



**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, APRIL 27, 2026

**TIME:** 6:30 PM

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

- 1. CALL TO ORDER / ROLL CALL**
- 2. PROOF OF POSTING**
- 3. PUBLIC COMMENTS (LIMIT OF THREE MINUTES PER PERSON)**
- 4. APPROVAL OF MINUTES**
  - a. Plan Commission minutes for February 16, 2026.
- 5. PUBLIC HEARINGS**
  - a. Parcel 0612-013-9620-1 (parcel at the end of Westgate Court)
    - i. Future Land Use Map amendment to Neighborhood Mixed Use
    - ii. Rezone to Neighborhood Mixed Use.
  - b. Parcel 0612-121-2220-1 (Lot 2 CSM 13839 – end of Madison Street) rezone to High-Density Residential zoning district.
  - c. Parcel 0612-012-9112-1 (900 Vineyard Drive) rezone to High-Density Residential zoning district.
  - d. Amendments to the Subdivision Ordinance sections 16.24.040 and 16.32. site plan.
- 6. NEW BUSINESS – ACTION REQUIRED**
  - a. Discussion and potential recommendation to the Village Board to approve the CSM for Parcel 022-0613-0532-001 (N9236 US-18) in the Town of Oakland per extraterritorial plat review.
  - b. Discussion and potential recommendation to the Village Board to adopt an ordinance amending the Comprehensive Plan's Future Land Use Map to change Parcel 0612-013-9620-1 to Neighborhood Mixed Use.
  - c. Discussion and potential recommendation to the Village Board to adopt an ordinance rezoning Parcel 0612-013-9620-1 to Neighborhood Mixed Use.
  - d. Discussion and potential recommendation to the Village Board to adopt an ordinance rezoning Parcel 0612-121-2220-1 to High-Density Residential zoning district.
  - e. Discussion on the residential concept and rezone with a potential recommendation to the Village Board to adopt an ordinance rezoning Parcel 0612-012-9112-1 (900 Vineyard Drive) to High-Density Residential zoning district.
  - f. Discussion and potential recommendation to the Village Board to adopt a resolution splitting Parcel 0612-012-9760-1 (800 Vineyard Drive).
  - g. Discussion and potential recommendation to the Village Board to adopt an ordinance amending the Village's Subdivision Ordinance sections 16.24.040 and 16.32.

**7. QUESTIONS, STAFF REFERRALS, AND FUTURE AGENDA ITEMS**

**8. ADJOURNMENT**

**Posted:** April 24, 2026

**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

### **PLAN COMMISSION**

AMUNDSON COMMUNITY CENTER  
200 SPRING ST., CAMBRIDGE, WI 53523  
MONDAY, FEBRUARY 16, 2026, 6:30 PM

1. **CALL TO ORDER:** Trustee Kreklau called the meeting to order at 6:35 p.m.
2. **ROLL CALL:** Members Present – Trustee Kreklau, Trustee Schulz, D. Hollenbeck, and J. Landowski.  
Members Absent – D. Gronemus and J. Milsap  
Others Present – Village President Paula Hollenbeck, Village Administrator Kris Breunig, Cathy Yerges, Kayla Sipple, and Jen O'Branovich
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. **PUBLIC APPEARANCES/CITIZEN INPUT** - None
5. **CORRESPONDENCE** - None
6. **APPROVAL OF MINUTES:** Motion by D. Hollenbeck to approve the January 26, 2026, Plan Commission Minutes. Second by Trustee Kreklau. Motion carried by voice vote.
7. **PUBLIC HEARINGS:**
  - a. Conditional use permit to allow ground-/street-level residential at 111 Spring Street.  
Jen O'Branovich, owner of the property wants this Conditional Use to be limited to three years after which they must reapply. This is only a temporary use and not part of their five-year plan for the property.  
Paula Hollenbeck spoke in favor of the Conditional Use request.  
Kayla Sipple shared a portion of the Economic Development Comp. Plan (2045). She expressed cautious concern about removing the commercial use of the first floor.  
Kathy Yerges expressed concern about Zoning Codes related to parking constraints for the property.
  - b. Text amendment to add commercial condos as a conditional use in the Mixed Use Business zoning district (Section 17.28.070).  
Paula Hollenbeck said that she was supportive of the concept.  
Kathy Yerges said she was supportive of the concept. She urged caution on the types of businesses to maintain a conducive ecosystem for business development.
8. **NEW BUSINESS – ACTION REQUIRED:**
  - a. Consider recommending to the Village Board approval of a conditional use permit to allow ground-/street-level residential at 111 Spring Street.  
Motion by D. Hollenbeck to recommend to the Village Board approval of a Conditional Use Permit to allow ground-/street-level residential at 111 Spring St. recommending conditions #1-#5 with changes to #4 and #5. Second by Trustee Kreklau. Motion carried on a roll call vote.  
Yes – Trustee Kreklau, D. Hollenbeck, and J. Landowski.  
No – Trustee Schulz.

- b. Consider recommending to the Village Board adoption of a text amendment to add commercial condos as a conditional use in the Mixed Use Business zoning district (Section 17.28.070).

Motion by J. Landowski to recommend approval to the Village Board adoption of a text amendment to add commercial condos as a conditional use in the Mixed Use Business Zoning district (Section 17.28.070). Second by Trustee Schulz. Motion carried on a roll call vote.

Yes – Trustee Kreklau, Trustee Schulz, D. Hollenbeck, and J. Landowski.

No – None.

**9. FUTURE AGENDA ITEMS:**

- a. Lucille Court Land Division
- b. Melsters Property Development Agreement and Rezone
- c. Westgate Court unfinished sidewalk, TIF arrangement, and DOT Road Aid denial.

**10. ADJOURNMENT:** J. Landowski made a motion to adjourn the meeting. Second was made by D. Hollenbeck. Motion carried by voice vote.

Meeting adjourned at 7:24 p.m.

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

These minutes are not official until approved by the Plan Commission.

DRAFT

**To:** Village of Cambridge Planning Commission  
**From:** MSA Planning Staff  
**Subject:** N9236 US-18, Extraterritorial Land Division Application  
**Date:** April 21<sup>st</sup>, 2026

## Request

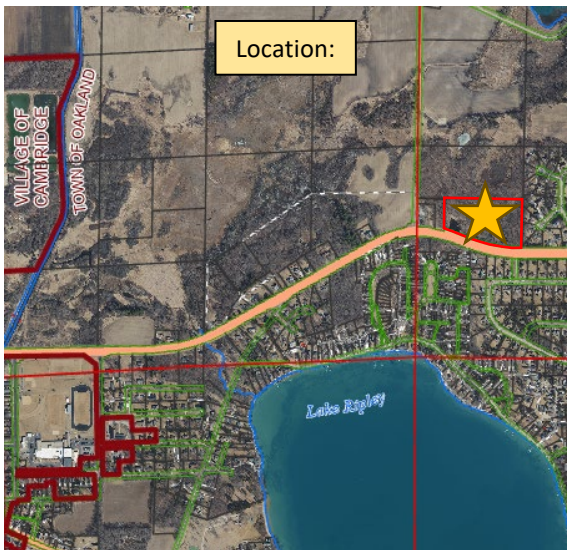
The applicant, Theodore Butor, is seeking approval of an Extraterritorial Land Division (CSM) for parcel 022-0613-0532-001 (N9236 US-18) to split the property in two lots in the Town of Oakland – See Attached Application.

## Background

The existing parcel is zoned by Jefferson County as R-2 Residential No-Sewer and is 11.82 acres, currently developed with two homes and a shared driveway. The applicant’s intention is to split the two homes so each home would be on a single lot, creating a new 6.62-acre lot (reducing the ‘parent’ lot to 5.20 acres). The new boundary would follow the centerline of the shared lot, and a 66’ wide shared access easement would be provided. The applicant is not requesting a rezoning of the newly created lot.

The proposed division is located a mile east of the Village. The Village of Cambridge has authority to evaluate land divisions within 1.5 miles of its corporate limits for potential conflict with its adopted Subdivision Ordinance and Comprehensive Plan. Cambridge’s subdivision code outlines the following standards for extraterritorial land divisions:

- Lots should meet standards outlined in the Comprehensive Plan
- Lots should meet lot design standards in Chapter 16.24 of the Subdivision Ordinance



## Consistency with the Comprehensive Plan

Future Land Use Map (2045 Cambridge Comprehensive Plan):



The designated Future Land Use is Rural Lands, encompassing lands that will likely not develop within the next 20 years. Intended uses include agriculture, forestry and limited rural residential utilizing private on-site septic systems. This proposed land division is compliant with this Future Land Use since the Village is not concerned with the division's impact on future development and connectivity (since none is anticipated).

## Consistency with the Subdivision Ordinance

The lot design standards of Sec. 16.24.040 are met by the proposed land division.

No land suitability concerns have been identified that would preclude approval of the CSM, nor would approval hinder the future, logical, and cost-efficient expansion of the Village.

## Potential Action

Recommend Village Board approve the Certified Survey Map for Theodore Butor, prepared by Williamson Surveying and Associates, LLC, for lands located at N9236 US-18, dated 1/7/2026.

Sincerely,

Stephen Tremlett, AICP, CNU-A  
Zoning Administrator



**CERTIFIED SURVEY MAP**  
**WILLIAMSON SURVEYING**  
**AND ASSOCIATES, LLC**

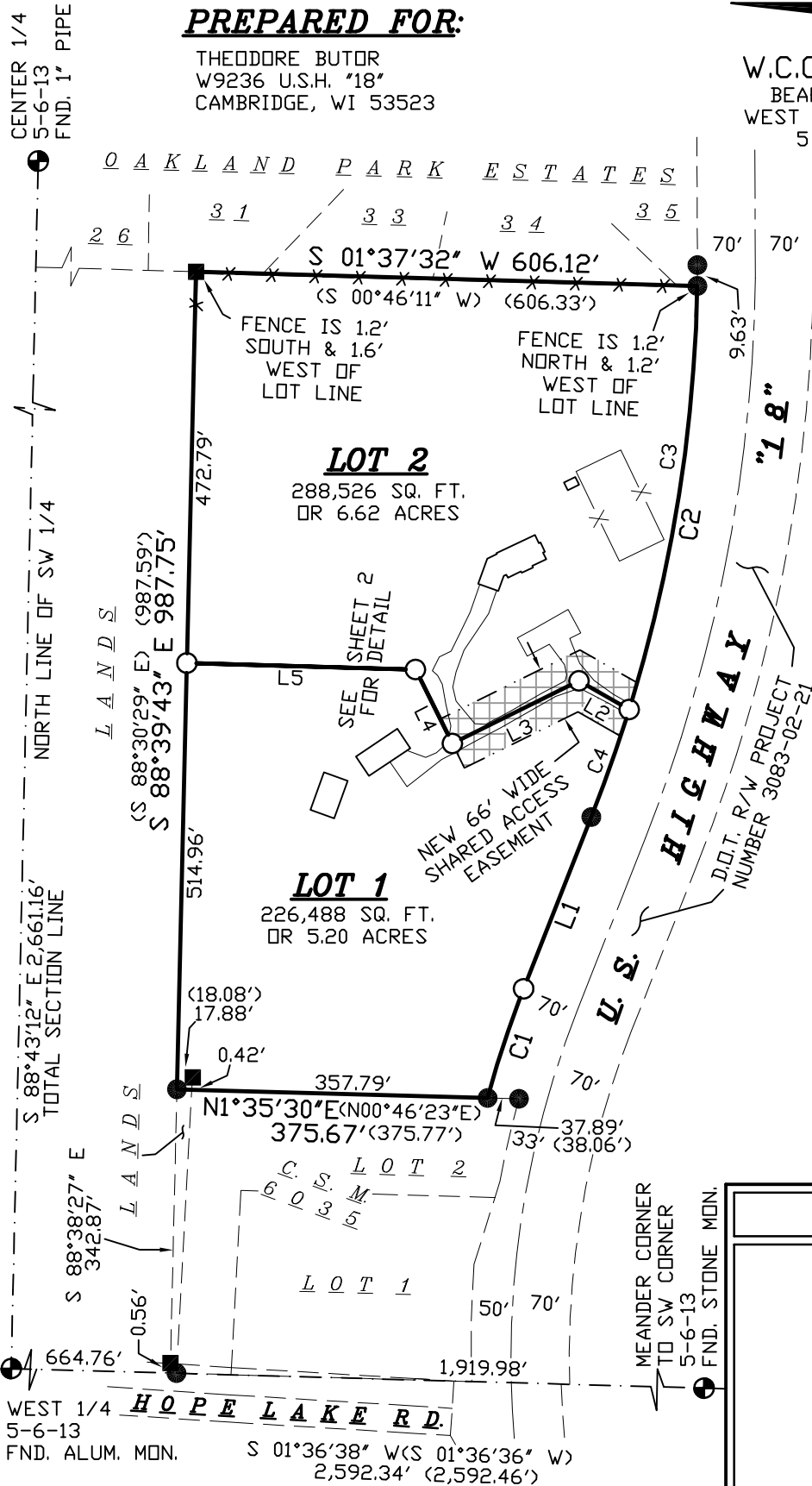
NOA T. PRIEVE//CHRIS W. ADAMS//NEIL F. BORTZ  
 PROFESSIONAL LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
 PHONE: 608-255-5705

Located in the NW 1/4 of the SW 1/4 of Section 5, T6N,  
 R13E, Town of Oakland, Jefferson County, Wisconsin.

**PREPARED FOR:**

THEODORE BUTOR  
 W9236 U.S.H. "18"  
 CAMBRIDGE, WI 53523

**W.C.C.S. - JEFFERSON ZONE**  
 BEARINGS ARE REFERENCED TO THE  
 WEST LINE OF THE SW 1/4 OF SECTION  
 5 WHICH BEARS S 01°36'38" W



**LEGEND**

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
- < ## > = RECORDED AS
- ⊙ = SEPTIC VENT
- ⊗ = WELL
- ⊙ = SEPTIC TANK
- X- = FENCE

NOTES ARE ON SHEET 3

CURVE AND LINE TABLE  
 ARE ON SHEET 4

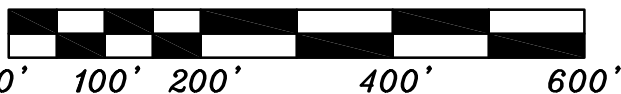
**SURVEYORS SEAL**

MEANDER CORNER TO SW CORNER 5-6-13 FND. STONE MON.

