

Village of Cambridge Plan Commission

Tuesday, April 25, 2023 – 5:30 P.M.
Amundson Community Center, Community Room
200 Spring Street

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on April 10, 2023
4. Public Appearances:
5. Unfinished Business: Discussion and Possible Action Regarding:
 - a. Comprehensive Plan/Survey
6. New Business: Discussion and Possible Action Regarding:
7. Correspondence:
8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:
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, Village Website, Bank First and Badger Bank.

Lisa Moen, Village Administrator/Clerk/Deputy Treasurer

Village of Cambridge Plan Commission

Monday, April 10, 2023 – 6:30 P.M.
Amundson Community Center, Community Room
200 Spring Street

MINUTES

- 1. Call to Order / Roll Call:** Commissioner Wittwer called the meeting to order at 6:32 pm. Members present: Commissioners: Michalski, Hollenbeck, Anderson, Franklin, Gronemus and Wittwer. Members absent: Commissioner Milsap. Others present: Lisa Moen, Administrator/Clerk; Mark McNally, President; Jane Landretti, Stafford Rosenbaum; Dean Lund; Trustee Paula Hollenbeck; Bill Ranguette; Chris Kreuger; Joe DeYoung, MSA; Michelle and Daniel Wagner
- 2. Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Badger Bank and the Village Website.
- 3. Approve Minutes from Plan Commission Meeting on March 13, 2023**

Commissioner Franklin made a motion to approve the minutes as presented, seconded by Commissioner Michalski. Motion carried.

- 4. Public Appearances:** Dean Lund was disappointed in the survey. Most of these questions can be answered by statistics already on the internet (age, income, demographics). Paula Hollenbeck is here as a representative from the Economic Development Committee if there are questions.
- 5. Unfinished Business: Discussion and Possible Action Regarding:**
 - a. Comprehensive Plan/Survey:** Final question list from MSA was presented. Economic Development had concerns regarding question #7 – City of “Fort Madison”, do we need City of Lake Mills, Jefferson, Madison, etc. on it? We do need Village of Rockdale, Christiana. Paula Hollenbeck said this led to a discussion on how much time and effort was put into the survey. Did they customize it to Cambridge’s needs. Paper copies? She volunteered to enter. Discussion regarding maintaining the integrity of the survey, having someone else enter data. Joe DeYoung commented that objectives and demographics correlate. What demographics may have been missed? Looking for broad pictures, general topics. Percentages. Keep it generic so we are not steering answers. Moen commented that the Village Board had approved a general update of the plan, not an in-depth comprehensive update. McNally questioned the questions relating to gender/race/ethnicity. Response that inclusion is critical. Paula Hollenbeck questioned whether it is worth delaying to make a change or two – don’t delay. Michelle Wagner questioned #16, what about those that work virtually all or part time? The Commission would like to see how the survey would look, hard copies, instructions. Requesting a special meeting on the 25th at 5:30 to get additional information.
- 6. New Business: Discussion and Possible Action Regarding:**
 - a. Lions Club Presentation Regarding Proposed Pavilion:** The Economic Development Committee did recommend moving forward with this at their meeting. Looking at it as a placemaking effort. Chris Kreuger made a presentation on behalf of the Lions Club. They are interested in working with the Village on a number of issues. They would like to build a pavilion contiguous with their club house. They would rent it out, as they currently do with the clubhouse, all other times it would be available to the public. Restrooms would be available when it is rented out. They would like to

make improvements to the land behind the clubhouse by adding walking trails. They would work with other community partners on this project. Lastly, they would ask the Village to improve the road and parking lot. Some discussion regarding liquor licensing.

Commissioner Franklin made a recommendation to move items 1 and 2 forward to the Village Board for consideration at this time, seconded by Commissioner Anderson. Motion carried. He also noted that the Public Works Committee will be meeting and will discuss Lagoon Dr.

