Public Notice of the Village of Cambridge, pursuant to Section 19.84, Wisconsin Statutes, is hereby given to the public and to the news media, that the following meeting will be held:

PLAN COMMISSION

DATE: MONDAY, NOVEMBER 9, 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:** Minutes of October 12, 2026
5. **PUBLIC HEARING**
   a. Parcel 0612-123-0503-1 (601 Wheatland Drive) rezone from High-Density Residential (R-H) to Low - Density (R-L) zoning district.
6. **NEW BUSINESS – ACTION REQUIRED**
   a. Discussion and potential recommendation to the Village Board to adopt an ordinance rezoning Parcel 0612-123-0503-1 (601 Wheatland Drive) from High-Density Residential (R-H) to Low-Density Residential (R-L) zoning district.

   b. Discussion and potential recommendation to the Village Board to approve a two-lot Certified Survey Map (CSM) dividing Parcel 0612-123-0503-1 (601 Wheatland Drive)
7. **OLD BUSINESS – NONE**
8. **QUESTIONS, STAFF REFERRALS, AND FUTURE AGENDA ITEMS**
9. **ADJOURNMENT**

Josie Stine, Utility Clerk/Deputy Clerk

Posted: November 5, 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.

Village of Cambridge
Notice of Public Hearing

PLEASE TAKE NOTICE that the Village of Cambridge Plan Commission will hold a public hearing on Monday, November 9, 2026, at 6:30 p.m. at the Amundson Community Center, 200 Spring Street, Cambridge, Wisconsin, to consider a proposed amendment to the Village of Cambridge Zoning Map. The proposed amendment, requested by John and Patricia Sternad, would rezone the property located at 601 Wheatland Drive (Parcel No. 0612-123-0503-1) from R-H (Residential High Density) to R-L (Residential Low Density). The property will also be considered for a land division to split the lot into two separate single-family lots.

For publication on October 22th and October 29th, 2026.

MSA Memo

To:	Village of Cambridge Planning Commission
From:	John Schwartz, Assistant Planner Stephen Tremlett, AICP, Planning Team Leader
Subject:	601 Wheatland Drive - Rezoning and Land Division (CSM) Applications
Date:	November 6th, 2026

Request

John and Patricia Sternad request approval of two related applications for the approximately 0.75-acre property at 601 Wheatland Drive (Parcel No. 0612-123-0503-1):

1. **Zoning Map Amendment**: Rezone the property from R-H (High-Density Residential) to R-L (Low-Density Residential).
2. **Land Division:** Approve a two-lot Certified Survey Map (CSM) separating the existing single-family home from a vacant portion of the property.

Background

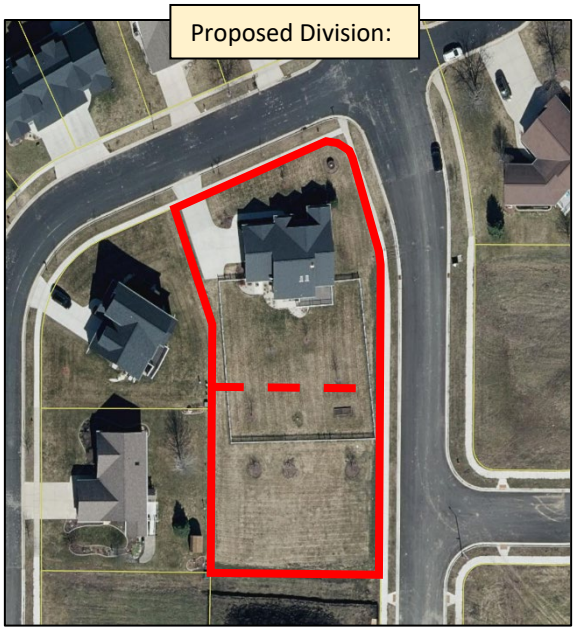
The property is located at the intersection of Johnson St and Wheatland Dr within the Scott Fields residential neighborhood, which was platted across the late 2010's. The property is currently zoned R-H High-Density Residential. The larger lot was once intended to be for duplex or four-unit development, and ended up being developed as a single family residence.

