

# Village of Cambridge Plan Commission

**Monday, April 11, 2022 – 6:30 P.M.**  
**Amundson Community Center, Community Room**  
**200 Spring Street**

## **PUBLIC HEARING**

1. Call to Order/Roll Call
2. Proof of Posting
3. Public Hearing regarding rezone request from Kris and Nadine Breunig for the following tax keys, to be rezoned from Public to Conservancy: TAX KEYS: 0612-122-0423-5 and 0612-122-0446-8
4. Public Hearing regarding rezone request from Richard and Jean Scott for the following tax key, 0612-123-0007-1, to be rezoned from Agriculture to R-L, Residential Low Density Single Family.
5. Adjournment of Public Hearing.

## **AGENDA**

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on March 14, 2022
4. Public Appearances:
5. New Business: Discussion and Possible Action regarding:
  - a. Rezone Request from Kris and Nadine Breunig to rezone tax keys 0612-122-0423-5 and 0612-122-0446-8 from Public to Conservancy.
  - b. Rezone Request from Richard and Jean Scott to rezone tax key 0612-123-0007-1 from Agriculture to R-L, Residential Low Density Single Family.
6. Unfinished Business:
  - a. Lagoon Drive Update
7. Correspondence:
  - a. DOT Intersection Control Evaluation Comments
8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:
  - a. Building Bond
  - b. Scott Farms proposed subdivision expansion
    - i. General Overview of Project
    - ii. Preliminary and Final Plat
9. Adjournment of Meeting

### Note

- 1) Persons Needing Special Accommodations Should Call 423-3712 At Least 24 Hours Prior To The Meeting.
- 2) More Specific Information About Agenda Items May Be Obtained By Calling 423-3712.
- 3) Final Plan Commission Agendas Are Typically Posted By 4 Pm On The Friday Preceding The Regular Meeting At The Amundson Community Center, Cambridge Post Office, Cambridge News Office And Cambridge State Bank.

*Lisa Moen, Village Administrator/Clerk/Treasurer*

**Village of Cambridge**  
**Plan Commission**  
**Monday, March 14, 2022 – 6:30 P.M.**  
**Amundson Community Center**  
**200 Spring Street**

**MINUTES**

1. Call to Order / Roll Call: Chairperson Wittwer called the meeting to order at 6:33 p.m. Members present: Commissioners Michalski, Hollenbeck, Anderson, Franklin, Milsap, Wittwer. Absent Sollenberger. Others present: Lisa Moen, Administrator/Clerk; Chrissie Brynwood, Treasurer; President McNally; Dean Lund; Jane Landretti, Village Attorney; Kayla Sipple South Central Landscapes; Karen Seamon, Cambridge News.
2. Proof of Posting: Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank, and the Village Website.
3. Approve Minutes from Plan Commission Meeting on December 13, 2021.

*Commissioner Franklin made a motion to approve the meeting minutes from December 13, 2021, seconded by commissioner Hollenbeck. Motion Carried.*

4. Public Comment

Kayla Sipple-South Central Landscapes mentioned the smart growth plan is not on the website. Would like a copy of it. She does realize the website is having some technical difficulties currently. Treasurer Brynwood stated she is trying to get the website updated.

Mark McNally mentioned that this may be a county issue but there are several trees down along the Cam Rock trail. They are not in the path but alongside of it.

5. Old Business: Discussion and Possible Action re: None

6. New Business:

- a. Discuss Possible Options to Implement Subdivision Grading Requirements with Possible Recommendation on Procedure and Enforcement.

Attorney Landretti stated that there is a memo included in the packet that goes into details regarding the grading requirements. She stated that building inspector looks at the home itself and that the Vineyard Subdivision complies. Trustee Franklin mentioned the issue in the vineyards is Vulcan is raising the grading that may cause possible flooding, Trustee Franklin said the builder should supply the as-built also mentioned that the building inspector have a site plan. But in the winter the grading plan may have issue a temporary occupancy permit for 90-days. Building inspector could compare to master grading. Trustee Franklin does not want to cause undue burden

to staff to carry this out. New building inspector will have office hours to be able to address the grading at that time. This will hold the builder accountable to be sure grading is accurate. He also mentioned that we have an ordinance to enforce. Attorney Landretti explained that the village always has enforcement discretion. This is a policy issue. Not all small communities even use this, it's meant for more larger communities.