- b. **Initial Annexation Discussion Highland/PQ:** The landowner was not at the meeting. Joe DeYoung explained there are three types of annexation. We will need to look at what he is proposing; work with staff/engineer/attorney; look at utilities, wetlands, zoning; feasibility; solar panels.
There is interest, staff will begin looking into it.
- c. **Initial Discussion Regarding Possible Development in Vineyards:** Administrator Moen gave a brief overview regarding Lot 3 of the Vineyard Subdivision, approximately 8 acres. The Village had maintained ownership of this lot and in the developer's agreement it is to be given over to the developers when their initial debt is paid off. She needs to do a little more work to make sure we are at that point. The village's first step would be to deed the property over. Bill Ranguette gave a brief presentation regarding their intent with the property. They had been hoping for access onto HWY 12/18, but the DOT has not been supportive. This prevents them from constructing for Business Highway. Initially they would like to build an additional two apartment buildings that will mirror those that are currently there. They would build one at a time, with the intent to build to own. Currently there are 72 units, these buildings would be 24-26 units. There would be studios, one bedroom and a few 2 bedrooms, and would be market rates. Some discussion regarding traffic and the possible need for a traffic study. It was questioned that the Village had denied apartment buildings in front of the current as well as across the highway. Response was that these were denied due to the larger size of the buildings, the proposed ones are smaller footprints with fewer units in each. Overall, the Commission was supportive of the idea of two additional apartment buildings.

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. **Special meeting on 4-25-23, 5:30 pm**

9. **Adjournment of Meeting:**

Commissioner Anderson made a motion to adjourn, seconded by Commissioner Gronemus. Motion carried. Chairman Wittwer adjourned the meeting at 7:54 p.m.

Lisa Moen, Village Administrator/Clerk/Deputy Treasurer

Village of Cambridge Community Survey

April 21 DRAFT

This survey is intended for members of the Cambridge community, including anyone who lives, works or shops in the community on a regular basis.

1. Where do you live?
 - a. Village of Cambridge
 - b. Village of Deerfield
 - c. Village of Rockdale
 - d. Town of Christiana
 - e. Town of Oakland
 - f. Town of Lake Mills
 - g. Town of London
 - h. Other _____

Comment:

2. How long have you lived in or near Cambridge?
 - a. Less than 1 year
 - b. 1 to 4 years
 - c. 5 to 9 years
 - d. 10 or more years
 - e. I don't live in or near Cambridge

Comment:

3. Please rate the influence of the following factors in your decision to live in or near Cambridge. If you don't live in or near the Village you may skip this question. (Scale of 1 (no influence) to 5 (strong influence)).
 - a. Safety/low crime
 - b. Price/affordability
 - c. To be close to work
 - d. Small-town character
 - e. To be close to family/friends
 - f. Schools
 - g. Recreation opportunities
 - h. Shopping and/or entertainment
 - i. Other _____

Comment:

HOUSING

4. Do you rent or own your current home?
 - a. Rent
 - b. Own

5. Do you live elsewhere for more than one month each year?
- Yes
 - No
6. If you live elsewhere part of the year, how many months do you live in Cambridge each year?
(options 2-11)
7. If you live elsewhere part of the year, do you rent out your property while away?
- Yes
 - No
8. If you were to move in the next five years, what type of residence would you consider?
- Single family detached
 - Duplex
 - Townhome
 - Apartment
 - Other _____

Comment:

9. If you were to move in the next 5 years, would you prefer to own or rent your housing?
- Own
 - Rent

Comment:

10. If you were to move in the next 5 years, what size of residence would you likely seek?
- Studio/Efficiency
 - 1 bedroom
 - 2-3 bedroom
 - 4+ bedroom

Comment:

11. Rate the housing options in Cambridge (scale of 1 (poor) to 5 (excellent))
- Ownership housing costs
 - Ownership housing supply/availability
 - Ownership housing quality
 - Rental housing costs
 - Rental housing supply/availability
 - Rental housing quality

Comment:

EMPLOYMENT

12. Describe your current employment situation (check all that apply)

- a. Currently enrolled as a student
- b. Self-employed
- c. Working part-time
- d. Working full-time
- e. Looking for more work (unemployed or underemployed)
- f. Retired/not looking for work

