the Village of Cambridge has found it necessary to amend Chapter 17 to update the criteria for approving a conditional use, as well as reformat the section to better outline the process and procedures, and

WHEREAS, notice of said public hearing was published as a Class 2 notice under Chapter 985 of the Wisconsin Statutes, with the first publication occurring at least two weeks prior to the hearing date, and the final publication occurring at least seven days prior to the hearing;

WHEREAS, the Village Plan Commission held a duly noticed public hearing on December 8th, 2025, at Village Hall, to consider the proposed ordinance amendments and receive public comment;

WHEREAS, after said public hearing the Plan Commission recommended the Village Board adopt the revisions to Chapter 17.68 with the condition that Section 17.68.060(B) revises "...void within in **twelve months**...". The amended sections of Chapter 17 are attached and incorporated herein into this Ordinance as Exhibit A.

NOW THEREFORE, the Village Board of the Village of Cambridge approves the amendments to Chapter 17 as recommended by the Plan Commission.

This Ordinance shall take effect the day after passage and publication as provided by law.

Adopted by the Village Board of the Village of Cambridge, Wisconsin, this 27th day of January, 2026, on a roll call vote: _____ Ayes _____ Nays

VILLAGE OF CAMBRIDGE

Paula Hollenbeck, Board President

ATTEST

Kris Breunig, Administrator

Chapter 17.68 CONDITIONAL USES

17.68.010 Purpose.

The development and execution of this chapter is based upon the division of the village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses.

17.68.020 Authority of plan commission and village board—Requirements.

- A. The village board authorizes the zoning administrator to issue a conditional use permit for either regular or limited conditional use after review, public hearing, and approval from the plan commission and village board, provided that such conditional use and involved structure(s) are found to be in accordance with the purpose and intent of this zoning code and are further found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.
 - 1. In the instance of the granting of limited conditional use, the plan commission and village board in their findings shall further specify the delimiting reason(s) or factors which resulted in issuing limited rather than regular conditional use. Such commission or board action, and the resulting conditional use permit, when, for limited conditional use, shall specify the period of time for which effective, if specified, the name of the permittee, the location and legal description of the affected premises. Prior to the granting of a conditional use, the village board shall make findings based upon the evidence presented that the standards herein prescribed are being complied with.
- B. Any development within five hundred (500) feet of the existing or proposed rights-of-way of freeways, expressways and within one-half mile of their existing or proposed interchange or turning lane rights-of-way shall be specifically reviewed by the highway agency that has jurisdiction over the traffic way. The plan commission and village board shall request such review and await the highway agency's recommendation for a period not to exceed twenty (20) days before taking final action.
- C. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the plan commission and village board upon their finding that these are necessary to fulfill the purpose and intent of this title.
- D. Compliance with all other provisions of this title, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses.

17.68.030 Applicability

Any person, firm, corporation or organization having a freehold interest or a possessory interest entitled to exclusive possession, or a contractual interest which may become a freehold interest, or an exclusive possessory interest, and which is specifically enforceable in the land for which a conditional use is sought may file an

application to use such land for one or more of the conditional uses provided for in this title in the zoning district in which such land is located.