*Trustee Franklin made a motion to recommend to the village board to enforce spot grading per the, as built and to issue a temporary occupancy permit for 120 days with any fees to the village are billed to the builder. Seconded by Trustee Milsap. Motion carried,*

b. Discussion and Possible Action Regarding Smart Growth Plan

Administrator Moen explained that the smart growth plan is set to expire in 2025. Since the village recently had a consultant gather information in regard to the solar development. Now would be a good time to go out and ask Roeffer's for a quote to update the entire Smart Growth plan.

*Chairperson Wittwer made a motion to recommend to the village board to obtain a quote for Roeffer's to update the entire Smart Growth plan. Seconded by Trustee Franklin. Motion carried.*

c. Discussion and Possible Action Regarding Intergovernmental Agreement with Town of Christiana

Tabled at this time until further knowledge of Solar development April 10,2022.

7. Correspondence: None

8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:

- a. Rezone - Kris and Nadine Breunig
- b. Building Bond
- c. Lagoon Dr Update
- d. Scot Farms proposed subdivision expansion
  - i. General Overview of Project
  - ii. Preliminary and Final Plat
  - iii. Rezoning

*Kwik Trip / Pub*

9. Adjournment of Meeting: Commissioner Franklin made a motion to adjourn the March 14, 2022, Plan Commission meeting, seconded by Commissioner Anderson. Motion carried. Chairperson Wittwer adjourned the meeting at 7:45 p.m.

**VILLAGE OF CAMBRIDGE  
NOTICE OF PUBLIC HEARING**

**REZONE**

Public notice is hereby given that the Plan Commission of the Village of Cambridge will hold a public hearing at 6:30 p.m., Monday, April 11, 2022, at the Amundson Community Center, 200 Spring Street, Cambridge, WI for the purpose of hearing all interested parties, their attorney's or agents with respect to the application for a rezone for the property located near West Ridge Circle , submitted by Kris and Nadine Breunig.

TAX KEYS: 0612-122-0423-5  
0612-122-0446-8

Be advised that pursuant to Section 17, this property is currently zoned Public and the request is to change the Zoning to Conservancy.

The Village of Cambridge will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The Village Clerk can be reached at: (608) 423-3712.

Dated this 24th day of March, 2022.

Lisa Moen  
Village Clerk

Publish: March 31 and April 7, 2022  
Posted: March 25, 2025

## Village of Cambridge Plan Commission - Rezoning Application Form

I (We), the undersigned owner(s) agent do hereby petition the Plan Commission to grant a Zoning Amendment:

	Owner/agent	Contractor
Name	KRIS & Nadine Breunig	
Address	104 W Ridge Cir	
Phone	920-342-9261 920-342-9263	

Legal Description: 111 to 0612 W S 122 - 0423 : 5 E Village of Cambridge 111/0612-122-0446-8  
 Tax Parcel #: 111/061212204235 8 Address: 111/061212204468  
 Current Zoning: X4 Requested Zoning Classification: G5

List names and addresses of all abutting property owners within 200 feet of subject site lot lines:

- |   |                           |                    |
|---|---------------------------|--------------------|
| 1 | Name                      | Address            |
|   | Lawson Rev Tr, Teri L     | 504 W Madison St   |
| 2 | Name                      | Address            |
|   | Charles J Rusch           | 502 W Madison St   |
| 3 | Name                      | Address            |
|   | Fosdick Living Tr, Duncel | 102 W Ridge Cir    |
| 4 | Name                      | Address            |
|   | Richard Kraemer, Jeanette | 106 W Ridge Cir    |
|   | Tristan McGough, Lynne    | 108 West Ridge Cir |
|   | Dennis Graham, Jane       | 110 West Ridge Cir |

REASON FOR YOUR REQUEST - Please clearly describe your request including proposed operation or use of the structure and number of employees:

Babcock Tr, Sara O & Timothy 112 W Ridge Cir  
Hinchley Rev Tr, Duane & Tina

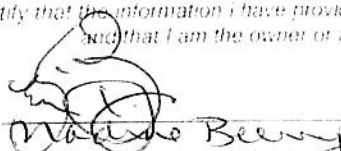
- Buying property currently owned as public property.

ATTACH A SITE PLAN detailing the following (as applicable): Draw to scale or provide accurate measurements:

- |  |  |
|--|--|
| <input type="checkbox"/> Property Lines (a survey may be needed) | <input type="checkbox"/> Dimension and location of existing structures within 200 feet of subject lot lines. |
| <input type="checkbox"/> Utilities, roadways and easements       | <input type="checkbox"/> Dimension and location of proposed structures and parking facilities.               |
| <input type="checkbox"/> Anything else related to your request.  | <input type="checkbox"/> Location and classification of existing and proposed zoning.                        |

I certify that the information I have provided in this application is true and accurate and that I am the owner or authorized agent of the owner.