DATE: 1-7-2026

25W-475

SCALE 1" = 200'





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the SW 1/4 of Section 5, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin.



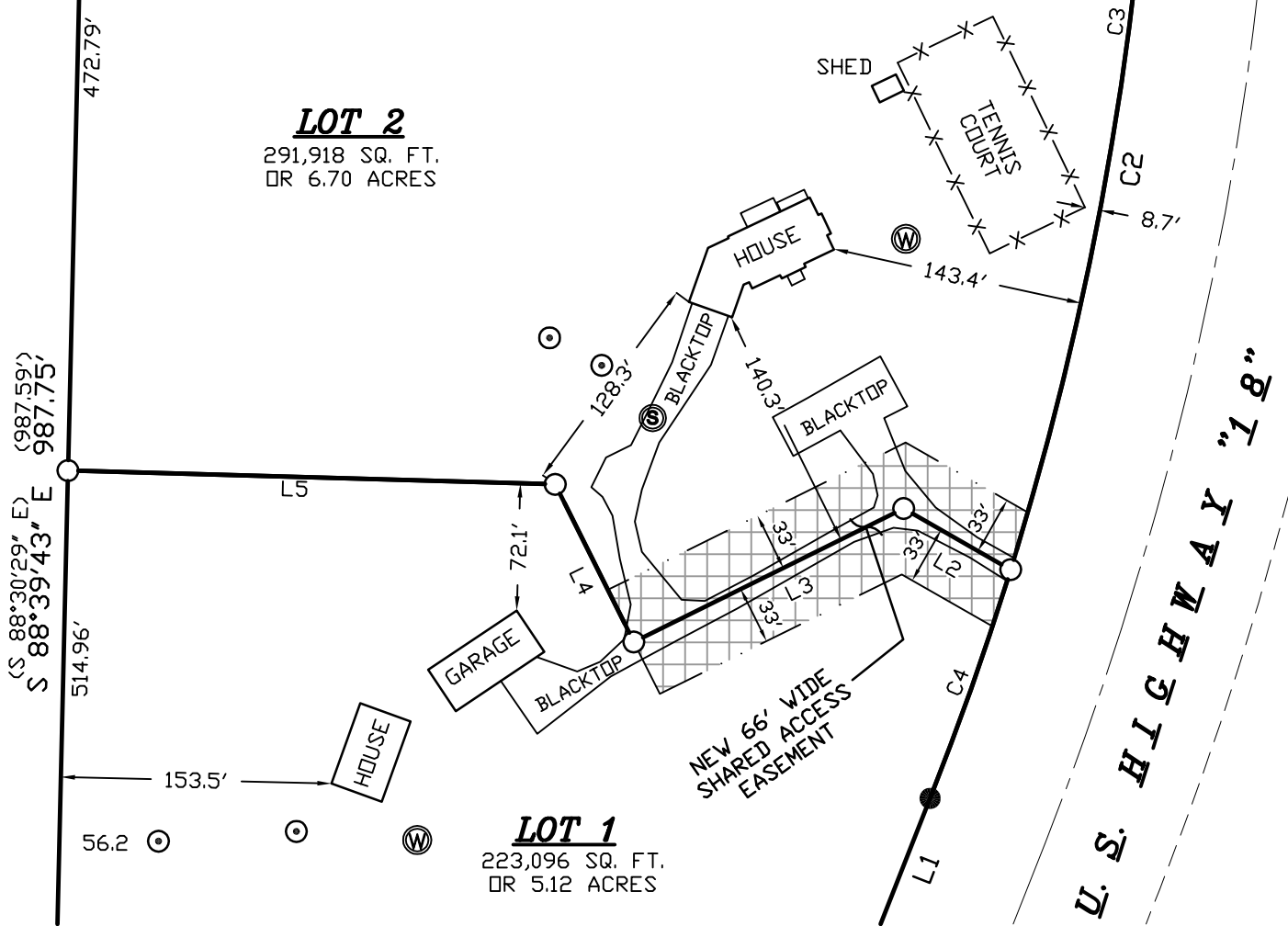
W.C.C.S. - JEFFERSON ZONE  
BEARINGS ARE REFERENCED TO THE  
WEST LINE OF THE SW 1/4 OF SECTION  
5 WHICH BEARS S 01°36'38" W

## LOT 2

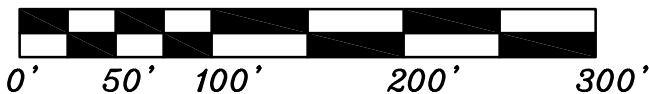
291,918 SQ. FT.  
OR 6.70 ACRES

## LOT 1

223,096 SQ. FT.  
OR 5.12 ACRES



SCALE 1" = 100'



### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
- ( ## ) = RECORDED AS
- ⊙ = SEPTIC VENT
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- x- = FENCE

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the SW 1/4 of Section 5, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin.

### **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Jefferson County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the SW 1/4 of Section 5, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 5; thence S 01°36'38" W along the west line of the SW 1/4 of said Section 5, 664.76 feet; thence S 88°38'27" E, 342.87 feet to the point of beginning.

Thence S 88°39'43" E, 987.75 feet; thence S 01°37'32" W, 606.12 feet to the north right of way line of United States Highway "18"; thence along said north right of way line for the next three courses; thence along an arc of a curve concaved northeasterly having a radius of 1,839.86 feet and a long chord bearing and distance of N 78°42'35" W, 654.00 feet; thence N 68°28'14" W, 223.08 feet; thence along an arc of a curve concaved southeasterly having a radius of 1,215.92 feet and a long chord bearing and distance of N 71°44'17" W, 138.85 feet; thence N 01°35'30" E, 375.67 feet to the point of beginning. The above-described parcel contains 515,014 square feet or 11.82 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

### **NOTES:**

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL SECTION CORNER TIES FOR THE MEANDER CORNER OF THE SW CORNER AND THE WEST 1/4 CORNER AND THE CENTER 1/4 CORNER WERE CHECKED AND VERIFIED.

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and required that this Certified Survey Map be submitted to the Town of Oakland and the Village of Cambridge for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Theodore P. Butor

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Theodore P. Butor to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Sheet 3 of 4

**SURVEYORS SEAL**

25W-475



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the SW 1/4 of Section 5, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin.

### TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Cambridge on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Wendy Tanguay  
Town Clerk

### VILLAGE APPROVAL

Resolved that this certified survey map in the Town of Oakland is hereby acknowledged and approved by the Village of Cambridge on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Yessi Arce  
Village Clerk

### LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 68°28'14" W (N 69°19'21" W)	223.08 (223.02)
L2	N 29°45'24" E	69.86
L3	N 26°17'56" W	170.72
L4	N 63°29'43" E	99.79
L5	N 01°37'32" E	276.40

### CURVE TABLE

CURVE#	ARC	DELTA	RADIUS	LONG CHORD	TANGENT BEARING
C1	138.93	06°32'47"	1,215.92	N 71°44'17" W 138.85 (N 72°35'38" W) (138.78)	
C2	657.50	20°28'31"	1,839.86	N 78°42'35" W 654.00	N 88°56'51" W
C3	519.97	16°11'34"	1,839.86	N 80°51'04" W 518.25	
C4	137.52	04°16'58"	1,839.86	N 70°36'48" W 137.49	

### REGISTER OF DEEDS:

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Staci Hoffman  
Register of Deeds

**SURVEYORS SEAL**

**To:** Village of Cambridge Plan Commission  
**From:** Steve Tremlett, AICP, Zoning Administrator  
**Subject:** Parcel #0612-013-9620-1 Comprehensive Plan Amendment  
**Date:** March 12<sup>th</sup>, 2026

**Request**

The applicant is requesting a Comprehensive Plan Amendment changing the Future Land Use (FLU) designation for their parcel (#0612-013-9620-1) from “General Commercial” to “Neighborhood Mixed-Use”. This change will allow for a future request to rezone the property to NMU zoning district. The applicant intends to allow for a mix of residential unit types and potentially a mixed-use building. **See attached application and concept plan.**

*Note: This approval does not change the zoning of the property. This will be done by a separate request and approval (which is also on tonight’s agenda).*

**Site Map**



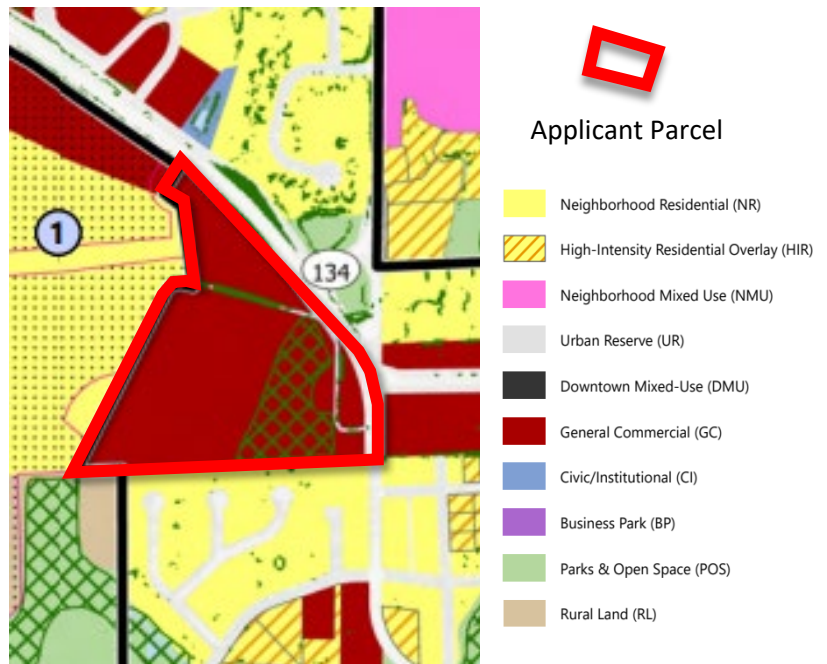
**Background Information**

The lot is located just off of U.S. Highway 18, which borders the parcel to the east and north. To the south is single-family residential with a road network that ends in cul-de-sacs thereby making future connection impractical to the subject property. West of the site is open agricultural land.

A land division by CSM, recorded in 2021, divided this land, inclusive of the Kwik Trip development, and was intended to all be sold/developed as commercial. Only the Kwik Trip has been developed, and the rest of the land on Westgate Court (the sole point of access) remains open.

The proposed FLU designation, Neighborhood Mixed-Use, is intended for a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses at 12-40 units per acre density.

**Current Future Land Use Map**



**Consistency with the City’s Comprehensive Plan**

Cambridge’s Comprehensive Plan adopted in 2023 identified this area as general commercial (current FLU category) due to existing intention of the land at the time. As noted in the Comp Plan, it may from time to time be appropriate

# MEMO

March 12<sup>th</sup>, 2026

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to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. The procedure to amend the FLU Map are also described on page 31, and provide the review criteria for any FLU Map change as follows:

1. **Compatibility.** *The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods.*
  - The proposed mixed-use development concept concentrates the lowest intensity use (individual duplexes) at the southern end of the lot, where the development would be bordering an existing residential neighborhood. The central and northern portion of the lot, closest to US-18, would be higher density and mixed use. This aligns with the Comp Plan on compatibility between existing land uses.
2. **Natural Resources.** *The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. [. . .] The proposed development will not result in undue water, air, light, noise pollution or soil erosion.*
  - The proposed concept demonstrates there is enough room to maintain a 75 ft. setback from the delineated wetland on the lot. Stormwater basins are identified to manage stormwater before it reaches the wetlands.
3. **Transportation.** *The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. [. . .]*
  - Westgate Court is a 32' wide road with a cul-de-sac suitable for emergency service vehicle turnarounds. A 66 ft. wide ROW, plus a 40ft. stormwater easement, has been dedicated for a future road, providing a future connection to lands to the west. That area has been identified in the Comprehensive Plan as a desirable area for future development.
4. **Ability to Provide Services.** *Provision of public facilities and services will not place an unreasonable financial burden on the Village. [. . .]*
  - The proposed concept uses private roads with only a small public road extension, minimizing the additional maintenance burden placed on the municipality.
5. **Public Need.** *There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.*
  - The Comprehensive Plan states that a need has been identified for more housing of all types in the Village of Cambridge. The land has not been sold for commercial use, since it has been platted. Neighborhood Mixed Use will provide for opportunities for commercial and residential on this site.
6. **Adherence to Other Portions of this Plan.** *The proposed amendment/development is consistent with the general vision for the Village, and the other goals, policies and actions of this plan.*
  - The Comprehensive Plan's land use policies support commercial and higher density mixed uses to improve Cambridge's walkability to services. See Housing Goal #1, 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**

March 12<sup>th</sup>, 2026

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**Potential Action**

If no criteria is unmet, Plan Commission can recommend to the Village Board approval of an ordinance to amend Parcel #0612-013-9620-1 to "Neighborhood Mixed-Use".

A separate application will determine if the site will be rezoned to Neighborhood Mixed Use zoning. Plan Commission will also have a chance to review any future development through the site plan review process.

Sincerely,



Stephen Tremlett, AICP, CNU-A  
Zoning Administrator

# Village of Cambridge Comprehensive Plan Amendment Application

200 Spring Street, PO Box 99, Cambridge, WI 53523 ♦ Phone (608) 423- 3712  
<https://cambridgewi.gov>

Anyone who lives in the Village, owns land, has a contract related to land, or represents one of these parties may request an amendment to the Comprehensive Plan. If you're proposing a change to the Future Land Use Map, you must show that the change serves the public interest and aligns with the rest of the Plan.