17.68.040 Process.

- A. Application. An application for a conditional use shall be filed on a form prescribed by the village. The application shall be accompanied by a plan showing the location, size and shape of the lot(s) involved and of any proposed structures, the existing and proposed use of each structure and lot, and shall include a statement in writing by the applicant and adequate evidence showing that the proposed conditional use shall conform to the standards set forth in Section 17.68.050.
1. The plan commission or village board may require such other information as may be necessary to determine and provide for an enforcement of this title, including a plan showing contours and soil types; highwater mark and groundwater conditions; bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning; location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping; plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.
- B. Public Hearing. The plan commission shall hold a public hearing on each application for a conditional use at such time and place as shall be established by the commission. The hearing shall be conducted and a record of the proceedings shall be preserved in such a manner and according to such procedures as the plan commission shall, by rule, prescribe from time to time.
1. Notice of the time, place and purpose of such hearing shall be given by publication of a class 2 notice under the Wisconsin Statutes in the official village newspaper.
 2. Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, members of the plan commission, and the owners of record as listed in the office of the village assessor who are owners of property in whole or in part situated within one hundred (100) feet of the boundaries of the properties affected, the notice to be sent at least ten (10) days prior to the date of such public hearing.
 3. The plan commission shall report its action to the village board within forty-five (45) days after a matter has been referred to it.
- C. Conditions. Prior to the granting of any conditional use, the plan commission may recommend and the village board may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 17.68.050. In all cases in which conditional uses are granted, the village shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:
1. Type of construction;
 2. Lighting;
 3. Operational control; Hours of operation;
 4. Traffic circulation; Access restrictions;
 5. Setbacks and yards;
 6. Landscaping;
 7. Planting screens; fencing
 8. Increased parking; or

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9. Any other requirements necessary to fulfill the purpose and intent of this title.

D. Decision.

1. Approval. The permit for a conditional use shall amend the development permit and shall be attached thereto. In recommending any conditional use, Plan Commission may prescribe appropriate conditions and safeguards in conformity with this chapter. Plan Commission may request that the Village be provided with either a surety bond, cash escrow, certificate of deposit, securities, or cash deposit prior to issuance of the conditional permit. The security shall be used to guarantee compliance with the conditions of the permit and shall be returned to the developer when a certificate of occupancy is issued.
2. Denial. The Commission may recommend denial of the request based on not meeting Section 17.68.050.
 - a. When an advisory recommendation of denial of a conditional use application is made by the plan commission or an actual denial by the village board, the plan commission and/or board shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons the commission and/or board has used in determining that each standard was not met.

17.68.050 Decision Criteria

- A. Site Review. In making its recommendation, the plan commission shall evaluate each application and may request assistance from any source which can provide technical assistance. The commission may review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation/use.
- B. 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. Health and Safety. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, and safety-
 2. Neighborhood Impacts. That the uses of existing development within 300 feet of the proposed use and within 500 feet along the same street 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.
 3. Consistency with Adopted Village Plans. The relationship of the proposed use to the objectives of the Village's Comprehensive Plan and other adopted land use related documents.
 4. Necessary Infrastructure. That adequate utilities, drainage, parking, and other necessary site improvements have been or are being provided.
 5. Traffic Impacts. 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.
 6. Conformance with other Village ordinances.
 - a. That the conditional use shall conform to all applicable regulations of the district in which it is located.
 - b. That the proposed use does not violate flood plain regulations governing the site.
 - c. That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.

-
7. Other factors. Other factors pertinent to the proposed use, site conditions, or surrounding area considerations that the Commission feels are necessary for review in order to make an informed and just decision.

17.68.060 Guarantees and Validity of conditional use permit.

- A. Alteration of Conditional Use. No alteration of a conditional use shall be permitted unless approved by the village board, after recommendation from the plan commission.
- B. Void. Where a conditional use application has been approved or conditionally approved, such approval shall become null and void within **twelve (12)** months of the date of the approval unless the use is commenced, construction is underway or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently prosecuted. Approximately forty-five (45) days prior to the automatic revocation of such permit, the zoning administrator shall notify the holder by certified mail of such revocation. The board may extend such permit for a period of ninety (90) days for justifiable cause, if application is made to the village board at least thirty (30) days before the expiration of the permit.