SIGNATURE:



DATE:

2/26/2022

RETURN TO CLERK'S OFFICE AT 200 SPRING STREET WITH PAYMENT  
 Please make payable to Village of Cambridge

# Parcel Number - 111/0612-122-0423-5

Current

## Parcel Summary

Municipality Name: VILLAGE OF CAMBRIDGE  
 Parcel Description: ASSESSORS PLAT PRT OUTLOT 63 DESCRAS CO...  
 Owner Name: CAMBRIDGE, VILLAGE OF  
 Primary Address: No parcel address available.  
 Billing Address: PO BOX 99  
 CAMBRIDGE WI 53523

## Current Year Assessment

Assessment Year: 2021  
 Valuation Classification: X4  
 Assessment Acres: 0.000  
 Land Value: \$0.00  
 Improved Value: \$0.00  
 Total Value: \$0.00

## Assessment Contacts

### Assessment Contact Information

For questions or to schedule an appointment contact:

**Assessor:** ACCURATE APPRAISAL LLC  
**Phone:** 920-749-8098  
**Email:** INFO@ACCURATEASSESSOR.COM

**Clerk:** LISA MOEN  
**Phone:** 608-423-3712  
**Email:** LMOEN@CLC.CAMBRIDGE.WI.US

## Open Book/Board Of Review Dates

### Open Book

Open Book dates have passed for the year.

### Board Of Review

Board of Review dates have passed for the year.

## Zoning Information

Contact your local city, village or town office for municipal zoning information.

## Parcel Map



## Current Year Taxes (2020)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
<b>Taxes:</b>		\$0.00
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$0.00

## Districts

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	05/03/1976	1466917	674	205

# Parcel Number - 111/0612-122-0446-8

Current

## Parcel Summary

Municipality Name: VILLAGE OF CAMBRIDGE  
Parcel Description: ASSESSORS PLAT PRT OUTLOT 63 COM SW COR ...  
Owner Name: CAMBRIDGE, VILLAGE OF  
Primary Address: No parcel address available.  
Billing Address: PO BOX 99  
CAMBRIDGE WI 53523

## Current Year Assessment

Assessment Year: 2021  
Valuation Classification: X4  
Assessment Acres: 0.000  
Land Value: \$0.00  
Improved Value: \$0.00  
Total Value: \$0.00

## Assessment Contacts

### Assessment Contact Information

For questions or to schedule an appointment contact:

Assessor: ACCURATE APPRAISAL LLC  
Phone: 920-749-8098  
Email: INFO@ACCURATEASSESSOR.COM

Clerk: LISA MOEN  
Phone: 608-423-3712  
Email: LMOEN@CLC.CAMBRIDGE.WI.US

## Open Book/Board Of Review Dates

### Open Book

Open Book dates have passed for the year

2021 Open Book Dates: 04/20/2021 - 04/29/2021  
2022 Open Book Dates: 04/20/2022 - 04/29/2022

### Board Of Review

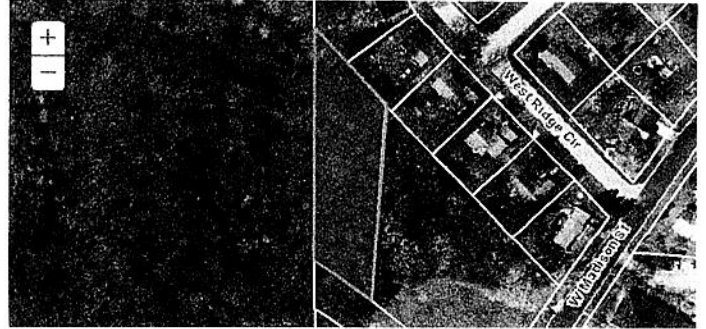
Board of Review dates have passed for the year

2021 Board of Review Dates: 05/10/2021 - 05/19/2021  
2022 Board of Review Dates: 05/10/2022 - 05/19/2022

## Zoning Information

Contact your local city, village or town office for municipal zoning information.