To apply:

- Submit this form with one hard copy and one digital copy of the required items (see list below).
- Turn in your complete application at least 40 days before the Plan Commission meeting to allow time for public notice, staff review, and agenda scheduling.
- Pay the required fee to the Village Clerk. The review won't begin until everything is submitted and paid.

Applicants or their representatives are encouraged to attend the Plan Commission meeting to explain the request and answer questions.

If you have any questions about the requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-4828 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).

<b>Owner Name(s):</b> Cambridge Business Industrial Complex	
<b>Applicant Name (if different than above):</b>	
<b>Property Address:</b> LOT 2 CSM 15836	<b>Parcel #:</b> 111/0612-013-9620-1
<b>Applicant Address (if different than above):</b>	
<b>Applicant Phone:</b> 6082124623	<b>Applicant Email:</b> mike.herl@madisoncommercialre.com
<b>Current Zoning Designation:</b> Bus. Hwy.	<b>Current Property Use:</b> Vacant Land
<b>Current Future Land Use Designation:</b>	
<b>Proposed Future Land Use Designation:</b> Neighborhood Mixed Use (NMU)	

A \$600 fee is required. Please include the following information with your amendment application:

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) Complete the Description & Justification Form;
  - (e) Other supporting information the applicant deems appropriate; and
  - (f) 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) Complete the Description & Justification Form.
  - (b) Other supporting information the applicant deems appropriate.

**Applicant Signature:** Mike Herl **Date:** 02-19-2026

**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<i>For Staff Use Only</i>	
<b>Date Received:</b>	<b>Fee Paid?</b>
<b>Public Hearing Date:</b>	<b>Public Hearing Publication Date:</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Village Board Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Plan Commission Resolution #:</b>	<b>Village Board Ordinance #:</b>

## Comprehensive Plan Amendment – Description & Justification Form

1. Type of Amendment Requested

(check all that apply)

Future Land Use Map Amendment

Text Amendment to Plan Narrative of Policies

Other (please describe) \_\_\_\_\_

2. Detailed Description of the Proposed Amendment

(Clearly describe the nature of the amendment. Include specific map changes, text revisions, or policy updates. Attach additional pages if needed.)

The proposal is to switch the use from and zoning from Business Highway to 'Neighborhood Mixed Use' (NMU), in line with the development concepts proposed within the included documentation.

3. Purpose and Need for Amendment

(Explain why the amendment is being proposed. Include relevant background, development plans, or changes in conditions that support the request.)

The proposal is to switch the use and zoning to 'Neighborhood Mixed Use' (NMU) to better accommodate the needs and priorities of the Village in workforce/affordable housing, in addition to economic growth opportunities to further support the area. With this being zoned as 'Business Highway' -- this is NOT able to be accomplished.

4. Public Interest Justification

(Describe how the proposed amendment will benefit the Village of Cambridge. Consider impacts on housing, transportation, environment, economic development, or community character.)

The benefits to the community are in it aligns to bring additional workforce/affordable housing into Cambridge in a variety of different alternatives including condos and multi-family housing; as well as the potential for integrated commercial, small-businesses that situate appropriately with the vicinity to the new Kwik Trip; see more information below.

5. Consistency with the Comprehensive Plan

(Explain how the amendment aligns with the goals, objectives, and policies of the current Comprehensive Plan. Reference specific sections or policies if possible.)

Changing the zoning from Business Hwy. to Neighborhood Mixed Use (NMU) has strong alignment with the Cambridge 2045 Comprehensive Plan in a variety of sections established as critical. First and foremost being Housing; it fits the goals of promoting development patterns that combine residential, commercial, and recreational uses in a walkable neighborhood. The concept design presented directly aligns with all of these policies set forth in the Comprehensive plan. Additionally, in regards to the Economic Dev. Goal #1 - with the blend of commercial / small business locations added it would further establish a supportive business environment for businesses of all sizes to be attracted to, and thrive in Cambridge.

Keep in mind, actual execution of these goals is only possible with the Village's actions of "simplify and expedite the permitting and licensing processes for businesses, reducing hurdles and delays" (Page 18, Econ. Dev) and "Review and update zoning and land use regulations to accommodate a range of housing options...allow(ing) for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments" (Page 22, Housing)

All of this is only possible with the rezoning of this property to a Neighborhood Mixed-Use status.

## **RE: Letter of Intent – Comprehensive Plan Amendment & Rezoning Application for LOT 2 CSM 15836**

Dear Members of the Plan Commission,

We are pleased to submit this application to amend the Future Land Use Map and rezone the property located at LOT 2 CSM 15836 (Parcel #111/0612-013-9620-1). The request seeks to transition the parcel from Business Highway to Neighborhood Mixed Use (NMU).

This proposal is designed to align directly with the Village's 2045 Comprehensive Plan, specifically addressing documented needs for diverse housing and integrated economic growth.

### **Alignment with the 2045 Comprehensive Plan**

The current "Business Highway" designation is restrictive and does not allow for the residential components required to meet the Village's evolving needs. Transitioning to Neighborhood Mixed Use (NMU) fulfills several core goals of the Village's long-range vision:

- **Housing Diversity:** The requested zoning supports **Housing Goal #1**, which seeks to attract residents through a range of options and increased density where appropriate to encourage "multifamily housing and mixed-income developments".
- **Integrated Economic Growth:** By facilitating integrated commercial and small business spaces, the NMU designation supports **Economic Development Goal #1** by fostering a supportive environment for businesses to be attracted to and thrive in Cambridge.
- **Strategic Buffering:** The Comprehensive Plan explicitly states that NMU areas are intended to serve as a buffer between residential neighborhoods and higher-intensity commercial or transportation areas. This zoning allows the site to transition appropriately from the highway toward established residential settings.

### **Compatibility and Community Context**

We recognize the importance of maintaining the character of established neighborhoods. While we have provided conceptual exhibits to demonstrate site potential, we are primarily seeking the **zoning type** that supports this vision ensuring:

- **Building Height:** Structures are restricted to 35 feet when adjacent to low-intensity residential lots.
- **Bulk and Mass:** Strategies like varying building plane setbacks ensure new housing remains in scale with existing homes.
- **Proper Buffering:** Requirements for landscaping and screening between differing land uses to minimize impact on neighbors.

## **Fiscal Responsibility and TIF Alignment**

This project represents a significant opportunity to grow the local tax base on currently vacant land. The property is situated within an established Tax Incremental Finance (TIF) District. As the usability period for this TIF agreement continues to diminish, it is critical to move forward with taxable improvements that align with the Village's development objectives.

The facts of the 2045 Comprehensive Plan are clear: there are roughly **55 additional acres** of developable land projected to be needed by 2040. Rezoning this property to Neighborhood Mixed Use is a fact-based decision that directly implements the Village's own growth strategies by providing nearly 1/5th of the acreage needed.

We look forward to discussing this with the Plan Commission on March 16th.

Sincerely,

Cambridge Business Industrial Complex

# Village of Cambridge Comprehensive Plan Amendment Application

200 Spring Street, PO Box 99, Cambridge, WI 53523 ♦ Phone (608) 423- 3712  
<https://cambridgewi.gov>

Anyone who lives in the Village, owns land, has a contract related to land, or represents one of these parties may request an amendment to the Comprehensive Plan. If you're proposing a change to the Future Land Use Map, you must show that the change serves the public interest and aligns with the rest of the Plan.

To apply:

- Submit this form with one hard copy and one digital copy of the required items (see list below).
- Turn in your complete application at least 40 days before the Plan Commission meeting to allow time for public notice, staff review, and agenda scheduling.
- Pay the required fee to the Village Clerk. The review won't begin until everything is submitted and paid.

Applicants or their representatives are encouraged to attend the Plan Commission meeting to explain the request and answer questions.

If you have any questions about the requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-4828 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).

<b>Owner Name(s):</b> Cambridge Business Industrial Complex	
<b>Applicant Name (if different than above):</b>	
<b>Property Address:</b> LOT 2 CSM 15836	<b>Parcel #:</b> 111/0612-013-9620-1
<b>Applicant Address (if different than above):</b>	
<b>Applicant Phone:</b> 6082124623	<b>Applicant Email:</b> mike.herl@madisoncommercialre.com
<b>Current Zoning Designation:</b> Bus. Hwy.	<b>Current Property Use:</b> Vacant Land
<b>Current Future Land Use Designation:</b>	
<b>Proposed Future Land Use Designation:</b> Neighborhood Mixed Use (NMU)	

A \$600 fee is required. Please include the following information with your amendment application:

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) Complete the Description & Justification Form;
  - (e) Other supporting information the applicant deems appropriate; and
  - (f) 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) Complete the Description & Justification Form.
  - (b) Other supporting information the applicant deems appropriate.

**Applicant Signature:** Mike Herl **Date:** 02-19-2026

**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<i>For Staff Use Only</i>	
<b>Date Received:</b>	<b>Fee Paid?</b>
<b>Public Hearing Date:</b>	<b>Public Hearing Publication Date:</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Village Board Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Plan Commission Resolution #:</b>	<b>Village Board Ordinance #:</b>

## Comprehensive Plan Amendment – Description & Justification Form

1. Type of Amendment Requested

(check all that apply)

Future Land Use Map Amendment

Text Amendment to Plan Narrative of Policies

Other (please describe) \_\_\_\_\_

2. Detailed Description of the Proposed Amendment

(Clearly describe the nature of the amendment. Include specific map changes, text revisions, or policy updates. Attach additional pages if needed.)

The proposal is to switch the use from and zoning from Business Highway to 'Neighborhood Mixed Use' (NMU), in line with the development concepts proposed within the included documentation.

3. Purpose and Need for Amendment

(Explain why the amendment is being proposed. Include relevant background, development plans, or changes in conditions that support the request.)

The proposal is to switch the use and zoning to 'Neighborhood Mixed Use' (NMU) to better accommodate the needs and priorities of the Village in workforce/affordable housing, in addition to economic growth opportunities to further support the area. With this being zoned as 'Business Highway' -- this is NOT able to be accomplished.

4. Public Interest Justification

(Describe how the proposed amendment will benefit the Village of Cambridge. Consider impacts on housing, transportation, environment, economic development, or community character.)

The benefits to the community are in it aligns to bring additional workforce/affordable housing into Cambridge in a variety of different alternatives including condos and multi-family housing; as well as the potential for integrated commercial, small-businesses that situate appropriately with the vicinity to the new Kwik Trip; see more information below.

5. Consistency with the Comprehensive Plan

(Explain how the amendment aligns with the goals, objectives, and policies of the current Comprehensive Plan. Reference specific sections or policies if possible.)

Changing the zoning from Business Hwy. to Neighborhood Mixed Use (NMU) has strong alignment with the Cambridge 2045 Comprehensive Plan in a variety of sections established as critical. First and foremost being Housing; it fits the goals of promoting development patterns that combine residential, commercial, and recreational uses in a walkable neighborhood. The concept design presented directly aligns with all of these policies set forth in the Comprehensive plan. Additionally, in regards to the Economic Dev. Goal #1 - with the blend of commercial / small business locations added it would further establish a supportive business environment for businesses of all sizes to be attracted to, and thrive in Cambridge.

Keep in mind, actual execution of these goals is only possible with the Village's actions of "simplify and expedite the permitting and licensing processes for businesses, reducing hurdles and delays" (Page 18, Econ. Dev) and "Review and update zoning and land use regulations to accommodate a range of housing options...allow(ing) for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments" (Page 22, Housing)

All of this is only possible with the rezoning of this property to a Neighborhood Mixed-Use status.

**To:** Village of Cambridge Plan Commission  
**From:** Steve Tremlett, AICP, Zoning Administrator  
**Subject:** Parcel #0612-013-9620-1 Rezone  
**Date:** March 12<sup>th</sup>, 2026

**Request**

The applicant is requesting a rezone for their parcel (No. 0612-013-9620-1) from “Highway Business (B-H)” to “Neighborhood Mixed-Use (NMU)”. The proposed use for the ~20-acre lot is laid out in a provided concept plan outlining a mixture of duplexes, multi-family buildings and mixed use building. See attached application, and concept plan.

***Note: The creation of a Neighborhood Mixed Use (NMU) zoning district was recently recommended by Plan Commission and adopted by the Village Board. This zoning district regulations are available as Attachment A for reference.***

**Site Map**



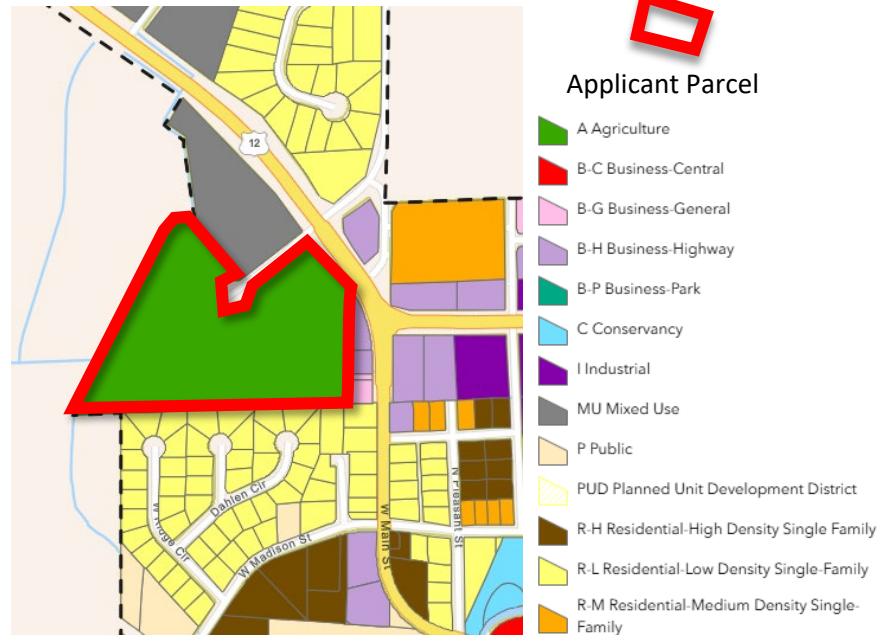
**Background Information**

The lot is located just off of U.S. Highway 18, which borders the parcel to the east and north. To the south is single-family residential with a road network that ends in cul-de-sacs thereby making future connection impractical to the subject property. West of the site is open agricultural land.