17.68.070 Complaints regarding conditional uses.

- A. The village board shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the zoning administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code.
 1. Upon written complaint by any citizen or official, the village board shall initially determine whether the complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in Section 17.68.070, a condition of approval or other requirement imposed hereunder.
 2. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in Section 17.68.060. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The village board may, in order to bring the subject conditional use into compliance with the standards set forth in Section 17.68.070 or conditions previously imposed by the village board, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use.
 3. In the event that no reasonable modification of such conditional use can be made in order to assure that Section 17.68.070(A) and (B) will be met, the village board may revoke the subject conditional approval and direct the zoning administrator and the village attorney to seek elimination of the subject use. Following any such hearing, the decision of the village board shall be furnished to the current owner of the conditional use in writing stating the reasons therefor.

17.68.140 Home occupations.

- A. Intent. The intent of this section is to provide a means to accommodate a small family home-based business or professional home office as a conditional use without the necessity of a rezone into a commercial district. Approval of an expansion of a limited family business or home occupation at a future time beyond the

limitations of this section is not to be anticipated; relocation of the business to an area that is appropriately zoned may be necessary.

- B. Restrictions on Home Occupations. Except as provided in subsection C of this section, occupations are a conditional use in all residential districts and are subject to the requirements of the district in which the use is located, in addition to the following:
1. The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage.
 2. There shall be no exterior alterations which change the character thereof as a dwelling and/or exterior evidence of the home occupation other than those signs permitted in the district.
 3. No storage or display of materials, goods, supplies or equipment related to the operation of the home occupation shall be visible outside any structure located on the premises.
 4. No use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.
 5. Only one (1) sign may be used to indicate the type of occupation or business. Such sign shall not be illuminated and shall comply with district sign regulations.
 6. The use shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
 7. The village board may determine the percentage of the property that may be devoted to the occupation, but shall not exceed thirty (30) percent.
 8. The home occupation may be restricted to a service-oriented business prohibiting the manufacturing of items or products or the sale of items or products on the premises.
 9. The types and number of equipment or machinery may be restricted by the village board.
 10. Sale or transfer of the property shall cause the conditional use permit to be null and void.
 11. Under no circumstances shall a vehicle repair or body work business qualify as a home occupation.
- C. Permitted Use Exception. A home occupation under this section may be maintained in any residential district as a permitted use, as opposed to a conditional use, if the standards of subsection B of this section are complied with, and no sign is erected or maintained regarding the home occupation, no more than one (1) person works on the premises, no customers regularly come to the house, and the business is service-oriented and not engaged in retail trade.

ORDINANCE 2026-03

AN ORDINANCE TO AMEND CHAPTER 17 OF THE CAMBRIDGE MUNICIPAL CODE OF ORDINANCES

WHEREAS, Chapter 17 is enacted pursuant to the authorization contained in §62.23 and §87.30 Wis. Stats, and

WHEREAS, the purpose of Chapter 17 is to establish standards for promoting the health, safety, morals, and general welfare through the designation of permitted and conditional uses, and bulk standards for all properties within the Village of Cambridge, and

WHEREAS, the Village of Cambridge has found it necessary to amend Chapter 17 to provide a new zoning district permitting both residential and commercial development that are compatible with adjacent residential areas, and meeting the intent of the Cambridge Comprehensive Plan's Neighborhood Mixed Use future land use classification, and

WHEREAS, notice of said public hearing was published as a Class 2 notice under Chapter 985 of the Wisconsin Statutes, with the first publication occurring at least two weeks prior to the hearing date, and the final publication occurring at least seven days prior to the hearing;

WHEREAS, the Village Plan Commission held a duly noticed public hearing on December 8th, 2025, at Village Hall, to consider the proposed ordinance amendments and receive public comment;

WHEREAS, after said public hearing the Plan Commission recommended the Village Board adopt the revisions to include Chapter 17.26 with the condition that Section 17.26.50(C)(1) revises the start of the requirement to **"If the applicant is aggrieved..."** The amended sections of Chapter 17 are attached and incorporated herein into this Ordinance as Exhibit A.

NOW THEREFORE, the Village Board of the Village of Cambridge approves the amendments to Chapter 17 as recommended by the Plan Commission.

This Ordinance shall take effect the day after passage and publication as provided by law.