## Parcel Map



## Current Year Taxes (2020)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
Taxes:		\$0.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$0.00

## Districts

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/06/1988	2102386	11915	80

# FORESTRY ASSISTANCE LOCATOR

## DNR SERVICE FORESTERS SERVING DANE COUNTY

Forester	Name	Address	Phone/Email	Area Served
DNR SERVICE FORESTER	Nicholas Koltz	2514 Avenue Street Janesville, WI	608-735-0497 nicholas.koltz@wisconsin.gov	Dane County: Alton, Blooming Grove, Bristol, Burke, Christiana, Cottage Grove, Deerfield, Durbin, Eau Claire, Fitchburg, Madison, Medina, Oregon, Pleasant Springs, Rudolph, Sun Prairie, Verona, Windsor, Westport, York - Jefferson County, Rice County and Walworth County; Other Counties
DNR SERVICE FORESTER	Wesant	3911 F'st Hatchery Road Fitchburg, WI 53711		Dane County: Berry, Black Earth, Blue Mounds, Cross Plains, Dane, Monona, Middleton, Montross, Peru, Sherwood, Roxbury, Springdale, Springfield, Vermont, Verona - Green County; Other County - Langdon County; Erie County
DNR TAX LAW FORESTRY SPECIALIST	Matt Singer	1400 E. W. Johnson Dr. Burlington, WI 53510	608-482-0227 matt@singer@scansin.gov	Erie County

## COOPERATING FORESTERS SERVING DANE COUNTY

Forester	Name	Address	Phone/Email	Area Served
ANDREW MCCOMB	Consulting Forester			
CANOPY FOREST CONSULTING	Consulting Forester			
COMPASS LAND CONSULTANTS, INC	Consulting Forester			
POTLACH DELTAIC LAND & LUMBER, LLC	Industrial Forester			

City	State	Contact
Monona	WI	andrew.mccomb 608-445-2790 adm@combc.com
Kronenwetter	WI	Jason Polley 715-791-9288 jason@polley@gmail.com
Monona	WI	Jeff Olsen 715-386-0100 jeff@compasslandconsultants.com
Duane	WI	Jason Hovet 906-251-1319 jason.hovet@potlachdeltaic.com



**VILLAGE OF CAMBRIDGE  
NOTICE OF PUBLIC HEARING**

**REZONE**

Public notice is hereby given that the Plan Commission of the Village of Cambridge will hold a public hearing at 6:30 p.m., Monday, April 11, 2022, at the Amundson Community Center, 200 Spring Street, Cambridge, WI for the purpose of hearing all interested parties, their attorney's or agents with respect to the application for a rezone for the property located near Scott Road, submitted by Richard and Jean Scott.

TAX KEY: 0612-123-0007-1

Be advised that pursuant to Section 17, this property is currently zoned Agriculture and the request is to change the Zoning to R-L, Residential Low Density Single Family.

The Village of Cambridge will attempt to accommodate anyone with special needs if requests are made a sufficient time in advance. The Village Clerk can be reached at: (608) 423-3712.

Dated this 24th day of March, 2022.

Lisa Moen  
Village Clerk

Publish: March 31 and April 7, 2022  
Posted: March 25, 2022

## Village of Cambridge Plan Commission – Rezoning Application Form

I, (We), the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment

	Owner/agent	Contractor
Name	Richard A. Scott, Jean M. Scott	Jaron Forest, Forest Landscaping & construction INC.
Address	15 Dilema Dr Cambridge, WI 53523	W8583 Finch Brothers Road Lake Mills, WI 53551
Phone	608-423-4176	920-648-8704

Legal Description <sup>and</sup> NE 1/4 of SW 1/4  
SE 1/4, NW 1/4, S 12 T 6 N. R 12 E. Village of Cambridge  
 Tax Parcel # 111/0612-123-0007 Address: No Address on Scott Rd  
 Current Zoning Agriculture Requested Zoning Classification R-L Low Density

List names and addresses of all abutting property owners within 200 feet of subject site lot lines:

- |         |                                 |         |                         |
|---------|---------------------------------|---------|-------------------------|
| 1. Name | <u>Scott Farm Condominiums</u>  | Address | <u>Country Lane</u>     |
| 2. Name | <u>Mike + Renelle Champagne</u> | Address | <u>410 Terrace St</u>   |
| 3. Name | <u>Phil + Winona Strubusch</u>  | Address | <u>414 Terrace St</u>   |
| 4. Name | <u>Murphy Rev. tract</u>        | Address | <u>601 Wheatland Dr</u> |
- multiple owners*  
*more on next page*

REASON FOR YOUR REQUEST - Please clearly describe your request, including proposed operation or use of the structure and number of employees.