A land division by CSM, recorded in 2021, divided this land, inclusive of the Kwik Trip development, and was intended to all be sold/developed as commercial. Only the Kwik Trip has been developed, and the rest of the land on Westgate Court (the sole point of access) remains open.

The proposed zoning designation, Neighborhood Mixed-Use, district is intended to permit residential development (up to 40 dwelling units per acre), commercial and mixed use buildings that are compatible with adjacent residential uses.

**Current Zoning Map**



**Consistency with the City's Zoning & Development Code**

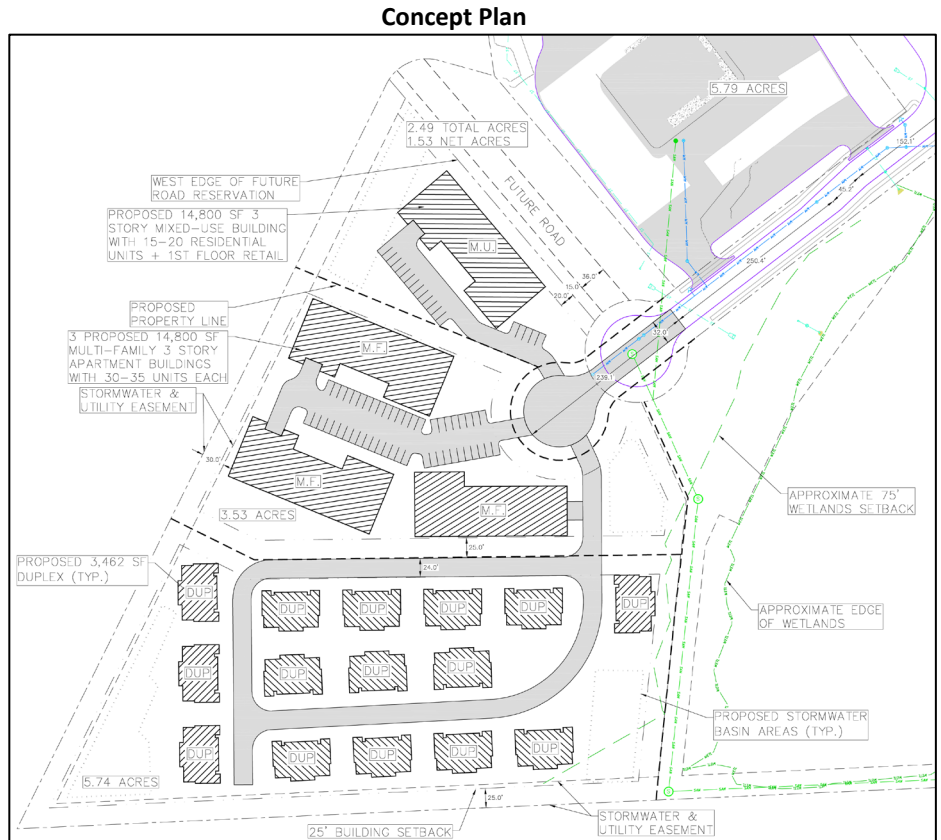
Application for rezoning to NMU zoning district requires submission of a concept plan, and review by Section 17.26.40. Most of the concept plan review criteria are not applicable due to the lack of existing structures on the lot or surrounding the lot, with the primary criteria item to consider noted below:

***“The mass, volume, and height or setback of proposed structures should appear to be compatible with existing buildings in the immediate area”***

While the applicant intends to sell this lot (vs. develop it), any proposed development in the future will require development to match similar major elements such as building height and massing by area as presented in this concept, similar or less residential units, and public road access to the west. If the plan diverts significantly from this concept plan, a new concept review and approval will be required.

The concept presents an extension of the public cul-de-sac and plan for a future public road that would extend to the northwest. There are three lots presented with a 3-story mixed use building (15-20 units) to the north, three 3-story multi-family buildings (90-105 units) in the center, and 15 2-story duplexes (30 units) to the south.

This concept presents 135-155 units with the least intensive uses to the south nearest to existing single-family homes. The uses and setbacks proposed in the concept plan meet the standards outlined in the NMU district. To supplement the concept, the applicant shared several images that present potential development aesthetic and character to help understand what is represented in the details outlined in the concept plan.



## MEMO

March 12<sup>th</sup>, 2026

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### **Consistency with the City's Comprehensive Plan**

Rezoning must be consistent with the Comp Plan and fit with the preferred uses identified in the Future Land Use (FLU) map. Previous agenda item at this meeting will request the change from 'General Commercial' to 'Neighborhood Mixed-Use'. If this amendment was approved, this rezone meets the Comp Plan intent and FLU Map.

### **Potential Action**

Should Plan Commission recommend to the Village Board adopt an ordinance approving the rezone of Parcel 0612-013-9620-1 to Neighborhood Mixed Use zoning district, I recommend the following condition:

1. Any future development of this lot shall match the general residential density, building types and uses, and layout as presented in the submitted concept plan, dated 2/18/26, and represented images included in this staff report, dated 3/12/26.

Sincerely,



Stephen Tremlett, AICP, CNU-A  
Zoning Administrator

# Village of Cambridge

## Amendments to Zoning Text and Map (Rezone) Application

200 Spring Street, PO Box 99, Cambridge, WI 53523 ♦ Phone (608) 423- 3712  
<https://cambridgewi.gov>

The Plan Commission meets on the second Monday of each month at 6:30 p.m. in the Amundson Community Center. Submit your complete rezoning application (with \$600 fee) at least **30 days before the meeting** with 1 hard copy and 1 digital copy of all required materials listed below.

The review begins only when the application is complete, and the fee is paid to the Village Clerk. Applicants or their representatives should attend the meeting to present the rezoning request and answer questions. A public hearing is required, with a Class 2 notice published at least 20 days in advance. The Plan Commission will make a recommendation to the Village Board within 60 days of referral.

**If you have any questions about the requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).**

<b>Owner Name(s):</b> Cambridge Business Industrial Complex	
<b>Applicant Name (if different than above):</b>	
<b>Property Address:</b> LOT 2 CSM 15836	<b>Parcel #:</b> 111/0612-013-9620-1
<b>Applicant Address (if different than above):</b>	
<b>Applicant Phone:</b> 6082124623	<b>Applicant Email:</b> mike.herl@madisoncommercialre.com
<b>Current Zoning Designation:</b> Bus. Hwy.	<b>Current Property Use:</b> Vacant Land

The fee for a rezoning request is \$600, payable to the Village of Cambridge. Additional costs may apply if mapping updates or legal review are required. In addition to the required fee, one hard copy and one digital version each of the following items must be provided:

- A scaled plot drawing showing the location, boundaries, dimensions, uses, and size of the subject site; existing and proposed structures; parking; floodplain boundaries (if any); and yard setbacks.
- Complete Rezone Applicant Response Form on the following pages.

I (we) certify that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Cambridge for the purpose of securing information, and posting, maintaining and removing such notices as may be required by law.

**Applicant Signature:** Mike Herl **Date:** 02-18-2026

**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

For Staff Use Only	
<b>Date Received:</b>	<b>Fee Paid?</b>
<b>Public Hearing Date:</b>	<b>Public Hearing Publication Dates:</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Village Board Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Ord # _____) <b>Subject to:</b>	

## Map Amendment (Rezone) – Applicant Response Form

Please answer the following questions to help the Plan Commission and Village Board evaluate your rezoning request:

1. **Zoning District:** What is the current zoning designation? What zoning district are you requesting? *Note: confirm current zoning by going to Zoning Viewer located in Village's Plan Commission and Zoning webpage: <https://cambridgewi.gov/long-range-plans/>.*

Response:

The current zoning is "Business Highway".  
The requested zoning is "Neighborhood Mixed Use" (NMU).

2. **Purpose:** What is the purpose of the rezoning request?

Response:

The purpose of the rezoning comes per the direction of Cambridge council and staff making it NMU to better serve the needs of the growing community and its current and future housing and business needs.

3. **Current and Proposed Use:** What is the current use of the property? What is the proposed use?

Response:

The current use of the property is vacant farm land.  
The proposed use is laid out in a provided concept plan outlining a mixture of duplexes, multi-unit and multi-family housing, and appropriately complimentary businesses.

4. **Compatibility with Surrounding Development:** How is the proposed zoning compatible with surrounding land uses and development patterns?

Response:

The compatibility is validated by the suggestion and guidance of Village counsel and representatives to this zoning; matching the goals of workforce and affordable housing in the area with a mixture of commercial/businesses to further grow the tax base.

5. **Other Relevant Factors:** Are there any other factors the Plan Commission should consider when reviewing this request?

Response: This is a concept plan of what the land would be potentially used for, not the exact outline. Requesting that the focus remains on the ZONING type being requested to support this type of project and not the exact layouts and buildings themselves shown.

## **RE: Letter of Intent – Comprehensive Plan Amendment & Rezoning Application for LOT 2 CSM 15836**

Dear Members of the Plan Commission,

We are pleased to submit this application to amend the Future Land Use Map and rezone the property located at LOT 2 CSM 15836 (Parcel #111/0612-013-9620-1). The request seeks to transition the parcel from Business Highway to Neighborhood Mixed Use (NMU).

This proposal is designed to align directly with the Village's 2045 Comprehensive Plan, specifically addressing documented needs for diverse housing and integrated economic growth.

### **Alignment with the 2045 Comprehensive Plan**

The current "Business Highway" designation is restrictive and does not allow for the residential components required to meet the Village's evolving needs. Transitioning to Neighborhood Mixed Use (NMU) fulfills several core goals of the Village's long-range vision:

- **Housing Diversity:** The requested zoning supports **Housing Goal #1**, which seeks to attract residents through a range of options and increased density where appropriate to encourage "multifamily housing and mixed-income developments".
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- **Building Height:** Structures are restricted to 35 feet when adjacent to low-intensity residential lots.
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- **Proper Buffering:** Requirements for landscaping and screening between differing land uses to minimize impact on neighbors.

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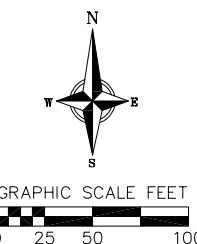
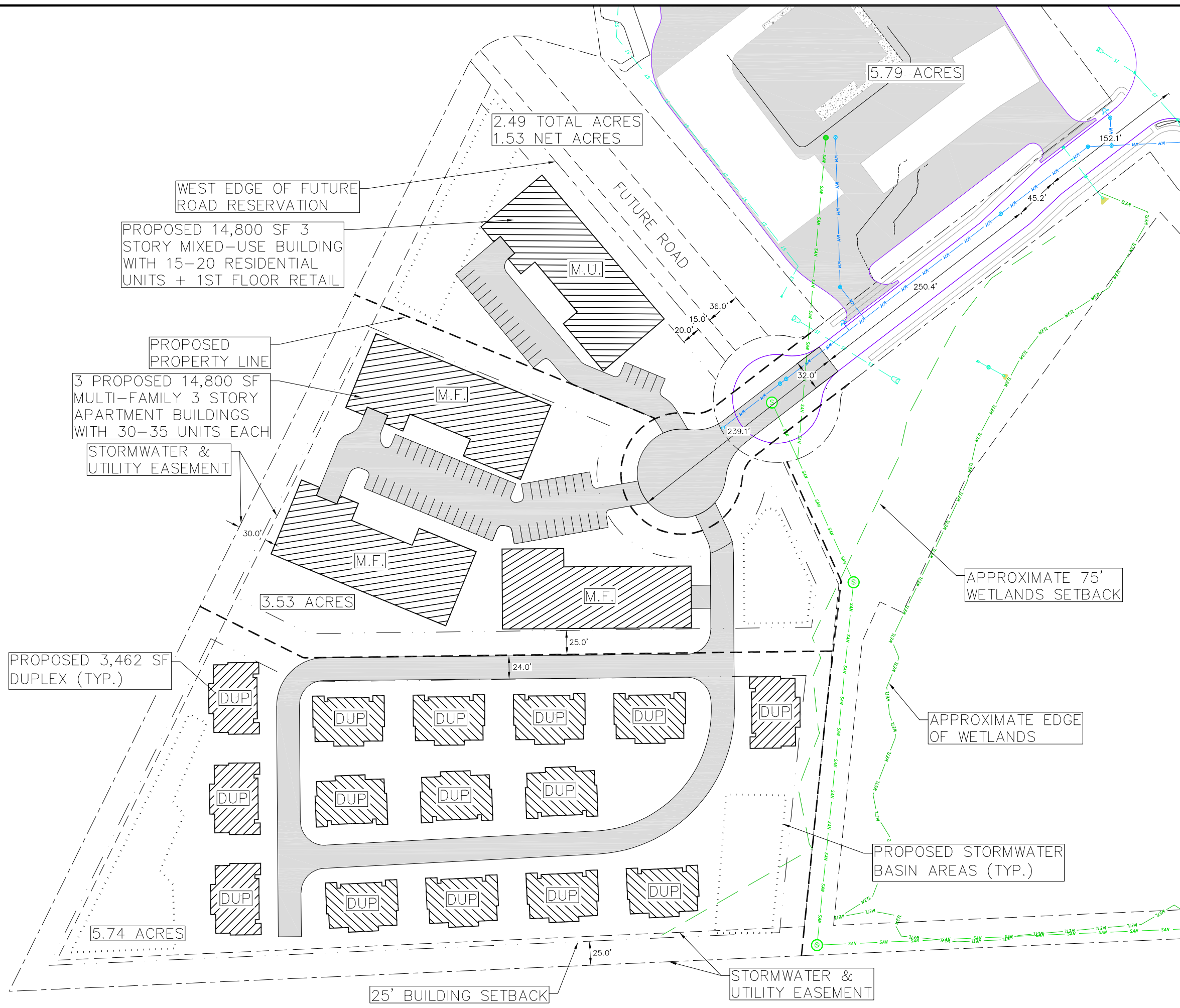
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The facts of the 2045 Comprehensive Plan are clear: there are roughly **55 additional acres** of developable land projected to be needed by 2040. Rezoning this property to Neighborhood Mixed Use is a fact-based decision that directly implements the Village's own growth strategies by providing nearly 1/5th of the acreage needed.