Comment:

13. If employed, how many days per week, on average, do you work FROM YOUR HOME?

- a. 0
- b. 1
- c. 2
- d. 3
- e. 4
- f. 5+
- g. Not employed

Comment:

14. If employed and working at least 1 day per week OUTSIDE YOUR HOME, where do you work?

- a. Village of Cambridge
- b. Nearby rural area
- c. Nearby city/village (Deerfield, Lake Mills, Fort Atkinson, Jefferson)
- d. Madison area
- e. Other _____

Comment:

15. Which of the following would improve your ability to work remotely from Cambridge? (check all that apply)

- a. A better home office
- b. Coworking/shared office space
- c. Better internet service
- d. More local daycare options
- e. A more flexible type of work
- f. A more flexible employer
- g. I don't want to work remotely

Comment:

VILLAGE SERVICES

16. Overall, how do you rate the following in the Village? (scale of 1 (poor) to 5 (excellent))

- a. Street trees
- b. Safe walking routes
- c. Safe biking routes

- d. Personal safety
- e. Property upkeep
- f. Village parks
- g. Downtown overall appearance
- h. Downtown parking convenience
- i. Public utilities cost
- j. Public utilities service

Comment:

17. Rank the following items based on your priorities for additional Village investment, where 1 is the highest priority and 8 is the lowest priority.

- a. Parks and Recreation
- b. Bike Trails
- c. Sidewalks
- d. Sewer and water services
- e. Stormwater management
- f. Senior services
- g. Public safety
- h. Street repair/maintenance

Comment:

LAND USE

18. Rank the following items based on your priorities for development and property improvement in the Village, where 1 is the highest priority and 8 is the lowest priority.

- a. Reinvestment in downtown buildings and sites
- b. Reinvestment in existing homes
- c. New ownership housing
- d. New rental housing
- e. Business park expansion
- f. New retail sites
- g. Compact housing development
- h. Energy efficiency

Comment:

19. The village has some constraints on outward growth – future population growth may require new housing options that use land efficiently. Indicate your support for each of the following housing options. (Strongly support, support, unsure/need more info, oppose, strongly oppose)

- a. Accessory dwelling units (AKA “granny flats”) with single family homes
- b. Duplexes in existing neighborhoods
- c. Apartments along Highway 12
- d. Townhomes
- e. Small-lot single family homes

Comment:

20. How satisfied are you with the availability of or access to the following in Cambridge, on a scale of 1 (poor) to 5 (excellent)?

- a. Grocery store
- b. Dine-in restaurants
- c. Drive-thru restaurants
- d. Entertainment
- e. Retail shopping
- f. Gas station/convenience store
- g. Pharmacy
- h. Medical/dental care
- i. Broadband internet
- j. Other _____

Comment:

21. Please provide any additional feedback you feel is important for the Village of Cambridge to consider while developing this Comprehensive Plan.

The following optional questions help us understand how our sample of survey respondents compares to our population.

22. What is your age?

- a. 0-19
- b. 20-24
- c. 25-34
- d. 35-44
- e. 45-54
- f. 55-64
- g. 65-74
- h. 75-84
- i. 85+

23. What gender do you identify with?

- a. Female
- b. Male
- c. Other
- d. Prefer not to say

24. Which race/ethnicity do you identify with? (choose all that apply)

- a. White/Caucasian
- b. Black/African American
- c. Asian/Pacific Islander
- d. Native American
- e. Other _____
- f. Prefer not to say

25. How many people live in your home, including you?

- a. 1
- b. 2
- c. 3
- d. 4
- e. 5
- f. 6 or more

26. How many members of your household are under the age of 18?

- a. 0
- b. 1
- c. 2
- d. 3
- e. 4 or more

27. What is your annual household income?

- a. Less than \$24,999
- b. \$25,000 to \$49,999
- c. \$50,000 to \$74,999
- d. \$75,000 to \$99,999
- e. \$100,000 to \$150,000
- f. Greater than \$150,000