*To create a residential subdivision with 19 single family home sites.*

ATTACH A SITE PLAN detailing the following (as applicable). Draw to scale or provide accurate measurements.

- |  |   |
|--|---|
| <input type="checkbox"/> Property Lines (a survey may be needed) | <input type="checkbox"/> Dimension and location of existing structures within 200 feet of subject lot lines |
| <input type="checkbox"/> Utilities, roadways and easements       | <input type="checkbox"/> Dimension and location of proposed structures and parking facilities               |
| <input type="checkbox"/> Anything else related to your request   | <input type="checkbox"/> Location and classification of existing and proposed zoning                        |

I certify that the information I have provided in this application is true and accurate, and that I am the owner or authorized agent of the owner

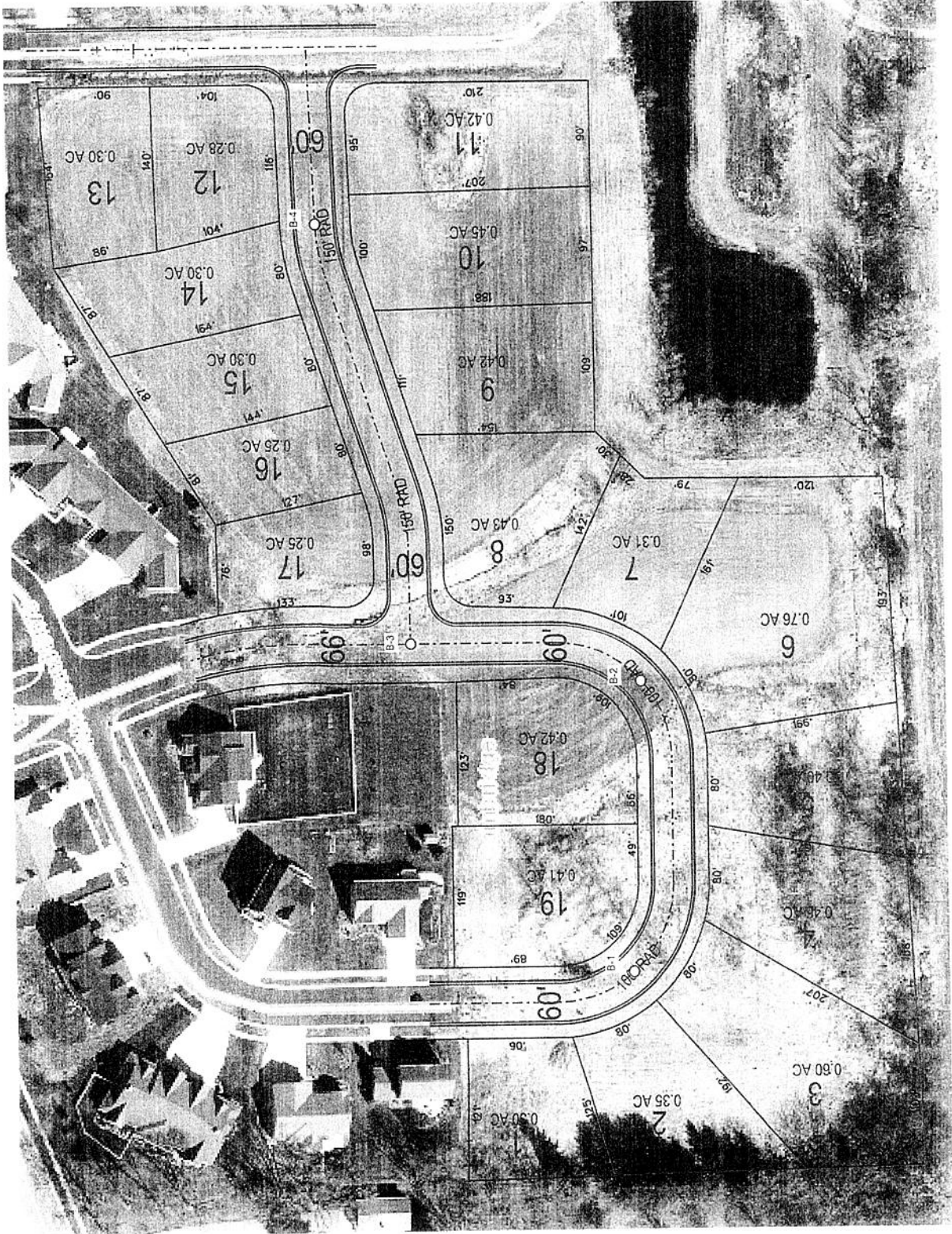
SIGNATURE: \_\_\_\_\_

DATE: 2/18/22

RETURN TO CLERK'S OFFICE AT 200 SPRING STREET WITH PAYMENT  
 Please make payable to Village of Cambridge