We look forward to discussing this with the Plan Commission on March 16th.

Sincerely,

Cambridge Business Industrial Complex



- LEGEND**
- EXISTING CURB INLET
  - EXISTING ENDWALL
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN VALVE
  - EXISTING WATER MANHOLE
  - EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - EXISTING STORM SEWER LINE (SIZE NOTED)
  - EXISTING WATER MAIN (SIZE NOTED)
  - EXISTING EDGE OF PAVEMENT
  - EXISTING CONCRETE SURFACE
  - EXISTING ASPHALT SURFACE
  - PROPERTY BOUNDARY
  - EDGE OF WETLANDS
  - WETLANDS SETBACK

**DESIGN NOTES:**

- CUL-DE-SAC STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL NOT EXCEED 700' AND SHALL TERMINATE WITH A TURNAROUND NOT LESS THAN 120' IN DIAMETER AND A ROADWAY TURNAROUND OF 96' IN DIAMETER. LENGTH OF THE CUL-DE-SAC SHALL BE MEASURED FROM THE LINE OF INTERSECTION WITH THE CONNECTING STREET TO THE FARTHEST EXTENT OF THE BULB.

**vierbicher**  
planners | engineers | advisors

**DUPLEX, MIXED-USE, AND MULTI-FAMILY EXHIBIT**  
LOT 2  
VILLAGE OF CAMBRIDGE  
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 02/18/2026  
 DRAFTER: AGEH  
 CHECKED: MSCH  
 PROJECT NO.: 210424  
 SHEET: 1 OF 1

## 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

<b>Table 17.26.40: NMU Regulations (permitted uses)</b>							
	<b>Single-family detached</b>	<b>Duplex</b>	<b>Zero Lot Line</b>	<b>Townhomes (3-7 units)</b>	<b>Multi-family (3-48 units)</b>	<b>Mixed Use</b>	<b>Other Uses</b>
<b>Min. Lot Area (sq. ft.)</b>	6,000	10,000	5,000/d.u.	2,500/d.u.	1,500/d.u.	1,500/d.u.	8,000
<b>Lot Width (ft.)</b>	56	60	30/d.u.	20/d.u.	80	80	80
<b>Front Yard Building Setback</b>	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.	20 ft.
<b>Maximum Front Yard Building Setback</b>	30 ft.	30 ft.	30 ft.	30 ft.	35 ft.	60 ft.	60 ft.
<b>Side Yard Setback</b>	7 ft.	8 ft.	8 ft.	8 ft. <sup>1</sup>	10 ft.	12 ft.	12 ft.
<b>Rear Yard</b>	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	35 ft.	35 ft.
<b>Maximum height</b>	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.
<b>Maximum lot coverage</b>	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]

# Village of Cambridge

## Amendments to Zoning Text and Map (Rezone) Application

200 Spring Street, PO Box 99, Cambridge, WI 53523 ♦ Phone (608) 423- 3712  
<https://cambridgewi.gov>

The Plan Commission meets on the second Monday of each month at 6:30 p.m. in the Amundson Community Center. Submit your complete rezoning application (with \$600 fee) at least **30 days before the meeting** with 1 hard copy and 1 digital copy of all required materials listed below.

The review begins only when the application is complete, and the fee is paid to the Village Clerk. Applicants or their representatives should attend the meeting to present the rezoning request and answer questions. A public hearing is required, with a Class 2 notice published at least 20 days in advance. The Plan Commission will make a recommendation to the Village Board within 60 days of referral.

**If you have any questions about the requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).**

<b>Owner Name(s):</b> Cambridge Business Industrial Complex	
<b>Applicant Name (if different than above):</b>	
<b>Property Address:</b> LOT 2 CSM 15836	<b>Parcel #:</b> 111/0612-013-9620-1
<b>Applicant Address (if different than above):</b>	
<b>Applicant Phone:</b> 6082124623	<b>Applicant Email:</b> mike.herl@madisoncommercialre.com
<b>Current Zoning Designation:</b> Bus. Hwy.	<b>Current Property Use:</b> Vacant Land

The fee for a rezoning request is \$600, payable to the Village of Cambridge. Additional costs may apply if mapping updates or legal review are required. In addition to the required fee, one hard copy and one digital version each of the following items must be provided:

- A scaled plot drawing showing the location, boundaries, dimensions, uses, and size of the subject site; existing and proposed structures; parking; floodplain boundaries (if any); and yard setbacks.
- Complete Rezone Applicant Response Form on the following pages.

I (we) certify that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Cambridge for the purpose of securing information, and posting, maintaining and removing such notices as may be required by law.

**Applicant Signature:** Mike Herl **Date:** 02-18-2026

**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

For Staff Use Only	
<b>Date Received:</b>	<b>Fee Paid?</b>
<b>Public Hearing Date:</b>	<b>Public Hearing Publication Dates:</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Village Board Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Ord # _____) <b>Subject to:</b>	

## Map Amendment (Rezone) – Applicant Response Form

Please answer the following questions to help the Plan Commission and Village Board evaluate your rezoning request:

1. **Zoning District:** What is the current zoning designation? What zoning district are you requesting? *Note: confirm current zoning by going to Zoning Viewer located in Village's Plan Commission and Zoning webpage: <https://cambridgewi.gov/long-range-plans/>.*

Response:

The current zoning is "Business Highway".  
The requested zoning is "Neighborhood Mixed Use" (NMU).

2. **Purpose:** What is the purpose of the rezoning request?

Response:

The purpose of the rezoning comes per the direction of Cambridge council and staff making it NMU to better serve the needs of the growing community and its current and future housing and business needs.

3. **Current and Proposed Use:** What is the current use of the property? What is the proposed use?

Response:

The current use of the property is vacant farm land.  
The proposed use is laid out in a provided concept plan outlining a mixture of duplexes, multi-unit and multi-family housing, and appropriately complimentary businesses.

4. **Compatibility with Surrounding Development:** How is the proposed zoning compatible with surrounding land uses and development patterns?

Response:

The compatibility is validated by the suggestion and guidance of Village counsel and representatives to this zoning; matching the goals of workforce and affordable housing in the area with a mixture of commercial/businesses to further grow the tax base.

5. **Other Relevant Factors:** Are there any other factors the Plan Commission should consider when reviewing this request?

Response: This is a concept plan of what the land would be potentially used for, not the exact outline. Requesting that the focus remains on the ZONING type being requested to support this type of project and not the exact layouts and buildings themselves shown.

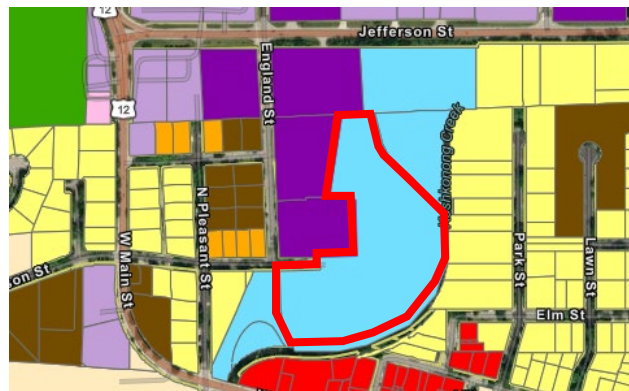
**To:** Village of Cambridge Plan Commission  
**From:** Steve Tremlett, AICP, Zoning Administrator  
**Subject:** Melster Site – Rezoning Application  
**Date:** April 21<sup>st</sup>, 2026

The Village of Cambridge is requesting approval of a rezoning of Village-owned parcel 111/0612-121-2220-1 (Lot 2 CSM 13839), located at the end of East Madison Street, from C Conservancy to R-H High-Density Residential. The intent of the rezone is to position the site for future residential development. See attached application.

Zoning Map:



Subject Area



- C Conservancy
- I Industrial
- MU Mixed Use
- P Public
- PUD Planned Unit Development District
- R-H Residential-High Density Single Family
- R-L Residential-Low Density Single-Family
- R-M Residential-Medium Density Single-Family

## Background

The subject parcel is 8.73 acres of Village-owned land located at the terminus of East Madison Street, bordering the Home Again Assisted Living facility and Koshkonong Creek along its east edge. It previously hosted a warehouse, which was since demolished alongside a land sale to the Village in 2022. The site now contains a mix of paved surface, open space, and tree cover.

Site images [Google Street View]:



August 2011



September 2023

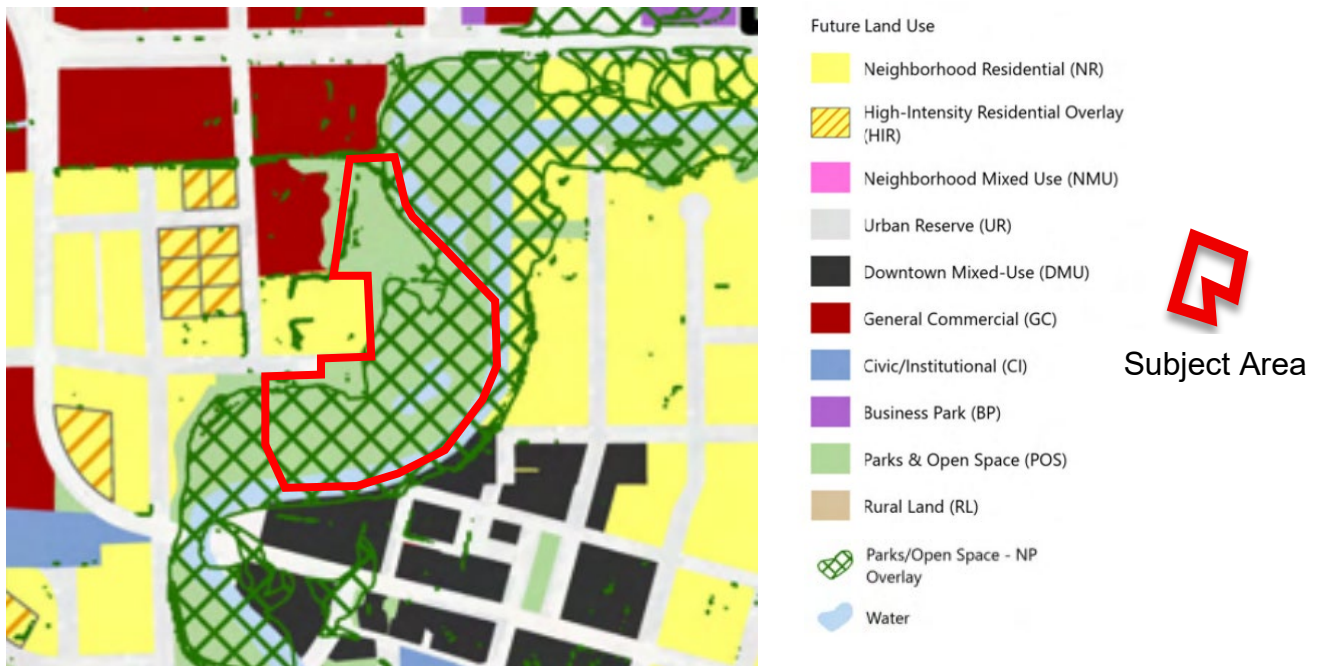
# MEMO

April 21<sup>st</sup>, 2026

## Consistency with the Village’s Comprehensive plan

All rezonings must be consistent with the Future Land Use (FLU) map designation shown in the Village of Cambridge Comprehensive Plan. The subject parcel’s FLU is currently Parks & Open Space, with a large portion of the site within the natural protection overlay. (a map layer indicating environmental features like wetlands, floodplain areas, and steep slopes). Since the proposed rezoning to high-density residential does not fit within the current FLU category, approval of this rezoning must be with the condition that a FLU map/Comprehensive Plan amendment is initiated and approved.

Future Land Use Map [Comprehensive Plan]:



## Impacts on Adjacent Uses

The lot is along the Koshkonong Creek to the south and east, a multi-family lot to the west, and industrial to the north. There are no foreseen issues with this rezone and intended use with the surrounding uses.

## Other Factors

Since the proposed zoning is a residential district, the lot also must be considered developable. While much of the lot is in the 100-year or 500-year floodplain, the large lot contains area in the north and center that are reasonably feasible for development.

**MEMO**

April 21<sup>st</sup>, 2026

Flood Hazard Map Viewer [WDNR]:



**Potential Action**

If the Plan Commission wishes to approve the rezone of Lot 2 CSM 13839 (parcel 111/0612-121-2220-1) to the R-H High-Density Residential Zoning District, the following condition is recommended:

1. Adoption of a future land use map change to the Village's Comp Plan to Neighborhood Residential with the high-intensity overlay.