The proposed CSM would create the following lots:

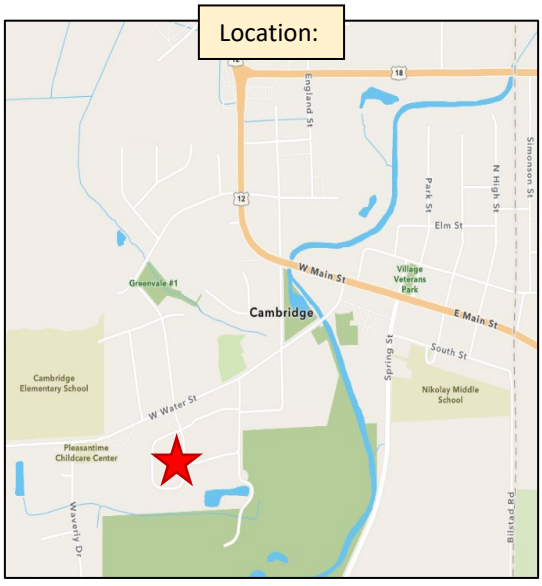
- Lot 1: 18,665 square feet (0.43 acres), containing the existing single-family home.
- Lot 2: 14,100 square feet (0.32 acres), currently vacant and intended for eventual residential development.

The applicants intend to retain the existing home on Lot 1 and sell the newly created vacant Lot 2.

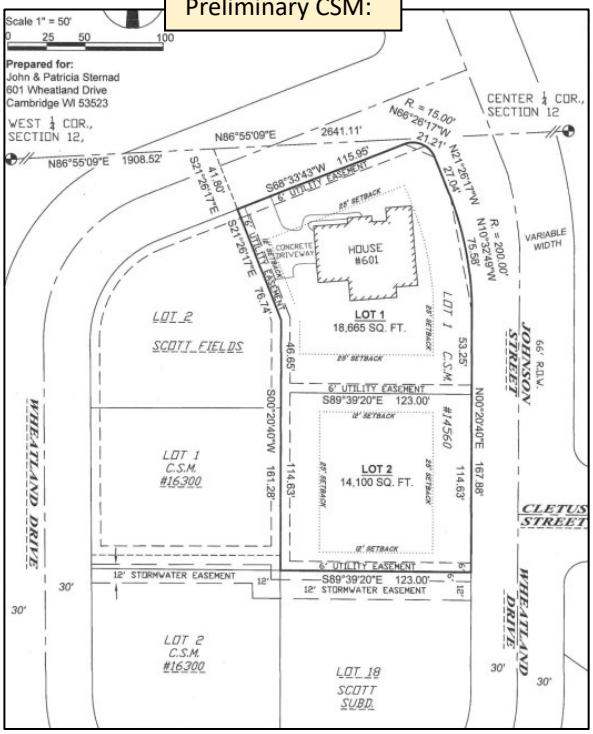
Proposed Division:



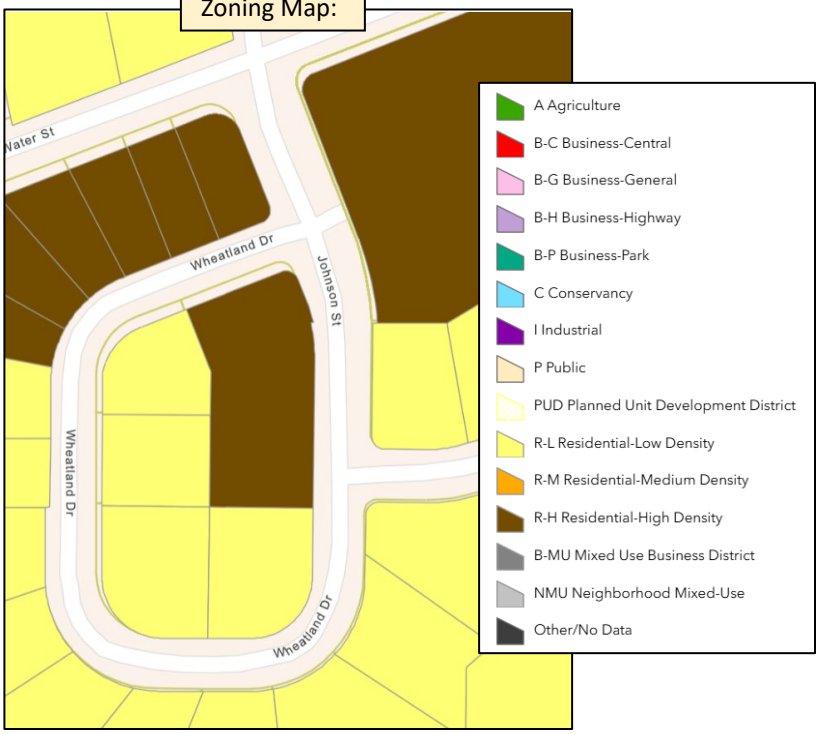
Location:



Preliminary CSM:



Zoning Map:



The two land use applications are reviewed separately below.

ITEM 1: REZONING

The applicant requests rezoning the entire property from R-H to R-L. The R-H District is intended to accommodate multiple-family residential development and excludes single-family dwellings from its permitted uses. The R-L District specifically permits single-family dwellings.

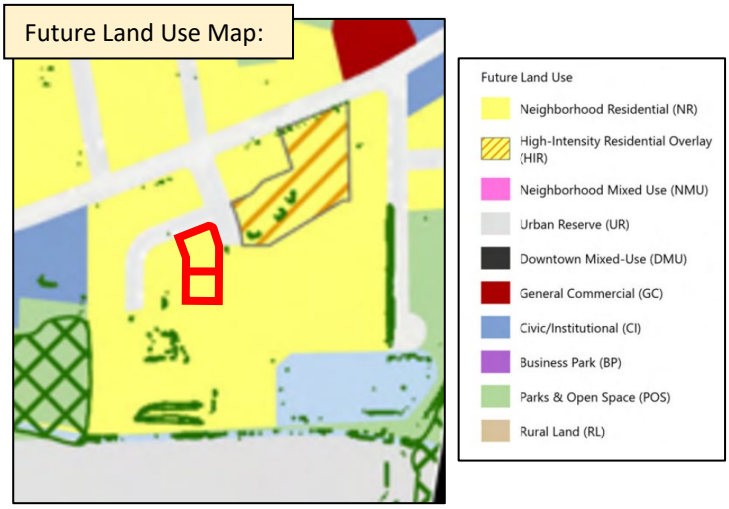
The requested rezoning would align the property's zoning designation with its existing nonconforming single-family residential use and the applicants' intended use of the newly created lot.

Consistency with the Comprehensive Plan

The proposed rezoning is consistent with the Comprehensive Plan's future land use designation of Neighborhood Residential. Most notably, the site was not assigned the 'High-Intensity Residential Overlay' given to areas where higher densities are intended.

The change to R-L would reduce the range and intensity of residential development permitted on the property.

Future Land Use Map:



Compatibility with Surrounding Development

The surrounding Scott Fields neighborhood contains predominantly single-family residential development. The proposed R-L designation would be compatible with this development pattern and would not introduce a new or more intensive land use.

Potential Action

Plan Commission may recommend approval by the Village Board of the zoning map amendment for the CSM parcels under the parent parcel #0612-123-0503-1 from R-H High-Density Residential to R-L Low-Density Residential.

ITEM 2: LAND DIVISION

The applicants propose dividing the existing property into two lots through a Certified Survey Map. Proposed Lot 1 (northern lot) would retain the existing single-family home and driveway, while proposed Lot 2 (southern lot) would be vacant and available for future residential development.

Consistency with the Subdivision and Zoning Ordinances

Subdivision Ordinance
The general lot design standards of Sec. 16.24.040 appear to be met by the proposed land division. This includes:

(B)(2) - but no less than forty-five (45) feet in width unless approved through a planned unit development. **(met)**
(B)(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. **(met)**
(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.. **(met)**

Zoning Ordinance
The dimensional requirements of the proposed R-L Low-Density Residential District appear to be met by the proposed land division.