Adopted by the Village Board of the Village of Cambridge, Wisconsin, this 27th day of January, 2026, on a roll call vote: _____ Ayes _____ Nays

VILLAGE OF CAMBRIDGE

ATTEST

Paula Hollenbeck, Board President

Kris Breunig, Administrator

EXHIBIT A

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]

EXHIBIT A

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

EXHIBIT A

- 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.	3 stories / 45 ft.	3 stories / 45 ft.
Maximum lot coverage	80%	80%	80%	90%	75%	75%	75%

Notes: 1 - except 0 ft. on common walls

17.26.50 Concept Plan Review and Approval

- A. **Concept Plan.** Any application for development or subdivision within the NMU Neighborhood Mixed-Use District shall submit a concept plan that includes all pertinent information outlined in Section 17.56.050.
- B. **Review Criteria.** Plan Commission shall review the concept plan based on all requirements within this chapter, as well as review based on the guidelines outlined in Section 17.56.040.
- C. **Approval.** Approval of the Concept Plan by the Plan Commission is required prior to submission of detailed site plans or building permits.

EXHIBIT A

1. **If the applicant is** aggrieved by decisions of the plan commission concept plan review may appeal the decision to the village board. Such appeal shall be filed with the village administrator/clerk/treasurer within thirty (30) days after filing of the decision with the zoning administrator.
- D. **Changes to Approved Concept Plan.** Substantial changes to an approved concept plan, as determined by the Zoning Administrator or Plan Commission, shall require a new application to the Plan Commission for a new approval, making the previous concept plan approval null and void.

[NMU Neighborhood Mixed Use shall be added to Section 17.56.020 as well]



State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE • EQUALIZATION BUREAU • MADISON DISTRICT OFFICE

November 01, 2025

Lucy Ann Peterson
Clerk, Village of Cambridge
County of Dane
PO Box 99, 200 Spring St
Cambridge, WI 53523

RECEIVED

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VILLAGE OF
CAMBRIDGE

Non-Compliance Advisory

The Wisconsin Department of Revenue (DOR) is sending this advisory to ensure your municipality meets its statutory compliance requirements. DOR strongly recommends local government officials and assessors begin planning now to complete a municipal revaluation within the next three years. Budgeting, timing, and contract considerations should be determined several years in advance of the revaluation to ensure funding and an assessment contract is in place to meet assessment compliance within the required timeline.

Full-value Assessment Requirement

Under state law (sec. 70.05(5)(b), Wis. Stats.), a taxing district must assess property at full value at least once in every five-year period. To meet this requirement, the total assessed value of each major class must be between 90% and 110% of full value. A 'major class' of property is defined as a property class that includes more than 10% of the full value of the taxation district. If the assessed value of each major class of property in a taxation district is not within 10% of full value at least once during a four-year period, DOR is required to notify the taxation district.

Your Municipality's Compliance Status

The Village of Cambridge has been out of compliance for three consecutive years. If your municipality does not complete a revaluation in 2026 adjusting all major classes of property to be within 10% of full value, DOR will issue statutorily required notices according to the timeline below.

Notice Timeline (sec. 70.05 (5)(d), Wis. Stats.)	
2026	First Notice of Non-Compliance - issued after four consecutive years of non-compliance
2027	Second Notice of Non-Compliance - issued after five consecutive years of non-compliance
2028	Order of supervised assessment - issued after six consecutive years of non-compliance

Next Steps - begin planning for your revaluation now:

- Review your budget to set aside funding
- Determine assessment contract details including scheduling within the statutorily-required timeframe

Thank you for your attention. If you have questions, contact Madison District Equalization Bureau Supervisor, Brenda Carus, at Brenda.Carus@wisconsin.gov.

Sincerely,
Wisconsin Department of Revenue
Equalization Bureau, State and Local Finance Division

cc: Assessor

EQMCC756WI (R. 10-25)