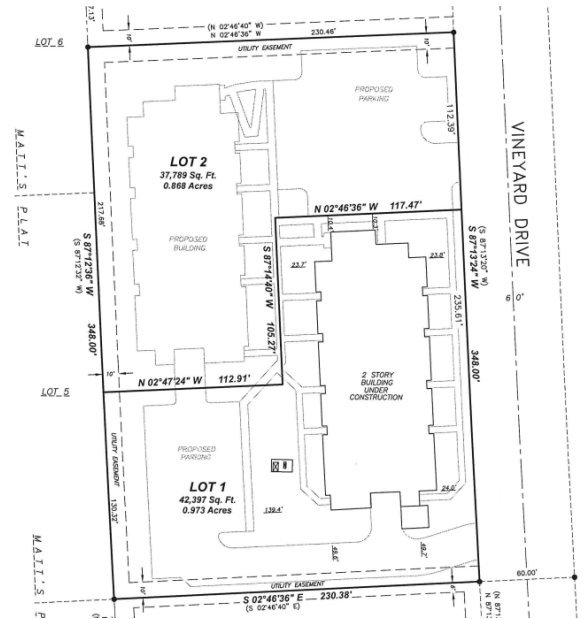
Sincerely,

Stephen Tremlett, AICP, CNU-A  
Zoning Administrator

**To:** Village of Cambridge Plan Commission  
**From:** Steve Tremlett, AICP, Zoning Administrator  
**Subject:** Land Division – Parcel No. 061201291011, 900 Vineyard Drive  
**Date:** April 22<sup>nd</sup>, 2026

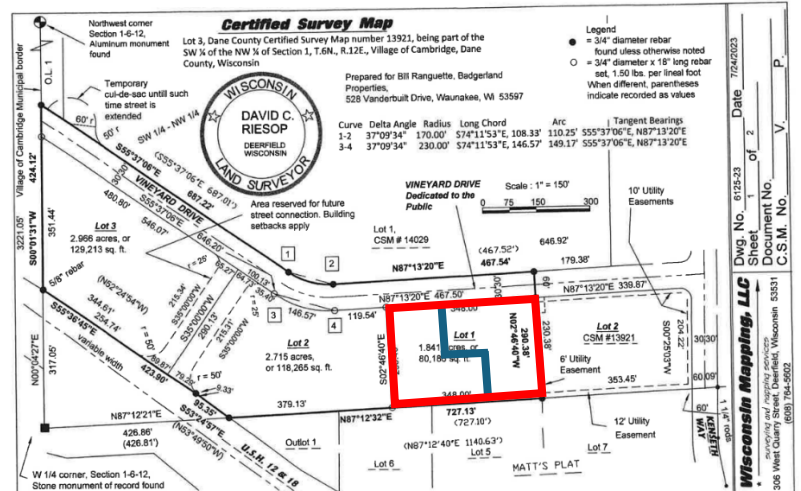
The Village has received an application from Coughland Building Concepts requesting a land division for parcel No. 061201291011, 900 Vineyard Drive, via Certified Survey Map. The developer’s initial plan at this site (i.e., building two multifamily structures) has not changed. The land division application was submitted because the developer believes financing will be easier with the buildings on separate lots. See attached application.

**Note:** Lot 1 has received prior approval and is currently under construction. Lot 2 has not yet been approved or built. Granting this land division does not constitute approval today of the proposed building placement or development plan for Lot 2. *The applicant will be required to have an approved Site, Architectural and Operations Plan Review application prior to issuance of a building permit and before construction.*



## Background

Bill Ranguette of Badgerland Properties platted three lots via CSM in the northwest corner of the Village, including dedicated right-of-way for an extension of Vineyard Drive and a reserved area for a potential connection to U.S. 12/18. This parcel was rezoned to R-H Residential High-Density in early 2024. Proposed Lot 1 of the CSM will have 22 units. The intention is to build a 26-unit building on the proposed Lot 2.



## Applicable Ordinances

- 16.12.050(C) - Land divisions and consolidations by certified survey map
- 17.24.040 - [R-H High Density Residential Zoning District] Lot, building and yard requirements. (regulations updated in 2025)
- 16.24.040 - Lot design standards.

### Consistency with the Village’s Ordinance

Sec. 16.12.050(C) gives the Village of Cambridge the authority to evaluate land divisions in accordance with the Comprehensive Plan and all applicable ordinances. Since the intended use of the land will not be changing with the division, the Comprehensive Plan is not relevant in this review.

#### R-H Zoning District Lot Size, Width, and Density Requirements:

- A. Lot Frontage - 80 feet. **Condition met**
- B. Lot Area – 2,700 square feet per unit. **Condition not met.** Per amended R-H zoning, Lot 1 would be allowed 15 units by right. This development would be legally non-conforming, since this building is under construction and was approved under original zoning code section. Lot 2 could support 14 units per the new R-H zoning requirements, but the applicant has intentions for 26 units.

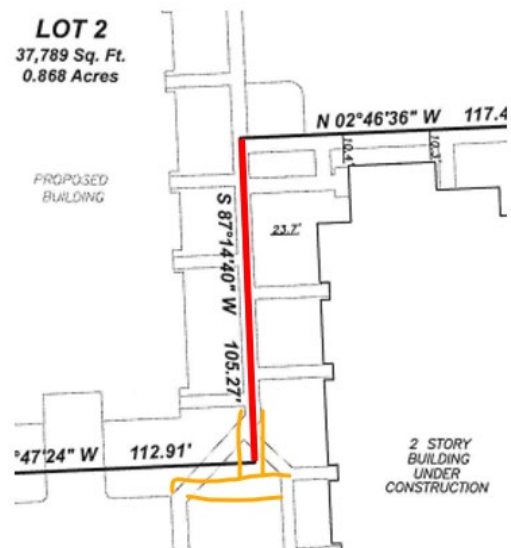
- C. Front yard setback – 20 feet. **Condition met**
- D. Side yard – 6 feet. **Condition met**
- E. Rear yard – 35 feet. **Condition not met.** Lot 1 shows a 23.7 ft setback in portion between the two buildings (shown in red line to the right). Lot 2 shows a 23.0 ft setback. Both lots fall short of the 35-foot requirement.

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
<b>Minimum Yard Setbacks</b>				
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%

- F. Maximum building height. **Condition met – buildings are roughly 32 ft. tall**
- G. Percentage of Lot Coverage. Maximum of seventy percent (70%). **Condition met – lots would be each be roughly 60-65% coverage after splitting**

#### Lot Shape and Design Requirements:

The proposed lots meet Subdivision Code shape and design requirements in Sec. 16.24.040. To avoid access and maintenance issues in the future should one of the lots get sold to a different owner, it’s preferred to have the walkway to be placed on one edge of walkway (not split). When this is brought back through for the site plan review, it’s recommended to remove the diagonal split through the lot lines. One option is shown in the sketch on the right (per the yellow lines). Maintenance of these shared walkways shall be discussed as part of site plan review.



## MEMO

April 9<sup>th</sup>, 2026

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### Zoning Code Parking and Access Requirements:

According to Sec. 17.76.030 - Parking Requirements, all multifamily structures require 2 parking stalls for each dwelling unit. **Condition is met per review outlined below.**

- **Proposed Lot 1 (44 required):** 53 spaces provided (25 surface spaces, 28 underground spaces)
- **Proposed Lot 2 (48 required):** 63 spaces provided (27 surface spaces, 36 underground spaces)

### Mailbox Requirements:

The proposed land division will necessitate the installation of separate Cluster Box Units (CBUs) to adequately serve each parcel. **The applicant should provide clarification on the proposed locations of both CBUs for the future site plan review; however, this is not required for the CSM approval.**

### CONSIDERATION FOR APPROVAL

**The applicant can either present a different concept with a smaller building with the lot line moved to provide a 35-ft setback along the rear lot line (see the graphic on the previous page, shown in red), or submit and approve a Planned Unit Development (PUD) that resolves the zoning deficiencies identified in this review.**

### MSA Recommendation

Should Plan Commission recommend the Village Board approve the CSM for parcel No. 061201291011, 900 Vineyard Drive, it's recommended to conditionally approve with the following conditions:

1. The Village will not sign the CSM until a Planned Unit Development (PUD) overlay rezone is approved with reductions in zoning standards outlined in this staff report, dated 4/22/2026, or the lot line between lots shall provide 35 feet setback from the constructed building.
2. An easement allowing vehicular access from the proposed underground parking on Lot 2 and Vineyard Drive through Lot 1. This easement shall be added to the CSM prior to signature by the Village.
3. Both the CSM and the easement shall be recorded with the Dane County Register of Deeds and a copy shall be provided to the Village.

*Reminder: The applicant will be required to have an approved Site, Architectural and Operations Plan Review application prior to issuance of a building permit and before construction.*

Sincerely,



Stephen Tremlett, AICP, CNU-A  
Zoning Administrator

# Village of Cambridge Land Division Application

200 Spring Street, PO Box 99, Cambridge, WI 53523 ♦ Phone (608) 423- 3712  
<https://cambridgewi.gov>

## Application Information

The Plan Commission meets on the second Monday of each month at 6:30 p.m. in the Amundson Community Center. To be considered for the meeting agenda, submit your complete application (including fee) at least 25 days in advance. Include: 5 hard copies and 1 digital copy of all materials and Environmental Assessment Checklist (required for all land divisions).

If your proposal affects land outside the plat or changes the Village's official zoning map, a public hearing may be required. In that case, the Village will publish a Class 2 notice per §15.08.040 of the Municipal Code. **If you have any questions about the requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-4828 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).**

<b>Owner Name(s):</b> Michael Coughlin	
<b>Applicant Name (if different than above):</b>	
<b>Project Address:</b> 900 Vineyard Dr	<b>Parcel #(s):</b> 111/0612-012-9101-1
<b>Applicant Address (if different than above):</b>	
<b>Applicant Email:</b> Michael@coughlingrp.com	<b>Surveyor:</b> Birrenkott Surveying
<b>Surveyor Phone:</b>	<b>Surveyor Email:</b>
<b>Current Zoning:</b> R-H	<b>Existing Use of Property:</b> 22 unit and 26 unit apartment
<b>Development Size:</b> <u>1.841</u> acres and <u>2</u> lots	<b>Acres Remaining in Parent Parcel:</b> 0
<b>Proposed Zoning:</b> R-H	<b>Plat Name:</b> Vineyard Apartment

<b>Land Division Submittal Checklist:</b>	
<b>Fee (see information at right)</b>	<ul style="list-style-type: none"> <li>Sketch Plan: No fee.</li> <li>CSM: \$350 plus \$50 per lot over 2 lots.</li> <li>Preliminary Plat: \$350 plus \$50 per lot.</li> <li>Final Plat: \$350 plus \$50 per lot.</li> </ul>
Complete Application (this page)	
Sketch plan/CSM/Plat (one hard copy)	
Environmental Assessment Checklist (Appendix A under Section 16.12)	
Project Description & Intent Form (attached)	

**Applicant Signature:** Michael Coughlin **Date:** 3-24-26

**Owner Signature:** Michael Coughlin **Date:** 3-24-26

<b>For Staff Use Only</b>		
<b>Date Received:</b>	<b>Fee Amount:</b>	<b>Paid?</b>
<b>Project to Appear before Plan Commission on:</b>		<b>PH Publication Dates:</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>		
<b>Village Board Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Res # _____) <b>Subject to:</b>		

## **Project Description & Intent – Land Division Application**

Please complete the following sections to describe your proposed land division. This form replaces the need for a separate letter of intent.

### **1. Project Overview:**

*Summarize the proposed land division, including the number of lots, intended use, and any phasing plans.*

The proposed land division is to subdivide the current 22 unit apartment, and the lot where the new 26 unit building. This is strictly for financing purposes.

### **2. Purpose of the Land Division:**

*Explain why the division is being requested and how it supports the goals of the property owner or developer.*

This is to create 2 separate parcels, so each building is on its own lot.

### **3. Infrastructure and Utility Needs:**

*Identify any new or modified infrastructure (roads, water/sewer, stormwater) required for the development. **Provide preliminary engineering, inclusive of conceptual stormwater management plan, for Preliminary Plat review. Provide final engineering plans for Final Plat review.***

N/A. All engineering is complete

### **4. Environmental Features and Considerations:**

*Note any known environmental constraints (wetlands, floodplains, steep slopes, etc.) and how they will be addressed. **Provide wetland delineation report if lands are identified with mapped or wetland type soils per Wisconsin DNR.***

N/A. All engineering is complete

### **5. Additional Information or Special Considerations:**

*Include any other relevant details that may assist staff and the Plan Commission in reviewing your application.*

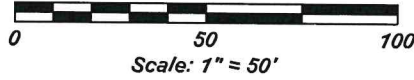
**BIRRENKOTT SURVEYING**



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

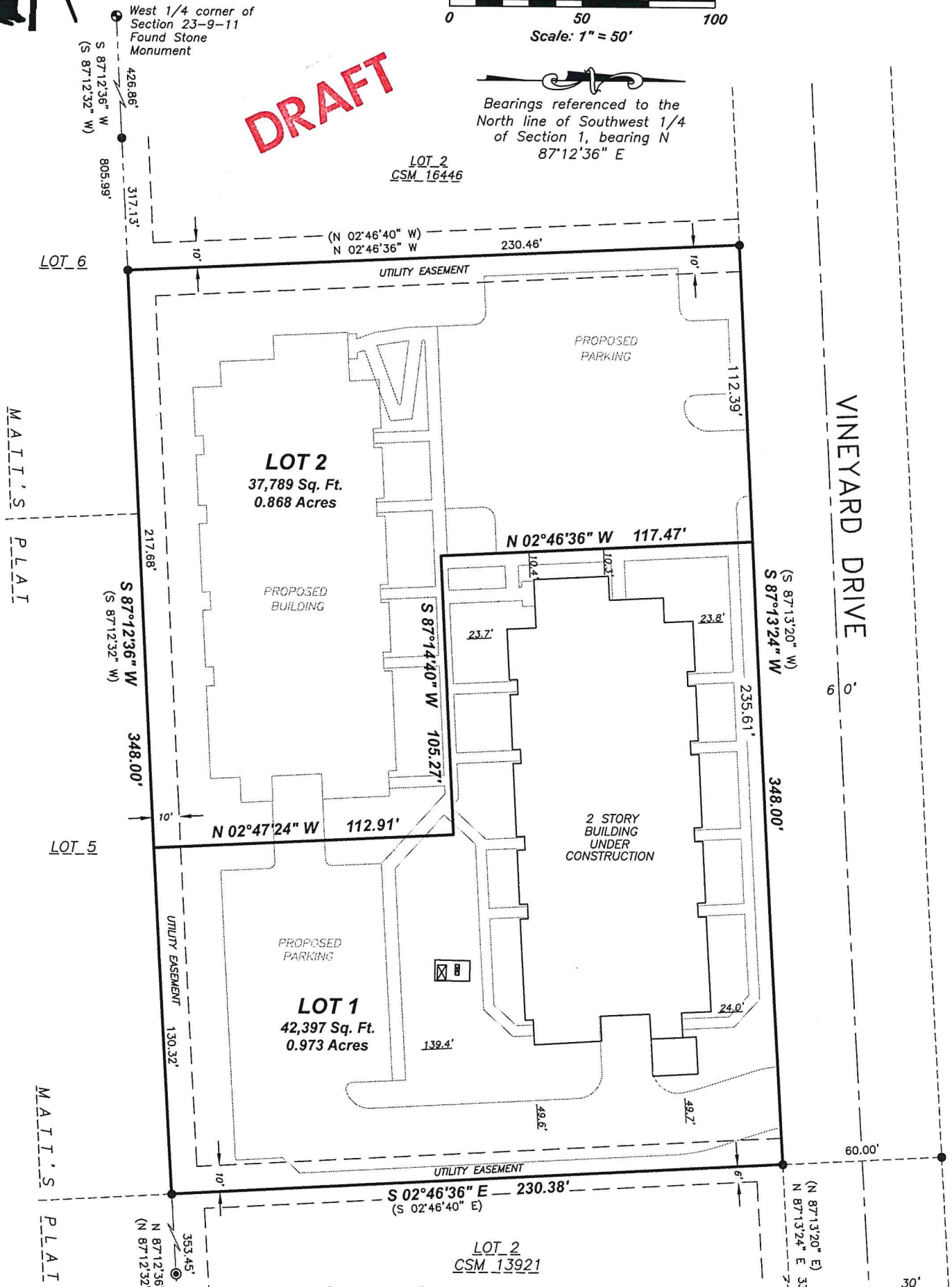
**CERTIFIED SURVEY MAP**

Lot 2, Certified Survey Map No. 12628 as recorded in Volume 79 in Certified Survey Maps on pages 216-217 as Document No. 4497492 located in the Northeast 1/4 of the Southwest 1/4 of Section 1, T6N, R12E, Village of Cambridge, Dane County, Wisconsin.