Lot design standards (applicable to both lots)

1. Lot Area: Minimum 10,000 square feet. Proposed Lot 1 is 18,665 square feet, and Lot 2 is 14,100 square feet. **(met)**
2. Lot Frontage: Minimum 75 feet. Both lots appear to have 114+ feet of street frontage. **(met)**

Dimensional standards (applicable to lot containing existing home):

1. Principal Building Setbacks: The new lot line must not create a zoning nonconformity affecting the existing single-family home. Applicable setbacks include:
    - Front yard: Minimum 25 feet. **(met)**
    - Side yards: Minimum 10 feet. **(met)**
    - Rear yard: Minimum 35 feet. **(met)**
2. Lot Coverage: Maximum 30 percent. Final lot coverage calculations have not been provided, but MSA's estimate is roughly ~25 coverage. **(met)**

Future construction on Lot 2 would be subject to zoning requirements and permitting.

Potential Action

Plan Commission may recommend conditional approval to the Village Board of the two-lot Certified Survey Map for Parcel No. 0612-123-0503-1, subject to the following conditions:

1. Prior to the Village signing the CSM, the lots shall be rezoned from R-H to R-L.
2. All applicable Village review fees shall be paid, and a recorded copy of the CSM shall be provided to the Village following recording with the Dane County Register of Deeds.

Sincerely,

MSA Planning Staff

Preliminary Certified Survey Map

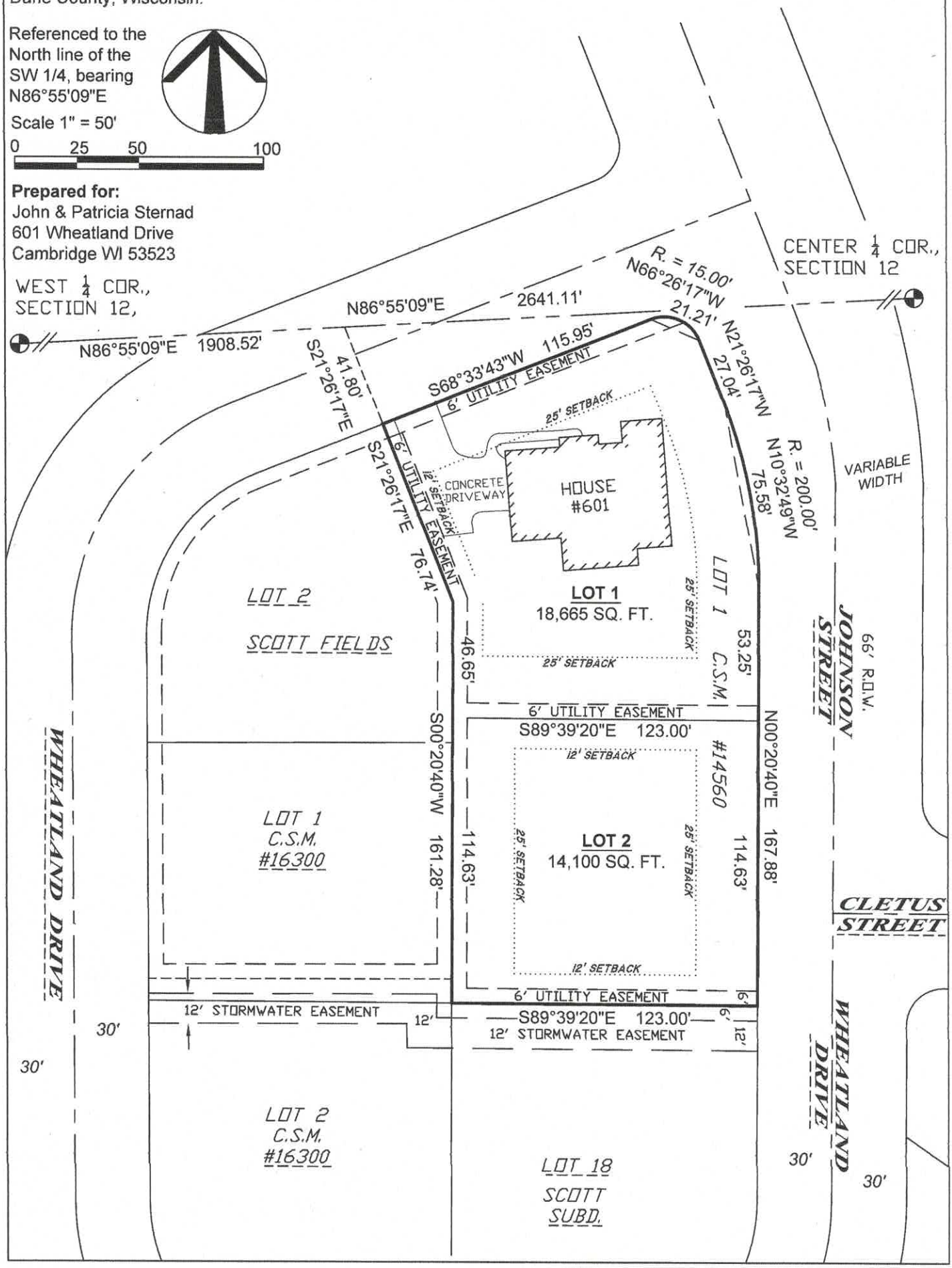
Lot 1 of Dane County Certified Survey Map Number 14560, being further located in part of the NE 1/4 of the SW 1/4 of Section 12, Town 6 North, Range 12 East, Village of Cambridge, Dane County, Wisconsin.