*Kason, L.L.C.*

5. name: Andrew + Yvonne Granquist address: 611 wheatland Dr.
6. name: Wendy Lehr address: 613 wheatland Dr.
7. name: Kathleen Davis address: 614 wheatland Dr.
8. name: Patrick + Lori Long address: 612 wheatland Dr.
9. name: Joan Horton address: 610 wheatland Dr.
10. name: Mike + Suzanne Manakas address: 608 wheatland Dr.
11. name: Stephanie O'toole address: 606 wheatland Dr.
12. name: Charles Dellick IV address: 604 wheatland Dr.
13. name: Riege Rentals address: W9524 Grace Ln Cambridge
14. name: St. Pius X Congregation address: 701 W. Water St.
15. name: Kalen + Robin Marsden address: 201 Waverly Dr.
16. name: Tordera Living Trust address: 203 Waverly Dr.
17. name: Dane County address: 2727 Scott St  
billing address (210 MLK JR Blvd Room 114  
Madison, WI 53703-3342)
18. name: Village of Cambridge address: storm water pond on  
Scott St  
billing address (200 Spring St.)



 **MSA Memo**

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**To:** Lisa Moen, Village of Cambridge Administrator  
**From:** Brian Huibregtse PE, PTOE  
Joe DeYoung, PE  
**Subject:** STH 134 & Lagoon Street  
**Date:** March 11, 2022

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The preliminary design concepts for the STH 134 & Lagoon Street intersection have been provided to WisDOT to assess for feasibility. Their initial assessment has been positive, and they appear to be generally acceptable to what is being proposed. As part of this assessment, WisDOT has identified steps and deliverables that will be required as part of final permitting and approval of the new access.

One of these first steps is to provide WisDOT information on anticipated traffic from known developments in the area and assumptions of traffic that will now access STH 134 from the new west approach to the intersection. This information would be provided to WisDOT in what is called an "Initial Review Memo". This memo outlines anticipated traffic, existing conditions, proposed site plans, and how the traffic will be accessing the new development. Traffic counts are not required at this stage, but are recommended, especially to determine any potential pandemic-related traffic volume impacts.

Once submitted, WisDOT will use that information to either confirm what is being proposed is an acceptable configuration of the intersection or require additional evaluation of the traffic as part of a Traffic Impact Analysis Report.

If WisDOT accepts the information in this memo, the design team can then request an access permit and a work in right way permit with plans that meet state design standards.

Cost to complete an Initial Review Memo can range from \$3,000 to \$5,000.



# Intersection Control Evaluation Comments

Project ID: TIA  
 Intersection: USH 12 & STH 134  
 Phase I Date: 3/2/2022  
 Reviewed By: Jeremy Iwen, Vicki S. Haskell, Kevin M. Scopoline  
 Phase II Date:  
 Reviewed By:

Alternatives Considered	
Existing:	<ul style="list-style-type: none"> <li>Minor Road Stop Control</li> </ul>
Alternative 1:	<ul style="list-style-type: none"> <li>Two-Way Stop Control</li> </ul>
Alternative 2:	<ul style="list-style-type: none"> <li>All-Way Stop Control</li> </ul>
Alternative 3:	<ul style="list-style-type: none"> <li>Roundabout</li> </ul>
Alternative 4:	<ul style="list-style-type: none"> <li>Traffic Signal</li> </ul>

## Phase I ICE Report

### Comments

- For future ICE submittals, please include the volumes used to populate the signal warrant spreadsheet, not just the volume calculation sheets.
- Page 5 of the ICE report shows two study intersections, the one at USH 12 & STH 134 and USH 12 & Jefferson St. The USH 12 & Jefferson St. intersection is mentioned in this ICE report as a reason to support the traffic signal alternative. Is the USH 12 & Jefferson intersection under investigation? If yes, the two intersections should be considered together, not separately. If no, are there any future plans for investigating the intersection?
- The support letter from Westgate Partners LLC contains some incorrect statements.

### Conclusions & Recommendation

- BTO concurs the traffic signal is a viable alternative. A Phase II ICE is not required.

## Phase II ICE Report

### Comments

- 

### Conclusions & Recommendation

-