Bearings referenced to the North line of Southwest 1/4 of Section 1, bearing N 87°12'36" E

**DRAFT**



**Legend:**

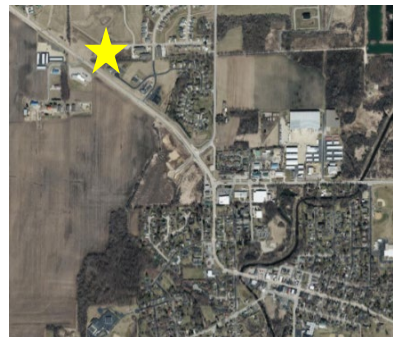
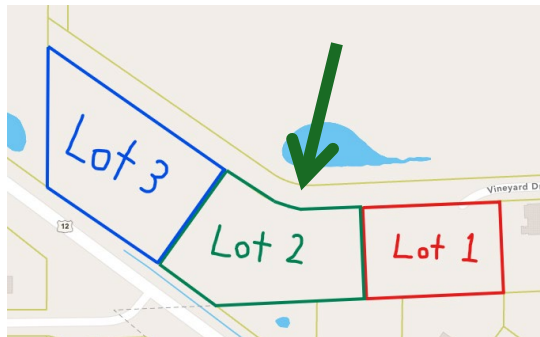
- ⊕ = Section Corner
- = Found 3/4" Iron Bar
- ⊙ = Found 1 1/4" Iron Bar
- = 3/4"x24" Iron Bar set wt.=1.50#/in.ft.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_

**To:** Village of Cambridge Plan Commission  
**From:** Steve Tremlett, AICP, Zoning Administrator  
**Subject:** Rezone and Concept Plan Review – Lot 2, 800 Vineyard Drive  
**Date:** April 22<sup>nd</sup>, 2026

The Village has received an application from Coughland Building Concepts requesting a rezone for parcel No. 061201291121, 800 Vineyard Drive (Lot 2 of the original Vineyard 3-Lot CSM presented in 2024). The developer also provided a concept plan for Lots 2 and 3 to be reviewed as a discussion item. See attached application.

**Note: Lot 2 is still in the concept plan phase, and requires a future submittal of SITE, ARCHITECTURAL AND OPERATIONS PLAN REVIEW. Action on the rezone does not approve the development presented.**



### Background

Bill Ranguette of Badgerland Properties planned 3 lots via CSM in the northwest corner of the Village off of Vineyard Drive, just south of the vineyards owned by the Cambridge Winery. The area is mostly open space with some woods on the south end of Lot 2 and a drainage pond adjacent to the sites. In 2025, the vacant land was sold to Coughlin Building Concepts who is now moving forward with development. The road is a long cul-de-sac, planned to be extended by the developer, alongside a multi-purpose path that has already been constructed.

### Review of the Rezone Application

The parcel is currently zoned B-H Business Highway. The applicant wishes to rezone Lot 2 to R-H High Density Residential.

#### Future Land Use

All rezonings must be consistent with the Future Land Use (FLU) map designation shown in the Village of Cambridge Comprehensive Plan. The subject parcel's FLU designation is High-Intensity Neighborhood Residential, which is intended for parcels well-suited for medium- to high-density development. **This rezoning request is consistent with the Comprehensive Plan.**

Future Land Use Map [Comprehensive Plan]:



# MEMO

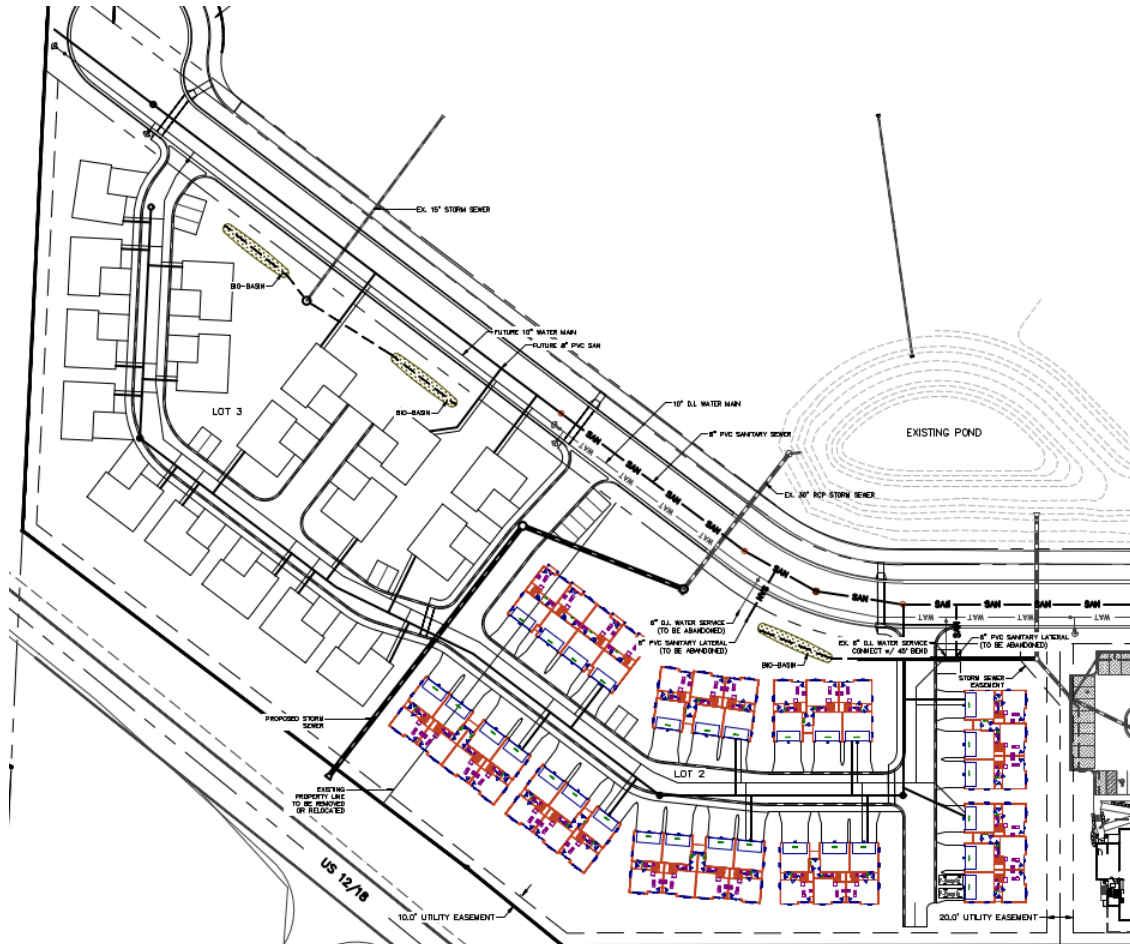
April 22<sup>nd</sup>, 2026

## Impacts on Surrounding uses

There is multi-family residential to the east and currently zoned commercial to the northwest; however, the landowner is intending residential per the concept plan submitted tonight. Across Vineyard Drive is a vineyard with the vines/open space along the roadway. **No foreseen impacts to adjacent landowners.**

## Consistency with the Village's Ordinance per the Concept Plan

Submitted Concept Plan:



The concept plan proposes 47 total units: 30 attached townhomes arranged in groups of 3 and 4 units on Lot 2 of the CSM (with extending the lot line west), and 17 detached houses on Lot 3. Bio-basins are included to improve stormwater drainage, and no major vegetative removal is planned for the wooded area on the southern end of the site. No dedicated parkland is intended, but the site does include open space areas. The developer intends to create a condominium plat for this development.



**MEMO**

April 22<sup>nd</sup>, 2026

**CONCEPT PLAN REVIEW**

The primary focus of this concept submittal is the Lot 2 (townhomes), which includes a request for rezone from B-H (Business Highway) to R-H High Density Residential. **The red text identifies items requiring clarification or further action before the plan advances for Site Plan review on Lot 2. This section does not impact the rezone request.**

**Stormwater Management**

The initial buildout of this area included a regional stormwater facility to manage development on these lots. **A future site plan review will require confirmation that the identified bio-basins will meet all necessary requirements per the Village’s Drainage and Stormwater Management System standards (Chapter 16).**

**Zoning Bulk Standards**

The layout meets lot size and width requirements for the R-H zoning district. The lot is 2.715 acres (approximately 118,265 square feet) with the concept suggesting a future land division to move the western lot line of Lot 2 further west. Per R-H zoning (see table below), the lot could include up to 56 units. The concept presents 30 units. Zoning setbacks and maximum building lot coverage appear to be met.

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
<b>Minimum Yard Setbacks</b>				
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%

Per Section 17.08.030, only one principal structure shall be located, erected or moved onto a lot. The village board may permit as a conditional use (CUP) more than one principal structure per lot in any district where more than one such structure is needed for the orderly development of the parcel. **Although it is not currently permitted, a future condominium plat or Planned Unit Development would allow for multiple units/buildings to be on a lot with a CUP.**

**Access**

The units are provided access via a 24-/25-wide private drive with three access points to Vineyard Drive. **Additionally, the lot layout adjacent to the dead ends may create difficulty for residents backing out of driveways, which should be evaluated.**

**Parking**

Each unit has approximately 20-ft long driveway with two car garages, exceeding the two-space minimum per Sec. 17.76.030. There are 11 surface parking along private roads in Lot 2 with some concern about proximity to the Vineyard Drive access points, as well as impacting backing out vehicles from the driveway.

**Emergency Vehicle Access**

The dead ends on the private drives lack adequate turnaround space, which may raise concerns for fire and EMS response. **MSA recommends this concept plan be forwarded to FIRE/EMS for comment.**

## MEMO

April 22<sup>nd</sup>, 2026

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### Mailbox Locations

The developer should clarify the intended locations of mailbox clusters to ensure appropriate siting with respect to access and circulation.

### Utility Maintenance

The developer should clarify who will be responsible for maintaining utilities along the private drive. If the Village assumes that responsibility, a utility easement should be included in the concept plan to ensure staff access.

### Parkland Dedication

The developer has paid fee-in-lieu costs previously for this development that covered future residential.

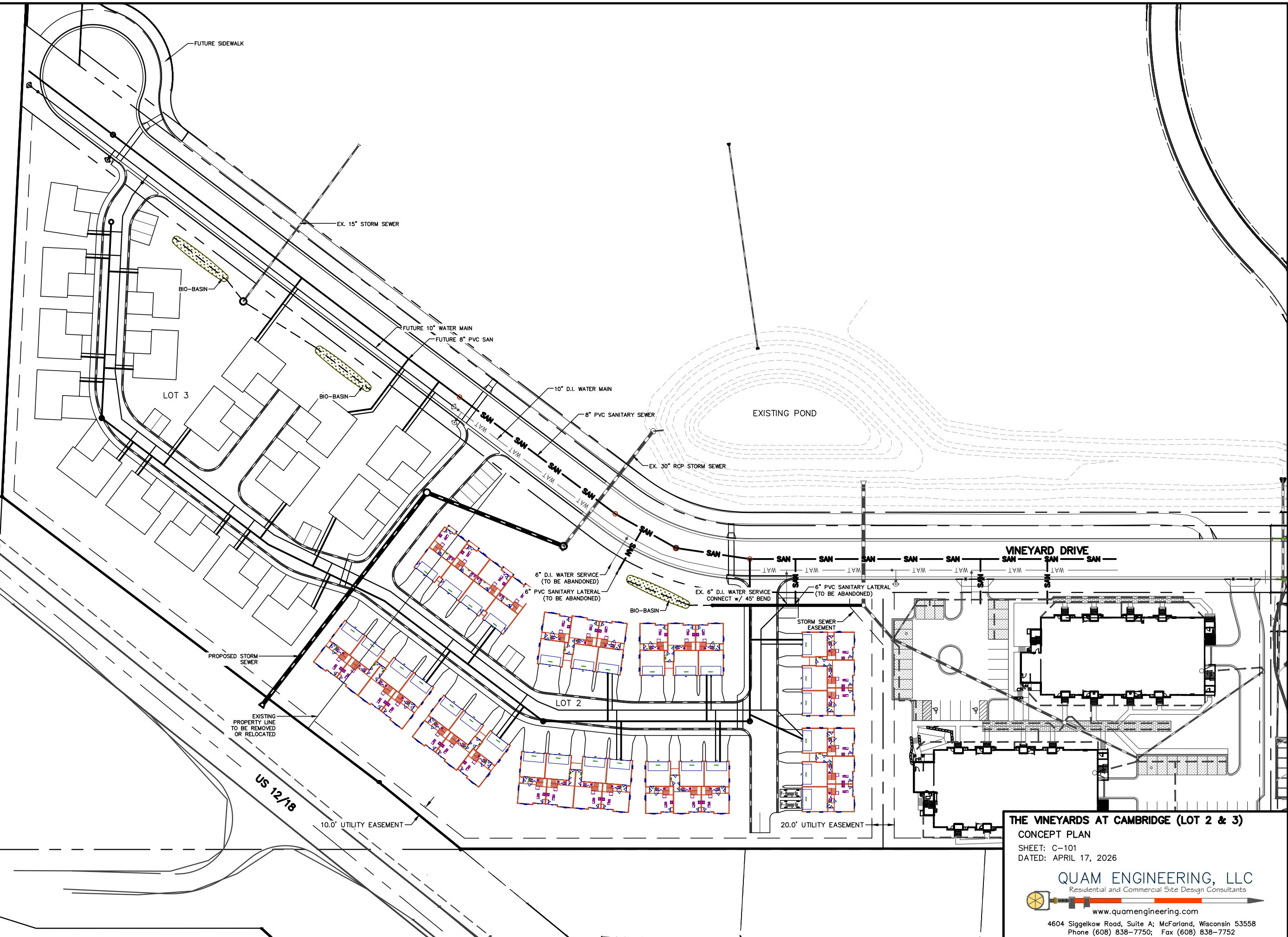
## MSA Recommendation

MSA recommends approval of the rezoning from B-H Business Highway to R-H High Density Residential. Note that this action does not approve the development; it merely approves the potential use. No formal action on the concept plan for Lots 2-3 is required at this time; however, the items identified above should be addressed as the concept plan is refined prior to formal site plan submittal.