Referenced to the North line of the SW 1/4, bearing N86°55'09"E

Scale 1" = 50'

0 25 50 100

Prepared for:
John & Patricia Sternad
601 Wheatland Drive
Cambridge WI 53523



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-~~4928~~ 6621 or** stremlett@msa-ps.com.

Owner Name(s): John A. & Patricia M. Sternad	
Applicant Name (if different than above):	
Project Address: 601 Wheatland Drive	**Parcel #(s):** 111/0612-123-0503-1
Applicant Address (if different than above):	
Applicant Email: jasternad@gmail.com	**Surveyor:** David Riesop
Surveyor Phone: (608) 225-5864	**Surveyor Email:** wismapping@charter.net
Current Zoning: High Density	**Existing Use of Property:** Residential / Single Family
Development Size: _____ acres and _____ lots	**Acres Remaining in Parent Parcel:**
Proposed Zoning: Same	**Plat Name:** Scott Fields Lot 1

	Land Division Submittal Checklist:	
	Fee (see information at right)	• Sketch Plan: No fee. • CSM: $350 plus $50 per lot over 2 lots. • Preliminary Plat: $350 plus $50 per lot. • Final Plat: $350 plus $50 per lot.
	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: _____ **Date:** _____

Owner Signature: John A. Sternad **Date:** 10-5-26

For Staff Use Only		
Date Received: 10-6-26	**Fee Amount:** $350	**Paid?** Yes
Project to Appear before Plan Commission on:		**PH Publication Dates:**
Plan Commission Recommendation: ☐ Denied ☐ Approved **Subject to:**		
Village Board Decision: ☐ Denied ☐ Approved (Res #_____) **Subject to:**		

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.

Owner Name(s): John and Patricia Sternad	
Applicant Name (if different than above):	
Property Address: 601 Wheatland Drive	***Parcel #:*** 0612-123-0503-1
Applicant Address (if different than above):	
Applicant Phone: 608-345-9835	***Applicant Email:*** jasternad@gmail.com
Current Zoning Designation: Res HD	***Current Property Use:*** Single Family Res

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: Patricia Sternad ***Date:*** 10-14-26

Owner Signature: Patricia Sternad ***Date:*** 10-14-26

For Staff Use Only	
Date Received: 10-14-26	***Fee Paid?*** $600.00
Public Hearing Date:	***Public Hearing Publication Dates:***
Plan Commission Recommendation: ☐ Denied ☐ Approved ***Subject to:***	
Village Board Decision: ☐ Denied ☐ Approved (Ord #_____) ***Subject to:***	

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: Current : Residential High Density
Requested : Residential Low Density

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

Response: Land division application

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

Response: Current : Single family Residential
Proposed : Same

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

Response: Proposed zoning would make the property conforming with single family dwellings

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

Response: Our intention is to sell the newly created parcel (Lot 2)