

Village of Cambridge Plan Commission

Monday, May 9, 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 Mike Coughlin, for property located at 230 Bilstad Road, tax key 111/0612-124-0010-2. The property is currently zoned Agriculture and would be rezoned to R-L, Residential Low Density Single Family.
4. Adjournment of Public Hearing.

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on April 11, 2022
4. Public Appearances:
5. New Business: Discussion and Possible Action regarding:
 - a. Rezone Request from Mike Coughlin, for property located at 230 Bilstad Road, tax key 111/0612-124-0010-2. The property is currently zoned Agriculture and would be rezoned to R-L, Residential Low Density Single Family.
6. Unfinished Business:
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:
 - a. 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
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, May 9, 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 at 230 Bilstad Road, submitted by Mike Coughlin.

TAX KEYS: 0612-124-0010-2

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 20th day of April, 2022.

Lisa Moen
Village Clerk

Publish: April 28 and May 5, 2022
Posted: April 22, 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	Mike Coughlin	Coughlin Building Concepts
Address	98 Savannah Pkwy Deerfield, WI	" "
Phone	608-598-0639	" "

Legal Description: _____ S _____ W _____ E Village of Cambridge

Tax Parcel # 111/0612-124-0010-2 Address: 230 Bilstad

Current Zoning Agriculture Requested Zoning Classification R-L

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

1	Name <u>Michelle Kreuper</u>	Address <u>317 South St.</u>
2	Name <u>Karen Rozinski</u>	Address <u>440 Bilstad</u>
3	Name <u>Anna Febock</u>	Address <u>3557 Ste Hwy 134</u>
4	Name <u>James Corran</u>	Address <u>770 N. Parkway Jefferson</u>

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

Single family Homesite, with 1 Single family Home.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Property Lines (a survey may be needed) | <input checked="" type="checkbox"/> Dimension and location of existing structures within 200 feet of subject of lines |
| <input type="checkbox"/> Utilities, roadways and easements | <input checked="" type="checkbox"/> Dimension and location of proposed structures and parking facilities |
| <input type="checkbox"/> Anything else related to your request | <input checked="" 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: Michael Coughlin DATE: 4/11/2022

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

Nikolay Middle School

South St

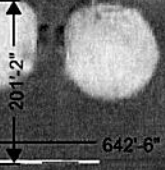
Spring St

Bilstad Rd

Bilstad Rd

Bilstad Rd

Bilstad Rd



642'-6"

Main Residence

408'-7 1/2"

Zone Residential
Approx 3.26ac

346'-3"

230 Bilstad Rd,
Cambridge, WI 53523

Zone Ag
Approx 16.7ac

1,353'-10 1/2"

188'-11 1/2"

Village of Cambridge Plan Commission

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

PUBLIC HEARING

- Call to Order/Roll Call:** The Public Hearing was called to order at 6:30 p.m. Members present: Commissioner Hollenbeck, Anderson, Franklin and Chairman Wittwer. Members excused: Commissioners Michalski, Milsap and Sollenberger. Others present: Lisa Moen, Administrator; Chrissie Brynwood, Treasurer; Those present to comment: Kris and Nadine Breunig; Georgia Gomez Ibanez; Sara Babcock; Candice Murphy; Evie Lund; Sharon Daly; Reukert Milke; Others present in audience
- Proof of Posting:** The notice was posted in the upper and lower levels of the Amundson Community Center; Cambridge Post Office, Hometown Bank; published in the Cambridge News; mailed to neighboring property owners and posted on the Village website.
- 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: Moen gave a brief history, the Village has agreed to sell this land, and as it was public, the zoning would need to change upon the sale of the property.
 - Georgia Gomez Ibanez works with the elementary school woods and shared concerns, as did Sarah Babcock. Concerns included stormwater management, invasive species, maintaining forest land and tree lines.
 - Kris Breunig stated they want to keep the tree line, their main objective is aeration of the standing water to mitigate insects.
- 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.**
 - Canice Murphy shared concerns regarding grading
 - Evie Lund shared concerns regarding drainage of the land as there are currently issues
 - Sharon Daly felt that this was not environmentally the best use of the land.
- Adjournment of Public Hearing:** *Commissioner Wittwer made a motion to adjourn, seconded by Commissioner Franklin. Motion carried.* The public hearing was adjourned at 7:01 p.m.

AGENDA

- Call to Order / Roll Call:** The meeting was called to order at 7:02 p.m. Members present: Commissioner Hollenbeck, Anderson, Franklin and Chairman Wittwer. Members excused: Commissioners Michalski, Milsap and Sollenberger. Others present: Lisa Moen, Administrator; Chrissie Brynwood, Treasurer; Kris and Nadine Breunig; Georgia Gomez Ibanez; Sara Babcock; Candice Murphy; Evie Lund; Sharon Daly; Reukert Milke and others.
- Proof of Posting:** The Agenda was posted in the upper and lower levels of the Amundson Community Center, Hometown Bank; Cambridge Post Office and the Village Website.

3. **Approve Minutes from Plan Commission Meeting on March 14, 2022:** *Commissioner Hollenbeck made a motion to approve the minutes as presented, seconded by Commissioner Franklin. Motion carried.*
4. **Public Appearances:**
 - a. Stephanie : Questioned grading ordinances. Commissioner Franklin let her know we are working on this issue.
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.**

Commissioner Franklin made a motion to discuss, seconded by Commissioner Anderson. Motion Carried.

The Village Board has approved an offer to purchase. There was discussion regarding permitted uses vs. conditional uses. Forestry – Breunig has had discussions with the Village Forester regarding plating unsold trees from the tree sale on the property.

Commissioner Anderson made a motion to recommend to the Village Board the rezone request from Kris and Nadine Breunig to rezone tax keys 0612-122-0423-5 and 0612-122-0446-8 from Public to Conservancy, seconded by Commissioner Hollenbeck. Motion carried on a 4-0 vote.

- 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.**

Commissioner Hollenbeck made a motion to discuss, seconded by Commissioner Franklin. Motion carried.

The lots vary in size from .32 acre to .75 acre. Most are within the .4 to .5 acre range. There will be 2 – 3 builders. Homes will range from \$300,000 to \$500,000. The developer is, with the support of the Village, asking for setbacks on lots 1, 2 and 3 from CARPC. All plans, including grading, stormwater, etc. will be back before the Plan Commission and the Village Board for final approval. The Developer is very aware of these issues and will be addressing them. Richard Scott added that this infill will be the completion of the original vision of the entire Scott Farms development.

Commissioner Franklin made a motion to recommend to the Village Board approval of the 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, seconded by Commissioner Anderson. Motion carried on a 4-0 vote.

6. Unfinished Business:

- a. **Lagoon Drive Update:** Moen shared the update that was given to the Village Board. MSA is working on the project and has submitted to the DOT. Some additional information is needed and will be provided. The Village Board gave support to continue moving forward.

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: This will be placed on hold pending grading ordinance review
 - b. Scott Farms proposed subdivision expansion
 - i. General Overview of Project

- ii. Preliminary and Final Plat
- c. Rezone Bilstad Road

9. Adjournment of Meeting: Commissioner Franklin made a motion to adjourn, seconded by Commissioner Hollenbeck. Motion carried. Chairman Wittwer adjourned the meeting at 7:37 p.m.

Lisa Moen, Administrator/Clerk/Treasurer