Sincerely,



Stephen Tremlett, AICP, CNU-A  
Zoning Administrator



**THE VINEYARDS AT CAMBRIDGE (LOT 2 & 3)**

CONCEPT PLAN

SHEET: C-101

DATED: APRIL 17, 2026

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



www.quamengineering.com

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# Village of Cambridge

## Amendments to Zoning Text and Map (Rezone) Application

200 Spring Street, PO Box 99, Cambridge, WI 53523 ♦ Phone (608) 423- 3712  
<https://cambridgewi.gov>

The Plan Commission meets on the second Monday of each month at 6:30 p.m. in the Amundson Community Center. Submit your complete rezoning application (with \$600 fee) at least **30 days before the meeting** with 1 hard copy and 1 digital copy of all required materials listed below.

The review begins only when the application is complete, and the fee is paid to the Village Clerk. Applicants or their representatives should attend the meeting to present the rezoning request and answer questions. A public hearing is required, with a Class 2 notice published at least 20 days in advance. The Plan Commission will make a recommendation to the Village Board within 60 days of referral.

**If you have any questions about the requirements, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).**

<b>Owner Name(s):</b> Michael Coughlin	
<b>Applicant Name (if different than above):</b>	
<b>Property Address:</b> Lot #2 Vineyard Dr	<b>Parcel #:</b> 111/0612-012-9112-1
<b>Applicant Address (if different than above):</b>	
<b>Applicant Phone:</b> 608-598-0639	<b>Applicant Email:</b>
<b>Current Zoning Designation:</b> B-H	<b>Current Property Use:</b> Vacant Land

The fee for a rezoning request is \$600, payable to the Village of Cambridge. Additional costs may apply if mapping updates or legal review are required. In addition to the required fee, one hard copy and one digital version each of the following items must be provided:

- A scaled plot drawing showing the location, boundaries, dimensions, uses, and size of the subject site; existing and proposed structures; parking; floodplain boundaries (if any); and yard setbacks.
- Complete Rezone Applicant Response Form on the following pages.

I (we) certify that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Cambridge for the purpose of securing information, and posting, maintaining and removing such notices as may be required by law.

**Applicant Signature:** Michael Coughlin **Date:** \_\_\_\_\_

**Owner Signature:** Michael Coughlin **Date:** \_\_\_\_\_

For Staff Use Only	
<b>Date Received:</b>	<b>Fee Paid?</b>
<b>Public Hearing Date:</b>	<b>Public Hearing Publication Dates:</b>
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>	
<b>Village Board Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Ord # _____) <b>Subject to:</b>	

## Map Amendment (Rezone) – Applicant Response Form

Please answer the following questions to help the Plan Commission and Village Board evaluate your rezoning request:

1. **Zoning District:** What is the current zoning designation? What zoning district are you requesting? *Note: confirm current zoning by going to Zoning Viewer located in Village's Plan Commission and Zoning webpage: <https://cambridgewi.gov/long-range-plans/>.*

Response:

The current zoning designation is B-H. We are asking for this to change to R-H

2. **Purpose:** What is the purpose of the rezoning request?

Response:

The purpose of this zoning request is to build and sell, 32 townhome style housing units.

3. **Current and Proposed Use:** What is the current use of the property? What is the proposed use?

Response:

The current use is Vacant Land.

4. **Compatibility with Surrounding Development:** How is the proposed zoning compatible with surrounding land uses and development patterns?

Response:

We believe that this is the best use for this land, as there is currently a housing shortage and this will help people get in to economical housing.

5. **Other Relevant Factors:** Are there any other factors the Plan Commission should consider when reviewing this request?

Response:

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**To:** Village of Cambridge Plan Commission  
**From:** Steve Tremlett, AICP, Zoning Administrator  
**Subject:** Subdivision Ordinance Text Amendments  
**Date:** April 9<sup>th</sup>, 2026

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## Request

Staff requests Plan Commission consider text amendments to the Village of Cambridge Subdivision Code (Title 16). Both amendments are intended to improve clarity and resolve potential conflicts with the Zoning Code (Title 17).

## Background

### **Section 16.24.040 [Lot Design Standards]**

Lot design standards are included in subdivision codes to provide for orderly development and provide adequate infrastructure. Best practices are to use the subdivision ordinance to consider block dimensions and the smallest lot width acceptable as a buildable lot. It is more appropriate to govern lot width/size by the Zoning Code where they can be tailored to each zoning district. More detail is provided below.

#### Lot Widths and Dimensions

The current subdivision ordinance restricts lots at 80 feet wide and 100 feet deep. This can result in regulations that contradict the zoning code. This is the case, as B-G (Business-General) zoning district requires a minimum lot width of 60-ft (which is below the required 80 feet in subdivision ordinance). This also contradicts the recent zoning amendments to the residential and neighborhood mixed use zoning districts.

Also, a minimum lot depth is not necessary as it dictated by creating a habitable building that meets zoning's minimum lot size and setback requirements. To still provide layout requirements, this proposed amendment includes a requirement that "residential lots shall be generally two to one with the shorter dimension oriented along the public street". A rigid 100-foot lot depth may create conditions not intended when the above regulations will meet the intent of this regulation.

#### Lot Frontage on Cul-de-sac/Curves

The zoning code states (under Section 17.08.030) that a lot shall abut a public street, or other officially approved means of access, for a minimum of 25 feet; however, to be buildable, the lot

shall comply with the frontage requirements of the zoning district in which it is located. This should be the standard in the subdivision ordinance.

Both the subdivision ordinance and zoning code (Sec 17.08.050) states residential lot frontages on cul-de-sacs and curves may be less than eighty (80) feet provided the width at the building setback line is at least eighty (80) feet. The zoning regulation also states the street frontage shall be no less than forty-five (45) feet. To not create inconsistencies, these standards should state the lot frontage should meet the **minimum lot width per zoning district** at the front building setback line (vs. a specific number).

#### Arterial and Highway Lots

Subsection D (shown below) states lots abutting arterials and highways shall add an additional 15 feet to the lot width a yard setback. I think this regulation meets best practices for lot dimensioning; however, it should either be removed from this code and stated in the zoning code (under site regulations – Sec. 17.08.030), or the zoning code should reference this standard, so it's not missed. **I am looking for direction from Plan Commission. Currently, we could only amend the subdivision ordinance per the current public hearing and agenda item.**

#### Other Additions

Since we are looking at amendments to the lot dimensions, there should be a discussion on prohibiting flag lots and discouraging them in extraterritorial jurisdiction. Flag lots are where there is a narrow frontage and segment (for driveways) that expands behind other lots.

## Amendments

We are proposing changes to the subdivision ordinance to consider the inconsistencies and concerns noted above. The following excerpt shows the recommended amendments with moved text in **green**, added text in **red**, and removed text that is crossed out ~~red/green~~ text.

### **Sec. 16.24.040 - Lot design standards.**

**A. Access to Public Street.** Every lot shall front or abut a public street, **or other officially approved means of access, for not less than twenty-five (25) feet; however, to be buildable, the lot shall comply with the frontage requirements of the zoning district in which it is located.**

#### **~~A.~~B. Lot Dimension.**

- 1. Size, shape and orientation of lots shall be appropriate for the location and topography of the land division and for the type of development contemplated.**
- 2. Lot dimensions shall conform to the requirements of the zoning code (Title 17), but no less than forty-five (45) feet in width unless approved through a planned unit development. ~~-, but in no case shall have a frontage of less than eighty (80) feet at the front yard building line or a depth of less than one hundred (100) feet. The requirements of the zoning regulations insofar as they may specify greater areas or distance shall be complied with.~~**

- a. **Cul-de-sac and Curve Exemption.** Lot width for residential lots on cul-de-sacs and curves may be met at the minimum building setback requirement of the zoning district in which it is located.
3. **For residential lots, excessive depth in relation to width shall be avoided and a proportion of two to one with the shorter dimension oriented along the public street shall be considered a desirable ratio under normal conditions.**
4. **For commercial or industrial lots, depth and width shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated, as required by the village zoning code.**

~~B. Commercial or Industrial Lots. Depth and width of properties reserved or laid out for commercial or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated, as required by the village zoning code.~~ [Moved to (A)(4) above]

~~C. Minimum Lot Frontage. All lots shall have a minimum of fifty (50) feet of platted frontage on a public street to allow access by emergency and service motor vehicles unless part of a planned unit development approved by the Village Board.~~ [Moved to (A)(2) above]

~~D. C. Lots **Where Abutting Arterials and Highway.** Residential lots adjacent to major and minor arterial streets and highways ~~and/or railroads~~ shall be platted with an extra fifteen (15) feet of lot and an extra fifteen (15) feet of minimum yard setback ~~and shall otherwise be designed to alleviate the adverse effects on residential adjacent lots platted to the major street, highway, railroad or other such features.~~ [Can we move this to the zoning code, meaning remove it here?]~~

~~E. D. **Corner Lots.** Corner lots for residential use shall have extra width to permit full building setback from both streets or as required by applicable zoning regulations.~~

~~F. **Access to Public Street.** Every lot shall front or abut on a public street. Every lot shall front or abut on a public street for a distance of at least fifty (50) feet and shall be not less than eighty (80) feet in width at the front building line, including cul-de-sac lots or as required by the village zoning code, the more restrictive of which shall apply.~~

**E. Flag lots shall be prohibited within the village limits and discouraged within the extraterritorial jurisdiction.**

~~G. F. **Side Lots.** Side lot lines shall be substantially at right angles to or radial to abutting street center lines. Lot lines shall follow village boundary lines.~~

~~H. G. **Double and Reversed Frontage Lots.** Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.~~

~~+~~ **H. Natural Features.** In the dividing of any land, regard shall be shown for all natural features, such as tree growth, water courses, historic spots or similar conditions which, if preserved, will add attractiveness and stability to the proposed development.

~~+~~ **I. Land Remnants.** All remnants of lots below minimum size left over after dividing of a larger tract must be added to adjacent lots or a plan shown as to future use rather than allowed to remain as unusable parcels.

~~+~~ **J. Large Lots.** In case a tract is divided and results in parcels of more than twice the minimum lot size provided for by the village zoning code for the zoning district in which the land is located, such parcels shall be so arranged to permit redividing into parcels in accordance with this chapter and with the zoning code.

~~+~~ **K. Trunk Highway Proximity.** All lots adjacent to state trunk and federal highways shall be platted with additional depth necessary to provide for a building setback line not less than fifty (50) feet from the nearer right-of-way line or one hundred ten (110) feet from the centerline, whichever is more restrictive. The subdivider may appeal this requirement to the village engineer. Upon written request of the village engineer, the Wisconsin Department of Transportation is authorized to then determine building setback requirements equal to or less than those required above in all land divisions (including certified surveys) adjacent to state and federal highways in accordance with the authority granted in the Administrative Code. The required building setback line and additional lot depth shall be platted so as to accommodate such required building setbacks.

~~+~~ **L. Easement Allowance.** Lots containing pedestrian or drainage easements shall be platted to include additional width in allowance for the easement.

~~+~~ **M. Drainage Way and Watercourses.** Lots abutting upon water course, drainage way, channel or stream shall have such additional depth or width as required by the village engineer to obtain building sites that are not subject to flooding from a post development one hundred (100) year storm.

## **Section 16.32 [Improvements]**

The subdivision code currently states that concept plan review is provided at no cost, subject to staff availability. However, the Village fee schedule lists concept plan review at \$300. The proposed amendment aligns the ordinance with the current fee schedule.

### **16.32.010. Administrative and other fees.**

D. **Pre-Application and Concept Plan Review.** ~~There shall be no fee for the village's review of a concept or sketch plan of a proposed land division. However, such reviews shall be conducted only as staff time permits.~~ Fees for pre-application conferences and concept or sketch plan reviews shall be established by the Village Fee Schedule, as amended from time to time.

## Potential Action

If Plan Commission finds these amendments to be in the best interest of the Village, you can vote to “recommend approval by the Village Board amendments to Sections 16.24.040 and 16.32.010 as outlined in the staff report” with or without modifications.

A handwritten signature in black ink, appearing to read "Stephen Tremlett". The signature is fluid and cursive, with the first name being more prominent.

Stephen Tremlett, AICP  
Zoning Administrator